



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, April 9, 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 March 12, 2025 Planning Advisory Board Meeting Minutes.

7. Public Hearing(s)

- 7.A. A Resolution for the Purpose of Determining Variance Petition 25-V3 Pursuant to Section 50-35 of the Code of Ordinances, City of Naples, to Allow for a Second Frontage Sign for a Single Tenant Parcel on Property Located in the C1 Retail Shopping District and Owned by NECO 393 Broad Avenue South, LLC., at 393 Broad Avenue South; More Fully Described Herein; Providing Findings and Conditions; and Providing an Effective Date.

(Jeffrey Brammer, Planner II)

[Request for Continuance](#)

- 7.B. A Resolution for the Purpose of Determining Nonconformity Petition 25-N1 Pursuant to Section 46-35, Section 58-174, Section 58-175, Section 58-176, and Section 58-180 of the Code of Ordinances, City of Naples, to Allow for a Horizontal and Vertical Expansion of a Nonconforming Single-Family House on Property Located in the R1-10 Residence District and Owned by 107 Broad Avenue South, LLC., at 107 Broad Avenue South; More Fully Described Herein; Providing Findings and Conditions; and Providing an Effective Date.

(Jeffrey Brammer, Planner II)

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[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

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[AERIAL](#)

[Architectural Plans](#)

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[Drainage Plan](#)

[107 Broad Avenue South - Historical Context](#)

[107 Broad Avenue South - Permit History](#)

[1926-42 Zoning Ordinance](#)

[1946 Zoning Ordinance](#)

[Credentials - Petitioner](#)

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- 7.C. A Resolution for the Purpose of Determining Variance Petition 25-V2 Pursuant to Section 46-37, Section 56-41, Section 56-45, and Section 56-54 of the Code of Ordinances, City of Naples, to Allow an Encroachment into the Front Yard Setback for the Purpose of Installing a Swimming Pool, Pool Deck, and Pool Mechanical Equipment on Property Owned by 107 Broad Avenue South, LLC., and Located at 107 Broad Avenue South; More Fully Described Herein; Providing Findings and Conditions; and Providing an Effective Date.

(Jeffrey Brammer, Planner II)

[Staff Report](#)

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- 7.D. 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 50-154, Determination of Required Dedications and Improvements, of Article VI, Right-of-Way Acquisition and Standards, of Chapter 50, Development and Design Standards; Section 52-151, Applicability of Article, of Article VI, Development of Environmental Impact, of Chapter 52, Resource Protection Standards; Section 54-31, Approval Procedure, of Article II, Plats, and Section 54-68, Recreation Areas and Facilities, of Article III, Design Standards and Improvement Requirements, of Chapter 54, Subdivision Standards; Section 56-48, Satellite Antennas, Towers and Masts, of Article II, Standards Applicable to All Districts, of Chapter 56, Supplemental Standards; and Section 58-503, Conditional Uses, of Division 17, Highway Commercial District, Section 58-533, Conditional Uses, of Division 18, C1 Retail Shopping District, Section 58-563, Conditional Uses, of Division 19, C1-A Commercial Dore District, Section 58-593, Conditional Uses, of Division 20, C2 General Commercial District, Section 58-623, Conditional Uses, of Division 21, C2-A Waterfront Commercial District, Section 58-653, Conditional Uses, of Division 22, C3 Heavy Commercial District, Sections 58-682, Uses Permitted, and 58-683, Conditional Uses, of Division 23, C4 Airport Commercial District, Section 58-713, Conditional Uses, of Division 24, I Industrial District, Section 58-773, Conditional Uses, of Division 26, O Office District, Section 58-833, Conditional Uses, of Division 28, PS Public Service District, Sections 58-864, Designation of Districts; Identification of District Boundaries, 58-868, Review of Submittals by City, of Division 29, C Conservation and TC Transitional Conservation Districts, Section 58-933, Conditional Uses, of Division 31, BP Business Park District, 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)
[Staff Report](#)
[Ordinance](#)

8. Comprehensive Plan Update

- 8.A. Comprehensive Plan Update
(Erica Martin, Director of Planning)
[PAB Memo - 4-9-2025](#)
[3-17-25 Council Workshop Presentation](#)

9. Traffic Study Update

- 9.A. Traffic Study Update
(Bob Middleton, Director of Public Works)
[PAB Update - Downtown Traffic Study 2025-04-02](#)

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.