

## AGENDA

### THE COLLIER COUNTY HEARING EXAMINER

WILL HOLD A HEARING AT 9:00 AM ON THURSDAY, **JULY 14, 2016** 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: June 9, 2016
4. ADVERTISED PUBLIC HEARINGS:
  - A. **PETITION NO. PDI-PL20160000153 – Ultimate Express Car Wash, LLC** requests an insubstantial change to Ordinance No. 07-75, the Gaspar Station CPUD, to add a deviation from Section 5.06.04 F.5 of the Land Development Code, which allows properties in nonresidential districts to have one menu board sign per drive thru lane, not to exceed two signs per parcel, to instead allow one menu board sign per drive thru lane, not to exceed three signs per parcel, only for the parcel described as Tract FD-3, Gaspar Station Phase 2 plat. The subject property is located on the south side of Immokalee Road, approximately one quarter mile west of Interstate 75, in Section 30 Township 48 South, Range 26 East, Collier County, Florida, consisting of 17.7± acres. [Coordinator: Fred Reischl, AICP, Principal Planner]
  - B. **PETITION NO. PDI-PL20150000425 – Petitioner, The Salvation Army**, requests an insubstantial change to Ordinance No. 2001-65, as amended, the Salvation Army PUD, to reduce the minimum side and rear yard setbacks for the Residential/Community Facility Areas tract along the south PUD boundary, and the minimum side yard setback along the shared boundary with the Residential/Community Facility Areas tract; to reduce the minimum landscape buffer for the Residential/Community Facility Areas tract along the south PUD boundary and along the shared boundary with the Commercial Areas tract; to reduce the minimum side yard setback for the Commercial Areas tract along the south PUD boundary and along the shared boundary with the

Residential/Community Facility Areas tract; to reduce the minimum landscape buffer for the Commercial Areas tract along the north and south PUD boundaries and along the shared boundary with the Residential/Community Facility Areas tract; and to amend the PUD Master Site Plan to reflect the proposed changes and the current site layout/conditions. The subject property consists of 6.51± acres, and is located on the south side of Estey Avenue, just west of Airport-Pulling Road, in Section 2, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: Fred Reischl, AICP, Principal Planner]

- C. **PETITION NO. VA-PL20150002429 – Sandy Beach, LLC** requests a variance from Section 5.03.06 E.6. of the Land Development Code to reduce the side setback requirement for boat dock facilities on lots with less than 60 feet of water frontage from 7.5 feet to 3.5 feet for a proposed boat dock facility with two boat lifts that will be constructed approximately 3.5 feet from the riparian line on both sides of the boat dock facility, located at Lot 21, Block G, Replat of Unit No.3 Little Hickory Shores, also described as 267 3rd Street West, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Fred Reischl, AICP, Principal Planner]
- D. **PETITION NO. BD-PL20150000037 – Sandy Beach, LLC**, requests a 30-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 50 feet, to accommodate a new boat dock facility with two boat lifts to replace the existing marginal boat dock facility for the benefit of Lot 21, Block G, Replat of Unit No. 3 Little Hickory Shores, also described as 267 3rd Street West, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Fred Reischl, AICP, Principal Planner]

**Note: This item has been continued to the July 28, 2016 HEX meeting:**

- E. **PETITION NO. PDI-PL20160000837 – Bay House Campus LLC** requests an insubstantial change to Ordinance No. 2013-65, the Bay House Campus Commercial Planned Unit Development, to reduce the minimum distance between principal structures to 10 feet where both principal structures do not exceed 30 feet in zoned height. The subject property consisting of 8.67± acres is located northwest of the US 41 and Walkerbilt Road intersection, in Section 21, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Fred Reischl, AICP, Principal Planner]
- F. **PETITION NO. PDI-PL20160000403 – Global Properties of Naples, LLC** requests an insubstantial change to Ordinance Number 2015-33, as amended, the Vincentian Village Mixed Use Planned Unit Development, to reduce the minimum floor area of multi-family principal structures from 1,250 square feet per dwelling unit to 800 square feet per dwelling unit, and to revise a footnote to indicate that the maximum zoned building height of 35 feet and the maximum actual building height of 42 feet for multi-family and townhouse principal structures shall not exceed two stories over parking. The property is located at the southeast corner of Southwest Boulevard and U.S. 41 in Section 32, Township 50 South, Range 26 East, Collier County, Florida, consisting of 30.68± acres. [Coordinator: Fred Reischl, AICP, Principal Planner]
- G. **PETITION NO. VA-PL20150001706 – 606 Sunset Ct. Trust** requests a variance from Section 5.03.06 E.5. of the Land Development Code to reduce the side setback requirement for boat dock facilities on lots with water frontage of 60 feet or greater from 15 feet to 7.5 feet for a proposed replacement boat dock facility that will be constructed approximately 7.5 feet from the riparian line on both sides of the boat dock facility, located at Lot 14, Block E, Goodland Isles First Addition, also described as 606 Sunset Court in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [Coordinator: Rachel Beasley, Planner]
- H. **PETITION NO. SV-PL20150002660 – North Naples, LLC** requests a variance from LDC Section 5.06.04 F.1.a, which limits pole signs within nonresidential zoning districts to a maximum height of 15 feet when located along an arterial or collector road, to instead allow a maximum height of 24.9 feet; from LDC Section 5.06.04 F.4, which limits single-occupancy parcels to a maximum of one total wall sign, to instead allow a maximum of three total wall signs—one on the west elevation, one on the north

elevation, and one on the south elevation; and from LDC Section 5.06.04 F.1.c, which limits pole signs located along an arterial road to a maximum sign area of 80 square feet, to instead allow a maximum sign area of 118.75, for the proposed Mercedes Benz dealership located on the east side of U.S. 41, approximately one quarter mile north of the Old 41 and U.S. 41 intersection, in Section 9, Township 48 South, Range 25 East, Collier County, Florida, consisting of 7.8± acres. [Coordinator: Rachel Beasley, Planner]

5. OTHER BUSINESS
6. PUBLIC COMMENTS
7. ADJOURN