



**NOTICE OF MEETING AND AGENDA
Council Chamber
735 8th Street South, Naples, Florida 34102**

**Posted
January 5, 2024**

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, January 10, 2024
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. Approval of Minutes**
- 5. Changes to the Agenda**
- 6. Public Comment**
- 7. Public Hearing(s)**

7.A. *Continued from the December 13, 2023 meeting*

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](#)

[Credentials - Staff](#)

[Public Mailing Addresses](#)

[Affidavit of sign posting](#)

7.B. *Continued from the December 13, 2023 meeting*

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 1-18-2022](#)

[Architectural Plans prepared by MHK Architecture, dated 8-18-2023](#)

[Site Development Plans prepared by Hole Montes, Inc., revised 8-21-2023](#)

[Landscape Plans prepared by Architectural Land Design, signed 8-21-2023](#)

[Traffic Impact Statement prepared by JMB Transportation Engineering, Inc., dated 2-08-2023](#)

[Vehicle Tracking Exhibit prepared by Hole Montes, Inc., dated 2-2023](#)

[Collier County approval of Transportation Concurrency via Cecilia Varga email, dated 2-23-2023](#)

[Engineers Report prepared by Hole Montes, Inc., revised 12-2022](#)

[Engineer's Opinion of Probable Cost prepared by Hole Montes, Inc., signed 12-20-2022](#)

[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](#)

[\(Updated NAA Version 12-12-23\) Naples Municipal Airport Avigation Easement And Declaration Of Height Restrictions And Covenants from Good Naples I LLC in favo](#)

- 7.C. An Ordinance for the Purpose of Amending Regulations Relating to the Design Review Board; Amending Section 2-472, Purpose, Section 2-473, Jurisdiction; Powers and Duties, and Section 2-476, Procedure for Review; Criteria, and Adding Section 2-477, Architectural and Landscape Architectural Design Standards, of Division 4, Design Review Board, Article V, Boards, Commissions and Committees, Chapter 2, Administration, of the City of Naples Code of Ordinances; Amending Article IX, Design Review Standards, Chapter 50, Development Standards, of the City of Naples Code of Ordinances; Amending Section 58-1134, Specific Provisions, Division 6, 5th Avenue South Special Overlay District, Article III, Special Overlay Districts, Chapter 58, Zoning, of the City of Naples Code of Ordinances; Providing a Severability Clause; Providing a Repealer Provision; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Ordinance](#)

[DIVISION_6.__5TH_AVENUE_SOUTH_SPECIAL_OVERLAY_DISTRICT](#)

- 7.D. Review of Amendments to the Design Review Handbook

(Erica Martin, Director of Planning)

[Staff Memorandum](#)

[Design Review Handbook - Proposed](#)

[Design Review Handbook - Current](#)

- 7.E. An Ordinance for the Purpose of Amending Regulations Relating to the Maximum Height of Decks for Properties Containing Three Front Yards Without a Platted Waterfront Building Line in the R1-15A, Residence District; Amending Section 58-116(5), Encroachments, Division 4, R1-15A Residence District, Chapter 58, Zoning, of the City of Naples Code of Ordinances; Providing a Severability Clause; Providing a Repealer Provision; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Ordinance](#)

[Heiderman Email with Attachment](#)

[Variance Petition 23-V2 Letter from Dick Del Bello, President](#)

[Sec._58_116.___Minimum_yards.](#)

- 7.F. An Ordinance for the Purpose of Amending Regulations Relating to Floodplain Management; Amending Section 44-8, Definitions, Chapter 44, General Provisions; and Amending Sections Relating to Minimum Yards and Maximum

Height Throughout Chapter 58, Zoning, Sections 58-56, 58-58, 58-86, 58-88, 58-116, 58-118, 58-146, 58-148, 58-176, 58-178, 58-206, 58-208, 58-236, 58-238, 58-298, and 58-328, of the City of Naples Code of Ordinances; Providing a Severability Clause; Providing a Repealer Provision; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Ordinance](#)

[Resolution 2022-14991](#)

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.