

**COLLIER COUNTY
Hearing Examiner**



AGENDA

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

**December 11, 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. CU-PL20250000338 -4075 Pine Ridge Rd - Request for approval of a Conditional Use for Sarabi Investments, LLC to allow for coin operated amusement devices (SIC 7993), to be known as 777 Arcade, consisting of video vending machines, pursuant to subsection 2.03.03.C.1.c.5 of the Collier County Land Development Code, located at 4075 Pine Ridge Road, Units 6 and 7, in Section 15, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Planner III] Commissioner District 3 (2025-4497)**
- 3.B. PETITION NO. PDI-PL20250001275 –1766 Workman Way- Shoppes at Orange Blossom, LLC - Requests an insubstantial change to Ordinance Number 04-74, as amended, the Orange Blossom Ranch MPUD, for (1) a deviation from LDC Section 5.03.02.H to provide enhanced plantings instead of a four foot wall along Workman Way; (2) a deviation from LDC Section 5.05.05.D.2.b to allow a 4-foot wall with enhanced plantings instead of an 8-foot**

wall where Facilities with Fuel Pumps are within 250 feet of residential property. The subject property consists of 7.55 +/-acres out of the 616 +/-acre PUD located at the northwest quadrant of Oil Well Road (C.R. 858) and Hawthorn Road in Section 13, Township 48 South, Range 27 East, Collier County, Florida. [Coordinator: Timothy Finn, Planner III] Commissioner District 5 (2025-4498)

- 3.C. **PETITION NO. PDI-PL20250006723 – 10003 Marc Anthony Way** - Request for an insubstantial change to ordinance no. 03-51, as amended, the Wentworth Estates mixed-use planned unit development (MPUD), commonly known as Treviso Bay, by decreasing the required width of the northern type 'B' landscape buffer and reducing the minimum side yard setback for the commercial area. The parcel, which is approximately +/- 9.07 acres, is specifically located at 10003 Marc Anthony Way, Lot Tract FD-1 of the Treviso Bay Subdivision, Section 30, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II] Commissioner District 1 (2025-4810)
- 3.D. **PETITION NO. SV-PL20250004410 – 8940 Sage Ave, Heritage Bay Commons** - Request for a variance from the Land Development Code Section 5.06.04 F.5 which allows for one menu sign with a maximum height of 6 feet, measured from the drive-thru lane grade adjacent to the sign, and permits a maximum area of 64 square feet per drive-thru lane with a limit of two signs per parcel, to instead allow an additional menu board for a total of two signs in one drive-thru lane at 8940 Sage Ave, Heritage Bay Commons Tract D, Section 23, Township 48 South, Range 26 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II] Commissioner District 3 (2025-4805)
- 3.E. **PETITION NO. SV-PL20250004411 – 5102 Tamiami Trail E, Sabal Bay** - Request for a variance from the Land Development Code Section 5.06.04.F.5. which allows for one menu sign with a maximum height of 6 feet, measured from the drive-thru lane grade adjacent to the sign, and permits a maximum area of 64 square feet per drive-thru lane, with a limit of two signs per parcel, to instead allow an additional menu board for a total of two signs in one drive-thru lane at 5102 Tamiami Trail E, Sabal Bay Commercial Plat Phase Four, Tract M, Section 19, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II] Commissioner District 4 (2025-4807)

4. **New Business**

5. **Old Business**

6. **Public Comments**

7. **Adjourn**