



NOTICE OF MEETING AND AGENDA

**City Hall Council Chambers
735 8th Street South, Naples, Florida**

Mayor: Teresa Heitmann

Vice Mayor: Michael McCabe

City Council Members:

Ted Blankenship, Ray Christman,

Terry Hutchison, Paul Perry, Beth Petrunoff

Interim City Attorney: Ralf Brookes • City Clerk: Patricia Rambosk

City Manager: Jay Boodheshwar

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

Welcome to today's City Council Meeting. If you wish to address the Council 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 Council dais prior to consideration of that item. Public comments about items on the agenda will be heard during Item 5 or during specific agenda items. Public comments about issues not on the agenda will be heard at the end of the meeting. We ask that speakers limit their comments to 3 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.

**City Council Regular Meeting
Wednesday, December 6, 2023
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 AND ROLL CALL**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE**
- 3. SET AGENDA (add or remove items)**
- 4. ANNOUNCEMENTS AND PRESENTATIONS**

4.A. Do the Right Thing

5. PUBLIC COMMENTS

APPROVAL OF CONSENT AGENDA

6. MINUTES

- 6.A. Approval of Various City Council Meeting Minutes.
(Patricia Rambosk, City Clerk)
[Agenda Memorandum](#)
[October 4, 2023 Regular Meeting minutes](#)
[October 16, 2023 Special Meeting minutes](#)
[October 30, 2023 Special Meeting minutes](#)

7. RESOLUTIONS

- 7.A. A Resolution for the Purpose of Awarding a Contract by Purchase Order to Aqua-Nautik Underwater Work LLC, for the Installation of 62 Wapro Stormwater Backflow Preventers, in the Amount of \$253,915.75, Pursuant to Contracts Awarded to Other Governmental Entities Authorizing the City Manager to Execute the Purchase Order.
(Bob Middleton, Director of Public Works)
[Agenda Memorandum](#)
[Resolution](#)
[Dania Beach Agreement](#)
[WaPro Valve Installation Proposal](#)
- 7.B. A Resolution for the Purpose of Approving an Interlocal Agreement with Collier County for a Joint Stormwater and Water Utility Project within the Big Cypress Golf and Country Club Estates Community; Authorizing the Mayor to Execute the Agreement; and Providing an Effective Date.
(Bob Middleton, Director of Public Works)
[Agenda Memorandum](#)
[Resolution](#)
[Interlocal Agreement](#)

8. OTHER

- 8.A. Consideration of the Repeat Special Event Applications Enumerated Below:
1. Celebration Beach Church – Cambier Park
 2. Naples Winter Wine Festival – Naples Airport
 3. Girls of Motown – Cambier Park
 4. Mason Classical 5k – Mason Classical Academy
 5. 5th Avenue BID Evening on 5th Valentines – 5th Avenue, Park St
 6. Private Birthday Party Saad – 698 Spring Line Drive
 7. India Fest – Cambier Park
 8. 5th Avenue BID Evening on 5th St Patrick’s Day – 5th Avenue, Park St
 9. 5th Avenue BID Evening on 5th Sidewalk Sales – 5th Avenue, Park St
 10. Chanukah Celebration – Cambier Park
- (Chad Merritt, Director of Parks, Recreation & Facilities)
[Agenda Memorandum](#)
[Celebration Beach Church 11.23.23](#)

Naples Winter Wine Festival 1.26.24
Girls of Motown Cambier Park 2.9.24
Mason Classical 5k 2.10.24
5th Ave BID Evening on 5th Valentines Day 2.14.24
Private Birthday Party Saad 2.17.24
India Fest 2.17.24
5th Ave BID Evening on 5th St Patrick's Day 3.17.24
5th Ave BID Evening on 5th Sidewalk Sales 4.11.24
Chanukah Celebration 12.29.24

8.B. Consideration of the New Special Event Applications Enumerated Below:

1. Jet 1 Gala – Naples Airport
 2. Naples Jet Center Holiday Party – Naples Airport
 3. House Party Event Daane-1100 10th Ave N
 4. Hyatt House Cocktail DJ – Hyatt House Hotel
 5. Hyatt House Steel Drum – Hyatt House Hotel
 6. Heart for Education Gala – Naples Jet Center
 7. Bar Mitzvah – Naples Jet Center
- (Chad Merritt, Director of Parks, Recreation & Facilities)

[Agenda Memorandum](#)

[Jet 1 Charter Gala 12.8.23](#)

[Naples Jet Center Holiday Party 12.9.23](#)

[House Party Event Daane 12.16.23](#)

[Hyatt House Cocktail DJ 12.17.23](#)

[Hyatt House Steel Drum 12.22.23-12.23.23](#)

[Heart for Education Gala 3.3.24](#)

[Bar Mitzvah 3.8.24](#)

END OF CONSENT AGENDA

9. PUBLIC HEARINGS

- 9.A. A Resolution Vacating a 9-foot Wide Strip of Land Being a Portion of a Dedicated Utility and Drainage Easement Located Within Lots 16 and 17, Beach Estates, Together With a Portion of Right-of-Way for Gordon Drive Previously Vacated by Resolution 84-4413, Reserving Utility and Drainage Easements for the City, Located at 3850 Gordon Drive, More Fully Described Herein; and Providing an Effective Date.

(Bob Middleton, Director of Public Works)

[Agenda Memorandum](#)

[Resolution](#)

[Vacation Application](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

[Exhibit E](#)

[Deed](#)

[Memorandum of lease](#)

[Disclosure of Interest](#)

[Aerial
Survey Excerpt
Survey
Sketch and Description
Cover Letter
Building Record with Survey
Petitioner's Presentation](#)

- 9.B. A Resolution Vacating the Westerly 5-Foot Wide Strip of Land Being a Portion of a Dedicated Utility Easement Located within Lot 4, Seagate Unit 1, as Shown in Plat Book 3, Page 85 of the Public Records of Collier County, Florida, Lying Adjacent to 5182 Sand Dollar Lane, More Fully Described Herein; Directing the City Clerk to Record this Resolution; and Providing an Effective Date.

(Bob Middleton, Director of Public Works)

[Agenda Memorandum
Resolution
Vacation Application
Letters of No Objection
Sketch & Description
Building Plans
New Home Drainage Plan
Photos
Utility Map
2006 Survey](#)

- 9.C. A Resolution Vacating the Northerly 15-Foot Wide Strip of Land Being a Portion of a Dedicated Utility Easement Located at 201 8th Street South Within Lot 18, Block 18, Tier 9 of the Naples Seaboard Replat Subdivision as Recorded in Plat Book 1, Page 59 of the Public Records of Collier County, Florida, Lying Within, More Fully Described Herein; Accepting a Replacement 15-Foot Wide Easement; Directing the City Clerk to Record this Resolution; and Providing an Effective Date.

(Bob Middleton, Director of Public Works)

[Agenda Memorandum
Resolution
Exhibit B
Exhibit C
Survey
Vacation Application
Easement to be Vacated
Vacate & Proposed Easement Exhibit
Property Legal Description
Letters of No Objection
Deed
Owner Signature Authority
Rath, Andrew Resume
Petitioner's Presentation](#)

REGULAR AGENDA

10. ITEMS PULLED FROM CONSENT AGENDA (If Needed)

11. LAND USE MATTERS

- 11.A. A Resolution for the Purpose of Determining Petition 23-V2, Relating to a Variance Pursuant to Section 46-37 and Section 58-116 of the City of Naples Code of Ordinances to Allow a Pool Deck to Exceed the Maximum Elevation Allowed in the Required Side Yard, for Property Owned by Nancy B. Carlson Revocable Trust and Located at 2575 Lantern Lane, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Supplemental Memorandum](#)

[Supplemental Information](#)

[Agenda Memorandum](#)

[Resolution](#)

[Pool Permit #PRPO2303418 Site Plan, prepared by Benchmark Land Services, Inc., signed August 17, 2023](#)

[Staff Report](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Legal Description](#)

[Architectural Plans](#)

[Landscape Plan](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Correspondence](#)

[Affidavit of Sign Posting](#)

[Supplemental Information - Presentation](#)

- 11.B. Second Reading of an Ordinance Considering a Small-Scale Comprehensive Plan Amendment for the Property Located at 500 Gulf Shore Boulevard North.

An Ordinance for the Purpose of Determining Comprehensive Plan Amendment Application 23-CPA1 Relating to a Small Scale Comprehensive Plan Amendment to Change the Future Land Use Designation of Approximately 0.35 acres from Low Density Residential to Institutional – Public, Semi-Public, for the Property Located At 500 Gulf Shore Boulevard North and Owned by the City Of Naples, A Florida Municipal Corporation, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)

[23-CPA1 Ordinance](#)

[Staff Report](#)

[Application](#)

[Disclosure of Interest](#)

[Deeds](#)

[Aerial](#)

[Survey](#)

[Credentials - Planning Staff](#)

[Credentials - Public Works Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting - 11-8-23 PAB](#)
[Affidavit of Sign Posting - 12-6-23 Council](#)

11.C. Second Reading of an Ordinance Considering a Rezone of the Property Located at 500 Gulf Shore Boulevard North.

An Ordinance for the Purpose of Determining Rezone Petition 23-R2, Rezoning Approximately 0.35 Acres From R1-10 Residence District to PS Public Service District for the Property Owned by the City Of Naples, A Florida Municipal Corporation And Located At 500 Gulf Shore Boulevard North; More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)

[23-R2 Ordinance](#)

[Staff Report](#)

[Application](#)

[Disclosure of Interest](#)

[Deeds](#)

[Aerial](#)

[Survey](#)

[Credentials - Planning Staff](#)

[Credentials - Public Works Staff](#)

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[Affidavit of Sign Posting - 11-8-23 PAB](#)

[Affidavit of Sign Posting - 12-6-23 Council](#)

11.D. A Resolution for the Purpose of Determining Petition 23-CU6, Relating to a Conditional Use Pursuant to Section 46-34 and Section 58-833(5) of The Code of Ordinances to Allow the Installation of Public Utilities Consisting of a Generator to provide Back-up Power to the 3rd Avenue North Pump Station on Property Located At 500 Gulf Shore Boulevard North and Owned by the City of Naples, a Florida Municipal Corporation, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)

[Resolution](#)

[Alligator Lake Generator Site Plan and Sections prepared by Erickson Consulting Engineers, dated 11-14-2023](#)

[Staff Report](#)

[Application](#)

[Disclosure of Interest](#)

[Deeds](#)

[Survey](#)

[Aerial](#)

[Credentials - Planning Staff](#)

[Credentials - Public Works Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting - 11-8-23 PAB](#)

[Affidavit of Sign Posting - 12-6-23 Council](#)

12. OLD BUSINESS

- 12.A. Discussion Related to a Proposed Porte Cochere for the Naples Beach Club Hotel, Located at 851 Gulf Shore Boulevard North.
(Jay Boodheshwar, City Manager)
[Agenda Memorandum](#)
[Naples Beach Club Reduced Porte Cochere Plans - Revised Submittal for 12-6-2023 CC Meeting](#)
[Petitioner's Presentation](#)
[Email Dated August 15, 2023, Regarding Naples Beach Club Hotel Porte Cochere Proposal](#)
[Naples Hotel Porte Cochere Plans - Original Submittal for 10-16-2023 CC Meeting](#)
[Selfon Email to City Manager - Item on PAB agenda for October meeting related to the Porte Cochere at NBC](#)
[DRB Resolution 2021-DRB21](#)

13. NEW BUSINESS - None

ORDINANCES

14. FIRST READING ORDINANCES

- 14.A. First Reading of an Ordinance to Update the Effective FEMA Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS) Report.

An Ordinance For The Purpose of Amending Chapter 16, Construction, Rehabilitation and Property Maintenance Regulations, of The Code of Ordinances, City of Naples, Updating Section 16-145(2) to Update The Date of The Flood Insurance Study and Flood Insurance Rate Maps; Providing a Severability Clause; a Repealer Provision and Providing an Effective Date.

(Stephen Beckman, Director of Building Services)

[Agenda Memorandum](#)

[Ordinance - First Reading](#)

[Letter of Final Determination](#)

[Flood Hazard Mapping Updates Overview Fact Sheet](#)

[Business Impact Estimate](#)

15. SECOND READING ORDINANCES - None

16. PUBLIC COMMENTS

17. COMMUNICATIONS FROM MAYOR, CITY COUNCIL, AND STAFF

18. ADJOURNMENT

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.