

NOTICE OF MEETING AND AGENDA
City Council Chamber
735 8th Street South, Naples, Florida 34102

Welcome to today's City Council meeting. If you wish to address the Council 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 Council dais prior to consideration of that item. We ask that speakers limit their comments to 7 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation in City government.

Planning Advisory Board Meeting
Wednesday, November 14, 2018
8:30 AM

All proposed ordinances and information on other items listed below, which have been provided in advance of this meeting, may be inspected in the office of the City Clerk, Room B, City Hall, or on the City of Naples home page <https://www.naplesgov.com/> or call the City Clerk's Office, 213-1015. All written, audio-visual and other materials presented to the City Council in conjunction with deliberations during this meeting will become the property of the City of Naples and will be retained by the City Clerk.

1. Roll Call
2. Pledge of Allegence
3. Approval of Minutes
 - 3.A. Minutes of the October 10, 2018 meeting
Recommended Action: Approval
[Minutes](#)
4. Changes to the Agenda
5. Public Comment
All citizens who are called...etc

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 THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING (OR HEARING) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING 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 (239) 213-1015 WITH REQUESTS AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING DATE.

6. Visioning

- 6.A. Visioning Update from the Facilitator
[Memorandum from Mr. Hancock](#)
[Flyer](#)
[Presentation](#)

7. Public Hearing(s)

- 7.A. Consider a Resolution determining Preliminary and Final Plat approver under Subdivision Petition 18-SD3 to create a two lot, zero lot line development known as 537 2nd Ave South Development Subdivision in the R3-12 Multifamily Zoning District, on property containing approximately 0.34 acres, owned by Stuart J. Rothman and Lewis H. Robert, Trustees of the 537 2nd Ave Nominee Trust, and located at 537 2nd Avenue South.
Recommended Action: Approval
[PAB Report](#)
[Resolution](#)
[Application](#)
[Deed](#)
[Disclosure](#)
[Aerial](#)
[Survey](#)
[Declaration of Covenants and Deed Restrictions](#)
[Plat](#)
[Title Opinion Letter](#)
[Labels](#)
[Planning Staff Resumes](#)
- 7.B. Consider a Resolution determining Nonconformity Petition 18-N6 for the property containing the Dock Restaurant, owned by Dock Restaurant Associates Limited Partnership, a Florida limited partnership, to allow the existing building to remain where it encroaches into the required 20 foot front yard and 25 foot required rear yard within the C2-A, Waterfront Commercial district at 845 12th Avenue South.
Recommended Action: Denial
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest](#)
[Deeds](#)
[Survey](#)
[Exhibits](#)
[Credentials - Planning Staff](#)
[Mailing Labels](#)

- 7.C. Consider a Resolution determining Variance Petition 18-V7 for a variance from Section 58-626 of the Land Development Code to allow for the encroachment of an existing building into the required 20 foot front yard and into the required 25 foot rear yard for the property containing the Dock Restaurant, owned by Dock Restaurant Associates Limited Partnership, a Florida limited partnership, located at within the C2-A, Waterfront Commercial district at 845 12th Avenue South.
Recommended Action: Approval
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest](#)
[Deeds](#)
[Survey](#)
[Exhibits](#)
[Credentials - Planning Staff](#)
[Mailing Labels](#)
- 7.D. Consider a Resolution determining Conditional Use Petition 18-CU7 for a parking needs analysis pursuant to Section 50-107 to allow additional outdoor dining at Neapolitan Plaza owned by New Market- Neapolitan, LLC, a Delaware limited liability company and located at 900 Neapolitan Way.
Recommended Action: Recommend Approval
[Staff Report](#)
[Resolution](#)
[Application and Disclosure](#)
[Parking Needs Analysis](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Labels](#)
- 7.E. A Notice of Proposed Change to DRI Development Order 2017-DO1, requesting adoption of a transportation conversion matrix to allow for a broader range of mixed uses on approximately 34.1 acres located at 870, 850, 840, 820, 760 & 750 Goodlette Frank Road North.
Recommended Action: APPROVE
[The Commons Staff Report](#)
[Resolution](#)
[Petition](#)
[Trip Generation Analysis](#)
[SWFRPC Meeting - May 2016](#)
[Mailing Labels](#)
[Petitioner Expert Resumes](#)
[Planning Staff Resumes](#)
- 7.F. An Ordinance rezoning approximately 52 acres from PD, Planned Development to PD, Planned Development for the subject property located at 870, 850, 840, 820,

800, 770, 760, 750, 730, 720, 710 Goodlette Frank Road North and collectively known as The Commons.

Recommended Action: APPROVE

[The Commons Staff Report](#)

[Ordinance](#)

[Proposed Planned Development Document \(Exhibit A to Ordinance\)](#)

[Exhibit A-1 and Exhibit B to PD Document](#)

[Planned Development Document - 1980 Redline](#)

[Rezone Petition](#)

[Aerial](#)

[Trip Generation Analysis](#)

[Sahasa Realty Corporation letter](#)

[The Commons Existing Square Footage](#)

[Petitioner Expert Resumes](#)

[Planning Staff Resumes](#)

[Mailing Labels](#)

8. Approval of 2019 schedule
 - 8.A. Approval of 2019 PAB Meeting Schedule
Recommended Action: Review and Approve
[Staff Memorandum](#)
[Proposed 2019 Meeting Schedule](#)
9. Public Comment
10. Adjourn