

COLLIER COUNTY
Hearing Examiner



AGENDA

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

December 12, 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. PETITION NO. CU-PL20240006001 - 3144 Santa Barbara Boulevard - Request for approval of a Conditional Use for the Fun Time Early Childhood Academy to allow for on-site food preparation for the school children and staff only, through the expansion of the existing kitchen area, superseding Resolution No. 88-76 and pursuant to subsection 2.03.02(C)(1)(c)(1) of the Collier County Land Development Code, on 1.11± acres located at 3144 Santa Barbara Boulevard in Section 28, Township 49 South, Range 26 East, Collier County, Florida.
[Coordinator: Timothy Finn, Planner III] Commission District 3 (2024-1991)

3.B. PETITION NO. PDI-PL20240002891 – Immokalee Road, approximately 1000 feet west of

Juliet Boulevard - Aspire Living, LLC requests an insubstantial change to the Blue Coral Apartments RPUD, Ordinance 21-31 for (1), the addition to Exhibit A, Tract B, Accessory Uses to allow a fenced dog park and sunshade structures; and (2) the addition of a footnote to Table 1 – Development Standards, Accessory Uses adding a north minimum yard requirement for a dog park and sunshade structures. The subject 9.35 +/- acre parcel is located on the south side of Immokalee Road, approximately 1000 feet west of Juliet Boulevard, in Section 30, Township 48 South, Range 26 East, Collier County, Florida [Coordinator: Timothy Finn, Planner III] Commissioner District 2 (2024-1992)

- 3.C. PETITION NO. VA-PL20240001659 – 824 and 828 98th Ave North - Request for a variance from Land Development Code Section 5.03.02.C.2.b to increase the required RMF-6 zoned fence height from 6 feet to 8 feet on the west and east side property lines and the south rear property line on approximately 0.38 acres located at 824 and 828 98th Ave North, also known as Lots 37, 38 and part of Lot 39, Block 64 of the Naples Park Unit 5 subdivision in Section 28, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Sean Sammon, Planner III] Commissioner District 2 (2024-2035)
- 3.D. PETITION NO. SV-PL20220006266 – Northtide Naples – 3120 North Road - Request for an after-the-fact sign variance from Land Development Code Section 5.06.04.F.1.a. to increase the allowable sign height from 15 feet to 17 feet and from Section 5.06.04.F.1.b to decrease the required setback from 10 feet to 2.7 feet to allow a pole sign for Northtide Naples RV Resort. The subject property is located at the southwest corner of Airport Road and North Road, at 3120 North Road, in Section 2, Township 50 South, Range 25 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 4) (2024-2150)
- 3.E. PETITION NO. BD-PL20240006028 – 62 Dolphin Circle – Request for a 103-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code (LDC) for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 123 feet into a waterway that is 1,064± feet wide, pursuant to LDC Section 5.03.06.H. The subject property is located at 62 Dolphin Circle and is further described as Lot 92, Isles of Capri No. 1, in Section 31, Township 51 South, Range 26 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 1) (2024-2151)
- 3.F. PETITION NO. VA-PL20240007332 – 203 Goodland Dr E – Request for a variance from Land Development Code Section 5.03.06.E.6 to reduce the minimum side yard riparian setbacks from 7.5 feet to zero feet on both side yards for a proposed dock facility on an unplatted boat dock lot with 20± feet of water frontage within a Residential Single-Family-4 Zoning District and the Goodland Zoning Overlay (RSF-4- GZO). The subject property is deeded with and located north and immediately across Pettit Drive from 203 Goodland Drive East in Section 18, Township 52 South, Range 27 East, Collier County, Florida. (Companion to BD-PL20240003998) (Coordinator: John Kelly, Planner III) (Commissioner District 1) (2024-2152)
- 3.G. PETITION NO. BD-PL20240003998 – 203 Goodland Dr. E – Request for a 13-foot boat dock extension, over the maximum 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code for waterways 100 feet or greater in width, to construct a new dock facility that will protrude a total of 33 feet into a waterway that is 100± feet wide. The subject property is an unplatted boat dock lot deeded with and located north and immediately across Pettit Drive from 203 Goodland Drive East in Section 18, Township 52 South, Range 27 East, Collier County, Florida. (Companion to VA- PL20240007332) (Coordinator: John Kelly,

Planner III) (Commissioner District 1) (2024-2153)

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