NOTICE OF MEETING AND AGENDA (SUPPLEMENT 1)

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

Mayor: Teresa Heitmann
Vice Mayor: Terry Hutchison
City Council Members:
Berne Barton, Ray Christman,
William Kramer, Linda Penniman, Beth Petrunoff
City Attorney: Matthew McConnell • 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 will be heard during Item 5 and during specific agenda items. Another opportunity for public comments will be provided 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 11, 2024
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. 28th Annual Rev. Dr. Martin Luther King, Jr. Parade & Celebration Proclamation. (Teresa Heitmann, Mayor)

4.B. Recognition of Naples Airport Authority Commissioner Richard Ruppert for His Four Years of Service to the City of Naples.
(Patricia Rambosk, City Clerk)

4.C. Recognition of 2024 Christmas Parade Winners.
(Chad Merritt, Director of Parks, Recreation & Facilities)

5. PUBLIC COMMENTS

APPROVAL OF CONSENT AGENDA

6. MINUTES

6.A. Approval of the November 6, 2024, Regular Meeting Minutes, the November 7, 2024, City Council and Naples Airport Authority Joint Workshop Meeting Minutes, and the November 18, 2024, Workshop Meeting Minutes.
(Patricia Rambosk, City Clerk)
Agenda Memorandum
November 6, 2024 Regular Meeting Minutes
November 7, 2024 Joint Council/NAA Workshop Meeting Minutes
November 18, 2024 Workshop Meeting Minutes

7. RESOLUTIONS

7.A. A Resolution Approving a Professional Services Consultant's Agreement Between the City of Naples and Public Trust Advisors, LLC for the Investment Advisory Services for a Three-Year Period Beginning on January 1, 2025, with the Option of Two Additional One-Year Renewals; Authorizing the City Manager to Execute the Professional Services Agreement: and Providing an Effective Date.
(Gary Young, Deputy City Manager/CFO)
Agenda Memorandum
Resolution
25-001 Bid Analysis for Investment Advisory Services
Agreement - Public Trust Advisors - Unsigned

7.B. A Resolution Approving a Contractor’s Services Agreement Between ABG Fabrication, LLC, and the City of Naples, for Annual Welding and Fabrication Services Necessary for Fleet Maintenance and Repair, Pursuant to City Bid 24-029; Authorizing the City Manager to Execute the Contractor’s Services Agreement; and Providing an Effective Date.
(Bob Middleton, Director of Public Works)
Agenda Memorandum
Resolution
Analysis of Bid - ITB 24-029
Contractor's Services Agreement - ABG Fabrication, LLC

7.C. A Resolution Approving a First Amendment to the Professional Services Consultant's Agreement with Turrell, Hall & Associates, Inc.; Extending the Completion Date of the Agreement for the Construction Engineering and Inspection Phase of the Naples Pier Reconstruction Project from December 1, 2023 to November 15, 2026 and a Subsequent Administrative 60-Day Project

Close-Out Beginning after the Date of Completion; Authorizing the City Manager to Execute the First Amendment; and Providing an Effective Date.
(Bob Middleton, Director of Public Works)
Agenda Memorandum
Resolution
RFP No. 23-009 Naples Pier Design Amendment 1 (THA ex)
THA Professional Services Consultant's Agreement

7.D. A Resolution Approving a Second Amendment to the Professional Services Consultant's Agreement With Turrell, Hall & Associates, Inc. to Provide Design And Engineering Services for the Repair of the Naples Pier that was Damaged By Hurricane Ian in the Additional Amount of $1,382,185.00 and Additional Contract Terms; Amending the Fy 2024-25 Budget Adopted by Resolution 2024-15463 in Order to Provide the Additional Funding Required to Complete Design and Engineering Services for the Naples Pier Reconstruction Project; Authorizing the City Manager to Execute the Second Amendment; and Providing an Effective Date.
(Bob Middleton, Director of Public Works)
Agenda Memorandum
Resolution
RFP No. 23-009 Naples Pier Design Amendment 2 (THA ex)
THA Professional Services Consultant's Agreement

7.E. A Resolution Approving an Additional Standard Grant Agreement (L0079) between the State of Florida Department of Environmental Protection and the City of Naples Accepting an additional $25 Million in Funding for the Naples Gulf of Mexico Beach Stormwater Outfall Pipe Removal and Water Quality Project; Increasing the Total Funding to $40 Million; Authorizing the Mayor to Execute the Agreement; and Providing an Effective Date.
(Bob Middleton, Director of Public Works)
Agenda Memorandum
Resolution
DEP Agreement L0079

7.F. A Resolution Declaring that City Council Will Not Be "In Session" From 8:00 AM December 12, 2024 to 8:30 AM January 13, 2025; Providing that the Mayor Shall Inform the Council of Actions Taken During this Period Pursuant to Section 2.4 of the Town Charter; and Providing an Effective Date.
Agenda Memorandum
Resolution

7.G. A Resolution Amending Resolution 2024-15474 Relating to a Subdivision Replat; Approving and Accepting the Preliminary and Final (Record) Plat for 900 Block 5th Avenue Replat, a Replat of a Portion of Block 15, Tier 10, Replat of Naples Seaboard and Gulf Railway Company Subdivision, Recorded in Plat Book 1, Page 59, Public Records of Collier County, Florida, Lying in Section 9, Township 50 South, Range 25 East, City of Naples, Florida, Pursuant to Chapter 54, Subdivision Standards, of the Code of Ordinances, City of Naples, City of Naples, for Property Located at 900 & 936 5th Avenue South and 975 6th Avenue South, Containing Approximately 2.472 Acres and Owned by 5th Avenue South Holdings, LP, and NECO 900 5th Avenue South, LLC, a Delaware limited liability company, More

Fully Described Herein; Repealing and Superseding Resolution 2024-15474; Requiring Recording; and Providing an Effective Date. (Continued from the December 4, 2024 City Council Regular Meeting).
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
12.3.2024 Supplemental Letter from Petitioner's Agent
Letter from Petitioner's Agent
Plat - SUB 3 - 900 5th Ave REPLAT COMPLETE 12-03-24
Affidavit of Sign Posting
Affidavit of Sign Posting for 12-11-2024 Meeting

8. OTHER

8.A. Approval of Legislative Priorities and Appropriation Requests for the 2025 Florida State Legislative Session.
(Jay Boodheshwar, City Manager)
Agenda Memorandum (SUPPLEMENT 1/ADDED ATTACHMENT)
2025 Legislative Priorities & Appropriation Requests (SUPPLEMENT 1/ADDED ATTACHMENT)

END OF CONSENT AGENDA

9. PUBLIC HEARINGS - None.

REGULAR AGENDA

10. ITEMS PULLED FROM CONSENT AGENDA (If Needed)

11. LAND USE MATTERS

11.A. A Resolution for the Purpose of Determining Conditional Use Petition 24-CU8 Pursuant to Section 46-34 and Section 58-593 of the Code of Ordinances, for a Mixed-Use Building Containing Five Residential Condominium Units, for the Property Owned by NaplesComA, LLC, a Florida Limited Liability Company, and Located at 500 Goodlette-Frank Road, and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
Staff Report
Application
Disclosure of Interest - Property Owner
Warranty Deed
Survey
Aerial
Architectural Plans
Civil Plans
Landscaping Plans
Landscaping Plans - Supplemental
Vehicle Tracking
Credentials - Petitioner

Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting - October PAB
Affidavit of Sign Posting - November PAB
Affidavit of Sign Posting - City Council
Correspondence
Petitioner Presentation - Design Team (SUPPLEMENT 1/UPDATED TITLE)
Petitioner's Presentation - Cheffy Passidomo (SUPPLEMENT 1/ADDED ATTACHMENT)

11.B. A Resolution Relating to a Nonconformity; Determining Nonconformity Petition 24-N2 to Allow for the Vertical and Horizontal Expansion of a Nonconforming Single Family House Pursuant to Section 46-35 of the Code of Ordinances for Property in the R1-10A, Residence District Owned by Mark and Michelle DiMaio, Located at 3888 Crayton Road; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
Staff Report
Application
Disclosure of Interest - Property Owner
Warranty Deed
Survey
Aerial
Architectural Plans
Renderings
Neighborhood Perspectives
Plat Book
Ordinance 2008-12049
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Affidavit of Sign Posting 2
Affidavit of Sign Posting 3
Supplemental - Neighboring Surveys
Supplemental - Neighboring Surveys Key
Petitioner Presentation

11.C. A Resolution for the Purpose of Determining Amendment No.6 to Site Plan Petition 19-SP8, Approved by Resolution 2019-14421, Relating to a Site Plan for Tract RT-1, and Portions of Tract OS-1, Tract H-1 and Tract BE of The Naples Beach Club Plat for Property Owned by Naples Beach Club Land Trust I, Naples Beach Club Land Trust II, and NBC Club Owner, LLC, Located Within the Naples Beach Club Residences and Golf Club Planned Development at 1090 Crayton Road, More Fully Described Herein, and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
Staff Report
Application

Disclosure of Interest - TRACT BE and TRACT H-1
Disclosure of Interest - TRACT OS-1
Disclsoure of Interest - TRACT RT-1
Parcel Sketch and Legal Description
Architectural Plans
Civil Plans
Landscape Plans
TIS Section 1
TIS Section 2
Lighting Plans
Site Plan Overview
Site Plan Supplemental Overview
Naples Beach Club Residences and Golf Course - 2019-14420
Declaration of Restrictive Covenants - Residential District of PD Land
Reciprocal Access Easement
Stormwater Maintenance Plan
Affidavit of Sign Posting - PAB November
Affidavit of Sign Posting - October PAB
Affidavit of Sign Posting- December City Council
Credentials - Petitioner
Credentials - Planning Department
Public Notice Mailing Addresses
Petitioner Presentation - HH
Petitioner Presentation - Owner Remarks
Petitioner Presentation - Cheffy Passidomo

11.D. A Resolution Determining Conditional Use Petition 24-CU6 Pursuant to Section X of the Naples Square Planned Development and Section 46-34 of the Code of Ordinances of the City of Naples to Allow for a 17-Unit Transient Lodging Establishment as Part of a Mixed-Use Development on the Property Located at 1090 1st Avenue South and Owned by Downtown Naples, LLC, More Fully Described Herein; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
Staff Report
Application
Deeds
Disclosure of Interest
Survey
Transient Lodging Operations Outline
Architectural Plans
Area Location Map
Renderings
Landscape Plans
Lighting Plan
Civil Plans
Traffic Impact Statement
Credentials - Petitioner
Credentials - Planning Department

Naples Square Planned Development - Ordinance 2021-14658
Affidavit of Sign Posting - October PAB
Affidavit of Sign Posting - November PAB
Affidavit of Sign Posting - City Council
Public Notice Mailing Addresses
Correspondence
Petitioner's Presentation
Petitioner's Presentation - Civil

11.E. A Resolution Determining Site Plan Petition 23-SP20 for a New Three-Story Mixed-Use Development on Property Owned by Downtown Naples, LLC and Located at 1090 1st Avenue South, More Fully Described Herein and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
Staff Report
Application
Deeds
Disclosure of Interest
Evidence of Signature Authority
Survey
Architectural Plans
Civil Plans
Proportionate Share Memorandum
Surface Water Management Calculations
Solid Waste Generation Calculations
Vehicle Tracking Exhibit
Landscape Plans
Traffic Impact Statement
Credentials - Petitioner
Credentials - Planning Department
Naples Square Planned Development - Ord. 2021-14658
Lighting Plan
Stormwater Operation & Maintenance Plan
Public Notice Mailing Addresses
Affidavit of Sign Posting - October PAB
Affidavit of Sign Posting - November PAB
Affidavit of Sign Posting - City Council
Correspondence
Petitioner's Presentation
Petitioner's Presentation - Civil

11.F. A Resolution Determining Conditional Use Petition 24-CU11 Pursuant to Section 46-34 and Section 58-904 of the Code of Ordinances, City of Naples, to Allow for a Mixed-Use Development including Eighteen (18) Transient Lodging Units to be Located on the Second and Third Floors of the Property Owned by 590 Tamiami Trial North, Inc. and Located at 570 9th Street North, More Fully Described Herein; and Providing an Effective Date.
(Erica Martin, Director of Planning)

Agenda Memorandum
Resolution
Staff Report
Application
Disclosure of Interest - Owner
Warranty Deed
Affidavit of Authorization
Survey
Aerial
Architectural Plans
Landscape Plans
Civil Plans
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Affidavit of Sign Posting - City Council
Petitioner Presentation

11.G. A Resolution Determining Variance Petition 24-V2 Pursuant to Section 58-176 of the City of Naples Code of Ordinances to Allow for Encroachment into the Rear Yard Setback for the Purpose of Installing a Whole Home Emergency Generator at the Property Owned by the Sissel H. Cooper Revocable Living Trust Located at 656 5th Avenue North, More Fully Described Herein with a Date Effective.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
PAB Staff Report
Application
Disclosure of Interest- Property Owner
Warranty Deed
Proof of Ownership
Survey
Credentials- Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting

11.H. A Resolution for the Purpose of Determining Live Entertainment Petition 24-LE3, Amending Indoor and Outdoor Live Entertainment Established by Resolution 2023-15221; Providing Indoor Live Entertainment with Doors and Windows Closed with a Maximum of Two Entertainers Wednesday through Saturday from 12:00 p.m. to 10:00 p.m. and Sunday from 10:00 a.m. to 6:00 p.m.; Providing Outdoor Amplified Live Entertainment with a Maximum of Two Entertainers Wednesday through Saturday from 12:00 p.m. to 10:00 p.m. and Sunday from 10:00 a.m. to 6:00 p.m. for the AC Marriott Hotel on Property Owned by Palmetto Hospitality of Naples, a Florida Limited Liability Company and Located at 455 12th Street South, More Fully Described Herein; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution

Application
Disclosure of Interest - Property Owner
Warranty Deed
Architectural Plans
Operational Plan
Acoustical Study
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Correspondence
Correspondence 2
Correspondence 3
Affidavit of Sign Posting
Petitioner Presentation

11.I. A Resolution Determining Live Entertainment Petition 24-LE4 Pursuant to Section 56-125 of the Code of Ordinances, City of Naples, for Proposed Live Entertainment at L'Olivo Ristorante Located at 651 5th Avenue South, Owned by NECO 649-663 5th Avenue South, LLC, to Approve Live Entertainment Consisting of Interior Acoustic Music with a Maximum of Four Entertainers at One Time, Between the Hours of 11:00 A.M. AND 9:00 P.M., Seven Days a Week, Said Property Being More Fully Described Herein; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
Application
Disclosure of Interest- Business
Disclosure of Interest- Property Owner
Warranty Deed
Floor Plan
Credentials- Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Correspondence

11.J. A Resolution Relating to Fence and Wall Waiver 24-FWW4, Pursuant to Section 56-37(g) of the Code of Ordinances to Allow a Seven-Foot Tall Driveway Gate in the Required Front Yard Where a Six-Foot Tall Gate is Permitted on Property Owned by Lynda Harvey Wolk, and Located at 2315 Tarpon Road, More Fully Described Herein; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
Application
Warranty Deed
Disclosure of Interest
Site Plan
Contractor Summary
Credentials - Staff
Public Notice Mailing Addresses

Petitioner's Presentation
Affidavit of Sign Posting (SUPPLEMENT 1/ADDED ATTACHMENT)
Correspondence (SUPPLEMENT 1/ADDED ATTACHMENT)

12. OLD BUSINESS - None.

13. NEW BUSINESS - None.

ORDINANCES

14. FIRST READING ORDINANCES - None.

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.