



(SUPPLEMENT 1)
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, October 14, 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 September 9, 2026, Planning Advisory Board Meeting Minutes.
(Patricia Rambosk, City Clerk)
[2026-0909 pab meeting](#)

7. Public Hearing(s)

- 7.A. A Resolution Determining Conditional Use Petition 26-CU7 Pursuant to Sections 46-34 and 58-563 of the Code of Ordinances, City of Naples, to Allow a Cocktail Lounge to Operate on Property Within the C1-A Commercial Core District, Owned by NECO 780 5th Avenue South, LLC, a Delaware Limited Liability Company, and Located at 776 5th Avenue South, 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](#)

[Disclosure of Interest - Business Owner](#)

[Warranty Deed](#)

[Survey](#)

[Architectural Plans](#)

[Business - Letter of Intent](#)

[Business - Operating Plan](#)

[Business - Menu](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 7.B. A Resolution for the Purpose of Determining Petition 26-N2, Relating to a Nonconformity Pursuant to Sections 46-35 and 58-206 of the Code of Ordinances, City of Naples, to Allow the Expansion of a Nonconforming Single-Family Dwelling in the R1-10A Residence District, for the Property Owned by Visron Properties, LLC, A Delaware Limited Liability Company, and Located at 3848 Crayton Road, 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](#)

[Architectural Plans](#)

[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#)

- 7.C. A Resolution Determining Petition 26-V9, Relating to a Variance Pursuant to Sections 46-37 and 56-41 of the Code of Ordinances, City of Naples, to Allow for Mechanical Equipment to Encroach Approximately One Foot Into the Required Side Yard, Where a 10-Foot Minimum Side Yard is Required, Pursuant to Section 58-146 of the Code of Ordinances, City of Naples, for Property Within the R1-15 Residence District, Owned by Yasmin Saad and Matthew Doyle Co-Trustees of the Matthew Doyle and Yasmin Saad T.B.E. Trust Dated 1/15/2019, and Located at 698 Spring Line Drive, 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 - Final](#)
[Survey - Spot](#)
[Architectural Plans](#)
[Credentials - Staff](#)
[Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#)

- 7.D. A Resolution Determining Petition 26-V11, Relating to a Variance Pursuant to Sections 46-37 and 56-54 of the Code of Ordinances, City of Naples, to Allow a New Pool Deck to Encroach Approximately Five Feet in Length, Two Feet in Height, and One Foot in Depth Into the Required Side Yard, Where a 7.5-Foot Minimum Side Yard is Required, Pursuant to Section 58-176 of the Code of Ordinances, City of Naples, for Property Within the R1-10 Residence District, Owned by Visdom Investments, LLC, a Florida Limited Liability Company, and Located at 1910 Kingfish Road, 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 - Final](#)
[Survey - Spot](#)
[Architectural Plans](#)
[Site Photos](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting
Correspondence](#)

- 7.E. An Ordinance Amending Section 52-61, Marine Turtle Protection Regulations, of Article III, Special and Endangered Species Protection, of Chapter 52, Resource Protection Standards, of the Code of Ordinances, City of Naples, Relating to Lighting Regulations for the Protection of Nesting and Hatchling Marine Turtles; Approving Text Amendment 26-T5; Providing for Codification; Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication; and Providing an Effective Date.

(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
[Staff Report
Ordinance
Natural Resources Agenda Memorandum for September 14, 2026 City Council
Workshop.pdf
Planning Agenda Memorandum to for September 9, 2025 City Council Workshop
re: Lighting Regulations
Sec. 52-61 Proposed Marine Turtle Regulations Update
Presentation](#)

8. Public Comment

9. Comprehensive Plan Update

- 9.A. Update on Naples 2045, the Elective Changes to the City of Naples Comprehensive Plan, Including Resilience Presentation from the Public Works Department.
(Erica Martin, Director of Planning)
[PAB Memorandum
Critical Infrastructure Vision - PAB](#)

10. Traffic Study Update

- 10.A. Traffic Study Update from the Public Works Department.
(Alison Bickett, Deputy City Engineer)
[PAB Agenda Memorandum Oct. 2026](#)

11. Correspondence and Communication

- 11.A. Discussion of Draft List of Planning Advisory Board Priorities Provided by Vice Chair Gregory Fowler.
(Erica Martin, Director of Planning)
[Agenda Memorandum
Fowler - Intro to PAB Role Enhancement
Fowler - Suggestions for Enhancing PAB Planning Function
Naples CIP Comparative Strategic Analysis - Prepared by Member Fowler
2026-06-10 PAB Meeting Minutes
Summary PAB Planning Function Summary September 2026 \(SUPPLEMENT 1 -
ADDED 10-8-2026\)](#)

Enhancing the PAB Planning Function September 2026 (SUPPLEMENT 1 - ADDED 10-8-2026)
Florida Digital Twin Primer for PAB (SUPPLEMENT 1 - ADDED 10-8-2026)

- 11.B. Discussion Related to the Engagement of a Firm to Prepare Information Modeling for the City.
(Erica Martin, Director of Planning)
[PAB Memorandum](#)
- 11.C. Provision of September 9, 2026, PAB Action Report and City Council Voting Record through September 16, 2026.
(Erica Martin, Director of Planning)
[Planning Advisory Board Action Report September 9, 2026](#)
[City Council Voting Record through September 16, 2026](#)
- 11.D. Approval of the 2027 Planning Advisory Board Meeting Schedule.
(Erica Martin, Director of Planning)
[Proposed 2027 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.