

**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, January 11, 2023**  
**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 December 13, 2022 Planning Advisory Board minutes.  
[2022-1213 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)

[PAB Staff Report](#)

[Ordinance](#)

[Cover Letter](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Deed - 137 12th Ave S](#)

[Deed - 163 12th Ave S](#)

[Aerial](#)

[Survey 137 12th Ave S](#)

[Survey 163 12th Ave S](#)

[Trip Generation Discussion](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

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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)

[PAB Staff Report](#)

[Ordinance](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Deed 163 12th Ave S](#)

[Site Plan](#)

[Survey 163 12th Ave S](#)

[Aerial](#)

[Trip Generation Discussion](#)

[Credentials - Petitioner](#)  
[Credentials - Staff](#)  
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7.C. 22-V3

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-V3, PURSUANT TO SECTION 46-37 AND SECTIONS 58-834 AND 58-835 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR A MINIMUM LOT AREA OF 15,000 SQUARE FEET WHERE CODE REQUIRES A MINIMUM LOT AREA OF 30,000 SQUARE FEET AND TO ALLOW FOR A MINIMUM LOT WIDTH OF 100 FEET WHERE CODE REQUIRES A MINIMUM LOT WIDTH OF 150 FEET IN THE PS-PUBLIC SERVICE DISTRICT, FOR PROPERTY OWNED BY NAPLES HISTORICAL SOCIETY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND LOCATED AT 163 12<sup>TH</sup> AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(MP)  
(Erica Martin, Director of Planning)  
[PAB Staff Report](#)  
[Resolution](#)  
[Cover Letter](#)  
[Application](#)  
[Disclosure of Interest - Property Owner](#)  
[Deed](#)  
[Aerial](#)  
[MHK Lot Coverage Calculations](#)  
[Site Plan](#)  
[Survey 163 12th Ave S](#)  
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[Credentials - Petitioner](#)  
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7.D. 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)

[PAB Staff Report](#)  
[Resolution](#)  
[Application](#)  
[Disclosure of Interest - Property Owner](#)  
[Deed 163 12th Ave S](#)  
[Exhibit A Illustrative Plan](#)  
[Site Plan](#)  
[Operational Plan](#)  
[Trip Generation Discussion](#)  
[Survey 163 12th Ave S](#)  
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7.E.

22-T9

AN ORDINANCE FOR THE PURPOSE OF AMENDING CHAPTER 46, ADMINISTRATION, PROCEDURES AND ENFORCEMENT, ARTICLE II, ADMINISTRATIVE PROCEDURES, SECTION 46-33, SITE PLAN REVIEW, OF THE CITY OF NAPLES, CODE OF ORDINANCES TO AMEND THE SITE PLAN REGULATIONS, OF THE CITY OF NAPLES, CODE OF ORDINANCES; APPROVING TEXT AMENDMENT 22-T9; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER PROVISION; AND PROVIDING AN EFFECTIVE DATE.

(EM)

(Erica Martin, Director of Planning)

[PAB Report](#)

[Ordinance](#)

[Sec. 46-33. Site plan review](#)

[Ordinance 2008-12280](#)

[12-12-2022 CC Minutes DRAFT](#)

7.F.

22-CPA3

AN ORDINANCE AMENDING THE CITY OF NAPLES COMPREHENSIVE PLAN TO ADOPT THE CITY OF NAPLES VISION AS A NEW ELEMENT IN THE COMPREHENSIVE PLAN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR SEVERABILITY AND CONFLICT; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODIFIER THAT THIS AMENDMENT SHALL BE A SEPARATE NEW ELEMENT IN THE COMPREHENSIVE PLAN; PROVIDING FOR THE IMPLEMENTATION THROUGH THE STATUTORY STATE REVIEW PROCESS OF CHAPTER 163; AND PROVIDING AN EFFECTIVE DATE.

(EM)

(Erica Martin, Director of Planning)

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.