

**COLLIER COUNTY
Hearing Examiner**



AGENDA

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

**March 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 PL20240013377 – Golden Gate Boulevard and Wilson Boulevard -
HSC Orangetree LLC requests an insubstantial change to the Estates Shopping Center CPUD, Ordinance 21-40, for a sign deviation from LDC 5.06.04.F.4. to allow two (2) signs on the front, south elevation of the building facing Golden Gate Blvd. with a combined total of no more than 180 sq ft, with the second sign at 33 sq ft. as shown on Exhibit F-1, sign exhibit. This deviation only applies to the Tractor Supply located on the west half of Tract A within the PUD. The subject property is 4.13 acres+/- of the 41 +/- acre PUD located at the northwest quadrant of Golden Gate Boulevard and Wilson Boulevard, in Section 4, Township 49 South, Range 27 East, Collier County, Florida [Coordinator: Timothy Finn, Planner III]
Commissioner District 3 (2026-423)

- 3.B. **PETITION NO. PCUD-PL20250009098— 13707 Winchester Trail** - Request for determination that use of a commercial automotive facility (SIC 7538) is comparable in nature to other permitted uses in Exhibit A of the Randall Curve Mixed Planned Unit Development (MPUD) adopted by Ordinance Number 2021-42, as amended. The subject property is located at 13707 Winchester Trail, Naples, Florida 34120 in Section 22, Township 48 South, Range 27 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II] Commissioner District 3 (2026-558)
- 3.C. **PETITION NO. PCUD – PL20250011804 - 3206 Lake Trafford Rd** - RCMA Immokalee Mixed Planned Unit Development (MPUD) (Ordinance No. 21-38) – Request for a determination that use of a Public Safety Facility (SIC 9229) is comparable in nature to other permitted uses in the Community Facility (CF) Tract of the RCMA Immokalee MPUD. The subject property is located at 3206 Lake Trafford Rd in Section 31, Township 46 South, Range 29 East, Collier County, Florida [Coordinator: Maria Estrada, Planner II] Commissioner District 5 (2026-578)
- 3.D. ***** This item was continued from the March 13, 2026, HEX Meeting.*****
PETITION NO. PL20240005463 BD - HUNTER DOCK - 267 3rd Street West - Request for a 28-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 greater than 100 feet in width, to allow a boat docking facility protruding a total of 48 feet into a waterway that is 446± feet wide, within a Residential Single-Family-4 (RSF-4) zoning district, pursuant to LDC Section 5.03.06.H. The subject property is located at 267 3rd Street West, also described as Lot 17, Block G, Little Hickory Shores, Unit 3 Replat subdivision, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 2 (2026-461)
- 3.E. **PETITION NO. PL20250005556 PDI - Egret's Walk, Pelican Marsh PUD - 952 Egrets Run** - Request for an insubstantial change to the Pelican Marsh Planned Unit Development (PUD), Ordinance Number 02-71, as amended, by amending Section 3.4.A.9 of the PUD document to allow one of the 50 rental residential units allowed in the PUD to be located in the clubhouse at the Egret's Walk Condominium recreation building at 952 Egrets Run in Section 34, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 2 (2026-597)
- 3.F. **PETITION NO. PL20250014954 CUD - Tamiami Crossing CPUD - Tamiami Trail East and 6662 Collier Boulevard** - Request for a determination that a liquor store (SIC 5921) is comparable and compatible in nature to other permitted uses in Exhibit A, Section I.A, of the Tamiami Crossing Commercial Planned Unit Development (CPUD) adopted by Ordinance Number 08-50, as amended. The subject CPUD comprises 13030, 13050, 13080, and 13100 Tamiami Trail East and 6662 Collier Boulevard, in Section 3, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 1 (2026-598)
- 3.G. **PETITION NO. PL20250004529 BD - 167 East Hilo Street - Echeverria Dock** - Request for a 36-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 56 feet into a waterway that is 527 to 719 feet wide, pursuant to LDC Section 5.03.06.H for property located at 167 East Hilo Street and further described as Lot 408, Isles of Capri No. 2, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 1 (2026-599)

- 4. New Business**
- 5. Old Business**
- 6. Public Comments**
- 7. Adjourn**