

**COLLIER COUNTY
Hearing Examiner**



AGENDA

Growth Management Department
Conference Rooms 609/610
2800 Horseshoe Drive North
Naples, FL 34104

**October 24, 2024
1:00 PM**

**Andrew W. J. Dickman, Esq., AICP
Hearing Examiner**

Note: 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 at Ailyn.Padron@CollierCountyFL.gov 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. Advertised Public Hearing**
 - 3.A. MT29844

**** This item was continued from the 9/26/2024 HEX Meeting to the 10/10/2024 HEX Meeting and further continued to the 10/24/2024 HEX Meeting**** **Petition No. PDI-PL20240007161 – Vanderbilt Commons – Vanderbilt Way and Buckstone Drive** - Request for an insubstantial change to Ordinance No. 2019-34, the Vanderbilt Commons Planned Unit Development (PUD), to amend Section 5.17.C so that the section no longer applies to Lots 5 and 6. The Vanderbilt Commons PUD was originally established as the Carolina Village PUD under Ordinance No. 2005-19, as amended. The PUD name was changed to the Vanderbilt Commons PUD by Ordinance No. 2017-47, as amended. The ±2.51-acre subject property is within the ±14.49-acre PUD and located in the northwest quadrant of the intersection of Vanderbilt Way and Buckstone Drive in Section 34, Township 48 South, Range 26 East, Collier County, Florida. [Coordinator: Eric Ortman, Planner III] (Commissioner District 3) (2024-1284)

3.B. MT29788

**** This item was continued from the 9/26/2024 HEX Meeting to the 10/10/2024 HEX Meeting and further continued to the 10/24/2024 HEX Meeting**** **Petition No. PDI-PL20240004116 – Naples Preserve Villas, LLC - Santa Barbara Boulevard, approximately one-half mile north of Rattlesnake-Hammock Road** - Requests an insubstantial change to the Onyx RPUD, Ordinance 16-24 for (1), the modification to Exhibit B Table 1 – Residential Development Standards to add internal development standards for a platted townhouse development; and (2) a deviation from LDC 4.07.02.G.1, Open Space Requirements, which requires Residential PUD districts to provide a minimum of 60% useable open space to allow 40% useable open space. The subject 8.72 +/- acre parcel is located on the east side of Santa Barbara Boulevard, approximately one-half mile north of Rattlesnake-Hammock Road in Section 16, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Planner III] (Commissioner District 1) (2024-1283)

3.C. **** This item has been continued from the 10/10/2024 HEX Meeting **** **Petition No. SV-PL20240005230 – 3747 Tamiami Trail East** - Request for a sign variance from the Land Development Code Section 5.06.04.F.4.a. which requires “On Premises Wall Signs” to have a maximum allowable display area for wall signs that shall not be more than 20 percent of the total square footage of the visual façade including windows of the building or unit to which the sign will be attached and shall not, in any case, exceed 150 square feet for the subject unit up to 24,999 square feet in area, to instead allow one fascia sign that will be a total of 238.7 square feet for the 21,009 square foot subject commercial unit number 3725 at 3747 Tamiami Trail East, Naples, FL 34112, located approximately 700 feet southeast of the intersection of Tamiami Trail East and Palm Drive in Section 13, Township 50 South, Range 25 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 4. (2024-1183)

3.D. **Petition No. VA-PL20240006022 – 230 Seabreeze Avenue** – Request for a variance from LDC 4.02.01.A Table 2.1 to allow a reduction in the front yard setback from 30 feet to 22.8 feet for the proposed construction of a new residential structure to replace the existing residential structure on a ±0.3-acre property located at 230 Seabreeze Avenue in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 2 (2024-1613)

3.E. **** This item has been continued to the November 14, 2024, HEX Meeting **** **Petition No. NUA - PL20240009263 - Benton Road and Lamb Lane** - Request for a non-conforming use alteration pursuant to LDC Section 9.03.03.B to allow the replacement of a non-conforming manufactured home which was damaged beyond repair in the 2023 31st Street fire. The subject property is ±5 acres and located at 2650 Lamb Lane, approximately 350 feet north of the

intersection of Benton Road and Lamb Lane, in Section 24, Township 49 South, Range 27
East, Collier County, Florida [Sean Sammon, Planner III] Commissioner District 5 *(2024-1287)*

- 4. New Business**
- 5. Old Business**
- 6. Public Comments**
- 7. Adjourn**