



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Planning Advisory Board Regular Meeting – May 13, 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; and 3) added attachments are referenced in red as "Added Attachment".

1) Call to Order

Chair Coughlan called the meeting to order and presided.

2) Swearing in of New Members

Deputy City Clerk Jessica Rosenberg administered an Oath of Office to newly appointed Member Luke Fredrickson and Alternate Member Sally Petersen.

3) Roll Call

Board Members Present:

Patrick Coughlan, Chair
William Kapler, Vice Chair

Daniel Barone
Joseph Blomker
John Crees
Gregory Fowler
Luke Fredrickson
Sally Petersen, Alternate Member

Board Members Absent:

Amy Lockhart, Non-Voting School Board Rep

Staff Present:

Erica Martin, Planning Director
Alison Bickett, Deputy City Engineer
Tasheema Lewis, Senior Planner

Andrew Dickman, Assistant City Attorney
Jessica Rosenberg, Deputy City Clerk
Jeffrey Brammer, Senior Planner-Long Range
Ali Duran, Executive Assistant

Others Present:

Laura DeJohn
Christine Fisher
Jenna Heiderman
Burt Saunders
Peter Kulicki
Mike Valentine
Norman Trebilcock
Rev. Ed Gleason
William Ward
Patty Kulak
Ken Hart
Lottie Fisher

Leigh Anne King
Neale Montgomery
Scott Schultz
Harry Zea
Andrew Rath
Christian Andrea
Richard Yovanovich
Wynn Arnold
Bebe Kanter
Jim Donegan
Susan and Doug Pearson
Steve Bauer

4) Pledge of Allegiance

Chair Coughlan led the Pledge of Allegiance.

5) Election of Officers

Crees NOMINATED Coughlan as Chair.

MOTION by Crees to ELECT Coughlan as Chair; seconded by Fowler and unanimously carried, all Members present and voting (Barone-yes, Blomker-yes, Crees-yes, Fowler-yes, Fredrickson-yes, Kapler-yes, Coughlan-yes).

Crees NOMINATED Fowler as Vice Chair.

Blomker NOMINATED Blomker as Vice Chair.

MOTION by Crees to ELECT Fowler as Vice Chair; seconded by Fowler and carried 4-3 (Barone-no, Fredrickson-no, Fowler-yes, Blomker-no, Crees-yes, Kapler-yes, Coughlan-yes).

MOTION by Barone to ELECT Blomker as Vice Chair; seconded by Fredrickson and FAILED 3-4 (Barone-yes, Fredrickson-yes, Kapler-no, Fowler-no, Blomker-yes, Crees-no, Coughlan-no).

6) Changes to the Agenda

Planning Director Erica Martin informed the Board that Item 9.F was continued to a date uncertain and Item 9.H was withdrawn

7) Public Comment

None.

8) Approval of Minutes

MOTION by Crees to APPROVE the April 8, 2026 meeting minutes; seconded by Blomker and unanimously carried, all Members present and voting (Barone-yes, Blomker-yes, Crees-yes, Fowler-yes, Fredrickson-yes, Kapler-yes, Coughlan-yes).

[2026-0408 pab minutes](#) 

9) Public Hearing(s)

9.A) An Ordinance for the Purpose of Amending the City of Naples Comprehensive Plan to Implement the Adopted Vision; Providing for Transmittal to the State Land Planning Agency and Other Required Review Agencies; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date.

Chair Coughlan read the title of the Item. Planning Director Erica Martin provided a brief overview of the item, noting that the City was statutorily current with the Comprehensive Plan and this plan consisted of elective changes. Laura DeJohn, Director of Planning and Landscape Architecture at Johnson Engineering, and Leigh Anne King, Director at Clarion Associates, presented the draft Comprehensive Plan transmittal and informed the Board that it would be presented to City Council on June 3, 2026, noting that if passed at first reading, the draft would be transmitted to the State of Florida for review by the State Land Planning Agency.

Members acknowledged staff and the consulting team's hard work on the outreach efforts but expressed disappointment with the low turnout at public engagements and questioned the urgency to transmit the draft Comprehensive Plan to the State of Florida, noting that the State mandated update was not due until 2032. Member Blomker questioned the depth of public engagement, the absence of direct coordination with the developer community, and the lack of formal coordination with Collier County throughout the process. Planning Director Martin confirmed that Collier County would receive the plan as a designated reviewing agency upon transmittal, affording it the opportunity to submit formal comments.

Alternate Member Peterson identified several scrivener's errors and Ms. King stated that they were aware and that they would be corrected before being presented to Council. Member Crees expressed concern that the plan potentially infringed on individual property rights, characterizing certain provisions as opening a pathway to more restrictive development regulations in the future. Member Barone expressed concern about the timing of the process, noting that meaningful public feedback was often only possible once a complete draft document was available. He observed that the Board received correspondence from multiple organizations, including the HOA Coalition, the Naples Airport Authority, and legal representatives of local businesses, which were not being

included in the draft due to timing. Member Fowler suggested extending the process to allow for recent communications to be considered and included in the draft Plan.

Public Comment: Jenna Heiderman, Executive Director of the Port Royal Property Owners Association, addressed the Board on behalf of the HOA Coalition. She read aloud a letter that was provided to City Council for its April 13, 2026 Workshop, requesting to slow the process down, citing the need for greater neighborhood collaboration, and more deliberate focus on resiliency and traffic coordination with Collier County. The letter also expressed concern about subjective terminology in the Plan such as "character" and "small town charm." **Neale Montgomery**, representing MHK Architecture, Ronto Group, and Neapolitan Enterprises, expressed concern that the surveys did not provide a comment section for residents to express their opinions, single family property owners may not understand the effect some proposed changes would have on their properties, and some of the definitions were inconsistent with those presented by the State of Florida. Ms. Montgomery also questioned whether the proposed changes would violate Senate Bill 180 of the Florida Statutes. She suggested working on the Comprehensive Plan Update until the expiration of Senate Bill 180 and then proceed to submit it to the State of Florida.

Following a brief discussion, the Board expressed the view that the draft should not be transmitted to the State of Florida at this time to allow for additional public engagement and incorporation of public input, given that a complete draft of the Comprehensive Plan was available for review.

MOTION by Blomker to RECOMMEND DENIAL of Comprehensive Plan Amendment 26-CPA1; seconded by Kapler and unanimously carried, all Members present and voting (Kapler-yes, Fowler-yes, Barone-yes, Blomker-yes, Fredrickson-yes, Crees-yes, Coughlan-yes).

MOTION by Coughlan to RECOMMEND that City Council provide an opportunity to receive additional feedback from interested parties, with comments to be submitted to the Planning Advisory Board no later than the November meeting; seconded by Blomker.

A brief discussion ensued and the following amended motion was proffered.

MOTION by Coughlan to REQUEST community groups and other governmental agencies be provided an opportunity to review and comment on the working draft of the Comprehensive Plan, with all comments to be submitted no later than two weeks before the November 13, 2026 Planning Advisory Board Meeting; seconded by Blomker and carried 6-1 (Blomker-yes, Crees-yes, Barone-yes, Fowler-yes, Kapler-yes, Fredrickson-no, Coughlan-yes).

[PAB Report](#)  [Ordinance](#)  [Naples2045 5-13-26 PAB Presentation](#) 
[Naples2045 5-13-26 PAB Transmittal Plan](#)  [Future Land Use Map](#) 
[Coastal Resources Map](#)  [HOA Coalition Letter \(Staff Added Attachment\)](#) 

Recess from 10:42 a.m. to 10:54 a.m. It is noted for the record that the same Board Members were present when the meeting was reconvened.

- 9.B) A Resolution Determining Conditional Use Petition 26-CU1, Pursuant to Section 46-34 of the Code of Ordinances, City of Naples, to Allow for Transient Lodging as Part of a Mixed-Use Development to be Known as The Viceroy Comprised of Two Floors of Transient Lodging Units Over One Floor of Office Space and Marina Ship Store, Served by a Combination of Surface Parking and Underground Parking, in the C2-A, Waterfront Commercial Zoning District Pursuant to Section 58-623 of the Code of Ordinances, City of Naples, on the Property Owned by Viceroy Naples, LLC, Located at 599 River Point Drive, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an 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: Blomker / visited the site, met with the developer and the attorney in City Hall; Peterson / no information to disclose; Fredrickson / visited the site and reviewed the application; Fowler / visited the site, reviewed the application, and was present at the previous hearing; Coughlan / no conflict; Crees / no conflict, aware of the site and passed by it many times; Barone / no conflict, drove by the site multiple times and was present at the previous hearing; Kapler / no information to disclose and was present at the previous hearing.

Burt Saunders, Attorney at Gray Robinson P.A., introduced the development team: Harry Zea, Property Developer; Peter Kulicki, President, Chief Operating Officer, and Architect at PK Studios Architects; Andrew Rath, Civil Engineer at Davidson Engineering; Mike Valentine, Structural Engineer at Karins Engineering; Christian Andrea, Landscape Architect at Architectural Land Design, and Norman Trebilcock, Traffic Engineer at Trebilcock Consulting Solutions. Attorney Saunders then utilized an electronic presentation to provide an overview of a conditional use request to allow transient lodging as a part of a mixed use development, noting that the community pool was removed due to its encroachment into the setback. He informed the Board that the project was in the noise cone of the Naples Airport and was submitted to the Naples Airport Authority (NAA) for its list of conditions.

Architect Kulicki provided an overview of the design, floor and the building section. Civil Engineer Rath provided an overview of the parking plan, noting that the surface parking lot had 24 striped parking spaces and 5 parking spaces in enclosed garage bays, and the underground parking garage had 34 striped parking spaces and 30 parking spaces in enclosed garage bays. He then presented the grading and drainage plans. Responding to questions, Civil Engineer Rath stated that the existing sidewalk was approximately six feet wide, and that a payment-in-lieu of the eight foot sidewalk would be made and an easement provided should the City or the State of Florida want to expand it to eight feet. Structural Engineer Valentine described the underground parking structure, explaining that it would be dry flood proofed and would have deep auger cast pilings, which would create less vibration and provide less disruption of the terra firma. Landscape Architect Andrea provided an overview of the landscape plan and plant palette, noting that the sidewalk along U.S. 41 would be well shaded, but the garage roof deck would not have enough soil depth to install landscape on top.

Planning Director Erica Martin testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. She explained that the subterranean parking was fully underground in some areas, and that it required City Council approval. She then explained that the Direct Contribution Method was used to determine that the marina constituted only a portion of the mixed-use development and that the applicable regulatory standards differed from those that would apply if the entire development were classified as a marina. Planning Director Martin stated that 583 letters were mailed to neighboring property owners and one email expressing concerns about the project was received in return. She stated that staff reviewed the Conditional Use Petition against the criteria provided in Section 46-34(f) of the Land Development Code, and found that deficiencies related to setback encroachments, parking space dimensions, and the Traffic Impact Statement were identified, noting that the conditions suggested were critically important to the site plan, not the use of the property.

Discussion ensued, and Planning Director Martin noted that the dock and boat slip configuration may change following staff's review of the dock plans. She explained that the boat slips assigned to the transient units were not required to maintain the marina use, but the boat slips dedicated to the marina use must be kept. Planning Director Martin further explained that the ship/marina store was integral to the marina designation and could not be converted to a different type of retail use, but it could be changed to another marina-related use.

Regarding the outstanding Code Enforcement fines in the amount of \$245,500, City Attorney Andrew Dickman stated that the fines were addressed in court and Attorney Saunders confirmed that all liens would be paid. Project Developer Zea confirmed that the seawalls would be

completely replaced and that the team was working with River Pointe Marina to draft an agreement that would include a parking easement, additional parking spaces for River Pointe Marina, and an off-street drop off area. Deputy City Engineer Alison Bickett stated that the Traffic Impact Study was unclear as to whether the right turn lane would be needed, but the project would be reviewed by the Florida Department of Transportation which would make the final decision.

Public Comment: None.

MOTION by Blomker to RECOMMEND APPROVAL of Conditional Use Petition 26-CU1, subject to staff's conditions; seconded by Crees and unanimously carried, all Members present and voting (Kapler-yes, Crees-yes, Fowler-yes, Barone-yes, Fredrickson-yes, Blomker-yes, Coughlan-yes).

[Staff Memorandum](#) [Application](#) [Ownership Signature Authority](#)
[Disclosure of Interest](#) [Deed](#) [Survey](#) [Architectural Plans](#) [Civil Plans](#)
[Landscape Plans](#) [Exhibit Recreational Areas](#) [Traffic Impact Study](#)
[Fleet Mix Summary](#) [Flight Track Figures](#) [22-SP8 Site Plan Sufficiency Letter](#)
[Credentials - Petitioner](#) [Credentials - Planning Department](#)
[Public Notice Mailing Addresses](#) [Affidavit of Sign Posting](#) [Correspondence](#)
[Staff Report](#) [Resolution](#) [Petitioners' Credentials - Revised](#)
[Presentation \(Petitioner Added Attachment\)](#)

It is noted for the record that Items 9.C and 9.D were heard concurrently but each were voted on separately.

9.C) A Resolution Determining Conditional Use Petition 26-CU2 Pursuant to Sections 46-34, 58-833, and 58-838 of the Code of Ordinances, City of Naples, to Allow for Construction of a New Church Sanctuary Building and Steeple to Exceed the Maximum Height of 30 Feet for Principal Buildings in the Public Service Zoning District for Property Owned by Trinity-By-The-Cove Episcopal Church and Located at 550 Galleon Drive, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an Effective Date.

9.D) A Resolution Determining Petition 26-V4, Relating to a Variance Pursuant to Sections 46-37 and 58-836 of the Code of Ordinances, City of Naples, to Allow for Encroachments into the Required 40-Foot Minimum Front Yards for a New Church Sanctuary Building and Two Accessory Buildings in the Public Service Zoning District for Property Owned by Trinity-By-The-Cove Episcopal Church and Located at 550 Galleon Drive; More Fully Described Herein; Providing Findings and Conditions; Providing for Scrivener's Errors; and Providing an Effective Date.

Chair Coughlan read the title of the items. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an Oath to those intending to testify; all responded in the affirmative. Members made the following ex parte disclosures: Blomker / resided in the neighborhood and visited the site on many occasions; Peterson / attended the church services, and spoke to other parishioners about the construction delays; Fredrickson, Fowler, and Barone / familiar with the site and reviewed the application; Kapler / viewed the site but had nothing further to disclose; Coughlan / no information to disclose; and Crees / he and his wife were active members of the church and had no financial interest, leadership nor paid positions within the church. Member Crees stated that he discussed his involvement with the church with the Ethics Commission Executive Director Michael Murawski who informed him that he had no conflict.

Richard Yovanovich, Attorney at Coleman Yovanovich Koester law firm, utilized an electronic presentation to provide an overview of a Conditional Use Petition to allow a steeple to exceed the maximum height of 30 feet for principal buildings in the Public Service Zoning District, and a Variance Petition to allow a church sanctuary building and two accessory buildings to encroach into the 40-foot minimum front yard setback. He explained that the existing structures sustained flooding and damage during prior hurricanes and that the request sought approval to demolish the existing building and reconstruct it within the same footprint using the original blueprint, elevating the property to improve the structures' storm resiliency, and ensuring compliance with

the Florida Building Code. Wynn Arnold, Certified Planner at Pape Dawson, further explained that the property had three front yard setbacks and current structures on all sides. He then explained that the structure would be raised approximately four feet to meet the Federal Emergency Management Agency (FEMA) base elevation and Design Flood Elevation requirements, which would cause the main structure to exceed the maximum building height by eight inches. William Ward, Architect at McWard Architects, informed the Board that the increased height was needed to accommodate the increased thickness of the walls for air conditioning ventilation, which was not included in the original structure.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the staff reports and the conditions contained therein. He stated that staff mailed 107 letters to neighboring property owners and received three letters of support and one letter of opposition in response. Planner Brammer explained that staff reviewed the Conditional Use Petition to allow the church and steeple to exceed the maximum height against the conditional use standards provided in Section 46-34(f) of the Land Development Code and found that the standards had been met. Furthermore, the Variance Petition to allow the church and accessory structures to encroach into the front yard setbacks was reviewed against the variance standards in Section 46-37(c) of the Land Development Code and that the standards had also been met.

Public Comment: Bebe Kanter expressed her support for the project and said she appreciated the work to ensure resiliency, especially with the recent increase in severe storm events.

(Item 9.C) MOTION by Coughlan to RECOMMEND APPROVAL of Conditional Use Petition 26-CU2, subject to staff conditions; seconded by Blomker and unanimously carried, all Members present and voting (Blomker-yes, Fredrickson-yes, Crees-yes, Kapler-yes, Barone-yes, Fowler-yes, Coughlan-yes).

(Item 9.D) MOTION by Coughlan to RECOMMEND APPROVAL of Variance Petition 26-V4, subject to staff conditions; seconded by Crees and unanimously carried, all Members present and voting (Crees-yes, Fredrickson-yes, Blomker-yes, Barone-yes, Fowler-yes, Kapler-yes, Coughlan-yes).

Item 9.C Attachments

[PAB Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest – Property Owner](#)  [Warranty Deed](#)  [Survey](#)  [Aerial](#) 
[Site Plan](#)  [Architectural Plans](#)  [Landscape Plans](#)  [Original Plat](#) 
[Zoning Ordinance Rev. 1950](#)  [Ordinance 82-4139](#)  [Resolution 82-4140](#) 
[Resolution 92-6596](#)  [Resolution 93-6846](#)  [Resilience Report](#) 
[Resolution – Preliminary DRB](#)  [Sufficiency Letter – Site Plan](#) 
[Credentials – Petitioner](#)  [Credentials – Staff](#)  [Public Notice Mailing Addresses](#) 
[Correspondence](#)  [Affidavit of Sign Posting](#) 
[Additional Correspondence \(Staff Added Attachment\)](#) 
[Presentation \(Petitioner Added Attachment\)](#) 

Item 9.D Attachments

[PAB Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Survey](#)  [Aerial](#) 
[Site Plan](#)  [Architectural Plans](#)  [Landscape Plans](#)  [Original Plat](#) 
[Zoning Ordinance Rev. 1950](#)  [Ordinance 82-4139](#)  [Resolution 82-4140](#) 
[Resolution 92-6596](#)  [Resolution 93-6846](#)  [Resilience Report](#) 
[Resolution - Preliminary DRB](#)  [Sufficiency Letter - Site Plan](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 

[Correspondence](#)  [Affidavit of Sign Posting](#) 

[Additional Correspondence \(Staff Added Attachment\)](#) 

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

Recess from 12:40 p.m. to 1:08 p.m. It is noted for the record that the same Board Members were present when the meeting was reconvened.

9.E) A Resolution Determining Conditional Use Petition 26-CU3 Pursuant to Sections 46-34, 58-833, and 58-838 of the Code of Ordinances, City of Naples, to Allow for Construction of a New Clubhouse and Amenity Center Buildings to Exceed the Maximum Height of 30 Feet for Principal Buildings in the Public Service Zoning District; and to Allow for Consideration of a Parking Needs Analysis to Reduce the Required Minimum Number of Parking Spaces Pursuant to Section 50-107 of the Code of Ordinances, City of Naples, for Property Owned by Royal Poinciana Golf Club, Inc., and Located at 1600 Solana Road, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an 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: Blomker / met with the attorney and project manager at the attorney's office for a brief overview of the project; Petersen / previously golfed and dined at the site, familiar with the property, and reviewed the application; Fredrickson and Fowler / familiar with the site and reviewed the application; Coughlan and Kapler / no information to disclose; Crees / reviewed the application and stated he was not familiar with the site; and Barone / familiar with the site, reviewed the application, but nothing further to disclose.

Richard Yovanovich, Attorney at Coleman Yovanovich Koester law firm, utilized an electronic presentation to provide an overview of a Conditional Use Petition to allow a new clubhouse and amenity buildings to exceed the maximum height of 30 feet in the Public Zoning District, and to consider a parking needs analysis to reduce the required minimum number of parking spaces. He explained that the request was for the new clubhouse to be 60 feet in height and to allow 588 parking spaces when 735 spaces were required. Attorney Yovanovich noted that the clubhouse was located within the interior of the 356-acre property and would not be visible from surrounding streets. Patty Kulak, Senior Project Manager at RVi Planning and Architecture, continued the presentation to provide an overview of the Master Plan, elevations, Comprehensive Plan compliance, Land Development Code criteria, and the Parking Needs Analysis. She explained that the membership cap would not increase, but that there would be 10 new staff members.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the Staff Report and the condition contained therein. He informed the Board that the proposed clubhouse would be 60 feet tall with an additional 8 feet for the chimneys, the wellness center would be 52 feet tall, and the commissary would be 30 feet tall. Regarding the request for a reduction in required parking, Senior Planner Brammer stated that the Parking Needs Analysis submitted by the petitioner indicated that the request for 588 parking spaces would exceed the actual demand during high season activity. He stated that staff mailed 832 letters to neighboring property owners and one email of support was received in return. Senior Planner Brammer stated that staff reviewed the petition against the conditional use criteria provided in Section 46-34(f) of the Land Development Code and found that the criteria had been met.

Discussion ensued and Chair Coughlan expressed concern that there would be a shortage of parking spaces during special events. Jim Donegan, Royal Poinciana Golf Club Construction Committee Member, stated that the largest member event they ever held was opening night during which 480 members were in attendance. He noted that the current ballroom held 380 people and the proposed ballroom would accommodate approximately 400 people. Member Crees questioned how this large project would support the City's Vision. Attorney Yovanovich responded, stating that most golf courses had significant clubhouses and that the project would reduce the footprint of the structure by increasing the height. Ken Hart, Architect at Peacock + Lewis, briefly described the interior layout of each floor, and stated that there would be no outdoor

dining. Alternate Member Peterson expressed concern that the 60-foot height would trigger the Live Local Act for neighboring properties. Vice Chair Fowler read Section 58-838 of the Naples City Code, addressing maximum height in the Public Service Zoning District, and expressed the view that the Board could not approve a request to allow a principal building over 30 feet.

Public Comment: None.

MOTION by Crees to RECOMMEND DENIAL of Conditional Use Petition 26-CU3; seconded by Kapler and FAILED 3-4 (Barone-no, Crees-yes, Fowler-yes, Fredrickson-no, Kapler-no, Blomker-no, Coughlan-yes).

Discussion ensued regarding visibility from the street, the distance from neighboring properties, Moorings Park's building heights, and the extreme height difference between the current structure and proposed structure. Architect Hart clarified that the center part of the building was 60 feet in height while the wings would be 44 feet tall, indicating that the mansard roof hiding the mechanical equipment was what increased the height. Following discussion regarding the language in the Code, the following motions were then proffered.

MOTION by Crees to RECOMMEND DENIAL of Conditional Use Petition 26-CU3; seconded by Kapler and FAILED 3-4 (Fredrickson-no, Barone-no, Fowler-yes, Blomker-no, Crees-yes, Kapler-yes, Coughlan-no).

Chair Coughlan stated that he wanted to limit the areas of the building that exceeded 45 feet referring to the renderings presented that indicated only the center portion would do so. He then made the following motion.

MOTION by Coughlan to RECOMMEND APPROVAL of Conditional Use Petition 26-CU3, subject to the project being constructed pursuant to the plans presented on that day, and any substantial changes must be presented to the Planning Advisory Board for review; seconded by Fredrickson and carried 4-3 (Barone-yes, Fredrickson-yes, Kapler-no, Fowler-no, Blomker-yes, Crees-no, Coughlan-yes).

[PAB Staff Report](#)  [Resolution](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Survey](#)  [Aerial](#) 
[Architectural Plans](#)  [Civil Plans](#)  [Landscape Plans](#) 
[Traffic Impact Statement & Parking Needs Analysis](#)  [Construction Phasing Narrative](#) 
[Ordinance 99-8622](#)  [Resolution 99-8634](#)  [Resolution 99-8635](#) 
[Resolution - Preliminary DRB](#)  [Site Plan - Sufficiency Letter](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Correspondence](#)  [Affidavit of Sign Posting](#) 
[Presentation \(Petitioner Added Attachment\)](#) 

9.F) A Resolution for the Purpose of Determining Conditional Use Petition 26-CU4 Pursuant to Sections 46-34, 58-83, and 56-94 of the Code of Ordinances, City of Naples, Amending Resolution 94-7299 which Granted a Conditional Use Approval Allowing the Reconstruction of an Existing Tennis Court and the Addition of a Second Tennis Court in the R1-E Residence District at 2150 Gordon Drive, to Allow for the Reconstruction and Elevation of the Two Existing Tennis Court Facilities and the Provision of Covered Parking on the Parcel Located at 2170 Gordon Drive, Owned by Kevin G. Coleman, Trustee, More Fully Described Herein; Providing for Conditions, If Any; Providing a Disclaimer; Directing Recordation; and Providing an Effective Date.

Item was continued to a date uncertain.

[Continuance Memorandum](#) 

9.G) A Resolution Determining Petition 26-V3, Relating to a Variance Pursuant to Sections 56-54 and 58-176 of the Code of Ordinances, City of Naples, to Allow an Additional Encroachment of 7.5 Feet into the Required Front Yard for a Means of Egress and an Encroachment into the Required Side Yard as the Line of Setback Bends to a 12:12

Slope Beyond the First 15 Feet of Vertical Height Relating to the Elevation of an Existing Single-Family Home in the R1-10 Zoning District, for the Property Owned by Susan and Douglas Pearson, Trustees, and Located at 2170 Sheepshead Drive, More Fully Described Herein; and Providing An 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: Blomker, Peterson, Fredrickson, Fowler, Coughlan, Barone, and Kapler / no information to disclose; and Crees / aware of the property but had nothing further to disclose.

Susan Pearson, Owner of the property located at 2170 Sheepshead Drive, utilized an electronic presentation to provide an overview of a variance request to allow encroachments into the front and side yard setbacks. She explained that she and her husband were planning to raise their residence, including all mechanical equipment, approximately 11 feet to increase resiliency from flooding due to hurricanes and the proposed staircase would need to encroach approximately seven and one half feet into the front yard setback. Ms. Pearson presented several options for staircases, informed the Board that the best option for safety and functionality was a “T-Shaped” design, which also required the biggest encroachment. Alternatively, Ms. Pearson offered a similar option of an “Inset T-Shaped” design which would only require approximately a four-foot seven-inch encroachment, but the contractor, Davie Shoring, needed to evaluate the concrete porch to ensure that it could hold the weight of the alternate staircase. Mrs. Pearson stated that the request for a spatial perception variance was no longer necessary due to reducing the home elevation by six inches and shaving parts of the concrete footer around garage entrances for vehicle clearance.

Senior Planner Tasheema Lewis testified on behalf of the City and provided an overview of the staff report and the conditions contained therein. She stated that 154 letters were mailed to neighboring property owners and multiple correspondence both in support and objection of the project was received. She stated that staff reviewed the Variance Petition against the variance criteria in Section 46-37(c) of the Land Development Code and found that the criteria had not been met, with the exception of criterion three (The variance does not permit the establishment or enlargement of any use or structure devoted to a use that is not permitted by right in the district in which the variance is requested.) and additional criterion one (The city council will determine whether or not the applicant is culpable for the actions of its agent or predecessors in title.). Senior Planner Lewis noted that the petitioner’s letter from Ryan Architecture that was presented on that day was not included in staff’s evaluation of the project.

Planning Director Erica Martin noted that the request presented referenced specific plans which contain inconsistencies between architectural sheets, including differing depictions of garage doors, and the extent of the open ground-floor area, which made it difficult for staff to determine the egress requirements and encroachment extent with precision. She asked for a consistent set of plans from the petitioner.

Public Comment: Lottie Fisher expressed her support for the project, noting that the visual impact of the stair encroachment from the street would be negligible and that the driveway would remain fully accessible.

Chair Coughlan expressed the view that he was not concerned about stairs encroaching into the setback, noting the importance of increasing the resiliency for residences. Member Crees expressed the view that the petitioner would have difficulties with raising the property to a 17-foot elevation and that he would have preferred to review a 10-foot elevation, noting that the encroachment would have been smaller. Member Kapler provided suggestions to modify the garage to nine and one half foot height and to install a half turn staircase.

MOTION by Coughlan to RECOMMEND APPROVAL of Variance Petition 26-V3, subject to the Petitioner providing a consistent and complete set of plans to the Planning Department prior to being heard by City Council; seconded by Fredrickson and unanimously carried, all Members present and voting

(Kapler-yes, Fowler-yes, Barone-yes, Blomker-yes, Fredrickson-yes, Crees-yes, Coughlan-yes).

[PAB Staff Report](#) [Resolution](#) [Application](#) [Disclosure of Interest](#)
[Warranty Deed](#) [Survey](#) [Architectural Plans](#) [Engineering Plans](#)
[Rendering](#) [Credentials - Staff](#) [Public Notice Mailing Addresses](#)
[Correspondence](#) [Affidavit of Sign Posting](#)
[Correspondence \(Staff Added Attachment\)](#)
[Additional Correspondence \(Staff Added Attachment\)](#)
[Ryan Architecture Letter \(Petitioner Added Attachment\)](#)
[Presentation \(Petitioner Added Attachment\)](#)

9.H) A Resolution Determining Petition 26-V5, Relating to a Variance Pursuant to Section 58-236 of the Code of Ordinances, City of Naples, to Allow an Encroachment Approximately Two Feet into the Required Minimum 7.5-Foot Side Yard for an Existing Single-Family Home in the R1-7.5 Zoning District, for the Property Owned by Adam Nash, and Located at 1065 Rordon Avenue, More Fully Described Herein; and Providing An Effective Date.

Item was withdrawn.

[Withdrawal Memorandum](#)

10) Public Comment

Steve Bauer was not present when called.

11) Comprehensive Plan Update

Addressed during Item 9.A.

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

12) Traffic Study Update

Planning Director Erica Martin presented the Traffic Study Update from the Public Works Department and encouraged Members to watch the presentation from the traffic consultant during the May 6, 2026 City Council Meeting. She explained that comments received from the City Council would be used to create draft Ordinances which would be presented to the Board at a later date for discussion and recommendations.

[PAB Traffic Study Update May 2026](#)

[Agenda Memorandum - May 6, 2026 City Council Meeting](#)

[APPENDIX C COMPARE post-December v5](#) [12-8-25 Traffic Study Presentation](#)

[05-06-26 - Downtown Traffic Study - TIS Regts 7](#)

[Tracked Changes - Draft Policy Language - Appendix C](#)

13) Correspondence and Communication

13.A) Provision of April 2026 PAB Action Report and City Council Voting Record through April 15, 2026.

Planning Director Erica Martin noted that the April 2026 PAB Action Report and City Council Voting Record through April 15, 2026 had been provided to Board members as informational documents and that both would be updated on an ongoing basis as additional actions were taken.

Vice Chair Fowler thanked Planning Director Martin for responding to his request for a way to obtain limited administrative approval information. Planning Director Martin explained that information regarding the administratively approved site plans was located on the website. She also noted that staff posted all the petitions and their documents on the website for public viewing and would email Members with the link to access the information. She then informed the Board that due to recent legislation approved by the State of Florida, all the subdivision petitions were now reviewed administratively, and that she would create a similar summary report to post on the City's website.

Vice Chair Fowler then presented a handout with his proposed enhancements to the Board's planning function and asked that an item be included on the next agenda to discuss his document. Members had no objections to adding a discussion.

[Planning Advisory Board Action Report 2026-0408](#) 

[City Council 2026 Voting Record April 15, 2026](#) 

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

14) Adjourn

3:02 p.m.

Patrick Coughlan, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes Approved: 06/10/2026.