

**COLLIER COUNTY
Hearing Examiner**



AGENDA

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

**November 14, 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. ** This item has been continued from the 9/26/2024 HEX Meeting ** Petition No. SV-

PL20240007875 – One Naples MPUD – Southbay Drive north of Vanderbilt Beach Road and east of Gulf Shore Drive - Request for a variance from the Land Development Code Section 5.06.04.F.9, which requires “On Premises Directional Signs” located internal to the subdivision or development shall maintain a minimum setback of 10 feet from the property line, to instead allow for directional signs for public parking for commercial uses located in the One Naples MPUD MU Tract 1, along Southbay Drive north of Vanderbilt Beach Road and east of Gulf Shore Drive, to be located a minimum of 5 feet from the property line in Section 32, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Sean Sammon, Planner III] (Commissioner District 2) (2024-1285)

- 3.B. **** This item has been continued from the October 24 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)
- 3.C. **Petition No. VA-PL20230014809 – 3512 Okeechobee ST** - Request for a variance from Land Development Code Section 4.02.01.A. Table 2.1, to reduce the required RSF-4 zoning district front yard setback from 25 feet to 15.9 feet on the east property line and the side yard setback from 7.5 feet to 7.2 feet on the north property line for the proposed accessory attached porch, to reduce side yard setback from 7.5 feet to 7.2 feet on the north property line and the front yard setback from 25 feet to 24.7 feet on the east property line for the existing residential structure, and to reduce the side yard setback from 7.5 feet to 7.3 feet on the north property line for the existing accessory covered lanai, on a 0.17± acre property located ±680 feet southwest of the intersection of US-41 and Osceola Avenue at 3512 Okeechobee Street, Naples, FL, 34112, also described as Lot 17, Block E, South Tamiami Heights subdivision, in Section 13, Township 50 South, Range 25 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 4 (2024-1641)
- 3.D. **Petition No. BD-PL20240006029 – 687 Palm Avenue** - A proposed 14-foot boat dock extension to allow a boat docking facility with two boat lifts protruding a total of 34 feet into a waterway that is 116± feet wide for the benefit of property located on Lot 11, Block F, Goodland Isles 2nd Addition, in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [Coordinator: John Kelly] (Commissioner District 1) (2024-1882)
- 3.E. **Petition No. VA-PL20230012485 – 10030 Gulf Shore Drive** - A variance to reduce the required side yard riparian setback of 15 feet to 8.1 feet for a dock facility on a lot with 67.53 feet of water frontage, located on Lot 30, Block B, Re-Subdivision of Part of Unit No. 1, Conner’s Vanderbilt Beach Estates. **(Companion to PL202300008895)** [Coordinator: John Kelly]) (Commissioner District 2) (2024-1881)
- 3.F. **Petition No. BD-PL20230008895- 10030 Gulf Shore Drive** - A proposed 32-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width to allow construction of a boat docking facility protruding a total of 52 feet into a waterway that is 534.8± feet wide. The subject property is located on Lot 30, Block B, Re-Subdivision of Part of Unit No. 1, Conner’s Vanderbilt Beach Estates. **(Companion to PL20230012485)** [Coordinator: John Kelly] (Commissioner District 2) (2024-1882)

3.G. **Petition No. VA-PL20240004206 – 267 3rd Street W** - A variance to reduce the minimum side yard riparian setbacks from 7.5 feet to 0 feet on both side yards for a proposed dock facility within a Residential Single-Family-4 (RSF-4) zoning district. The subject property is located described as Lot 3, Block G, Little Hickory Shores, Unit 3 Replat subdivision. **(Companion to PL20230018267)** [Coordinator: John Kelly] (Commissioner District 2) (2024-1883)

3.H. **Petition No. BD-PL20230018267 – 267 3rd Street W** - A 26-foot boat dock extension to allow a boat docking facility to protrude a total of 46 feet into a waterway that is 133± feet wide within the RSF-4 zoning district. The subject property is located on Lot 3, Block G, Little Hickory Shores, Unit 3 Replat subdivision. **(Companion to PL20240004206)** [Coordinator: John Kelly] (Commissioner District 2) (2024-1884)

4. **New Business**

5. **Old Business**

6. **Public Comments**

7. **Adjourn**