

COLLIER COUNTY
Collier County Hearing Examiner



AGENDA

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

July 11, 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. VA-PL20220003219 – Parcel ID #63867640006 – Request for a variance from LDC 5.05.09.F.2.c Table 3 to reduce the Minimum Separation Distance from Abutting Uses for Industrial (I) zoned abutting zoning districts, as measured from the outside of the tower base to the property line of the abutting use, from 50% of tower height of 54 feet to 45 feet on the north side and 46.75 feet on the south side, on a ±0.28-acre property located on the west side of New Market Road East approximately 400 feet north of the intersection of East Main Street and New Market Road East, in Immokalee, further described as Lots 7 and 8, Block 59, New Market Subdivision in Section 3, Township 47 South, Range 29 East, Collier County, Florida. (Coordinator: Eric Ortman, Planner III) (Commissioner District 5)**
 - B. **Petition No. VA-PL20240000509 – 174 Cocohatchee BLVD – Request for a variance from Land Development Code Section 4.02.01.A, Table 2.1, to allow the construction or redevelopment of a single family dwelling unit and accessory structures on a triangular shaped lot by reducing the required Minimum Front Yard from 75 feet to 50 feet, Minimum Rear Yard from 75 to 25 feet, and Minimum Side Yard from 30 feet to 20 feet on the western side and 13.6 feet on the eastern side, for an Estates (E) zoned property at 174 Cocohatchee Boulevard, located southeast of the intersection of Cocohatchee Boulevard and Cocohatchee Drive, in Section 22, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 2)**
 - C. **Petition No. CU-PL20220001199 – 504 E Main ST – Request for approval of Conditional Use No. 9 of the Heavy Commercial (C-5) Zoning District, as provided in Section 2.03.03.E.1.c of the Collier County Land Development Code (LDC), allowing for a hotel/motel located outside of an activity center and within the Immokalee Urban Overlay District-Immokalee Agribusiness Overlay Subdistrict (AOSD) and Airport Overlay (APO) on one ± acre located at 504 East Main Street, at the northeast corner of Jefferson Avenue and East Main Street, in Section 3, Township 47 South, Range 29 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 5)**
 - D. **Petition No. VA-PL20230005243 – Smallwood Drive – A variance request from Section 4.02.01.A, Table 2.1, of the Collier County Land Development Code to reduce the minimum rear yard setback from 20 feet to 8.8 feet for a proposed single-family dwelling in the Village Residential (VR) zoning district. The subject property, Folio No. 26082280000, comprises 0.15 acres located on the west side of Smallwood Drive approximately 150 feet south of Demere Lane, in Section 36, Township 53 South, Range 29 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 5)**
4. **Other Business**
5. **Public Comments**
6. **Adjourn**