

**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.**

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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.

**Pledge of Civility**

It is the desire of the City of Naples to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all City meetings and workshops.

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**Planning Advisory Board Meeting**  
**Wednesday, September 14, 2022**  
**8:30 AM**

All proposed ordinances and information on other 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 City Council in conjunction with deliberations during this meeting will become 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 August PAB Meeting Minutes.  
[2022-0810 PABr draft Minutes](#)
5. **Changes to the Agenda**
6. **Public Comment**

All citizens who are called...etc
7. **Public Hearing(s)**

7.A. 22-MSD4

A RESOLUTION RELATING TO A MINOR SUBDIVISION; DETERMINING PETITION 21-MSD4 FOR THE PURPOSE OF COMBINING TWO SINGLE FAMILY LOTS IN THE R1-10, RESIDENCE DISTRICT TO CREATE ONE SINGLE FAMILY LOT ON PROPERTY OWNED BY RICHARD L. SCHULZE AND MARGARET O'BRIEN SCHULZE AND LOCATED AT 140 SOUTH GOLF DRIVE AND 780 GULF SHORE BOULEVARD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE. (Continued from the August 10, 2022 Planning Advisory Board meeting)

(LD)

(Erica Martin, Director of Planning)

[Staff Memorandum](#)

[Resolution](#)

[Staff Report](#)

[Minor Subdivision Application](#)

[Disclosure of Interest](#)

[Deed - 140 S Golf Drive](#)

[Deed - 780 Gulf Shore Boulevard N](#)

[Survey - 140 S Golf Drive](#)

[Survey - 780 Gulf Shore Boulevard N](#)

[Survey - Combined](#)

[Proposed Design - NEW for 9-14-22](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Public Hearing Sign Affidavit - August PAB](#)

[Affidavit of Sign Posting - September PAB](#)

[Correspondence](#)

7.B. 22-SP5

A RESOLUTION FOR THE PURPOSE OF DETERMINING SITE PLAN PETITION 22-SP5 FOR A NEW RESTAURANT CALLED BAHAMA BREEZE, CONTAINING APPROXIMATELY 10,390 SQUARE FEET OF INDOOR AND OUTDOOR DINING AREA ON THE PROPERTY OWNED BY GS PORTFOLIO HOLDINGS 2017, LLC, AND LOCATED AT 2088 9TH STREET NORTH, FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(MP)

(Erica Martin, Director of Planning)

[Supplemental Memo](#)

[Staff Report](#)

[Resolution](#)

[Site Plan Application](#)

[Disclosure of Interest Property Owner](#)

[Disclosure of Interest Business Owner](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Civil Engineering Plans](#)

[Photometric and Accent Light](#)

[Drainage Statement](#)

[Letter from Kimley Horn 030422 re Equivalency Statement](#)

[Fire Truck Turn Exhibit](#)

Garbage Truck Turn Exhibit  
Water As Built  
Sewer As Built  
Chamber As Built  
Drainage As Built  
Location Map  
Special Warranty Deed  
22-SP5 Bahama Breeze Site Plan Sufficiency Letter  
Petitioner Credentials  
Staff Credentials  
Public Notice Mailing Addresses  
Affidavit of sign posting for 081022 PAB  
Petitioner PAB Presentation 081022  
Affidavit of sign posting for 091422 PAB  
ADDITIONAL INFORMATION Aerial Map Key  
ADDITIONAL INFORMATION Context Images 1  
ADDITIONAL INFORMATION Context Images 2  
ADDITIONAL INFORMATION Context Images 3  
ADDITIONAL INFORMATION Drainage Letter to City 082522  
ADDITIONAL INFORMATION Exterior Perspectives 1  
ADDITIONAL INFORMATION Exterior Perspectives 2  
ADDITIONAL INFORMATION N and E landscape elevations  
ADDITIONAL INFORMATION S and W landscape elevations  
Petitioner's Presentation 091422

7.C. 22-R2

AN ORDINANCE DETERMINING REZONE PETITION 22-R2, FOR THE PURPOSE OF REZONING APPROXIMATELY 0.34 ACRES FROM R3-12, MULTIFAMILY DISTRICT TO R1-10, RESIDENCE DISTRICT FOR THE PROPERTY OWNED BY 273 10TH AVENUE SOUTH, LLC AND LOCATED AT 273 AND 285 10TH AVENUE SOUTH; MORE FULLY DESCRIBED HEREIN AND PROVIDING AN EFFECTIVE DATE.

(EM)  
(Erica Martin, Director of Planning)  
Staff Report  
Ordinance  
Rezone Application  
Disclosure of Interest  
Deed - 273 10th Ave S  
Deed - 285 10th Ave S  
Survey  
Aerial  
Architectural Plans  
MHK Exhibits SK1-SK4  
Trip Analysis  
Department Comments  
Credentials - Petitioner  
Credentials - Staff

[Public Notice Mailing Addresses](#)  
[Affidavit of Sign Posting](#)

7.D. 22-MSD6

A RESOLUTION RELATING TO A MINOR SUBDIVISION; DETERMINING PETITION 21-MSD6 FOR THE PURPOSE OF COMBINING TWO SINGLE FAMILY LOTS IN THE R1-10, RESIDENCE DISTRICT TO CREATE ONE SINGLE FAMILY LOT ON PROPERTY OWNED BY 273 10<sup>th</sup> AVENUE SOUTH, LLC AND LOCATED AT 273 AND 285 10<sup>th</sup> AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(EM)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Minor Subdivision Application](#)

[Disclosure of Interest](#)

[Deed - 273 10th Ave S](#)

[Deed - 285 10th Ave S](#)

[Aerial](#)

[Survey - 273 10th Ave S](#)

[Survey - 285 10th Ave S](#)

[Combined Survey - 273 and 285 10th Ave S](#)

[Existing Plat](#)

[Proposed Plat](#)

[MHK Exhibit SK1-SK4](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

7.E. 22-N1

A RESOLUTION RELATING TO AN EXPANSION OF A NONCONFORMITY, FOR THE PURPOSE OF DETERMINING PETITION 22-N1, PURSUANT TO SECTION 46-35 OF THE CODE OF ORDINANCES FOR THE RENOVATION OF EXISTING NONCONFORMING STRUCTURES ON PROPERTY OWNED BY 273 10<sup>th</sup> AVENUE SOUTH, LLC AND LOCATED AT 273 AND 285 10<sup>th</sup> AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(EM)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Nonconformity Application](#)

[Application Exhibit A](#)

[Application Exhibit B](#)

[Disclosure of Interest](#)

Deed - 285 10th Ave S  
Deed - 273 10th Ave S  
Aerial  
Survey 273 and 285 10th Ave S  
Architectural Plans  
Civil Engineering Plans  
MHK Exhibit SK1-SK4  
Credentials - Petitioner  
Credentials - Staff  
Public Notice Mailing Addresses  
Affidavit of Sign Posting

**8. Public Comment**

**9. Correspondence and Communication**

**10. Adjourn**

**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 CITY COUNCIL 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.