

NOTICE OF MEETING AND AGENDA
Council Chamber
735 8th Street South, Naples, Florida 34102

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.

Planning Advisory Board Meeting
Friday, October 11, 2019
8:30 AM

All proposed documents and information on 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 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.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes
 - 4.A. Minutes of the September 11, 2019 meeting
[Minutes](#)
5. Changes to the Agenda
6. Public Comment
7. Public Hearing(s)

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 BOARD 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.

7.A. 19-R6

An Ordinance determining Rezone petition 19-R6, rezoning from PD Planned Development to an amended and restated PD Planned Development to amend the Naples Beach Club Residences and Golf Course Planned Development (Ordinance #2019-14330) to reduce the Maximum Allowable Density, to allow for gate houses to encroach into the required front yards, to allow for required visitor parking to be located inside the security gates, to allow for driveway widths exceeding the 54-foot allowable dimension, and to allow for monuments exceeding 30 inches in height within the required front yards abutting Gulf Shore Boulevard North, and to amend 'Exhibit D' and Section V, Residential District Development Standards, Maximum building dimensions on the property owned by Naples Golf and Beach Club, Inc., a Florida profit corporation, located at 851 and 852 Gulf Shore Boulevard North, 1090 Crayton Road, and 485, 825, and 801 South Golf Drive.

(E.M)

[Staff Report](#)

[Ordinance](#)

[Application](#)

[Disclosures of Interest](#)

[Deeds](#)

[Aerial](#)

[Survey](#)

[Site Plan](#)

[Exhibits to Application](#)

[Amended PD Document - Clean](#)

[Amended PD Document - Redline](#)

[Traffic Impact Study](#)

[Traffic Impact Study - Supplement](#)

[Petitioners' Resumes](#)

[Planning Staff Resumes](#)

[Mailing Labels](#)

7.B. 19-SP8

A Resolution determining Site Plan petition 19-SP8 for the Naples Beach and Golf Club, on property owned by Naples Golf and Beach Club, Inc., a Florida profit corporation, located at 851 and 852 Gulf Shore Boulevard North, 1090 Crayton Road, and 485, 825, and 801 South Golf Drive.

(E.M)

[Staff Report](#)

[19-SP8 Resolution](#)

[Application](#)

[Disclosures of Interest](#)

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[Aerial](#)

Survey
Site Plan - Sufficiency Letter
Memorandum - Design Flood Elevation
Site Plan RAI Cover Letter
Cover Letter Exhibits
Administrative Site Plan Overview
Site Plan Civil Plans
Site Plan Architectural Plans
Site Plan Landscape Plans
Schematic Subdivision Sketch
Revised Gulf Shore Boulevard Section c-c
Traffic Impact Study Final with Appendices
Traffic Impact Study Supplement Final with Exhibits
Response letter to fire review
Revised Fire Response Plan
Accessory Buildings Fire Protection Exhibit
Future Stormwater Pump Station Scenarios 1 and 2
Gatehouse Circulation Exhibit
Stacking Exhibit
Petitioners' Resumes
Planning Staff Resumes
Mailing Labels

7.C. 19-SPD5

A Resolution determining Site Plan with Deviations petition 19-SPD5 for a deviation pursuant to the following sections of the Code of Ordinances: Sections 50-105(b)(1)(3) and (4) to allow for a reduction in the number of and the relocation of required off-street loading spaces; Section 56-35 to allow for the hotel building and clubhouse building to exceed maximum allowable building dimension of 200 feet; Sections 58-476(2) and (3) to allow for the encroachment of buildings into the required side and rear yards interior to the site along the boundary between the R3T-18 and Planned Development portions of the property; Section 58-478, which limits height in the R3T-18 district to 87 feet to allow for a cupola at a height of 116 feet; Section 56-54(7) to allow for a 36 inch retaining wall abutting Gulf Shore Boulevard North and a 48 inch retaining wall abutting Gulf Shore Boulevard North; Section 58-476 to allow a portion of the hotel building to encroach up to 9 feet into the required 51-foot front yard abutting 8th Avenue South; Section 50-131(b) to allow driveway width to exceed the 54-foot allowable dimension; and Section 56-54 to allow for monuments exceeding 30 inches in height within the required front yards; and considering conditional uses pursuant to the following sections of the Code of Ordinances: Section 58-473 to allow for transient lodging; Section 50-103(e) to allow for a valet parking plan; and Section 50-107 to allow for a parking needs analysis on the property owned by Naples Golf and Beach Club, Inc., a Florida profit corporation, located at 851 and 852 Gulf Shore Boulevard North and the east and west sides of Gulf Shore Boulevard North immediately adjacent to and north of South Golf Drive and 8th Avenue North.

(E.M)

Staff Report
19-SPD5 Resolution
19-DA2 Resolution
Application
Disclosures of Interest
Deeds
Aerial
Survey
Exhibits
Plans - Civil
Plans - Architectural
Plans - Landscape
Parking Needs Analysis
Valet Parking Plan
Traffic Impact Study
TIS Supplement
Petitioners' Resumes
Planning Staff Resumes
Mailing Labels

7.D. 19-DA2

A Resolution determining Development Agreement petition 19-DA2 to prescribe and secure development rights and standards for the redevelopment of the Naples Golf and Beach Club, on property owned by Naples Golf and Beach Club, Inc., a Florida for profit corporation, located at 851 and 852 Gulf Shore Boulevard North.

(E.M)

Recommended Action: Amend the Development Agreement

Staff Report
Resolution
Development Agreement Application
Disclosures of Interest
Deeds
Aerial
Survey
Development Agreement
Exhibit A
Petitioners' Resumes
Planning Staff Resumes
Mailing Labels

7.E. 19-T10

An Ordinance relating to Live Entertainment; amending Chapter 56 Supplemental Standards, Article IV, Standards applicable to commercial districts, Section 56-125,

Live entertainment permit, of the Code of Ordinances of the City of Naples, pursuant to Text Amendment 19-T10 to add a review of a new permit six months following its initial approval. (RS)

Recommended Action: Recommend Approval

[Staff Report](#)

[Ordinance](#)

8. Public Comment
9. Correspondence and Communication
 - 9.A. Discussion of the Vision and next steps
 - [Staff Memorandum](#)
 - [Interim Report](#)
 - [Vision Assessment Report](#)
 - [City Council Memorandum](#)
 - [Comments - Migliara](#)
10. Adjourn