



NOTICE OF MEETING AND AGENDA - SUPPLEMENT 1 (reissued 11-10-2025)

**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, November 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 October 8, 2025, Planning Advisory Board meeting Minutes.

7. Public Hearing(s)

- 7.A. A Resolution Determining Appeal of an Administrative Decision Petition 25-AA2, Relating to an Appeal Pursuant to Section 2-84 of the Code of Ordinances of the City of Naples to Challenge a Staff Determination Regarding the Classification of a Proposed Project as a Marina, as Defined in Section 44-8 of the Code of Ordinances, City of Naples, and to a Staff Determination That Underground Parking Cannot be Administratively Approved, Pursuant to a Motion Approved by City Council on September 20, 2023 for the Property Owned by Viceroy Naples, LLC, Located at 599 River Point Drive, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Memorandum SUPPLEMENT 1 ADDED - 11-7-2025 \(reissued 11-10-2025\)](#)

[Staff Memorandum](#)

[Viceroy Administrative Appeal Application](#)

[22-SP8 RAI Letter 7-14-2025](#)

[SUB 5- SITE PLAN RESPONSE LETTER](#)

[SUB 5- REV ARCHITECTURAL PLANS](#)

[SUB 4-REV OPERATING PLAN](#)

[Underground Parking Opinion - Vose 9-13-2023](#)

[Credentials - Planning Department](#)

[Public Mailing Addresses](#)

[Noticing Statement 25-AA2](#)

[Petitioner's Presentation](#)

- 7.B. A Resolution Determining Petition 25-V6, Relating to a Variance Pursuant to Section 56-41 of the Code Of Ordinances, City Of Naples, to Allow a Home Generator to Encroach Approximately Three and a Half Feet into the Required Minimum Rear Yard Pursuant to Section 58-176 of the Code of Ordinances, City Of Naples, for the Property Owned by Stacy B. Vermeylen Declaration of Trust, and Located at 255 1st Avenue North, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Survey](#)

[Architectural Plans](#)

[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](#)
[Naples 2045 Community Workshop Invite](#)

9. Traffic Study Update

- 9.A. Traffic Study Update from the Public Works Department.
(Bob Middleton, Director of Public Works)
[PAB Traffic Study Update November 2025](#)

10. Public Comment

11. Correspondence and Communication

- 11.A. Planning Advisory Board 2026 Meeting Schedule.
(Erica Martin, Director of Planning)
[2026 PAB Schedule](#)

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.