

COLLIER COUNTY
Hearing Examiner



AGENDA

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

August 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@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. PETITION NO. PL20260002618 VA – 2448 Harbor Rd - Request for a variance from LDC Sections 4.02.01.A., Table 2.1 to reduce the required front setback from 25 feet to 23.23 feet on the south side property line of an existing pool and screen enclosure. The property is located in the Residential Single-Family (RSF-4) Zoning District, encompassing approximately 0.26 acres, known as Lot 3, Block C, Rock Harbor, according to the plat thereof, as recorded in Plat Book 1, Page 84, of the Public Records of Collier County, Florida, at 2448 Harbor Rd, Naples, FL, situated in Section 2, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II] Commissioner District 4 (2026-2020)**
- 3.B. PETITION NO. PL20250010171 VA – 1732 45th Terrace SW - Request variances from LDC Section 5.05.04 to reduce the setback for Group Housing abutting residential zoning**

districts from 20 to 14.88 on the north side and 15.07 feet on the south side, and to reduce the minimum lot area from 12,000 sf to 11250 sf for property zoned Residential Single Family 3 (RSF-3) located at 1732 45th Terrace SW, Naples, in Section 22, Township 49 South, Range 26 East, Collier County, Florida. [**Companion CU-PL20240010934**] [Coordinator: Maria Estrada, Planner II] Commissioner District 3] *(2026-2014)*

- 3.C. **PETITION NO. PL20240010934 CU - 1732 45th Terrace SW** - Request for approval of Conditional Use No. 7 Group Care Facilities (category I) in the RSF-3 Zoning District, as provided in Section 2.03.02.A. of the Collier County Land Development Code to allow the existing family care facility with 6 beds to expand to a group care facility (category I) with up to 10 beds on 0.26+/- acres located at 1732 45th Terrace SW in Section 22, Township 49 South, Range 26 East, Collier County, Florida. (**Companion to VA-PL20250010171**) [Coordinator: Ray Bellows, Zoning Manager] Commissioner District 3 *(2026-2017)*

4. **New Business**

5. **Old Business**

6. **Public Comments**

7. **Adjourn**