



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Planning Advisory Board Regular Meeting – January 14, 2026 – 8:30 a.m.

It is noted for the record that: 1) all documentation electronically appended hereto is also contained in the file for this meeting with the City Clerk's Office; 2) experts who testified during quasi-judicial hearings were accepted as qualified to do so in their respective fields of expertise; 3) Alternate Member Cooper participated as a voting member for all items below; and 4) added attachments are referenced in red as "Added Attachment".

1) Call to Order

Chair Coughlan called the meeting to order.

2) Roll Call

Board Members Present:

Patrick Coughlan, Chair
William Kapler, Vice Chair

Daniel Barone
Gregory Fowler
Andrew Mair
Scott Schultz
Garey Cooper, Alternate Member

Board Members Absent:

John Crees

Amy Lockhart, Non-Voting School Board Rep.

Staff Present:

Matthew McConnell, City Attorney
Erica Martin, Planning Director

Andrew Dickman, Assistant City Attorney
Ali Duran, Executive Assistant

Others Present:

Jennifer Hollander

Jose Cabrera

3) Pledge of Allegiance

Chair Coughlan led the Pledge of Allegiance.

4) Changes to the Agenda

None.

5) Public Comment

None.

6) Approval of Minutes

Member Schultz made a motion to approve. Member Fowler requested an amendment to revise the second paragraph on page two by changing the word "would" to "will," so that the sentence would read, "Planning Director Erica Martin commented that staff will need to determine if the loading zone was connected to any other commercial uses in the area before it could approve restriping." Member Schultz accepted the amendment.

MOTION by Schultz to APPROVE the December 11, 2025 meeting minutes, subject to changing the word "would" to "will" in the second paragraph on page two; seconded by Fowler and carried 7-0 (Barone-yes, Crees-absent, Cooper-yes, Fowler-yes, Kapler-yes, Mair-yes, Schultz-yes, Coughlan-yes).

[2025-1211 pab minutes](#)

7) Public Hearing(s)

7.A) An Ordinance Amending Section 44-8 - Definitions, Chapter 44 - General Provisions, Adding Section 46-46 - Airport Planning and Site Specific Development, Chapter 46 - Administration, Procedures and Enforcement, Amending Section 58-681 - District Purpose, Section 58-682 - Uses Permitted, Section 58-683 - Conditional Uses, and Section 58-691 - Maximum Declared Distance of Runway, Division 23, C4 Airport Commercial District, Chapter 58 - Zoning, of the Code of Ordinances, City of Naples for the Purpose of Updating the Code of Ordinances; Providing for Codification; Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication and an Effective Date.

Chair Coughlan read the title of the proposed Ordinance. City Attorney Matthew McConnell noted that this item was legislative in nature and that the Board will be sitting as the Local Planning Agency. He recounted the past events that sparked the proposed changes to the Ordinances regulating the Naples Municipal Airport and the Naples Airport Authority (NAA). He then provided an overview of the proposed modifications, and questions were answered throughout. The Board recommended the following modifications.

1. Sec. 44-8. Definitions. Add "the City" in front of "Comprehensive Plan" in the definition of Airport Utilization Plan and ensure consistency throughout.
2. Sec. 44-8. Definitions. Clarify what "Ldn" means in High Noise Impact Area and ensure that the noise contour measurements are consistent throughout the Ordinance.
3. Include the Planning Advisory Board in the reviews of the Airport Master Plan and the Airport Utilization Plan.
4. Sec. 46-46(A) *Airport Master Plan*. Require the Naples Airport Authority to reevaluate the Airport Master Plan every 10 years for relevance and amend as needed.
5. Use "relevant City departments" in place of naming specific City Departments throughout the Ordinances.
6. Define the term "stopway" and clarify the difference between a stopway and a runway. Ensure that a stopway cannot be used to extend the length of a runway.

The following consensus was also made during the discussion.

CONSENSUS reached to include the Planning Advisory Board in the review of the Airport Master Plan and the Airport Utilization Plan.

Public Comment: Jennifer Hollander, Attorney at Woods, Weidenmiller, Michetti, Rudnick, LLP, representing Responsible Government Naples (RGN), asked that the Board recommend denial of the proposed changes, expressing the view that the changes were an attempt by the City to interfere with airport operations that are regulated by the Federal Aviation Administration (FAA) and Federal law, that expanding the review process for development and the Airport Utilization Plan will require substantial time and money for both parties, and that the proposed changes conflicted with language in Senate Bills 180 and 250 and invite legal challenge.

City Attorney McConnell responded briefly, stating that he had previously met with Attorney Casey Weidenmiller regarding the proposed Ordinance. He also mentioned that he had worked directly with NAA Attorney Andrew Barr and was cognizant of FAA regulations and federal preemptions. He then informed the Board that the first reading of City Council will be on January 21, 2026, and the second reading was scheduled for February 18, 2026. He further announced that the Board will hear proposed changes to the Airport Overlay Ordinance and the Comprehensive Plan to ensure consistency and clarify language at an undetermined date in the near future. Member Barone stated that although he understood the need for clarification in the Ordinances, he expressed the view that he did not think adding more language and steps in the process would bring clarity.

MOTION by Coughlan to FIND that this Ordinance complies with the City of Naples Comprehensive Plan and RECOMMEND APPROVAL subject to the changes recommended that day; seconded by Mair and carried 6-1 (Mair-yes, Barone-no, Cooper-yes, Fowler-yes, Schultz-yes, Crees-absent, Kapler-yes, Coughlan-yes).

Following the motion and vote, Mr. Cabrera submitted a public comment slip, and Chair Coughlan allowed him to speak out of turn.

Public Comment: Jose Cabrera, board member and speaking on behalf of RGN, disagreed that the recommended modifications were for clarification, noting that processes were being altered, and restrictive language was being added. He expressed the view that the proposed changes deviated from what was agreed upon by the City and the NAA and noted that RGN would continue its conversation with the City Council.

[Agenda Memorandum](#)

[DRAFT ORDINANCE - Naples Municipal Airport Code Amendments](#)

[REVISED DRAFT ORDINANCE - Naples Municipal Airport Code Amendments - Updated 1.9.26](#)

[Revised Agenda Memorandum \(Staff **Added Attachment**\)](#)

8) Traffic Study Update

Planning Director Erica Martin presented the Traffic Study Update prepared by Assistant City Manager/Director of Critical Infrastructure George Yilmaz. She stated that the Board had also been provided with the documents previously submitted to City Council by Johnson Engineering at its December 8, 2025 Workshop Meeting. She further noted that the documents would be updated in response to the City Council's comments and presented again to the City Council at a March 2026 workshop meeting. Planning Director Martin asked Members to email any suggested changes, which she will forward to the Public Works Department.

Member Fowler asked that staff reconsider the definitions for “small scale”, “minor scale”, and “major scale” to address overlapping and inconsistencies.

[PAB Traffic Study Update January 2026](#)

[Agenda Memorandum for 12.08.2025 City Council Workshop Presentation](#)

[Draft Traffic Impact Study Language ARTICLE I. PUBLIC ROW CONSTRUCTION STANDARDS](#)

9) Public Comment

None.

10) Correspondence and Communication

Planning Director Erica Martin reminded the Board that a Joint Planning Advisory Board and City Council meeting will take place on January 20, 2026 at the Norris Center.

11) Adjourn

10:00 a.m.

Patrick Coughlan, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 02/11/2026.