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.

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, May 21, 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 Safe Boating Week.
(Teresa Heitmann, Mayor)

4.B. Proclamation for Water Re-Use Week.
(Teresa Heitmann, Mayor)

5. PUBLIC COMMENTS

APPROVAL OF CONSENT AGENDA

6. MINUTES

6.A. Approval of the April 14, 2025 Workshop Meeting Minutes.
(Patricia Rambosk, City Clerk)
Agenda Memorandum
April 14, 2025 City Council Workshop Minutes

7. RESOLUTIONS

7.A. A Resolution Approving an Updated Multi-jurisdictional Local Mitigation Strategy (LMS) and Affirming Participation in the Local Mitigation Strategy Working Group (LMSWG) Regarding Activities Relating to the Community Rating System (CRS) and the National Flood Insurance Program; and Providing an Effective Date.
(Stephen Beckman, Director of Building Services)
Agenda Memorandum
Resolution
FEMA LMS Working Group Approval Letter
Resolution 2020-14474

7.B. A Resolution Approving a Contractor's Services Agreement Between the City of Naples and Hannula Landscaping and Irrigation, Inc., a Florida Corporation, for the Planting, Maintenance and Warranty of New Trees and Palms Within City Rights-of-Way, Medians, and Parks in the Amount of $171,770; Authorizing the City Manager to Execute the Contractor's Services Agreement; and Providing an Effective Date.
(Chad Merritt, Director of Parks, Recreation & Facilities)
Agenda Memorandum
Resolution
Signed Contractor's Services Agreement

7.C. A Resolution Approving Task Order Amendment No. 3 to The Professional Services Agreement between the City of Naples and Stantec Consulting Services, Inc. to Provide Additional Construction Engineering and Inspection Services for the East Naples Bay Dredging and Rock Removal Project in the Amount of $460,022.83, And Extend the Final Completion Date to no Later Than June 12, 2026, with a Subsequent Administrative 60-Day Project Close-Out Beginning After the Date of Completion; Amending The Fiscal Year 2024-25 Budget Adopted by Resolution 2024-15463 and Providing a Funding Source for Additional Construction Inspection Services; Authorizing the City Manager to Execute Task Order Amendment No. 3 to the Professional Services Agreement; and Providing an Effective Date.
(Bob Middleton, Director of Public Works)
Agenda Memorandum
Resolution

Stantec Consulting Services, Inc. Amendment 3

7.D. A Resolution Approving Amendment No. 3 to the Contractor's Agreement Between the City of Naples and Quality Enterprises USA, Inc. for additional 49 Weeks to Complete Construction Services Required for the East Naples Bay Dredging and Rock Removal Project Pursuant to the City RFP No. 21-036; Authorizing the City Manager to Execute Amendment No. 3 to the Contractor's Agreement; and Providing and Effective Date.
(Bob Middleton, Director of Public Works)
Agenda Memorandum
Resolution
Quality Enterprises USA, Inc. Amendment No 3

8. OTHER

END OF CONSENT AGENDA

9. PUBLIC HEARINGS

9.A. A Resolution Vacating a 0.06 Acre Tract or Parcel of Land Being a Portion of an Easement Described in a Deed Recorded in Official Records Book 1029, Page 60 and Vacating A 0.003 Acre Tract of Land Being in a Portion of the Stormwater Drainage Easement Described in a Deed Recorded in Official Records Book 5163, Page 3351, Public Records of Collier County, Florida, That Lies within Tract "C-2" of the Record Plat of "Naples Square Commercial North" And Recorded in Plat Book 63, Page 16, Public Records of Collier County, Florida, Located at 192 Goodlette-Frank Road South, More Fully Described Herein; Accepting A 0.07 Acre Replacement Easement Being a Tract or Parcel of Land That Lies in the Portion of Tract "C-2" Of The Record Plat of "Naples Square Commercial North" Recorded in Plat Book 63, Page 16, Public Records of Collier County, Florida, Located at 192 Goodlette-Frank Road South, More Particularly Described Herein; Directing the City Clerk to Record this Resolution; and Providing an Effective Date.
(Bob Middleton, Director of Public Works)
Agenda Memorandum
Resolution with Exhibit A
Cover Letter
Easement Vacation Application
Exhibit A
Exhibit B - Easements
Exhibit C- Site Plan Resolution
Exhibit D - Sketch and Description of City Easement Area to be Vacated .06 Acres
Exhibit E - Sketch and Description of Shared Easement Area to be Vacated .003 Acres
Exhibit F - Amended and Restated Stormwater Drainage Easement
Exhibit G - Easement Chronology
Drainage Easement - City Only - OR Bk 60, PG 2
Stormwater Drainage Easement - Shared Easement - OR BK 5163 PG 3351
Disclosure of Interest
Deed
Aerial

Presentation - Easement Vacation
Resume - Steve Coleman

10. BOARDS AND COMMITTEES

10.A. Consider Appointing Three Members to the Design Review Board and One Member to the East Naples Bay Citizens Advisory Committee.
(Patricia Rambosk, City Clerk)
Agenda Memorandum
Design Review Board - Chae duPont Application
Design Review Board - Sabrina McCabe application
Design Review Board - Irma Sefa Application
DRB code
E. Naples Bay - Forrest Milkowski Application
E. Naples Bay resolution 2018-14135

REGULAR AGENDA

11. ITEMS PULLED FROM CONSENT AGENDA (If Needed)

12. LAND USE MATTERS

12.A. A Resolution Determining Nonconformity Petition 25-N1 Pursuant to Sections 46-35, 58-174, 58-175, 58-176, And 58-180 of the Code of Ordinances, City of Naples, to Allow for a Horizontal and Vertical Expansion of a Nonconforming Single-Family House on Property Located in the R1-10 Residence District, Owned by 107 Broad Avenue South, LLC, and Located at 107 Broad Avenue South; More Fully Described Herein; Providing Findings and Conditions; 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
Landscape Plans
Drainage Plan
107 Broad Avenue South - Historical Context
107 Broad Avenue South - Permit History
1926-42 Zoning Ordinance
1946 Zoning Ordinance
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Correspondence
Affidavit of Sign Posting

Petitioner Presentation - Architectural
Petitioner Presentation - Landscape

12.B. A Resolution Determining Variance Petition 25-V2 Pursuant to Sections 46-37, 56-41, 56-45, and 56-54 of the Code of Ordinances, City of Naples to Allow a Variance for an Encroachment into the Front Yard Setback for the Purpose of Installing a Swimming Pool, Pool Deck, and Pool Mechanical Equipment on Property Owned by 107 Broad Avenue South, LLC, and Located At 107 Broad Avenue South; More Fully Described Herein; Providing Findings and Conditions; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memo
Resolution
Staff Report
Application
Disclosure of Interest - Property Owner
Warranty Deed
Survey
AERIAL
Architectural Plans
Landscape Plans
Drainage Plan
107 Broad Avenue South - Historical Context
107 Broad Avenue South - Permit History
1926-42 Zoning Ordinance
1946 Zoning Ordinance
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Correspondence
Affidavit of Sign Posting
Petitioner Presentation - Architectural
Petitioner Presentation - Landscape

13. OLD BUSINESS

13.A. Receive the Presentation on the Conceptual Right-of-Way Plans for Gulf Shore Boulevard North as Part of the Naples Beach Club Property Redevelopment Project and Provide Feedback.
(Bob Middleton, Director of Public Works)
Agenda Memorandum
Presentation
GSBN Grading

13.B. Discussion on Naples Airport Site Plan and Utilization Plan Project Review and Discussion (Supplement 1/Revised Item).
(Matthew McConnell, City Attorney)
Agenda Memorandum
NAA Discussion PowerPoint
May 19, 2025 - Opinion Letter - Naples Airport Utilization Plan and Naples Jet

Center Project Approval (Supplement 1/Added Attachment)
November 10, 1997 - Ken Cuyler Memo - City Council Authority Regarding the City of Naples Airport (Supplement 1/Added Attachment)

14. NEW BUSINESS

14.A. Executive Session for Walter, Robert v. City of Naples, Case No. 23-CA-001074, 20th Judicial Circuit Court in and for Collier County, Florida **(12:30pm Time Certain).**
(Matthew McConnell, City Attorney)
Agenda Memorandum
Public Notice

14.B. Executive Session for Barnicle, Donna v. City of Naples, Case No. 23-CA-001425, 20th Judicial Circuit, in and for Collier County, Florida **(at 1:30pm or immediately following the previously scheduled Executive Session at 12:30pm).**
(Matthew McConnell, City Attorney)
Agenda Memorandum
Public Notice

14.C. Executive Session for Aguilar, Jaquelene v. City of Naples, Case No. 23-CA-003252, 20th Judicial Circuit in and for Collier County, Florida **(at 2:30pm or immediately following the previously scheduled Executive Session at 1:30pm).**
(Matthew McConnell, City Attorney)
Agenda Memorandum
Public Notice

14.D. A Resolution for the Purpose of Amending the Fiscal Year (FY) 2024-25 Budget Adopted by Resolution 2024-15463 to Appropriate Funds from the General Fund to the FY 2024-25 City Attorney's Office Budget for Legal Services in the Amount of $300,000; and Providing an Effective Date.
(Matthew McConnell, City Attorney)
Agenda Memorandum
Resolution

ORDINANCES

15. FIRST READING ORDINANCES - None.

16. SECOND READING ORDINANCES

16.A. Second Reading of an Ordinance for the Purpose of Amending Section 29 of the Code of Ordinances relative to the City of Naples Firefighters' Pension and Retirement System.

An Ordinance of the City of Naples, Florida, Amending the City of Naples Code of Ordinances, Chapter 29, Article IV, Firefighters' Pension and Retirement System; Amending Division 1, Generally, Section 29-191, Definitions, to Provide for Incentive and Overtime Pay as Part of Pensionable Earnings; Amending Division 3, Membership and Benefits, Section 29-231, Contributions, to Provide for an

Increase in the Member Contribution Rate; Amending Division 3, Membership and Benefits, Section 29-232, Requirements for Retirement, to Provide for an Increase in the Benefit Accrual Rate and to Provide for a Cost-of-Living Adjustment (COLA); Amending Division 3, Membership and Benefits, Section 29-246, (DROP), to Provide for an Increase in the DROP Interest Rate; Directing the City Clerk to File a Copy of this Ordinance with the Florida Department of Management Services, Division of Retirement; Providing for Conflicting Provisions, Severability and Applicability; and Providing an Effective Date.
(Charlotte Loewel, Director of Human Resources)
Agenda Memorandum
Ordinance
Actuarial Study
Actuarial Impact Statement
Naples Business Impact Estimate

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.