

**COLLIER COUNTY**  
**Collier County Hearing Examiner**



**AGENDA**

Growth Management Department  
Conference Rooms 609/610  
2800 Horseshoe Drive North  
Naples, FL 34104

**May 30, 2024**

**9: 00 AM**

**Andrew W. J. Dickman, Esq., AICP**  
**Hearing Examiner**

Note: Individual speakers will be limited to 5 minutes unless otherwise waived by the Hearing Examiner. Persons wishing to have written or graphic materials included in the hearing report packets must have that material submitted to County staff at [Ailyn.Padron@CollierCountyFL.gov](mailto:Ailyn.Padron@CollierCountyFL.gov) 10 days prior to the Hearing. All materials used during presentation at the hearing will become a permanent part of the record.

Any person who decides to appeal a decision of the Hearing Examiner 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. Decisions of the Hearing Examiner are final unless appealed to the Board of County Commissioners.

Hearing Procedures will provide for presentation by the Applicant, presentation by staff, public comment and applicant rebuttal. The Hearing Examiner will render a decision within 30 days. Persons wishing to receive a copy of the decision by mail may supply County staff with their name, address, and a stamped, self-addressed envelope for that purpose. Persons wishing to receive an electronic copy of the decision may supply their email address.

1. Pledge of Allegiance
2. Review of Agenda
3. Advertised Public Hearing
  - A. **Petition No. VA - PL20230015505 – 1478 Rail Head Boulevard - Request for a variance from Land Development Code Section 4.02.01 A, Table 2.1, footnote e., for an Industrial zoned lot to reduce the required minimum side yard setback on the south property line from 10 feet to 0 feet to be located at Lot 14, Rail Head Industrial Park, also known as 1478 Rail Head Boulevard, Naples, FL 34110 in Section 10, Township 48 South, Range 25 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 2**
  - B. **Petition No. PDI-PL20240001787 – 3890 City Gate Boulevard N - Request for an insubstantial change to Ordinance No. 88-93, as amended, the City Gate Commerce Park Planned Unit Development (PUD), and Exhibit A-1, Master Development Plan, by seeking deviations from the Land Development Code (LDC) Section 5.06.04, Development Standards for Signs in Nonresidential Districts, specifically from LDC Sec. 5.06.04.F.4., “Wall, Mansard, Canopy or Awning Signs,” which allows one (1) sign per building to allow instead a total of seven (7) signs to be placed on the building from LDC Sec. 5.06.04.F.6. “Projecting Signs,” to allow one projecting sign on the west elevation not to exceed 70 square feet, in addition to any wall signs allowed by this PUD or the LDC, from LDC Sec. 5.06.04.F.9. “On-Premises Directional Signs,” which provides that directional signs shall not exceed 6 square feet in area, 4 feet in height, and be limited to two (2) at each vehicle access point, and a maximum of 4 internal to a development, to instead allow On-Premise directional signs up to 8 square feet in area, and a maximum of twenty-five (25) directional signs internal to the development; and from LDC Sec. 5.06.04.F.8. “Flags & Flagpoles,” which allows up to three (3) flags on a single flagpole on nonresidential properties, to instead allow a total of three (3) flagpoles. The subject property, consisting of 20.18± acres, is located at 3890 City Gate Boulevard N., Naples, FL 34117, also known as Lot 10 of City Gate Commerce Park, Phase Three, Replat No. 5 in Section 35, Township 49 South, Range 26 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 3**
  - C. **Petition No. VA - PL20240001875 – 626 Maple Drive - Request for a variance from Land Development Code Section 4.02.02 E, to reduce the required minimum lot area for conditional uses in the VR zoning district from 1 acre to ±0.54 acres for the development of a church to be located on Lots 17, 18, & 19, Block 3, Palmetto Park Subdivision, also known as 626 Maple Drive, Immokalee, FL 34142 in Section 9, Township 47 South, Range 29 East, Collier County, Florida. [Sean Sammon, Planner III] (Companion Item #PL20230004316) Commissioner District 5**
  - D. **Petition No. CU-PL20230004316 – 626 Maple Drive - Lilly Bass Church of God in Unity – Request for approval of a Conditional Use to allow a church pursuant to LDC section 2.03.02.F.1.c.3 on ±0.54 acres located on Lots 17, 18, & 19, Block 3, Palmetto Park Subdivision, also known as 626 Maple Drive, Immokalee, FL 34142 in Section 9, Township 47 South, Range 29 East, Collier County, Florida [Sean Sammon, Planner III] (Companion Item #PL20240001875) Commissioner District 5**
4. Other Business

**5. Public Comments**

**6. Adjourn**