

AGENDA

THE **COLLIER COUNTY HEARING EXAMINER** WILL HOLD A HEARING AT

9:00 AM ON AUGUST 14, 2014, IN CONFERENCE ROOM 610 AT THE

GROWTH MANAGEMENT DIVISION BUILDING, 2800 N. HORSESHOE DRIVE, NAPLES, FLORIDA.

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 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. APPROVAL OF PRIOR MEETING MINUTES – July 10, 2014; July 24, 2014

4. ADVERTISED PUBLIC HEARINGS:

- A. **PETITION NO. PDI-PL20140001133 – G.L. Homes of Naples Associates II, Ltd.** is requesting an insubstantial change to Ordinance No. 04-15, as amended, the **Terafina Planned Unit Development also known as Riverstone**, to allow windows on the zero lot line side yard of residential dwelling units. The subject property is located approximately one mile north of Immokalee Road (CR 846), east of the Quail Creek subdivision and north of the Old Cypress PUD in Section 16, Township 48 South, Range 26 East, Collier County, Florida, consisting of 637± acres. [Mike Sawyer, Project Manager]

- B. **PETITION NO. PDI-PL20140000248 – Parklands Associates I, LLLP** requests an insubstantial change to Ordinance No. 12-30, the **Parklands Residential Planned Unit Development**, to reduce rear yard setbacks for single family accessory structures for pools on open space/waterfront lots from five feet to three feet and for screen enclosures from three feet to zero feet, and to add a new provision for landscape buffer easements and lake maintenance easements to be platted separately. The subject property consists of 642± acres located approximately two miles north of Immokalee Road (CR 846) and immediately adjacent to the Lee County line, east of the Quail Creek subdivision and north of the Terafina/Riverstone PUD in Section 9, Township 48 South, Range 26 East, Collier County, Florida. [Nancy Gundlach, AICP, RLA, Principal Planner]

- C. **PETITION NO. VA-PL20140000891 – David Burke** requests a variance from LDC Section 4.02.03 to reduce the rear yard accessory structure setback line from 10 feet to 7 feet, and from LDC Section 4.02.01 to reduce the side yard setback line from 7.5 feet to 3 feet on the west side of the property, to allow for construction of a proposed pool and tiki hut on property located at **Sorrento Gardens Unit No. 3, Block H, Lot 8** in Section 15, Township 49 South, Range 25 East, Collier County, Florida. [Nancy Gundlach, AICP, RLA, Principal Planner]

- D. **PETITION NO. DRD-PL20130002648 – Petitioner, Lee County Electric Cooperative, Inc.,** requests approval of a site plan with deviations pursuant to LDC Section 10.02.03.F and in connection with a lot split of 5.4 acres into 2.55 acres and 2.85 acres, seeks relief from (1) LDC Section 4.02.01.A “Dimensional Standards for Principal Uses in Base Zoning Districts” which requires a minimum lot area of 5 acres for property in the Agricultural Zoning District, to instead allow a 2.55 acre parcel and a 2.85 acre parcel; (2) LDC Section 4.02.01.A “Dimensional Standards for Principal Uses in Base Zoning Districts” which requires a 30-foot side yard setback for property in the Agricultural Zoning District, to instead allow an 18.45 foot side yard setback on the east side of the existing building on the 2.55 acre parcel after the lot split, and 3) LDC Section 4.06.02.C which requires a 10-foot wide type A buffer on property in the Agricultural Zoning District which adjoins commercially zoned property, to allow no buffer where no trees exist along the eastern property line of the 2.85 acres after the lot split. The subject property consists of 5.4± acres of land located on the west side of Collier Boulevard (CR 951) in Section 15, Township 51 South, Range 26 East, Collier County, Florida. [Fred Reischl, AICP, Principal Planner]

- E. **PETITION NO. PUD-CUD-PL20140000487 – 3603 Westview LLC** requests affirmation of a zoning verification letter issued by the Planning and Zoning Department pursuant to LDC Section 10.02.06, in which County staff determined that the proposed use of Indoor Storage is comparable in nature to other permitted uses for commercial development under Section 2.2 of the **Westview Plaza PUD**, Ordinance No. 83-45. The subject property is located east of Airport-Pulling Road, just south of Radio Road, in Section 1, Township 50 South, Range 25 East, Collier County, Florida, consisting of 20.37 acres. [Fred Reischl, AICP, Principal Planner]

3. OTHER BUSINESS

4. ADJOURN