

NOTICE OF MEETING AND AGENDA (SUPPLEMENT 1)

Council Chamber

735 8th Street South, Naples, Florida 34102



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

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.

Planning Advisory Board Meeting**Tuesday, December 13, 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 Planning Advisory Board November 9, 2022 Meeting Minutes.
(Erica Martin, Director of Planning)
[2022-1109 PABr draft Minutes](#)
7. **Public Hearing(s)**

7.A. 22-CPA2

AN ORDINANCE FOR THE PURPOSE OF DETERMINING COMPREHENSIVE PLAN AMENDMENT PETITION 22-CPA2 RELATING TO A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO INSTITUTIONAL – PUBLIC, SEMI-PUBLIC, PRIVATE, ON A PORTION OF THE PROPERTY LOCATED AT 137 12TH AVENUE SOUTH, AND ALL OF THE PROPERTY LOCATED AT 163 12TH AVENUE SOUTH AND OWNED BY NAPLES HISTORICAL SOCIETY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(MP)

(Erica Martin, Director of Planning)

[Continuance Memo](#)

[Request for Continuance](#)

7.B. 22-R3

AN ORDINANCE FOR THE PURPOSE OF DETERMINING REZONE PETITION 22-R3 RELATING TO A REZONE FROM R1-10 RESIDENCE DISTRICT TO PS-PUBLIC SERVICES DISTRICT, ON THE PROPERTY OWNED BY NAPLES HISTORICAL SOCIETY, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND LOCATED AT 163 12TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(MP)

(Erica Martin, Director of Planning)

[Continuance Memo](#)

[Request for Continuance](#)

7.C. 22-CU6

A RESOLUTION FOR THE PURPOSE OF DETERMINING CONDITIONAL USE PETITION 22-CU6 RELATING TO A CONDITIONAL USE PURSUANT TO SECTION 46-34 AND SECTION 58-833(4) OF THE LAND DEVELOPMENT CODE TO ALLOW SMITH EXHIBIT HALL TO BE ASSOCIATED WITH THE EXISTING HISTORIC PALM COTTAGE AND NORRIS GARDENS ON THE PROPERTY OWNED BY NAPLES HISTORICAL SOCIETY, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND LOCATED AT 163 12TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(MP)

(Erica Martin, Director of Planning)

[Continuance Memo](#)

[Request for Continuance](#)

7.D.

20-SP14 - REVISION #1

A RESOLUTION FOR THE PURPOSE OF DETERMINING REVISION #1 TO SITE PLAN PETITION 20-SP14 APPROVED BY RESOLUTION 2021-14639, RELATING TO A SITE PLAN FOR TRACT C-1 OF THE NAPLES SQUARE COMMERCIAL SOUTH PLAT; ON PROPERTY OWNED BY WSR NAPLES SQUARE COMMERCIAL, LLC A FLORIDA LIMITED LIABILITY COMPANY AND LOCATED AT THE SOUTHWEST CORNER OF GOODLETTE FRANK ROAD AND 3rd AVENUE SOUTH IN THE DOWNTOWN DISTRICT OF THE NAPLES SQUARE PLANNED DEVELOPMENT, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(LD)

(Erica Martin, Director of Planning)

[20-SP14 Rev 1 Staff Report](#)

[20-SP14 Rev 1 Resolution](#)

[20-SP14 Rev 1 Application](#)

[Disclosure of Interest](#)

[Deed](#)

[20-SP14 Rev 1 Architectural Plans](#)

[20-SP14 Rev 1 Landscape Plans](#)

[20-SP14 Rev 1 Site Development Plans](#)

[Naples Square Commercial South Plat](#)

[Survey](#)

[20-SP14 Rev 1 Petitioner Response Letter](#)

[20-SP14 REV 1 Sufficiency Letter](#)

[Resolution 2021-14639](#)

[18-SP19 and 20-SP14 Consolidated Site Plan](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[SUPPLEMENT ADDED 12/9/22 - Correspondence](#)

7.E. 22-CU5

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-CU5, RELATING TO A CONDITIONAL USE PURSUANT TO SECTION 46-34 OF THE CODE OF ORDINANCES AND ORDINANCE 2017-13914, SECTION III(5), OF THE NORTH CAMPUS PLANNED DEVELOPMENT, TO ALLOW A SCHOOL ON THE PROPERTY OWNED BY OM HOLDINGS 704 & 708, LLC AND LOCATED AT 704 GOODLETTE- FRANK ROAD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(TS)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Ordinance 17-13914 - North Campus PD](#)

[Conditional Use Application](#)

[Disclosure of Interest](#)

[Deed](#)

[Survey](#)

[Site Plan](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#)

7.F. 22-CU7

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-CU7, RELATING TO A CONDITIONAL USE PURSUANT TO SECTION 46-34 AND SECTION 58-503 OF THE CODE OF ORDINANCES TO ALLOW FOR THE CONVERSION OF TWO OFFICE SUITES INTO TWO RESIDENTIAL DWELLING UNITS ON PROPERTY OWNED BY NAPLES HIBISCUS CENTER LAND TRUST C/O WELSH COMPANIES FL, INC. AND LOCATED AT 2950 9TH STREET NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(PK)
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Ordinance 1984-4395 - Hibiscus Center PD](#)
[Application](#)
[Disclosure of Interest](#)
[Survey](#)
[Site Plan](#)
[Architectural Plans](#)
[Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#)

7.G.
22-T7

AN ORDINANCE FOR THE PURPOSE OF AMENDING CHAPTER 58, ZONING, ARTICLE II, ZONING DISTRICTS, DIVISION 27 - PD PLANNED DEVELOPMENT DISTRICT OF THE CITY OF NAPLES, CODE OF ORDINANCES TO AMEND THE REGULATIONS FOR PLANNED DEVELOPMENTS; APPROVING TEXT AMENDMENT 22-T7; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER PROVISION; AND PROVIDING AN EFFECTIVE DATE.

(EM)
(Erica Martin, Director of Planning)
[Staff Report](#)
[Ordinance](#)
[DIVISION 27. PD PLANNED DEVELOPMENT DISTRICT](#)

7.H.
22-T8

AN ORDINANCE FOR THE PURPOSE OF AMENDING CHAPTER 54, SUBDIVISION STANDARDS, ARTICLE I, IN GENERAL, OF THE CITY OF

NAPLES, CODE OF ORDINANCES TO AMEND THE LOT SPLIT AND MINOR SUBDIVISION REGULATIONS AND ARTICLE II, PLATS, OF THE CITY OF NAPLES, CODE OF ORDINANCES TO PROVIDE REGULATIONS FOR THE COMBINATION OF SINGLE-FAMILY LOTS; APPROVING TEXT AMENDMENT 22-T8; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER PROVISION; AND PROVIDING AN EFFECTIVE DATE.

(EM)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Ordinance](#)

[Chapter 54. SUBDIVISION STANDARDS](#)

[Yard Definition and Diagram - Section 44-8 \(SUPPLEMENT 1 ADDED 12-9-2022\)](#)

[Lot Combination Diagrams \(SUPPLEMENT 1 ADDED 12-9-2022\)](#)

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.