

**COLLIER COUNTY
Hearing Examiner**



AGENDA

Hearing Examiner Conference Room 609/610
2800 North Horseshoe Drive
Naples, FL 34104

**November 13, 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. PL20250009732- CUD - Tamiami Trail Greenway Road MPUD -

Request for a Determination that use of Group Care Facilities (Hospice) (Sic 8361) is comparable and compatible with the permitted uses in Tract "C" of the MPUD (Ordinance No. 25-06) District. The subject property is a vacant commercial parcel with Folio No. 00739160004, Naples, FL 34114, in Section 12, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II] Commission District 1 (2025-4530)

3.B. PETITION NO. PL20240004122 - BLCD - 155 Windward Cay - Request to approve a Boat Lift Canopy Deviation for a second 27-foot by 18.5-foot boat lift canopy in addition to the allowed 35-foot by 21-foot boat lift canopy on a canal-front lot pursuant to section 5.03.06.G.3 of the Land Development Code (LDC). The subject property is located at 155 Windward Cay, further described as Lot 50, Port of the Islands (The Cays) Phase II, in Section 9, Township 52

South, Range 28 East, Collier County, Florida. [Coordinator: John Kelly, Planner III]
Commission District 1 (2025-4563)

- 3.C. **PETITION NO. PL20250001596 - BLCD - 2620 Riverview Drive** - Request for a Boat Lift Canopy Deviation to increase the allowable length, from 35 feet to 40 feet, and height, from 12 feet to 14 feet, for a boat lift canopy measuring 40 feet long by 18 feet wide and 14 feet in height on a canal-front lot, pursuant to section 5.03.06.G.3 of the Land Development Code (LDC). The subject property is located at 2620 Riverview Drive, further described as Lots 14 and 15, Block 4, Gulf Shores subdivision, in Section 14, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 4 (2025-4564)
- 3.D. **PETITION NO. PL20250000214 - VA - 4160 1st Avenue SW** - Request for an after-the-fact variance from Land Development Code (LDC) Section 4.02.01.A, Table 2.1, to reduce the required western side yard from 30 feet to 26.3 feet to allow for the continued existence of a 12-foot by 24-foot utility shed and to allow a further reduction of said side yard to 24.8 feet to accommodate the structure's 1.6-foot roof overhang within the Estates (E) Zoning District. The subject property is located at 4160 1st Avenue SW and further described as the East 165 feet of Tract 90, Golden Gate Estates, Unit No. 1, in Section 10, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 3 (2025-4569)
- 3.E. **PETITION NO. PL20250003605 -SV - 5351 Airport Road North** - Request for a sign variance from Land Development Code (LDC) Section 5.06.04.F.4.a. to increase the display area for an on-premise wall sign for a unit within a multiple-occupancy parcel from 20 percent of the square footage of the visual façade not to exceed 150 square feet for buildings or units up to 24,999 square feet to instead allow a 193.7 square foot wall sign for Sprouts Farmers Market located in Ridgeport Plaza at 5351 Airport Road North in Section 11, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 2 (2025-4544)
- 3.F. **PETITION NO. PL20250008001-ADA- 2323 Pine Street** - Appeal by Strons, Inc. of the Administrative Approval of Pine Ridge Car Wash Site Development Plan PL20230001721, citing failure to comply with site design standards required by Land Development Code. The subject property is located at the southeast corner of Pine Street and Tamiami Trail East, also identified as 2323 Pine Street in Section 11, Township 50 South, Range 25 East, Collier County, Florida.[Coordinator: Michael Bosi, Division Director] Commissioner District 4 (2025-4506)

4. **New Business**

5. **Old Business**

6. **Public Comments**

7. **Adjourn**