

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, March 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. Call to Order
3. Pledge of Allegiance
4. Changes to the Agenda
5. Public Comment
6. 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 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. Minutes for February 13, 2019 Meeting
[Memorandum](#)

7. Vision Evaluation

8. Public Hearing(s)

8.A. VARIANCE PETITION 18-V8

Consider a Resolution determining Variance petition 18-V8 for a variance from Section 52-92(b)(2), Section 52-94(c), Section 58-626 of the Land Development Code to allow for a gazebo on a dock over Naples Bay on the property located within the C2-A Waterfront Commercial District at 1000 10th Avenue South.

(L.D)

Recommended Action: DENY

[Staff Report](#)

[Resolution](#)

[Petition](#)

[Petitioner Resume](#)

[Mailing Labels](#)

[Planning Staff Resumes](#)

8.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

[Addendum to Staff Report](#)

[PAB Staff Report](#)

[19-CPA1 Ordinance](#)

[Revised Declaration of Easement \(formerly Declaration of Restrictions\) - Clean](#)

[Revised Declaration of Easement \(formerly Declaration of Restrictions\) - Redline](#)

[Survey - ALTA](#)

[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](#)
[Correspondence received after 2.13.19 PAB Meeting.pdf](#)

8.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

[Addendum to Staff Report](#)

[PAB Staff Report](#)

[19-R1 Ordinance](#)

[Revised Declaration of Easement \(formerly Declaration of Restrictions\) - Clean](#)

[Revised Declaration of Easement \(formerly Declaration of Restrictions\) - Redline](#)

[Survey - ALTA](#)

[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](#)

[Correspondence received after 2.13.19 PAB Meeting](#)

8.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

Addendum to Staff Report

Height Diagram - Staff

PAB Staff Report

19-R2 Ordinance

Revised Planned Development Document - Clean

Revised Planned Development Document - Redline

Survey - ALTA

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

Correspondence

Credentials - Planning Staff

Mailing Labels

Supplement 2.11.19 - Correspondence

Correspondence received after 2.13.19 PAB Meeting

8.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: Approval

Addendum to Staff Report

PAB Staff Report

19-DA1 Resolution

Revised Development Agreement - Clean

Revised Development Agreement - Redline

Survey - ALTA

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](#)
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8.F. TEXT AMENDMENT 19-T2

An Ordinance relating to fences and walls; amending Chapter 56, Supplemental Standards, Article II, Standards Applicable to all districts, Section 56-37, Fences and wall of the Code of Ordinances

Recommended Action: Recommend Approval

[Staff Report](#)

[Ordinance](#)

[Christian Andrea Memorandum](#)

[Clean Text](#)

[Current Fence Ordinance](#)

9. Public Comment

10. Correspondence and Communication

11. Adjourn