



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, March 11, 2026
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. Changes to the Agenda

5. Public Comment

6. Approval of Minutes

- 6.A. Approval of the February 11, 2026, Planning Advisory Board Meeting Minutes.
(Patricia Rambosk, City Clerk)
[2026-0211 pab minutes](#)

7. Public Hearing(s)

- 7.A. A Resolution Determining Site Plan Petition 25-SP1 for a Hotel Comprised of Two Lower Levels of Structural Parking and Six Levels of Hotel Suites/Lodging Units and Hotel Amenities, Including Guest Dining, Fitness Center, Business Center and a Raised Pool, Pool Deck, Courtyard and Patio Space on Lot 2 in The Commons Professional Park Planned Development on Property Owned by Commonage Corporation, a Delaware Corporation, and Located at 870 Goodlette-Frank Road, More Fully Described Herein; and Providing Effective Date.
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest Commonage](#)
[Disclosure of Interest Hotel](#)
[Warranty Deed](#)
[SunBiz Information](#)
[Survey](#)
[Architectural Plans](#)
[Landscape Plans](#)
[Civil Engineering Plans](#)
[TIS Section 1](#)
[TIS Section 2](#)
[Collier County email correspondence re traffic](#)
[NAA Correspondence](#)
[Exhibit from NAA](#)
[Solid Waste Narrative](#)
[Stormwater Engineering Report](#)
[Water Waste Water LOS Calcs](#)
[Vehicle Tracking Exhibit Fire](#)
[Vehicle Tracking Exhibit Solid Waste](#)
[Site Plan Sufficiency Letter](#)
[The Commons - Final Declaratory Judgment](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Public Notice Mailing Addresses](#)
[Correspondence](#)
[Affidavit of Sign Posting](#)

8. Comprehensive Plan Update

- 8.A. Update on Naples 2045, the Elective Changes to the City of Naples Comprehensive Plan.
(Erica Martin, Director of Planning)
[Staff Memorandum](#)
[Naples2045 PAB Review Draft 26-03-04](#)
[Naples2045 Public Involvement Summary Report](#)
[Naples2045 Summary of Questionnaire 2 Responses](#)
[PAB General Comments from 2-11-26 Meeting](#)
[Correspondence](#)

9. Traffic Study Update

- 9.A. Traffic Study Update from the Public Works Department.
(Alison Bickett, Deputy City Engineer)
[Supplement Memorandum](#)

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.