

**COLLIER COUNTY
Hearing Examiner**



AGENDA

Growth Management Community Development Department
2800 Horseshoe Drive North
Conference Rooms 609/610
Naples, FL 34104

**February 13, 2026
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. CCSV — PL20250007858 - 10021 and 10047 Gulf Shore Drive - Request for a variance from the Coastal Construction Setback Line (CCSL) in accordance with LDC Section 9.04.06 to allow for construction of a new building approximately 30.87 feet seaward of the CCSL, construction of a new cabana approximately 53.67 feet seaward of the CCSL, replacement of a pool approximately 57.40 feet seaward of the CCSL and the construction of a fence 90.20 feet seaward of the CCSL. The subject property is Lots 31 and 32, Block A, Conner's Vanderbilt Beach Estates Replat Part of Unit 1 subdivision, also known as 10021 and 10047 Gulf Shore Drive in Section 29, Township 48 South, Range 25, Collier County, Florida. [PL20250007858] (2026-166)

3.B. PETITION NO. PDI-PL20250008448 – 3295 Pine Ridge Rd - Request for an insubstantial

change to Ordinance No. 15-43, the Germain Honda Commercial Planned Unit Development (CPUD), by revising Exhibit F, to allow gasoline storage and/or fuel tanks for dealership use only. The parcel, approximately 10.44 acres, is located at 3295 Pine Ridge Rd in Section 12, Township 49 South, Range 25 East, Collier County, Florida. (2026-165)

3.C. **PETITION NO. PL20250001009 NUA – 119 Jefferson Ave E, Naples, FL** - Request for a variance from LDC Section 9.03.03 to reduce the required 7.5-foot side setback on the north property line to 7.2 feet for the renovation of an existing patio and to add a storage shed that will meet current setbacks. This property is approximately 0.16 acres and is located in the Newmarket Subdivision, Block 43, Lots 13 and 14, aka 119 Jefferson Ave E, Naples, FL, in Section 03, Township 47 South, Range 29 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II, Commissioner District 5] (2026-112)

3.D. **PETITION NO. VA-PL20250003358 - 569 Portsmouth Court within the Audubon Country Club** - Request for a proposed variance of 9.6 feet from the required front yard setback of 25 feet allowing the garage addition to be 15.4 feet from the front property line, a proposed variance of 0.2 feet from the required side yard setback of 7.5 feet allowing the garage extension to be 7.3 feet from the east property line, and an after-the-fact variance of 0.2 feet from the side yard setback of 7.5 feet allowing for the existing garage and home to remain with a minimum setback of 7.3 feet from the east property line for a single family home at 569 Portsmouth Court within the Audubon Country Club Planned Unit Development (PUD) zoning district per Ordinance 91-53, as amended, in Section 9, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] Commissioner District 2. (2026-93)

3.E. **PETITION NO. PDI-PL20250003144 - Intersection of Santa Barbara and Davis Boulevards** - Request for an insubstantial change to The Shoppes at Santa Barbara Mixed Planned Unit Development (MPUD) approved by Ordinance 2021-34, as amended, by adding an access point along Santa Barbara Boulevard for the outparcel identified as Lot 1 of Altis Santa Barbara. The subject site is 2.4± acres within the 18.1± acre MPUD located at the northeast quadrant of the intersection of Santa Barbara and Davis Boulevards in Section 4, Township 50 South, Range 26 East. [Coordinator: Ray Bellows, Zoning Manager] Commissioner District 1. (2026-95)

3.F. **PETITION NO. PDI-PL20250006016 - between Briarwood Boulevard and Sherbrook Drive** - Request for an insubstantial change to the Briarwood Planned Unit Development (PUD) approved by Ordinance 95-33, as amended, to add an emergency-only access point along Radio Road for property designated on the PUD Master Plan as Tract A, Multifamily Tract, and also identified as Tract “B-2” in the Briarwood Unit One Subdivision. The subject site is 3.34 acres located between Briarwood Boulevard and Sherbrook Drive in Section 31, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] Commissioner District 4. (2026-94)

4. **New Business**

5. **Old Business**

6. **Public Comments**

7. **Adjourn**

