



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, September 9, 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 June 10, 2026, Planning Advisory Board Meeting Minutes.
(Patricia Rambosk, City Clerk)
[2026-0610 pab minutes](#)

7. Public Hearing(s)

- 7.A. A Resolution for the Purpose of Determining Conditional Use Petition 26-CU5, Pursuant to Sections 46-34, 56-94, and 58-143 of the Code of Ordinances, City of Naples, for an Accessory, Multi-Use Adaptive Mobility Recreational Facility in the R1-15 Residence District, for the Property Owned by John Paul Turcich, Trustee Of The John Paul Turcich Revocable Trust, and Located at 1175 Oleander Drive, More Fully Described Herein; 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](#)
[Credentials - Staff](#)
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[Neighborhood Outreach Meeting - Petitioner](#)
[Affidavit of Sign Posting](#)
[Correspondence](#)
- 7.B. A Resolution for the Purpose of Determining Conditional Use Petition 26-CU6 Pursuant to Sections 46-34, 58-83, and 56-94 of the Code of Ordinances, City of Naples, Amending Resolution 94-7299 Which Granted Conditional Use Approval with Conditions for the Reconstruction of an Existing Tennis Court and the Addition of a Second Tennis Court in the R1-E Residence District Located at 2150 Gordon Drive, in Order to Relocate the Two Existing Tennis Court Facilities At-Grade on the Parcel Located at 2200 Gordon Drive, Owned by Kevin G. Coleman, Trustee of the 2200 Gordon Drive Land Trust Dated April 23, 2025, More Fully Described Herein; Providing for Conditions; Providing a Disclaimer; and Providing an Effective Date.
(Erica Martin, Director of Planning)
[Staff Report](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest - Property Owner](#)
[Warranty Deed](#)
[Survey](#)
[Conditional Use Site Plan](#)

[Resolution 94-7299](#)
[Credentials - Staff](#)
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- 7.C. A Resolution for the Purpose of Determining Petition 26-V6, Relating to a Variance Pursuant to Sections 56-54 And 58-236 of the Code of Ordinances, City of Naples, to Allow an Additional Encroachment of 6.5 Feet into the Secondary Front Yard Along 11th Avenue South for a Means of Egress Relating to the Elevation of an Existing Single-Family Home in the R1-7.5 Residence District, for the Property Owned by Vincent J. Cerniglia and Caroline C. Cerniglia, and Located at 780 11th Avenue South, More Fully Described Herein; Providing Findings and Conditions; and Providing an Effective Date.

(Erica Martin, Director of Planning)

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- 7.D. A Resolution for the Purpose of Determining Site Plan Petition 26-SP2 Pursuant to Section 46-33 of the Code of Ordinances to Allow the Renovation and Expansion of the Existing Clubhouse and Pool Amenity Areas of the Moorings Park Planned Development, for the Property Owned by the Moorings Incorporated, and Located at 120 Moorings Park Drive, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

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[Architectural Plans](#)
[Landscape and Lighting Plans](#)
[Civil Plans](#)
[Site Plan Sufficiency Letter](#)
[Credentials - Petitioner](#)
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- 7.E. A Resolution Determining Nonconformity Petition 26-N1 Pursuant to Section 46-35 and 58-448 of the Code of Ordinances, City of Naples, to Allow for a Change to an

Existing Nonconforming Condominium Building to Accommodate a Rooftop Generator Exceeding the Maximum Allowable Height on Property Within the R3-18 Multi-Family District Owned by The Whitehall of Naples - Whitehall Condominiums and Located at 1255 Gulf Shore Boulevard North, More Fully Described Herein; Providing for Scrivener's Error's; Providing Findings and Conditions; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Proof of Ownership - Declaration of Condominium](#)

[Survey](#)

[Architectural Plans - Proposed - Exhibit B](#)

[Generator Clearance Summary](#)

[Letters No Objection - Map - Exhibit E](#)

[Letters of No Objection - Exhibits C & D](#)

[Historic Zoning Map - Exhibit A](#)

[Architectural Plans - Historic](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

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[Affidavit of Sign Posting](#)

- 7.F. A Resolution Determining Variance Petition 26-V8 Pursuant to Sections 46-37, 58-176, 56-41, and 56-45 of the Code of Ordinances, City of Naples, to Allow a Single-Family Residence, Swimming, Pool Deck, and Pool Mechanical Equipment to Encroach Into Required Minimum Yards on a Non-Conforming Lot Within the R1-10 Residence District on Property Owned by 107 Broad Avenue South, LLC., and Located at 107 Broad Avenue South; More Fully Described Herein; Providing Findings and Conditions; Providing for Scrivener's Errors; and Providing an Effective Date.

(Erica Martin, Director of Planning)

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[Disclosure of Interest - Property Owner](#)

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[Architectural Plans](#)

[Landscape Plans](#)

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[Resolution - 2025 Nonconformity](#)

[Resolution - 2025 Variance](#)

[Scope of Work - Contractor Acknowledgment](#)

[Building Permit](#)

[Revision - Private Provider](#)

[Credentials - Petitioner](#)

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- 7.G. An Ordinance amending Subsection (b) of Section 46-35, Expanding, Enlarging or Changing a Nonconformity, of Article II, Administrative Procedures, Chapter 46, Administration, Procedures and Enforcement, of the Code of Ordinances, City of Naples, relating to the expansion of nonconforming single family residences; approving Text Amendment 26-T3; providing for codification; conflicts; severability; correction of scrivener's error; construction; publication; and providing an effective date.

(Erica Martin, Director of Planning)

[Staff Report](#)

[Ordinance](#)

[Sec. 46-35. Expanding, enlarging or changing a nonconformity](#)

[Nonconformities Presentation - PAB 9-9-2026](#)

8. Public Comment

9. Comprehensive Plan Update

- 9.A. Update on Naples 2045, the elective changes to the City of Naples Comprehensive Plan.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)

[Approved 8 Month Extended Schedule](#)

10. Traffic Study Update

- 10.A. Traffic Study Update from the Public Works Department.

(Alison Bickett, Deputy City Engineer)

[PAB Agenda Memorandum September 2026](#)

11. Correspondence and Communication

- 11.A. Provision of June 9, 2026, PAB Action Report and City Council Voting Record through August 19, 2026.

(Erica Martin, Director of Planning)

[Planning Advisory Board Action Report 2026-06-10](#)

[City Council Voting Record through August 19 2026](#)

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.