



NOTICE OF MEETING AND AGENDA
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
Thursday, December 12, 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**
- 7. Public Hearing(s)**

7.A. *Continued from the November 13, 2024 Planning Advisory Board meeting.*

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)

[Staff Report](#)

[Conservation 13 Rezone Ordinance](#)

[Application](#)

[Cover Letter](#)

[Disclosure of Interest 1](#)

[Disclosure of Interest 2](#)

[Deed 13 Conservation](#)

[Deed 3272 Green Dolphin](#)

[Aerial 13 Conservation.pdf](#)

[Aerial 3272 Green Dolphin](#)

[Survey](#)

[Site & Landscape Plan](#)

[Environmental Report](#)

[Sketch of Description](#)

[Staff Credentials](#)

[Petitioner Credential 1](#)

[Petitioner Credential 2](#)

[Petitioner Credential 3](#)

[Executed Sign Posting Affidavit](#)

7.B. *Continued from the November 13, 2024 Planning Advisory Board meeting.*

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)

[Staff Report](#)

[DSEI Resolution](#)

[Application](#)

[Cover Letter](#)

[Disclosure of Interest 1](#)

[Disclosure of Interest 2](#)

[Deed 13 Conservation](#)

[Deed 3272 Green Dolphin](#)

[Survey](#)

[Sketch of Description](#)

[Aerial 13 Conservation](#)

[Aerial 3272 Green Dolphin](#)

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7.C. Continued from the November 13, 2024 Planning Advisory Board meeting.

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)

[Staff Report](#)
[Replat Resolution](#)
[Replat Application](#)
[Disclosure of Interest 1](#)
[Disclosure of Interest 2](#)
[Deed 13 Conservation](#)
[Deed 3272 Green Dolphin](#)
[Full Site Survey](#)
[Aerial 13 Conservation](#)
[Aerial 3272 Green Dolphin](#)
[Cover Letter](#)
[Attorney Opinion Letter](#)
[PLAT - EXISTING](#)
[PLAT - PROPOSED](#)
[Site & Landscape Plan](#)
[Environmental Report](#)
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7.D. Continued from the November 13, 2024 Planning Advisory Board meeting.

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)

[Staff Report](#)
[Conditional Use Resolution](#)
[Conditional Use Application](#)

[Disclosure of Interest 1](#)
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[Deed 3272 Green Dolphin](#)
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[Aerial 13 Conservation](#)
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- 7.E. An Ordinance for the Purpose of Amending Regulations Relating to Pier Location and Dimension Regulations in the R1-15A Residence District; Amending Section 58-121, Pier Location and Dimensions, of Chapter 58, Zoning, of the Code of Ordinances, City of Naples; Providing a Severability Clause; Providing a Repealer Provision; and Providing an Effective Date.
(Erica Martin, Director of Planning)
[Staff Report](#)
[Ordinance](#)
[Email to City Council from Port Royal Association re: Dock Code](#)
[Port Royal Association Proposed Changes to Sec 58-121 -- Pier location and dimensions](#)
[Analysis of Dock Lengths - Port Royal Association](#)
- 7.F. 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 Ordinance - Planned Developments](#)
[Opinion SB 250 Interpretation](#)
[SB250 Memo May 3 2024](#)
[September 16, 2024 Meeting Minutes](#)
- 7.G. 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 Ordinance - Lot Combinations](#)

[Opinion - SB 250 Interpretation](#)

[SB250 Memo May 3 2024](#)

[September 16, 2024 Meeting Minutes](#)

- 7.H. 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 Ordinance - Site Plans](#)

[Opinion - SB 250 Interpretation](#)

[SB250 Memo May 3 2024](#)

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- 7.I. 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 Ordinance - Lot Coverage for SF in MF District](#)

[Opinion - SB 250 Interpretation](#)

[SB250 Memo May 3 2024](#)

[September 16, 2024 Meeting Minutes](#)

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.