

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

**Accommodation will be made to allow public comment during the meeting while maintaining social distancing.**

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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.

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**Planning Advisory Board Meeting**  
**Wednesday, August 12, 2020**  
**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. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes
  - 4.A. Approval of Minutes
    - [January 24, 2020 Draft Minutes](#)
    - [March 11, 2020 Draft Minutes](#)
    - [June 10, 2020 Draft Minutes](#)
5. Changes to the Agenda

**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.**

6. Public Comment

7. Public Hearing(s)

7.A. 20-CU1

Consider a Resolution determining Conditional Use Petition 20-CU1, pursuant to Section 58-904 to provide for Boat Sales, office only no lots for the subject property located at 1060 Central Avenue.

(L.D)

[Continuance Memorandum](#)

[Petitioner request](#)

7.B. 20-CU5

Consider a Resolution determining Conditional Use Petition 20-CU5, pursuant to Section 58-833 and Section 46-34 of the Land Development Code to convert one tennis court to four pickleball courts for the Port Royal Club on property located at 2755 and 2757 Gordon Drive in the PS Public Service District. (LD)

[Staff Report](#)

[Resolution](#)

[Petition](#)

[Deed OR597 PG721](#)

[Disclosure of Interest](#)

[Exhibit B - Resolution 07-11732](#)

[Exhibit C - Aerial](#)

[Exhibit D - Plans](#)

[Exhibit E - RML Acoustics Noise Study](#)

[Schiff Correspondence](#)

[Petitioner Qualifications](#)

[Mailing Labels](#)

[Planning Staff Qualifications](#)

7.C. 20-CU6

Consider a Resolution determining Conditional Use Petition 20-CU6 to allow for the construction of a new fixed dock and floating dock with an ADA access ramp for Trinity by the Cove on the property located at 553 Galleon Drive.

[Staff Report](#)

[Resolution](#)

[Fire Department Memo](#)

[Application](#)

[Disclosure of Interest](#)

[Proof of Ownership](#)

[Survey](#)

[Plans](#)

[Light fixture cut sheet](#)

[Credentials - Petitioner's Agent](#)  
[Credentials - Planning Staff](#)  
[Mailing Labels](#)

7.D. 20-N4

Consider a Resolution determining Nonconformity Petition 20-N4 pursuant to Section 46-35 of the Land Development Code for the renovation of an existing nonconforming structure on property located at 132 10th Avenue South. (MP)

Recommended Action: Approval

[Staff Report](#)  
[Resolution](#)  
[Application](#)  
[Disclosure](#)  
[Plans](#)  
[Warranty Deed](#)  
[Survey](#)  
[Correspondence](#)  
[Petitioner Credentials](#)  
[Planning Staff Resumes](#)  
[Labels](#)

7.E. 20-N5

Consider a Resolution determining Nonconformity petition 20-N5 pursuant to Section 46-35 of the Land Development Code for an expansion of a nonconformity to raise and renovate an existing nonconforming guest house and covered porch on property located at 1707 3rd Street South. (LD)

[Staff Report](#)  
[Resolution](#)  
[Petition](#)  
[Warranty Deed](#)  
[Disclosure of Interest](#)  
[Location Aerial](#)  
[Survey](#)  
[Permit Cards](#)  
[Plans](#)  
[Petitioner Qualifications](#)  
[Correspondence](#)  
[Mailing Labels](#)  
[Planning Staff Qualifications](#)

7.F. 19-SP20

Consider a Resolution determining Site Plan petition 19-SP20 for 710 Goodlette Residences – 63 Luxury Apartments, on property owned by Sahasa Realty Corp., and located at 710 Goodlette-Frank Road North (MP)

Recommended Action: Approval with conditions

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Site Plan Set](#)

[Dumpster Detail](#)

[Landscape Plan](#)

[TIS certified](#)

[Architectural Plans 4 story over 1 of parking](#)

[Architectural Plans 5 story over 1 of parking](#)

[Architectural Plans Clubhouse](#)

[Fire Access Plan](#)

[Lighting Plan](#)

[Site Plan Approval with conditions letter](#)

[FAA Determinations](#)

[Code References](#)

[The Commons Professional Park PD](#)

[Combined Exhibits Regarding Development Rights.pdf](#)

[Petitioners Combined Credentials](#)

[Planning Staff Resumes](#)

[Labels](#)

7.G. 20-SD3

Consider a Resolution determining Subdivision Petition 20-SD3 for preliminary and final plat approval of the 124.4 acre Naples Golf and Beach Hotel property located at 851 and 852 Gulf Shore Boulevard North, 1090 Crayton Road, and 485, 801 and 825 South Golf Drive.

[Staff Report](#)

[Resolution](#)

[Streets and Stormwater Department Memo](#)

[Application](#)

[Exhibits B -D to Application](#)

[Disclosure of Interest](#)

[Deeds](#)

[Survey](#)

[Surveyors Certificate](#)

[Existing Plats](#)

[Proposed Plat - The Naples Beach Club](#)

[Opinion of Title](#)  
[Credentials - Planning Staff](#)  
[Mailing Labels](#)  
[Correspondence](#)

7.H. 20-T1

Consider an Ordinance relating to building heights amending Chapter 44, General Provisions, Section 44-8, Definitions; and Chapter 46, Administration, Procedures and Enforcement, Article II, Administrative Procedures, Section 46-37, Variances to zoning requirements; and Chapter 56, Supplemental Standards, Article II, Standards Applicable to All Districts, Section 56-39, Height requirements, exceptions thereto; of the Code of Ordinances, City of Naples, Pursuant to Text Amendment petition 20-T1, to clarify height limits for commercial zoning districts; providing a severability clause; providing a repealer provision; and providing an effective date.

[Staff Report](#)  
[Ordinance](#)

7.I. 20-T2

Consider an Ordinance relating to parking and density in the Fifth Avenue South Special Overlay District amending Chapter 58, Zoning, Article III, Special Overlay Districts, Section 58-1134(d), Building Area; of the Code of Ordinances, City of Naples, requiring parking for residential units to be provided on-site and prohibiting parking reductions by variance, parking needs analysis or off-site valet; Pursuant to Text Amendment petition 20-T2; providing a severability clause; providing a repealer provision; and providing an effective date.

[Staff Report](#)  
[Ordinance](#)

8. Public Comment

9. Correspondence and Communication

9.A. Supplemental Action Report from member Thompson Dyke

[Draft of a Supplemental Action Report To The City of Naples Comprehensive Plan August 2020 \(3\).pdf](#)

9.B. Discussion of public notice requirements

[Staff Report](#)  
[Public Notices City vs County](#)

10. Adjourn