



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 12, 2025
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 12, 2025 Planning Advisory Board Meeting Minutes.

7. Public Hearing(s)

- 7.A. A Resolution Determining Petition 25-V1 Relating to a Variance Pursuant to Section 46-37 and Section 58-416 of the City of Naples Code of Ordinances to Allow a Boat Lift and Vessel to Encroach into the Required Side Yard for Property Owned by Palm Bay Villas Condominium, and Located at 1950 Gulf Shore Boulevard North.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Association](#)

[Warranty Deed](#)

[Boat Slip Certificate of Transfer](#)

[Architectural Plans](#)

[Neighboring property approval letter](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of sign posting.pdf](#)

[Correspondence](#)

- 7.B. A Resolution Determining Amendment No.4 to Site Plan petition 19-SP8 for the development of the Naples Beach Club Golf Course and Tennis Facilities on approximately 102.124 acres of land identified as Tracts OS-1, RT-1 & part of H-1 of The Naples Beach Club Plat and located at 852 Gulf Shore Boulevard North and 485, 801, and 825 South Golf Drive, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Site Plan Application](#)

[Disclosures of Interest](#)

[Recorded Deed](#)

[Survey](#)

[Recorded Plat](#)

[Resolution 2020-14523](#)

[Tennis Facility Site Plan Overview](#)

[Architectural Plans](#)

[Civil Plans](#)

[Landscape Plans](#)

[Lighting Plans](#)

[Lighting Fixture Book](#)

[Trebilcock Traffic Solutions Letter](#)

[TIS - Intersection Analysis](#)

[TIS - Roadway Segment and Site Access Analysis](#)

[FDOT Email re TIS](#)

ORD 2019-14420 Naples Beach Club Residences and Golf Course Planned Development
19-SP8 Amend No. 4 Sufficiency Letter- Revised 2-28-2025 (Elimination of Pickleball Courts)
Credentials - Petitioners
Credentials - Planning Department
Public Notice Mailing Addresses
Affidavit of Sign Posting

7.C. Continued to the April 9, 2025 Planning Advisory Board meeting.

An Ordinance of the City of Naples, Florida, for the Purpose of Amending Regulations Relating to Administrative and Approval Procedures and Site Plan Review; Amending Section 46-33, Site Plan Review, Section 46-34, Approval of Conditional Uses, Section 46-35, Expanding, Enlarging or Changing a Nonconformity, Section 46-37, Variances to Zoning Requirements, of Chapter 46, Administration, Procedures and Enforcement; Section 52-151, Applicability of Article, of Article VI, Development of Environmental Impact, of Chapter 52, Resource Protection Standards; and Section 54-31, Approval Procedure, of Article II, Plats, of Chapter 54, Subdivision Standards, of the Code of Ordinances, City of Naples, Approving Text Amendment 25-T1; Providing for Codification, Conflicts, Severability, Correction of Scrivener's Error, Construction, Publication, and an Effective Date.

(Erica Martin, Director of Planning)

[Continuance Memorandum](#)

8. Comprehensive Plan Update

8.A. Comprehensive Plan Update

(Erica Martin, Director of Planning)

[Staff Memorandum](#)

9. Traffic Study Update

9.A. Traffic Study Update

[PAB Update - Downtown Traffic Study 2025-03-05](#)

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.