



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.

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
Wednesday, February 8, 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 January 11, 2023 PAB meeting minutes.
[2023-0111 PABr draft minutes](#)
7. **Public Hearing(s)**

7.A. 22-V2

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-V2, RELATING TO A VARIANCE FROM SECTION 46-37 AND SECTION 58-206 OF THE CITY OF NAPLES CODE OF ORDINANCES TO ALLOW FOR A NEW SCREEN ENCLOSURE TO ENCROACH IN TO THE REQUIRED REAR AND SIDE YARDS FOR PROPERTY OWNED BY DONALD W. DIPIETRO, AND LOCATED AT 3750 FOUNTAINHEAD LANE, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(PK)

(Erica Martin, Director of Planning)

[Continuance Memorandum](#)
[Request for Continuance](#)

7.B.

23-T5 - AN ORDINANCE FOR THE PURPOSE OF AMENDING CHAPTER 58, ZONING, ARTICLE II, ZONING DISTRICTS, DIVISION 30 D DOWNTOWN DISTRICT, SECTION 58-909(1) BUILDING PLACEMENT, CITY OF NAPLES, CODE OF ORDINANCES TO AMEND SETBACK ZONE REGULATIONS IN FRONT YARDS, SECTION 58-912(1) STANDARDS FOR BUILDING DESIGN, CITY OF NAPLES, CODE OF ORDINANCES TO AMEND SETBACK ZONE REGULATIONS IN FRONT YARDS, AND SECTION 58-915(B)(8) LANDSCAPING OF FRONT YARDS, CITY OF NAPLES, CODE OF ORDINANCES TO AMEND AUTHORIZED STREET TREES; APPROVING TEXT AMENDMENT 23-T5; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER PROVISION; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[Continuance Memorandum](#)

7.C. 22-N2

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-N2, RELATING TO A NONCONFORMITY FROM SECTION 46-35 OF THE CODE OF ORDINANCES FOR THE RENOVATION OF EXISTING NONCONFORMING STRUCTURES ON PROPERTY OWNED BY ELLEN MACKS, TRUSTEE OF THE ELLEN MACKS REVOCABLE TRUST AND LOCATED AT 4080 CUTLASS LANE, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(PK)

(Erica Martin, Director of Planning)

[Staff Report](#)
[Resolution](#)
[Application](#)
[Exhibit A - Resolution 87-5439](#)
[Exhibit B - Zoning Verification Letter](#)
[Disclosure of Interest- Property owner](#)
[Deed](#)
[Architectural Plans](#)
[Civil Plans](#)
[Credentials â€œ Petitioner](#)
[Credentials â€œ Staff](#)

Public Notice Mailing Addresses
Affidavit of Sign Posting
Correspondence

7.D. 19-SP8 REVISION #2

A RESOLUTION FOR THE PURPOSE OF DETERMINING REVISION #2 TO SITE PLAN PETITION 19-SP8 APPROVED BY RESOLUTION 2019-14421, RELATING TO A SITE PLAN FOR TRACT RT-2 OF THE NAPLES BEACH CLUB PLAT ON PROPERTY OWNED BY NAPLES BEACH CLUB LAND TRUST TRUSTEE, LLC A DELAWARE LIMITED LIABILITY COMPANY AND LOCATED 851 GULF SHORE BOULEVARD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(LD)

(Erica Martin, Director of Planning)

Staff Report

Resolution

Site Plan Petition

EXHIBIT A-PUBLIC UTILITIES ADEQUACY LTR

EXHIBIT B-TRANSPORTATION CERT LTR

Disclosure of Interest

Deed

The Naples Beach Club Plat

19-SP8 Revision #2 Gulf Residences Sufficient with Conditions 1-10-2023

Architectural Plans

Landscape Plans

Civil Plans

Lighting Plans

Architectural Elevations with Lighting Details

Glass Manufacturer Specification Sheet

Traffic Impact Study - January 2019

Traffic Impact Study Supplement - May 2019

Overview of Changes

Coastal High Hazard Area Evaluation Memorandum - October 2019

CCL Approved Plans & Survey

FDEP Approved CCL Permit - CO-1134

FDEP Approved ERP Permit - 387544-001

FEMA Letter of Map Revision Determination

FEMA Letter of Map Revision Workmap

FDEP Letter of Map Revision Wave Crest Modeling Storm Analysis

FDEP Letter of Map Revision Wave Crest Modeling 100-yr Storm Letter

Credentials - Petitioner

Credentials - Staff

Public Notice Mailing Addresses

Affidavit of Sign Posting

7.E.

23-T2 - AN ORDINANCE FOR THE PURPOSE OF AMENDING CHAPTER 58,

ZONING, ARTICLE II, ZONING DISTRICTS, DIVISION 18 – C1 RETAIL SHOPPING DISTRICT, SECTION 58-533(5) CONDITIONAL USES, DIVISION 19 – C1-A COMMERCIAL CORE DISTRICT, SECTION 58-563(6) CONDITIONAL USES, DIVISION 20 – C2 GENERAL COMMERCIAL DISTRICT, SECTION 58-593(18) CONDITIONAL USES, DIVISION 21 - - C2-A WATERFRONT COMMERCIAL DISTRICT, SECTION 58-623(4) CONDITIONAL USES, DIVISION 27 - PD PLANNED DEVELOPMENT DISTRICT, SECTION 58-802 CONDITIONAL USES, AND DIVISION 30 DOWNTOWN DISTRICT, SECTION 58-903(17) CONDITIONAL USES OF THE CITY OF NAPLES, CODE OF ORDINANCES TO ESTABLISH MAXIMUM DENSITY LIMITATIONS FOR TRANSIENT LODGING; APPROVING TEXT AMENDMENT 23-T2; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER PROVISION; AND PROVIDING AN EFFECTIVE DATE.

(EM)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Ordinance](#)

[Ordinance No. 12-13094](#)

[Ordinance No. 13-13265](#)

- 7.F. 23-T3 - AN ORDINANCE FOR THE PURPOSE OF AMENDING CHAPTER 58, ZONING, ARTICLE II, ZONING DISTRICTS, DIVISION 9 - R3-6 MULTIFAMILY DISTRICT, SECTION 58-270, MAXIMUM LOT COVERAGE BY ALL BUILDINGS, DIVISION 10 - R3-12 MULTIFAMILY DISTRICT, SECTION 58-300, MAXIMUM LOT COVERAGE BY ALL BUILDINGS, DIVISION 11 - R3T-12 MULTIFAMILY DISTRICT, SECTION 58-330, MAXIMUM LOT COVERAGE BY ALL BUILDINGS, DIVISION 12 - R3-15 MULTIFAMILY DISTRICT, SECTION 58-360, MAXIMUM LOT COVERAGE BY ALL BUILDINGS, DIVISION 13 - R3-15 MULTIFAMILY DISTRICT, COQUINA SANDS (CS), SECTION 58-390, MAXIMUM LOT COVERAGE BY ALL BUILDINGS, DIVISION 14 - R3-15 MULTIFAMILY DISTRICT, MOORINGS (MOR), SECTION 58-420, MAXIMUM LOT COVERAGE BY ALL BUILDINGS, DIVISION 15 - R3-18 MULTIFAMILY DISTRICT, SECTION 58-450, MAXIMUM LOT COVERAGE BY ALL BUILDINGS, DIVISION 16 - R3T-18 MULTIFAMILY DISTRICT, SECTION 58-480, MAXIMUM LOT COVERAGE BY ALL BUILDINGS, OF THE CITY OF NAPLES, CODE OF ORDINANCES TO AMEND LOT COVERAGE REGULATIONS FOR SINGLE FAMILY RESIDENCES CONSTRUCTED IN MULTIFAMILY DISTRICTS; APPROVING TEXT AMENDMENT 23-T3; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER PROVISION; AND PROVIDING AN EFFECTIVE DATE.

(EM)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Ordinance](#)

- 7.G. 23-T1 AN ORDINANCE FOR THE PURPOSE OF AMENDING CHAPTER 50, DEVELOPMENT AND DESIGN STANDARDS, ARTICLE II, SIGNS, SECTION 50-35(3)(D), GAS SERVICE STATIONS, OF THE CITY OF NAPLES, CODE OF ORDINANCES TO AMEND SIGNAGE REGULATIONS FOR GAS SERVICE STATIONS; APPROVING TEXT AMENDMENT 23-T1; PROVIDING A

SEVERABILITY CLAUSE; PROVIDING A REPEALER PROVISION; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[Staff Report](#)

[23-T1 Ordinance](#)

[11.C - Florida Statute 553.79\(24\)\(a\) \(Staff-Added Attachment\)](#)

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.