



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, August 9, 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 May 10, 2023 PAB Meeting minutes.
(Patricia Rambosk, City Clerk)
[2023-0510 pabr draft minutes](#)
7. **Public Hearing(s)**

7.A. Request for continuance.

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.

(Erica Martin, Director of Planning)
[Continuance Memorandum](#)

7.B. Request for continuance.

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-MSD2, RELATING TO A MINOR SUBDIVISION FOR THE COMBINATION OF TWO SINGLE FAMILY LOTS TO CREATE ONE SINGLE FAMILY LOT IN THE R1-10, RESIDENCE DISTRICT OWNED BY KATHLEEN TAYLOR AND DAVID RUSSELL, AS TRUSTEES OF THE HARRIS-TAYLOR FAMILY TRUST DATED JUNE 16, 2010, LOCATED AT 47 AND 67 8TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)
[Continuance Memorandum](#)

7.C. Request for Continuance

A RESOLUTION FOR THE PURPOSE OF DETERMINING SITE PLAN PETITION 22-SP16 FOR A NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT IN THE COMMONS PROFESSIONAL PARK PLANNED DEVELOPMENT ON PROPERTY OWNED BY GOOD NAPLES I, LLC AND LOCATED AT 750 GOODLETTE FRANK ROAD, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

[Continuance Memorandum](#)

7.D. Request for Continuance

A RESOLUTION FOR THE PURPOSE OF DETERMINING CONDITIONAL USE PETITION 23-CU3 PURSUANT TO SECTION 46-34 OF THE CITY OF NAPLES LAND DEVELOPMENT CODE AND ORDINANCE 2017-13978, SECTION III, OF THE PARK SHORE PLAZA PLANNED DEVELOPMENT, FOR THE INSTALLATION OF ONE(1) ATM/VAT TUBE DRIVE-THROUGH CANOPY FOR THE FIFTH THIRD BANK FOR THE PROPERTY OWNED BY BRIXMOR PARK SHORE SC LLC, AND LOCATED AT 4395 9TH STREET NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE. (TS)

(Erica Martin, Director of Planning)
[Continuance Memorandum](#)

7.E. Request for continuance

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-CU2, RELATING TO A CONDITIONAL USE PURSUANT TO SECTION 58-533(6) OF THE CODE OF ORDINANCES TO ALLOW A COCKTAIL LOUNGE ON PROPERTY OWNED BY S & S LOUIS, LLC, AND LOCATED IN THE C1, RETAIL

SHOPPING DISTRICT AT 719 12TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[Continuance Memorandum](#)

7.F.

A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-V2, PURSUANT TO SECTION 46-37 OF THE CITY OF NAPLES CODE OF ORDINANCES, RELATING TO A VARIANCE FROM 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.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest- Property owner](#)

[Site Plan](#)

[Right-of-Way Permit 153724](#)

[Credentials â€œ Petitioner](#)

[Credentials â€œ Staff](#)

[Public Notice Mailing Addresses](#)

[Correspondence - Davis](#)

7.G. A RESOLUTION RELATING TO A SUBDIVISION REPLAT; DETERMINING PETITION 23-SD1 FOR PRELIMINARY AND FINAL (RECORD) PLAT ACCEPTANCE APPROVAL, PURSUANT TO SECTION 54-7, ZERO LOT LINE SUBDIVISIONS, OF THE CODE OF ORDINANCES, FOR 10TH AVENUE SOUTH RESIDENCES, A ZERO LOT LINE SUBDIVISION ON PROPERTY CONTAINING APPROXIMATELY 1.15 ACRES OWNED BY FL-7, INC./ SPIROS ZORBALAS, AND LOCATED AT 960 9TH STREET SOUTH AND 825, 845, 855, 875 10TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest- Property owner](#)

[Existing Survey](#)

[Warranty Deed](#)

[Declaration of Covenants and Deed Restrictions](#)

[Attorneyâ€™s Opinion of Title Plat of 10th Avenue S. Residences](#)

[Final \(Record\) Plat](#)

[Credentials â€œ Staff](#)

[Public Notice Mailing Addresses](#)

Affidavit of Sign Posting

- 7.H. A RESOLUTION FOR THE PURPOSE OF DETERMINING SITE PLAN PETITION 23-SP1 FOR A NEW A NEW EIGHT (8) UNIT RESIDENTIAL DEVELOPMENT IN THE R3T-12 MULTIFAMILY RESIDENTIAL ZONING DISTRICT ON PROPERTY OWNED BY FL-7, INC./ SPIROAS ZORBALA, LOCATED AT 960 9TH STREET SOUTH AND 825, 845, 855, 875 10TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

Staff Report

Resolution

Attachment A - 23-SP1 Sufficiency Letter Dated June 19 2023

Attachment B - Final (Record) Plat prepared by Richard J. Ewing, V.P. Coastal Engineering Consultants, Inc. dated _____

Attachment C Site Development Plan prepared by Blair A. Foley, dated June 8, 2023

Attachment D Planting Plan prepared by Architectural Land Design, dated June 7 2023

Attachment E Engineering Drainage Report prepared by Blair A. Foley, dated May 1, 2023

Attachment F Trip Generation Analysis prepared by Blair A. Foley, dated November 13, 2022

Application

Attorney Supplement to Application

Disclosure of Interest- Property owner

Disclosure of Interest - FL-7 Owner

Warranty Deed

Credentials â€“ Petitioners

Credentials â€“ Staff

Public Notice Mailing Addresses

Affidavit of Sign Posting

- 7.I. A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-SP7, RELATING TO A SITE PLAN FOR THE EXPANSION AND RENOVATION OF THE EXISTING ONE-STORY CLUBHOUSE AND MODIFICATIONS TO THE EXISTING POOL DECK ON PROPERTY OWNED BY KNIGHTSBRIDGE PARTNERS OF NAPLES LLC, AND LOCATED AT 1800 TAMIAMI TRAIL EAST, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(TS)

(Erica Martin, Director of Planning)

Staff Report

Resolution

Attachment A - 22-SP7 Sufficiency Letter dated June 1, 2023

Attachment B - Narrative of Changes and New Site Plan Review Criteria prepared by Davidson Engineering, Inc., undated

Attachment C - Survey prepared by BBLS Surveyors, Inc., signed April 1, 2022

Attachment D - Architectural Plans prepared by Stofft Cooney Architects, dated March 14, 2023

Attachment E - Civil Plans prepared by Davidson Engineering, Inc., dated March

20, 2023

Attachment F - Landscape Plans prepared by Architectural Land Design, Inc., signed March 23, 2023

Attachment G - Traffic Impact Statement prepared by Trebilcock Consulting Solutions, PA, dated January 18, 2023

Application

Disclosure of Interest & Warranty Deed

FDOT Email Correspondence

Credentials - Petitioners

Credentials - Staff

Public Notice Mailing Addresses

Affidavit of Sign Posting

Correspondence

- 7.J. A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 23-CU4, RELATING TO A CONDITIONAL USE PURSUANT TO SECTION 46-34 AND SECTION 58-1134(C)(2) OF THE CODE OF ORDINANCES TO ESTABLISH A ROOFTOP RESTAURANT ON PROPERTY OWNED BY 5TH AVENUE SOUTH INVESTMENTS, LLC AND LOCATED AT 837 5TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

Staff Report

Resolution

A. Zoning Exhibit prepared by Peninsula Engineering, dated 10-11-2022

B. Traffic Impact Statement prepared by Trebilcock Consulting Solutions, dated 6-7-2023

C. Site and Grading Plan prepared by Peninsula Engineering, dated 6-16-2023

D. Operational Plan prepared by Cameron Mitchell Restaurants, dated 6-23-2023

E. Architectural plans prepared by Design Collective, revised 6-15-2023

Application

Deed

Disclosure of Interest - Petitioner

Disclosure of Interest - Property Owner

Aerial

Survey

Credentials - Petitioner

Credentials - Staff

Public Notice Mailing Addresses

Affidavit of Sign Posting

Correspondence

- 7.K. A RESOLUTION FOR THE PURPOSE OF DETERMINING SITE PLAN PETITION 22-SP14 FOR A NEW ROOFTOP RESTAURANT ON PROPERTY OWNED BY 5TH AVENUE SOUTH INVESTMENTS, LLC AND LOCATED AT 837 5TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

Staff Report

Resolution

A. Architectural plans prepared by Design Collective, revised 6-15-2023

B. Engineering Report prepared by Peninsula Engineering, revised 11-21-2022
C. Fire Access Exhibit prepared by Peninsula Engineering, dated 6-5-2023
E. Site Development Plans, prepared by Peninsula Engineering, revised 6-16-2023
D. Landscape plans prepared by Windham Studio Inc., signed 9-22-2023
F. Square Footage Exhibit prepared by Design Collective, dated 3-16-2023
G. Survey prepared by Coastal Engineering Consultants, Inc, signed 12-12-2022
H. Traffic Impact Statement prepared by Trebilcock Consulting Solutions, PA, dated 6-7-2023
I. Zoning Exhibit prepared by Peninsula Engineering, dated 10-11-2022
J. Letter of Sufficiency dated 7-7-2023
Site Plan Application
Deed
Disclosure of Interest - Property Owner
Disclosure of Interest - Petitioner
Location Map
Comparison of Flood Hazard
Credentials - Staff
Credentials - Petitioner
Public Notice Mailing Addresses
Affidavit of Sign Posting
Correspondence

7.L.

AN ORDINANCE FOR THE PURPOSE OF AMENDING CHAPTER 58, ZONING, ARTICLE II, ZONING DISTRICTS, DIVISION 28 – PS PUBLIC SERVICE DISTRICT OF THE CITY OF NAPLES, CODE OF ORDINANCES TO AMEND THE MINIMUM LOT SIZE FOR CITY OWNED PROPERTY; APPROVING TEXT AMENDMENT 23-T15; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER PROVISION; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)
Staff Report
Ordinance

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.