

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M., July 11, 2024**, in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/610, Naples FL 34104, to consider:

PETITION NO. VA-PL20240000509 – REQUEST FOR A VARIANCE FROM LAND DEVELOPMENT CODE SECTION 4.02.01.A, TABLE 2.1, TO ALLOW THE CONSTRUCTION OR REDEVELOPMENT OF A SINGLE FAMILY DWELLING UNIT AND ACCESSORY STRUCTURES ON A TRIANGULAR SHAPED LOT BY REDUCING THE REQUIRED MINIMUM FRONT YARD FROM 75 FEET TO 50 FEET, MINIMUM REAR YARD FROM 75 TO 25 FEET, AND MINIMUM SIDE YARD FROM 30 FEET TO 20 FEET ON THE WESTERN SIDE AND 13.6 FEET ON THE EASTERN SIDE, FOR AN ESTATES (E) ZONED PROPERTY AT 174 COCOHATCHEE BOULEVARD, LOCATED SOUTHEAST OF THE INTERSECTION OF COCOHATCHEE BOULEVARD AND COCOHATCHEE DRIVE, IN SECTION 22, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

(see map below)

All interested parties are invited to appear and be heard. All materials used in presentation before the Hearing Examiner will become a permanent part of the record.

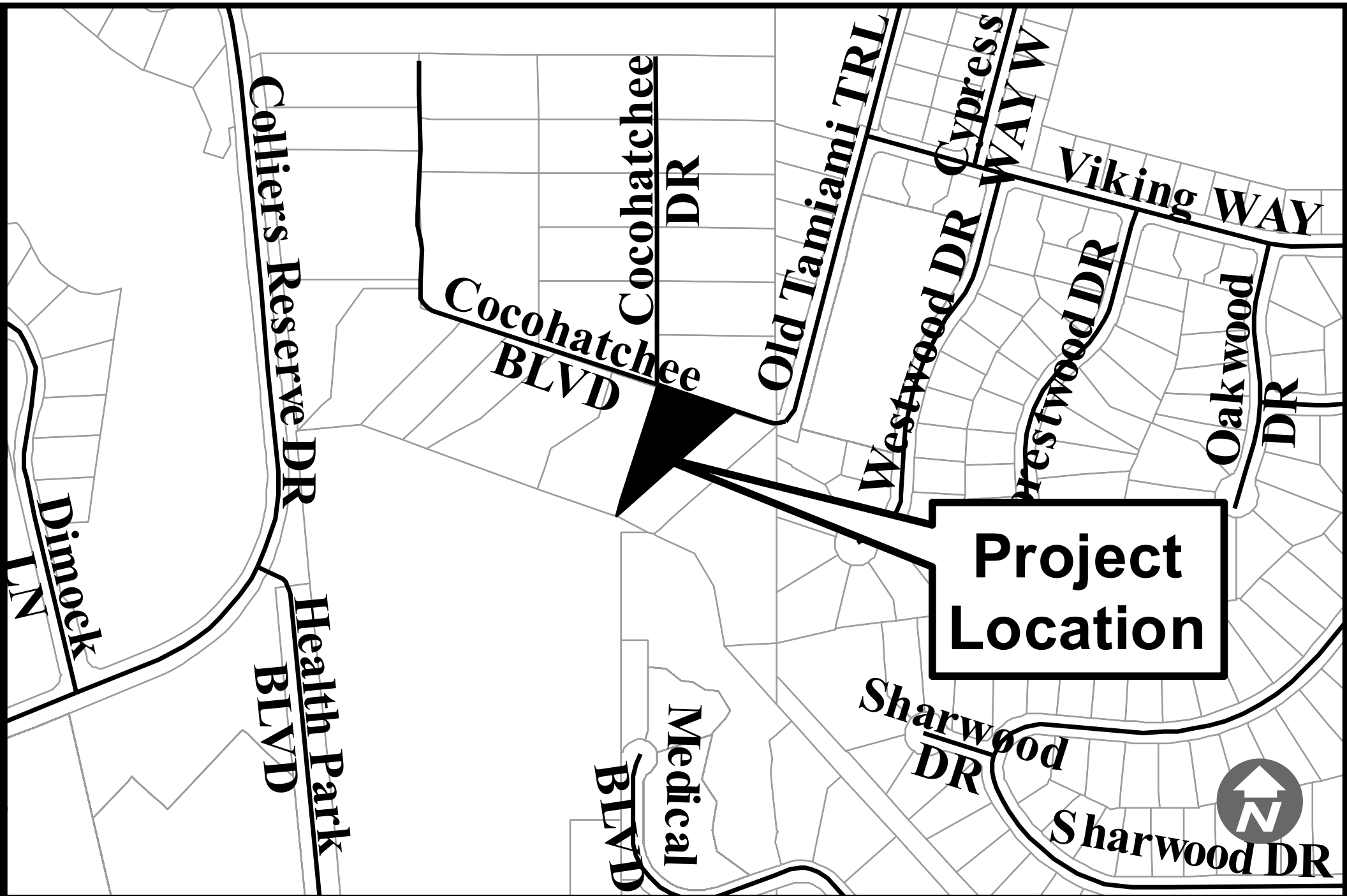
Copies of staff report are available one (1) week prior to the hearing. The file can be reviewed at the Collier County Growth Management Community Development Department, Zoning Division, 2800 North Horseshoe Drive, Naples, FL 34104.

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Laws and Ordinances within 30 days of the decision by the Hearing Examiner. An aggrieved non-party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Ray Bellows at 252-2463 or email to Ray.Bellows@colliercountyfl.gov.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Zoning Division located at 2800 N. Horseshoe Dr, Naples, Florida 34104, (239) 252- 2400, at least two (2) days prior to the meeting.

Andrew W. J. Dickman, Esq., AICP
Chief Hearing Examiner
Collier County, Florida



Colliers Reserve DR

Health Park
BLVD

Cocohatchee
BLVD

Cocohatchee
DR

Old Tamiami TRL

Westwood DR
Cypress
WAY W

Viking WAY

Westwood DR

Oakwood
DR

Medical
BLVD

Sharwood
DR

Sharwood DR

**Project
Location**

