



**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.**

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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.

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**Planning Advisory Board Meeting**  
**Wednesday, October 8, 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 September 10, 2025 Planning Advisory Board Meeting Minutes.

## **7. Public Hearing(s)**

- 7.A. A Resolution Determining Nonconformity Petition 25-N4 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 R1-15A Residence District at 2575 Half Moon Walk, Owned by Bernadette D.S. Watkins, 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](#)

[Survey](#)

[Architectural Plans](#)

[Site Plan](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Noticing Statement 25-N4](#)

[Affidavit of Sign Posting](#)

[7A - Correspondence \(Staff Added Attachment\)](#)

- 7.B. Request for Continuance to December 11, 2025 PAB Meeting.

A Resolution Determining Conditional Use Petition 25-CU5 Pursuant to Sections 46-34, 58-503, and 50-107 of the Code of Ordinances, City of Naples, to Allow for a Cocktail Lounge in a Planned Development with Highway Commercial Zoning and to Approve an Associated Parking Needs Analysis on Property Owned by Weston Associates, LLC., and Located at 4089 Tamiami Trail North, A104; More Fully Described Herein; Providing for Findings and Conditions; Providing for Scrivener's Errors; and Providing an Effective Date.

Erica Martin, Director of Planning

[25-CU5 Continuance Memo](#)

- 7.C. A Resolution Determining Variance Petition 25-V5 Pursuant to Sections 46-37, 56-41, 56-45, and 56-54 of the Code of Ordinances, City of Naples, to Allow a Variance for 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 Kristin Frooshani and Jason Frooshani and Located at 1275 8th Avenue North; More fully Described Herein; Providing Findings and Conditions; Providing for Scrivener's Errors; and Providing an Effective Date.

Erica Martin, Director of Planning

[Staff Report PAB](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

Warranty Deed  
Survey  
Aerial  
Site Plan  
3D Rendering 1  
3D Rendering 2  
Pool Builders Literature  
Pool Specifications  
Proposed elevations  
Zoning Letter - 2015  
Credentials - Staff  
Public Notice Mailing Addresses  
Public Noticing Statement  
Affidavit of Sign Posting  
7C - Presentation (Petitioner Added Attachment)

- 7.D. 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  
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  
Staff Report  
Resolution  
7D - Presentation (Petitioner Added Attachment)

## **8. Comprehensive Plan Update**

- 8.A. Update on Naples 2045, the elective changes to the City of Naples Comprehensive Plan. (TIME CERTAIN 11:00 A.M.)  
Erica Martin, Director of Planning  
Staff Memorandum  
Naples 2045 Update- Presentation  
Naples 2045 1st Round Community Workshop Itinerary - DRAFT  
Naples 2045 Community Workshop Invite - DRAFT  
Naples 2045 Comp Plan Eval Summary Report

[Naples 2045 Current Conditions Report](#)  
[Naples 2045 Questionnaire - DRAFT](#)  
[Example Survey Questions from Consultant Team](#)  
[8A - Presentation \(Contractor Added Attachment\)](#)  
[8A - Fowler Handout \(Fowler Added Attachment\)](#)

**9. Traffic Study Update**

9.A. Traffic Study Update from the Public Works Department.  
Bob Middleton, Director of Public Works  
[Traffic Study Update 10-08-2025 PAB](#)

**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.