

AGENDA

THE COLLIER COUNTY HEARING EXAMINER

WILL HOLD A HEARING AT 9:00 AM ON THURSDAY, **DECEMBER 10, 2015** IN CONFERENCE ROOM 610 AT THE GROWTH MANAGEMENT DEPARTMENT/PLANNING & REGULATION 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: October 22, 2015, November 13, 2015
4. ADVERTISED PUBLIC HEARINGS:
 - A. **PETITION NO. ZVL (CUD)-PL20150002365 – Naples Beach Brewery, 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 principal use of microbrewery is comparable and compatible to a brewery which is a listed permitted principal use in the Industrial (I) zoning district under Section 2.03.04 A.1.a of the Land Development Code, and that the proposed accessory use of an enhanced indoor tasting room serving and selling produced alcoholic beverages by the glass is comparable and compatible in nature with the permitted accessory uses under Section 2.03.04 A.1.b of the Land Development Code for a property in the Industrial (I) zoning district located on the east side of Industrial Blvd., between Enterprise Ave. and Exchange Ave., in Section 36, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner]
 - B. **PETITION NO. PDI-PL20150000262 – Emmanuel Evangelical Lutheran Church of Naples, Inc.** requests an insubstantial change to Ordinance No. 11-23, the Emmanuel Evangelical Lutheran Church of Naples, Inc. CFPUD, as amended, to add temporary sports, religious, and community events, and temporary seasonal sales as permitted accessory uses, to allow the permitted athletic field as an interim accessory use prior to construction of a permitted principal use, to add development standards for the athletic field interim accessory use, to revise development standards for garden plots by removing the prohibition on on-site sales of produce and maximum number of automobiles, and to delete an

environmental development commitment. The subject property consists of 21.72± acres located on the south side of Oil Well Road, approximately one quarter mile west of Everglades Blvd. in Section 19, Township 48 South, Range 28 East, Collier County, Florida. [Coordinator: Daniel Smith, AICP, Principal Planner]

- C. PETITION NO. SV-PL20150001856 – RaceTrac Petroleum, Inc.** requests a variance from LDC Section 5.05.05.C.4.b, which limits a facility with fuel pumps canopy to one corporate logo with a maximum area of 12 square feet on the canopy face adjacent to a dedicated street, to instead allow three total corporate logos—one with a maximum area of 50 square feet on the canopy façade facing Davis Blvd., one with a maximum area of 30 square feet on the canopy façade facing Radio Road, and one with a maximum area of 30 square feet on the canopy façade facing southwest, which is not adjacent to a dedicated street; from LDC Section 5.05.05.C.4.c, which limits each facility with fuel pump site to one ground sign with a maximum area of 60 square feet located within a 200 square foot landscaped area, to instead allow two total ground signs on site—one 60 square foot gas price sign along the Davis Blvd. frontage, and one 60 square foot gas price sign along the Radio Road frontage; from LDC Section 5.06.04 F.4, which limits single occupancy parcels with double frontage on a public right-of-way to two total wall signs, each sign on a different façade, to instead allow four total wall signs—one on the northeast building façade facing Radio Road, and three on the southeast building façade facing Davis Blvd.; and from LDC Section 5.06.04 F.4.e, which limits non-illuminated, non-reflective signs located in a window to cover a maximum of 25% of the window area, to instead allow such a sign to cover a maximum of 46% of the window area, for the proposed RaceTrac facility with fuel pumps located on the northwest corner of the Radio Road and Davis Blvd. intersection, in Section 3, Township 50 South, Range 26 East, Collier County, Florida, consisting of 3.58± acres. [Coordinator: Nancy Gundlach, AICP, RLA, Principal Planner]
- D. PETITION NO. VA-PL20150001635 – Evansburg Properties, LLC** requests a variance from Section 4.02.01 A., Table 2.1, of the Land Development Code to reduce the front yard principal structure setback line from 30 feet to 23 feet in order to replace and enlarge the existing stairway to the front entrance of the dwelling unit on property within the Residential Single-Family-3 (RSF-3) zoning district, located on Lot 11, Block R, Conners Vanderbilt Beach Estates Unit No. 3, also described as 332 Conner's Avenue, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Eric L. Johnson, AICP, CFM, Principal Planner]
- E. PETITION NO. CU-PL20140001610 – Grace Place for Children and Families, Inc.** requests a new Conditional Use for a private school pursuant to Section 2.03.02.A.1.c.3 of the Land Development Code in order to amend Resolution No. 10-141, which established a conditional use for a private school within a Residential Single Family (RSF-3) zoning district, by increasing the maximum student capacity from 164 to 258 students, and amending the Conceptual Site Plan to increase the number and overall size of proposed buildings, and modify the size and location of parking areas, access driveways and water management areas for property located west of Collier Boulevard and north of Golden Gate Parkway in Section 22, Township 49 South, Range 26 East, Collier County, Florida, consisting of 4.01± acres. [Coordinator: Fred Reischl, AICP, Principal Planner]
- F. PETITION NO. BD-PL20150001141 – Gregory Gatlin** requests an 18.3 foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06 of the Land Development Code, for a total protrusion of 38.3 feet, to accommodate the expansion of an existing boat dock facility with one boat slip for the benefit of Lot 191, Isles of Capri Unit No. 2 subdivision, also described as 172 W. Pago Pago Drive, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Eric L. Johnson, AICP, CFM, Principal Planner]

5. OTHER BUSINESS

6. PUBLIC COMMENTS

7. ADJOURN