

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

**Tuesday, April 2, 2024**

**COUNCIL CHAMBERS**

**9:00 A.M.**

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

ALSO PRESENT: Candise Forde, Associate Planner  
Cody Vaughan-Birch, Assistant City Attorney

**Case#: VAC24-000001\*; Address: 5322 Bayside Ct.; Applicant: Thomas Collentine**

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

Associate Planner Forde confirmed the notice requirements had been met.

Hearing Examiner Dalton found that proper notice had been met.

Thomas Collentine, property owner, provided the following information:

- Property Address
- Location of property
- Future Land Use and Zoning
- Home demolished in 2023
- Request
- Single-Family Permit has been applied for
- Application and supporting documents for Variance was submitted
- Letters of no objection from Utility companies (LCEC, Comcast, and Lumen)
- Agrees with six foot utility easement around perimeter of property
- LDC Section 3.4.5 five standards are met
- Reviewed Staff's Report
- Thanked Staff for providing the comprehensive report and her assistance through this process
- Agrees with all recommendations and conditions of approval

Mr. Collentine requested to incorporate Staff's Report into his presentation.

Hearing Examiner Dalton stated she was impressed with Mr. Collentine's presentation and thanked him for complimenting City Staff. She expressed her condolences with the loss of his house.

Mr. Collentine stated he didn't know which is harder going through losing your house or having to go through the rebuilding process.

Hearing Examiner Dalton stated she understood as she had the same experience.

Associate Planner Forde presented the following displayed slides:

- VAC24-000001
- Applicant, Location, and Request
- 2023 Site Aerial Map and Site Location
- Future Land Use Map and Current Zoning Map
- Background
- Proposed vacation areas
- Criteria in LDC, section 3.4.5 (5 slides)
- Consistency with the Comprehensive Plan (2 slides)
- Recommendation: Approval with Conditions, Correspondence: None
- Conditions of Approval (2 slides)

Public Hearing opened.

No speakers.

Public Hearing closed.

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

Mr. Collentine responded in the affirmative.

Hearing Examiner Dalton asked Mr. Collentine if he had additional testimony.

Mr. Collentine responded in the negative.

Hearing Examiner Dalton asked Ms. Forde if she had any further testimony.

Associate Planner Forde responded in the negative.

Hearing Examiner Dalton stated she will recommend approval of the request as made 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, April 16, 2024, at 9:00 a.m. in Council Chambers.

**ADJOURNMENT**

There being no further business, the hearing adjourned at 9:16 a.m.

Submitted by,

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

Sheri Rhine  
Recording Secretary