

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

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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.

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**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
  - 6.A. Minutes for February 13, 2019 Meeting  
[Memorandum](#)

**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.**

[Minutes - SUPPLEMENT 3-12-19](#)

- 6.B. Minutes of the January 25, 2019 Special meeting  
[Minutes - SUPPLEMENT 3-12-19](#)

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  
REVISED Setback Diagram - SUPPLEMENT 3.12.19  
Correspondence received after 3.6.19 - SUPPLEMENT 3.12.19  
Resume - William P. Sklar - SUPPLEMENT 3.12.19  
William Sklar - Expert Witness Case List - SUPPLEMENT 3.12.19

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

REVISED Setback Diagram 3.11.19 - SUPPLEMENT 3.12.19

Correspondence received after 3.6.19 - SUPPLEMENT 3.12.19

Resume - William P. Sklar - SUPPLEMENT 3.12.19

[William Sklar - Expert Witness Case List - SUPPLEMENT 3.12.19](#)

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](#)

[REVISED Setback Diagram 3.11.19 - SUPPLEMENT 3.12.19](#)

[Correspondence received after 3.6.19 - SUPPLEMENT 3.12.19](#)

[Resume - William P. Sklar - SUPPLEMENT 3.12.19](#)

[William Sklar - Expert Witness Case List - SUPPLEMENT 3.12.19](#)

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

Correspondence received after 2.13.19 PAB Meeting

REVISED Setback Diagram 3.11.19 - SUPPLEMENT 3.12.19

Correspondence received after 3.6.19 - SUPPLEMENT 3.12.19

Resume - William P. Sklar - SUPPLEMENT 3.12.19

William Sklar - Expert Witness Case List - SUPPLEMENT 3.12.19

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