

Notice of Meeting

Agenda

NAPLES PLANNING ADVISORY BOARD

Chairman: James Krall, Vice-Chairman: David J. Feight

Members: Thomas McCann, Robert McCashin, James Melican, Gary Price, Bruce Selfon
Thompson Dyke-Alternate

Welcome to today's Planning Advisory Board 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 group's name a spokesperson whenever possible. Thank you for your interest and participation in City government.

Wednesday, June 21, 2017
City Council Chambers
735 8th Street South
8:30 A.M.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Changes to the Agenda
4. Approval of Minutes – May 10, 2017
5. Public Comment

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 this Board with respect to any matter considered at this hearing will need a record of the proceedings and may need to ensure that a verbatim record 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 213-1015 with requests at least two business days before the meeting date.

This schedule will be followed as closely as possible for the convenience of citizens wishing to address the Board. Items not listed at an estimated time will be considered at the discretion of the Board and any item may be taken out of numerical order. Some of the items on this agenda may have been scheduled for an estimated time; however, none of the items will be considered earlier than the scheduled time.

Continued from the April 12, 2017 meeting

6. Public Hearing:

VARIANCE PETITION 17-V2 (MP)

Consider a resolution determining a Variance from Sections 58-598 and 58-1134 to allow two flag poles displaying the American flag from the top of the two dome roofs at a height to exceed the 42 feet height allowed in the C2, General Commercial and 5th Avenue South Special Overlay Districts on property located at 898 5th Avenue South.

Petitioner: Hoffman Commercial Real Estate
Location: 898 5th Avenue South
Agent: Lisa Paul, Vice President of Property Management

Items 7, 8 and 9 continued from the May 10, 2017 meeting and may be heard together.

- 7. Public Hearing: REZONE PETITION 17-R1 (MP)**
Consider an Ordinance adopting Rezone Petition 17-R1 for an approximately 1.33 acre parcel from C-2 General Commercial District to D-Downtown District to allow for the redevelopment of the property as a commercial project along with an on-site parking garage, for property located at 936 5th Avenue South, owned by The George, LLC, a Florida limited liability company.
Petitioner: The Brookline Companies, LLC
a Florida limited liability company
Location: 936 5th Avenue South
Agent: John M. Passidomo
- 8. Public Hearing: SITE PLAN WITH DEVIATION PETITION 17-SPD3 (MP)**
Consider a Resolution determining Site Plan with Deviations Petition 17-SPD3 for deviations to Section 58-909(2) to allow a reduced side yard setback for a parking garage and associated steps, to Section 58-912(1)g. to allow a façade step back of 1 foot 6 inches on the second and third floors along 6th Avenue South, and to Section 58-910 to allow 7 feet of rooftop embellishments for mechanical equipment, mechanical screen enclosures, architectural design, elevator shafts, and egress stair enclosures; and consider conditional use approval pursuant to Section 58-904 for a parking structure, for property located at 936 5th Avenue South, and owned by The George, LLC, a Florida limited liability company.
Petitioner: The Brookline Companies, LLC
a Florida limited liability company
Location: 936 5th Avenue South
Agent: John M. Passidomo
- 9. Public Hearing: DEVELOPMENT AGREEMENT PETITION 17-DA1 (MP)**
Consider a Resolution determining Development Agreement Petition 17-DA1 to allow offsite development proposed by the land owner or its designee to provide required parking within an onsite parking structure located at 936 5th Avenue South.
Petitioner: The Brookline Companies, LLC
a Florida limited liability company
Location: 936 5th Avenue South
Agent: John M. Passidomo
- 10. Public Hearing: CONDITIONAL USE PETITION 17-CU3 (MP)**
Consider a resolution determining Conditional Use Petition 17-CU3, pursuant to Section 46-34, Section 58-833, and Section 50-107 of the Code of Ordinances, to allow the renewal of the conditional use for an expanded yacht club and the approval of a parking needs analysis for Naples Yacht Club located at 700 14th Avenue South.
Petitioner: Naples Yacht Club
Location: 700 14th Avenue South
Agent: John M. Passidomo
- 11. Public Hearing: VARIANCE PETITION 17-V3 (MP)**
A request for approval of a Variance from Section 44-8, Section 58-3, and Section 58-146(3) to allow an existing pool to remain 13.74 feet from the edge of water where a minimum of 15 feet is required in the R1-15 Residence District on property located at 500 Yucca Road.
Petitioner: Mark A. Miller and Lisa M. Miller
Location: 500 Yucca Road
Agent: John M. Passidomo

Continued from the April 12, 2017 meeting

12. Public Hearing: TEXT AMENDMENT 17-T2 (RS)

Consideration of a text amendment to Section 58-116 of the Code of Ordinances governing minimum yards, Section 58-121 governing pier location and dimension regulations, Section 58-123 governing architectural requirements, Section 58-124 governing driveway entries, walls, and fences, and adding Section 58-125 governing property maintenance, in the R1-15A, Residence District.

Petitioner: Staff

Location: R1-15A, Residence District

Continued from the May 10, 2017 meeting.

13. Public Hearing: COMPREHENSIVE PLAN AMENDMENT 17-CPA1

Consider an Ordinance adopting Comprehensive Plan Amendment Petitioner 17-CPA1 to amend the Comprehensive Plan in accordance with Florida Statute Section 163-3191.

Petitioner: City of Naples

Location: Citywide

Agent: City of Naples Planning Department

14. Correspondence and Communication

15. Public Comment

16. Adjourn

All information on items listed in this agenda, which has been provided in advance of this meeting, may be inspected in the office of the City Clerk, Room B, City Hall, or at the Planning Department, 295 Riverside Circle. All written, audio-visual and other material presented to the Planning Advisory Board in conjunction with deliberations during this meeting will become the property of the City of Naples and will be retained by the City Clerk.