



NOTICE OF MEETING AND AGENDA (SUPPLEMENT 2)

**Planning Advisory Board Meeting
City Council Chambers
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 13, 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. Changes to the Agenda**
- 5. Public Comment**
- 6. Approval of Minutes**

6.A. Approval of the 9/11/2024 Planning Advisory Board Meeting Minutes.
(Patricia Rambosk, City Clerk)
[2024-0911 pabr minutes](#)

7. Public Hearing(s)

- 7.A. An Ordinance for the Purpose of Determining Rezone Petition 24-R1, Rezoning an Approximate 7,000 Square Foot Strip of Land from “C” Conservation to “TC” Transitional Conservation for the Property Owned by Sandra Gerry 2017 Revocable Trust A and Located at 13 Conservation; More Fully Described Herein; and Providing an Effective Date.
(Erica Martin, Director of Planning)
[Continuance Memorandum](#)
- 7.B. A Resolution for the Purpose of Determining Development of Significant Environmental Impact Petition 24-DSEI1, Pursuant to Section 52-154 through 155 and Sections 58-862 through 864 of the Code of Ordinances of the City of Naples to Permit a Full Basketball Court as Accessory to a Single-Family Residence on Property Owned by Green Dolphin Holdings LLC and Sandra Gerry 2017 Revocable Trust A and Located at 3272 Green Dolphin Lane & 13 Conservation, More Fully Described Herein; and Providing an Effective Date.
(Erica Martin, Director of Planning)
[Continuance Memorandum](#)
- 7.C. A Resolution Relating to a Subdivision Replat; Approving and Accepting the Preliminary and Final (Record) Plat for a Replat of the Second Replat of Champney Bay Section of Port Royal to include the East 326.12 Feet of the North 187.8 Feet of Government Lot 1 on Property Owned by Green Dolphin Holdings, LLC and Sandra Gerry 2017 Revocable Trust and Located at 3272 Green Dolphin Lane and 13 Conservation, More Fully Described Herein; Requiring Recording; Approving Subdivision Petition 24-SD3; and Providing an Effective Date.
(Erica Martin, Director of Planning)
[Continuance Memorandum](#)
- 7.D. A Resolution for the Purpose of Determining Conditional Use Petition 24-CU10, Pursuant to Section 56-94 of the Code of Ordinances of the City of Naples to Allow a Full Basketball Court as Accessory to a Single-Family Residence on Property Owned by Green Dolphin Holdings LLC and Sandra Gerry 2017 Revocable Trust A and Located at 3272 Green Dolphin Lane & 13 Conservation; More Fully Described Herein; and Providing an Effective Date.
(Erica Martin, Director of Planning)
[Continuance Memorandum](#)
- 7.E. *Continued from the October 9, 2024 Planning Advisory Board meeting*
A Resolution Relating to a Nonconformity; Determining Nonconformity Petition 24-N2 to Allow for the Vertical and Horizontal Expansion of a Nonconforming Single Family House Pursuant to Section 46-35 of the Code of Ordinances for Property in the R1-10A, Residence District Owned by Mark and Michelle DiMaio, Located at 3888 Crayton Road; and Providing an Effective Date.
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest - Property Owner](#)

Warranty Deed
Survey
Aerial
Architectural Plans
Renderings
Neighborhood Perspectives
Plat Book
Ordinance 2008-12049
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Affidavit of Sign Posting 2

7.F. *Continued from the October 9, 2024 Planning Advisory Board meeting*

A Resolution for the Purpose of Determining Conditional Use Petition 24-CU8 Pursuant to Section 46-34 and Section 58-593 of the Code of Ordinances, for a Five-Unit Residential Condominium Building, for the Property Owned by NaplesComA, LLC, a Florida Limited Liability Company, and Located at 500 Goodlette-Frank Road, and Providing an Effective Date.

(Erica Martin, Director of Planning)

Staff Report
Resolution
Application
Disclosure of Interest - Property Owner
Warranty Deed
Survey
Aerial
Architectural Plans
Architectural Plans - Supplemental
Civil Plans
Civil Plans - Supplemental
Landscaping Plans
Landscaping Plans - Supplemental
Vehicle Tracking
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting - October PAB
Affidavit of Sign Posting - November PAB
Correspondence
Traffic Impact Statement (SUPPLEMENT 1/ADDED ATTACHMENT)

7.G. *Continued from the October 9, 2024 Planning Advisory Board meeting*

A Resolution for the Purpose of Determining Variance Petition 24-V3 Pursuant to Section 58-146 of the Code of Ordinances of the City of Naples to Establish a Reduced Setback on Property Located at 711 Banyan Boulevard in the R1-15 Residence District and Owned by Kenneth Sharkey and Miranda Sharkey; More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

Staff Report

Resolution
Application
Disclosure of Interest- Property Owner
Deed
Aerial
Petitioner Exhibit 1
Petitioner Exhibit 2
Petitioner Exhibit 3
Petitioner Exhibit 4
Credentials- Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Correspondence Letter

7.H. *Continued from the October 9, 2024 Planning Advisory Board meeting*

A Resolution for the Purpose of Determining Amendment No.6 to Site Plan Petition 19-SP8, Approved by Resolution 2019-14421, Relating to a Site Plan for Tract RT-1, and Portions of Tract OS-1, Tract H-1 and Tract BE of The Naples Beach Club Plat for Property Owned by Naples Beach Club Land Trust I, Naples Beach Club Land Trust II, and NBC Club Owner, LLC, Located Within the Naples Beach Club Residences and Golf Club Planned Development at 1090 Crayton Road, More Fully Described Herein, and Providing an Effective Date.

(Erica Martin, Director of Planning)

Staff Report

Resolution

Application

Parcel Sketch and Legal Description

Disclosure of Interest - TRACT BE and TRACT H-1

Disclosure of Interest - TRACT OS-1

Disclosure of Interest - TRACT RT-1

Architectural Plans

Civil Plans

Landscape Plans

TIS Section 1

TIS Section 2

Lighting Plans

Site Plan Overview

Site Plan Supplemental Overview

Naples Beach Club Residences and Golf Course - 2019-14420

Declaration of Restrictive Covenants - Residential District of PD Land

Reciprocal Access Easement

Affidavit of Sign Posting - October PAB

Affidavit of Sign Posting - PAB November

Credentials - Petitioner

Credentials - Planning Department

Public Notice Mailing Addresses

7.I. *Continued from the October 9, 2024 Planning Advisory Board meeting*

A Resolution Determining Conditional Use Petition 24-CU6 Pursuant to Section X

of the Naples Square Planned Development and Section 58-904 of the Code of Ordinances of the City of Naples to Allow for a 17-Unit Transient Lodging Establishment as Part of a Mixed-Use Development on the Property Located at 1090 1st Avenue South and Owned by Downtown Naples, LLC, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Deeds](#)

[Disclosure of Interest](#)

[Survey](#)

[Transient Lodging Operations Outline](#)

[Architectural Plans](#)

[Area Location Map](#)

[Renderings](#)

[Landscape Plans](#)

[Lighting Plan](#)

[Civil Plans](#)

[Credentials - Petitioner](#)

[Credentials - Planning Department](#)

[Naples Square Planned Development - Ordinance 2021-14658](#)

[Affidavit of Sign Posting - October PAB](#)

[Affidavit of Sign Posting - November PAB](#)

[Public Notice Mailing Addresses](#)

[Correspondence](#)

[Traffic Impact Statement \(SUPPLEMENT 1/ADDED ATTACHMENT\)](#)

7.J. *Continued from the October 9, 2024 Planning Advisory Board meeting*

A Resolution Determining Site Plan Petition 23-SP20 for a New Three-Story Mixed-Use Development on Property Owned by Downtown Naples, LLC and Located at 1090 1st Avenue South, More Fully Described Herein and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Deeds](#)

[Disclosure of Interest](#)

[Evidence of Signature Authority](#)

[Survey](#)

[Architectural Plans](#)

[Civil Plans](#)

[Proportionate Share Memorandum](#)

[Surface Water Management Calculations](#)

[Solid Waste Generation Calculations](#)

[Vehicle Tracking Exhibit](#)

[Landscape Plans](#)

[Credentials - Petitioner](#)

[Credentials - Planning Department](#)

Naples Square Planned Development - Ord. 2021-14658
Lighting Plan
Public Notice Mailing Addresses
Affidavit of Sign Posting - October PAB
Affidavit of Sign Posting - November PAB
Correspondence
Traffic Impact Statement (SUPPLEMENT 1/ADDED ATTACHMENT)

- 7.K. A Resolution for the Purpose of Determining Conditional Use Petition 24-CU11 Pursuant to Section 46-34 and Section 58-904 of the Code of Ordinances, City of Naples, to Allow for Eighteen (18) Transient Lodging Units on the Second and Third Floors of Mixed-Use Development on the Property Located at 570 9th Street North.

(Erica Martin, Director of Planning)

Staff Report
Resolution
Application
Disclosure of Interest - Owner
Warranty Deed
Affidavit of Authorization
Survey
Aerial
Architectural Plans
Landscape Plans
Civil Plans
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Traffic Impact Statement (SUPPLEMENT 1/ADDED ATTACHMENT)

- 7.L. A Resolution for the purpose of determining Variance Petition 24-V2 pursuant to Section 58-176 of the City of Naples Code of Ordinances to allow for encroachment into the rear yard setback for the purpose of installing a whole home emergency generator at the property owned by Sissel H. Cooper Trust located at 656 5th Avenue North, more fully described herein with a date effective.

(Erica Martin, Director of Planning)

Staff Report
Resolution
Variance Petition Application
Disclosure of Interest
Warranty Deed
Warranty Deed Signature
Proof of Ownership
Survey
Credentials- Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting

- 7.M. An Ordinance of the City of Naples, Florida, Providing for Repeal of Ordinance

2023-15040 Which Amended Chapter 58, Zoning, Article II, Zoning Districts, Division 27 - PD Planned Development District of the City of Naples, Code of Ordinances to Amend the Regulations for Planned Developments and Which Approved Text Amendment 22-T7; Providing for Codification, Conflicts, Severability, Correction of Scrivener's Error, Construction, Publication, and an Effective Date.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

[Ordinance](#)

[2023-15040 ord - Planned Developments \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

[Opinion SB 250 interpretation \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

[SB250 Memo May 3 2024 \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

- 7.N. An Ordinance of the City of Naples, Florida, Providing for Repeal of Ordinance 2023-15041 Which Amended Chapter 54, Subdivision Standards, Article I, In General, of the City of Naples, Code of Ordinances to Amend the Lot Split and Minor Subdivision Regulations and to Provide Regulations for the Combination of Single Family Lots and Which Approved Text Amendment 22-T8; Providing for Codification, Conflicts, Severability, Correction of Scrivener's Error, Construction, Publication, and an Effective Date.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

[Ordinance](#)

[2023-15041 ord - Lot Combinations \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

[Opinion - SB 250 interpretation \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

[SB250 Memo May 3 2024 \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

- 7.O. An Ordinance of the City of Naples, Florida, Providing for Repeal of Ordinance 2023-15048 Which Amended the Site Plan Review Regulations of the City of Naples as Proposed in Text Amendment 22-T9 and Section 46-33 (Site Plan Review) of Article II - Administrative Procedures, Chapter 46 - Administration, Procedures and Enforcement, of the Code of Ordinances, City of Naples, Providing for Codification, Conflicts, Severability, Correction of Scrivener's Error, Construction, Publication, and an Effective Date.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

[Ordinance](#)

[2023-15048 ord - Site Plans \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

[Opinion - SB 250 interpretation \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

[SB250 Memo May 3 2024 \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

- 7.P. An Ordinance of the City of Naples, Florida, Providing for Repeal of Ordinance 2023-15082 Which Amended Lot Coverage Regulations for Single Family Residences Constructed in Multifamily Districts and Chapter 58, Zoning, Article II, Zoning Districts, Division 9 - R3-6 Multifamily District, Section 58-270, Maximum Lot Coverage by All Buildings, Division 10 - R3-12 Multifamily District, Section 58-300, Maximum Lot Coverage by All Buildings, Division 11 - R3T-12 Multifamily District, Section 58-330, Maximum Lot Coverage by All Buildings, Division 12 - R3-15 Multifamily District, Section 58-360, Maximum Lot Coverage by All Buildings,

Division 13 - R3-15 Multifamily District, Coquina Sands (CS), Section 58-390, Maximum Lot Coverage by All Buildings, Division 14 - R3-15 Multifamily District, Moorings (MOR), Section 58-420, Maximum Lot Coverage by All Buildings, Division 15 - R3-18 Multifamily District, Section 58-450, Maximum Lot Coverage by All Buildings, Division 16 - R3T-18 Multifamily District, Section 58-480, Maximum Lot Coverage by All Buildings, of the City of Naples, Code of Ordinances; Providing for Codification, Conflicts, Severability, Corrections of Scrivener's Error, Construction, Publication, and an Effective Date.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

[Ordinance](#)

[2023-15082 ord - Lot Coverage for SF in MF District \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

[Opinion - SB 250 interpretation \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

[SB250 Memo May 3 2024 \(SUPPLEMENT 2/ADDED ATTACHMENT\)](#)

8. Discussion Item(s)

8.A. Discussion of Comprehensive Plan Request For Proposals
(Erica Martin, Director of Planning)

8.B. Discussion related to PAB drafting a memorandum to City Council requesting the allocation of staff time and resources for further discussion of traffic impact and Level of Service.
(Erica Martin, Director of Planning)

8.C. Planning Advisory Board 2025 Meeting Schedule
[2025 PAB Schedule](#)

9. Public Comment

10. Correspondence and Communication

11. 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.