



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

Wednesday, March 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**
7. **Public Hearing(s)**
 - 7.A.
22-V2 - This item will not be heard.

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)

[Memorandum](#)

7.B.

20-SP11 REVISION #1

A RESOLUTION DETERMINING A REVISION TO A PREVIOUSLY APPROVED SITE PLAN FOR NEAPOLITAN PLAZA PUBLIX PETITION 20-SP11 PURSUANT TO SECTION 46-33 OF THE CODE OF ORDINANCES, TO RELOCATE SOME OF THE MECHANICAL/ELECTRICAL AND SERVICE AREAS AT THE REAR OF THE STRUCTURE, ON PROPERTY OWNED BY NEW MARKET – NEAPOLITAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LOCATED AT 4601 9TH STREET NORTH, 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](#)

[Deed](#)

[Survey](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Civil Engineering Plans](#)

[Lighting Plan](#)

[Site Plan Changes Exhibit](#)

[20-SP11 REVISION 1 Conditional Sufficiency Approval Letter](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

7.C. 23-SPD1

A RESOLUTION FOR THE PURPOSE OF DETERMINING SITE PLAN WITH DEVIATIONS PETITION 23-SPD1, PURSUANT TO A DEVELOPMENT AGREEMENT APPROVED BY RESOLUTION 2019-14418 AND SECTION 46-33(g) OF THE CODE OF ORDINANCES IN EFFECT AT THE TIME OF THE APPROVAL OF THE DEVELOPMENT AGREEMENT FOR THE PROPERTY

LOCATED AT 852 GULF SHORE BOULEVARD NORTH, FOR DEVIATIONS FROM THE FOLLOWING SECTIONS OF THE CODE OF ORDINANCES: SECTIONS 50-105(b)(1), (3), AND (4) TO ALLOW FOR A REDUCTION IN THE NUMBER OF AND THE RELOCATION OF REQUIRED OFF-STREET LOADING SPACES; SECTION 56-35 TO ALLOW FOR THE HOTEL BUILDING AND CLUBHOUSE BUILDING TO EXCEED MAXIMUM ALLOWABLE BUILDING DIMENSION OF 200 FEET; SECTIONS 58-476(2) AND (3) TO ALLOW FOR THE ENCROACHMENT OF BUILDINGS INTO THE REQUIRED SIDE AND REAR YARDS INTERIOR TO THE SITE ALONG THE BOUNDARY BETWEEN THE R3T-18 AND PLANNED DEVELOPMENT PORTIONS OF THE PROPERTY; SECTION 56-54(7) TO ALLOW FOR A 48-INCH RETAINING WALL ABUTTING GULF SHORE BOULEVARD NORTH; SECTION 50-131(b) TO ALLOW DRIVEWAY WIDTH TO EXCEED THE 54-FOOT ALLOWABLE DIMENSION; AND SECTION 56-54 TO ALLOW FOR MONUMENTS EXCEEDING 30 INCHES IN HEIGHT WITHIN THE REQUIRED FRONT YARDS; FOR THE PROPERTY OWNED BY NAPLES BEACH CLUB LAND TRUST TRUSTEE, LLC AND LOCATED AT 852 GULF SHORE BOULEVARD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(LD)

(Erica Martin, Director of Planning)

[23-SPD1 Staff Report](#)

[23-SPD1 Resolution](#)

[19-SP8 Revision #3 - Market Square Sufficiency Letter 02.28.2023](#)

[Site Plan with Deviations Application](#)

[Schedule 1](#)

[Schedule 2](#)

[Deed](#)

[Disclosure of Interest](#)

[The Naples Beach Club Plat](#)

[Aerial](#)

[Exhibits A1-F1](#)

[Exhibits A-F](#)

[Landscape Plans](#)

[Transportation Letter](#)

[Architectural Plans](#)

[Civil Plans](#)

[Pedestrian Access](#)

[Project Overview](#)

[Resolution No. 2019-14417](#)

[Credentials - Petitioner](#)

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[Affidavit of Sign Posting](#)

7.D. 22-AA2 - This petition has been withdrawn by the applicant.

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-AA2, RELATING TO AN APPEAL OF AN ADMINISTRATIVE DECISION PURSUANT to

Section 2-84 and FORMER SECTION 46-33(G)(4) REGARDING A PROPOSED CHANGE TO A SITE PLAN WITH DEVIATIONS APPROVED BY RESOLUTION 2019-14417 FOR THE PROPERTY OWNED BY THE NAPLES BEACH CLUB LAND TRUST TRUSTEE, LLC, AND LOCATED AT 852 GULF SHORE BOULEVARD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(LD)

(Erica Martin, Director of Planning)

[Memorandum](#)

[Passidomo Email - Withdrawal of petition](#)

8. Public Comment

9. Correspondence and Communication

9.A. SUPPLEMENT ADDED - Discussion of recently approved Ordinance amending the Site Plan review regulations.

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.