

**NOTICE OF MEETING AND AGENDA (SUPPLEMENT 1)**  
**Council Chamber**  
**735 8th Street South, Naples, Florida 34102**

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

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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, December 8, 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 Allegence
3. Changes to the Agenda
4. Public Comment
5. Approval of Minutes
  - 5.A. Approval of the October 15, 2021 Planning Advisory Board 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.**

[2021-1015 pabs draft minutes](#)

6. Public Hearing(s)

6.A. 21-CU10

Consider a Resolution determining Conditional Use Petition 21-CU10 for a MOKE sales and rental business pursuant to Section 58-904 on property located at 1080 1st Avenue North.

Recommended Action: Continue the petition to January 12, 2022.

[Continuance Memorandum](#)

6.B.

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 PROVIDING FOR CREATION AND PURPOSE; CREATING A NEW SECTION 2-591 PROVIDING FOR JURISDICTION; POWERS AND DUTIES; AND AMENDING CHAPTER 52 RESOURCE PROTECTION STANDARDS ARTICLE V. HISTORICAL, CULTURAL AND ARCHEOLOGICAL RESOURCES, AND CREATING SECTION 52-123 PROVIDING FOR EXTERIOR STREET VIEW OF STRUCTURES; SECTION 52-124 PROVIDING FOR APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS; SECTION 52-125 PROVIDING FOR DESIGNATION OF HISTORIC SITES, STRUCTURES AND NEW DISTRICTS WITHIN THE CITY; SECTION 52-126 PROVIDING FOR DE-DESIGNATION; AND SECTION 52-127 PROVIDING FOR PERFORMANCE OF CERTIFIED LOCAL GOVERNMENT (CLG) RESPONSIBILITIES; PROVIDING FOR SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Recommended Action: Consider the Ordinance.

[PAB Report](#)

[CLG DRAFT Ordinance](#)

[DIVISION 4. DESIGN REVIEW BOARD](#)

[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 - Updated 11 March 2021](#)

[Appendix C - CLG Application](#)

[CLG Ordinance Checklist](#)

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

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

[Preservation Approaches](#)

[CLG DRAFT Ordinance REV \(SUPPLEMENT 1 - REVISED ORDINANCE 12-3-2021\)](#)

6.C. 21-T2

Consider an Ordinance relating to parking amending Chapter 50, Development and

Design Standards, Article IV, Parking and Loading, of the Code of Ordinances, City of Naples to amend the Citywide parking regulations; Pursuant to Text Amendment petition 21-T2; providing a severability clause; providing a repealer provision; and providing an effective date.

Recommended Action: Consider the Ordinance.

[PAB Staff Report](#)

[Ordinance](#)

[Parking and Loading "clean"](#)

[Conditional Use and Special Exception Parking Chart](#)

[From Norm Trebilcock - Received at 10-18-2021 CC Workshop](#)

- 6.D. AN ORDINANCE AMENDING CHAPTER 58, ZONING, ARTICLE II, ZONING DISTRICTS, DIVISION 30 D-DOWNTOWN DISTRICT, SECTION 58-904, CONDITIONAL USES, RELATED TO DENSITY FOR TRANSIENT LODGING FACILITIES AND RELATED REGULATIONS AND SECTION 58-907 AMENDING REQUIREMENTS FOR THE USE OF OPEN SPACE TO INCREASE DENSITY IN THE D- DOWNTOWN ZONING DISTRICT; APPROVING TEXT AMENDMENT 21-T5; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER PROVISION; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: Consider the Ordinances; recommend to City Council approval of the preferred Option.

[PAB Staff Report](#)

[Proposed Ordinance - Option 2](#)

[Proposed Ordinance - Option 3](#)

[D-Downtown Density Chart](#)

[Sec. 58-907. maximum residential density](#)

[Appendix A - Fees and Charges Schedule](#)

[Ordinance 2003-10093](#)

[Civic Design Associates Report 2002](#)

[Heart of Naples Committee Final Report Recommendations - January 22, 2003](#)

[Ordinance 2008-12165](#)

[2008 Open Space Fee Report](#)

[2008-12053 Parking Allocation Fee](#)

[2008 Carroll & Carroll Consulting Report](#)

[Ordinance 2011-12963](#)

[Resolution 2011-12964](#)

[Correspondence - Old Naples Association](#)

- 6.E. A RESOLUTION RELATING TO THE OPEN SPACE FEE IN THE D, DOWNTOWN DISTRICT; AMENDING APPENDIX "A", FEES AND CHARGES SCHEDULE, CHAPTER 58, ZONING, SECTION 58-907(b)(3), OPEN SPACE FEE, PER UNIT, CODE OF ORDINANCES, CITY OF NAPLES; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: Consider the Resolution.

[PAB Staff Report](#)  
[Proposed Resolution](#)  
[May 14, 2021, PAB Workshop Minutes](#)  
[Appendix A - Fees and Charges Schedule](#)  
[D-Downtown Density Chart](#)  
[Ordinance 2003-10093](#)  
[Civic Design Associates Report 2002](#)  
[Heart of Naples Committee Final Report Recommendations](#)  
[Ordinance 2008-12165](#)  
[2008 CRA Open Space Fee Report](#)  
[2008-12053 Parking Allocation Fee](#)  
[2008 Carroll & Carroll Consulting Report](#)  
[Ordinance 2011-12963](#)  
[Resolution 2011-12964](#)  
[Public Comment - Old Naples Association](#)

- 6.F. A Resolution relating to zoning review fees; amending Appendix "A", Fees and Charges Schedule, Subpart A. General Ordinances, Chapter 16. Construction, Rehabilitation and Property Maintenance, Section 16-52(18), Zoning Review Fee, and amending Subpart B. Land Development Code, Chapter 46. Administration, adding Section 46-45, Noticing, Code of Ordinances, City of Naples; and providing an effective date.

Recommended Action: Consider the resolution.

[PAB Staff Report](#)

[Resolution](#)

[APPENDIX A - FEES AND CHARGES SCHEDULE - Plan Review Fees](#)

[APPENDIX A - FEES AND CHARGES SCHEDULE - Planning Petitions](#)

[Fee Study- Advertisement and mailing fees](#)

[Fee Study- Total Sq ft proposed fee increase](#)

[Resolution 2011-12914](#)

[Resolution 2019-14372](#)

## 7. Discussion Items

- 7.A. Discussion of the Future Land Use Element of the Comprehensive Plan  
Recommended Action: Discussion.

[Agenda Memorandum](#)

[Future Land Use Element - 2017 PAB Recommendations](#)

- 7.B. Discussion of PAB Regulations and Rules of Procedure  
Recommended Action: Discussion and direction.

[Agenda Memorandum](#)

[PAB Regulations and Rules of Procedure](#)

8. Adjourn