



NOTICE OF MEETING AND AGENDA (SUPPLEMENT 1)

**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, September 10, 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 June 11th Planning Advisory Board Meeting Minutes.

7. Public Hearing(s)

- 7.A. An Ordinance for the Purpose of Amending Regulations Relating to Pier Location and Dimension Regulations in the R1-15A Residence District; Amending Section 56-93(C)(5), Piers and Boat Lifts, Siting and Dimensions, of Article III, Standards Applicable to Residential Districts, of Chapter 56, Supplemental Standards, and Section 58-121, Pier Location and Dimensions, of Chapter 58, Zoning, of the Code of Ordinances, City of Naples; Providing a Severability Clause; Providing a Repealer Provision; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[24-T6 Staff Report](#)

[Ordinance](#)

[Heiderman Email to City Council 6-18-2024 - FW_ Port Royal Dock Code](#)

[Sec 56-93 -- Piers and boat lifts, siting and dimensions - As Amended CLEAN](#)

[Sec 58-121 -- Pier location and dimensions - As Amended CLEAN](#)

[PRPOA 6.2 Letter to PAB+CC](#)

[2025 PRPOA News Update](#)

[Resident Survey - Summary Data](#)

[Written Survey Comments](#)

[PRPOA Presentation](#)

- 7.B. A Resolution Determining a Modification to the Plans Approved with Conditional Use Petition 24-CU5, Pursuant to Section 46-34 and Section 58-833 of the Code of Ordinances, City of Naples, Amending Resolution 2024-15421 Which Granted a Conditional Use Approval Allowing a Private Beach Club in the PS, Public Service District for the Port Royal Club on Property Located at 2900 and 2755 Gordon Drive, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Port Royal Club](#)

[Deeds](#)

[Survey - 2900 Gordon Drive](#)

[Survey - 2755 Gordon Drive](#)

[Overview of Proposed Changes](#)

[Site Plan - Proposed Revision](#)

[Resolution 2024-15421](#)

[Credentials - Petitioner](#)

[Credentials - Planning Department](#)

[Public Notice Mailing Addresses](#)

[Sign Posting Affidavit](#)

- 7.C. A Resolution Determining Petition 25-V4, Relating to a Variance Pursuant to Section 46-37 of the Code of Ordinances, City of Naples, to Allow a Driveway to Encroach Twenty-Six (26) Feet Six (6) Inches into the Minimum Fifty (50) Foot Required Setback From the Intersection of Extended Street Curb Lines Pursuant to

Section 50-131 of the Code of Ordinances, City of Naples, for the Property Owned by Forest Ave. Properties, LLC, and Located at 1209 Forest Avenue, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest](#)

[Survey](#)

[Architectural Plans](#)

[Driveway Site Plan](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Correspondence](#)

- 7.D. A Resolution Determining Conditional Use Petition 25-CU3 Pursuant to Sections 46-34 and 58-533 of the Code of Ordinances, City of Naples, to Allow for a Residential Dwelling Unit in the C1 Retail Shopping District on Property Owned by Chlumsky -- DAKY, LLC, and Located at 1199 Third Street South, Suite A, More Fully Described Herein; Providing for Scrivener's Errors; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Survey](#)

[Aerial](#)

[Architectural Plans - Existing](#)

[Architectural Plans - Proposed](#)

[Permit History](#)

[Architect Letter](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Correspondence](#)

- 7.E. A Resolution Determining Conditional Use Petition 25-CU6 Pursuant to Section 46-34 of the Code of Ordinances Allowing Off-Site Parking Within 600 Feet Pursuant to Section 50-102(b)(2) of the Code of Ordinances, City of Naples, and Approving a Parking Needs Analysis Pursuant to Section 50-107 of the Code of Ordinances, City of Naples, for the Properties Located at 1148 3rd Street South and 375 Broad Avenue South, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Deeds](#)

[Disclosures of Interest](#)
[Aerial Combined](#)
[375 Broad - Parking Exhibit Site Plan](#)
[Life Safety Plan Site Plan - Olde Naples Building](#)
[Parking Needs Analysis - Olde Naples Building](#)
[Credentials - Petitioner](#)
[Credentials - Planning Department](#)
[Public Notice Mailing Addresses](#)
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8. Comprehensive Plan Update

- 8.A. Update on Naples 2045, the elective changes to the City of Naples Comprehensive Plan. (TIME CERTAIN 11:00 A.M.)
(Erica Martin, Director of Planning)
[Staff Memorandum](#)
[Naples 2045 Update](#)
[Naples 2045 Comprehensive Plan Evaluation - Staff Review DRAFT](#)
[Naples 2045 Crosswalk of Naples Resilience Planning](#)
[Naples 2045 Current Conditions Report - Staff Review DRAFT](#)
[Naples 2045 Model Plan Summary Matrix](#)
[Naples 2045 Public Engagement Schedule](#)
[Naples 2045 Public Involvement Plan](#)

9. Traffic Study Update

- 9.A. Traffic Study Update from the Public Works Department.
(Bob Middleton, Director of Public Works)
[Traffic Study Staff Memorandum](#)

10. Discussion Items

- 10.A. Discussion Related to Planning Petition Fees.
(Erica Martin, Director of Planning)
[Planning Petition Fees Discussion - Staff Memorandum](#)
[Ordinance - City Council - 2025-15576](#)
[2025 Budget Department Fee and Revenue Projection](#)
[Doral Fee Schedule](#)
[Collier County Fee Schedule 1242024](#)
[Lee County External Fee Manual](#)
[Marco Island Growth Management Fee Schedule](#)
[Town of Palm Beach Master Fee Schedule](#)

11. Public Comment

12. Correspondence and Communication

13. 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.