10. **REZONE PETITION 17-R2 PUBLIC HEARING:** Consider an ordinance adopting Rezone Petition 17-R2 to rezone approximately 22 acres from PD, Planned Development to PD, Planned Development for the subject property located at 4135-4255 9th Street North. Petitioner: Brixmor Park Shore SC LLC, a Delaware limited liability company.

Title read by Chairman Krall. This being a quasi-judicial proceeding, Notary Public Jessica Hernandez administered an oath to those intending to offer testimony; all responded in the affirmative. Members then made ex parte disclosures to the effect that each was either familiar with or had visited the site; each had communication with the petitioner's agent; and Member Selfon had email communication with staff.

The following individuals testified on behalf of the petitioner: Attorney John Passidomo, petitioner’s agent; Architect David Corban, David Corban Architects, PLLC; Sandra Gorman, Traffic Engineer, CPH Engineers, Inc.; and Joshua Lockhart, Civil Engineer, CPH Engineers, Inc. The following staff members testified on behalf of the City: Robin Singer, Planning Director; and Planner Leslee Dulmer, who also reviewed the staff report and conditions contained therein, and noted that staff recommends approval subject to said conditions.

During discussion, the Board expressed concern regarding: 1) the height for the proposed monument sign being incorrectly depicted on the Site Plan; 2) the correct height of said sign possibly obstructing the view of traffic due to the elevation of the curb; 3) the potential increase in traffic at the proposed right turn lane from U.S. 41 to the eastern entrance; and 4) safety, particularly accessibility for first responders and pedestrians within the Plaza. They also expressed: 1) the desire for additional landscaping in the parking lot and at the two outdoor trellis areas; 2) dissatisfaction that the Parking Needs Analysis had been conducted in December 2016 rather than during the month of February when traffic counts would be higher; and 3) disappointment that this petition was being considered although the recommendations in the staff report had not yet been met.

Member Selfon suggested that, although the Design Review Board is responsible for the landscaping and architectural design of proposed petitions, the design elements be included when the Planning Advisory Board is presented with complex petitions to afford them a better understanding of said projects, which would allow Board Members to make more informed decisions.

Director Singer agreed to include the approved variance for shopping center signage in the Planned Development (PD) document that would be provided to City Council.

City Attorney James Fox read the following into the record: 1) an excerpt from Section 50-104 of the Code of Ordinances of the City of Naples; and 2) an excerpt from Policy 1-9.3 of the Future Land Use Element of the Comprehensive Plan.

In response to Attorney Fox, Attorney Passidomo reiterated that there would not be a reduction in parking spaces.

**MOTION by McCashin to RECOMMEND APPROVAL of Petition 17-R2 subject to staff’s recommendations as follows:** 1) The sub district diagram, Schedule A, shall include dimensions of the boundaries to further define which areas are included with each sub district; and 2) Schedule B of the PD Document will include a more detailed, dimensioned diagram of the location of the proposed monument sign and shall be reviewed by the Streets and...
Stormwater Department prior to the City Council hearings on this request. Motion seconded by Feight and carried 6-0 (McCann-absent, Selfon-yes, Price-yes, McCashin-yes, Feight-yes, Melican-absent, Dyke-yes, and Krall-yes).