



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 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, January 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. Do the Right Thing Presentation.
(Ciro Dominguez, Police Chief)

- 4.B. Proclamation for Human Trafficking Prevention Month.
(Teresa Heitmann, Mayor)
- 4.C. 2026 City of Naples Christmas Parade Awards.
(Chad Merritt, Community Services Director)
[2025 Christmas Parade Winners - Presentation](#)
- 4.D. 2026 Marine Industries Christmas Boat Parade Awards.
(Chad Merritt, Community Services Director)
[Marine Industries Christmas Boat Parade Winners - Presentation](#)

5. PUBLIC COMMENTS

APPROVAL OF CONSENT AGENDA

6. MINUTES

- 6.A. Approval of the December 3, 2025 Regular Meeting Minutes, the December 8, 2025 Workshop Meeting Minutes, and the December 10, 2025 Regular Meeting Minutes.
(Patricia Rambosk, City Clerk)
[Agenda Memorandum](#)
[December 3, 2025 Regular Meeting Minutes](#)
[December 8, 2025 Workshop Meeting Minutes](#)
[December 10, 2025 Regular Meeting Minutes](#)

7. RESOLUTIONS

- 7.A. A Resolution Approving A Settlement in Lamonda, Joseph v. City of Naples, Case No. 2024-CA-001301, Pending in the Twentieth Judicial Circuit Court in and for Collier County, Florida; Authorizing the City Manager to Execute all Necessary Documents; Providing for Scrivener's Errors; and Providing an Effective Date.
(Lori McCullers, Deputy Director of Human Resources)
[Agenda Memorandum](#)
[Resolution](#)
[General Release](#)
- 7.B. A Resolution Declaring a City-Owned, Solid Waste Front-Loading Refuse Truck, as Surplus Property in Accordance with Section 2-669 of the Code of Ordinances, City of Naples, in Order to allow the Truck to be Sold; and Providing an Effective Date.
(Gary Young, City Manager)
[Agenda Memorandum](#)
[Resolution](#)

8. OTHER

- 8.A. Consideration of the Repeat Special Event Applications Enumerated Below:
 - 1. After Tax Season Party – 40 3rd Ave South
 - 2. Steel Drums with Speaker Event – Hyatt House
(Chad Merritt, Community Services Director)

Agenda Memorandum
After Tax Season Party 4.18.2026
Steel Drums with Speaker Event 4.24.2026

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

1. Private Wedding Ceremony – Cutlass Cove
2. LEAD Benefit Concert – Cambier Park
3. Spring Into Sunset 5K – Baker Park
4. Private Wedding Ceremony– Cutlass Cove
(Chad Merritt, Community Services Director)

Agenda Memorandum
Private Wedding Ceremony 2.21.2026
LEAD Benefit Concert 2.26.2026
Spring Into Sunset 5K 3.20.2026
Private Wedding Ceremony 3.27.2026

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 Nonconformity Petition 25-N5 Pursuant to Section 46-35 of the Code of Ordinances, City of Naples, to Allow for a Change in Nonconformity Related to Parking on Property Located in the C1 Retail Shopping District at 1199 Third Street South, Suite A, Owned by DAKY, LLC, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an Effective Date.

(Erica Martin, Director of Planning)

Agenda Memorandum
Resolution
Staff Report - PAB
Application
Disclosure of Interest - Property Owner
Warranty Deed
Survey
Aerial
Site Plan
Architectural Plans - Existing
Architectural Plans - Proposed
Supporting Document - Schedule 1
Supporting Document - Schedule 2
Supporting Document - Schedule 3
Credentials - Staff
Public Notice Mailing Addresses
Correspondence - Support

[Affidavit of Sign Posting 1](#)
[Affidavit of Sign Posting 2](#)
[Affidavit of Sign Posting 3](#)
[Petitioner's Presentation](#)

- 11.B. A Resolution Determining Conditional Use Petition 25-CU3 Pursuant to Sections 46-34 And 58-533 of the Code of Ordinances, City of Naples, to Allow for a Residential Dwelling Unit to be Located in the C1 Retail Shopping District, on the Property Owned by DAKY LLC, and Located at 1199 3rd Street South, Suite A, More Fully Described Herein; 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](#)
[Aerial](#)
[Architectural Plans - Existing](#)
[Architectural Plans - Proposed](#)
[Permit History](#)
[Architect Letter](#)
[Credentials - Staff](#)
[Public Notice Mailing Addresses](#)
[Correspondence](#)
[Affidavit of Sign Posting](#)
[Affidavit of Sign Posting 2](#)
[Affidavit of Sign Posting 3](#)
[Petitioner's Presentation](#)

- 11.C. A Resolution Determining Petition 25-V7, Relating to a Variance Pursuant to Section 56-41 of the Code Of Ordinances, City Of Naples, to Allow for a Home Generator and Equipment Platform to Encroach Approximately Four Feet into the Secondary Front Yard Along 9th Avenue South, Where a 25-Foot Minimum Front Yard is Permitted on Lots Which Front Two or More Streets, Pursuant to Section 58-176 of the Code Of Ordinances, City Of Naples, for the Property Owned by Gregory J. Lampert, Trustee, and Located at 875 Gulf Shore Boulevard South, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)
[Attachment #1 - Markup](#)
[Resolution](#)
[PAB Staff Report](#)
[Attachment #1](#)
[Application](#)
[Disclosure of Interest - Property owner](#)

Warranty Deed
Survey
Site Plan
Credentials - Staff
Public Notice Mailing Addresses
Correspondence
Affidavit of Sign Posting
Presentation - Petitioner

- 11.D. A Resolution Determining Live Entertainment Petition 26-LE2 Establishing Amplified Indoor Live Entertainment with Doors and Windows Closed for a Single Disc Jockey and Small-Scale Performances which Include Acoustic Music and No More than a Three-Piece Band, from 6 P.M. to 11 P.M. Monday Through Sunday, for the Restaurant Known as Unidos A Latin Kitchen and Bar, on Property Owned by One South Main, LLC, a Massachusetts Limited Liability Company and GORFI Properties Corp., a Massachusetts Corporation, Located at 1 9th 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
Disclosure of Interest - Business owner
Warranty Deed
Life Safety Plan
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Presentation - Petitioner

- 11.E. A Resolution Determining Nonconformity Petition 25-N6 Pursuant to Section 46-35 of the Code of Ordinances, City of Naples, to Allow for the Vertical and Horizontal Expansion of a Nonconforming Single-Family House on Property Located in the R1-10 Residence District at 2171 South Winds Drive, Owned by Yerger Family Trust, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an Effective Date.

(Erica Martin, Director of Planning)

Agenda Memorandum
Resolution
Staff Report - PAB
Application
Disclosure of Interest - Property Owner
Warranty Deed
Survey
Aerial
Architectural Plans - NEW
Historical Zoning Information
Credentials - Petitioner
Credentials - Staff

[Public Notice Mailing Addresses](#)
[Correspondence](#)
[Affidavit of Sign Posting](#)
[Petitioner's Presentation](#)

- 11.F. A Resolution Determining Live Entertainment Petition 26-LE1 Establishing Amplified Indoor Live Entertainment with Doors and Windows Closed for a Maximum of Two Performers or One Disc Jockey from 6 p.m. to 12 a.m. Wednesday Through Sunday for the Restaurant Known as Old Town Saloon, on Property Owned by 600 Good, LLC, a Florida Limited Liability Company, Located at 600 Goodlette-Frank Road North, Suites 111-113; More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest - Property Owner](#)
[Disclosure of Interest - Business Owner](#)
[Warranty Deed](#)
[Aerial](#)
[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 26-LE3 Establishing Amplified Indoor and Outdoor Live Entertainment 7 Days Per Week in Multiple Locations on Private Property Pursuant to Section 56-125 of the Code of Ordinances, for the Naples Beach Club Owned by Naples Beach Club Land Trust Trustee, LLC, a Delaware Limited Liability Company, Naples Beach Club Owner, LLC, a Delaware Limited Liability Company, and Naples Beach Club Phase II and III Land Trust Trustee, LLC, a Delaware Limited Liability Company, and Located at 801, 802, 811, 891, 896, and 898 Gulf Shore Boulevard North, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an Effective Date.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)
[Resolution](#)
[Application](#)
[Disclosure of Interest - Tract H-2](#)
[Disclosure of Interest - Tract OS-1](#)
[Disclosure of Interest - Tracts BE and H-1](#)
[Disclosure of Interest - Tract RT-1](#)
[Deed](#)
[Deeds - West of Gulf Shore Blvd N](#)
[Plat - The Naples Beach Club](#)
[Resolution 2020-14523 - Subdivision](#)

[Live Entertainment Master Site Plan](#)
[Life Safety Plan - Golf](#)
[Life Safety Plan - Hotel](#)
[Life Safety Plan - Landward](#)
[Life Safety Plan - Residences](#)
[Credentials - Planning Department](#)
[Public Notice Mailing Addresses](#)
[Affidavit of Sign Posting](#)
[Petitioner's Presentation - NBC Live Entertainment](#)

12. OLD BUSINESS - None.

13. NEW BUSINESS

13.A. Consideration of the Repeat Special Event Applications Enumerated Below:

1. St. Patrick Parade – Golden Anniversary – Downtown Naples
2. Naples Pride Fest – Cambier Park
(Chad Merritt, Community Services Director)

[Agenda Memorandum](#)

[St. Patrick Parade - Golden Anniversary 3.14.2026](#)

[Naples Pride Fest 4.18.2026](#)

13.B. A Resolution Approving A Right-Of-Way Use Agreement Between SAWCC, Inc., A Florida Not For Profit Corporation And The City Of Naples For Construction Of A One-Way Driveway Connection And Landscape Islands Within The Public Right-Of-Way At 960 2nd Avenue North; Authorizing The City Manager To Execute The Agreement; And Providing An Effective Date.

(Alison Bickett, Deputy City Engineer)

[Agenda Memorandum](#)

[Resolution](#)

[ROW Agreement](#)

[Site Plans](#)

[Landscaping Plan](#)

[Options Project Summary](#)

[Aerial view of The Options Shoppe](#)

13.C. A Resolution Determining Petition PRMR2506496 to Approve Filling of a Lake on Private Property Located at 205 South Lake Drive, Owned by Matthew J. Allain, as Trustee of the 205 S. Lake Drive Land Trust Dated March 4, 2019; and Providing an Effective Date.

(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)

[Agenda Memorandum](#)

[Resolution](#)

[Application and Supporting Documents](#)

[Site Survey](#)

[Presentation](#)

13.D. A Resolution of the Naples City Council, Establishing an Auditor Selection Committee, In Accordance with Section 218.391, Florida Statutes; Providing for Committee Purpose, Membership, and Duties; And Providing an Effective Date.

(Stefan Massol, Finance Director)

[Agenda Memorandum](#)

[Resolution](#)

[Auditor Selection Guidance](#)

[Florida Statutes 218.391](#)

- 13.E. A Resolution Establishing a Procedure by which the City Council Votes on Applicants for Appointment/Reappointment to Various Boards and Committees, Including the Naples Airport Authority; and Providing an Effective Date.

(Patricia Rambosk, City Clerk)

[Agenda Memorandum](#)

[Resolution](#)

- 13.F. Announcement of an Executive Session regarding Riccardo, Theresa v. City of Naples, Case No. 24-CA-002400, 20th Judicial Circuit, in and for Collier County, Florida.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

- 13.G. Announcement of an Executive Session regarding Oyola, Carmen v. City of Naples, Case No. 24-CA-002335, 20th Judicial Circuit in and for Collier County, Florida.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

- 13.H. Discussion Seeking City Council Confirmation and Approval of Baker Park, Specifically the 34-Foot-High Elevated Knoll Overlook with Space for Art Display, as the Preferred Location for the Developer Public Art Requirement Associated with the 1st Avenue South Parking Garage and Gulfshore Playhouse Partnership. In Addition, Provided City Council Approves the Selection Of The Baker Park Elevated Knoll, Given Its Location And City Significance, Request Council Consider a Contribution to the Art Project on the Knoll of an Additional \$150,000-\$200,000 from the Public Art Fund for the Project.

(Gary Young, City Manager)

[Agenda Memorandum](#)

[Presentation](#)

ORDINANCES

14. FIRST READING ORDINANCES

14.A. First Reading of an Ordinance

An Ordinance Amending Section 44-8 – Definitions, Chapter 44 – General Provisions, Adding Section 46-46 – Airport Planning and Site-Specific Development, Chapter 46 – Administration, Procedures and Enforcement, Amending Section 58-681 – District Purpose, Section 58-682 – Uses Permitted, Section 58-683 – Conditional Uses and Section 58-691 – Maximum Declared Distance of Runway, Division 23 C4 Airport Commercial District, Chapter 58 – Zoning, of the Code of Ordinances, City of Naples for the Purpose of Updating the

Code of Ordinances; Providing for Codification; Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication and an Effective Date.

(Matthew McConnell, City Attorney)

[Agenda Memorandum](#)

[First Reading - 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.