



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Planning Advisory Board Regular Meeting – June 10, 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) added attachments are referenced in red as "Added Attachment"; and 4) due to technical difficulties, there is no audio on the video recording during Items 1 through 7.

1) Call to Order

Chair Coughlan called the meeting to order and presided.

2) Roll Call

Board Members Present:

Patrick Coughlan, Chair
Gregory Fowler, Vice Chair

Daniel Barone
Joseph Blomker
John Crees
Luke Fredrickson
William Kapler
Sally Petersen, Alternate Member
Amy Lockhart, Non-Voting School Board Rep

Board Members Absent:

Staff Present:

Gary Young, City Manager
Erica Martin, Planning Director
Alison Bickett, City Engineer

Matthew McConnell, City Attorney
Patricia Rambosk, City Clerk
Jessica Rosenberg, Deputy City Clerk

Others Present:

Josh Hildebrand

Jenna Heiderman

4) Pledge of Allegiance

Chair Coughlan led the Pledge of Allegiance.

4) Changes to the Agenda

Planning Director Erica Martin informed the Board that the petitioner for Item 7.B requested a continuance to the September 9, 2026 meeting. The Board had no objections.

5) Public Comment

None.

6) Approval of Minutes

MOTION by Blomker to APPROVE the May 13, 2026 meeting minutes as revised; seconded by Fredrickson and unanimously carried, all Members present and voting (Barone-yes, Blomker-yes, Crees-yes, Fowler-yes, Fredrickson-yes, Kapler-yes, Coughlan-yes).

[2026-0610 pab minutes](#) 

[2026-0513 pab minutes - Revised](#) 

7) Public Hearing(s)

7.A) An Ordinance of the City of Naples, Florida Amending the Naples Code of Ordinances To Create a New Section 1-17 of Chapter 1, General Provisions, to be Titled "Public Notice Requirements", Providing for Electronic Publication of Required Notices and Advertisements on a Publicly Accessible County Website, Providing for Annual Notification to Residents and Property Owners to Receive Notices by Mail or E-Mail, and Establishing a Registry for This Purpose in Accordance with Section 50.0311, Florida Statutes; Amending Subsection (a)(1) of Section 2-53, Notice of Business to be Transacted; Subsection (4) of Section 2-83, Appeal Procedure; Extension of Time for Compliance; Section 2-764, Notice by Publication; Subsection (b)(2) of Section 12-5, Limitation Upon Grant; Subsection (e) of Section 30-163, Violations; Subsection (b) of Section 30-170, Pretreatment; Section 38-67, Public Notice; Section 44-8, Definitions of the Land Development Code; Subsection (e)(2) of Section 46-34, Approval of Conditional Uses; Subsection (b) of Section 46-36, Variances to Coastal Construction Control Line; Subsection (b)(4) of Section 46-38, Vacation of Street, Alley, Easement or subdivision Plat; Subsection (i) of Section 46-41, Claims for Vested Rights; Subsection (4)(a)1 of Section 52-93, Dredging, Filling and Other Marine Construction in Inland Waters; Subsection (c) of Section 54-31, Approval Procedure; Subsection (m)(2)a. of Section 56-48, Satellite Antennas, Towers and Masts; Section 58-804, Procedure for Approval of PD Zoning; and Subsection (i)(1) of Section 58-1078, Airport Noise Impact Zone Land Use Regulations of the Code of Ordinances of the City of Naples to Reference the New Section 1-17; Providing Administrative Procedures, Definitions, and Rules of Construction; Providing for Codification, Conflicts, Severability, Scrivener's Errors, and Providing an Effective Date.

Chair Coughlan read the title of the Ordinance. City Clerk Patricia Rambosk explained that at the First Reading of this Ordinance to authorize the City's alternate use of the County's website in lieu of newspaper publication for legal notices, the City Attorney found that several sections of the proposed Ordinance were sections in the Land Development Code and, therefore, the City Council referred the Ordinance to the Planning Advisory Board. She provided background on the Ordinance, referencing that in January of 2023, Chapter 50 of the Florida Statutes was amended to allow municipalities to publish required legal notices on a publicly accessible county website in lieu of a newspaper, with meeting some minimum requirements. City Clerk Rambosk said that the Collier County Clerk of Courts established a publicly accessible website in 2024 as a centralized hub for hosting legal and public notices throughout the County and made it available to all municipalities within Collier County at no cost. City Clerk Rambosk stated that the City has utilized the website since July 2024 as an additional method of posting notices, while continuing to publish notices in the newspaper.

City Clerk Rambosk then overviewed the proposed Ordinance, noting that if approved by City Council, it would allow the alternate use of the County's website in lieu of newspaper publication, and that all statutory requirements for electronic publication had been satisfied. She noted that the Ordinance would continue to allow publication in a newspaper if necessary and noted that all statutory requirements had been met. She highlighted operational efficiencies, quicker access to affidavits of publication, longer publication periods for transparency, larger font and improved readability, and estimated cost savings associated with publication costs and staff time.

Planning Director Erica Martin clarified that the proposed Ordinance would not alter existing notice requirements for land use applications. She explained that mailed notices, posted signs, and all other notice procedures required for planning and zoning matters would remain unchanged.

Responding to questions, City Clerk Rambosk explained that the City's website contains a direct link to the City of Naples notices posted on the Collier County Clerk of Courts website and demonstrated how members of the public may access those notices. She further explained that the registry created under the Ordinance would consist of individuals requesting mailed or emailed notices and would not be organized by geographic area or parcel location.

Member Fowler inquired whether the link to legal notices would continue to be included in City newsletters following the transition period and whether website analytics would be available to track public engagement. City Clerk Rambosk stated that newsletter notifications would continue following implementation of the Ordinance and that staff were working with the website provider and the Clerk of Courts to obtain analytics and subscription data.

City Attorney Matthew McConnell cautioned against creating notice requirements beyond those required by law, explaining that additional procedures could create expectations and expose the City to legal challenges if such voluntary measures were not consistently followed.

Members expressed support for the proposed Ordinance, citing increased accessibility, administrative efficiency, and cost savings.

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

[PAB Report](#)  [Ordinance](#)  [Presentation](#) 

[Affidavit of Publication - Advertisements and Public Notices](#) 

7.B) A Resolution Determining Petition 26-CU5, Relating to a Conditional Use Pursuant to Sections 46-34, 58-143, and 56-94 of the Code of Ordinances, City of Naples, for an Accessory Multi-Use Mobility Adaptive Recreational Facility Located in the R1-15 Residence District, for the Property Owned by John Paul Turcich, Trustee of the John Paul Turcich Revocable Trust, and Located at 1175 Oleander Drive, More Fully Described Herein; and Providing an Effective Date.

At the request of the petitioner, this item was continued to the September 9, 2026, Planning Advisory Board meeting.

MOTION by Coughlan to CONTINUE Item 7.B to the September 9, 2026 Planning Advisory Board meeting; 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).

[Continuance Memorandum](#) 

8) Public Comment

None.

9) Comprehensive Plan Update

9.A) Update on Naples 2045, the elective changes to the City of Naples Comprehensive Plan.

Planning Director Erica Martin provided an update regarding the Naples 2045 Comprehensive Plan. She explained that, following the Planning Advisory Board's recommendation at its May 13, 2026 meeting, City Council discussed the proposed Comprehensive Plan update on June 3, 2026 and elected not to proceed with first reading at that time. She stated that City Council instead directed staff to develop alternative schedules that would provide additional time for public review and comment before further consideration of the draft Comprehensive Plan.

Planning Director Martin reviewed two proposed schedules, referred to as the six-month and eight-month schedules. She explained that both schedules contemplated additional opportunities for public input, Planning Advisory Board review, City Council review of public comments, revisions by the consultant team, and subsequent hearings on the revised draft Comprehensive Plan. She noted that the primary difference between the schedules was whether the initial public comment review hearing would occur in September or November 2026.

Members discussed the proposed six-month and eight-month schedules, focusing on the amount of time necessary for residents, homeowner associations, and other interested parties to review the draft Comprehensive Plan and provide meaningful comments. Discussion also addressed the importance of receiving specific recommendations and establishing deadlines to facilitate review by the Planning Advisory Board and City Council.

Members Crees and Kapler, Vice Chair Fowler and Chair Coughlan expressed support for the six-month schedule, citing the availability of the draft Comprehensive Plan since May 2026 and the desire to maintain project momentum while still providing additional opportunities for public input.

Members Barone, Blomker, and Fredrickson expressed support for the eight-month schedule, citing the benefit of providing additional time for residents, community organizations, and other stakeholders to review the draft and formulate detailed comments.

Public Comment: Jenna Heiderman, Executive Director of the Port Royal Property Owners Association, addressed the Board on behalf of the HOA Coalition. She urged the Board to maintain its prior recommendation to extend the Comprehensive Plan review process through November 2026, stating that additional time would allow residents and community organizations to thoroughly review the draft Comprehensive Plan and provide meaningful feedback. She expressed the view that the additional review period would improve public participation and result in a more comprehensive evaluation of the proposed amendments.

Chair Coughlan observed that the Board's original recommendation to delay consideration of the Comprehensive Plan was intended to provide community organizations and residents with an opportunity to review the complete draft and submit written comments, to allow seasonal residents the opportunity to be present in the fall, and to allow additional time should a hurricane interrupt the process.

MOTION by Crees to RECOMMEND UTILIZING the proposed six-month schedule, providing for a review of the public input at the September 9, 2026 Planning Advisory Board meeting; seconded by Fowler and FAILED 3-4, all Members present and voting (Barone-no, Fredrickson-no, Kapler-no, Fowler-yes, Blomker-no, Crees-yes, Coughlan-yes).

MOTION by Blomker to RECOMMEND UTILIZING the proposed eight-month schedule; providing for a review of the public input at the November 13, 2026 Planning Advisory Board Meeting; seconded by Fredrickson and carried 5-2 (Kapler-yes, Fowler-no, Barone-yes, Blomker-yes, Fredrickson-yes, Crees-no, Coughlan-yes).

[PAB Memorandum](#)  [Current Project Schedule](#) 

[Proposed 6 Month Extended Schedule](#) 

[Proposed 8 Month Extended Schedule](#) 

[PAB Action Report 2026-05-13](#) 

[Dickman Law Firm - Proposed draft for airport \(SUPPLEMENT 1 - ADDED 6-5-2026\)](#) 

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

[HOA Coalition Correspondence \(Public Comment Added Attachment\)](#) 

10) Traffic Study Update

10.A) Receive Update by Johnson Engineering, City's Engineering Consultant, on the Traffic Study Policy Changes and Provide Feedback.

City Engineer/Transportation Services Manager Alison Bickett introduced the item and explained that the presentation reflected revisions to the proposed Traffic Impact Study (TIS) policies following prior City Council workshops and individual meetings with Council Members. She stated that the purpose of the presentation was to provide an overview of the proposed policy changes and obtain feedback from the Planning Advisory Board.

Josh Hildebrand, Transportation and Traffic Engineer with Johnson Engineering, utilized an electronic presentation to provide an overview of the proposed Traffic Impact Study requirements. He reviewed the background of the Downtown Traffic Study, proposed updates to the City's existing Traffic Impact Study requirements, revisions to study classifications and review procedures, and the anticipated implementation schedule. He explained that the proposed

revisions were intended to modernize requirements that were last updated in 2006 and better evaluate the impacts of future development.

Members discussed the proposed study classifications, consultant qualifications, review procedures, methodology requirements, and the City's ability to obtain independent technical review of applicant-submitted traffic studies. Staff explained that the proposed regulations would allow the City to engage independent engineering consultants, at the applicant's expense, when additional review is warranted.

The Board also discussed construction-related parking impacts, criteria for third-party reviews, opportunities for staff discretion when determining study requirements, multimodal transportation considerations, pedestrian and cyclist safety, and the relationship between project-specific traffic studies and the City's ongoing Downtown Traffic Study. Members provided feedback supporting clear review standards, predictable application requirements, and consideration of multimodal transportation impacts. The Board expressed support for modernizing the Traffic Impact Study requirements and provided comments regarding study classifications, review procedures, and multimodal transportation considerations for staff's consideration.

[PAB Agenda Memorandum](#) 

[Att A - APPENDIX C TIS Requirements v7 post CC no highlight](#) 

[Draft ORD - 26-XXX- Naples Standards Handbook - TIS Requirements](#) 

[Draft ORD - 26-XXX- Naples TIS Fees](#) 

[06-10-26 -Downtown Traffic Study - TIS Reqts](#) 

[Right-of-Way Handbook with Track Changes \(Staff Added Attachment\)](#) 

Recess from 10:19 a.m. to 10:33 a.m. It is noted for the record that the same Board Members were present when the meeting was reconvened.

11) Correspondence and Communication

11.A) Fowler's Comments

Vice Chair Fowler referred to his handouts included in the agenda packet regarding potential enhancements to the Board's role in long-range planning. He explained that the purpose of the suggestions was to strengthen the Board's planning function through a more data-informed approach while maintaining its effectiveness in reviewing zoning and land use applications. He highlighted City Information Modeling (CIM), consideration of cumulative and long-term development impacts, resiliency, urban forestry, beautification initiatives, and expansion of green space as potential discussion topics.

The Board discussed opportunities to expand the Board's focus on long-range planning and strategic planning initiatives. Several Members expressed support for exploring methods to evaluate cumulative development impacts, resiliency, infrastructure, and other planning-related topics. Members also discussed the potential use of CIM software as a tool to assist with future planning efforts and the importance of coordinating recommendations with City Council priorities. City Attorney Matthew McConnell, Planning Director Erica Martin, and City Manager Gary Young provided guidance regarding Sunshine Law requirements, agenda procedures, and the process for developing recommendations for City Council consideration.

Consensus Reached for Board Members to present their proposed priorities for discussion at the October 14, 2026 Planning Advisory Board meeting for development of an ongoing Strategic Planning agenda item.

[Fowler - Intro to PAB Role Enhancement](#) 

[Fowler - Suggestions for Enhancing PAB Planning Function](#) 

11.B) Provision of May 13, 2026, PAB Action Report and City Council Voting Record through May 20, 2026.

Planning Director Erica Martin presented the monthly Action Report and City Council Voting Record. Vice Chair Fowler noted the practical value of the documents, drawing the Board's attention to the City Council's May 20, 2026, discussion regarding a boat lift variance, and recommended that Members review the discussion as it illustrated City Council's analytical

framework for evaluating variances. City Attorney Matthew McConnell reminded the Board that decisions for quasi-judicial proceedings were based solely on the application meeting the criteria set forth in the Naples City Code.

[City Council 2026 Voting Record Through May 20, 2026](#)

[Planning Advisory Board Action Report 2026-0513](#)

[Planning Advisory Board Action Report 2026-0513 - Revised \(SUPPLEMENT 1 - ADDED 6-5-2026\)](#)

12) Adjourn

11:08 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: 09/09/2026.