

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, May 8, 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. Call to Order
2. Pledge of Allegiance
3. Swearing in of Members
4. Election of Officers
5. Roll Call
6. Changes to the Agenda
7. Public Comment
8. Approval of Minutes
 - 8.A. Minutes for the April 10, 2019 meeting

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

9. Public Hearing(s)

9.A. VARIANCE PETITION 19-V1

Consider a resolution determining Variance petition 19-V1 for a variance to allow a pool, spa, and pool deck to exceed the maximum allowable height for pools and pool decks pursuant to Section 56-45(a)(6) of the Land Development Code for the property located at 3920 Crayton Road.

(L.D)

Recommended Action: Denial

[Staff Report](#)

[Approved Permit 185582](#)

[Resolution](#)

[Petition_ Disclosure](#)

[Foundation Location Survey 01-07-2019 - 3920 Crayton Rd](#)

[Original Site Survey - 3920 Crayton Rd](#)

[Permit 185582 Approved Spot Survey](#)

[Variance Exhibit](#)

[Planning Staff Resumes](#)

[Mailing Labels](#)

9.B. SITE PLAN WITH DEVIATIONS 19-SPD2

Consider a resolution determining Site Plan with Deviations petition 19-SPD2 for a deviation pursuant to Section 58-910 to allow a transient lodging building at a maximum height of 49 feet, including 42 feet to the roof and up to an additional 7 feet of height for architectural embellishments, mechanical equipment, mechanical equipment screening, elevators shafts and stair towers where a maximum of 42 feet is permitted; and consideration of a conditional use pursuant to Section 58-904 to permitted a transient lodging facility on the subject property located at 201 8th Street South.

(L.D)

Recommended Action: APPROVE WITH CONDITIONS

[Aerial](#)

[Staff Report](#)

[Resolution](#)

[Petition](#)

[Deed](#)

[Survey](#)

[Disclosure of Interest](#)

[Exhibit A - Legal Description \(provided by petitioner\)](#)

[Exhibit B - Operating Plan](#)

[Exhibit C - Restrictive Covenant](#)

[Exhibit D](#)

[Exhibit E](#)

[Supplemental Submittal - Architectural and Landscape](#)
[Supplemental Submittal - Engineering](#)
[Expert Resumes](#)
[Planning Staff Resumes](#)
[Mailing Labels](#)

9.C. REZONE PETITION 19-R4

Consider an ordinance relating to the Palmer Estates Planned Development, rezoning approximately 6.1 acres from PD, Planned Development to a revised PD, Planned Development. to eliminate the “maximum of two stories” height limitation, but retain the maximum height of 30 feet height requirement, on property located at 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, and 2080 Gordon Drive.

(M.P)

Recommended Action: Approval

[Staff Report](#)

[Ordinance](#)

[Application](#)

[Names Changes Combined](#)

[Disclosures and BOD Res Combined](#)

[PD Document - 2019](#)

[Ord 85-4641 Palmer Estates PD](#)

[Palmer Estates Preliminary Plat](#)

[Palmer Estates Final Plat](#)

[1985 Code Excerpts](#)

[Ordinance 86-5031 definition of story](#)

[Ordinance 91-6341 remove 2 stories from height](#)

[Letter of objection Shaw](#)

[Planning Staff Resumes](#)

[Labels](#)

9.D. CONDITIONAL USE PETITION 19-CU2

Consider a resolution determining Conditional Use Petition 19-CU2 to grant approval of a parking needs analysis pursuant to Section 50-107, a valet parking agreement pursuant to Section 50-103(e) and off-site parking pursuant to Section 50-102(b)(2) in order to allow Ocean Garden restaurant to operate with 21 parking spaces on their property where the Code requires 45 spaces, for property located in the C1 Retail Shopping District and the 3rd Street Commercial Area Special Overlay District at 375 13th Avenue South.

(M.P)

Recommended Action: Denial

[Staff Report](#)

[Resolution](#)

[Application and Disclosure](#)

[Parking Needs Analysis](#)

[Valet Parking Operational Plan](#)

[Parking Agreement](#)
[Previous Resolutions for Le Lafayette](#)
[Le Lafayette Signed Operational Plan 6.1.12](#)
[Le Lafayette Planning Letter](#)
[Relevant Code Sections](#)
[Beekley email](#)
[Labels](#)
[Planning Staff Resumes](#)

9.E. SUBDIVISION PETITION 19-SD2

Consider a Resolution determining Preliminary and Final subdivision/replat for Mangrove Bay Phase II, including approximately 5.92 acres located east of Goodlette-Frank Road and south of Riverside Circle, and owned by Mangrove Bay Development, LLC.

(M.P)

Recommended Action: Approval

[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest](#)
[Location Map and Site Aerial](#)
[Boundary Survey](#)
[Existing Plat](#)
[Proposed Plat](#)
[Title Opinion](#)
[Planning Staff Resumes](#)
[Mailing Labels](#)

9.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](#)
[Clean Text](#)
[Christian Andrea Memorandum](#)
[Current Fence Ordinance](#)

9.G. TEXT AMENDMENT 19-T5

Consider and Ordinance relating to the height of decks and hardscape improvements in side and rear yards; amending Section 56-45 Pools and Section 56-54 Yards of the City of Naples Code of Ordinances; providing a repealer provision; and providing an effective date.

(RS)

[Staff Report](#)
[Ordinance](#)
[Presentation](#)

9.H. TEXT AMENDMENT 19-T6

Consider and Ordinance relating to the density limit for hotels in the HC Highway Commercial zoning district; amending Section 58-502; providing a repealer provision; and providing an effective date.

(RS)

[Staff Report](#)
[Ordinance](#)
[Staff Memorandum](#)
[Hotels in HC List](#)
[Hotels in HC Map](#)

10. Public Comment

11. Correspondence and Communication

11.A. City Attorney presentation on the Sunshine Law

[Sunshine Law Presentation](#)

11.B. Discussion on Planning Advisory Board Workshop Topics

Recommended Action: Discussion

[Staff Memorandum](#)
[Tom Dyke Memorandum](#)
[2019-2020 Calendar](#)

12. Adjourn