



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Planning Advisory Board Regular Meeting – March 11, 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 and presided. He announced that former Board Chair Thomas McCann had passed away and observed a moment of silence in his memory.

2) Roll Call

Board Members Present:	Daniel Barone
Patrick Coughlan, Chair	John Crees
	Gregory Fowler
	Andrew Mair
	Garey Cooper, Alternate Member
Board Members Absent:	
William Kapler, Vice Chair	Amy Lockhart, Non-Voting School Board Rep
Staff Present:	Gary Young, City Manager
Andrew Dickman, Assistant City Attorney	Erica Martin, Planning Director
Jeffrey Brammer, Senior Planner	Ali Duran, Executive Assistant
Others Present:	Francesca Passidomo
Mark McLean	Norman Trebilcock
Christian Andrea	Andrew Rath
Chris Claussen	Carolyn Usher
Matthew Allen	Kaylee Del Hagen
Laura DeJohn	Leann King
Erin Deady (via Zoom)	Susan Brown
Carrie Schuman	Jenna Heiderman

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

MOTION by Cooper to APPROVE the February 11, 2026 meeting minutes; seconded by Crees and carried 6-0 (Barone-yes, Cooper-yes, Crees-yes, Fowler-yes, Kapler-absent, Mair-yes, Coughlan-yes).

7) Public Hearing(s)

7.A) A Resolution Determining Site Plan Petition 25-SP1 for a Hotel Comprised of Two Lower Levels of Structural Parking and Six Levels of Hotel Suites/Lodging Units and Hotel Amenities, Including Guest Dining, Fitness Center, Business Center and a Raised Pool, Pool Deck, Courtyard and Patio Space on Lot 2 in The Commons Professional Park Planned Development on Property Owned by Commonage Corporation, a Delaware Corporation, and Located at 870 Goodlette-Frank Road, More Fully Described Herein; and Providing Effective Date.

Chair Coughlan read the title of the Item. This being a quasi-judicial proceeding, 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: Mair / familiar with the materials, the history and the prior meetings regarding this item; Barone, Cooper, and Coughlan / no information to disclose; and Crees and Fowler / familiar with the location.

Francesca Passidomo, Attorney at Coleman Yovanovich and Koester, introduced the team: Mark McLean, Senior Project Manager and National Director at MHK Architecture; Christian Andrea, Landscape Architect at Architectural Land Design; Andrew Rath, Professional Engineer and Vice President at Davidson Engineering; Norman Trebilcock, Transportation Engineer and President at Trebilcock Consulting Solutions; and Chris Claussen, Team Member at AAM Naples Hotel Owner. Attorney Passidomo utilized an electronic presentation to provide an overview of a Site Plan Petition for a new hotel located in the Commons Professional Park Planned Development at 870 Goodlette-Frank Road. She discussed the history of the property and the Planned Development, the design of the hotel and included amenities, and remarked a variance was not being requested. Landscape Architect Andrea provided an overview of the landscape and hardscape plans, Engineer Rath provided an overview of the stormwater management and drainage systems, and Traffic Engineer Trebilcock provided an overview of the Traffic Impact Statement.

Responding to questions, Traffic Engineer Trebilcock explained that the northbound turn lane on Goodlette-Frank Road is a part of a different Planned Development, therefore the right-of-way could not be modified or influenced by this project. He further noted that the intersection at Goodlette-Frank Road and Goodlette Road North still would maintain a satisfactory Level of Service (LOS) after completion of this project. Regarding questions related to occupancy load and parking in the event conferences are held at the hotel, Traffic Engineer Trebilcock stated that the Institute of Transportation Engineers (ITE) provided a standard calculation for all possible scenarios, including staffing, room rentals, and conference rooms.

Planning Director Erica Martin testified on behalf of the City and provided an overview of the staff report, including a brief history of the Planned Development, and the conditions contained in the proposed Resolution. She informed the Board that to date 203,459 square feet of the approved 693,000 square feet of office and related uses had been built and once the hotel was fully constructed, 301,502 square feet of office and related uses would be available for allocation for future construction. Planning Director Martin stated that staff mailed 215 letters to neighboring property owners and one email was received in response, thanking the petitioner for responding to the Lake Park Neighborhood residents' concerns and updating the design. She then announced that staff reviewed Site Plan Petition 25-SP1 against the criteria in Section 46-33(g) of the Land Development Code and found that the criteria had been met.

Member Fowler then supplemented his ex parte disclosure to the effect that he conducted research regarding the separation between sidewalks and busy streets, by reading the Florida Department of Transportation Standards, and two or three other civil engineering standards. Assistant City Attorney Andrew Dickman asked if any other Members had conducted independent research; Member Barone stated he read an article regarding the hotel that was published by the Naples Daily News approximately one year ago. Attorney Passidomo had no objections to the additions of these disclosures.

Member Fowler then expressed concern that the sidewalk was too close to Goodlette-Frank Road, and Landscape Architect Andrea explained that it could not be moved back from the road due to lack of space but would be eight feet in width and pedestrians would have the option to walk on the meandering path on the property. Discussion ensued regarding serving food poolside, parking for staff, maintaining the existing Mahogany trees, and ensuring safety for bicycle and pedestrian interactions. Member Fowler asked to modify the language in the Resolution to require the preservation of the Mahogany trees along Goodlette-Frank Road.

Public Comment: None.

Chair Coughlan proffered a motion, and it was seconded by Member Barone. Member Fowler asked that it be amended, and Chair Coughlan and Member Barone had no objections. The amended motion was as follows.

MOTION by Coughlan to RECOMMEND APPROVAL of Site Plan Petition 25-SP1, subject to modifying Condition Four in the Resolution to require preservation of the Mahogany trees; seconded by Barone and carried 6-0 (Barone-yes, Cooper-yes, Fowler-yes, Crees-yes, Kapler-absent, Mair-yes, Coughlan-yes).

[Staff Report](#) [Resolution](#) [Application](#) [Disclosure of Interest Commonage](#)
[Disclosure of Interest Hotel](#) [Warranty Deed](#) [SunBiz Information](#) [Survey](#)
[Architectural Plans](#) [Landscape Plans](#) [Civil Engineering Plans](#)
[TIS Section 1](#) [TIS Section 2](#) [Collier County email correspondence re traffic](#)
[NAA Correspondence](#) [Exhibit from NAA](#) [Solid Waste Narrative](#)
[Stormwater Engineering Report](#) [Water Waste Water LOS Calcs](#)
[Vehicle Tracking Exhibit Fire](#) [Vehicle Tracking Exhibit Solid Waste](#)
[Site Plan Sufficiency Letter](#) [The Commons - Final Declaratory Judgment](#)
[Credentials - Petitioner](#) [Credentials - Staff](#) [Public Notice Mailing Addresses](#)
[Correspondence](#) [Affidavit of Sign Posting](#)
[Presentation \(Petitioner Added Attachment\)](#)

Recess from 9:57 a.m. to 10:19 a.m. It is noted for the record that the same Board Members were present when the meeting was reconvened. It is also noted that the meeting went into Recess from 12:11 p.m. to 12:47 p.m., during Item 8A, and all Board Members had returned when the meeting was reconvened.

8) Comprehensive Plan Update

8.A) Update on Naples 2045, the Elective Changes to the City of Naples Comprehensive Plan.

Chair Coughlan read the title of the Item and Planning Director Erica Martin introduced the Item, reporting that this presentation would provide an overview of the first draft of the Naples Comprehensive Plan.

Public Comment: **Susan Brown**, speaking on behalf of the Old Naples Association, referred to a letter that was provided to the Board a day prior to the meeting. She then highlighted some important elements encompassed in that letter including placing residents' welfare first, controlling overdevelopment within the City limits and in surrounding areas, incorporating resiliency and sustainability policies, including preservation of historical structures, and regulating City landscaping to include shade trees. **Carrie Schuman**, Climate Resilience Advisor in the Environmental Policy Team at The Conservancy of Southwest Florida, applauded the City for its efforts to build resilience from flooding and heat. She expressed the view that the City missed opportunities to work with various local non-profits that work to increase resiliency in the area during the Comprehensive Plan process. Ms. Schuman stated that The Conservancy's position was to seek balanced adaptation efforts that include natural protection and services in the process. **Jenna Heiderman**, Executive Director of the Port Royal Property Owners Association, stated she was present representing The HOA Coalition comprised of Aqualane Shores, Coquina Sands, Gulf Shore Association of Condominiums, The Moorings, Park Shore, Port Royal and Royal Harbor. She referred to a letter she sent to staff and Board Members and read key points

important to The HOA Coalition, including ensuring public engagement throughout, focusing on the Future Land Use and Resiliency Elements, and continuing the alignment between the Comprehensive Plan and the Land Development Code. Ms. Heiderman also asked the Board to consider the potential implications that Senate Bill 180 may have for the updated Comprehensive Plan.

Laura DeJohn, Principal Planner at Johnson Engineering, introduced the team members present: Leann King, Director at Clarion Associates; Erin Deady, Resilience Expert and Attorney at Erin Deady Law; and Carolyn Usher, Office Manager at CMA Outreach. Planner DeJohn utilized an electronic presentation to provide an overview of the draft of the Comprehensive Plan and the process to create the document. She noted that ten Elements were retained, the Public School Facilities Element was removed, the Concurrency Management Element was merged with the Capital Improvements Element, and a new Resiliency Element was created. Planner DeJohn then provided an overview of the Element's general structure, explaining that "Actions" were added to provide direction for deliverables. Ms. King, Attorney Deady, and Planner DeJohn reviewed the proposed modifications of each Element.

Discussion ensued following the presentation. Member Fowler expressed the view that the aspirational language in the Comprehensive Plan needed to be replaced with more prescriptive language such as "shall" and "require", terminology used needed to be defined, all Elements needed to primarily consider residents' quality of life, and resident feedback needed to be included within the Comprehensive Plan. He suggested creating a Data and Analysis Plan, creating a strong introduction with a strong push for resiliency, adding a "Purpose and Intent" section after the Introduction, and including "Monitoring and Evaluation" and "Coordination and Implementation" sections. Regarding Member Fowler's request to add a Historic Preservation Element, Planning Director Martin explained that residents preferred not to have Ordinances regarding the historic preservation of properties and suggested that there be further public outreach should the Board want to include such an Element. She also suggested that the information received from the public engagement sessions be included in the Introduction chapter. Member Crees concurred with Member Fowler and stated that the Comprehensive Plan needed to have measurable key performance indicators. Member Mair suggested appointing a Comprehensive Plan Ambassador, who will follow the Plan and independently determine if the Plan was followed.

Element 3. Future Land Use – Regarding Policy 6.3.1, Member Mair noted that residents frequently raised concerns regarding the noise from mixed use developments and suggested adding information regarding the effects of noise on residences within a mixed use property. He also suggested including language to encourage the use of Augmented Reality (AR) to create detailed digital maps of the City for use by staff, residents, and visitors. Member Fowler asked that a management strategy be incorporated into Policy 6.3 Align Development Standards with Established Character and the Green Jewel Concept, Policy 6.4 Prepare Studies to Identify Character Elements to Protect in Established Neighborhoods, and Policy 6.5 Protect Historically and Architecturally Significant Resources. He also recommended the creation of a checklist or calendar to ensure Actions are being completed in a timely manner.

Element 4. Housing Element – Chair Coughlan expressed concern regarding the lack of workforce housing and proposed that the City consider imposing a developer's fee in lieu of creating workforce housing, with proceeds to be allocated to a fund supporting the provision of workforce housing for individuals employed by the said development. Regarding Objective 1 Provide Affordable Housing to Support Current and Future Community Needs, Member Mair suggested a title change, asked for definitions for "affordable housing" and "workforce housing", and asked for philanthropic incentives within the Objectives for those that assist with the achievement of the Actions.

Element 5. Conservation and Coastal Management Element - Member Crees suggested creating a specific schedule for when Naples Bay will be tested under Policy 1.1 Implementation of Water

Quality Monitoring. He also mentioned creating a dashboard that would provide real time information regarding water quality.

Element 6. Resiliency - Chair Coughlan expressed concern that the cost imposed on residents to fulfill the actions will be a great burden and suggested including an education component to teach the residents the best practices and the financial implications for home ownership in the City.

Element 7. Public Facilities and Water Resources - Member Barone commented that the City needed to start considering landfill alternatives, noting the Collier County's landfill was quickly reaching capacity.

Element 8. Transportation Element - Member Crees proposed including an action item that addressed alternate means of transportation, including bicycle and pedestrian connectivity. Member Barone suggested adding language, discussing the safe use of electric bicycles and aligning it with the regulating Code. Member Mair recommended adding pedestrians within the goal, identifying that walking was not commonly viewed as a mode of transportation.

Element 9. Parks, Recreation, and Open Space - Member Mair suggested replacing, "Existing public recreation facilities include:" above the public recreation facilities list with language that would allow additional recreation facilities in the future. Member Fowler encouraged the city to create more linear parks, increase the shade trees within the linear parks, and to consider acquiring land for more recreational green space.

Element 10. Intergovernmental Coordination - Member Mair suggested that Council Members provide regular updates of the various intergovernmental boards and committees that they are members of at City Council meetings. Member Barone also proposed establishing a joint meeting between City Council and the Collier County Commission. Member Fowler proffered an action that would suggest Collier County provide the City with warning of any major developments occurring near the City limits. Planner DeJohn commented that Member Fowler's suggestion would be best included in a Joint Land Planning Agreement with Collier County, noting it would be difficult for the City to complete such an action to satisfy the Comprehensive Plan.

Planner DeJohn confirmed that the team will work to incorporate ideas generated from the discussion. She then provided an overview of the next steps, noting that an updated draft will be presented to City Council at its April 13, 2026 Workshop and the Planning Advisory Board will view the final version on May 13, 2026. She stated that City Council would view the final product in June and then the Comprehensive Plan would be submitted to the State of Florida for review. Planner DeJohn anticipated City Council adopting the complete Comprehensive Plan package by the end of 2026.

[Staff Memorandum](#)  [Naples2045 PAB Review Draft 26-03-04](#) 

[Naples2045 Public Involvement Summary Report](#) 

[Naples2045 Summary of Questionnaire 2 Responses](#) 

[PAB General Comments from 2-11-26 Meeting](#)  [Correspondence](#) 

[Presentation \(Presenter Added Attachment\)](#) 

[J. Heiderman Correspondence \(Staff Added Attachment\)](#) 

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

9) Traffic Study Update

Planning Director Erica Martin informed the Board that City Council's next step with the Traffic Study would be to review the policy material provided and to meet individually with staff to discuss any concerns and feedback. She stated that City Council would receive its next update at an April meeting. She explained that information received from the April meeting will be used to draft Ordinances that will be vetted with the Planning Advisory Board prior to being heard by City Council for final approval.

[Supplement Memorandum](#) 

10) Public Comment

None.

11) Correspondence and Communication

Chair Coughlan thanked Member Mair for his service to the Board and the community, noting that this would be his last meeting.

Member Mair requested that an agenda item be added to every agenda for staff to relay the City Council's responses to the Board's motions. He stated the purpose was to allow the Board to determine whether its positions aligned with City Council's views. Planning Director Erica Martin offered to provide the City Council Voting Record at each meeting and encouraged Members to read the meeting minutes and watch the meeting videos located on the City's website to best understand City Council's position on various items.

Member Mair then announced that City Council would conduct two rounds of interviews for the open seats on the Board due to the large number of applicants and recommended that the interview process be condensed into one session. Lastly, Member Mair suggested that newly appointed Members be required to participate in an orientation providing a detailed overview of the recent work the Board has been involved in, including the involvement with the Comprehensive Plan.

Member Fowler asked to have a list of all administrative approvals, referring to Pettit Square. Planning Director Martin stated that the administrative approval for Pettit Square was related to the issuance of a Building Permit, and not a zoning approval. She then stated that the administrative approvals related to Site Plans were located on the City website. Chair Coughlan recalled this discussion at the February 11, 2026 meeting and it was determined that the administrative burden would be too excessive for Staff to provide. The topic discussion concluded with Planning Director Martin providing Members with a list of website links to various locations, including to the interactive GIS map. Assistant City Attorney Andrew Dickman stated he and Planning Director Martin would explore options regarding relaying administrative approvals.

Lastly, Member Fowler recalled the Board and Committee Chairs presenting an annual review to City Council. He asked that this be reinstated.

CONSENSUS reached to recommend resuming the annual Board/Committee reports presented by the respective Chairs to City Council.

Alternate Member Cooper provided a summary of a survey that was conducted in regard to the "Miracle Mile". He asked that the Board note the residents' responses and consider them when the Comprehensive Plan updates are discussed.

Chair Coughlan asked for an update regarding the large development that will be constructed along 5th Avenue South and 10th Street South. Planning Director Martin stated that a building permit was issued, but construction had yet to commence. Discussion ensued regarding permit expirations, construction fences, and tolling due to States of Emergency,

[Handout \(Cooper Added Attachment\)](#) 

12) Adjourn
2:14 p.m.

Patrick Coughlan, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 03/08/2026.