

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

Accommodation will be made to allow public comment during the meeting while maintaining social distancing.

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, November 10, 2021
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
All citizens who are called...etc
5. Approval of Minutes
 - 5.A. Approval of October 13, 2021 PAB Meeting Minutes.
Recommended Action: Approval

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.

[2021-1013 pabr draft minutes](#)

- 5.B. Approval of September 10, 2021 PAB Meeting Minutes.
Recommended Action: Approval
[2021-0910 pabr minutes](#)

6. Public Hearing(s)

6.A. 21-CU9

Consider a Resolution determining Conditional Use Petition 21-CU9 to allow an existing salon to be permitted to sell alcoholic beverages as a cocktail lounge, which is a conditional use within the HC, Highway Commercial zoning district located at 2500 9th Street North.

(P.K)

Recommended Action: Consider the Resolution

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest Business Owner](#)

[Disclosure of Interest Property Owner](#)

[Aerial](#)

[Site Plan](#)

[Parking Needs Analysis](#)

[Planning Resumes](#)

[Labels](#)

6.B. 21-N1

Consider a Resolution determining Nonconformity Petition 21-N1 pursuant to Section 46-35 of the Land Development Code for the addition of a trellis and brackets on an existing nonconforming restaurant on property located at 835 4th Avenue South.

(P.K)

Recommended Action: Consider the resolution

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Survey](#)

[Elevation Certificate](#)

[Architectural Plans](#)

[Petitioner Credentials](#)

[Planning Department Staff Credentials](#)

[Labels](#)

6.C. 21-SD4

Consider a Resolution determining Subdivision/Replat Petition 21-SD4 for preliminary and final replat approval of approximately 4.55 acres of property located at 1214 3rd Avenue South and 1195 5th Avenue South.

(LD)

Recommended Action: Consider the resolution

[Staff Report](#)

[21-SD4 Resolution](#)

[Petition](#)

[Aerial](#)

[Disclosure of Interest - WSR Naples Square Commercial, LLC](#)

[Disclosure of Interest - OTO Development, LLC](#)

[Deed - Naples Square](#)

[Deed - 1214 3rd Avenue South](#)

[Deed - 1195 5th Avenue South](#)

[Survey](#)

[Exhibit A - Legal Description](#)

[Exhibit B - Composite Sketch](#)

[Existing Plat](#)

[Proposed Plat](#)

[Declaration of Easements](#)

[Opinion of Title](#)

[Traffic Impact Statement - Naples Square Commercial South](#)

[Petitioner Qualifications](#)

[Staff Qualifications](#)

[Mailing Labels](#)

6.D. 21-SP7

Consider an application for a Site Plan Petition for two (2) new condominium buildings containing a total of 36 residential dwelling units and an amenity building with a swimming pool on property within the Bayfront Planned Development located at 1301 and 1320 3rd Avenue South.

(M.P)

Recommended Action: Consider the Resolution

[PAB Staff Report](#)

[Resolution](#)

[Ordinance 2021-14585 - Bayfront Planned Development](#)

[Site Plan Application](#)

[Disclosure](#)

[Civil Engineering Plans](#)

[Building 6 Architectural Plans](#)

[Building 7 Architectural Plans](#)

[Amenity Building Architectural Plans](#)

[Building 6 Landscape Plans](#)

[Building 7 and Amenity Building Landscape Plans](#)

[Fire Truck Exhibit](#)
[Traffic Impact Statement](#)
[Conditional Sufficiency Letter](#)
[Petitioner Combined Credentials](#)
[Planning Department Resumes](#)
[Labels](#)

- 6.E. An Ordinance relating to historic preservation; amending Chapter 2, Administration, Article V, Boards, Commissions and Committees, by creating a new Division 10, Historic Preservation Board, creating a new Section 2-590, Established; creating a new Section 2-591, Jurisdiction; Powers and Duties; creating a new Section 2-592, Applications; creating a new Section 2-593, Designation of Historic Sites, Structures and Districts; creating a new Section 2-594, Demolition; De-designation; creating a new Section 2-595, Performance by the City; approving 21-T10, providing a severability clause, and an effective date.

Recommended Action: Consider the Ordinance

[Elaine Reed letter 10-15-2021](#)

[Elaine Reed letter to Historic District Owners 08-31-2021](#)

[CLG - Society Summary](#)

[Historic District Boundary--City 1987](#)

[Naples Historic District Inventory of Resources](#)

[Appendix C - CLG Application](#)

[CLG Ordinance Checklist](#)

[Design Guidelines DRAFT - 3 Aug 2021](#)

[Six Steps to Get You There!](#)

[Preservation Approaches](#)

7. Discussion of Comprehensive Plan

- 7.A. Discussion of Conservation and Coastal Management Elements of the Comprehensive Plan

Recommended Action: Discussion

[Agenda Memorandum](#)

[Conservation Element](#)

[Coastal Management Element](#)

8. Presentations

- 8.A. Presentation by DPZ CoDesign on the 41-10 Master Plan

Recommended Action: None

9. Adjourn