



**NOTICE OF MEETING AND AGENDA
(SUPPLEMENT 1)**

**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, May 13, 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. Swearing in of New Members**

- 3. **Roll Call**
- 4. **Pledge of Allegiance**
- 5. **Election of Officers**
- 6. **Changes to the Agenda**
- 7. **Public Comment**
- 8. **Approval of Minutes**

- 8.A. Approval of the April 8, 2026, Planning Advisory Board Meeting Minutes.
(Patricia Rambosk, City Clerk)
[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.

- (Erica Martin, Director of Planning)

- [PAB Report](#)

- [Ordinance](#)

- [Naples2045 5-13-26 PAB Presentation](#)

- [Naples2045 5-13-26 PAB Transmittal Plan](#)

- [Future Land Use Map - 11x17Portrait \(SUPPLEMENT 1 - ADDED 5-8-2026\)](#)

- [Coastal Resources Map - 11x17Portrait \(SUPPLEMENT 1 - ADDED 5-8-2026\)](#)

- 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.

- (Erica Martin, Director of Planning)

- [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 (SUPPLEMENT 1 - ADDED 5-8-2026)
Resolution (SUPPLEMENT 1 - ADDED 5-8-2026)
Petitioners' Credentials - Revised (SUPPLEMENT 1 - ADDED 5-8-2026)

- 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.
(Erica Martin, Director of Planning)

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

- 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.

(Erica Martin, Director of Planning)

[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](#)

- 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.

(Erica Martin, Director of Planning)

[PAB Staff Report](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

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[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](#)
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9.F. This item has been continued.

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.

(Erica Martin, Director of Planning)

[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.

(Erica Martin, Director of Planning)

[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](#)

9.H. This item has been withdrawn.

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.

(Erica Martin, Director of Planning)

[Withdrawal Memorandum](#)

10. Public Comment

11. Comprehensive Plan Update

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

(Erica Martin, Director of Planning)

[Staff Memorandum](#)

[Naples 2045 - Project Schedule](#)

12. Traffic Study Update

12.A. Traffic Study Update from the Public Works Department.

(Alison Bickett, Deputy City Engineer)

[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 Reqts 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.

(Erica Martin, Director of Planning)

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

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

14. 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.