

**COLLIER COUNTY
Hearing Examiner**



AGENDA

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

**February 26, 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. PDI PL20250013644 – Hacienda Lakes of Naples, LLC Collier Boulevard and Rattlesnake Hammock Road - Requests an insubstantial change to the Hacienda Lakes MPUD, Ordinance No. 11-41, for (1) the addition of a footnote to Table II – Commercial, Including Mixed Use Buildings, Public Safety, and Senior Housing Development Standards, adding that the minimum yards for the principal use may be reduced to 15 feet on the east and west sides of the Commercial Tract identified as Tracts A and B of the Cadenza at Hacienda Lakes of Naples Plat as recorded in Plat Book 74, Pages 16 through 20 of the Public Records of Collier County, Florida; and (2) the addition of a utilities note to Table II – Commercial, Including Mixed Use Buildings, Public Safety, and Senior Housing Development Standards, that setbacks must comply with the required separation between utility infrastructure and buildings or structures provided in the Utility Standards and Procedures

Ordinance, Chapter 134, Article III of the Collier County Code of Laws and Ordinances. The subject parcel is in the Commercial Tract of the MPUD and is located approximately ±1,280 feet east of the intersection of Collier Boulevard and Rattlesnake Hammock Road on the south side of Rattlesnake Hammock Road in Section 23, Township 50 South, Range 26 East, Collier County, Florida, consisting of ±5.09 acres of the ±2,262 acre MPUD [Coordinator: Timothy Finn, Planner III] Commissioner District 1 (2026-118)

- 3.B. **PETITION NO. SV-PL20250003185 –Panda Express -Immokalee Rd. & Founders -** Request for a variance from the Land Development Code Section 5.06.04.F.2.a, which allows for Outparcels to have one additional 60 square foot wall sign facing the shopping center, in addition to any wall signs permitted by the code, provided that this sign does not face a public right-of-way, to not exceed two total wall signs. The applicant is seeking a third wall sign, 6 feet by 6 feet, at 8955 Founder Square Drive, Founders Square Tract G, Section 26, Township 48 South, Range 26 East, Collier County, Florida. (2026-218)
- 3.C. **PETITION NO. VA PL20250011116 – 900 Grand Rapids Blvd -** Request for a variance from R-2 Development Standards in Section IV, 4.06, Table II A, of the Orangetree PUD, Ordinance 12-09, as amended, to reduce the required side yard setback for an existing accessory screen enclosure on a single-family detached home from 5.5 feet to 4.01 feet on the northwest property line on approximately 0.24 acres known as Waterways Of Naples Unit Three Lot 119 subdivision, also known as 900 Grand Rapids Blvd, Naples, FL, 34120 in Section 14, Township 48 South, Range 27 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II] Commissioner District 5 (2026-216)
- 3.D. **PETITION NO. BD-PL20240010109 - 400 Oak Avenue-** Request for a 16-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility protruding a total of 36 feet into a waterway that is 154± feet wide, pursuant to LDC Section 5.03.06.H. The subject property is located at 400 Oak Avenue, further described as Lot 7, Block I, Conner's Vanderbilt Beach Estates Unit No. 2, in Section 32, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 2 (2026-315)
- 3.E. **PETITION NO. BD PL20250005726 -1843 Gordon River Lane -** Request for a 19-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code (LDC) for waterways 100 feet or greater in width, to allow a boat docking facility protruding a total of 39 feet into a waterway that is 114-120 feet wide, pursuant to LDC Section 5.03.06.H. The subject property is located at 1843 Gordon River Lane and is further described as Lot 7, Nature Pointe, in Section 35, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 4 (2026-399)

4. **New Business**

5. **Old Business**

6. **Public Comments**

7. **Adjourn**