

**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, May 12, 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. Roll Call
2. Pledge of Allegiance
3. Swearing in of New Member(s)
4. Election of Officers
5. Changes to the Agenda
6. Public Comment  
All citizens who are called...etc

**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. Approval of Minutes
  - 7.A. Approval of 3/12/2021 PAB Workshop Minutes  
[2021-0312 pabw draft minutes.pdf](#)
  - 7.B. Approval of 4/16/2021 PAB Workshop Minutes  
[2021-0416 pabw draft minutes.pdf](#)
8. Public Hearing(s)
  - 8.A. 21-SD3  
A Resolution determining Subdivision Petition 21-SD3 for preliminary and final plat approval of 2.29 acres of property located at 1090 1st Avenue South and 1170 1st Avenue South.  
(L.D)  
[PAB Staff Report](#)  
[21-SD3 Resolution](#)  
[Petition](#)  
[Disclosure of Interest - Downtown Naples LLC](#)  
[Disclosure of Interest - Gulfshore Playhouse](#)  
[Deeds](#)  
[Aerial](#)  
[Survey](#)  
[Naples Square Commercial North Plat](#)  
[Proposed Plat](#)  
[Lot 1 Sketch and Legal Description](#)  
[Lot 2 Sketch and Legal Description](#)  
[Title Opinion](#)  
[21-R2 District Boundaries Sketch.pdf](#)  
[Correspondence](#)  
[Planning Department Qualifications](#)  
[Mailing Labels](#)
  - 8.B. 21-CU4  
Consider a Resolution determining Conditional Use Petition 21-CU4 to allow a school located within the C-2, commercial zoning district located at 670 Goodlette-Frank Road North.  
(P.K)  
Recommended Action: Consider the Resolution  
[PAB Staff Report](#)  
[Resolution](#)  
[Application](#)  
[Disclosure of Interest](#)

Affidavit of Authorization  
Warranty Deed  
Site Aerial  
Labels  
Planning Staff Credentials  
SUPPLEMENT ADDED 5-7-2021 Shaping Masterpieces Traffic Memo  
SUPPLEMENT ADDED 5-7-2021 Shaping Masterpieces Parking Memo

8.C. 21-R3

An Ordinance rezoning approximately 14.5 acres from PD, Planned Development to PD, Planned Development for Neapolitan Way Plaza for the subject property located at 4601 9th Street North and 866 Neapolitan Way.

(M.P)

Recommended Action: Consider the Ordinance

PAB Staff Report

Ordinance

Application

Disclosure

Deed

Code Comparison

Parking Demand Study

Traffic Impact Study

Site Plan

Survey

Aerial

Sec. 56-129 Shopping Centers

Petitioner Credentials

Planning Department Resumes

Labels

SUPPLEMENT ADDED 5/7/2021 PAB Responses

8.D. 20-SP11

Consider an application for a Site Plan Petition for the proposed demolition of the existing Publix store and adjacent retail unit and storage area, and the replacement with a new Publix store containing approximately 51,908 square feet of space, on property located at 4601 9th Street North, within the Neapolitan Plaza.

(M.P)

Recommended Action: Consider the Resolution

PAB Staff Report

Resolution

Site Plan Application

Disclosure

Architectural Plans

Civil Engineering Plans  
Landscape Plans  
Fire Truck Exhibit  
Lighting Plan  
Water Management Report  
Traffic Impact Statement  
Alta Survey  
Legal Description  
Deed  
Site Plan Sufficiency Letter 031121  
Petitioner Credentials  
Planning Department Resumes  
Labels

8.E. 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: Consider the resolution

PAB Report

Resolution

Application

Disclosure

Warranty Deed

Authorization

Traffic Impact Statement

Operating Plan

Combined Correspondence

Petitioner Credentials

Planning Department Resumes

Labels

SUPPLEMENT ADDED 5/7/2021 Architectural Site Plan Petition 15-DRB36

SUPPLEMENT ADDED 5/7/2021 Sheets from Permit 503052 from April 2005

9. Public Comment

10. Correspondence and Communication

11. Adjourn