

**POSTED  
06/06/2022**

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

**One or more other elected or appointed officials may be in attendance at this meeting.**

**\*Items on this agenda may have been heard at the June 8, 2022 Regular meeting of the PAB and will, therefore, not be heard at this June 10, 2022 Special meeting of the PAB.**

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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 Special Meeting  
Friday, June 10, 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. Changes to the Agenda
5. Public Comment

**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.**

6. Public Hearing(s)

6.A. 22-T6

An Ordinance amending Chapter 58, Zoning, Article II, Zoning Districts, Division 28 – PS Public Service District, and Chapter 46 Administration, Procedures and Enforcement, Article II Administrative Procedures, Section 46-32, of the City of Naples, Code of Ordinances; approving Text Amendment 22-T6; providing a severability clause; providing a repealer provision; and providing an effective date.

(EM)

Recommended Action: Consider the ordinance.

[2PAB Staff Report](#)

[Ordinance](#)

[DIVISION 28. PS PUBLIC SERVICE DISTRICT - redline](#)

[DIVISION 28. PS PUBLIC SERVICE DISTRICT - redline with Naples Players proposed changes](#)

[Erica Martin letter 5-26-22 - Revised Text Amendment Request](#)

[Paul Hiltz letter to City Council 4-14-2022 - Naples Community Hospital Heart Institute](#)

[Richard Grant Email 4-9-2022 - Proposed Text Amendment](#)

[Exhibit 3](#)

[The 2021 Florida Statutes 395.002 - Hospital Definition](#)

[NCH Rezoning Presentation](#)

6.B. 22-T5

AN ORDINANCE AMENDING CHAPTER 58, ZONING, ARTICLE II, ZONING DISTRICTS, DIVISION 28 – PS PUBLIC SERVICE DISTRICT, AND CHAPTER 46 ADMINISTRATION, PROCEDURES AND ENFORCEMENT, ARTICLE II ADMINISTRATIVE PROCEDURES, SECTION 46-32, OF THE CITY OF NAPLES, CODE OF ORDINANCES; APPROVING TEXT AMENDMENT 22-T5; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER PROVISION; AND PROVIDING AN EFFECTIVE DATE.

(LD)

Recommended Action: Consider the Ordinance

[Staff Report](#)

[22-T5 Ordinance](#)

[The Naples Players City Council Cover Letter - 3-17-22](#)

[Cheffy Passidomo City Council Letter - 3-17-22](#)

[The Naples Players Background Information - Cheffy Passidomo](#)

[Theater Consultants Collaborative Letter - 2-07-22](#)

[Proposed Definition of Community Theater Email](#)

[Planning Department Credentials](#)

6.C. 22-R1

AN ORDINANCE DETERMINING REZONE PETITION 22-R1, REZONING

APPROXIMATELY 0.54 ACRES FROM PD PLANNED DEVELOPMENT TO PS PUBLIC SERVICE FOR THE PROPERTY OWNED BY THE CITY OF NAPLES, A FLORIDA MUNICIPAL CORPORATION AND LOCATED AT 701 5TH AVENUE SOUTH; MORE FULLY DESCRIBED HEREIN AND PROVIDING AN EFFECTIVE DATE.

(LD)

Recommended Action: Consider the Ordinance

[Staff Report](#)

[22-R1 ORD](#)

[Rezone Application](#)

[Rezone Application Exhibit A](#)

[Deed](#)

[Aerial](#)

[Disclosure of Interest - The Naples Players](#)

[Boundary Survey](#)

[Correspondence received thru 6-1-22](#)

[Public Hearing Affidavit and Pictures](#)

[Staff Qualifications](#)

[Mailing Addresses](#)

6.D. 22-CU3

A RESOLUTION DETERMINING PETITION 22-CU3, RELATING TO A CONDITIONAL USE PURSUANT TO SECTION 46-34 AND DIVISION 28 – PS PUBLIC SERVICE DISTRICT OF THE CODE OF ORDINANCES TO ALLOW A COMMUNITY THEATER ON PROPERTY OWNED BY THE CITY OF NAPLES, A FLORIDA MUNICIPAL CORPORATION, AND LOCATED AT 701 5TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(LD)

Recommended Action: Consider the Resolution

[Staff Report](#)

[22-CU3 Resolution](#)

[Conditional Use Application](#)

[Deed](#)

[Disclosure of Interest - The Naples Players](#)

[Boundary Survey](#)

[Exhibit A - Sketch and Legal Description of Leased Area](#)

[Exhibit B Use Agreement - Resolution 1994-7296](#)

[Exhibit C - First Amendment to the Use Agreement - Resolution 2013-13387](#)

[Exhibit D - 5th Avenue South Regulating Plan](#)

[Exhibit E - Theater Consultants Collaborative](#)

[Exhibit F - Second Amendment to the Use Agreement - Draft](#)

[Site Development Plans](#)

[Traffic Impact Statement - revised 5-24-22](#)

[Correspondence received thru 6-1-22](#)  
[Public Hearing Affidavit and Pictures](#)  
[Credentials - Petitioner](#)  
[Staff Qualifications](#)  
[Mailing Addresses](#)

6.E. 22-SP2

A RESOLUTION DETERMINING SITE PLAN PETITION 22-SP2 FOR A COMMUNITY THEATER LOCATED IN THE PS PUBLIC SERVICE DISTRICT ON PROPERTY OWNED BY THE CITY OF NAPLES, A FLORIDA MUNICIPAL CORPORATION, AND LOCATED AT 701 5TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(LD)

Recommended Action: Consider the Resolution.

[Staff Report](#)

[22-SP2 Resolution](#)

[Site Plan Application](#)

[Deed](#)

[Disclosure of Interest - The Naples Players](#)

[22-SP2 Sufficiency Letter 5-13-22](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Boundary Survey](#)

[Site Development Plans](#)

[Engineering Report](#)

[Traffic Impact Statement - revised 5-24-22](#)

[Correspondence received thru 6-1-22](#)

[Credentials - Petitioner](#)

[Public Hearing Affidavit and Pictures](#)

[Staff Qualifications](#)

[Mailing Addresses](#)

6.F. 21-MSD2

A RESOLUTION RELATING TO A MINOR SUBDIVISION; DETERMINING PETITION 21-MSD2 FOR THE COMBINATION OF TWO SINGLE FAMILY LOTS IN THE R1-10, RESIDENCE DISTRICT OWNED BY NIDO D'AQUILA, LLC, LOCATED AT 5058 SEAHORSE AVENUE AND 0 SEAGATE DRIVE MORE FULLY DESCRIBED HEREIN, TO CREATE ONE SINGLE FAMILY LOT; AND PROVIDING AN EFFECTIVE DATE.

(EM)

Recommended Action: Consider the resolution.

[PAB Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)  
[Deeds](#)  
[GIS and Locator Map of Subject Properties](#)  
[Survey](#)  
[Surveyor Credentials](#)  
[Staff Credentials](#)  
[Public Notice Addresses](#)  
[Correspondence](#)

- 6.G. A RESOLUTION DETERMINING SITE PLAN PETITION 22-SP3 TO ALLOW FOR THE CONVERSION OF A PORTION OF AN IRRIGATION POND TO AN OVERFLOW PARKING LOT FOR EMPLOYEES, MEMBERS AND GUESTS ON THE PROPERTY OWNED BY GREY OAKS COUNTRY CLUB, INC., AND LOCATED AT 2785 AIRPORT ROAD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(MP)

Recommended Action: Consider the Resolution

[PAB Staff Report](#)

[Resolution](#)

[Cover Letter](#)

[Application](#)

[Disclosure](#)

[Site Plan](#)

[Landscape Plans](#)

[Lighting Plan](#)

[Lighting Cut Sheets](#)

[Parking Exhibit](#)

[SFWMD Modification Letter](#)

[Deed](#)

[22-SP3 Estuary Sufficiency Letter](#)

[Sign Posting Affidavit and Photos](#)

[Petitioner Combined Credentials](#)

[Planning Department Resumes](#)

[Notification Addresses](#)

[Petitioner's Presentation](#)

7. Public Comment
8. Correspondence and Communication
9. Adjourn