

**MINUTES OF THE HEARINGS OF
THE CITY OF CAPE CORAL
HEARING EXAMINER**

Tuesday, April 16, 2024

COUNCIL CHAMBERS

9:00 A.M.

Madam Hearing Examiner Dalton called the hearings to order at 9:00 a.m.

ALSO PRESENT: Chad Boyko, Principal Planner
Cody Vaughan-Birch, Assistant City Attorney

**Case#: RZN23-000017*; Address: 2700 and 2750 NE Pine Island Rd.; Applicant:
DD Pine Island, LLC**

Recording Secretary Rhine read the case into the record and administered the oath.

Principal Planner Boyko confirmed the notice requirements had been met.

Hearing Examiner Dalton found that proper notice had been met.

Veronica Martin, Senior Planner TDM Consulting, applicant's representative, presented the following displayed slides:

- RZN23-000017
- Area Location Map, Applicant, Location, Lot Area, and Urban Services
- Future Land Use Map
- Zoning Map
- Background
- Criteria
- Criteria – Policy 1.15
- Criteria (3 slides)

Hearing Examiner Dalton asked Ms. Martin if she had an opportunity to read Staff's Report.

Ms. Martin responded in the affirmative.

Hearing Examiner Dalton asked Ms. Martin if she wished to incorporate Staff's Report into her presentation.

Ms. Martin responded in the affirmative.

Principal Planner Boyko requested to be recognized as an expert.

Hearing Examiner Dalton recognized Mr. Boyko as an expert based on his credentials and similar testimony in prior hearings.

Principal Planner Boyko presented the following displayed slides:

- RZN23-000017
- Official Site Aerial Map, Applicant, Location, Urban Services, and Request

Principal Planner Boyko stated the property currently has one address as it was combined since the time of application and continued presenting the following displayed slides:

- Current Zoning Map and Proposed Zoning Map
- RZN23-000017 Findings of Fact
- Analysis – Land Development Code (3 slides)
- Analysis – Comprehensive Plan
- Recommendation: Approval; One call informational only

Hearing Examiner Dalton asked Mr. Boyko if he wished to incorporate Staff's Report into his presentation.

Principal Planner Boyko responded in the affirmative.

Public Hearing opened.

No speakers.

Public Hearing closed.

Hearing Examiner Dalton asked Ms. Martin if she had additional testimony based on Staff's testimony.

Ms. Martin responded in the negative.

Hearing Examiner Dalton asked Ms. Martin if she had additional testimony.

Ms. Martin responded in the negative.

Hearing Examiner Dalton asked Mr. Boyko if he had any further testimony.

Principal Planner Boyko responded in the negative.

Hearing Examiner Dalton stated she will recommend the rezone go forward as requested and will try to get it out today.

Hearing closed.

DATE AND TIME OF NEXT HEARING

The next Hearing Examiner Hearings have been scheduled for Tuesday, May 7, 2024, at 9:24 a.m. in Council Chambers.

ADJOURNMENT

There being no further business, the hearing adjourned at 09:24 a.m.

Submitted by,

A handwritten signature in blue ink, appearing to read "Sheri Rhine", is written over a horizontal line.

Sheri Rhine
Recording Secretary