



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, November 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**
 - 6.A. Approval of October Planning Advisory Board Meeting Minutes.

7. Public Hearing(s)

- 7.A. 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 12th Avenue South, More Fully Described Herein; and Providing an Effective Date. (Erica Martin, Director of Planning)

[Supplemental Staff Report](#)

[Staff Report](#)

[Resolution](#)

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

[Parking Needs Analysis prepared by Trebilcock Consulting Solutions, PA, dated October 12, 2023](#)

[Application](#)

[Disclosure of Interest- Business owner](#)

[Disclosure of Interest- Property owner](#)

[Survey](#)

[Business Plan](#)

[Brochure](#)

[Credentials - Petitioner](#)

[Credentials -Traffic Engineer](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Public Hearing Posting](#)

- 7.B. An Ordinance for the Purpose of Determining Rezone Petition 23-R3 to Rezone Approximately 13.72 Acres from the "M", Medical District, to the "PS", Public Service District, Pursuant to Section 46-32 of the Code of Ordinances of the City of Naples, For a Portion of the Property Located at 350 7th Street North, Owned by Naples Community Hospital, Inc.; More Fully Described Herein, and Providing an Effective Date.

(Erica Martin, Director of Planning)

[\(SUPPLEMENT 1 - REMOVED 11-2-2023\) Staff Report](#)

[Ordinance](#)

[Application](#)

[Summary of Facts](#)

[Disclosure of Interest](#)

[Deeds](#)

[Location Map](#)

[Boundary Survey](#)

[Site Plans](#)

[Traffic Impact Statement](#)

[Ordinance No 22-14933](#)

[Planning Department Credentials](#)

[Petitioner's Credentials](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Correspondence](#)

[\(SUPPLEMENT 1 - CORRECTED HYPERLINK 11-2-2023\) Staff Report](#)

[\(SUPPLEMENT 1 - ADDED 11-2-2023\) Additional Correspondence 11-2-2023](#)

- 7.C. A Resolution for the Purpose of Determining Conditional Use Petition 23-CU7, Relating to a Conditional Use for the Naples Community Hospital Pursuant to Section 46-34 and Section 58-833 of the Code of Ordinances of the City of Naples for the Development of a Community Hospital to be Known as the Naples Community Hospital Heart, Vascular, and Stroke Institute, in the "PS", Public Service District, on Property Owned by Naples Community Hospital, Inc. and Located at 350 7th Street North; More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[\(SUPPLEMENT 1 - REMOVED 11-2-2023\) Staff Report](#)

[Resolution](#)

[Conditional Use Application](#)

[Summary of Facts](#)

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[Site Plans](#)

[Traffic Impact Study](#)

[Petitioner's Credentials](#)

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[\(SUPPLEMENT 1 - CORRECTED HYPERLINK 11-2-2023\) Staff Report](#)

[\(SUPPLEMENT 1 - ADDED 11-2-2023\) Additional Correspondence 11-2-2023](#)

- 7.D. A Resolution for the Purpose of Determining Site Plan Petition 23-SP10 for the Naples Community Hospital to Develop a Heart, Vascular, and Stroke Institute, Pursuant to Section 46-33 and Section 58-842 of the Code of Ordinances of the City of Naples, for Property Owned by Naples Community Hospital, Inc. and Located at 350 7th Street North, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[\(SUPPLEMENT 1 - REMOVED 11-2-2023\) Staff Report](#)

[Resolution](#)

[23-SP10 Sufficiency Letter](#)

[\(SUPPLEMENT 1 - REMOVED 11-2-2023\) Site Plan Application](#)

[Agent Letter of Authorization](#)

[\(SUPPLEMENT 1 - REMOVED 11-2-2023\) Disclosure of Interest](#)

[Warranty Deed](#)

[Site Location Map](#)

[Boundary Survey](#)

[Civil Plans](#)

[Engineer's Report](#)
[\(SUPPLEMENT 1 - REMOVED 11-2-2023\) Architectural Plans](#)
[Landscape Plans](#)
[Lighting Plan](#)
[Traffic Impact Study](#)
[Petitioner's Credentials](#)
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[Public Notice Mailing Addresses](#)
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[\(SUPPLEMENT 1 - REMOVED 11-2-2023\) Correspondence](#)
[\(SUPPLEMENT 1 - CORRECTED HYPERLINK 11-2-2023\) Staff Report](#)
[\(SUPPLEMENT 1 - CORRECTED HYPERLINK 11-2-2023\) Site Plan Application - Corrected](#)
[\(SUPPLEMENT 1 - CORRECTED HYPERLINK 11-2-2023\) Disclosure of Interest](#)
[\(SUPPLEMENT 1 - CORRECTED HYPERLINK 11-2-2023\) Architectural Plans](#)
[\(SUPPLEMENT 1 - CORRECTED HYPERLINK 11-2-2023\) Correspondence](#)
[\(SUPPLEMENT 1 - ADDED 11-2-2023\) Additional Correspondence 11-2-2023](#)

- 7.E. A Resolution for the Purpose of Determining Petition 23-V3, Relating to a Variance Pursuant to Section 46-37 and Sections 56-91(b)(2), 58-142, and 58-147 of the City of Naples Code of Ordinances to Allow an Existing Guest House to Remain in Place Without a Principal Residence On Site, for a Period of Time Not to Exceed Five (5) Years, Before Either Obtaining a Building Permit for a New Principal Residence or Demolishing the Existing Guest House for Property Owned by Naples Real Estate, LLC, a Wisconsin Limited Liability Company, and Located at 1900 Gulf Shore Boulevard South, more fully described herein and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)
[Resolution](#)
[Cover Letter](#)
[Application](#)
[Disclosure of Interest](#)
[Special Warranty Deed](#)
[Sunbiz Information](#)
[Survey](#)
[Aerial](#)
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[Public Notice Mailing Addresses](#)

- 7.F. An Ordinance for the Purpose of Determining Comprehensive Plan Amendment Application 23-CPA1 Relating to a Small Scale Comprehensive Plan Amendment to Change the Future Land Use Designation of Approximately 0.35 acres 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)

[Staff Report](#)

[23-CPA1 Ordinance](#)
[Application](#)
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- 7.G. 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)

[Staff Report](#)
[23-R2 Ordinance](#)
[Application](#)
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- 7.H. A Resolution for the Purpose of Determining Petition 23-CU6, Relating to a Conditional Use Pursuant to Section 46-34 and Section 58-833(5) of The Code of Ordinances to Allow the Installation of Public Utilities Consisting of a Generator to provide Back-up Power to the 3rd Avenue North Pump Station on 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)

[Staff Report](#)
[23-CU6 Resolution](#)
[Alligator Lake Generator Site Plan and Sections prepared by Erickson Consulting Engineers, dated 8/22/2023](#)
[Application](#)
[Disclosure of Interest](#)
[Deeds](#)
[Survey](#)
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[Credentials - Planning Staff](#)
[Credentials - Public Works Staff](#)
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8. Public Comment

9. Correspondence and Communication

9.A. Approval of 2024 Meeting Schedule.
[2024 PAB Schedule](#)

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.