

Posted
May 2, 2024



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

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

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.

Pledge of Civility

It is the desire of the City of Naples to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all City meetings and workshops.

Planning Advisory Board Meeting
Wednesday, May 8, 2024
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**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Swearing in of New Members**
- 5. Election of Officers**
- 6. Changes to the Agenda**
- 7. Public Comment**

8. Approval of Minutes

- 8.A. Approval of the April 10th Planning Advisory Board Meeting Minutes.
(Patricia Rambosk, City Clerk)
[2024-0410 pabr minutes draft](#)

9. Public Hearing(s)

- 9.A. A Resolution for the Purpose of Determining Site Plan Petition 23-SP8 Pursuant to Section 46-33 of the Code of Ordinances, City of Naples, for a New Restaurant Called Oar and Iron, Containing Approximately 7,700 Square Feet of Indoor and Outdoor Dining Area on the Property Within the Coastland Center Planned Development, Owned by Macy's Retail Holdings, LLC, and Located at 2094 9th Street North, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Site Plan Application](#)

[Disclosure of Interest - Property Owner](#)

[Disclosure of Interest - Business Owner](#)

[Agent Authorization](#)

[History of Ownership Macy's Retail Holdings, LLC](#)

[Architectural Plans](#)

[Revised Trash Enclosure Plan Sheet A1.4](#)

[Landscape Plans](#)

[Civil Engineering Plans](#)

[Aerial of Existing Conditions](#)

[Drainage Statement](#)

[Trip Generation Equivalency Study](#)

[Geotechnical Report](#)

[23-SP8 Oar and Iron Sufficiency Letter](#)

[Credentials - Petitioner](#)

[Updated Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Petitioner's Presentation](#)

- 9.B. A Resolution for the Purpose of Determining Conditional Use Petition 24-CU3 pursuant to Section 46-34(f) and Section 58-503(7) of the Code of Ordinances of The City of Naples, Florida for a Drive-Up Window as an Accessory to a Cafe in the Poinciana Professional Park, Owned by Halstatt, LLC and located at 2600 Golden Gate Parkway, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Conditional Use Application](#)

[Deed](#)

[Disclosure of Interest](#)

Aerial Location Map
Survey
Access Easement
Development Agreement (Res 89-5750)
Variance (Res 95-7581)
Zoning Map
300' Buffer Exhibit
Site Plan
Architectural Plans
Landscape Plans
Traffic Impact Statement
TIS Coordination with County
Lighting Plan
Site Plan petition 23-SP13 - Sufficiency Letter
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting

- 9.C. A Resolution for the Purpose of Determining Conditional Use Petition 24-CU4 pursuant to Section 46-34(f) and Section 58-503(16) of the Code of Ordinances of The City of Naples, Florida to Allow for a Cocktail Lounge on the Property Owned by Naples Liberty Group, LLC, Allowing Barrel & Flask, a Retail Liquor Store to Offer Samples of Liquor For Sale and Consumption on Premises located at 4947-4951 9th Street North, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

Staff Report
Resolution
Conditional Use Application
Deed
Disclosure of Interest - Naples Liberty Group
Disclosure of Interest - Barrel & Flask
Aerial and Building Footprint
Business Model Description
Preliminary Sketch - Barrel & Flask Floor Plan
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting

- 9.D. A Resolution for the Purpose of Determining Conditional Use Petition 24-CU5 to Grant Conditional Use Approval, Pursuant to Section 46-34 of the Code of Ordinances for a Private Beach Club in the PS, Public Service District, Pursuant to Section 58-833, for a Site Specific Valet Parking Plan, Pursuant to Section 50-103, and for a Site Specific Parking Needs Analysis, Pursuant to Section 50-107, for the Port Royal Club on Property Owned by Port Royal Club, Inc., a Florida Not For Profit Corporation, Located at 2900 Gordon Drive, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

Staff Report

Resolution
Site Plan 23-SP19 Sufficiency Letter 3.28.2024
Application
Disclosure of Interest
Port Royal Beach Club - Deed
Articles of Amendment Port Royal Beach Club Inc to Port Royal Club Inc
Aerial
Survey
Civil Plans
Site Plan
Architectural Renderings
Traffic Impact Statement
Valet Parking Plan
Parking Needs Analysis
Credentials - Petitioner
Credentials - Planning Department
Public Notice Mailing Addresses
Affidavit of Sign Posting
Correspondence

- 9.E. An Ordinance for the Purpose of Amending the City of Naples Comprehensive Plan, to Incorporate Amendments Necessary to Address the City of Naples Adopted Evaluation and Appraisal Report (EAR); Providing for Transmittal to the Florida Department of Economic Opportunity and Other Required Review Agencies; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date.

(Erica Martin, Director of Planning)

Agenda Memorandum - General Comprehensive Plan Update
PAB Staff Report - 24-CPA1 - EAR Based Amendments
Ordinance - 24-CPA1 - EAR Based Amendments
City of Naples EAR
Naples EAR Notification Acknowledgement Letter - DEO
5-8-24 PAB Hearing - Naples EAR Based Amendments - Presentation
City of Naples EAR-Based Amendments Table
Policy Review and Recommendations Table
City of Naples EAR-Based Amendments FLUE Data and Analysis
City of Naples EAR-Based Amendments Ordinance Language
Credentials - Johnson Engineering
Credentials - Planning Department

10. Public Comment

11. Correspondence and Communication

12. 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.