



Posted:  
February 10, 2023

**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.**

**\*Items on this agenda may have been heard at the February 8, 2022 Regular meeting of the PAB and will, therefore, not be heard at this February 17, 2023 Special meeting of the PAB.**

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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 Special Meeting**  
**Friday, February 17, 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**
- 6. Public Hearings**

**6.A. 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)

6.B. 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)

6.C. 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)

6.D.

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)

6.E. 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)

**6.F. TEXT AMENDMENT 23-T4**

AN ORDINANCE OF THE CITY OF NAPLES AMENDING SECTION 46-39 AND CREATING A NEW SECTION 46-39(B)(3) IN CHAPTER 46, ARTICLE II, TO PROVIDE FOR APPROVAL OF TEMPORARY USES ON RESIDENTIAL AND COMMERCIAL ZONED PROPERTY DURING RECOVERY FROM A NATURAL DISASTER DURING AND SUBSEQUENT TO TERMINATION OF A LOCAL STATE OF EMERGENCY; PROVIDING FOR CRITERIA, AND APPROVAL BY THE CITY MANAGER FOR A SPECIFIC DURATION; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

**6.G. TEXT AMENDMENT 23-T5**

AN ORDINANCE FOR THE PURPOSE OF AMENDING CHAPTER 58, ZONING, ARTICLE II, ZONING DISTRICTS, DIVISION 30 D DOWNOWN 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.

**7. Discussion Items**

7.A. Discussion related to Planned Developments.

7.B. Discussion related to the zoning along Gulf Shore Boulevard between South Golf Drive and Mooring Line Drive.  
(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.