

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 8:30 A.M., THURSDAY, MAY 19, 2005, IN THE BOARD OF COUNTY COMMISSIONERS MEETING ROOM, ADMINISTRATION BUILDING, COUNTY GOVERNMENT CENTER, 3301 TAMiami TRAIL EAST, NAPLES, FLORIDA:

NOTE: INDIVIDUAL SPEAKERS WILL BE LIMITED TO 5 MINUTES ON ANY ITEM. INDIVIDUALS SELECTED TO SPEAK ON BEHALF OF AN ORGANIZATION OR GROUP ARE ENCOURAGED AND MAY BE ALLOTTED 10 MINUTES TO SPEAK ON AN ITEM IF SO RECOGNIZED BY THE CHAIRMAN. PERSONS WISHING TO HAVE WRITTEN OR GRAPHIC MATERIALS INCLUDED IN THE CCPC AGENDA PACKETS MUST SUBMIT SAID MATERIAL A MINIMUM OF 10 DAYS PRIOR TO THE RESPECTIVE PUBLIC HEARING. IN ANY CASE, WRITTEN MATERIALS INTENDED TO BE CONSIDERED BY THE CCPC SHALL BE SUBMITTED TO THE APPROPRIATE COUNTY STAFF A MINIMUM OF SEVEN DAYS PRIOR TO THE PUBLIC HEARING. ALL MATERIAL USED IN PRESENTATIONS BEFORE THE CCPC WILL BECOME A PERMANENT PART OF THE RECORD AND WILL BE AVAILABLE FOR PRESENTATION TO THE BOARD OF COUNTY COMMISSIONERS IF APPLICABLE.

ANY PERSON WHO DECIDES TO APPEAL A DECISION OF THE CCPC WILL NEED A RECORD OF THE PROCEEDINGS PERTAINING THERETO, AND THEREFORE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

**NOTE:** The public should be advised that a member of the Collier County Planning Commission (Bob Murray) is also a member of the Community *Character/Smart Growth Advisory Committee*. In this regard, matters coming before the Collier County Planning Commission may come before the Community Character/Smart Growth Advisory Committee from time to time.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL BY CLERK
3. ADDENDA TO THE AGENDA
4. PLANNING COMMISSION ABSENCES
5. APPROVAL OF MINUTES – APRIL 7, 2005, REGULAR MEETING
6. BCC REPORT- RECAPS – APRIL 26, 2005, REGULAR MEETING
7. CHAIRMAN'S REPORT
8. ADVERTISED PUBLIC HEARINGS
  - A. **Petition: DRI-2004-AR-6293, New Town Development, LLP**, represented by George L. Varnadoe, Esquire, of Cheffy, Passidomo, Wilson & Johnson, **requesting a Development of Regional Impact for "The Town of Ave Maria"**. The Town will encompass 5,027 acres and will consist of residential neighborhoods, a mixed-use town center, a Community Facilities District (including civic, institutional, governmental and essential services), Wetland Preserve Areas, and Parklands.  
The Town will include the following land uses:
    - 11,000 residential dwelling units
    - 690,000 square feet of retail/service

510,000 square feet of office  
400 hotel rooms  
6,000-student university

In addition to the DRI threshold uses described above, the Town may include up to 450 units of assisted living facilities, 148,500 square feet of civic, community and miscellaneous facilities, 35,000 square feet of medical facilities, public and private schools, uses such as golf courses, lakes, open space, and community support facilities, and those uses customarily associated with a university such as student and administration housing, recreation and sports areas, and support facilities. The property is located on the north side of Oil Well Road, the east side of Camp Keais Road, and approximately 6,000 feet south of Immokalee Road (C.R. 846). (Companion to SRA-2004-AR-6896) (Coordinator: Ray Bellows)

- B. **Petition: SRA-2004-AR-6896**, A Resolution of the **Collier County Board of County Commissioners designating 5,027 acres** within the Rural Land Stewardship Area Zoning Overlay District as a **Stewardship Receiving Area**, approving the preliminary Stewardship Receiving Area Credit Agreement for **The Town Of Ave Maria**, and establishing the number of stewardship credits being utilized by the designation of the Ave Maria Stewardship Receiving Area, permitting the development of the Town of Ave Maria with the land uses and intensity described in the companion Development of Regional Impact (Companion to DRI-2004-AR-6293) application. (Coordinator: Ray Bellows)
- C. **LDC Amendments for 2005 Cycle 1** - TDR Bonus-related Amendments ONLY (2nd Hearing, continued from April 20, 2005)

**D. 2004 Cycle GMP Adoption Petition Titles**

- **CP-2004-1**, Petition requesting an amendment to the Future Land Use Element to modify the Urban Residential Fringe Subdistrict to allow the Affordable Housing Density Bonus on 196 of the 235 acres in the San Marino PUD, located on the east side of Collier Boulevard, 1.25 miles south of Davis Blvd., in Section 11, Township 50 South, Range 26 East, Royal Fakapalm Planning Community. [**Coordinator: Jean Jourdan**]
- **CP-2004-2**, Petition requesting an amendment to the countywide Future Land Use Map to change 79 acres from the Rural Fringe Mixed Use District (RFMUD) Neutral Lands to the RFMUD Sending Lands and to change 153 acres from the RFMUD Neutral Lands to the RFMUD Receiving Lands, for property located one mile south of Immokalee Road and 2.75 miles east of Collier Boulevard, in Sections 31 and 32, Township 48 South, Range 27 East, Rural Estates Planning Community. [**Coordinator: Michele Mosca**]
- **CP-2004-3**, Petition requesting an amendment to the Future Land Use Element and Future Land Use Map to create a new “Vanderbilt Beach Road Neighborhood Commercial Subdistrict” to allow for C-1 through C-3 commercial uses, other comparable and/or compatible commercial uses not found specifically in the C-1 through C-3 zoning districts, mixed use development, and indoor self-storage, on two parcels, one located at the northeast corner of Vanderbilt Beach Road and Livingston Road (9.18 acres), and one parcel farther east on the north side of Vanderbilt Beach Road (8 acres, zoned Vanderbilt Trust PUD), in Section 31, Township 48 South, Range 26 East, Urban Estates Planning Community. [**Coordinator: John David Moss**]
- **CP-2004-4**, Petition requesting an amendment to the Future Land Use Element to change the Rural Fringe Mixed Use District Sending Lands to add three Transfer of Development Rights (TDRs) bonus provisions, each for one TDR credit, for: 1) environmental restoration and maintenance; 2) fee simple conveyance to a government agency, by gift; 3) early entry into the TDR program; and, to amend Rural Village development standards. [**Coordinator: Michele Mosca**]
- **CP-2004-5**, Petition requesting an amendment to the Future Land Use Element and Future Land Use Map to create a new “Davis Boulevard/County Barn Road Mixed Use Neighborhood Subdistrict” to allow mixed residential and commercial development similar to the Residential Mixed Use Neighborhood Subdistrict, for 22.8 acres located at the southeast corner of Davis Boulevard and County Barn Road, in Section 8, Township 50 South, Range 26 East, South Naples Planning Community. [**Coordinator: David Weeks**]
- **CPSP-2004-7**, Petition requesting amendments to the Future Land Use Element and Future Land Use Map and Map Series, Golden Gate Area Master Plan Element text and Future Land Use Map and Map Series, Capital Improvement Element, and the Potable Water and Sanitary Sewer Sub-Elements of the Public Facilities Element.

**[Coordinator: David Weeks]**

1. Potable Water and Sanitary Sewer Sub-Elements:
  - a. Delete the figure depicting the Mirasol PUD service area, and all references to it in the appropriate policies.
2. Capital Improvement Element:
  - a. Correct and modify applicable policy references to figures depicting the water and sewer service areas.
3. Golden Gate Area Master Plan:
  - a. Modify the applicable maps depicting the Santa Barbara Commercial and Golden Gate Parkway Professional Office Commercial Subdistricts;
  - b. Make minor corrections and “clean-up” changes to the Golden Gate Parkway Professional Office Commercial Subdistrict;
  - c. Lessen the wetland preserve area in the Pine Ridge Road Mixed Use Subdistrict by  $\pm 0.09$  acres; and increase total Subdistrict acreage from 15.74 to 16.2 acres; and
  - d. Add the legal description for all properties within the Randall Boulevard Commercial Subdistrict.
4. Future Land Use Element:
  - a. Modify Policies 1.1B. and 1.5 to add omitted references;
  - b. Change a map reference in the Vanderbilt Beach/Collier Boulevard Commercial Subdistrict; and,
  - c. In the Conservation Designation, clarify the allowable density for pre-existing private in-holdings in the Big Cypress National Preserve.
5. Future Land Use Map (FLUM):
  - a. Change the designation from Urban Residential to Conservation for a 99.3-acre County-owned mitigation site located on the west side of Collier Boulevard and adjacent to the north of Naples Lakes Country Club PUD;
  - b. Change the designation from Urban Industrial to Conservation for a 77.3-acre Conservation Collier site located east of the Seaboard Coastline Railroad Right-of-way and adjacent to the north of the future Livingston Road East-West;
  - c. Change the designation from Industrial to Urban for the Immokalee Airport area as the area is more particularly designated in the Immokalee Area Master Plan;
  - d. Add the name of the South Golden Gate Estates Natural Resource Protection Area (NRPA) Overlay and add the name and pattern to the Clam Bay NRPA;
  - e. Correct the location of Wiggins Pass Road and the US-41/CR-887 (old US-41) intersection;
  - f. Change the reference note pertaining to addition of certain features in the Rural Lands Stewardship Area Overlay; and,
  - g. In the map legend, spell out the NRPA abbreviation.
6. Future Land Use Map (FLUM) Series:
  - a. On the Activity Center Index Map, correct the configuration of various activity centers;
  - b. Delete Activity Center #19 Map – it is a repeat of Activity Center #20;
  - c. On the Vanderbilt Beach/Collier Boulevard Commercial Subdistrict Map, add the expansion area and distinguish between the original and expanded areas;
  - d. Create a new map to depict the existing Orange Blossom Mixed Use Subdistrict; and, Establish two new maps, depicting two County-owned sites, to correlate with the changes to the countywide FLUM to designate these sites as Conservation.
  
9. OLD BUSINESS
10. NEW BUSINESS
11. PUBLIC COMMENT ITEM
12. DISCUSSION OF ADDENDA
13. ADJOURN