



## **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: Gary L. Young**

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

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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.

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**City Council Regular Meeting  
Wednesday, October 1, 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 National Domestic Violence Awareness Month.  
(Teresa Heitmann, Mayor)

## 5. PUBLIC COMMENTS

### APPROVAL OF CONSENT AGENDA

## 6. MINUTES

- 6.A. Approval of the August 18, 2025 Workshop Meeting Minutes and the September 3, 2025 Special (Budget) Meeting Minutes.  
(Patricia Rambosk, City Clerk)  
[Agenda Memorandum](#)  
[August 18, 2025 Workshop Meeting Minutes](#)  
[September 3, 2025 Special \(Budget\) Meeting Minutes](#)

## 7. RESOLUTIONS

- 7.A. A Resolution Approving a Fourth Amendment to the Professional Services “Piggyback” Agreement Between the City of Naples (“City”) And SBM Partners, Inc., a Florida Corporation, Formerly Known as Smith, Bryan, & Myers, Inc., a Florida Corporation (“Consultant”), for Lobbying Services in the Amount of \$75,000; Authorizing the City Manager to Execute the Fourth Amendment to the Professional Services “Piggyback” Agreement; and Providing an Effective Date.  
(Gary Young, City Manager)  
[Agenda Memorandum](#)  
[Resolution](#)  
[Fourth Amendment to Professional Services Agreement](#)  
[Original Professional Services Agreement 22-7956](#)  
[Collier County Extension of One-Year Renewal](#)  
[Third Amendment to Professional Services Agreement](#)
- 7.B. A Resolution Selecting Bonness, Inc., a Florida Corporation, in Response to Bid 25-027 and Approving a Contractor Services Agreement between the City of Naples and Bonness, Inc., to Upgrade the Span-Wire Intersection of 9th Street South and 10th Avenue South to Mast Arms in the amount of \$755,214.90; Approving an Additional 10 Percent Contingency of \$75,521.00; Amending the Fiscal Year 2024-2025 Budget Adopted by Resolution 2024-15463 for the Additional Funding Required; Providing Supplemental Appropriations to the Fund 350 (One-Cent Sales Tax Fund) in the Amount of \$830,735.90; Authorizing the City Manager to Execute the Contractor’s Services Agreement; Providing for Scrivener’s Errors; and Providing an Effective Date.  
(Bob Middleton, Director of Public Works)  
[Agenda Memorandum](#)  
[Resolution](#)  
[Bid Analysis - 9th St and 10th Ave S.](#)  
[Trebilcock Bid Analysis](#)  
[Contractor's Agreement Bonness Span Wire Conversion](#)  
[Signal Plans](#)

## 8. OTHER

- 8.A. Consideration of the New Special Event Application Below:  
1. Movie on the Lawn – Port Royal

(Chad Merritt, Community Services Director)  
[Agenda Memorandum](#)  
[Port Royal Movie on the Lawn 12.26.2025](#)

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

1. Festival Under the Stars – Baker Park
  2. Hyatt House DJ for Event – Hyatt House
- (Chad Merritt, Community Services Director)  
[Agenda Memorandum](#)  
[Festival Under the Stars 3.6.2025](#)  
[Hyatt House DJ for Event 4.18.2025](#)

**END OF CONSENT AGENDA**

**9. PUBLIC HEARINGS - None.**

**REGULAR AGENDA**

**10. ITEMS PULLED FROM CONSENT AGENDA (If Needed)**

**11. LAND USE MATTERS - None.**

**12. OLD BUSINESS - None.**

**13. NEW BUSINESS**

- 13.A. A Resolution Approving a Valet Licensing Agreement Between the City of Naples and Old Naples Hotel Management, LLC, A Florida Limited Liability Company for Valet Services at the Old Naples Hotel; Approving Right-of-Way Permit Application PRRW2502489 to Provide Valet Services as the Old Naples Hotel Located at 200 Broad Avenue South, Subject to the Standard Permit Conditions, Special Conditions and General Operating Conditions; Authorizing the Mayor to Execute the Valet Licensing Agreement; and Providing an Effective Date (Supplement 1/Updated Item).

(Alison Bickett, Deputy City Engineer)

[Agenda Memorandum](#)

[Resolution](#)

[Old Naples Valet License Agreement with Permit Special Conditions](#)

[ROW Application Form](#)

[Hotel Operations Response Letter](#)

[Submitted Valet Operation Plan](#)

[Right-of-Way Plans](#)

[Resolution 2018-14149](#)

[2018 Approved Valet Parking Plan](#)

[2018 Parking Needs Analysis \(Old Naples Hotel\)](#)

[Ocean Properties Certificate of Insurance](#)

[ONH Intersection and ROW Valet Permit Application Presentation \(Supplement 1/Added Attachment\)](#)

- 13.B. A Resolution Approving Public Right-of-Way Permit Application PRRW2505442 with Standard and Special Permit Conditions, and the Right-of-Way Design Plan,

to Improve Future Traffic Deficiencies Related to the Development of the Old Naples Hotel Located at 200 Broad Avenue South; Approving the Broad Avenue South/Gordon Drive Intersection Improvement Agreement between the City of Naples and Old Naples Development, LLC, A Florida Limited Liability Company for Turn Lanes and Right-of-Way Improvements at the Old Naples Hotel; Authorizing the Mayor to Execute the Intersection Improvement Agreement; and Providing an Effective Date (Supplement 1/Updated Item).

(Bob Middleton, Director of Public Works)

[Agenda Memorandum](#)

[Resolution](#)

[Intersection Agreement](#)

[ROW Application](#)

[Right-of-Way Plans](#)

[Attachment #1 Resolution 2018-14149](#)

[Draft Special Right-of-Way Conditions](#)

[ONH Intersection and ROW Valet Permit Application Presentation \(Supplement 1/Added Attachment\)](#)

- 13.C. Announcement of an Executive Session Regarding Compagnone, Richard v. City of Naples, Case No. 23-CA-003045, 20<sup>th</sup> Judicial Circuit, in and for Collier County, Florida.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

[Public Notice](#)

- 13.D. Discussion regarding a Pre-Suit Notice challenging Resolution 2025-15651 received September 18, 2025.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

[Pre Suit Notice](#)

[Draft Complaint](#)

[Proposed Resolution](#)

## **ORDINANCES**

### **14. FIRST READING ORDINANCES**

- 14.A. An Ordinance Amending Section 26-3 – Firearms Discharge, Chapter 26 – Offenses, of the Code of Ordinances, City Of Naples for the Purpose of Updating the Code of Ordinances Pursuant to Florida Statutes; Providing for Codification; Conflicts; Severability; Correction of Scrivener’s Error; Construction; Publication and an Effective Date.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

[Ordinance](#)

- 14.B. First Reading of an Ordinance Relating to Administrative and Approval Procedures and Site Plan Review.

An Ordinance of the City of Naples, Florida, for the Purpose of Amending

Regulations Relating to Administrative and Approval Procedures and Site Plan Review; Amending Section 46-33, Site Plan Review, Section 46-34, Approval of Conditional Uses, Section 46-35, Expanding, Enlarging or Changing a Nonconformity, Section 46-37, Variances to Zoning Requirements, of Chapter 46, Administration, Procedures and Enforcement; Section 50-154, Determination of Required Dedications and Improvements, of Article VI, Right-of-Way Acquisition and Standards, of Chapter 50, Development and Design Standards; Section 52-151, Applicability of Article, of Article VI, Development of Environmental Impact, of Chapter 52, Resource Protection Standards; Section 54-31, Approval Procedure, of Article II, Plats, and Section 54-68, Recreation Areas and Facilities, of Article III, Design Standards and Improvement Requirements, of Chapter 54, Subdivision Standards; Section 56-48, Satellite Antennas, Towers and Masts, of Article II, Standards Applicable to All Districts, of Chapter 56, Supplemental Standards; and Section 58-503, Conditional Uses, of Division 17, Highway Commercial District, Section 58-533, Conditional Uses, of Division 18, C1 Retail Shopping District, Section 58-563, Conditional Uses, of Division 19, C1-A Commercial Dore District, Section 58-593, Conditional Uses, of Division 20, C2 General Commercial District, Section 58-623, Conditional Uses, of Division 21, C2-A Waterfront Commercial District, Section 58-653, Conditional Uses, of Division 22, C3 Heavy Commercial District, Sections 58-682, Uses Permitted, and 58-683, Conditional Uses, of Division 23, C4 Airport Commercial District, Section 58-713, Conditional Uses, of Division 24, I Industrial District, Section 58-773, Conditional Uses, of Division 26, O Office District, Section 58-833, Conditional Uses, of Division 28, PS Public Service District, Sections 58-864, Designation of Districts; Identification of District Boundaries, 58-868, Review of Submittals by City, of Division 29, C Conservation and TC Transitional Conservation Districts, Section 58-933, Conditional Uses, of Division 31, BP Business Park District, of the Code of Ordinances, City of Naples, Approving Text Amendment 25-T1; Providing for Codification, Conflicts, Severability, Correction of Scrivener's Error, Construction, Publication, and an Effective Date.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)

[Ordinance](#)

[PAB Staff Report](#)

[2025-0409 PABR Minutes](#)

- 14.C. An Ordinance Relating To Boards And Committees Of The City Of Naples, Amending Chapter 2 Administration Article II City Council Division 3 Board Of Appeals Section 2-84 Appeals Of Administrative Decisions Of City Manager Relative To Land Development Code; Amending Chapter 2 Administration Article V Boards, Commissions And Committees Division 3 Citizens' Police Review Board Sections 2-451 Created; Composition, And 2-452 Jurisdiction, Powers And Duties; Amending Chapter 2 Administration Article V Boards, Commissions And Committees Division 4 Design Review Board Sections 2-474 Organization; Quorum; Rules Of Procedure, 2-475 Applicability Of Design Review; Prohibitions; 2-476 Procedure For Review Criteria; Review; Amending Chapter 2 Administration Article V Boards, Commissions And Committees Division 5 Community Services Advisory Board Sections 2-502 Officers; Meeting Dates; Minutes, 2-503 Duties, 2-506 Soliciting And Receiving Gifts Or Bequests; Amending Chapter 2 Administration Article V Boards, Commissions And Committees Division 7

Planning Advisory Board Sections 2-552 Jurisdiction; Powers And Duties, And 2-553 Organization; Rules Of Procedure; Testimony Or Contacts By Council Members; Amending Chapter 2 Administration Article V Boards, Commissions And Committees Division 8 Community Redevelopment Agency Advisory Board Sections 2-572 Composition; Term Of Office; Quorum, And 2-573 Duties, Of The Code Of Ordinances, City Of Naples For The Purpose Of Updating The Powers And Duties Of These Boards And Committees Of The City Of Naples; Providing For Codification, Conflicts, Severability, Correction Of Scrivener's Error, Construction, Publication And An Effective Date.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)  
[Ordinance](#)

**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.