

AGENDA

THE COLLIER COUNTY HEARING EXAMINER

WILL HOLD A HEARING AT 9:00 AM ON THURSDAY, **FEBRUARY 26, 2015** 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:

NOTE: This item has been moved to the CCPC and BCC process and will not be heard at this meeting

- A. **PETITION NO. CUR – PL20140000808 – Maple Leaf Learning, LLC** requests a Conditional Use Re-Review of the conditions of approval attached to Resolution No. 79-97, which established a conditional use, formerly known as a provisional use, for a child care center in a RMF-6 zoning district, formerly a RM-1A zone, to increase the maximum number of children allowed in the child care center from 25 children to 60 children, and to add new conditions of approval, for Lot 6, Block 195, Golden Gate Unit 6, in Section 21, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Mike Sawyer, Project Manager]

3. APPROVAL OF PRIOR MEETING MINUTES:

4. ADVERTISED PUBLIC HEARINGS:

- A. **PETITION PE-PL20140000538 - Capri Christian Church, Inc.**, requests approval of a parking exemption pursuant to LDC Section 4.05.02 K.3 to allow an off-site parking lot to be separated from the church property it serves by a 60-foot lot under separate ownership, within a Residential Single-Family (RSF-4) zoning district. The proposed off-site parking is located on **Lots 429 and 430 of Isles of Capri No. 2**, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Fred Reischl, AICP, Principal Planner]

- B. PETITION NO. PDI-PL20140002801 – Petitioner, Taylor Morrison of Florida, Inc.,** requests an insubstantial change to Ordinance No. 11-41, **the Hacienda Lakes Mixed Use Planned Unit Development**, to reduce the front yard setback for secondary front yards on residential corner lots from 20 feet to 10 feet for the residential development known as **Esplanade at Hacienda Lakes**. The subject property is located approximately one-half mile east of the intersection of Collier Boulevard (CR 951) and Rattlesnake Hammock Road (CR 864) in Section 23, Township 50 South, Range 26 East, in Collier County, Florida.[Coordinator: Kay Deselem, AICP, Principal Planner]
- C. PETITION NO. DR-PL20140002448 – Petitioner, Coastal Beverage, LTD.,** requests approval of a site plan with deviations pursuant to LDC Section 10.02.03.F and seeks relief from LDC Section 4.02.01 A., Table 2.1, to allow a minimum side yard setback of 24± feet instead of 50 feet for the north property line; from LDC Section 4.06.02 C.4.d, to allow four existing pervious paver parking spaces to encroach 3 feet into the required 10-foot landscape buffer; from LDC Section 4.06.03 B.2, to allow the parking row south of the access point off Commercial Blvd. to have no terminal landscape island instead of one island on each end of the row; from LDC Section 4.06.03 B.2, to allow a parking row without a landscaped island to have 11 parking spaces in one row and 12 spaces in another row instead of a maximum 10 spaces; from LDC Section 4.05.02 L, Table 16, to allow a minimum parking aisle width of 23± feet instead of 24 feet; from LDC Section 4.02.01 B.2, to allow a minimum of 28% of gross area to be devoted to usable open space instead of 30%; from LDC Section 4.02.12 A, to allow a 4-foot screen instead of a 7-foot screen for outdoor storage; and from LDC Section 4.06.02 C, to allow a Type B landscape buffer along Commercial Blvd. and Mercantile Ave. to have a height of 3 feet at planting that is maintained at 4 feet, instead of 5 feet at planting that is maintained at 6 feet, for the Coastal Beverage Facility redevelopment project consisting of 8.24± acres of land, located on the northwest corner of the Livingston Road and Progress Avenue intersection, in Section 36, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: Fred Reischl, AICP, Principal Planner]
- D. PETITION NO. ZVL (CUD) – PL20140002581 - Cameron Partners II, 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 General Warehousing and Storage (SIC 4225), indoor air-conditioned mini-storage and self-storage only, is comparable in nature to other permitted principal uses within the Activity Center Commercial District under Section 6.4 of **the Heritage Bay PUD**, Ordinance No. 03-40, as amended. The subject property is located at the northeast quadrant of the Collier Boulevard (CR 951) and Immokalee Road intersection, in Section 23, Township 48 South, Range 26 East, Collier County, Florida. [Coordinator: Fred Reischl, AICP, Principal Planner]
- E. PETITION NO. ZVL(CUD)PL20140002784 – Autumn Blossoms, 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 Assisted Living Facility is comparable in nature to other permitted Commercial/Tract “B” uses under Section 3.02.A of the **Miceli PUD**, Ordinance No. 92-62, as amended. The subject property is located on the south side of U.S. 41 East, 200 feet north of Raintree Lane, in Section 29, Township 50 South, Range 26 East, Collier County, Florida, consisting of 8.7 acres. [Coordinator: Fred Reischl, AICP, Principal Planner]

5. OTHER BUSINESS

6. ADJOURN