



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 Thursday, December 11, 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 November 12, 2025, Planning Advisory Board Meeting Minutes.

7. Public Hearing(s)

- 7.A. A Resolution Determining Nonconformity Petition 25-N5 Pursuant to Section 46-35 of the Code of Ordinances, City of Naples, to Allow for a Change of a Nonconformity Related to parking on Property Located in the C1 Retail Shopping District at 1199 Third Street South, Suite A, Owned by DAKY, LLC, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Survey](#)

[Aerial](#)

[Site Plan](#)

[Architectural Plans - Existing](#)

[Architectural Plans - Proposed](#)

[Supporting Document - Schedule 1](#)

[Supporting Document - Schedule 2](#)

[Supporting Document - Schedule 3](#)

[Credentials - Staff](#)

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[Affidavit of Sign Posting](#)

[Affidavit of Sign Posting 2](#)

- 7.B. A Resolution Determining Nonconformity Petition 25-N6 Pursuant to Section 46-35 of the Code of Ordinances, City of Naples, to Allow for the Vertical and Horizontal Expansion of a Nonconforming Single-Family House on Property Located in the R1-10 Residence District at 2171 South Winds Drive; Owned by Yerger Family Trust; More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

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[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

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[Architectural Plans - NEW](#)

[Historical Zoning Information](#)

[Credentials - Petitioner](#)

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- 7.C. A Resolution Determining Petition 25-V7, Relating to a Variance Pursuant to Section 56-41 of the Code Of Ordinances, City Of Naples, to Allow for a Home Generator and Equipment Platform to Encroach Approximately Four Feet into the Secondary Front Yard Along 9th Avenue South, Where a 25-Foot Minimum Front Yard is Permitted on Lots Which Front Two or More Streets, Pursuant to Section 58-176 of the Code Of Ordinances, City Of Naples, for the Property Owned by Gregory J. Lampert, Trustee, and Located at 875 Gulf Shore Boulevard South, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)
[Variance Report](#)
[Resolution](#)
[Attachment #1](#)
[Application](#)
[Warranty Deed](#)
[Disclosure of Interest - Property owner](#)
[Site Plan](#)
[Survey](#)
[Credentials - Staff](#)
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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 Round 1 Public Engagement Executive Summary \(SUPPLEMENT 1 ADDED 12-5-2025\)](#)

9. Traffic Study Update

- 9.A. Traffic Study Update from the Public Works Department.
(Alison Bickett, Deputy City Engineer)
[PAB Traffic Study Update December 2025](#)
[Agenda Memorandum for 12.08.2025 City Council Workshop](#)
[Presentation](#)
[Draft Traffic Impact Study Language ARTICLE I. PUBLIC ROW CONSTRUCTION STANDARDS](#)

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.