

## AGENDA

### COLLIER COUNTY HEARING EXAMINER

WILL HOLD A HEARING AT 1:00 PM ON THURSDAY, **APRIL 23, 2026**, IN CONFERENCE ROOMS 609/610 AT THE GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT PLANNING & REGULATION BUILDING, 2800 N. HORSESHOE DRIVE, NAPLES, FLORIDA 34104.

THE PUBLIC WILL HAVE THE OPPORTUNITY TO PROVIDE PUBLIC COMMENTS REMOTELY, AS WELL AS IN PERSON, DURING THIS PROCEEDING. INDIVIDUALS WHO WOULD LIKE TO PARTICIPATE REMOTELY SHOULD REGISTER AT: <https://bit.ly/04232026HEX>

ANY TIME AFTER THE AGENDA IS POSTED ON THE COUNTY WEBSITE, WHICH IS 6 DAYS BEFORE THE MEETING OR THROUGH THE LINK: <https://colliercofl.portal.civicclerk.com/>

INDIVIDUALS WHO REGISTER WILL RECEIVE AN EMAIL IN ADVANCE OF THE PUBLIC HEARING DETAILING HOW THEY CAN PARTICIPATE REMOTELY IN THIS MEETING. FOR ADDITIONAL INFORMATION ABOUT THE MEETING, EMAIL MICHAEL BOSI AT [Michael.Bosi@colliercountyfl.gov](mailto:Michael.Bosi@colliercountyfl.gov)

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 10 DAYS PRIOR TO THE HEARING. ALL MATERIALS USED DURING THE 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 HEARINGS

- A. **\*\*\*This item has been continued from the April 9, 2026, HEX Meeting to the April 23, 2026, HEX Meeting\*\*** **PETITION NO. DR-PL20230007044 – Dental Design Naples Expansion – 5048 Tamiami Trail N** - Request for approval of a site plan with deviations pursuant to LDC Section 10.02.03.F and seeks two deviations: (1) from LDC Section 4.06.02.C.1 which requires a ten-foot landscape buffer to instead allow a reduction of the buffer 5 feet minimum along the north property line identified on Deviations Exhibit 2 Site Plan; (2) from LDC Section 4.06.02.C.1, which requires a ten-foot side landscape buffer with trees paced no more than 30 feet on center to instead allow retention of the existing landscape buffer on the southern border of the property only for the portion of the existing parking lot of Dental Design Naples, consisting of ±1.24 acres and located at 5048 Tamiami Trail N also known as Naples Improvement Company’s Little Farm in Section 15, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II] Commissioner District 4
- B. **PETITION NO. DR-PL20240014249 - 375 and 475 Sanctuary Road** - The National Audubon Society, Inc. requests approval of a site plan with deviations for redevelopment pursuant to LDC Section 10.02.03.F to allow Corkscrew Swamp Sanctuary campus improvements with eight total deviations: two deviations from LDC Section 4.02.01 to allow one building with a front setback of 24 feet and one building with a front setback of 25 feet where 50 feet is required from Rookery Lane; two deviations from LDC Section 4.06.05.C and LDC Section 4.05.02.B.1 to allow building foundation plantings to be located up to 50 feet way from buildings in the amount of 10% of the building footprint; one deviation from LDC Section 4.06.03.B.3 to allow no curbing around landscape islands in parking areas; one deviation from LDC Section 6.06.02 to allow no sidewalks and no payment-in-lieu for sidewalks along Sanctuary Road and Rookery Lane; one deviation from LDC Section 3.05.07.H.1.d to allow no areas designated as conservation easements on the subject property; and one deviation from LDC Section 4.05.02.B.1 to allow crushed shell where driveways and access aisles are required to be paved on +/-30 acres of property located at 375 and 475 Sanctuary Road in Section 22, Township 47 South, Range 27 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP] Commissioner District 5
- C. **PETITION NO. PL20250013223 -185 Topanga Drive - BLCD Wasko Boatlift Canopy-** Request to approve a second boat lift canopy measuring 30 feet by 14 feet and 12 feet in height on what has been deemed to be a canal front lot pursuant to section 5.03.06.G.3 of the Land Development Code (LDC). The subject property is located at 185 Topanga Drive and further described as Lot 90, Southport on the Bay, Unit 1, according to the Plat thereof, as recorded in Plat Book 15, Pages 51 through 53, inclusive, of the Public Records of Collier County, Florida, in Section 6, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 2
- D. **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 2
- E. **PETITION NO. PCUD-PL20260001174 – 3545 Pine Ridge Rd.** - Sophia's Italian Village Development, LLC requests a comparable use determination that a pool equipment and supply store (SIC Code 5091) is comparable, compatible, and consistent in nature to other permitted uses in Section 5.3 of the Naples Gateway PUD adopted by Ordinance Number 2000-14, as amended.

The subject property is located at 3545 Pine Ridge Rd. Suite 600/300, in Section 7, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Planner III] Commissioner District 2

- F. **PETITION NO. CU-PL20250011070 - 10823 Tamiami Trail North** - Request for approval of a Conditional Use for Downtown Property Invest, LLC to allow for coin operated amusement devices (SIC 7993), to be known as Sunset Plaza - Lounge Arcade, consisting of video vending machines, pursuant to subsection 2.03.03.C.1.c.5 of the Collier County Land Development Code, located at 10823 Tamiami Trail North, Unit F, in Section 28, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Timothy Finn, Planner III] Commissioner District 2
  
- G. **PETITION NO. PDI- PL20260000271 – Tamiami Trail E and Henderson Dr** - Naples Motorcoach Resort Homeowners Association, Inc. requests an insubstantial change to the Naples Motorcoach Resort Commercial Planned Unit Development (CPUD), Ordinance No. 07-85, as amended, for a 100-square-foot increase in the maximum permitted area for covered porches and verandas for both lots less than 4,500 square feet, and lots equal to or greater than 4,500 square feet, in Exhibit A, Section B.6 in the Naples Motorcoach Resort CPUD. The subject property is located on the southwest side of Tamiami Trail East, approximately three-quarters of a mile east of Isle of Capri, in Section 3, Township 51 South, Range 26 East, Collier County, Florida, consisting of ± 23.2 acres. [Coordinator: Timothy Finn, Planner III] Commissioner District 1

- 4. OTHER BUSINESS
  
- 5. PUBLIC COMMENTS
  
- 6. ADJOURN