

**COLLIER COUNTY
Hearing Examiner**



AGENDA

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

**May 28, 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@collier.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. ** This item has been continued from the April 23, 2026, HEX Meeting PETITION NO. PL20250006100 - BD - 140 Wilderness Cay** - Request for a 48-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width to allow a boat docking facility that will protrude a total of 68 feet into a waterway that is 384± feet wide, pursuant to Section 5.03.06.H of the Land Development Code, for the benefit of property located at 140 Wilderness Cay, also described as Lot 20, Port of the Islands (The Cays) Phase II, according to the Plat thereof as recorded in Plat Book 21, Pages 1 through 4, Public Records of Collier County, Florida, in Section 9, Township 52 South, Range 28 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 1 (2026-884)

3.B. PETITION NO. PL20250006371 - PDI – Terreno at Valencia Golf and Country Club

Master amenity pool café - Request for an Insubstantial change to the Orangetree Planned Unit Development (PUD) by Pulte Home Company, LLC, seeking to amend the signage standards to include an exception to LDC code 5.06.02.7.a.i, to allow for one illuminated sign located on the exterior of the Terreno at Valencia Golf and Country Club Master amenity pool café (Folio # 76715004927) provided the sign is located no less than 100 feet away from facing residential uses that are not separated by an arterial or collector road. The Orangetree PUD encompasses approximately 2,138.76 acres and is located in parts of sections 11, 12, 13, 14, 22, 23, 24, 25, 26, and 27, Township 48 South, Range 27 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II] Commissioner District 5 (2026-1205)

3.C. **PETITION NO. PL20250012366 VA - 5 Pelican Street East** - Request for a variance from Land Development Code Section 5.03.06.F.1, to reduce the minimum side yard riparian setback from 15 feet to 5 feet on the west side and from 15 feet to 9 feet on the east side, for a proposed boathouse for a new dock facility on a lot with 43± feet of water frontage located within a Residential Single-Family-4 (RSF-4) zoning district at 5 Pelican Street East and further described as Lot 41, Isles of Capri No. 1, according to the plat thereof as recorded in Plat Book 3, Page 41, Public Records of Collier County, Florida, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 1 (2026-1320)

3.D. **PETITION NO. PL20250007918 BD - 5 Pelican Street East** - Request to approve a 18-foot by 38-foot boathouse as per Section 5.03.06.F of the Collier County Land Development Code (LDC) and a 57-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06.E.1 of the LDC for waterways greater than 100 feet in width, to allow a boat docking facility protruding a total of 77 feet into a waterway that is 640± feet wide, pursuant to LDC Section 5.03.06.H. The subject property is located at 5 Pelican Street East and further described as Lot 41, Isles of Capri No. 1, according to the plat thereof as recorded in Plat Book 3, Page 41, Public Records of Collier County, Florida, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 1 (2026-1321)

4. **New Business**

5. **Old Business**

6. **Public Comments**

7. **Adjourn**