

# 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, December 13, 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 – November 8, 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.*

<p>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.</p>
---

Continued from the November 8, 2017 meeting.

**6. Public Hearing:**

**VARIANCE PETITION 17-V6 (EM)**

Consider a Resolution determining Variance Petition 17-V6, pursuant to Section 56-93(c)(1) of the Code of Ordinances, to allow for a dock and boat lift to extend beyond the maximum shore normal dimension of 25 feet for a combined pier and boat lift in the Aqualane Shores subdivision, for property located at 221 Aqua Court.

Petitioner: Jeff Hewitt

Location: 221 Aqua Court

Agent: Calvin & Calvin Marine Construction, Inc.

**7. Public Hearing:**

**SITE PLAN WITH DEVIATIONS PETITION 17-SPD5 (LD)**

Consider a resolution determining Site Plan with Deviations petition 17-SPD5 for a deviation from Section 58-630 to allow lot coverage up to 50% where 40% is required; a deviation from Section 58-626(3) to allow a 0' setback where 25' is required for a pool, spa and cabana; a deviation from Section 58-626(3) to allow the building to extend beyond the wet side of the seawall line; a deviation from Section 58-626(1) to allow a dumpster in the required 20' front yard setback; consideration of conditional use approval pursuant to Section 58-623(4) to allow a transient lodging facility on the property located in the C2-A Waterfront District and conditional use approval pursuant to Section 58-1078 to allow a transient lodging facility in the Airport Noise Impact Zone D of the Airport Noise Overlay District at 1302 5<sup>th</sup> Avenue South owned by the Combs Fish Company.

Petitioner: Pinnacle Asset Trust

Location: 1302 5<sup>th</sup> Avenue South

Agent: Burt Saunders

**8. Public Hearing:**

**CONDITIONAL USE PETITION 17-CU5 (LD)**

Consideration of a resolution determining Conditional Use Petition 17-CU5 pursuant to Section 58-904 to allow a transient lodging facility on property located in the D Downtown at 201 8<sup>th</sup> Street South.

Petitioner: S.V.M. Building LLC

Location: 201 8<sup>th</sup> Street South

Agent: John M. Passidomo

**9. Public Hearing:**

**VARIANCE PETITION 17-V8 (RS)**

Consider a Resolution determining Variance Petition 17-V8 to allow the separation and development of two lots that do not meet the minimum lot width and area requirements for property located at 1245 8<sup>th</sup> Terrace North.

Petitioner: Cathalin P. Minor

Location: 1245 8<sup>th</sup> Terrace North  
Agent: Cathalin P. Minor

**10. Public Hearing: VARIANCE PETITION 17-V9 (RS)**

Consider a Resolution determining Variance Petition 17-V8 to allow for a subdivision of property to allow the creation of a lot that is 75 feet in width where a minimum lot width of 87.5 feet is required in the R1-10 Residence District for property located at 186 10<sup>th</sup> Avenue South.

Petitioner: Mary McIntyre  
Location: 186 10<sup>th</sup> Avenue South  
Agent: John M. Passidomo

**11. Public Hearing: SUBDIVISION PETITION 17-SD8 (RS)**

Consider a Resolution determining Preliminary and Final Plat approval under Subdivision Petition 17-SD8 to subdivide four platted lots with a north/south orientation into two single family lots with an east/west orientation for property located at 186 10<sup>th</sup> Ave S.

Petitioner: Mary McIntyre  
Location: 186 10<sup>th</sup> Avenue South  
Agent: John M. Passidomo

**12. This item to be time certain at 1:00 pm**

**Public Hearing: COMPREHENSIVE PLAN AMENDMENT 17-CPA1**

Consider an Ordinance adopting Comprehensive Plan Amendment Petition 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

**13. Correspondence and Communication**

**14. Public Comment**

**15. 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.