

**NOTICE OF MEETING AND AGENDA (SUPPLEMENT 1)**



**City Hall Council Chambers  
735 8th Street South, Naples, Florida 34102**

**One or more other elected or appointed  
officials may be in attendance at this meeting.**

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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 10, 2022  
8:30 AM**

**All proposed ordinances and information on other 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 City Council in conjunction with deliberations during this meeting will become property of the City of Naples and will be retained by the City Clerk**

- 1. Call to Order (SUPPLEMENT 1 Added 8-9-2022)**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Changes to the Agenda**
- 5. Public Comment**  
All citizens who are called...etc
- 6. Approval of Minutes**
  - 6.A. Approval of the May 11, 2022 PAB Minutes.  
(Erica Martin, Director of Planning)  
[2022-0511 PABr draft Minutes](#)
  - 6.B. Approval of the June 8, 2022 PAB Minutes.  
(Erica Martin, Director of Planning)  
[2022-0608 PABr draft Minutes](#)
  - 6.C. Approval of the June 10, 2022 PAB Minutes.  
[2022-0610 PABr draft Minutes](#)

## 7. Public Hearing(s)

### 7.A. 22-V1

A RESOLUTION RELATING TO A VARIANCE, FOR THE PURPOSE OF DETERMINING PETITION 22-V1; TO ALLOW A VARIANCE FROM SECTION 50-35(D)(2) OF THE CITY OF NAPLES CODE OF ORDINANCES FOR THE DISPLAY OF GASOLINE PRICES ON A FREESTANDING SIGN FOR PROPERTY OWNED BY 7-ELEVEN INC., AND LOCATED AT 450 GOODLETTE-FRANK ROAD, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(PK)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Site Plan](#)

[Proposed Sign Rendering](#)

[Correspondence](#)

[Adjacent Property Notification List](#)

[Public Hearing Sign Affidavit](#)

[Public Hearing Sign Photos](#)

[Staff Qualifications](#)

### 7.B. 22-SP5

A RESOLUTION FOR THE PURPOSE OF DETERMINING SITE PLAN PETITION 22-SP5 FOR A NEW RESTAURANT CALLED BAHAMA BREEZE, CONTAINING APPROXIMATELY 10,390 SQUARE FEET OF INDOOR AND OUTDOOR DINING AREA ON THE PROPERTY OWNED BY GS PORTFOLIO HOLDINGS 2017, LLC, AND LOCATED AT 2088 9TH STREET NORTH, FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(MP)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Site Plan Application](#)

[Disclosure Property Owner](#)

[Disclosure Business Owner](#)

[Civil Engineering Plans](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Drainage Statement](#)

[Letter from Kimley Horn 030422 re Equivalency Statement](#)

[Fire Truck Turn Exhibit](#)

[Garbage Truck Turn Exhibit](#)

[Water As Built](#)

[Sewer As Built](#)

[Chamber As Built](#)

[Drainage As Built](#)

[Photometric and Accent Light](#)

[Location Map](#)  
[Special Warranty Deed](#)  
[22-SP5 Bahama Breeze Site Plan Sufficiency Letter](#)  
[Public Hearing Sign Affidavit](#)  
[Petitioner Credentials](#)  
[Staff Qualifications](#)  
[Adjacent Property Notification List](#)  
[Petitioner PAB Presentation](#)

7.C. 22-MSD5

A RESOLUTION RELATING TO A MINOR SUBDIVISION; DETERMINING PETITION 22-MSD5 FOR THE PURPOSE OF COMBINING TWO SINGLE FAMILY LOTS IN THE R1-10, RESIDENCE DISTRICT TO CREATE ONE SINGLE FAMILY LOT ON PROPERTY OWNED BY MIHAS PALM CIRCLE, LLC, LOCATED AT 659 AND 677 PALM CIRCLE EAST, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(MP)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Minor Subdivision Application](#)

[Disclosure and Quit Claim Deeds](#)

[Ridge Lakes Plat](#)

[Survey 659 Palm Circle E](#)

[Survey 677 Palm Circle E](#)

[Survey Lots Combined](#)

[Public Hearing Sign Affidavit](#)

[Correspondence](#)

[Staff Qualifications](#)

[Adjacent Property Notification List](#)

[PAB Meeting Presentation](#)

7.D. 22-MSD3

A RESOLUTION RELATING TO A MINOR SUBDIVISION; DETERMINING PETITION 22-MSD3 FOR THE PURPOSE OF COMBINING OF TWO SINGLE FAMILY LOTS IN THE R1-10, RESIDENCE DISTRICT OWNED BY SETH W. LAWRY 1999 TRUST & CYNTHIA C. LAWRY 1999 TRUST, LOCATED AT 59 9TH AVENUE SOUTH AND 890 GULF SHORE BOULEVARD SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(EM)

(Erica Martin, Director of Planning)

[Staff Report](#)

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[Minor Subdivision Application](#)

[Disclosure of Interest](#)

[Warranty Deed - Exhibit A](#)

[59 9th Ave South Survey - Exhibit B](#)

[890 Gulf Shore Blvd South Survey - Exhibit C](#)

[890 Gulf Shore Blvd South Topographic Survey - Exhibit D](#)

[Survey - Combined Parcels 1 & 2](#)

[Correspondence as of 8-3-2022](#)  
[2017-13974 res - Variance Denial](#)  
[Public Hearing Sign Affidavit](#)  
[Adjacent Property Notification List](#)  
[Staff Qualifications](#)

7.E. 22-MSD4

A RESOLUTION RELATING TO A MINOR SUBDIVISION; DETERMINING PETITION 21-MSD4 FOR THE PURPOSE OF COMBINING TWO SINGLE FAMILY LOTS IN THE R1-10, RESIDENCE DISTRICT TO CREATE ONE SINGLE FAMILY LOT ON PROPERTY OWNED BY RICHARD L. SCHULZE AND MARGARET O'BRIEN SCHULZE AND LOCATED AT 140 SOUTH GOLF DRIVE AND 780 GULF SHORE BOULEVARD NORTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(LD)

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Minor Subdivision Application](#)

[Deed - 140 S Golf Drive](#)

[Deed - 780 Gulf Shore Boulevard N](#)

[Disclosure of Interest](#)

[Survey - 140 S Golf Drive](#)

[Survey - 780 Gulf Shore Boulevard N](#)

[Survey - Combined](#)

[Correspondence](#)

[Public Hearing Sign Affidavit](#)

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**8. Public Comment (SUPPLEMENT 1 Added 8-9-2022)**

**9. Correspondence and Communication (SUPPLEMENT 1 Added 8-9-2022)**

**10. Adjourn**

**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 CITY COUNCIL 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.