



**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.**

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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, October 11, 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.  
An Ordinance for the Purpose of Determining Comprehensive Plan Amendment Application 23-CPA1 Relating to a Small Scale Comprehensive Plan Amendment

to the Future Land Use Designation from Low Density Residential to Institutional – Public, Semi-Public, for the Property Located at 500 Gulf Shore Boulevard North and Owned by the City of Naples, a Florida Municipal Corporation, More Fully Described Herein; and Providing an Effective Date.

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

7.B.

An Ordinance for the Purpose of Determining Rezone Petition 23-R2, Rezoning Approximately 0.35 Acres from R1-10 Residence District to PS Public Service District for the Property Owned by The City of Naples, a Florida Municipal Corporation and Located at 500 Gulf Shore Boulevard North; More Fully Described Herein, and Providing an Effective Date.

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

7.C.

A Resolution Determining Petition 23-CU2, Relating to a Conditional Use Pursuant to Section 58-533(6) of the Code of Ordinances to Allow an Existing Flower Shop to Sell Alcoholic Beverages as a Cocktail Lounge and an Associated Conditional Use for a Parking Needs Analysis per Code Section 50-107 within the C1 Retail Shopping District on Property Owned by S and S Louis, LLC, and Located at 719 12<sup>th</sup> Avenue South, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Architectural Plans prepared by Victor Morales Architect, dated June 8, 2023](#)

[Parking Needs Analysis prepared by Trebilcock Consulting Solutions, PA, dated August 29, 2023](#)

[Application](#)

[Disclosure of Interest- Business owner](#)

[Disclosure of Interest- Property owner](#)

[Survey](#)

[Business Brochure](#)

[Operational Plan](#)

[Credentials “ Petitioner](#)

[Credentials “ Traffic Engineer](#)

[Credentials “ Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Public Hearing Posting](#)

7.D.

A Resolution Relating to a Nonconformity; Determining Petition 23-N2 Pursuant to Sections 46-35(A)(5) and 58-176(3) of the Code of Ordinances for the Vertical and Horizontal Expansion of a Nonconforming Guest House Located in the R1-10 Residence District on Property Owned by Beverly A. Billingsley 2020 Special Spousal Trust Dated March 23, 2020, Located at 158 6<sup>th</sup> Avenue South; and

Providing an Effective Date.

Staff Report

Resolution

Site Plan prepared by Kukk Architecture & Design, P.A., undated

Existing and Proposed Elevations prepared by Kukk Architecture & Design, P.A.,  
dated September 14, 2023

Application

Legal Description

Disclosure of Interest

Deed

Aerial

1952 Code Excerpts

Public Notice Mailing Addresses

Credentials - Petitioner

Credentials - Staff

Affidavit of Sign Posting

Correspondence

## 8. Discussion Items

8.A. Discussion Related to a Proposed Porte Cochere for the Naples Beach Club Hotel,  
Located at 851 Gulf Shore Boulevard North.

(Jay Boodheshwar, City Manager)

[City Manager Memorandum](#)

[Email Dated August 15, 2023, Regarding Naples Beach Club Hotel Porte Cochere  
Proposal](#)

[Naples Hotel Porte Cochere Plans](#)

[Selfon Email to City Manager - Item on PAB agenda for October meeting related to  
the Porte Cochere at NBC](#)

8.B. Discussion related to maximum seating occupancy for roof top dining in the Fifth  
Avenue South Special Overlay District.

(Erica Martin, Director of Planning)

[Memorandum](#)

[Ordinance 2021-14663 - Rooftop Dining in FASSOD](#)

[Fire Marshall Email - Rooftop dining](#)

[Calculating Occupant Load Fact Sheet](#)

[How to Calculate Occupant Load - NFPA](#)

[NFPA 101 Occupant Load Factor](#)

## 9. Public Comment

## 10. Correspondence and Communication

## 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.