

**Naples City Council Notice of Meeting and Agenda
City Council Chamber, 735 8th Street South, Naples, Florida**

Mayor: Bill Barnett

Vice Mayor: Gary Price

City Council Members:

Reg Buxton, Terry Hutchison, Michelle McLeod, Linda Penniman, Ellen Seigel

City Attorney: Robert D. Pritt • City Clerk: Patricia L. Rambosk • City Manager: Bill Moss

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, May 16, 2018
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
 - 3.A. Drug Court Month Proclamation
 - 3.B. National Gun Violence Awareness Day Proclamation

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.C. Motorcycle Safety Awareness Month Proclamation

4. Set agenda (add or remove items)

5. Public Comment

CONSENT AGENDA

6. City Clerk

6.A. Approval of the April 16, 2018 Workshop Meeting minutes and April 18, 2018 Regular Meeting minutes.

Recommended Action: Review and approval

[Agenda Memorandum](#)

[April 16, 2018 Workshop Minutes](#)

[April 18, 2018 Regular Minutes](#)

6.B. Resolution amending Section 6.(i) of the Rules of Procedure of the City Council of the City of Naples as adopted by Resolution 13-13248 and amended by Resolutions 13-13267, 15-13710, and 16-13801 to provide that the electronic agenda packet will be accessible for public review during meetings, not a paper copy

Recommended Action: Approve the Resolution

[Agenda Memorandum](#)

[Resolution](#)

7. Utilities

7.A. Approve a Professional Services Agreement with Agnoli, Barber and Brundage, Inc. in an amount of \$77,522 to provide professional design and engineering services for the construction of a reclaimed water interconnect

Recommended Action: Approve the Agreement with Agnoli, Barber and Brundage, Inc. as submitted.

[Agenda Memorandum](#)

[Agreement](#)

8. Streets and Stormwater

8.A. Award of contracts for repair and maintenance of City pavement infrastructure including asphalt roads, parking lots and driveways, concrete curb and sidewalk, and decorative brick paver areas and authorize the City Manager to execute contracts and approve purchase orders not to exceed \$200,000 per project or assignment unless approved by City Council

Recommended Action: Award contracts to Bonness, Inc., Quality Enterprises USA, Inc, Southern Striping, LLC, and Pavement Maintenance, LLC for pavement maintenance and repair services; and authorize the City Manager to execute contracts and approve purchase orders up to \$200,000 per project or assignment.

[Agenda Memorandum](#)

[Evaluation Committee Minutes - Bid Analysis & Unit Prices](#)
[Agreement - Quality Enterprises](#)
[Agreement - Pavement Maintenance](#)
[Agreement-Bonness](#)
[Agreement - Southern Striping](#)

- 8.B. Award of contract for traffic signal mast-arm painting for the next three-year period to Santa Cruz Construction, Inc., and authorize the City Manager to execute the contract and approve a purchase order not to exceed \$105,000 per year
Recommended Action: It is recommended that City Council award a contract for traffic signal mast-arm painting for the next three-year period to Santa Cruz Construction, Inc., and authorize the City Manager to execute the contract and approve a purchase order not to exceed \$105,000 per year.
[Agenda Memorandum](#)
[Agreement](#)
[Scoring Sheet](#)

9. Community Services

- 9.A. Special Event - Repeat Event
Moe's Firecracker 5k Race - Gulf Coast Runners - Fleischmann Park - 7/4/18
Recommended Action: Approve as submitted
[Agenda Memorandum](#)

END OF CONSENT AGENDA

10. City Clerk

- 10.A. Appoint 1 candidate to the Citizens Police Review Board (CPRB) and 4 candidates to the Design Review Board (DRB)
Recommended Action: Appoint candidates to various Boards and Committees
[Agenda Memorandum](#)
[CPRB Manginelli Application](#)
[CPRB Code](#)
[DRB Kelly Application](#)
[DRB Krall Application](#)
[DRB Miller Application](#)
[DRB Petry Application](#)
[DRB Code](#)

11. Community Services

- 11.A. Special Event - New Event
Tara Sadler 60th Birthday Party - Tara Sadler - 1200 Royal Palm Drive (private residence) - 8/18/18
Recommended Action: Review and consider as submitted.

[Agenda Memorandum](#)
[Application - Sadler Party](#)

12. Planning

12.A. 1:00 PM TIME CERTAIN

(1) Resolution - Quasi-Judicial - Public Hearing determining Site Plan with Deviations Petition 18-SPD3 for a deviation from Section 58-538 to allow elevator shafts, stair towers, access to an amenity deck, pool lift for ADA compliance, chimneys, mechanical equipment and screening for mechanical equipment, and a non-habitable rooftop cupola to exceed the allowed maximum height of 3 stories and 42 feet by 7 feet; a deviation from Section 58-540 of the Code of Ordinances to allow a maximum lot coverage of 50 percent where a maximum of 45 percent is required; and consider conditional use approvals pursuant to Section 58-533 for transient lodging, Section 50-103(e) for valet parking, and Section 50-107 of the Code of Ordinances for a parking needs analysis, for property located at 1160 and 1170 3rd Street South, and owned by 2000 Neapolitan Limited Partnership, a Florida limited partnership, and Third Street Plaza, LLC, a Florida limited liability company, and leased to Old Naples Hotel, LLC, a Delaware limited liability company

(2) Resolution - Quasi-Judicial - Public Hearing determining Development Agreement Petition 18-DA2 to prevent conditional use approvals for transient lodging, valet parking, and a parking needs analysis from expiring if a building permit is not issued within one year after approval of those conditional uses, for property located at 1160 and 1170 3rd Street South, owned by 2000 Neapolitan Limited Partnership, a Florida limited partnership, and Third Street Plaza, LLC, a Florida limited liability company, and leased to Old Naples Hotel, LLC, a Delaware limited liability company

Planning Advisory Board voted to approve

Petitioner: Old Naples Hotel, LLC, a Delaware limited liability company

Agent: John M. Passidomo, Esq., Cheffy Passidomo P.A.

Recommended Action: (1) Approve the Resolution; (2) Approve the Resolution with conditions.

[Agenda Memorandum](#)

[Resolution - 18-SPD3](#)

[Resolution 18-DA2](#)

[PAB Report](#)

[PAB Minutes](#)

[18-SPD3 Application](#)

[Exhibit B Original Old Naples Hotel](#)

[Exhibit C Rooftop Embellishments](#)

[Exhibit D Useable Open Space](#)

[Exhibit E Rendering](#)

[Exhibit F ROW Loading](#)

[Exhibit G ROW Parking Spaces](#)

[Traffic Impact Statement](#)

Traffic Impact Analysis
Valet Parking Plan
Executive Summary to Parking Needs Analysis
Parking Needs Analysis
Disclosure - Third Street and 2000 Neapolitan
Disclosure - Old Naples Hotel
Deeds
Memorandums of Lease
Survey
Architectural Plans
Civil Engineering Plans
Landscape Plans
Development Agreement App
Correspondence Received
385 14th Ave S ROW Improvements DE
Administrative Site Plan Approval Letter
Mezzanine Plan & Section
Roundabout Feasibility Study
Petitioner's Credentials
Planning Staff Resumes
Labels
Additional Correspondence
Correspondence post agenda memo
Correspondence after agenda submittal.pdf
SUPPLEMENT 1 - ADDED ATTACHMENT - SUPPLEMENTAL MEMO 18-DA2
SUPPLEMENT 1 - ADDED ATTACHMENT - REVISED DEVELOPMENT AGREEMENT APP
SUPPLEMENT 1 - ADDED ATTACHMENT - CORRESPONDENCE RECEIVED ON OR AFTER
MAY 9, 2018
SUPPLEMENT 1 - ADDED ATTACHMENT - CITY ATTORNEY 5/15/18 EMAIL

- 12.B. Ordinance - Second Reading - Public Hearing relating to zoning and land use and historic preservation; amending the City of Naples Code of Ordinances Section 16-112, Governing the demolition of historic structures; approving Text Amendment Petition 18-T1 ~ Approved at First Reading
Recommended Action: Approve the Ordinance on Second Reading.
Agenda Memorandum
Ordinance
PAB Staff Report
PAB Minutes
Naples Register of Historic Places
Ordinance 06-11179
Labels

12.C. Resolution - Quasi-Judicial - Public Hearing relating to a Nonconformity; determining Nonconformity Petition 18-N3 pursuant to Section 46-35 of the Code of Ordinances, to allow for the horizontal expansion of an existing single family residence along the existing nonconforming setback approximately 17 feet, 3 inches from the west (front) property line, where a 25-foot reduced front yard is required in the R1-10, Residence District, for property owned by Bruce C. and Karen L. Larson, located at 207 Broad Avenue South

Planning Advisory Board voted to approve

Petitioner: Bruce C. and Karen L. Larson

Agent: Matthew H. Kragh, AIA, MHK Architecture & Planning

Recommended Action: Approve the Resolution with conditions.

[Agenda Memorandum](#)

[Resolution](#)

[Staff Report](#)

[PAB Minutes](#)

[Application](#)

[Ethics Disclosure](#)

[Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Mailing Labels](#)

12.D. Resolution - Quasi-Judicial - Public Hearing relating to a Nonconformity; determining Nonconformity Petition 18-N2 pursuant to Section 46-35 of the Code of Ordinances, to allow for the horizontal expansion of an existing covered front entryway along the existing nonconforming setback approximately 27 feet, 10 inches from the east (front) property line, where a 35-foot reduced front yard is required in the R1-15, Residence District, for the existing single family residence on property owned by George Haseotes and Kristen Williams Haseotes, located at 3550 Gordon Drive
Planning Advisory Board voted to approve

Petitioner: George Haseotes and Kristen Williams Haseotes

Agent: Matthew H. Kragh, AIA, MHK Architecture and Planning

Recommended Action: Approve the Resolution with conditions.

[Agenda Memorandum](#)

[Resolution](#)

[Staff Report](#)

[PAB Minutes](#)

[Correspondence](#)

[Application](#)

[Ethics Disclosure](#)

[Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Mailing Labels](#)

- 12.E. Resolution - Quasi-Judicial - Public Hearing determining Site Plan with Deviations Petition 18-SPD4 for a deviation from Section 58-566 of the Code of Ordinances to allow for an encroachment into the required 10-foot front yard; a deviation from Section 58-570 of the Code of Ordinances to allow for lot coverage exceeding the maximum of 45 percent allowed; deviation from Chapter 50, Article IV, Parking and Loading, of the Code of Ordinances to allow for deviations to the parking requirements; and consideration of conditional use approval pursuant to Section 58-563 of the Code of Ordinances to allow for a residential dwelling unit in the C1-A, Commercial Core District on property located at 340 8th Street South and owned by Andrea Clark Brown
SUPPLEMENT 1 - REVISED AS FOLLOWS: Planning Advisory Board voted to deny
Petitioner: Andrea Clark Brown
Agent: Andrea Clark Brown
Recommended Action: Approve the Resolution subject to conditions
[Agenda Memorandum](#)
[Resolution](#)
[Staff Report](#)
[PAB Minutes](#)
[Application](#)
[Ethics Disclosure](#)
[Survey & Site Photographs](#)
[Architectural Plans](#)
[Elevations & Renderings](#)
[Landscape & Lighting Plans](#)
[Site Plan Approval Letter](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Mailing Labels](#)
[SUPPLEMENT 1 - ADDED ATTACHMENT - Correspondence](#)
- 12.F. (1) Resolution - Quasi-Judicial - Public Hearing determining Site Plan with Deviations Petition 18-SPD1 for a deviation from Section 58-910 of the Code of Ordinances to allow for a building containing commercial and transient lodging uses at a maximum height of 49 feet, including 42 feet to the roof and an additional 7 feet of height for architectural embellishments, mechanical equipment, mechanical screen enclosures, elevator shafts and stair towers where a maximum height of 42 feet is permitted; and consideration of conditional use approval pursuant to Section 58-904 of the Code of Ordinances to allow for transient lodging on the property located at 101 8th Street South and owned by 101 Development Group, LLC
- (2) Resolution - Quasi-Judicial - Public Hearing determining on-street parking Allocation in the D Downtown Petition 18-PDWN1 for the allocation of thirteen (13) on-street parking spaces in the D Downtown District for property owned by 101 Development Group LLC, located at 101 8th Street South
Planning Advisory Board voted to approve
Community Redevelopment Agency Advisory Board voted to approve
Petitioner: 101 Development Group, LLC

Agent: Noel J. Davies, Esq., Quarles & Brady, LLP

Recommended Action: (1) Approve the Resolution; (2) Approve the Resolution.

Agenda Memorandum

18-SPD1 Resolution

18-PDWN1 Resolution

18-SPD1 Staff Report

18-PDWN1 Staff Report

On-Street Parking Allocation Tracking Sheet

18-SPD1 Application

18-PDWN1 Application

18-SPD1 DRB Minutes

18-SPD1 PAB Minutes

18-PDWN1 CRAAB Meeting Minutes

Ethics Disclosure

Survey

Location Map

Plans - Site Development

Plans - Architectural

Renderings

Plans - Landscape

Operating Plan

101 8th Street Hotel - Restrictive Covenant

Traffic Impact Statement

Soil Report

Letter of Utilities Availability

Site Plan Approval Letter

Credentials - Petitioner's Agents

Credentials - Planning Staff

Mailing Labels

- 12.G. Ordinance - First Reading - Public Hearing amending the City of Naples Comprehensive Plan; amending various elements to update the plan; readopting the Comprehensive Plan as amended; providing for transmittal to the Florida Department of Economic Opportunity
Planning Advisory Board voted to approve
Recommended Action: Adopt the Ordinance on First Reading and transmit to the Florida Department of Economic Opportunity.

Agenda Memorandum

Ordinance

PAB Recommendation

Maps

Required Changes

Color Mark Up

Notes from Mr. Melican

[PAB Report](#)
[PAB Minutes](#)

13. Streets and Stormwater

13.A. Discussion regarding interim repairs to sections of the Gulf Shore Boulevard North sidewalk resulting from vulnerable seawall conditions

Recommended Action: Approve as submitted.

[Agenda Memorandum](#)

[Attachment 1 - Gulf Shore Blvd N Temporary Sidewalk Relocations](#)

Public Comment

Correspondence and Communications

Adjourn