

COLLIER COUNTY
Hearing Examiner



AGENDA

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

June 26, 2025
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. PL20240009899 - SRAA – South of Oil Well Road, approximately ½ mile West of State Road 29 - CSC Farm, LLC requests an insubstantial change to the Collier Rod and Gun Club at the Preserve Compact Rural Development Stewardship Receiving Area (SRA), Resolution No. 2023-183, as amended, to reconfigure the design of the residential lots and lakes, add deviations from maximum wall height, construction materials for the internal pathways, and lighting standards along internal/private streets, remove the exchange of impact fee credits for the Immokalee Fire Control and Rescue District, correct scrivener's errors, update Trailway cross-sections, realign internal Trailways, eliminate the linear park design, eliminate the pedestrian/golf cart connection within the southwest corner of the SRA property, modify the pedestrian/golf cart connection along the SRA's western boundary to be a vehicular connection, add language to Section IX, Item 9.2.C and Section II, Item 17, addition of a new ingress/egress along Oil Well Road for the purpose of providing a direct access connection for the adjacent property, remove Principal Uses #2, #3, and #5 from the Compact Rural Development Center, Section V, Item 5.2.1.1.A, specify certain accessory uses and structures incidental to single-family residential development, reserve

land for future expansion of Oil Well Road, and update the Master Mobility Plan. The subject parcel is 259.43± acres, located south of Oil Well Road, approximately ½ mile west of State Road 29, in Sections 18, 19, 24, and 30, Township 48 South, Range 30 East, Collier County, Florida. [Coordinator: Timothy Finn, Planner III] Commissioner District 5
(2025-1923)

- 3.B. **PETITION NO. CU-PL20240009901 – South of Oil Well Road (C.R. 858) and West side of State Road 29** - CSC Farm, LLC requests approval of an amendment to the Conditional Use for the Collier Rod and Gun Club at the Preserve, Resolution No. 23-184, to eliminate access from Oil Well Park Road, add a vehicular interconnect with the adjacent property to have a direct access connection to Oil Well Road, relocate the back-of-house maintenance golf course operations, decrease the acreage from ±911 acres to ±901.7 acres, modify the design of the internal/private street and pathway system, relocate the member-only lodging cabins, adjust preserve areas to include South Florida Water Management District (SFWMD) jurisdictional wetlands, eliminate the vehicular maintenance trail connection to Oil Well Road, modify the Trailway roadway cross-sections, modify the golf cart/pedestrian interconnect to a vehicular interconnect, amend Condition of Approval #11, and reserve land for future expansion of Oil Well Road, on property zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and Rural Lands Stewardship Area Zoning Overlay District (RLSAO) and Big Cypress Area of Critical State Concern Special Treatment Overlay (ACSC-ST) pursuant to Sections 2.03.01.A.1.c.17 and 2.03.01.A.1.c.20 of the Collier County Land Development Code for a 901.7± acre property located south of Oil Well Road (C.R. 858) and west side of State Road 29 in Sections 18, 19, 20, 29, and 30, Township 48 South, Range 30 East, and Sections 23 and 24, Township 48 South, Range 29 East, Collier County, Florida. [Coordinator: Timothy Finn, Planner III] Commission District 5. (2025-1924)
- 3.C. **PETITION NO. PL20240012113 VA – 2200 Curtis Street** - Request for a variance from Land Development Code Section 4.02.01.A, Table 2.1, and section 4.02.03 to reduce the required front setback from 25 feet to 15.16 feet for the proposed principal structure; 11.83 feet for the front steps/entry feature; and 10 feet for the attached outdoor bathroom, pool equipment, A/C pad, and stairs; and for the proposed accessory structures, 15.25 feet for the pool and enclosure/deck, regarding the proposed Lot 1 of 2200 Curtis Street Plans & Plat Construction (PPL) - PL20240000374, Naples, FL 34112 in Section 11, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II] Commission District 4. (2025-2028)
- 3.D. **PETITION NO. PL20230014016 VA -201 Shell Island Road** - Request for a 264.08-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 that will protrude a total of 284.08 feet into a waterway that is 1,250± feet wide, pursuant to Section 5.03.06 of the Land Development Code, for the benefit of property located at 201 Shell Island Road, in Section 16, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 1 (2025-2087)

4. **New Business**

5. **Old Business**

6. **Public Comments**

7. **Adjourn**

