

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

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 Meeting
Wednesday, February 13, 2019
8:30 AM

All proposed documents and information on 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 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. Roll Call
2. Pledge of Allegiance
3. Changes to the Agenda
4. Public Comment
5. Approval of Minutes
 - 5.A. January 9, 2019 Minutes
[Minutes](#)
6. Public Hearing(s)

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 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.A. **CONDITIONAL USE PETITION 19-CU1**

Consider a Resolution determining Conditional Use petition 19-CU1, pursuant to Section III of the Park Shore Plaza Planned Development adopted by Ordinance 2017-13978 to provide for a dance studio on the property located at 4367 9th Street North.

(L.D)

Recommended Action: APPROVE

[Staff Report](#)

[Resolution](#)

[Petition](#)

[Disclosure of Interest](#)

[Plans](#)

[Planning Staff Resumes](#)

[Labels](#)

6.B. **COMPREHENSIVE PLAN AMENDMENT PETITION 19-CPA1**

An Ordinance determining a small scale amendment to the Future Land Use Map of the Comprehensive Plan to change the future land use designation of 10 acres of the property owned by Naples Golf and Beach Club, Inc., a Florida profit corporation, located at 851 and 852 Gulf Shore Boulevard North and 1090 Crayton Road from Public, Semi-Public and Private Recreation to High Density Residential – Mid Rise to allow for the redevelopment of the Naples Golf and Beach Club.

(E.M)

Recommended Action: Approval

[PAB Staff Report](#)

[Supplement 2.11.19 - Memo and revised Staff Report](#)

[19-CPA1 Ordinance](#)

[Application](#)

[Disclosures of Interest](#)

[Deeds](#)

[Schedule 1](#)

[Maps](#)

[Aerial](#)

[Survey](#)

[Declaration of Restrictions Exhibit](#)

[Traffic Impact Study](#)

[Credentials - Petitioners](#)

[Credentials - Planning Staff](#)

[Mailing Labels](#)

[Correspondence](#)

[Supplement 2.11.19 - Correspondence](#)

6.C. **REZONE PETITION 19-R1**

An Ordinance determining Rezone petition 19-R1 rezoning approximately 6.6 acres of property owned by Naples Golf and Beach Club, Inc., a Florida profit corporation,

located at 852 Gulf Shore Boulevard North and 1090 Crayton Road from R1-15, Residence District to R3T-18, Multifamily Residence District to allow for the redevelopment of the Naples Golf and Beach Club.

(E.M)

Recommended Action: Approval

[PAB Staff Report](#)

[Supplement 2.11.19 - Memo and revised Staff Report](#)

[19-R1 Ordinance](#)

[Application](#)

[Disclosures of Interest](#)

[Deeds](#)

[Aerial](#)

[Survey](#)

[Traffic Impact Study](#)

[Declaration of Restrictions Exhibit - R3T-18](#)

[Map - Existing Zoning](#)

[Map - Proposed Zoning](#)

[Credentials - Petitioners](#)

[Credentials - Planning Staff](#)

[Mailing Labels](#)

[Correspondence](#)

[Supplement 2.11.19 - Correspondence](#)

6.D. REZONE PETITION 19-R2

An Ordinance determining Rezone petition 19-R2 rezoning approximately 109.3 acres of property owned by Naples Golf and Beach club, Inc., a Florida profit corporation, located at 852 Gulf Shore Boulevard North, 485, 801, and 825 South Golf Drive, and 1090 Crayton Road from R3T-18, Multifamily Residence District, R1-15, Residence District and PD, Planned Development to PD, Planned Development.

(E.M)

Recommended Action: Amend

[PAB Staff Report](#)

[Supplement 2.11.19 - Memo and revised Staff Report](#)

[19-R2 Ordinance](#)

[Application](#)

[Disclosures of Interest](#)

[Deeds](#)

[Exhibit PD-2](#)

[Aerial](#)

[Survey](#)

[PD Document](#)

[PD Document Exhibits A - D](#)

[PD Document Exhibit F](#)

[Traffic Impact Study](#)

[Gulf Shore Boulevard North Building Heights](#)

[Credentials - Petitioners](#)

[Credentials - Planning Staff](#)

[Mailing Labels](#)

[Correspondence](#)

[Supplement 2.11.19 - Correspondence](#)

6.E. DEVELOPMENT AGREEMENT PETITION 19-DA1

A Resolution determining Development Agreement Petition 19-DA1 to prescribe and secure development rights for the redevelopment of the Naples Golf and Beach Club, on property owned by Naples Golf and Beach Club, Inc., a Florida profit corporation, located at 851 and 852 Gulf Shore Boulevard North, 485, 801, and 825 South Golf Drive, and 1090 Crayton Road.

(E.M)

Recommended Action: Amend

[PAB Staff Report](#)

[Supplement 2.11.19 - Memo and revised Staff Report](#)

[19-DA1 Resolution](#)

[Application](#)

[Disclosures of Interest](#)

[Deeds](#)

[Aerial](#)

[Survey](#)

[Development Agreement](#)

[Development Agreement - Exhibits B - E](#)

[Credentials - Petitioners](#)

[Credentials - Planning Staff](#)

[Mailing Labels](#)

[Correspondence](#)

[Supplement 2.11.19 - Correspondence](#)

6.F. TEXT AMENDMENT PETITION 19-T3

Consider an Ordinance relating to submittal deadlines for planning and design review petitions, amending Chapter 46, Article II Administrative Procedures and Chapter 2, Administration, Article V Boards, Commissions and Committees, Division 4 Design Review Board; providing a severability clause, a repealer provision and an effective date. (R.S)

Recommended Action: Recommend Approval

[Staff Report](#)

[Ordinance](#)

6.G. TEXT AMENDMENT PETITION 19-T2

Consider an Ordinance amending Section 56-37, Fences and walls, to change the regulations governing fence height and placement; providing a severability clause, a repealer provision and an effective date. (R.S)

[Staff Memorandum](#)

7. Public Comment
8. Correspondence and Communication
9. Adjourn