

**Planning Advisory Board
Notice of Meeting and Agenda
City Council Chamber, 735 Eighth Street South, Naples, Florida**

Welcome to today's 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 groups name a spokesperson whenever possible. Thank you for your interest and participation in City government.

**Planning Advisory Board Regular Meeting
Wednesday, May 9, 2018
8:30 AM**

All proposed resolutions and information on items listed below, which have been provided in advance of this meeting, may be inspected in the Planning Department, 295 Riverside Circle, 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 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.

1. Pledge of Allegiance
2. Swearing in of New and Returning Members
3. Roll Call
4. Election of Officers
5. Changes to the Agenda
6. Public Comment
7. Approval of Minutes

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 BOARD OR COMMITTEE 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.

8. Site Plan Petition 18-SP10

- 8.A. Request for site plan approval pursuant to Section 58-682 to provide for approval of a master development plan for the Naples Municipal Airport located at 160 Aviation Drive North.

Recommended Action: Approval

[Staff Report](#)

[Resolution](#)

[Application](#)

[Memo to Robin Singer](#)

[1998 Legal Description](#)

[2016 Approved Utilization Plan](#)

[2018 Utilization Plan](#)

[Project Display](#)

9. Conditional Use Petition 18-CU4

- 9.A. Consider a resolution determining Conditional Use Petition 18-CU4, pursuant to Section 58-503(15) of the Code of Ordinances, to allow transient lodging facilities in the HC-Highway Commercial District on property owned by Myrtle Terrace Properties, LLC, and located at 811 and 819 Myrtle Terrace.

Recommended Action: Approve with condition.

[PAB Report](#)

[Resolution](#)

[Application](#)

[Disclosure](#)

[Proof of ownership](#)

[Applicant entity information](#)

[Location zoning map](#)

[Aerial](#)

[Operating Plan](#)

[Comments from Code Enforcement](#)

[Credentials - Staff](#)

[Labels](#)

10. Rezone Petition 18-R1 and Subdivision Petition 18-SD1

- 10.A. Consider the following for property located at 995 8th Avenue South:
- o An Ordinance relating to rezoning petition 18-R1 rezoning approximately 0.23 acres of property from PD Planned Development to PD Planned Development to delete office as a permitted use for property located at 995 8th Avenue South, owned by Quintessential Homes of Naples, LLC, a Florida limited liability company.
 - o A Resolution determining Final Plat approval under Subdivision Petition 18-SD1 to create a two lot, zero lot line development known as Millar Subdivision in the PD Planned Development Zoning District, on property

containing approximately 0.23 acres, owned by Quintessential Homes of Naples, LLC, a Florida limited liability company, and located at 995 8th Avenue South.

Recommended Action: Approval

[PAB Report](#)

[Ordinance](#)

[Resolution](#)

[Rezone Application](#)

[Subdivision Application](#)

[PD Document](#)

[PD Ordinance 95-7574 - Redline](#)

[Aerial](#)

[LEGAL DESCRIPTION](#)

[Proposed Site Plan](#)

[Plat - Millar Subdivision](#)

[Survey](#)

[Opinion of Title](#)

[Declaration](#)

[Deed](#)

[Disclosure](#)

[Petitioner Credentials](#)

[Planning Staff Resumes](#)

[Labels](#)

11. Nonconformity Petition 18-N4

- 11.A. Consider a Resolution determining Nonconformity Petition 18-N4 to expand an existing structure along nonconforming side setback lines in the HC, Highway Commercial zoning district on property located at 840 Myrtle Terrace.

Recommended Action: Approval with conditions

[Staff Report.pdf](#)

[Resolution](#)

[Streets_Stormwater Report.pdf](#)

[Application.pdf](#)

[Survey.pdf](#)

[Mailing Labels.pdf](#)

[Jason Pratt Resume.pdf](#)

[Planning Staff Resumes.pdf](#)

12. Text Amendment Petition 18-T2

- 12.A. Consider an Ordinance amending Chapter 2, Administration, Article V Boards , Commissions and Committees, Division 4, Design Review Board and Chapter 46, Article II of the City of Naples Code of Ordinances to create a new Historic Preservation Ordinance providing for a review procedure for the Design Review

Board to review alterations to contributing structures in the historic district and authorizing the Design Review Board to designate structures.

Recommended Action: Recommend adoption of the Ordinance.

[Staff Memorandum](#)

[Steps to Request Certification](#)

[Application for Certification](#)

[Ordinance Components per SHPO](#)

[NHS Ordinance Recommendation](#)

[CLG Agreement - Draft](#)

[Naples Historic District Inventory](#)

[National Register Application](#)

[NHS Recommended Design Guidelines](#)

[NHS Recommended Design Review Application](#)

[Map of District Boundary](#)

[Map](#)

[Nominations Substantive Review](#)

[Nominations Technical Review](#)

[Florida CLG Review Boards](#)

[Working with SHPO](#)

[SHPO - Zimny Email - 3-6-17](#)

13. Petition to Reinstate 18-PR1

13.A. A Resolution determining a Petition to Reinstate 18-PR1 to allow the reinstatement of lots in the same locations, of the same sizes, and with the same dimensions as platted lots previously approved by the city as part of a recorded subdivision plat, pursuant to Section 54-5(1) of the City of Naples Code of Ordinances, for property located at 59 9th Avenue South.

[City Attorney Memorandum 4-24-18](#)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Petitioner's Resolution](#)

[Application Exhibits](#)

[Objection - Pires and Karaganis](#)

[Letter of Objection - Munique](#)

[City Attorney Memorandum 6-9-14](#)

[City Council and PAB Minutes for 16-V6](#)

[Credentials - Staff](#)

[Labels](#)

14. Public Comment

15. Correspondence and Communication

16. Adjourn