



NOTICE OF MEETING AND AGENDA

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: 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, August 20, 2025
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. Proclamation for "Christensen Way".**
(Teresa Heitmann, Mayor)

4.B. Naples "NICE Day" Proclamation.
(Teresa Heitmann, Mayor)

5. PUBLIC COMMENTS

APPROVAL OF CONSENT AGENDA

6. MINUTES

6.A. Approval of the May 19, 2025 Workshop Meeting Minutes, the June 4, 2025 Regular Meeting Minutes, the June 16, 2025 Workshop Meeting Minutes, and the June 18, 2025 Regular Meeting Minutes.

(Patricia Rambosk, City Clerk)

[Agenda Memorandum](#)

[May 19, 2025 Workshop Meeting Minutes](#)

[June 4, 2025 Regular Meeting Minutes](#)

[June 16, 2025 Workshop Meeting Minutes](#)

[June 18, 2025 Regular Meeting Minutes](#)

7. RESOLUTIONS

7.A. A Resolution Approving Task Order No. 25-01-60-61-531000 Between the City of Naples and Tetra Tech, Inc., a Delaware Corporation Authorized to do Business in the State of Florida, to Provide Professional Consulting and Engineering Services for the Development and Update of a Surface Water Quality and Biological Analysis Report, in the Amount of \$131,501.77; Authorizing the City Manager to Execute the Task Order; Providing for Scrivener's Errors; and Providing an Effective Date.

(Bob Middleton, Director of Public Works)

[Agenda Memorandum](#)

[Resolution](#)

[Task Order and SOW](#)

7.B. 1. A Resolution Designating Patricia L. Rambosk, City Clerk, as Chief Election Official for the City of Naples General Election of February 3, 2026; and Providing an Effective Date. 2. A Resolution Appointing a City Elector to the Canvassing Board for the City of Naples General Election of February 3, 2026; and Providing an Effective Date. 3. A Resolution Approving an Interlocal Agreement for Election Services with Collier County and the Collier County Supervisor of Elections for Services and the Use of Voting and Ballot Tabulation Equipment in Conjunction with the City of Naples General Election to be Held on February 3, 2026; Authorizing the Mayor to Execute the Interlocal Agreement; and Providing an Effective Date. 4. A Resolution Authorizing and Approving the Use of the Collier County Voting and Ballot Tabulation Equipment for the City of Naples General Election to be Held February 3, 2026; and Providing an Effective Date.

(Patricia Rambosk, City Clerk)

[Agenda Memorandum](#)

[1. Resolution - Chief Election Official](#)

[2. Resolution - City Elector](#)

[3. Resolution - Interlocal Agreement](#)

Interlocal Agreement

4. Resolution - Use of Equipment

7.C. A Resolution Approving A Professional Services Consultant's Agreement Between The City Of Naples And RSC Insurance Brokerage, INC. D/B/A Risk Strategies Company For Employee Benefits Consulting And Brokerage Services For The Three-Year Period Beginning October 1, 2025 Through September 30, 2028, With The Option To Renew For Two Additional One-Year Periods; Authorizing The City Manager To Execute The Professional Services Agreement; And Providing An Effective Date.

(Lori McCullers, Deputy Director of Human Resources)

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[Resolution](#)

[25-018 Bid Analysis](#)

[Professional Services Consultant's Agreement](#)

7.D. A Resolution Authorizing the City Manager to Issue Purchase Orders for Payment to Cigna Health and Life Insurance Company for Administrative Service Fees, Stop Loss Insurance Premiums, and Claims Funding for Group Medical and Prescription Claims for the Period October 1, 2025 through September 30, 2026; and Providing an Effective Date.

(Lori McCullers, Deputy Director of Human Resources)

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[Gehring Group Medical Rx Renewal Evaluation](#)

[Gehring Group Medical Renewal Projection 18 Month Trend](#)

7.E. A Resolution Approving a Third Amendment to the Contractor's Services Agreement Between The City of Naples and T2 Systems Canada, Inc. A Foreign Corporation Authorized to do Business in the State of Florida to Provide Beach Parking Pay Stations, Parking Applications, and Parking Enforcement Applications; Authorizing The City Manager to Execute the Third Amendment to the Contractor's Services Agreement; and Providing an Effective Date.

(Lisa Douglass, Billing and Collection Manager)

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[DRAFT Extension \(Years 11-12\)](#)

[Extension Letter - Agreement Renewal \(2025-2027\)](#)

[Extension \(years 8-10\) of Agreement- Terms: 10-1-22 to 9-30-25](#)

[Extension \(years 6-7\) of Agreement-Terms: 10-1-20 to 9-30-22](#)

[First Renewal to Agreement- Term: 10-1-2017 to 9-30-2018- with two renewals](#)

[Third Renewal- Term: 10-1-19 to 9-30-20- no renewal options.](#)

[Second Renewal- Term: 10-1-18 to 9-30-19- with one remaining renewal](#)

[2nd Amendment to Agreement- 2016- Purchase additional Pay Stations- Term 10-1-17 to 9-30-18](#)

[First Amendment to Agreement- May 2015- Term 2015-2017](#)

[First Agreement- April 2015- Term: 2015-2017 - with \(3\) 1 year renewals](#)

8. OTHER - None.

END OF CONSENT AGENDA

9. PUBLIC HEARINGS

REGULAR AGENDA

10. ITEMS PULLED FROM CONSENT AGENDA (If Needed)

11. LAND USE MATTERS

11.A. Request for Continuance to September 24, 2025 City Council Meeting.

A Resolution Determining Conditional Use Petition 25-CU4, Relating to a Conditional Use Pursuant to Section 50-102(b)(2) of the Code of Ordinances, City of Naples, to Allow Required Parking Within 600 Feet of a Lot to Accomplish Shared Parking on Property Owned By Hygate Properties, LLC., and Located at 1795, 1801-1841 9th Street North, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Request for Continuance](#)

11.B. This Request has been Withdrawn.

A Resolution Determining Live Entertainment Petition 25-LE2 Establishing Non-Amplified Outdoor Live Entertainment with No More than Two Entertainers Playing With Doors and Windows Open, From 5 p.m. to 8 p.m. on Monday and Thursday, and Saturday From 6 p.m. to 9 p.m., for the Restaurant Known as Hogfish Harry's on Property Owned by Phelan - Hogfish Property Holdings 513, LLC, and Located at 600 Neapolitan Way; More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Request for Withdrawal](#)

[25-LE2 Withdrawal Email](#)

11.C. A Resolution Determining Outdoor Dining Petition 25-OD6 Establishing Outdoor Dining on Private Property to Include Twenty-One (21) Tables and Sixty-Six (66) Chairs for the Restaurant Known as Hogfish Harry's on Property Owned by Phelan-Hogfish Property Holdings 513, LLC, and Located at 600 Neapolitan Way, More Fully Described Herein; Providing for Scrivener's Errors; and Providing an Effective Date.

(Erica Martin, Director of Planning)

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[Application](#)

[Disclosure of Interest - Property Owner](#)

[Disclosure of Interest - Business Owner](#)

[Warranty Deed](#)

[Aerial](#)

[Original Site Plan](#)

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[Equipment - Existing Heaters](#)
[Outdoor Dining - Temporary Permit](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
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[Petitioner's Presentation](#)

11.D. A Resolution Determining Live Entertainment Petition 25-LE3, Amending the Live Entertainment Previously Approved by City Council (Resolution 2023-15090), Pursuant to Section 56-125 of the Code of Ordinances, to Allow for Amplified Indoor (with Doors and Windows Closed) Live Entertainment in Multiple Locations Thursday and Friday from 6:00 p.m. to 12:00 a.m., Saturday from 11:00 a.m. to 3:00 p.m. and from 6:00 p.m. to 12:00 a.m., Sunday from 11:00 a.m. to 3:00 p.m. and from 6:00 p.m. to 11:30 p.m. and on New Years Eve from 6:00 p.m. to 1:00 a.m.; and Amplified Outdoor Live Entertainment in Multiple Locations Thursday from 5:00 p.m. to 8:30 p.m., Friday and Saturday from 11:00 a.m. to 3:00 p.m. and from 4:00 p.m. to 10:00 p.m. and Sunday from 11:00 a.m. to 3:00 p.m. and from 4:00 p.m. to 8:30 p.m. for The Restaurant Known as The District (Inclusive of The District, The Mini Bar, The Alley, Staff Only) on the Property Owned by Victoria Square Properties, LLC, and Located at 1200 Central Avenue; More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

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[Resolution](#)

[Resolution 2023-15090 - Live Entertainment \(The Kitchen\)](#)

[Application](#)

[Disclosure of Interest - Victoria Square Properties](#)

[Disclosure of Interest - TMB Florida LLC](#)

[Deed](#)

[Aerial](#)

[Life Safety Plan - 1200 Central - SUB3](#)

[Renderings - Do Not Reflect the Approved Life Safety Plan](#)

[Credentials - Planning Department](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Petitioner's Presentation](#)

11.E. A Resolution Determining Outdoor Dining Petition 25-OD12 Changing a Previously Approved Outdoor Dining Permit (Resolution 2024-15442) Pursuant to Section 56-126 of the Code of Ordinances to Allow for Thirty-Seven (37) Tables and Two Hundred and Sixty-One (261) Chairs on Private Property for the Restaurant Known as The District (Inclusive of District, The Mini Bar, The Alley, Staff Only) on Property Owned by Victoria Square Properties, LLC, and Located at 1200 Central Avenue, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

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[Resolution 2024-15442 with Approved Life Safety Plan](#)

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[Deed](#)
[Survey](#)
[Life Safety Plan](#)
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[Petitioner's Presentation](#)

11.F. A Resolution Determining Live Entertainment Petition 25-LE5 to Establish Amplified Indoor Live Entertainment with no More Than Two Entertainers with Doors and Windows Closed, from 11:30 A.M. to 10:30 P.M., Sunday Through Thursday and From 11:30 A.M. to 11:00 P.M. on Friday and Saturday, for the Restaurant Known as Caffe Milano on Property Owned by Fifth Avenue South LLC, and Located at 800 5th Avenue South; More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

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[Disclosure of Interest - Business Owner](#)

[Architectural Plans - Approved Life Safety Plan](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Petitioner's Presentation](#)

11.G. A Resolution Determining Live Entertainment Petition 25-LE6 to Establish Amplified Indoor and Outdoor Live Entertainment with no More Than Two Entertainers, Playing Indoors with Doors and Windows Closed, From 3:00 P.M. to 9:00 P.M., Monday Through Saturday and From 11:00 A.M. to 2:00 P.M., on Sunday, for the Restaurant Known as BICE on Property Owned by M-P Realty, LLC, and Located at 300 5th Avenue South; More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

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[Architectural Plans - Life Safety Plan](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

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11.H. A Resolution Determining Outdoor Dining Petition 25-OD11 Changing a Previously Approved Outdoor Dining Petition (Resolution 2024-15499) Pursuant to Section 56-126 of the Code of Ordinances To Include Twenty-Two (22) Tables And Forty-Eight (48) Chairs for the Restaurant Known As Blackbird Modern Asian on Private Property Owned by Naples Bay Properties, LLC and Located Within the Naples Bay Resort At 1500 5th Avenue South, Suite A2-112 More Fully Described Herein; Providing for Scrivener's Error; and Providing an Effective Date.

(Erica Martin, Director of Planning)

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[Resolution - Existing Approval 2024](#)

[Application](#)

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[Warranty Deed](#)

[Aerial](#)

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[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Petitioner's Presentation](#)

11.I. A Resolution Determining Outdoor Dining Petition 25-OD13 Establishing Outdoor Dining to Include Twenty-Five Tables and One Hundred and Eight Chairs for the Restaurant Known as Heyday Cookshop on Private Property Owned by New Market - Neapolitan, LLC, and Located at 4691 9th Street North, More Fully Described Herein; Providing for Scrivener's Errors; and Providing and Effective Date.

(Erica Martin, Director of Planning)

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[Petitioner's Presentation](#)

11.J. A Resolution Determining Outdoor Dining Petition 25-OD14 Establishing Outdoor Dining to Include Four (4) Tables and Eighteen (18) Chairs for the Restaurant Known as Bad Ass Coffee on Private Property Owned by WSR-1075, LLC, and Located at 1103 Central Avenue, More Fully Described Herein; Providing For Scrivener's Errors; And Providing An Effective Date.

(Erica Martin, Director of Planning)

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[Architectural Plans - Life Safety Plan](#)
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12. OLD BUSINESS - None.

13. NEW BUSINESS

13.A. A Resolution Reestablishing the "Blue Ribbon" Committee; Appointing Seven Residents to the Committee for the Purpose of Studying and Making Recommendations to City Council on the Level of Employment Compensation and Benefits for the Mayor and Council Members; and Providing an Effective Date.
(Patricia Rambosk, City Clerk)

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13.B. A Resolution for the Purpose of Adopting an Annual Special Assessment Roll for the Fifth Avenue South Business Improvement District for Fiscal Year 2025-26; Providing that Assessments Constitute a Lien on Assessed Property Upon Adoption of the Assessment Roll; Directing the City Clerk to Record the Assessment Roll; and Providing an Effective Date.
(Stefan Massol, Interim Finance Director)

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[FASBID Written Request of 25-26 Rate](#)

13.C. A Resolution for the Purpose of Approving the Fiscal Year 2025-26 Non-Ad Valorem Assessment Roll for the Bembury Assessment Area Located within the City's Utility Service Area; Directing Certification of the Assessment Roll to the Collier County Tax Collector; and Providing an Effective Date.
(Stefan Massol, Interim Finance Director)

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13.D. A Resolution for the Purpose of Approving the Fiscal Year 2025-26 Non-Ad Valorem Assessment Roll for the Gulf Acres/Rosemary Heights Assessment Area Located within the City's Utility Service Area; Directing Certification of the Assessment Roll to the Collier County Tax Collector; and Providing for an Effective Date.
(Stefan Massol, Interim Finance Director)

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13.E. A Resolution for the Purpose of Approving the Fiscal Year 2025-26 Non-Ad Valorem Assessment Roll for the Curlew Canal Assessment Area; Directing Certification of the Assessment Roll to the Collier County Tax Collector; and Providing an Effective Date.

(Stefan Massol, Interim Finance Director)

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13.F. A Resolution for the Purpose of Approving the Fiscal Year 2025-26 Non-Ad Valorem Assessment Roll for the Seagate Undergrounding Assessment Area; Directing Certification of the Assessment Roll to the Collier County Tax Collector; and Providing an Effective Date.

(Stefan Massol, Interim Finance Director)

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13.G. A Resolution of the City Council of Naples, Florida, Authorizing Participation in a Lawsuit Seeking, Among Other Things, to Declare that Senate Bill 180's Imposition of a Blanket Statewide Prohibition on the Exercise of Home Rule Authority Over Land Use and Zoning Regulations, is Unconstitutional and Should be Enjoined, Retaining Weiss Serota Helfman Cole + Bierman, PL to Prosecute the Lawsuit; Authorizing the City Manager to Execute the Necessary Documents; Providing for Scrivener's Errors; and Providing for an Effective Date.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

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13.H. Discussion of the 2026 State Legislative Priorities and Update on the 2025 Legislative Actions.

(Gary Young, City Manager)

[2026 Legislative Priorities Agenda Memorandum](#)

[City Attorney Legislative Memorandum](#)

ORDINANCES

14. FIRST READING ORDINANCES

14.A. An Ordinance Related to Floodplain Management; Amending Chapter 16, Construction, Rehabilitation and Property Maintenance Regulations, Adding Paragraph (C)(1)c. To Section 16-112, Florida Building Code Adopted; Amendments; Amending the Definition of Non-conversion Agreement in Section 16-144, Definitions; and Adding Paragraph 4(H) to Section 16-147, Permits, of the Code of Ordinances, City of Naples, for the Purpose of Requiring a Declaration of Land Restriction (Non-conversion Agreement) for Proposed Development, Including Enclosures Below Elevated Buildings, Crawl/underfloor Spaces That Are More Than Five Feet in Height and Attached Garages; Providing for Codification; Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication; and an Effective Date.

(Stephen Beckman, Director of Building Services)

[Agenda Memorandum](#)

Ordinance
Business Impact Estimate
Non-conversion Agreement

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.