



**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.**

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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, May 10, 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. Election of Officers ( SUPPLEMENT 1 ADDED 5.5.2023)
5. Changes to the Agenda
6. Approval of Minutes
  - 6.A. Approval of February 8, 2023 PAB Meeting Minutes.  
[2023-0208 PABr draft minutes \(SUPPLEMENT 1 ADDED AND CORRECTED 5.5.2023\)](#)
  - 6.B. Approval of April 12,2023 PAB Meeting Minutes.  
[2023-0412 PABr draft minutes](#)

**7. Public Comment**

All citizens who are called...etc

**8. Public Hearing(s)**

8.A. 22-SP11

A RESOLUTION FOR THE PURPOSE OF DETERMINING SITE PLAN PETITION 22-SP11 FOR A NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT ON PROPERTY OWNED BY WSR-NB, LLC, A DELAWARE FLORIDA LIMITED LIABILITY COMPANY AND LOCATED AT 1601 GULF SHORE BOULEVARD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(LD)

(Erica Martin, Director of Planning)

[Continuance Memorandum](#)

8.B. 23-V1

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-V1, RELATING TO A VARIANCE PURSUANT TO SECTION 46-37 AND SECTION 58-416 OF THE CITY OF NAPLES CODE OF ORDINANCES TO ALLOW FOR NEW POOL EQUIPMENT TO ENCROACH INTO THE REQUIRED REAR YARD SETBACK FOR PROPERTY OWNED BY BELLA BAIA CONDOMINIUM ASSOCIATION, INC., AND LOCATED AT 1810 GULF SHORE BOULEVARD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[PAB Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Disclosure of Interest - Professional Pool](#)

[Aerial](#)

[Approved Pool Permit PRPO2104683 Site Plan](#)

[Pool Permit PRPO2104683 Final Survey](#)

[Pool Equipment Photos](#)

[Pool Equipment Specs](#)

[Supp -Zoning Interpretation 2000-01](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of sign posting](#)

[Correspondence](#)

8.C.

22-CU4

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-CU4, RELATING TO A CONDITIONAL USE PURSUANT TO SECTION 58-143 OF THE CODE OF ORDINANCES TO ALLOW A PRIVATE, UNLIT, RECREATIONAL PICKLEBALL COURT ON PROPERTY OWNED BY DOUGLAS J. TRAINA AND

MIMI GROOM AND LOCATED AT 777 GULF SHORE BOULEVARD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(PK)

(Erica Martin, Director of Planning)

[Resolution](#)

[Staff Report](#)

[Application with Exhibits](#)

[Disclosure of Interest- Property owner](#)

[Warranty Deed](#)

[Survey](#)

[Site Plan](#)

[Sound Study](#)

[Credentials " Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of sign posting](#)

#### 8.D. 23-CU1

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-CU1, RELATING TO A CONDITIONAL USE PURSUANT TO SECTION 50-102(b)(2) OF THE CODE OF ORDINANCES TO ALLOW REQUIRED PARKING WITHIN 600 FEET OF A LOT TO ACCOMPLISH SHARED PARKING ON PROPERTY OWNED BY HYGATE PROPERTIES, LLC, AND LOCATED AT 1795, 1801-1841 9<sup>TH</sup> STREET NORTH, 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](#)

[SunBiz info](#)

[Warranty Deed](#)

[Location Map](#)

[Survey](#)

[Parking Exhibit](#)

[Parking Calculations](#)

[Temporary Use Agreement - City Property](#)

[5 Year Extension of Temporary Use Agreement - City Property](#)

[FDOT Use and Occupancy Agreement](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

#### 8.E. 22-SP24

A RESOLUTION FOR THE PURPOSE OF DETERMINING SITE PLAN PETITION 22-SP24 FOR A NEW THREE STORY MUNICIPAL PARKING GARAGE IN THE

PUBLIC SERVICE DISTRICT OF THE NAPLES SQUARE PLANNED DEVELOPMENT ON PROPERTY OWNED BY GULFSHORE PLAYHOUSE, INC, A FLORIDA NOT FOR PROFIT CORPORATION AND DOWNTOWN NAPLES, LLC A FLORIDA LIMITED LIABILITY COMPANY AND LOCATED AT 150 12th AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(LD)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Site Plan Application](#)

[Disclosure of Interest - Downtown Naples, LLC](#)

[Disclosure of Interest - Gulfshore Playhouse Inc](#)

[Survey](#)

[Architectural Plans](#)

[Civil Plans](#)

[Water Quality Calculations](#)

[Traffic Impact Study](#)

[Landscape Planting Plans](#)

[Irrigation Plans](#)

[Lighting Plan](#)

[22-SP24 Sufficiency Letter](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

## **9. Public Comment**

## **10. Correspondence and Communication**

10.A. Discussion of Gulf Shore Boulevard North zoning recommendation to City Council (SUPPLEMENT 1 ADDED 5.5.2023)

[DRAFT PAB Recommendation for Gulf Shore Boulevard North \(SUPPLEMENT 1 ADDED 5.5.2023\)](#)

## **11. 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.