



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Planning Advisory Board Regular Meeting – April 8, 2026 – 8:32 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.

It is noted that prior to Roll Call, Deputy City Clerk Jessica Hernandez administered an oath to newly appointed regular member Joseph Blomker.

2) Roll Call

Board Members Present:

Patrick Coughlan, Chair
William Kapler, Vice Chair

Daniel Barone
Joseph Blomker
John Crees
Gregory Fowler
Garey Cooper, Alternate Member

Board Members Absent:

Amy Lockhart, Non-Voting School Board Rep

Staff Present:

Erica Martin, Planning Director
Jessica Hernandez, Deputy City Clerk

Andrew Dickman, Assistant City Attorney
Jessica Rosenberg, Deputy City Clerk
Jeffrey Brammer, Senior Planner

Others Present:

Mark Oreus

Carrie Schuman

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 Crees noted that his name had been omitted from the Roll Call. The following motion was then proffered.

MOTION by Barone to APPROVE the March 11, 2026 meeting minutes, subject to adding Member Crees to the Roll Call; seconded by Kapler and carried 7-0 (Barone-yes, Blomker-yes, Cooper-yes, Crees-yes, Fowler-yes, Kapler-yes, Coughlan-yes)

[2026-0311 pab minutes](#) 

7) Public Hearing(s)

7.A) A Resolution Determining Petition 26-V2, Relating to a Variance Pursuant to Section 56-93 of the Code of Ordinances, City of Naples, to Allow an Existing Dock and a New

Boat Lift and Vessel to Exceed the Required Shore-Normal Dimension Limitations of Five (5) Feet Offshore from the Platted Seawall Line for Property Owned by ANR Capital, LLC, and Located at 2125 Snook Drive; More Fully Described Herein; Providing Findings and Conditions; Providing for Scrivener's Errors; and Providing an Effective Date.

Chair Coughlin read the title of the item. This being a quasi-judicial procedure, Deputy City Clerk Jessica Rosenberg administered an oath to those intending to testify; all responded in the affirmative. Members then made the following ex parte disclosures: Cooper, Blomker, Barone, and Fowler / no information to disclose; Kapler and Coughlan / no conflicts; Crees / aware of the property and nothing further to disclose.

Mark Oreus, representing Orick II Marine Construction Inc., utilized an electronic presentation to provide an overview of the variance request to allow the installation of a new boat lift on an existing non-conforming dock. He noted that the existing dock was permitted by the Building Department and Natural Resources Division in 2004, and the proposed addition of a boat lift would not include structural changes to the dock, other than the installation of larger pilings to hold the lift. Mr. Oreus provided aerial photographs of other docks with boat lifts in similar configurations on neighboring properties and explained that the lift would be installed exactly where the boat was moored at that time.

Responding to questions, Mr. Oreus informed the Board that increasing the size of the pilings and driving them deeper into the ground would provide better protection for the boat. He also noted that boat lifts eliminate the possibility of a moored boat drifting due to being lifted out of the water. He further confirmed that the boat would not extend beyond the dock while on the lift.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. He noted that staff mailed 185 letters to neighboring property owners and received two responses in return, expressing support for the project. He stated that staff reviewed the variance petition against the criteria found in Section 46-37(c) of the Naples City Code and found that the threshold criteria and the additional criteria that applied to this request had been met.

Public Comment: None.

A brief discussion ensued and Vice Chair Kapler asked that a third condition be added, ensuring that the vessel would not extend beyond the seaward end of the dock at any time.

MOTION by Crees to RECOMMEND APPROVAL of Variance Petition 26-V2, adding a third condition that the boat shall not extend further than the edge of the dock; seconded by Fowler and carried 7-0 (Barone-yes, Blomker-yes, Cooper-yes, Crees-yes, Fowler-yes, Kapler-yes, Coughlan-yes).

[Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Survey](#) 
[2125 Snook Dr - Aerial](#)  [Site Plan](#)  [Schedule 1 - Original Permit](#) 
[Schedule 2 - Property Photos](#)  [Schedule 3 - Neighbor Letter 1](#) 
[Schedule 4 - Neighbor Letter 2](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Correspondence](#)  [Affidavit of Sign Posting](#) 

7.B) An Ordinance for the Purpose of Amending Regulations Relating to the 6-Month Review of Live Entertainment Permits; Amending Subsection (e)(7) of Section 56-125, Live Entertainment Permit, of Article IV, Standards Applicable to Commercial Districts, of Chapter 56, Supplemental Standards, of the Code of Ordinances, City of Naples; Providing for Codification; Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication; and Providing an Effective Date.

Planning Director Erica Martin presented a proposed Text Amendment related to the six month review of Live Entertainment Permits. She informed the Board that the current Ordinance required the review to be heard by City Council as a full agenda item, regardless of whether there

had been any violations of the Naples City Code. Planning Director Martin explained that the proposed amendment would allow the mandatory six month review to be placed under the Consent Agenda provided there were no verified complaints or code violations, while those reviews that had verifiable issues would be heard as a regular agenda item.

Public Comment: None.

Discussion ensued, and Planning Director Martin clarified the criteria for a verified complaint, identified the staff responsible for verifying a complaint, and outlined the minimum number of verified complaints required before City Council could consider revocation of the Live Entertainment Permit according to the Naples City Code.

MOTION by Crees to RECOMMEND APPROVAL as presented; seconded by Kapler and carried 7-0 (Barone-yes, Blomker-yes, Cooper-yes, Crees-yes, Fowler-yes, Kapler-yes, Coughlan-yes).

[Staff Report](#)  [Ordinance](#)  [Live Entertainment Staff Presentation](#) 

[Sec. 56-125. Live entertainment permit](#) 

8) Public Comment

None.

9) Comprehensive Plan Update

Chair Coughlan asked for public comment before the presentation.

Public Comment: Dr. Carrie Schuman, Climate Resilience Advisor at the Conservancy of Southwest Florida, stated that the Conservancy provided comments to the Board and staff regarding the Naples 2045 Comprehensive Plan Update. She then provided a summary of the submitted document which included concerns over proposed legislation and the further deterioration of Home Rule, and the recommendations for balancing stormwater management with water quality and aquifer recharge. Dr. Schuman then praised the addition of the Resiliency Element but emphasized that implementation and public accountability were crucial to ensure the success of the Comprehensive Plan and that the goals within were met.

Planning Director Martin reported that, following the Board's review at the March meeting, the consultant incorporated member input and further revised the draft Plan. She informed the Board that the updated red-line draft would be presented to City Council at its April 13, 2026 workshop meeting.

[Staff Memorandum](#)  [Naples 2045 - Project Schedule](#) 

10) Traffic Study Update

Planning Director Erica Martin presented the Traffic Study Update from the Streets and Traffic Division, announcing that the next update to City Council would be on May 6, 2026.

Vice Chair Kapler noted that, upon reviewing the available monitoring data, traffic growth across consistently monitored locations over the past decade was less significant than he had anticipated.

[PAB Traffic Study Update April 2026](#) 

11) Correspondence and Communication

11.A) Provision of March 2026 PAB Action Report and City Council Voting Record through March 4, 2026.

Planning Director Erica Martin advised that, pursuant to the Board's prior request, the Board's Action Reports and City Council Voting Records would be provided as a standing item under Correspondence and Communication at each meeting. She noted that due to the timing of publishing the City Council agenda, the Voting Record presented would be one meeting behind.

Referring to his previous comments at past meetings about obtaining information of all the administrative approvals, Member Fowler presented a draft plan outlining how he could obtain the information. He expressed the view that this plan would help him understand the City's internal process of approvals, thus allowing him to provide more informed recommendations to the City Council. Planning Director Martin confirmed that she would present the proposed plan to the City

Manager and City Attorney for direction, and the Board could revisit this topic as a discussion item on a future agenda.

Responding to Chair Coughlan, Planning Director Martin announced that the draft Comprehensive Plan in Ordinance form would be presented at the May 13, 2026 meeting. She further reminded the members that the Board would be in recess during July and August.

[PAB Action Report 2026-0311](#) 

[City Council 2026 Voting Record through March 18, 2026](#) 

[Handout \(ADDED ATTACHMENT / G. Fowler\)](#) 

12) Adjourn

9:33 a.m.

Patrick Coughlan, Chair

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Jessica Rosenberg, Deputy City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 05/13/2026.