

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

**POSTED**  
**02-02-2022**

**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, February 9, 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 December 2021 and January 2022 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.**

[2021-1208 PABr draft minutes](#)

[2022-0112 PABr draft minutes](#)

5. Changes to the Agenda
6. Public Comment  
All citizens who are called...etc
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: Petition has been withdrawn.  
[Withdrawal Memo](#)  
[Petition Withdrawn 020122](#)
  - 7.B. 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: Consider the Resolution  
[21-CU12 Staff Report](#)  
[Resolution](#)  
[Petition Application](#)  
[Proof of Ownership - Certificate of Title](#)  
[Disclosure of Interest - Landlord](#)  
[Affidavit of Authorization - Landlord](#)  
[Affidavit of Authorization - Fusion](#)  
[Disclosure of Interest - Fusion](#)  
[Aerial](#)  
[Survey](#)  
[Fusion Academy description](#)  
[Plans](#)  
[Traffic Study and Parking Assessment](#)  
[Petitioner Qualifications](#)  
[Planning Staff Qualifications](#)  
[Mailing Labels](#)
  - 7.C. 21-V6  
Consider a Resolution determining Variance Petition 21-V6 for a variance from Section 58-330 of the Land Development Code to allow additions to existing

multifamily structures resulting in lot coverage of 30% where a maximum of 25% is allowed for Palm Court, a condominium, on the property located at 660 3rd Street South (Unit 1), 266 6th Avenue South (Unit 6) 260 6th Avenue South (Unit 7), 230 6th Avenue South (Unit 12), 224 6th Avenue South (Unit 13), & 635 2nd Street South (Unit 17).

(LD)

Recommended Action: Consider the Resolution

[PAB Staff Report](#)

[Resolution](#)

[Petition Application](#)

[Warranty Deeds](#)

[Disclosure of Interest - Palm Court](#)

[Original Permit Cards](#)

[Survey - 1985](#)

[Site Plan - 1986](#)

[Certificates of Occupancy](#)

[Survey - 1987](#)

[Survey, partial - 2019](#)

[Key Plan](#)

[Lot Coverage Diagram](#)

[Rendered Plans](#)

[Planning Staff Qualifications](#)

[Mailing Labels](#)

8. Discussion Items

8.A. Discussion of the Future Land Use Element of the Comprehensive Plan - Continued from the January 12, 2022 PAB meeting.

Recommended Action: Discussion.

[Agenda Memorandum](#)

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

9. Public Comment

10. Correspondence and Communication

11. Adjourn