

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.

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, September 10, 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. Changes to the Agenda
5. Approval of Minutes
 - 5.A. Approval of Minutes of the 5/12/2021 PAB Workshop, 6/9/2021 PAB Meeting and 8/11/2021 PAB Meeting.

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.

Recommended Action: Approval
[2021-0512 pabr draft minutes.pdf](#)
[2021-0609 pabr draft minutes.pdf](#)
[2021-0811 pabr draft minutes.pdf](#)

6. Public Comment

All citizens who are called...etc

7. Public Hearing(s)

7.A. 20-SP16

Consider a Resolution determining Site Plan Petition 20-SP16 for approximately 2.67 acres of the Naples Square Planned Development on property located at 100 Goodlette Frank Road.

(L.D)

Recommended Action: Consider the resolution.

[PAB Staff Report](#)

[20-SP16 Resolution](#)

[Affidavit of Authorization](#)

[Site Plan Petition](#)

[Disclosure of Interest - Gulfshore Playhouse](#)

[Deed](#)

[Gulfshore Playhouse Sunbiz](#)

[Survey](#)

[Architectural Plans](#)

[Civil Plans](#)

[Landscape Plans](#)

[Uniform Sign Plan Narrative](#)

[Uniform Sign Plan](#)

[Parking Needs Analysis](#)

[Traffic Impact Statement - Trebilcock](#)

[Traffic Impact Study Supplement - Stantec](#)

[Level of Service Build-Out Analysis - Stantec](#)

[Preliminary Utilities Engineering Report](#)

[Resolution 2021-14653 - Parking Garage Agreement](#)

[Petitioner Qualifications](#)

[Staff Qualifications](#)

[Mailing Labels](#)

7.B. An Ordinance amending Chapter 58, Zoning, Article II, Zoning Districts, Division 30, D Downtown District, Section 58-904, Conditional Uses, and Section 58-907, Maximum Residential Density, of the City of Naples, Code of Ordinances; approving Text Amendment 21-T5; providing a severability clause; providing a repealer provision; and providing an effective date.

Recommended Action: Consider the Ordinances; recommend to City Council approval of Option 1 or Option 2.

[Agenda Memorandum](#)

[Ordinance - Option 1](#)

[Ordinance - Option 2](#)

[May 14 2021 PAB Workshop Minutes](#)

[D-Downtown Density Chart](#)

[Sec. 58-907. Maximum residential density](#)

[APPENDIX A - FEES AND CHARGES SCHEDULE](#)

[D-Downtown Density Chart](#)

[Ordinance 2003-10093](#)

[Civic Design Associates Report 2002](#)

[Heart of Naples Committee Final Report Recommendations 22 Jan 03](#)

[Ordinance 2008-12165](#)

[2008 CRA Open Space Fee Report](#)

[2008-12053 Parking Allocation Fee](#)

[2008 Carroll & Carroll Consulting Report](#)

[Ordinance 2011-12963](#)

[Resolution 2011-12964](#)

[Correspondence - Old Naples Association](#)

- 7.C. A Resolution relating to the open space fee in the D-Downtown District; amending Appendix "A", Fees and Charges Schedule, Chapter 58, Zoning, Section 58-907(B)(3), Open Space Fee, Per Unit, Code of Ordinances, City of Naples; and providing an effective date.

Recommended Action: Consider the Resolution.

[Agenda Memorandum](#)

[Resolution](#)

[May 14 2021 PAB Workshop Minutes](#)

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[Civic Design Associates Report 2002](#)

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[2008 CRA Open Space Fee Report](#)

[2008-12053 Parking Allocation Fee](#)

[2008 Carroll & Carroll Consulting Report](#)

[Ordinance 2011-12963](#)

[Resolution 2011-12964](#)

[Public Comment - Old Naples Association](#)

8. Discussion of Comprehensive Plan
 - 8.A. Discussion of Property Rights Element of the Comprehensive Plan
Recommended Action: Discussion
[Private Property Rights Protection Comprehensive Plan Amendment - Draft Element](#)
 - 8.B. Discussion of Transportation Element of Comprehensive Plan
Recommended Action: Continue to October PAB Workshop
[Continuance Memorandum](#)
 - 8.C. Discussion of Conservation and Coastal Management Element of the Comprehensive Plan
Recommended Action: Continue to October PAB Workshop
[Continuance Memorandum](#)
9. Public Comment
10. Correspondence and Communication
11. Adjourn