

**NOTICE OF MEETING AND AGENDA (SUPPLEMENT 1)**

**Naples City Council**

**City Council Chamber, 735 8th Street South, Naples, Florida**

**Mayor: Teresa Heitmann**

**Vice Mayor: Terry Hutchison**

**City Council Members:**

**Ted Blankenship, Ray Christman, Mike McCabe, Paul Perry, Gary Price**

**City Attorney: James Fox • City Clerk: Patricia Rambosk • City Manager: Charles Chapman**

**Accommodation will be made to allow public comment during the meeting while maintaining social distancing.**

---

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. 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.

---

**City Council Regular Meeting  
Wednesday, September 16, 2020  
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 the property of the City of Naples and will be retained by the City Clerk.

1. Roll call
2. Invocation and Pledge of Allegiance
3. Announcements / Presentations
  - 3.A. Recognition of Service of William Bibb on the Code Enforcement Board.

**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.**

3.B. Parental Alienation Awareness Day & Bubbles Love Day Proclamation.

3.C. Presentation of details related to upcoming beach renourishment activities along Moorings Park beaches utilizing Lowdermilk Park and City streets. Right of way permits for beach renourishment have traditionally been issued administratively. The presentation of this item is an opportunity for City staff and Collier County officials to inform the City Council and the community well in advance of such a significant and beneficial project while also being available to respond to questions. Recommended Action: No action is requested.

[Agenda Memorandum](#)

[ROW Permit Application](#)

4. Set agenda (add or remove items)

5. Public Comment

## CONSENT AGENDA

6. City Clerk

6.A. Approval of the August 17, 2020 Workshop Meeting minutes and the August 28, 2020 Special Meeting minutes.

Recommended Action: Approve as submitted.

[Agenda Memorandum](#)

[August 17, 2020 Workshop Meeting minutes](#)

[August 28, 2020 Special Meeting minutes](#)

7. Community Services

7.A. Resolution - Legislative - A RESOLUTION TO APPROVE THE 2020-2021 TOURISM AGREEMENT BETWEEN COLLIER COUNTY AND THE CITY OF NAPLES FOR FISCAL YEAR 2020/21 CATEGORY "A" CITY OF NAPLES BEACH CLEANING AND MAINTENANCE; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: Approve the resolution.

[Agenda Memorandum](#)

[Resolution](#)

[Agreement - TDC](#)

7.B. Award of contract to Naples Fire Protection Inc. of Bonita Springs, FL for the Monitoring, Maintenance & inspection of Fire Sprinkler Systems in the amount of \$120,000 (RFP 20-045).

Recommended Action: Award the contract and authorize the City Manager to execute the contract.

[Agenda Memorandum](#)

[Agreement - Naples Fire Protection, Inc.](#)

8. Utilities

8.A. Approve an agreement with ASI Materials LLC to provide processing and disposal services for horticulture material collected annually by the City of Naples.  
Recommended Action: Approve the agreement.

[Agenda Memorandum](#)

[Agreement - ASI Materials, Inc.](#)

END OF CONSENT AGENDA

9. Human Resources / Risk Management

9.A. Resolution - Legislative - A RESOLUTION APPROVING RENEWAL OF THE CITY'S PROPERTY, LIABILITY, AND WORKERS' COMPENSATION INSURANCE PROGRAM FOR THE PERIOD OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021; PROVIDING FOR THE PAYMENT OF PREMIUMS; AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASE ORDERS; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: Approve the resolution.

[Agenda Memorandum](#)

[Resolution](#)

[Executive Summary 20-21](#)

[10/1/2020 Premium Comparison 20-21](#)

[10/1/2020 Proposal 20-21](#)

9.B. Executive Session - Collective Bargaining Agreements (10:00 A.M. TIME CERTAIN)  
Recommended Action: Conduct the executive session.

[Agenda Memorandum](#)

10. Planning

10.A. 19-CPA2 (May be heard concurrently with 19-R7) - Ordinance - First Reading - Quasi-Judicial - AN ORDINANCE APPROVING COMPREHENSIVE PLAN AMENDMENT 19-CPA2 DETERMINING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO AMEND THE DENSITY WITHIN THE BAYFRONT PLANNED DEVELOPMENT WITHIN THE DOWNTOWN MIXED USE FUTURE LAND USE DESIGNATION OF THE COMPREHENSIVE PLAN FOR THE PROPERTY LOCATED AT 401-499 BAYFRONT PLACE, 1301, 1320, AND 1333 3RD AVENUE SOUTH, AND OWNED BY BAYFRONT, INC., MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE. (TIME CERTAIN - 1:00 P.M.)

Recommended Action: Approve the ordinance at First Reading and Public Hearing; schedule Second Reading and Public Hearing November 4, 2020.

[Agenda Memorandum](#)

[Ordinance](#)

[Staff Report](#)  
[Application](#)  
[Disclosure of Interest](#)  
[Warranty Deed](#)  
[Legal Description - Buildings 2-8](#)  
[Location Map](#)  
[FLU Designation - Bayfront](#)  
[Bayfront PD Traffic Impact Analysis 19-10-28](#)  
[Planning Staff Resumes](#)  
[Mailing Labels](#)  
[Correspondence](#)

10.B. 19-R7 (May be heard concurrently with 19-CPA2) Ordinance - First Reading - Quasi Judicial - AN ORDINANCE DETERMINING REZONE PETITION 19-R7 REZONING APPROXIMATELY 11.5 ACRES OF PROPERTY FROM PD, PLANNED DEVELOPMENT, TO PD, PLANNED DEVELOPMENT, TO AMEND THE BAYFRONT PLANNED DEVELOPMENT ON PROPERTY OWNED BY BAYFRONT, INC., LOCATED AT 401-499 BAYFRONT PLACE, 1301, 1320, AND 1333 3RD AVENUE SOUTH, MORE PARTICULARLY DESCRIBED HEREIN; ADOPTING THE PLANNED DEVELOPMENT DOCUMENT AS AMENDED HEREIN; AND PROVIDING A SEVERABILITY CLAUSE, A REPEALER PROVISION AND AN EFFECTIVE DATE. (TIME CERTAIN - 1:00 P.M.)  
Recommended Action: Approve the ordinance at First Reading and Public Hearing; schedule Second Reading and Public Hearing November 4, 2020. (Staff may request that this item be continued to the October 7, 2020 City Council Regular meeting due to the late submittal of exhibits by the petitioner.)

[Agenda Memorandum](#)  
[Ordinance](#)  
[Staff Report](#)  
[Bayfront History](#)  
[Ron Lee Letter - Scrivener's Error](#)  
[Application](#)  
[Disclosure of Interest](#)  
[Warranty Deed](#)  
[Boundary Survey and Description - Buildings 6 & 7](#)  
[Boundary Survey - less Buildings 6, 7, Allen Systems Building\)](#)  
[Location Map](#)  
[Bayfront PD Document - Redline - 8-19-2020](#)  
[Revised 9-9-2020 - Bayfront Planned Development Document - Redline](#)  
[Revised 9.9.2020 - Exhibit 2 - General Site Plan](#)  
[Revised 9.9.2020 - Exhibit 3 - Outdoor Dining Plan](#)  
[Outdoor Dining Map](#)  
[Outdoor Dining Photographs](#)  
[FLU Designation - Bayfront](#)

[Bayfront PD Traffic Impact Analysis 19-10-28](#)

[Planning Staff Resumes](#)

[Mailing Labels](#)

[Correspondence](#)

10.C. 1. Resolution - Legislative - A RESOLUTION INTERPRETING AND CLARIFYING THE COMMERCIAL HEIGHT CHARTER AMENDMENT, SECTION 14.1, CITY OF NAPLES CHARTER, AS NOT APPLICABLE TO STRUCTURES DEDICATED SOLELY TO PUBLIC SERVICE WITHIN PUBLIC SERVICE PARCELS IN PLANNED DEVELOPMENTS, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

2. 20-R1 - Ordinance (Second Reading) - Quasi-Judicial - AN ORDINANCE DETERMINING REZONE TO PLANNED DEVELOPMENT PETITION 20-R1, REZONING FROM PD PLANNED DEVELOPMENT TO AN AMENDED AND RESTATED PD PLANNED DEVELOPMENT TO AMEND THE NAPLES SQUARE PLANNED DEVELOPMENT (ORDINANCE #2016-13863) ON THE PROPERTY OWNED BY GULFSHORE PLAYHOUSE, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND WSR NAPLES SQUARE COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LOCATED AT 1195 5TH AVENUE SOUTH, 402, 192, AND 100 GOODLETTE-FRANK ROAD, PARCEL 14240004027, AND 1170 1ST AVENUE SOUTH, ADOPTING THE PLANNED DEVELOPMENT DOCUMENT AS AMENDED HEREIN; AND PROVIDING A SEVERABILITY CLAUSE, A REPEALER PROVISION AND AN EFFECTIVE DATE.

Recommended Action: Consider the resolution, if approved, consider the ordinance for adoption at Second Reading.

[Agenda Memorandum](#)

[10.C.1. Resolution](#)

[10.C.2. Ordinance - 2nd Reading](#)

[PAB Staff Report](#)

[Rezone to PD Application - Revised Gulfshore Playhouse](#)

[Rezone to PD Application - Original Reviewed by PAB](#)

[Disclosures of Interest](#)

[Warranty Deeds](#)

[Survey - Gulfshore Playhouse Parcel](#)

[Development Plan - Gulfshore Playhouse portion of PD](#)

[Proposed PD Document - Gulfshore Playhouse - 1st Reading](#)

[Proposed PD Document - Gulfshore Playhouse - Redline - 1st Reading](#)

[Proposed PD Document - Gulfshore Playhouse - Redline - 2nd Reading](#)

[Traffic Impact Study - Gulfshore Playhouse](#)

[Consolidated Site Plan - Reviewed by PAB](#)

[Credentials - Petitioner's Agents](#)

[Credentials - Planning Staff](#)

[Mailing Labels](#)

[Correspondence](#)

[20-R1 Ordinance - 2nd Reading - combined - final \(SUPPLEMENT 1 / ADDED ATTACHMENT\)](#)

[PD Document 9-2-20 - Exhibit C - Plat - Naples Square \(SUPPLEMENT 1 / ADDED ATTACHMENT\)](#)

[PD Document 9-2-20 - Exhibit D - Linear Public Park \(SUPPLEMENT 1 / ADDED ATTACHMENT\)](#)

10.D. 20-SD3 Resolution - Quasi-Judicial - A RESOLUTION RELATING TO A SUBDIVISION REPLAT; DETERMINING PETITION 20-SD3 FOR PRELIMINARY AND FINAL (RECORD) PLAT ACCEPTANCE AND APPROVAL, PURSUANT TO SECTION 54-4, CODE OF ORDINANCES, FOR THE NAPLES BEACH CLUB, ON PROPERTY CONTAINING APPROXIMATELY 124.4 ACRES, OWNED BY NAPLES GOLF AND BEACH CLUB, INC., A FLORIDA CORPORATION, AND LOCATED AT 851 AND 852 GULF SHORE BOULEVARD NORTH, 1090 CRAYTON ROAD, AND 485, 801, AND 825 SOUTH GOLF DRIVE, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: The Planning Advisory Board recommends approval  
[Agenda Memorandum](#)

[Resolution](#)

[Staff Report](#)

[Streets and Stormwater Department Memo](#)

[Application](#)

[Exhibit B - D to Application](#)

[Disclosure of Interest](#)

[Deeds](#)

[Survey](#)

[Surveyors Certificate](#)

[Existing Plats](#)

[Proposed Plat - The Naples Beach Club](#)

[Proposed Plat - The Naples Beach Club - FEMA Additions](#)

[Opinion of Title](#)

[FEMA Comments](#)

[Exhibit C - Plat](#)

[Correspondence](#)

[Credentials - Planning Staff](#)

[Mailing Labels](#)

10.E. 20-CU6 Resolution - Quasi-Judicial - A RESOLUTION RELATING TO A CONDITIONAL USE; DETERMINING PETITION 20-CU6, PURSUANT TO SECTIONS 58-833 AND 46-34, CODE OF ORDINANCES, TO ALLOW FOR THE CONSTRUCTION OF A NEW FIXED DOCK AND FLOATING DOCK WITH AN ADA COMPLIANT ACCESS RAMP FOR TRINITY BY THE COVE; ON PROPERTY OWNED BY TRINITY BY THE COVE AND LOCATED AT 553 GALLEON DRIVE,

MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.  
(SUPPLEMENT 1 / CORRECT TITLE INSERTED)

Recommended Action: The Planning Advisory Board recommended approval.

[Agenda Memorandum](#)

[Resolution](#)

[Staff Report](#)

[Fire Department Memo](#)

[Natural Resources Comments](#)

[Application](#)

[Disclosure of Interest](#)

[Proof of Ownership](#)

[Survey](#)

[Plans](#)

[Light fixture cut sheet](#)

[Credentials - Petitioner's Agent](#)

[Credentials - Planning Staff](#)

[Mailing Labels](#)

10.F. 20-N5 Resolution - Quasi-Judicial - A RESOLUTION RELATING TO A NONCONFORMITY; DETERMINING PETITION 20-N5 PURSUANT TO SECTION 46-35, CODE OF ORDINANCES, FOR THE VERTICAL EXPANSION AND RENOVATION OF AN EXISTING NONCONFORMING GUEST HOUSE AND COVERED PORCH; ON PROPERTY OWNED BY PESONI LLC, LOCATED IN THE R1-10 RESIDENCE ZONING DISTRICT AT 1707 3RD STREET SOUTH; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: The Planning Advisory Board recommended approval

[Agenda Memorandum](#)

[Resolution](#)

[Staff Report](#)

[Petition](#)

[Warranty Deed](#)

[Disclosure of Interest](#)

[Location Aerial](#)

[Survey](#)

[Permit Cards](#)

[Revised Architectural Plans](#)

[Plans](#)

[Petitioner Qualifications](#)

[Correspondence](#)

[Planning Staff Qualifications](#)

[Mailing Labels](#)

10.G. 20-N4 Resolution - Quasi-Judicial - A RESOLUTION RELATING TO A NONCONFORMITY; DETERMINING PETITION 20-N4 PURSUANT TO SECTION 46-35, CODE OF ORDINANCES, FOR THE RENOVATION OF AN EXISTING NONCONFORMING STRUCTURE ON PROPERTY OWNED BY STEVE AND ELIZABETH ROGERS AND LOCATED AT 132 10TH AVENUE SOUTH WITHIN THE R1-10 RESIDENCE ZONING DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: The Planning Advisory Board recommended approval.

[Agenda Memorandum](#)

[Resolution](#)

[Staff Report](#)

[Application](#)

[Disclosure](#)

[Plans](#)

[Survey](#)

[Warranty Deed](#)

[Correspondence](#)

[Petitioner Credentials](#)

[Planning Staff Resumes](#)

[Labels](#)

11. City Clerk

11.A. Consideration to appoint two members to the Carver Finance Board of Directors; three members to the Code Enforcement Board; one alternate member to the Design Review Board; two members to the Moorings Bay Citizens Advisory Committee; and one member to the Public Art Advisory Committee.

Recommended Action: Appoint members.

[Agenda Memorandum](#)

[L. McKee application - Carver Finance](#)

[S. Merrick application - Carver Finance](#)

[L. Mills application - Carver Finance](#)

[Carver Finance resolution](#)

[H. Johnson application - Code Enforcement](#)

[J. Krol application - Code Enforcement](#)

[T. Sansbury application - Code Enforcement](#)

[N. Spahr application - Code Enforcement](#)

[Code Enforcement - Florida Statute](#)

[A. Orion application - Design Review Board](#)

[Design Review Board - Code](#)

[J. Calce application - Moorings Bay](#)

[C. Holland application - Moorings Bay](#)

[G. Kartsimas application - Moorings Bay](#)

[Moorings Bay resolution](#)

[L. Burns application - PAAC](#)  
[L. Burns Letters of Recommendation - PAAC](#)  
[PAAC Code](#)

## 12. Streets & Stormwater

12.A. Resolution - Quasi-Judicial - A RESOLUTION DETERMINING VACATION PETITION PRVA2000847 TO VACATE A PORTION OF A 20-FOOT PLATTED ALLEY LOCATED IN BLOCK 14, TIER 1 OF THE PLAN OF NAPLES, AS RECORDED IN PLAT BOOK 1, PAGE 8 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, MEASURING APPROXIMATELY 1,400 SQUARE FEET IN AREA; AND PROVIDING AN EFFECTIVE DATE. (SUPPLEMENT 1 / ITEM TO BE REMOVED FROM CONSIDERATION BY STAFF.)

Recommended Action: Denial of the resolution.

[Agenda Memorandum](#)

[Resolution](#)

[Staff Report](#)

[Application](#)

[Disclosure of Interest Forms](#)

[Public Notice-Receipt-Mailing Addresses](#)

12.B. Subsequent to the September 14th City Council Workshop, this agenda item has been created to enable City Council to provide specific direction for moving the Naples Beach Restoration & Water Quality Project (a.k.a. the Beach Outfall Removal Project) forward.

Recommended Action: Adopt one or a series of motions to move the project design forward to completion with specific direction in the following categories:

1. Overall Project Structure;
2. Water Quality Components;
3. Minimizing Key Component Impacts; and
4. Interim Transportation Safety Improvements on Gulf Shore Blvd.

[Agenda Memorandum](#)

## 13. City Council

13.A. City Clerk Performance Evaluation.

Recommended Action: Conduct City Clerk performance evaluation; consider salary adjustment; and approve goals for next year.

[Agenda Memorandum](#)

[2012 Employment Agreement](#)

[2014 Amended Employment Agreement](#)

[Annual Salary - Directors/Deputies](#)

[Survey - other city clerk's salary comparison](#)

13.B. City Manager Annual Performance Review.

Recommended Action: Conduct the annual performance review and consider changes in compensation.

[Agenda Memorandum](#)

[Charles Chapman Employment Agreement](#)

14. City Attorney

14.A. Review of the State of Local Emergency Resolution.

Recommended Action: Review.

[Agenda Memorandum](#)

[Resolution 2020-14473](#)

14.B. Continuation of Legal Services.

Recommended Action: Review and authorize the Mayor to execute.

[Agenda Memorandum](#)

[60-day Extension Letter](#)

Public Comment

Correspondence and Communications

Adjourn