

COLLIER COUNTY
Hearing Examiner



AGENDA

Hearing Examiner Conference Room 609/610
Growth Management Community Development
2800 Horseshoe Drive North
Naples, FL 34104

October 9, 2025
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. VA-PL20240013775 – Dawn Brown requests the following variances from the Collier County Land Development Code for (1) a variance from Section 5.03.03.D.1, to reduce the minimum lot area for guesthouses from 43,560 square feet to 13,576 square feet; (2) a variance from Section 5.03.03.D.2, to reduce the minimum lot width for guesthouses from 105 feet to 100 feet; (3) a variance from Section 5.03.03.D.4, to reduce the building to building setback for detached guest houses from 20 feet to 14.87 feet; and (4) a variance from Section 4.02.01.A, Table 2.1, to reduce the rear setback from 25 feet to 16 feet; located on a 0.31 +/- acre property at 1201 Ridge St., in Section 22, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Planner III] Commissioner District 4

(2025-2776)

3.B. Petition No. PDI-PL20250004433 - Request for an insubstantial change to the Collier Boulevard Mixed-Use Commerce Center Planned Unit Development (PUD), Ordinance

Number 01-10, as amended, to modify the Master Plan to add an additional access point to the Abercia South development on the south side of Magnolia Pond Drive, in Section 34, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 3 (2025-3699)

3.C. PETITION NO. VA-PL20250002073 – Request for a variance from Land Development Code (LDC) Section 4.05.04, Table 17 – Parking Space Requirements, for a horse boarding stable, from one space per every two stalls to zero; and for the on-site/off-site sale of farmed eggs from one space to zero; for the benefit of a property located in the Estate (E) Zoning District at 4840 Teak Wood Drive to allow horse boarding, subject to the limitation of 7 horses in the Estates zoning district on 3.55 acres; on-site/off-site sale of farmed eggs, subject to the limitation of 25 total fowl or poultry in the Estates zoning district, to allow for Applicant’s Home-Based Business. The property is further described as the West 180 feet of Tract 115, Golden Gate Estates, Unit No. 95, according to the plat thereof recorded in Plat Book 9, Page 45 of the Public Records of Collier County, Florida, in Section 4, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 3 (2025-3710)

3.D. **THIS ITEM WILL BE HEARD AT A FUTURE DATE-** PETITION NO. VA-PL20250003358 - Request for a proposed 9.6-foot variance from the required front yard setback of 25 feet as provided for in the Audubon Country Club Planned Unit Development (PUD) Zoning District, Ordinance 91-53 as amended. The request is to allow a garage addition with a setback of 15.4 feet from the front property line located 569 Portsmouth Court in Section 9, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Laura Dejohn , Planner III] Commissioner District 2. (2025-3619)

4. **New Business**

5. **Old Business**

6. **Public Comments**

7. **Adjourn**