

**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, November 9, 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. **Changes to the Agenda**
5. **Public Comment**  
All citizens who are called...etc
6. **Approval of Minutes**
  - 6.A. Approval of the September 14, 2022 Planning Advisory Board Meeting Minutes.  
(Erica Martin, Director of Planning)  
[2022-0914 PABr draft Minutes](#)
7. **Public Hearing(s)**

7.A. 22-SP7

Continued from the October 12, 2022 PAB meeting.

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-SP7, RELATING TO A SITE PLAN FOR THE EXPANSION AND RENOVATION OF THE EXISTING ONE-STORY CLUBHOUSE AND MODIFICATIONS TO THE EXISTING POOL DECK ON PROPERTY OWNED BY KNIGHTSBRIDGE PARTNERS OF NAPLES LLC, AND LOCATED AT 1800 TAMIAMI TRAIL EAST, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(TS)

(Erica Martin, Director of Planning)  
[Continuance Memorandum](#)

7.B. 22-MSD5

Continued from the October 12, 2022 PAB meeting.

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-MSD5, RELATING TO A MINOR SUBDIVISION FOR THE COMBINATION OF TWO SINGLE FAMILY LOTS TO CREATE ONE SINGLE FAMILY LOT IN THE R1-10, RESIDENCE DISTRICT OWNED BY MIHAS PALM CIRCLE, LLC, LOCATED AT 659 AND 677 PALM CIRCLE EAST, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(MP)

(Erica Martin, Director of Planning)  
[Supplemental Memorandum](#)  
[Resolution](#)  
[PAB Staff Report](#)  
[Application](#)  
[Disclosure and Quit Claim Deeds](#)  
[Ridge Lakes Plat](#)  
[Survey 659 Palm Circle E](#)  
[Survey 677 Palm Circle E](#)  
[Survey Lots Combined](#)  
[PAB Minutes 081022](#)  
[NEW Cover Letter 102422](#)  
[NEW Area and Code Calculations Two Residences](#)  
[NEW Area and Code Calculations One Residence](#)  
[NEW Declaration of Covenants and Deed Restrictions](#)  
[Credentials - Staff](#)  
[Public Notice Mailing Addresses](#)  
[Affidavit of sign posting 081022](#)  
[Affidavit of Sign Posting 101222](#)  
[Public Hearing Signs Reinstalled after Hurricane Ian](#)  
[Affidavit of Sign Posting 110922](#)

[Combined Correspondence](#)  
[Petitioner's Presentation 081022](#)

7.C. 22-V1

Continued from the October 12, 2022 PAB meeting.

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-V1, RELATING TO A VARIANCE FROM SECTION 50-35(D)(2) OF THE CITY OF NAPLES CODE OF ORDINANCES TO ALLOW FOR THE DISPLAY OF GASOLINE PRICES ON A FREESTANDING SIGN FOR PROPERTY OWNED BY 7-ELEVEN INC., AND LOCATED AT 450 GOODLETTE-FRANK ROAD, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(PK)

(Erica Martin, Director of Planning)

[Supplemental Memorandum](#)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Site Plan](#)

[Proposed Sign Rendering](#)

[Correspondence](#)

[Adjacent Property Notification List](#)

[Public Hearing Sign Affidavit](#)

[Public Hearing Sign Photos](#)

[Staff Qualifications](#)

7.D.

22-CU4

Continued from the October 12, 2022 PAB meeting.

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-CU4, RELATING TO A CONDITIONAL USE PURSUANT TO SECTION 58-143 OF THE CODE OF ORDINANCES TO ALLOW A PRIVATE, UNLIT, RECREATIONAL PICKLEBALL COURT ON PROPERTY OWNED BY DOUGLAS J. TRAINA AND MIMI GROOM AND LOCATED AT 777 GULF SHORE BOULEVARD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(PK)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Site Plan](#)

[Survey](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

Exhibit D  
Exhibit E - Sound Study for 550 Admiralty Parade  
Credentials â€œ Staff  
Public Notice Mailing Addresses  
Affidavit of Sign Posting  
Correspondence

**8. Public Comment**

**9. 2023 Proposed Dates for Planning Advisory Board Meetings**

9.A. 2023 Proposed Dates for Planning Advisory Board Meetings  
[2023 PAB Schedule](#)

**10. Correspondence and Communication**

**11. 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.