



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, December 13, 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 November Planning Advisory Board Meeting Minutes.
[2023-1108 pabr draft minutes](#)
7. **Public Hearing(s)**

- 7.A. 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)

[Staff Report](#)

[Ordinance](#)

[10-20-21 Opinion - Proposed Community Hospital District - Height limit](#)

[Planning Advisory Board Letter 23-11-28](#)

[A-1 Heat Map NCH 2023-11-15](#)

[A-2 Sg2 Marker Analysis PAB 2023-12-13](#)

[A-3 Arch & Design Elements NHSVI](#)

[A-4 - Proposed NHSVI Plans](#)

[A-C-1 - 2023-11-27 Vehicular Circulation Study - Attachment C-1 certified](#)

[A-C-2 Parking Need and Demand 11-28-2023 rjm](#)

[A-C-2 Main Campus Parking](#)

[A-C-3 - 2023-11-27 NCH Heart Institute Valet Parking Plan - Attachment C-3 certified](#)

[C-4 2023-11-21 Signage Attachment](#)

[C-5 - Lot Coverage C-5](#)

[C-5 - Lot Coverage Calculations rev 3](#)

[C-12 - 2023-11-27 NCH Heart Institute TIS - Attachment C-12 certified](#)

[D-2 - Letter-Attachment D-2](#)

[Application](#)

[Summary of Facts](#)

[Disclosure of Interest](#)

[Deeds](#)

[Location Map](#)

[Boundary Survey](#)

[Original Submittal - Site Plans](#)

[Original Submittal - Traffic Impact Statement](#)

[Ordinance No 22-14933](#)

[Planning Department Credentials](#)

[Petitioner's Credentials](#)

[Public Notice Mailing Addresses](#)

[Correspondence](#)

[Additional Correspondence 11-2-2023](#)

[Petitioner's Presentation - 11-8-2023 PAB Meeting](#)

[Affidavit of Sign Posting & Photos for 12-13-2023 PAB](#)

[Correspondence Received After 11-8-2023 PAB Meeting](#)

- 7.B. 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)

Staff Report

Resolution

Planning Advisory Board Letter 23-11-28

A-1 Heat Map NCH 2023-11-15

A-2 Sg2 Marker Analysis PAB 2023-12-13

A-3 Arch & Design Elements NHSVI

A-4 - Proposed NHSVI Plans

A-C-1 - 2023-11-27 Vehicular Circulation Study - Attachment C-1 certified

A-C-2 Parking Need and Demand 11-28-2023 rjm

A-C-2 Main Campus Parking

A-C-3 - 2023-11-27 NCH Heart Institute Valet Parking Plan - Attachment C-3 certified

C-4 2023-11-21 Signage Attachment

C-5 - Lot Coverage

C-5 - Lot Coverage Calculations rev 3

C-12 - 2023-11-27 NCH Heart Institute TIS - Attachment C-12 certified

D-2 - Letter-Attachment D-2

Conditional Use Application

Summary of Facts

Disclosure of Interest

Deeds

Location Map

Boundary Survey

Original Submittal - Site Plans

Original Submittal - Traffic Impact Study

Petitioner's Credentials

Planning Department Credentials

Public Notice Mailing Addresses

Correspondence

Additional Correspondence 11-2-2023

Petitioner's Presentation - 11-8-2023 PAB Meeting

Affidavit of Sign Posting & Photos - 12-13-2023 PAB Meeting

Correspondence Received After 11-8-2023 PAB Meeting

- 7.C. 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)

Staff Report

Resolution

23-SP10 Sufficiency Letter

Site Plan Application

Agent Letter of Authorization

Disclosure of Interest

Warranty Deed
Site Location Map
Boundary Survey
Architectural Plans
(SUPPLEMENT 2 - ADDED 11-3-2023) Civil Plans - Updated 9-19-2023
Engineer's Report
Landscape Plans
Lighting Plan
Traffic Impact Study
Petitioner's Credentials
Planning Department Credentials
Public Notice Mailing Addresses
Correspondence
Additional Correspondence 11-2-2023
Petitioner's Presentation - 11-8-2023 PAB Meeting
Affidavit of Sign Posting & Photos for 12-13-2023 PAB
Correspondence Received After 11-8-2023 PAB Meeting

7.D.

A Resolution for the Purpose of Determining Petition 23-V4, Relating to a Variance Pursuant to Section 46-37 and Section 58-176 of the City of Naples Code of Ordinances to Allow a Screen Enclosure to Encroach into the Required 15-Foot Rear Yard Pool Setback, for Property Owned by Keith M. Sowers and Located at 1590 Sandpiper Street, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

Staff Report
Resolution
Application
Disclosure of Interest
Warranty Deed
Legal Description
Final Pool Survey prepared by First Choice Surveying, Inc., signed August 1, 2023
Aerial
Engineering Plans
Site Photos
Approved Screen Enclosure Permit Plan prepared by D'Agostino & Wood, Inc., dated May 3, 2023
Letters of Support
Public Mailing Addresses
Affidavit of Sign posting

7.E. 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.

(Erica Martin, Director of Planning)

Staff Report

Resolution

Boundary Survey prepared by Hole Montes, Inc., dated 01182022

Architectural Plans prepared by MHK Architecture, dated 08182023

Landscape Plans prepared by Architectural Land Design, signed 08212023

Site Development Plans prepared by Hole Montes, Inc., revised 08212023

Traffic Impact Statement prepared by JMB Transportation Engineering, Inc., dated 02082023

Vehicle Tracking Exhibit prepared by Hole Montes, Inc., dated 022023.pdf

Collier County approval of Transportation Concurrency via Cecilia Varga email, dated 02232023

Engineers Report prepared by Hole Montes, Inc., revised 122022

Engineer's Opinion of Probable Cost prepared by Hole Montes, Inc., signed 122022

Florida Department of Environmental Protection Notice of Intent for Construction of a Domestic Wastewater Collection Transmission System, undated

Site Plan Petition Application

Deed

Good Naples I, LLC Letter of Authorization

Disclosure of Interest - Good Naples I, LLC

Credentials - Petitioner

Credentials - Staff

Public Mailing Notice Addresses

Affidavit of Sign Posting

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.