



NOTICE OF MEETING AND AGENDA SUPPLEMENT 1
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, June 11, 2025
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 May 14, 2025 Planning Advisory Board Meeting Minutes.

7. Public Hearing(s)

- 7.A. A Resolution Determining Nonconformity Petition 25-N3 Pursuant to Section 46-35 of the Code of Ordinances, City of Naples, to Allow for the Expansion of a Nonconforming Single-Family Residence and Guest House on the Property Located in the R3T-12 Multi-Family District, Owned by Kathleen LeTarte, and Located at 794 9th Street South; More Fully Described Herein; Providing Findings and Conditions; and Providing an Effective Date.

(Jeffrey Brammer, Planner II)

[25-N3 Staff Report](#)

[25-N3 Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Survey](#)

[Aerial](#)

[Architectural Plans - Main House](#)

[Architectural Plans - Guest House](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Correspondence](#)

[Affidavit of Sign Posting](#)

[Affidavit of Sign Posting 2](#)

- 7.B. This item has been withdrawn by the Petitioner (SUPPLEMENT 1 - ADDED 6-6-2025).

A Resolution for the Purpose of Determining Appeal of an Administrative Decision 25-AA1 Relating to the Replatting of an Approximately 0.48 Acre Property Located at 450 Gulf Shore Boulevard South and an Approximately 0.48 Acre Property Located at 45 5th Avenue South.

(Erica Martin, Director of Planning)

[25-AA1 Staff Report](#)

[25-AA1 - Resolution](#)

[Application](#)

[Disclosure of Interest - Ocean Breeze 131 LLC](#)

[Affidavit of Authorization Ocean Breeze 131 LLC](#)

[Disclosure of Interest - Hamilton Kenneth and Karen](#)

[Affidavit of Authorization Hamilton Kenneth and Karen](#)

[Warranty Deed - 45 5th Ave S - Ocean Breeze 131 LLC](#)

[Warranty Deed - 450 Gulf Shore Blvd S - Hamilton](#)

[Location Map](#)

[Credentials - Planning Department](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Withdrawal Email - Davies 6-5-2025 \(SUPPLEMENT 1 - ADDED 6-6-2025\)](#)

- 7.C. A Resolution Relating to a Subdivision Replat; Approving and Accepting the Preliminary and Final (Record) Replat for Property Located at 450 Gulf Shore Boulevard South, Containing Approximately 0.48 Acres, Owned by Kenneth C. and Karen B. Hamilton, and Property Located at 45 5th Avenue South, Containing Approximately 0.48 Acres, Owned by Ocean Breeze 131, LLC, More Fully Described Herein; Requiring Recording; Approving Subdivision Petition 25-SD1; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[25-SD1 - Staff Report](#)

[25-SD1 - Resolution](#)

[Subdivision Application](#)

[Disclosure of Interest - Ocean Breeze 131 LLC](#)

[Affidavit of Authorization Ocean Breeze 131 LLC](#)

[Disclosure of Interest - Hamilton Kenneth and Karen](#)

[Affidavit of Authorization Hamilton Kenneth and Karen](#)

[Warranty Deed - 45 5th Ave S - Ocean Breeze 131 LLC](#)

[Warranty Deed - 450 Gulf Shore Blvd - Hamilton](#)

[Location Map](#)

[Survey 450 Gulf Shore Blvd S - Current](#)

[Survey 45 5th Ave S - Current](#)

[Proposed Survey 450 Gulf Shore Blvd S - After Lot Split](#)

[Proposed Survey 45 5th Ave S - After Lot Split](#)

[Survey of Portion to be Conveyed to 450 S Gulf Shore Blvd](#)

[Traffic Circulation and Trips Analysis](#)

[Credentials - Planning Department](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Correspondence](#)

- 7.D. A Resolution Determining Conditional Use Petition 25-CU4, Relating to a Conditional Use Pursuant to Section 50-102(b)(2) of the Code of Ordinances, City of Naples, to Allow Required Parking Within 600 Feet of a Lot to Accomplish Shared Parking on Property Owned By Hygate Properties, LLC., and Located at 1795, 1801-1841 9th Street North, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[25-CU4 Staff Report](#)

[25-CU4 Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Survey](#)

[Aerial](#)

[Site Plan](#)

[Parking Calculations - REVISED](#)

[Petitioner - Cover Letter](#)

[Resolution - ROW Improvements - 2017](#)

[Temporary Use Agreement - 2017](#)

[Temporary Use Extension - 2021](#)

[FDOT Lot Use Agreement - 2023](#)

[Proposed City Parking Agreement - 2023](#)
[Resolution - City Council Denial - 2023](#)
[Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#)

8. Comprehensive Plan Update

- 8.A. Comprehensive Plan Update
(Erica Martin, Director of Planning)
[Memorandum](#)
[Naples 2045 Comprehensive Plan Update progress 6-11-2025](#)

9. Traffic Study Update

- 9.A. Traffic Study Update from the Public Works Department
(Bob Middleton, Director of Public Works)
[PAB Update - Downtown Traffic Study 2025-06-04](#)
[6-11-2025 PAB Traffic Study Update - revised \(SUPPLEMENT 1 - ADDED 6-6-2025\)](#)

10. Public Comment

11. Correspondence and Communication

12. 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.