



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Planning Advisory Board Regular Meeting – February 11, 2026 – 8:31 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:	Daniel Barone Patrick Coughlan, Chair William Kapler, Vice Chair
	John Crees Gregory Fowler Andrew Mair Garey Cooper, Alternate Member
Board Members Absent:	Amy Lockhart, Non-Voting School Board Rep.
Staff Present:	Andrew Dickman, Assistant City Attorney Erica Martin, Planning Director
Others Present:	Ali Duran, Executive Assistant Francesca Passidomo

3) Pledge of Allegiance

Chair Coughlan led the Pledge of Allegiance.

4) Changes to the Agenda

None.

5) Public Comment

Council Member-Elect Scott Schultz thanked the Members for their collaboration and diligent work during his service on the Board, noting he will value its recommendations in the future.

6) Approval of Minutes

Member Crees noted that under Item 7.A, the second reference to the word "Responsible" immediately preceding "RGN" in Jose Cabrera's public comment was included in error and asked that it be removed. He also suggested that the word "will" be replaced with "would" in the last sentence of Item 8.

MOTION by Mair to APPROVE the January 14, 2026 meeting minutes, subject to the following changes: 1) removing the second reference to the word "Responsible" in Jose Cabrera's public comment; and 2) replacing "will" with "would" in the last line of Item 8; seconded by Barone and carried 7-0 (Barone-yes, Cooper-yes, Crees-yes, Fowler-yes, Mair-yes, Kapler-yes, Coughlan-yes).

[2026-0114 pab minutes](#)

7) Public Hearing(s)

7.A) A Resolution Determining Petition 26-V1, Relating to a Variance Pursuant to Section 58-146 of the Code of Ordinances, City of Naples, to Allow a 10-Foot Encroachment into the Required 40-Foot Minimum Front Yard for an Existing Single-Family Home in the R1-15 Zoning District, for the Property Owned by Viki Naples, LLC, a Florida Limited Liability Company, and Located at 2363 Crayton Road, More Fully Described Herein; and Providing an Effective Date.

Chair Coughlan read the title of the Resolution. This being a quasi-judicial procedure, Notary Public Ali Duran administered an oath to those intending to testify; all responded in the affirmative. Members then made the following ex parte disclosures: Cooper, Mair, Kapler, Coughlan, Barone, Fowler / no information to disclose; and Crees / aware of the property, and nothing further to disclose.

Francesca Passidomo, Attorney with Coleman, Yovanovich & Koester, provided an overview of an electronic presentation outlining a variance request to allow a 10-foot encroachment into the required 40-foot minimum yard setback for the property located at 2363 Crayton Road. She explained that the garage of the existing residence was identified as encroaching the required setback during a recent real estate transaction, when a survey determined that the structure had been constructed approximately 30 feet from the property line. Attorney Passidomo noted that, although City records reflected a 40-foot minimum yard setback at the time the structure was built in 1998, a Certificate of Occupancy was issued with a final survey that depicted the encroachment.

Planning Director Erica Martin added that no future building permits for the garage could be issued unless the existing noncompliance was corrected.

Senior Planner Tasheema Lewis testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. She confirmed that the Code required a 40-foot front yard setback in the R1-15 Residential Zoning District since 1953, and that a building permit and Certificate of Occupancy were both issued for the home despite the 10 foot encroachment into the setback. Senior Planner Lewis stated that staff applied the variance criteria found in Section 46-37(C) of the Naples City Code and found that the standards had been met.

Public Comment: None.

Discussion ensued, and Senior Planner Lewis explained that the petitioner would be unable to reduce the size of the existing garage, as doing so would result in a structure that does not meet the minimum dimensional requirements for a garage under the Naples City Code. Planning Director Martin confirmed that any future renovations must comply with the 40-foot setback and that, should the garage be demolished, the variance would become void.

MOTION by Crees to RECOMMEND APPROVAL of Resolution 2026-V1; seconded by Barone and carried 6-1 (Cooper-yes, Crees-yes, Fowler-yes, Barone-yes, Kapler-yes, Mair-no, Coughlan-yes).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property owner](#)  [Warranty Deed](#)  [Survey](#) 
[Credentials - Staff](#)  [Public Notice Mailing Addresses](#)  [Affidavit of Sign Posting](#) 

7.B) 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.

Planning Director Erica Martin informed the Board that this item was continued until the March 11, 2026 meeting.

MOTION by Barone to CONTINUE Conditional Use Petition 25-CU5 until the March 11, 2026 meeting; seconded by Crees and carried 7-0 (Fowler-yes, Kapler-yes, Cooper-yes, Barone-yes, Crees-yes, Mair-yes, Coughlan-yes).

Continuance Memorandum

7.C) An Ordinance for the Purpose of Adopting the 2025 Level of Service Report; and Providing an Effective Date.

Chair Coughlan read the title of the Item. Planning Director Erica Martin provided a brief overview of Chapter 48 of the Land Development Code, which required the City to prepare a Level of Service Report (LOS) that is presented to the Planning Advisory Board for recommendations, and then to City Council for review and approval. She noted that the Recreational Facilities and Parklands Element was reviewed by the Community Services Advisory Board and then presented to City Council, and she provided the report to the Board for its information. Planning Director Martin explained that the reports were prepared by the various departments, and the purpose was to identify any current or potential deficiencies. If deficiencies were identified, the City Council would discuss how to remediate them during the second reading of the Ordinance, she noted.

Assistant City Manager-Public Works Director George Yilmaz reported that the City's potable water, wastewater, and reclaimed water systems were meeting current and five-year projected capacity and concurrency requirements, and that aging water and sewer lines were being replaced through coordinated renewal projects. He explained that reclaimed irrigation water met existing standards but did not fully address emerging contaminants such as per- and polyfluoroalkyl substances (PFAS), pharmaceutical residues, and microplastics. Public Works Director Yilmaz stated that a consultant had been engaged to evaluate additional treatment options and that staff would continue educating large users on nutrient content so they could adjust fertilizer use.

In response to questions about stormwater LOS and flooding, Director Yilmaz confirmed that certain areas were below the adopted LOS standard. He noted that stormwater fees and a new financial plan had funded a program of capital projects to upgrade the systems to reduce flooding. Regarding Solid Waste Management, he explained that the City relied on Collier County's landfill and the Lee County Material Recovery Facility (MRF) for disposal, and that a Solid Waste Master Plan was being prepared to identify long-term disposal options. Public Works Director Yilmaz also informed the Board that aging pipes were being replaced through the Public Utilities Renewal (PURE) Program with safe pipes.

City Engineer and Transportation Services Manager Alison Bickett presented the transportation LOS, stating that the Comprehensive Plan established Level of Service (LOS) 'C' as the adopted standard for vehicular travel on City streets, which is defined in the Comprehensive Plan as "the range of stable flow, but marks the beginning of the range of flow in which operation of individual users becomes significantly affected by interactions with others in the traffic stream". She explained that 5th Avenue South between US-41 and Gulf Shore Boulevard North is designated as a "Constrained Facility", which reflects the inability to expand this street for additional capacity and policy restrictions, and is therefore exempt from LOS requirements. She also referenced Collier County's Annual Update and Inventory Report (AUIR), which identified an existing LOS 'F' deficiency on the Goodlette-Frank Road segment within the City and showed increasing peak directional volumes on the 9th Street corridor. Using recent traffic counts, City Engineer Bickett noted an increase of about two percent on arterial roads and an eight percent increase on collector streets between December 2024 and December 2025, indicating rising pressure on neighborhood and collector routes. She explained that some older traffic counters have experienced firmware failures and vandalism, but new Artificial Intelligence-based (AI), cloud-connected counters were being deployed to collect continuous, directional, and classified traffic data. She concluded that while City streets currently meet adopted LOS standards under the existing methodology, regional growth and changing travel patterns were expected to create additional congestion, and the ongoing citywide traffic study would update traffic impact and LOS policies to better reflect actual peak conditions and directional flows.

Responding to questions, City Engineer Bickett confirmed that quarterly traffic count data from 1995 to date was published on the City's website and that staff maintained internal spreadsheets to track 10-year trends and identified anomalies. She explained that "peak hours" are derived from the actual data for each road and that staff did not use generic statewide time blocks but acknowledged that traditional weekday a.m. and p.m. peaks used in many traffic impact studies did not always match Naples' weekend and seasonal peaks. She noted that the ongoing traffic study would revise the traffic impact study triggers, study area definitions, and analytical methods to determine directional peak flows and queuing, and that future reports will be reformatted with clearer legends, labels, and sources.

Following a brief discussion, the following motion was proffered.

MOTION by Crees to RECOMMEND ACCEPTANCE of the 2025 Level of Service Report; seconded by Kapler and carried 6-1 (Fowler-yes, Mair-no, Cooper-yes, Kapler-yes, Barone-yes, Crees-yes, Coughlan-yes).

[2025 Level of Service Report](#)  [Ordinance - 2025 Level of Service](#) 

[Potable Water Solid Waste Sewer and Drainage LOS 2025 Report](#) 

[Transportation and Traffic Circulation LOS 2025 Report](#) 

[Public School Facilities 2025-26 LOS](#) 

[Recreation Facilities and Parklands - Level of Service Report - CSAB Reviewed](#) 

Recess from 10:42 a.m. to 10:52 a.m. It is noted for the record that the same Board Members were present when the meeting was reconvened.

8) Comprehensive Plan Update

Planning Director Erica Martin informed the Board that the Comprehensive Plan Update was currently in Phase Three, and that the consultant, Johnson Engineering, started drafting the Elements of the Comprehensive Plan. She noted that Johnson Engineering would present the drafts of the Elements at the March 11, 2026 Planning Advisory Board (PAB) meeting. Planning Director Martin then announced that the second round of public engagement meetings would take place on Thursday, February 12, 2026; the morning meeting would be held at Naples United Church of Christ, and the afternoon meeting would be held at the Norris Center. She outlined the layout of these meetings, identifying that they would be an open house concept, unlike the first round of meetings, which were a round table concept. Lastly, Planning Director Martin reported that a new survey was available via the www.Naples2045.com website and would be active until February 19, 2026.

Member Fowler provided a handout to the Board with his research on various Comprehensive Plans throughout the State of Florida, highlighting the Town of Palm Beach's Comprehensive Plan. He expressed his appreciation for its robust introduction, and the data and analysis sections at the beginning of each Element. He then suggested adding a Historical Preservation Element, Public Safety Element, and a Community Character/Urban Design Element. Lastly, Member Fowler suggested limiting aspirational statements and providing clear, definitive direction.

Alternate Member Cooper expressed the view that the language should have a spirit that is civic-minded and resident-focused. To ensure Member Fowler's handout was provided to Johnson Engineering and the City Council, the following motion was made.

MOTION by Coughlan to SUPPORT Member Fowler's handout regarding his suggestions for the Comprehensive Plan, and to TRANSMIT the document to Johnson Engineering; seconded by Mair and carried 7-0 (Barone-yes, Fowler-yes, Crees-yes, Mair-yes, Cooper-yes, Kapler-yes, Coughlan-yes).

[Planning Advisory Board Memorandum](#)  [Comp Plan Workshops Round 2 8.5x11 Flyer](#) 

[Comp Plan Workshops Round 2 6x9 Mailer](#) 

[Naples2045 Questionnaire 2](#) 

[Handout \(G. Fowler Added Attachment\)](#) 

9) Traffic Study Update

Alison Bickett, City Engineer-Transportation Services Manager, informed the Board that staff was meeting with City Council Members individually and reviewing the language in the draft policy. She stated she anticipated providing the next update to the City Council at the end of March. City Engineer Bickett stated that data was still being collected, which will help refine the policy language further. Responding to questions, she then provided a brief overview of some anticipated policy changes that will be presented to the Board at a future meeting.

[PAB Traffic Study Update February 2026](#) 

10) Public Comment

None.

11) Correspondence and Communication

Member Mair requested that the City Council's responses to the Board's motions be communicated to the Board so the Board can determine whether its positions are consistent with the City Council's views. A brief discussion ensued, and it was determined that the best way to understand the City Council's position was to view the meeting. Member Mair then noted that there would be two new Board Members and asked that each be thoroughly oriented with the Board's recent discussions to ensure a smooth onboarding experience.

In response to Member Fowler, Planning Director Erica Martin provided an overview of the Comprehensive Plan document on the Naples2045 Project website, including the color-coding legend. Member Fowler stated that he had concerns regarding a new Pilates Studio, which had been administratively approved as a 'personal service.' He expressed disagreement with this classification, stating that the studio should have been presented to the Board for review, and requested that the City Council examine the administrative approval process and the criteria for use designations. Member Mair recalled previously requesting a webpage listing all administrative approvals. Planning Director Martin clarified that administrative approvals for Site Plan Petitions are available on the City's website and noted that the current situation pertained to the issuance of a Building Permit.

Planning Director Martin reiterated that the second round of public engagement meetings would be held on February 12, 2026 and encouraged Members and the community to attend.

12) Adjourn

11:49 a.m.

Patrick Coughlan, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 03/11/2026.