NOTICE OF MEETING AND AGENDA

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

Mayor: Teresa Heitmann
Vice Mayor: Ted Blankenship
City Council Members:
Berne Barton, William Kramer,
John Krol, Scott Schultz,
City Attorney: Matthew McConnell
City Clerk: Patricia Rambosk
City Manager: Gary L. Young

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, October 21, 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 AND ROLL CALL

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. SET AGENDA (add or remove items)

4. ANNOUNCEMENTS AND PRESENTATIONS

4.A. The League Club's 40th Anniversary Proclamation.
(Teresa Heitmann, Mayor)

5. PUBLIC COMMENTS

APPROVAL OF CONSENT AGENDA

6. MINUTES - None.

7. RESOLUTIONS

7.A. A Resolution Amending the Fiscal Year 2026-27 Budget of the City of Naples Adopted Pursuant to Resolution 2026-15976 to Appropriate Funds from the State Confiscation Trust Fund (Florida Contraband Forfeiture Act) and the Federal Confiscation Trust Fund (Federal Equitable Sharing Program) in the Total Amount of $330,000 for Law Enforcement Related Items as Set Forth Herein; Authorizing the City Manager to Manage the Accounting for these Funds; and Providing an Effective Date.
(Ciro Dominguez, Police Chief)
Agenda Memorandum
Resolution
Resolution 2026-15976 - FY2026-27 Adopted Budget

7.B. A Resolution Accepting a Cash Donation of $71,940.36 from the Naples Beach Club; Approving a Piggyback Agreement Between the City of Naples and Polaris Sales, Inc., a Minnesota Corporation Lawfully doing Business in Florida, for the Purchase of a Specialized Utility/Transport Vehicle with Fire-Rescue Equipment, in the Amount of $71,940.36, to be used by Fire-Rescue Personnel for Emergency Response on the Beach Club's Property; and providing an Effective Date.
(Phillip Pennington, Fire Chief)
Agenda Memorandum
Resolution
2026-00142 Polaris Sales, Inc.
QUOTE -79588-F1P0P3 Rev 1
Resolution 15-13730 Naples Donation Policy

7.C. A Resolution Approving the Competitive Bidding Process for the Purchase of Goods and Services During Fiscal Year 2026-2027 as Provided in Section 2-663(1)(d)(3) of the Code Ordinances, City of Naples, and Approving a Piggyback Agreement Between the City of Naples and Pyrotecnico Fireworks, Inc., a Pennsylvania Corporation, Authorized to Conduct Business in Florida, for the City's Firework Presentations in the Amount Not-to-Exceed $195,000, Pursuant to the City of Clearwater RFP 21-23 Agreement; Authorizing the City Manager to Execute the Piggyback Agreement; and Providing an Effective Date.
(Chad Merritt, Community Services Director)
Agenda Memorandum
Resolution
Piggyback Agreement
Proposal - December 31, 2026
Proposal - July 4, 2027

Proposal - Optional Extra Show
City of Clearwater Agreement

7.D. A Resolution of the City Council of the City of Naples, Florida, Approving a Compliance Agreement Between the City of Naples and the Florida Department of Environmental Protection (FDEP), OGC Case No. 25-1868 Establishing a Framework and Schedule for the City to Address Identified Regulatory Requirements at the City's Water Treatment Plant (WTP) and to Complete the Improvements and Corrective Actions Necessary to Achieve and Maintain Compliance with Applicable Drinking Water Regulations; Authorizing the Mayor to Execute the Compliance Agreement and Related Documents; Authorizing City Staff to Implement the Actions and Schedules Established by the Compliance Agreement, Including Necessary Engineering, Design, Permitting, Construction, Operational, and Compliance Activities; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.
(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
Agenda Memorandum
Resolution - Under Legal Review
FDEP Compliance Agreement - Under Legal Review
City of Naples FDEP Letter of Response
City of Naples FDEP Notice of Extension Approval

7.E. A Resolution Approving a New Financial Policy to Assist in Meeting the Financial Needs of the City; Repealing Resolution 2019-14301; and Providing an Effective Date.
(Stefan Massol, Finance Director)
Agenda Memorandum
Resolution
2019-14301 Existing Financial Policy
Financial Policy Updates

8. OTHER - None.

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 Determining Conditional Use Petition 26-CU5, Pursuant to Sections 46-34, 56-94, and 58-143 of the Code of Ordinances, City of Naples, for an Accessory, Multi-Use Mobility Adaptive Recreational Facility 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; Providing Findings and Conditions; and Providing An Effective Date.
(Erica Martin, Director of Planning)

Agenda Memorandum
Resolution
PAB Staff Report
Application
Disclosure of Interest - Property Owner
Warranty Deed
Survey
Credentials - Staff
Public Notice Mailing Addresses
Neighborhood Outreach Meeting - Petitioner
Affidavit of Sign Posting
Correspondence
Petitioner's Presentation

11.B. A Resolution Determining Conditional Use Petition 26-CU6 Pursuant to Sections 46-34, 58-83, and 56-94 of the Code of Ordinances, City of Naples, Amending Resolution 94-7299 Which Granted Conditional Use Approval with Conditions for the Reconstruction of an Existing Tennis Court and the Addition of a Second Tennis Court in the R1-E Residence District Located at 2150 Gordon Drive, in Order to Relocate the Two Existing Tennis Court Facilities At-Grade on the Parcel Located at 2200 Gordon Drive, Owned by Kevin G. Coleman, Trustee of the 2200 Gordon Drive Land Trust Dated April 23, 2025, More Fully Described Herein; Providing for Conditions; Providing a Disclaimer; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
PAB Staff Report
Application
Disclosure of Interest - Property Owner
Warranty Deed
Survey
Conditional Use Site Plan
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Petitioner's Presentation

11.C. A Resolution Determining Petition 26-FWW2, Relating to a Fence and Wall Waiver Pursuant to Section 56-37 of the Code of Ordinances, City of Naples, to Allow the Installation of Three Walls at Approximately 11.5 Feet, Exceeding the Maximum Height of 6 Feet Within the 15-Foot Minimum Required Side Yards of Adjoining Parcels Within the R1-E Residence District, for the Properties Owned by Kevin G. Coleman, as Trustee of the 2200 Gordon Drive Land Trust Dated April 23, 2025, and Located at 2200 Gordon Drive and 2340 Gordon Drive, More Fully Described Herein; Providing for Conditions; Providing a Disclaimer; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
Application

Disclosure of Interest - Property Owner
Survey
Shared Wall Layout Plan
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Correspondence
Petitioner's Presentation

11.D. A Resolution Determining Nonconformity Petition 26-N1 Pursuant to Section 46-35 and 58-448 of the Code of Ordinances, City of Naples, to Allow for a Change to an Existing Nonconforming Condominium Building to Accommodate a Rooftop Generator Exceeding the Maximum Allowable Height on Property Within the R3-18 Multi-Family District Owned by The Whitehall of Napless, INC., DBA - Whitehall Condominiums and Located at 1255 Gulf Shore Boulevard North, More Fully Described Herein; Providing for Scrivener's Error's; Providing Findings and Conditions; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
PAB Staff Report
Application
Disclosure of Interest - Property Owner
Proof of Ownership - Declaration of Condominium
Survey
Architectural Plans - Proposed - Exhibit B
Generator Clearance Summary
Letters No Objection - Map - Exhibit E
Letters of No Objection - Exhibits C & D
Historic Zoning Map - Exhibit A
Architectural Plans - Historic
Credentials - Staff
Public Notice Mailing Addresses
Correspondence
Affidavit of Sign Posting
Affidavit of Sign Posting 2
Petitioner Presentation

11.E. A Resolution Determining Site Plan Petition 26-SP2 Pursuant to Section 46-33 of the Code of Ordinances to Allow the Renovation and Expansion of the Existing Clubhouse and Pool Amenity Areas of the Moorings Park Planned Development, for the Property Owned by the Moorings Incorporated, and Located at 120 Moorings Park Drive, More Fully Described Herein; Providing Findings and Conditions; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
PAB Staff Report
Application
Disclosure of Interest - Property Owner

Warranty Deed
Survey
Architectural Plans
Landscape and Lighting Plans
Civil Plans
Site Plan Sufficiency Letter
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Correspondence
Petitioner's Presentation

11.F. A Resolution Determining Petition 26-V6, Relating to a Variance Pursuant to Sections 56-54 And 58-236 of the Code of Ordinances, City of Naples, to Allow an Additional Encroachment of 6.5 Feet into the Secondary Front Yard Along 11th Avenue South for a Means of Egress Relating to the Elevation of an Existing Single-Family Home in the R1-7.5 Residence District, for the Property Owned by Vincent J. Cerniglia and Caroline C. Cerniglia, and Located at 780 11th Avenue South, More Fully Described Herein; Providing Findings and Conditions; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
PAB Staff Report
Application
Disclosure of Interest - Property Owner
Survey
Architectural Plans
Proposed Site Plan
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Petitioner's Presentation

11.G. A Resolution Determining Variance Petition 26-V8 Pursuant to Sections 46-37, 58-176, 56-41, and 56-45 of the Code of Ordinances, City of Naples, to Allow a Single-Family Residence, Swimming Pool, Pool Deck, and Pool Mechanical Equipment to Encroach Into Required Minimum Yards on a Non-Conforming Lot Within the R1-10 Residence District on Property Owned by 107 Broad Avenue South, LLC., and Located at 107 Broad Avenue South; More Fully Described Herein; Providing Findings and Conditions; Providing for Scrivener's Errors; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
PAB Staff Report
Application
Disclosure of Interest - Property Owner
Warranty Deed

Survey
Architectural Plans
Landscape Plans
Civil Plans
Petitioner - Supplemental Threshold Criteria - Post-PAB
Petitioner - Supplemental Code Compliant Design Plan - Post-PAB
Resolution - 2025 Nonconformity
Resolution - 2025 Variance
Scope of Work - Contractor Acknowledgment
Building Permit
Revision - Private Provider
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Correspondence
Affidavit of Sign Posting
Affidavit of Sign Posting 2
Petitioner Presentation

12. OLD BUSINESS - None.

13. NEW BUSINESS

13.A. Discussion and approval of the Proposed Amended and Restated Ground Lease for Jasmine Cay Apartments, 100 Jasmine Cay Circle.
(Gary Young, City Manager)
Agenda Memorandum
Amended and Restated Ground Lease - Jasmine Cay

13.B. A Resolution Approving A First Amendment To Task Order No. 26-01-20-01-531010 Between The City Of Naples And AECOM Technical Services, Inc., A California Corporation Authorized To Do Business In The State Of Florida, For Professional Engineering Services To Prepare Preliminary Design Of Improvements For Achieving 4-Log Disinfection At The City's Lime Softening Water Treatment Plant (WTP) In The Amount Of $274,995.56; Authorizing The City Manager To Execute The First Amendment To Task Order; Providing for Scrivener's Errors; and Providing an Effective Date.
(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
Agenda Memorandum
Resolution
First Amendment
Agreement

13.C. A Resolution Award of Contract to Ten Utility Contractors for Annual Utility Maintenance and Repair Services. The City of Naples Relies on These As-Needed Contractual Arrangements for a Three-Year Period, with Two Optional One-Year Renewals, to Maintain Adequate Service Levels Across Water, Sewer, Reclaim, and Stormwater Systems. Authorizing the City Manager to Execute a Purchase Order; and Providing an Effective Date **(Please be advised that a Supplement will be published with a Resolution and Agreements).**

(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
Agenda Memorandum
Bid Analysis 26-037

14. BOARDS AND COMMITTEES

14.A. Interview one Applicant for the Code Enforcement Board.
(Patricia Rambosk, City Clerk)
Agenda Memorandum
Code Enforcement Board - John Langley Application
162.05 Fla. Stat
Sec. 2-431 Code Enforcement Board

14.B. (1) Consider a Resolution reappointing Mike Faucett as a Regular Member of the Code Enforcement Board of the City of Naples for a Full Three-Year Term beginning October 18, 2026 and expiring October 17, 2029; and providing an Effective Date;

(2) Consider a Resolution appointing John Langley as a Regular Member of the Code Enforcement Board of the City of Naples for a Three-Year Term commencing October 21, 2026 and expiring October 20, 2029; and providing an Effective Date;

(3) Consider a Resolution reappointing Jessica Douglas to the Independent Commission on Ethics and Governmental Integrity of the City of Naples for a Four-Year Term commencing November 17, 2026 and expiring November 16, 2030; and providing an Effective Date; and

(4) A Resolution reappointing Jerome Fons as a Member of the Board of Trustees of the Police Officers' Retirement Trust Fund of the City of Naples for a Two-Year Term commencing November 2, 2026 and expiring November 1, 2028; and providing an Effective Date.
(Patricia Rambosk, City Clerk)
Agenda Memorandum
(1) Resolution
(2) Resolution
(3) Resolution
(4) Resolution

ORDINANCES

15. FIRST READING ORDINANCES

15.A. First Reading of an Ordinance Amending Section 46-35, Nonconformities.

An Ordinance Amending Section 46-35 by Adding Subsection (1) to Paragraph (B); Expanding, Enlarging or Changing a Nonconformity, of Article II, Administrative

Procedures, Chapter 46, Administration, Procedures and Enforcement, of the Code of Ordinances, City of Naples, for the Purpose of Providing Administrative Approval for the Expansion of Nonconforming Single Family Residences for Elevating a Structure in its Existing Footprint, up to Design Flood Elevation, with the Provision of Means of Egress that is the Minimum Necessary to Satisfy the Florida Building Code Regulations; Approving Text Amendment 26-T3; Providing for Codification; Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication; and Providing an Effective Date.

(Erica Martin, Director of Planning)
Agenda Memorandum
Ordinance - First Reading
PAB Staff Report
Sec. 46-35. Expanding, enlarging or changing a nonconformity
Nonconformities Presentation
Naples Business Impact Estimate

16. SECOND READING ORDINANCES - None.

17. PUBLIC COMMENTS

18. COMMUNICATIONS FROM MAYOR, CITY COUNCIL, AND STAFF

19. 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.