

COLLIER COUNTY
Collier County Hearing Examiner



AGENDA

Hearing Examiner Conference Room 609/610
Growth Management Building
2800 North Horseshoe Dr.
Naples, FL 34104

June 13, 2024

9:00 AM

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

Note: Individual speakers will be limited to five (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 ten (10) days prior to the hearing. All materials used during presentation at the hearing will become a permanent part of the record.

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Laws and Ordinances within 30 days of the decision by the Hearing Examiner. An aggrieved non-party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

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 Hearings**
 - A. **Petition No. BD-PL20230008897 – 148 Seabreeze AVE – Request to allow the construction of a boathouse to be located upon a lawfully permitted boat dock for which the roof overhang will extend 3 feet beyond the maximum permitted protrusion of 20 feet for boat dock facilities on waterways 100 feet or greater in width pursuant to Section 5.03.06.F of the Land Development Code. The subject property is located at 148 Seabreeze Avenue, also known as Lot 21, Block D, Conner's Vanderbilt Beach Estates Unit No. 1, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 2)**
 - B. **Petition No. BD-PL20230002187 – 159 Tahiti ST – Request for a boathouse and a 10-foot boat dock extension over the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat dock facility and boathouse protruding a total of 30 feet into a waterway that is 149 feet wide. The subject property is located at 159 Tahiti Street, also known as Lot 285, Isles of Capri No. 2, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 1)**
 - C. **Petition No. PDI-PL20240000770 – Parcel ID #416720000 – Hammock Park Development, LLC requests an insubstantial change to the Hammock Park MPUD, Ordinance 07-30, as amended, for one deviation from the required parking for a multitenant commercial building, pursuant to LDC Section 4.05.04.G, Table 17, not meeting the LDC shopping center threshold, to be calculated based on the square footage of each use, to instead allow the parking for a multitenant commercial building containing a minimum of 7 tenants/units and a minimum floor area of at least 15,000 square feet to be calculated as a shopping center (e.g. at 1 space per 250 square feet), pursuant and subject to LDC Section 4.05.04.G, Table 17, Shopping Center. The subject 2.75 +/- acre parcel is part of the 19.13 +/- acre MPUD and is located at the northeast corner of Collier Boulevard and Rattlesnake Hammock Road in Section 14, Township 50 South, Range 26 East, Collier County, Florida. (Coordinator: Timothy Finn, Planner III) (Commissioner District 1)**
 - D. **Petition No. PDI-PL20230016103 – Parcel ID #48590010041 – Request for an insubstantial change to the Hacienda Lakes Mixed Use Planned Unit Development (RPUD), Ordinance No. 11-41, as amended, to decrease the minimum floor area size from 750 square feet to 650 square feet for multi-family dwelling units; and to remove the temporary 300 PM peak hour trip cap at the connection to Collier Boulevard by adding the following sentence to Transportation Commitment IV, “Upon the commitment of construction of Benfield Road [now known as Hacienda Blvd] for connectivity in the north area, this restriction shall no longer be in effect.” The subject ±20-acre parcel is part of the ±2,262-acre MPUD; and sits on the east side of Collier Boulevard in Section 14, Township 50 South, Range 26 East in unincorporated Collier County. (Coordinator: Eric Ortman, Planner III) (Commissioner District 1)**
4. **Other Business**
5. **Public Comments**

June 2024

6. Adjourn