

**NOTICE OF MEETING AND AGENDA (SUPPLEMENT 1)**  
**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, April 14, 2021**  
**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 February 10th, 2021 PAB meeting Minutes  
[2021-0210 pabr draft minutes.pdf](#)
  - 4.B. Approval of March 10th, 2021 PAB meeting Minutes  
[2021-0310 pabr draft minutes.pdf](#)

**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.**

5. Changes to the Agenda

6. Public Comment

All citizens who are called...etc

7. Public Hearing(s)

7.A. 21-CU1

Consider a Resolution determining Conditional Use Petition 21-CU1 for a four-unit transient lodging facility for property located at 875 9th Street South.

(M.P)

Recommended Action: Continue until May 12, 2021

[Continuance Memorandum](#)

[Request for continuance to May 12 PAB](#)

[Application](#)

[Disclosure](#)

[Authorization](#)

[Traffic Impact Statement](#)

[Operating Plan](#)

[Warranty Deed](#)

[Correspondence](#)

[Planning Department Resumes](#)

[Labels](#)

7.B. 20-SP8

Consider a Resolution determining Site Plan Petition 20-SP8 for a new restaurant called Twin Peaks, containing approximately 10,000 square feet of indoor and outdoor dining area, to be located on an out parcel within the Coastland Center PD property, located at 2078 9th Street North.

Recommended Action: Consider the Resolution

[PAB Report](#)

[Resolution](#)

[20-SP8 Twin Peaks Sufficiency Letter](#)

[Site Plan Application](#)

[Disclosure Restaurant Owner](#)

[Disclosure Property Owner](#)

[Civil Plan Set](#)

[Architectural Plans](#)

[Landscape Plans](#)

[2018 Traffic Impact Statement](#)

[Trip Generation](#)

[Petitioners Combined Credentials](#)

[Planning Department Resumes](#)

[Labels](#)

7.C. 18-SP19

Consider a Resolution determining Site Plan Petition 18-SP19 for approximately 2.24 acres of the Naples Square Planned Development on property located at 192 Goodlette-Frank Road.

(LD)

To be considered concurrently with 20-SP14

Recommended Action: Consider the resolution

[Combined Staff Report](#)

[Resolution](#)

[18-SP19 Sufficiency Letter 3.25.2020](#)

[18-SP19 Site Plan Petition](#)

[18-SP19 Warranty Deed](#)

[18-SP19 Disclosure of Interest](#)

[18-SP19 Architectural Plans - revised 3.25.21](#)

[18-SP19 Recorded Plat](#)

[18-SP19 Civil Plans - revised 3.23.21](#)

[Combined 18-SP19 and 20-SP14 Site Plan Setback Exhibit](#)

[18-SP19 Landscape Plan](#)

[18-SP19 TIS](#)

[18-SP19 Fire Truck Exhibit](#)

[18-SP19 Petitioner Qualifications](#)

[Planning Staff Qualifications](#)

[Combined 18-SP19 and 20-SP14 Mailing Labels](#)

[SUPPLEMENT ADDED 4/12/2021 - REVISED Resolution](#)

7.D. 20-SP14

Consider a Resolution determining Site Plan Petition 20-SP14 for approximately 4.5 acres of the Naples Square Planned Development on property located at 1195 5th Avenue South and 402 Goodlette Frank Road.

(LD)

To be considered concurrently with 18-SP19

Recommended Action: Consider the resolution

[Combined Staff Report](#)

[Resolution](#)

[20-SP14 Sufficiency Letter 3.29.21](#)

[20-SP14 Petition](#)

[20-SP14 Warranty Deeds](#)

[20-SP14 Disclosure of Interest](#)

[20-SP14 Sketch Description](#)

[20-SP14 Architectural Plans](#)

[20-SP14 Site Development Plans](#)

[Combined 18-SP19 and 20-SP14 Site Plan Setback Exhibit](#)

[20-SP14 Landscape Plans](#)

[20-SP14 TIS](#)

[20-SP14 Auto Turn Exhibit](#)  
[20-SP14 Uniform Sign Plan](#)  
[20-SP14 Parcel Details](#)  
[20-SP14 Petitioner Qualifications](#)  
[Planning Staff Qualifications](#)  
[Combined 18-SP19 and 20-SP14 Mailing Labels](#)  
[SUPPLEMENT ADDED 4/12/2021 - REVISED Resolution](#)  
[SUPPLEMENT ADDED 4/12/2021 - OTO Operations Plan](#)

7.E. 21-R2

An Ordinance determining Rezone to Planned Development petition 21-R2, rezoning from D Downtown and PD Planned Development to an amended and restated PD Planned Development to amend the Naples Square Planned Development (Ordinance 2020-14522) for the property located at 100 Goodlette-Frank Road, Parcel 14240004027, 1080 1st Avenue South (Parcels 20762400009 and 20761840000), 1090 1st Avenue South and 1170 1st Avenue South.

(LD)

Recommended Action: Consider the Ordinance

[PAB Staff Report](#)

[21-R2 ORD](#)

[Petition](#)

[Exhibit B](#)

[Exhibit C](#)

[Conceptual Landscape Plans](#)

[Deed - GeoSouthern Intermediate Holdings](#)

[Deed - Downtown Naples 1986](#)

[Deed - Downtown Naples 2017](#)

[Affidavit of Conversion](#)

[Deed - Gulfshore Playhouse](#)

[Disclosure of Interest - GeoSouthern](#)

[Disclosure of Interest - Downtown Naples](#)

[Disclosure of Interest - Gulfshore Playhouse Inc](#)

[Disclosure of Interest - WSR](#)

[Aerial](#)

[Survey - Downtown Naples](#)

[Survey - GeoSouthern](#)

[Survey - Gulfshore Playhouse](#)

[Traffic Impact Statement](#)

[PD Document - Clean](#)

[PD Document - Redline](#)

[2021-14598 MOU Resolution](#)

[2020-14521 Public Service District Height](#)

[Petitioner Qualifications](#)

[Planning Staff Qualifications](#)

## Mailing Labels

8. Public Comment
9. Correspondence and Communication
10. Adjourn