

**COLLIER COUNTY
Hearing Examiner**



AGENDA

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

**March 13, 2026
9:00 AM**

**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. PL20250000077 VA –The Grove-** Request for a variance from LDC Section 4.02.16.C.2.e.i., to increase the height of the proposed entry feature gate from 42 inches to 11 feet 6 inches for a new platted subdivision consisting of 32 single-family homes. This subdivision is located on Grove Bayshore Lots 1 through 32, as recorded in Plat Book 75, pages 92 and 93, on approximately 9.6 acres known as Grove Bayshore, in Section 14, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: Maria Estrada, Planner II, Commissioner District 4] (2026-445)
- 3.B. PETITION NO. PL20250005725 BD - MYERS DOCK -1817 Gordon River Ln-** Request for a 12-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

100 feet or greater in width, to allow a boat docking facility protruding a total of 32 feet into a waterway that is 118-120 feet wide, pursuant to LDC Section 5.03.06.H. The subject property is located at 1817 Gordon River Lane and is further described as Lot 8, Nature Pointe, in Section 35, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 4 (2026-462)

- 3.C. **PETITION NO. PL20250007070 VA - 1074 Hollygate Ln** - Request for a variance from Land Development Code (LDC) Section 4.05.03.A, specific parking requirements for residential uses in mixed use urban residential land use for single-family dwelling units, to allow the designated parking area to be increased from the maximum 40 percent of the required front yard to 62 percent of the required front yard for an unimproved legal nonconforming lot of record located in a Residential Single-Family-4 (RSF-4) Zoning District at 1074 Hollygate Lane; further described as Lot 20, Block B, Oak Knoll Unit No. 1, according to the Plat thereof as recorded in Plat Book 4, Page(s) 42, of the Public Records of Collier County, Florida, in Section 22, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 4 (2026-516)
- 3.D. **PETITION NO. PL20240001414 BD Long Dock -259 3rd ST-** Request for a 24-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 44 feet into a waterway that is 200± feet wide, for a proposed dock facility within a Residential Single-Family-4 (RSF-4) zoning district. The subject property is located at 259 3rd Street, also known as Lots 24 and 25, Block C, Unit No. 1 Little Hickory Shores, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commissioner District 2 (2026-460)
- 3.E. ***** THIS ITEM WILL BE HEARD AT THE MARCH 26, 2026, HEX MEETING*****
PETITION NO. PL20240005463 BD - ANDRADE 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.F. **PETITION NO. ADA PL20260000118- Winding Cypress Phase One - 7180 Winding Cypress Drive** - Appeal to the Collier County Hearing Examiner of the administrative approval of an insubstantial change to a Site Development Plan PL20250012801 to convert a tennis court to pickleball courts on a parcel located in the Recreational District of the Winding Cypress Planned Unit Development, Ordinance No. 02-35, as amended. The impacted area is approximately 7,200 square feet in the 6.61± acre Tract G, of the Winding Cypress Phase One subdivision, located at 7180 Winding Cypress Drive in Section 35, Township 50, Range 26 East, Collier County, Florida. (PL20260000118) (2026-233)

4. New Business

5. Old Business

6. Public Comments

7. Adjourn