

NOTICE OF MEETING AND AGENDA
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, January 8, 2020
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. Roll Call
4. Approval of Minutes
Minutes may be presented at the meeting for review and approval
5. Changes to the Agenda
6. Public Comment
7. Public Hearing(s)
 - 7.A. 19-CU8

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.

A Resolution determining Conditional Use Petition 19-CU8, pursuant to Section 58-833(2) and 58-833(8) of the Code of Ordinances, to allow an ecclesiastical education and church administration building for St. William Catholic Church located in the PS Public Service Zoning District, on property owned by the Most Reverent Frank J. Dewane, Bishop of the Dioceses of Venice, and located at 750 Seagate Drive, more fully described herein; and providing an effective date.

Recommended Action: Approval.

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure](#)

[Power of Attorney](#)

[Deed - 1981](#)

[Deed - 1984](#)

[Affidavit of Succession - 2007](#)

[Aerial](#)

[Survey 8-2-19](#)

[Site Development Plan](#)

[Architectural Renderings](#)

[Operational Plan](#)

[Traffic Impact Statement](#)

[Petitioner's Credentials](#)

[Planning Staff Resumes](#)

[Labels](#)

7.B. 19-SPD6 (May be heard concurrently with 19-SD3)

Consider a Resolution determining Site Plan with Deviations petition 19-SPD6, for a deviation from Section 54-7(4) and Section 56-49 to allow the northern platted lot within the perimeter platted lot to front upon and have direct vehicular access to a platted alley where direct vehicular access to a public or private street is required for the property located at 855 9th Avenue South. (LD)

Recommended Action: Approve

[Exhibit A](#)

[Petition](#)

[Staff Report](#)

[Aerial](#)

[Survey](#)

[Deed](#)

[Architectual Plans](#)

[Disclosure of Interest](#)

[Landscape Plans](#)

[Civil Plans](#)

[Correspondence](#)

[Expert Resumes](#)

Mailing Labels
Planning Staff Resumes
Resolution

- 7.C. 19-SD3 (May be heard concurrently with 19-SPD6)
Consider a Resolution determining Subdivision/Replat Petition 19-SD3 for preliminary and final replat approval for a zero lot line subdivision of approximately .17 acres for the property located at 855 9th Avenue South. (LD)
Recommended Action: Approve
Staff Report
Resolution
Deed
Exhibit A
Petition
Aerial
Disclosure of Interest
Survey
Existing Plat
Proposed Plat
Declaration of Covenants and Deed Restrictions
Opinion of Title - 855 9th Avenue South
Expert Resumes
Mailing Labels
Planning Staff Resumes
- 7.D. 19-CPA2 (May be heard concurrently with 19-R7)
Consider an Ordinance determining Comprehensive Plan Amendment Petition 19-CPA2 to amend the density within the Bayfront Planned Development within the Downtown Mixed Use Future Land Use designation of the Comprehensive Plan for the property located at 401-499 Bayfront Place, 1301, 1320, 1333 3rd Avenue South. (EM)
Staff Report
Ordinance
FLUE Policy 1-1 Density Table - Staff's Proposed Revision
Application
Disclosure of Interest
Warranty Deed
Legal Description - Buildings 2-8
Location Map
FLU Designation - Bayfront Subdistrict
FLU Map - Bayfront Subdistrict
Bayfront PD Traffic Impact Analysis 19-10-28
Planning Staff Resumes
Mailing Labels

- 7.E. 19-R7 (May be heard concurrently with 19-CPA2)
Consider an Ordinance determining Rezone to Planned Development Petition 19-R7 to amend the Bayfront Planned Development on property located at 401-499 Bayfront Place, 1301, 1320, 1333 3rd Avenue South. (EM)
[Staff Report](#)
[Staff Revisions to Amended PD](#)
[Ron Lee Letter - Scrivener's Error](#)
[Application](#)
[Disclosure of Interest](#)
[Warranty Deed](#)
[Boundary Survey and Description - Buildings 6 & 7](#)
[Boundary Survey - less Buildings 6, 7, Allen Systems Building\)](#)
[Location Map](#)
[FLU Map - Bayfront Subdistrict](#)
[FLU designation - Bayfront Subdistrict](#)
[Bayfront Planned Development - Proposed \(CYK\) Redline](#)
[Revised Site Plan \(2019\)](#)
[Bayfront PD Traffic Impact Analysis 19-10-28](#)
[Planning Staff Resumes](#)
[Mailing Labels](#)
- 7.F. 19-T11
An Ordinance relating to minimum lot width and minimum lot area in the R1-15A Residence District, amending Chapter 58, Zoning, Article II, Zoning Districts, Division 4, R1-15A Residence District, Sections 58-114, Minimum Lot Area and 58-115, Minimum Lot Width, of the Code of Ordinances, City of Naples, pursuant to Text Amendment 19-T11 to clarify and amend the method of measuring lot area and lot width, providing a severability clause; providing a repealer provision; and providing an effective date. (RS)
[Staff Report](#)
[Ordinance](#)
[Letter to Mr. Chapman 12-5-19](#)
- 7.G. 19-T12
An Ordinance relating to outdoor dining; amending Chapter 56, Supplemental Standards, Article IV, Standards applicable to commercial districts, Section 56- 126, Outdoor Dining, of the Code of Ordinances, City of Naples, pursuant to Text Amendment 19-T12 to amend the process for the review of outdoor dining and other changes related to the review of outdoor dining; providing a severability clause; providing a repealer provision; and providing an effective date. (RS)

[Staff Report](#)
[Ordinance](#)
- 7.H. 19-T13

An Ordinance relating to building heights; amending Chapter 44, General Provisions, Definitions and Chapter 56, Supplemental Standards, Article II, Standards applicable to all districts, Section 56-39, Height requirements, exceptions thereto; and Chapter 58, Zoning, various Sections of Article II, Zoning districts and Article III Special Overlay Districts, of the Code of Ordinances, City of Naples, pursuant to Text Amendment 19-T13 to amend the height limits in commercial districts; providing a severability clause; providing a repealer provision; and providing an effective date. (RS)

[Staff Report](#)
[Ordinance](#)
[Height Deviations](#)

7.I. 19-T15

An Ordinance relating to variance criteria; amending Chapter 46, Administration, procedures and enforcement, Article II, Administrative procedures, Section 46-37, Variances to zoning requirements, Subsection 46-37(c) Variance criteria, of the Code of Ordinances, City of Naples, pursuant to Text Amendment 19-T15 to amend the criteria for granting variances to zoning regulations; providing a severability clause; providing a repealer provision and providing an effective date. (RS)

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

7.J. 19-T16

An Ordinance relating to site plan review and site plan with deviations; amending Chapter 46, Administration, procedures and enforcement, Article II, Administrative procedures, Section 46-33, Site plan review and site plan with deviations, of the Code of Ordinances, City of Naples, pursuant to Text Amendment 19-T16 to amend the process for the review of site plans and eliminate the site plan with deviations process; providing a severability clause; a repealer provision and providing an effective date. (RS)

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

8. Vision

8.A. Vision Discussion

[Staff Memorandum](#)
[Johnson Engineering's Response](#)

9. Public Comment

10. Correspondence and Communication

11. Adjourn