

Posted
February 5, 2026



**NOTICE OF MEETING AND AGENDA
Council Chamber
735 8th Street South, Naples, Florida 34102**

**One or more other elected or appointed officials
may be in attendance at this meeting.**

Welcome to today's meeting. If you wish to address the Board regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Speaker Request Box located on the dais prior to consideration of that item. We ask that speakers limit their comments to 7 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation in City government.

Pledge of Civility

It is the desire of the City of Naples to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all City meetings and workshops.

**Planning Advisory Board Meeting
Wednesday, February 11, 2026
8:30 AM**

All proposed ordinances and information on other items listed below, which have been provided in advance of this meeting, may be inspected in the office of the City Clerk, Room B, City Hall, or on the City of Naples home page <https://www.naplesgov.com/> or call the City Clerk's Office, 213-1015. All written, audio-visual, and other materials presented to the City Council in conjunction with deliberations during this meeting will become property of the City of Naples and will be retained by the City Clerk

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**

4. Changes to the Agenda

5. Public Comment

6. Approval of Minutes

- 6.A. Approval of the January 14, 2026 Planning Advisory Board Meeting Minutes.
[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.

(TL)

(Erica Martin, Director of Planning)

[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.

(JB)

(Erica Martin, Director of Planning)

[Continuance Memorandum](#)

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

(Erica Martin, Director of Planning)

[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](#)

8. Public Comment

9. Correspondence and Communication

10. Adjourn

NOTICE

FORMAL ACTION MAY BE TAKEN ON ANY ITEM DISCUSSED OR ADDED TO THIS AGENDA. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING (OR HEARING) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE HEARD. ANY PERSON WITH A DISABILITY REQUIRING AUXILIARY AIDS AND SERVICES FOR THIS MEETING MAY CALL THE CITY CLERK'S OFFICE AT (239) 213-1015 WITH REQUESTS AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING DATE.