

**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, January 12, 2022  
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. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes
  - 4.A. Approval of Minutes for the October and November Planning Advisory Board Meetings.  
Recommended Action: Approval  
[2021-1015 pabs minutes](#)

**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.**

2021-1110 pabr draft minutes

5. Changes to the Agenda

6. Public Comment

7. Public Hearing(s)

7.A. 21-CU13

Consider a Resolution determining Conditional Use Petition 21-CU13 to allow the construction of a private, unlit, recreational pickleball court for the property located at 4455 Gordon Drive.

(MP)

Recommended Action: Consider the Resolution

[PAB Report](#)

[Resolution](#)

[Application](#)

[Disclosure](#)

[Plans](#)

[Survey](#)

[Warranty Deed](#)

[Aerial View](#)

[Lot Combination 2007](#)

[Combined Correspondence](#)

[Planning Department Resumes](#)

[Labels](#)

7.B. 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.

(LD)

Recommended Action: Consider the Resolution.

[PAB Staff Report](#)

[Resolution](#)

[Petition Application](#)

[Warranty Deed](#)

[Affidavit of Authorization - Petitioner](#)

[Affidavit of Authorization - Property Owner](#)

[Disclosure of Interest - Property Owner](#)

[Disclosure of Interest - Petitioner](#)

[Davies Letter](#)

[Location Map](#)

[Moke Vehicle Specifications](#)

[Petitioner Supplemental Responses](#)

[Proposed Operating Plan](#)

[Site Photos](#)

[Survey](#)

[Conceptual Site Plan](#)

[Staff Qualifications](#)

[Mailing Labels](#)

7.C. 21-CU11

Consider a Resolution determining Conditional Use Petition 21-CU11 to allow a dance school located within the HC, highway commercial zoning district located at 4947 9th Street North.

(PK)

Recommended Action: Consider the Resolution.

[PAB Staff Report](#)

[Resolution](#)

[Departmental Review Comments](#)

[Application](#)

[Disclosure of Interest](#)

[Proof of Ownership](#)

[Aerial](#)

[Parking Table](#)

[Petitioner Resume - Liannette Coronado - Expert Resume.pdf](#)

[Petitioner Resume - Timothy Curfman - Resume.pdf](#)

[Planning Department Credentials](#)

[Labels](#)

7.D. 21-CU12

Consider a Resolution determining Conditional Petition 21-CU12 pursuant to Section 58-503(14) for a private school – Fusion Academy - on the property located at 4501 9th Street North.

(LD)

Recommended Action: Continue to February 9, 2022

[Continuance Memorandum](#)

7.E. 21-V5

Consider a Resolution determining Variance Petition 21-V5 from Section 58 – 266 of the Code of Ordinances to allow a pool screen enclosure to be located approximately 11.48 feet from the rear property line where 15 feet is required within the R3-6, multifamily zoning district on property located at 4823 West Boulevard Court Unit 104.

(PK)

Recommended Action: Consider the Resolution.

[PAB Staff Report](#)

[Resolution](#)

[Departmental Review Comments](#)  
[Application](#)  
[Disclosure of Interest](#)  
[Survey](#)  
[2007 Permit Card - Pool](#)  
[Approved Site Plan - PRAB2100979](#)  
[Screen Enclosure Engineered Documents](#)  
[2007 Permit Card - Final Survey](#)  
[Aerial](#)  
[Correspondence - Boyer](#)  
[Correspondence - Turow](#)  
[Labels](#)

- 7.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](#)

[Fee Analysis Chart](#)

[FY2020-2021 Building Permits](#)

[Resolution 2011-12914](#)

[Resolution 2019-14372](#)

8. Discussion Items

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

[Agenda Memorandum](#)

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

9. Public Comment

10. Correspondence and Communication

11. Adjourn