

# Revised Notice of Meeting Agenda

## NAPLES PLANNING ADVISORY BOARD

Chairman: James Krall, Vice-Chairman: David J. Feight  
Members: Thomas McCann, Robert McCashin, James Melican, Gary Price, Bruce Selfon  
Thompson Dyke-Alternate

---

---

Welcome to today's Planning Advisory Board meeting. If you wish to address the Board regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Speaker Request Box located on the dais prior to consideration of that item. We ask that speakers limit their comments to 7 minutes and that large group's name a spokesperson whenever possible. Thank you for your interest and participation in City government.

---

---

**Wednesday, February 14, 2018**  
**City Council Chambers**  
**735 8th Street South**  
**8:30 A.M.**

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Changes to the Agenda
4. Approval of Minutes – January 10, 2018
5. Public Comment

— — — — —

### NOTICE

*Formal action may be taken on any item discussed or added to this agenda. **Any person who decides to appeal any decision made by this Board with respect to any matter considered at this hearing will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be heard.** Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's Office at 213-1015 with requests at least two business days before the meeting date.*

This schedule will be followed as closely as possible for the convenience of citizens wishing to address the Board. Items not listed at an estimated time will be considered at the discretion of the Board and any item may be taken out of numerical order. Some of the items on this agenda may have been scheduled for an estimated time; however, none of the items will be considered earlier than the scheduled time.

6. **Public Hearing:**       **VISION PLAN**  
Review the methodology and request for proposal for a City visioning process
7. **This item was returned to the PAB from City Council; Continued from 01/10/18 meeting.**  
**Public Hearing:**       **TEXT AMENDMENT 17-T3 (RS)**  
Consider an Ordinance amending Chapter 58 Article III Division 4 governing airspace protection and land use compatibility.  
Petitioner:     City of Naples and Naples Airport Authority  
Location:       Airport Overlay District
8. **This item was returned to the PAB from City Council on 12/20/17; Continued from 01/10/18 meeting.**  
**Public Hearing:**       **SITE PLAN WITH DEVIATIONS PETITION 17-SPD6 (RS)**  
Consider a Resolution determining Site Plan with Deviations petition 17-SPD6 for a deviation from Section 58-910 to allow a mixed use building at a maximum height of 49 feet, including 42 feet to the roof and an additional 7 feet height for architectural embellishments, mechanical equipment, mechanical screen enclosures, elevator shafts and stair towers where a maximum height of 42 feet is permitted; and consideration of conditional use approval pursuant to Section 58-907 to allow density exceeding 12 units an acre but not greater than 30 units an acre on the property located at 850 Central Avenue and owned by Lee R. & Eugenia M. Light.  
Petitioner:     Ryan C. Youmans  
Location:       850 Central Avenue  
Agent:         John M. Passidomo
9. **Continued from 01/10/18 meeting.**  
**Public Hearing:**       **REZONE PETITION 17-R5 (RS)**  
Consider an Ordinance adopting Rezone Petition 17-R5 to rezone the property from PD Planned Development to PD Planned Development to modify the setback and building separation requirements for the Naples Mobile Home and RV Park located at 2634 9<sup>th</sup> Street North.  
Petitioner:     Darlene Stoneburner-Lofgren  
Owner:         Darlene Stoneburner-Lofgren  
Location:       2634 9<sup>th</sup> Street North, East of US 41 between 26<sup>th</sup> Avenue North and 28<sup>th</sup> Avenue North  
Agent:         Richard D. Yovanovich

**10. Public Hearing**

**VARIANCE PETITION 17-V10 (EM)**

Consider a Resolution determining Variance Petition 17-V10, pursuant to Section 56-93(c)(3) of the Code of Ordinances, to allow for a new dock to exceed the allowable total surface area for all stationary structures in the Moorings subdivision of 35% by approximately 52 square feet, for property located at 2825 Leeward Lane.

Petitioner: Hank deWolf  
Owner: Leeward Lane LLC  
Location: 2825 Leeward Lane  
Agent: Jeff Rogers, Turrell Hall & Associates, Inc.

**11. Public Hearing:**

**REZONE PETITION 17-R6 (RS)**

Consider an Ordinance adopting Rezone Petition 17-R6 to rezone the property from C-2 General Commercial and C-2-A Waterfront Commercial to D Downtown for property that which includes all properties within the City block bounded by 5<sup>th</sup> Avenue South on the north, 6<sup>th</sup> Avenue South on the south, 10<sup>th</sup> Street South on the west and 11<sup>th</sup> Street South on the east; together with the parcel located at the northwest corner of 6<sup>th</sup> Avenue South and 10<sup>th</sup> Street South.

Petitioner: TBC Dockside, LLC, A Florida limited liability company  
TBC 1010 5<sup>th</sup> Avenue, LLC, a Florida limited liability company  
TBC 1074, LLC, a Florida limited liability company  
Owner: TBC Dockside, LLC, a Florida limited liability company  
TBC 1010 5<sup>th</sup> Avenue, LLC, a Florida limited liability company  
JFN 1074, LLC, a Florida limited liability company  
TBC 1074, LLC, a Florida limited liability company  
975 6<sup>th</sup> Ave. South, LLC, a Florida limited liability company  
Location: 590 11<sup>th</sup> Street South,  
1010 5<sup>th</sup> Avenue South,  
1050 5<sup>th</sup> Avenue South,  
1074 5<sup>th</sup> Avenue South,  
Parcel ID No. 19015480004 also known as 1041 6<sup>th</sup> Ave S, and  
975 6<sup>th</sup> Avenue South

Agent: John M. Passidomo

**12. Public Hearing: VARIANCE PEITION 18-V1 (EM)**

Consider a Resolution determining Variance Petition 18-V1, for a Variance from Section 44-8, to allow for the front yard abutting the western property line and Broad Court South to be designated as a rear yard in the R1-10, Residence District, for property located at 643 7<sup>th</sup> Street North.

Petitioner: Ronald E. McKinney

Owner: Ronald E. McKinney Revocable Trust

Location: 643 7<sup>th</sup> Street North

Agent: Michael S. McKinney

**13. Public Hearing: COMPREHENSIVE PLAN AMENDMENT 17-CPA1**

Consider an Ordinance adopting Comprehensive Plan Amendment Petition 17-CPA1 to amend the Comprehensive Plan in accordance with Florida Statute Section 163-3191.

Petitioner: City of Naples

Location: Citywide

Agent: City of Naples Planning Department

**14. Correspondence and Communication**

**a) Discussion of Rules and Regulations**

**15. Public Comment**

**16. Adjourn**

---

All information on items listed in this agenda, which has been provided in advance of this meeting, may be inspected in the office of the City Clerk, Room B, City Hall, or at the Planning Department, 295 Riverside Circle. All written, audio-visual and other material presented to the Planning Advisory Board in conjunction with deliberations during this meeting will become the property of the City of Naples and will be retained by the City Clerk.