

**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, Raymond Christman, Terry Hutchison, Michelle McLeod, Ellen Seigel**

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

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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. 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.

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**City Council Regular Meeting  
Wednesday, May 1, 2019  
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. National Bike Month Proclamation (award to Naples Pathways Coalition by Florida Bicycle Association)
  - 3.B. Water Reuse 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. Do the Right Thing Recognitions & Marc Newberry Memorial Scholarship Presentation

4. Set agenda (add or remove items)

5. Public Comment

## CONSENT AGENDA

6. City Clerk

6.A. Approval of the April 3, 2019 Regular Meeting minutes.

Recommended Action: Review and approve.

[Agenda Memorandum](#)

[April 3, 2019 Regular Meeting minutes](#)

6.B. Assignment of a City Council Member to serve as liaison to the Naples Art Association Board of Directors.

Recommended Action: Assign a Council Member.

[Agenda Memorandum](#)

7. Community Services

7.A. Special Events - Repeat Event Requests: 1) Moe's Firecracker 5k - Gulf Coast Runners - Fleischmann Park - 4/4/19; 2) John Clay 5k - Gulf Coast Runners - Lowdermilk Park - 9/2/19; 3) Monster Dash 5k - Gulf Coast Runners - Fleischmann Park - 10/26/19.

Recommended Action: Review and approve the repeat special event requests as submitted

[Agenda Memorandum](#)

8. Finance

8.A. Resolution amending the FY 2018-19 budget adopted by Resolution 2018-14215 by appropriating \$247,667 from the Public Service Tax Fund for the purchase of eight X Series® Manual Monitor / Defibrillators.

Recommended Action: Approve the Resolution.

[Agenda Memorandum](#)

[Resolution](#)

8.B. A Resolution amending the FY 2018-2019 budget adopted by Resolution 2018-14215, by creating Fund 350 One Cent Sales Tax fund and appropriating \$695,000 from one cent sales tax receipts for certain projects.

Recommended Action: Approve the Resolution.

[Agenda Memorandum](#)

[Resolution](#)

## List of Projects

### 9. Utilities

- 9.A. Consider the award of five contracts for pipe lining rehabilitation services for the Utilities and Stormwater Departments.  
Recommended Action: Award contracts to the following contractors: 1. Hinterland Group Inc ; 2. Shen-Line LLC; 3. BLD Services LLC; 4. Insituform Technologies LLC ; and 5. MAXX Environmental LLC .

#### Agenda Memorandum

Agreement - BLD Services LLC

Agreement - Hinterland Group Inc

Agreement - Insituform Technologies LLC

Agreement - MAXX Environmental, LLC

Agreement - Shen-Line LLC

END OF CONSENT AGENDA

### 10. City Clerk

- 10.A. Interview one candidate for the Public Art Advisory Committee and three candidates for the Planning Advisory Board  
Recommended Action: Interview candidates.

#### Agenda Memorandum

S. Kenny Application - PAAC.

PAAC Code

S. Cross Application - PAB

M. McCabe Application - PAB

W. Smithe Application - PAB

PAB Code Sec. 2-551

- 10.B. Consideration to appoint one candidate to the Public Art Advisory Committee and four candidates to the Planning Advisory Board  
Recommended Action: Appoint members.

#### Agenda Memorandum

S. Kenny Application - PAAC

PAAC Code

J. Cross Application - PAB

S. Cross Application - PAB

C. duPont Application - PAB

M. McCabe Application - PAB

T. McCann Application - PAB

M. Norgart Application - PAB

W. Smithe Application - PAB

[PAB Code Sec. 2-551](#)

11. Community Services

- 11.A. Special Event - New Event - Naples Depot - 75th Anniversary of D-Day Ceremony - 6/6/19.

Recommended Action: Review and approve as submitted.

[Agenda Memorandum](#)

[Application - D Day Anniversary](#)

12. Finance

- 12.A. Initial assessment resolution relating to the creation of a special in the Aqualane Shores neighborhood, including Little Harbour, for extending the underground gas lines and fiber optic lines.

Recommended Action: City Council is asked to consider adoption of an Initial Assessment Resolution relating to extending the underground gas lines and fiber optic lines through the Aqualane Shores neighborhood, including Little Harbour.

[Agenda Memorandum](#)

[Resolution](#)

13. Planning

- 13.A. SMALL SCALE COMPREHENSIVE PLAN AMENDMENT 19-CPA1

An Ordinance determining small scale amendment 19-CPA1 to the Future Land Use Map of the Comprehensive Plan to change the future land use designation of 10 acres of the property from Public, Semi-Public, and Private Recreation to High Density Residential – Mid-Rise, to allow for the redevelopment of the Naples Golf and Beach Club located at 851 and 851 Gulf Shore Boulevard North and 1090 Crayton Road, and owned by Naples Golf and Beach . Approved at First Reading and public hearing April 17, 2019.

Recommended Action: Adopt the Ordinance.

[Agenda Memorandum](#)

[Ordinance](#)

[Supplemental Memorandum](#)

[Addendum to Staff Report](#)

[PAB Staff Report](#)

[Presentation](#)

[Current Future Land Use Map](#)

[Proposed Future Land Use Map](#)

[Perpetual Easement - Revised 4-17-19 - Redline](#)

[Perpetual Easement - Revised 4-17-19 - Clean](#)

[COUNCIL - Declaration of Perpetual Easement - Clean](#)

[Survey - ALTA](#)

[PAB Version - Revised Declaration of Easement \(formerly Declaration of Restrictions\) - Clean](#)

COUNCIL - Declaration of Perpetual Easement - Two color redline  
PAB Meeting Minutes  
Survey  
Application  
Disclosures of Interest  
Deeds  
Schedule 1  
Aerial  
Declaration of Restrictions Exhibit  
Maps  
Traffic Impact Study  
Synopsis of Changes at 3-13-19 PAB Meeting  
Credentials - Petitioner  
Credentials - Planning Staff  
Mailing Labels  
Correspondence  
Supplement 2.11.19 - Correspondence  
Correspondence received after 2.13.19 PAB Meeting  
Correspondence received after 3.6.19 - SUPPLEMENT 3.12.19  
PAB Version - Revised Declaration of Easement (formerly Declaration of Restrictions)  
- Redline  
Correspondence received after 3.13.19 PAB Meeting  
Correspondence received after 4.13.19

13.B. REZONE PETITION 19-R1

An Ordinance determining Rezone petition 19-R1 rezoning approximately 6.6 acres of property from R1-15, Residence District, to R3T-18, Multifamily Residence District, to allow for the redevelopment of the Naples Golf and Beach Club, owned by Naples Golf and Beach Club, Inc., a Florida for profit corporation, and located at 852 Gulf Shore Boulevard North and 1090 Crayton Road. Approved at First Reading and public hearing April 17, 2019.

Recommended Action: Adopt the ordinance.

[Agenda Memorandum](#)

[Ordinance](#)

[Supplemental Memorandum](#)

[PAB Staff Report](#)

[Addendum to PAB Staff Report](#)

[PAB Meeting Minutes](#)

[Presentation](#)

[Current Zoning Map](#)

[Proposed Zoning Map 19-R1](#)

[Perpetual Easement - Revised 4-17-19 - Redline](#)

[Perpetual Easement - Revised 4-17-19 - Clean](#)

[Synopsis of Changes at 3-13-19 PAB Meeting](#)

COUNCIL - Declaration of Perpetual Easement - Clean  
COUNCIL - Declaration of Perpetual Easement - two color redline  
PAB Version - Revised Declaration of Easement (formerly Declaration of Restrictions)  
- Clean  
PAB Version - Revised Declaration of Easement (formerly Declaration of Restrictions)  
- Redline  
Survey - ALTA  
Application  
Disclosures of Interest  
Deeds  
Aerial  
Survey  
Traffic Impact Study  
Declaration of Restrictions Exhibit - R3T-18  
Map - Existing Zoning  
Map - Proposed Zoning  
Credentials - Petitioner  
Credentials - Planning Staff  
Mailing Labels  
Correspondence  
Supplement 2.11.19 - Correspondence  
Correspondence received after 2.13.19 PAB Meeting  
Correspondence received after 3.6.19 - SUPPLEMENT 3.12.19  
Correspondence received after 3.13.19 PAB Meeting  
Correspondence received after 4.13.19

13.C. REZONE PETITION 19-R2

An Ordinance determining Rezone petition 19-R2 rezoning approximately 109.3 acres of property owned by Naples Golf and Beach club, Inc., a Florida profit corporation, located at 852 Gulf Shore Boulevard North, 485, 801, and 825 South Golf Drive, and 1090 Crayton Road from R3T-18, Multifamily Residence District, R1-15, Residence District and PD, Planned Development to PD, Planned Development. Approved at First Reading and public hearing April 17, 2019.

Recommended Action: Adopt the ordinance.

[Agenda Memorandum](#)

[Ordinance](#)

[Supplemental Memorandum](#)

[Addendum to Staff Report](#)

[PAB Staff Report](#)

[Presentation](#)

[REVISED Setback Diagram 4.1.19](#)

[Height Diagram - Staff](#)

[Current Zoning Map](#)

[Proposed Zoning Map 19-R2](#)

Proposed Building Envelope Area  
PD Document Revised 4-17-19 - Redline  
PD Document Revised 4-17-19 - Clean  
Synopsis of Changes at 3-13-19 PAB Meeting  
Synopsis of Changes Post 3-13-19 PAB Meeting  
COUNCIL - PD Document - Clean  
COUNCIL - PD Document - Two color redline  
PAB Version - Revised Planned Development Document - Clean  
PAB Version - Revised Planned Development Document - Redline  
PAB Meeting Minutes  
Survey - ALTA.pdf  
Application  
Disclosures of Interest  
Traffic Impact Study  
Deeds  
Exhibit PD-2  
Aerial  
Survey  
Gulf Shore Boulevard North Building Heights  
Credentials - Petitioner  
Credentials - Planning Staff  
Mailing Labels  
Correspondence  
Supplement 2.11.19 - Correspondence  
Correspondence received after 2.13.19 PAB Meeting  
Correspondence received after 3.6.19 - SUPPLEMENT 3.12.19  
Correspondence received after 3.13.19 PAB Meeting  
Correspondence received after 4.13.19

13.D. DEVELOPMENT AGREEMENT PETITION 19-DA1

A Resolution determining Development Agreement Petition 19-DA1 to prescribe and secure development rights for the redevelopment of the Naples Golf and Beach Club, on property owned by Naples Golf and Beach Club, Inc., a Florida profit corporation, located at 851 and 852 Gulf Shore Boulevard North, 485, 801, and 825 South Golf Drive, and 1090 Crayton Road.

Recommended Action: Approve the resolution.

Agenda Memorandum

Resolution

Supplemental Memorandum

Addendum to Staff Report

PAB Staff Report

Development Agreement Revised 4-17-19 - Redline

Development Agreement Revised 4-17-19 - Clean

Synopsis of Changes at 3-13-19 PAB Meeting

COUNCIL - Development Agreement - Clean  
COUNCIL - Development Agreement - Redline  
PAB Version - Revised Development Agreement - Clean  
PAB Version - Revised Development Agreement - Redline  
Presentation  
Survey - ALTA  
Application  
Disclosures of Interest  
Deeds  
Aerial  
Survey  
Credentials - Petitioner  
Credentials - Planning Staff  
Mailing Labels  
Correspondence  
Supplement 2.11.19 - Correspondence  
Correspondence received after 2.13.19 PAB Meeting  
Correspondence received after 3.6.19 - SUPPLEMENT 3.12.19  
Correspondence received after 3.13.19 PAB Meeting  
Correspondence received after 4.13.19  
PAB Meeting Minutes

13.E. SITE PLAN PETITION 18-SP22

Consider a resolution determining Site Plan Petition 18-SP22 for the construction of a movie theater containing approximately 36,232 square feet, a new façade for an entrance to the Coastland Center Mall, and the identification of four future building areas on property located at 2000 9th Street North, within the Coastland Center Planned Development.

Recommended Action: Approval with conditions.

Agenda Memorandum

Resolution

PAB Report

PAB Meeting Minutes

Site Plan Application (GS Portfolio Holdings)

Site Plan Application (Coastland)

GS Portfolio Disclosure

Explanation of Disclosure Form

Disclosure of Interest - Coastland LLC

Agent Authorization Form GS Holdings

Agent Authorization Coastland Center LLC

Plans

Traffic Impact Study

FDOT Email

Drainage Report



[Coastland Mall Phasing Summary](#)  
[Photos](#)  
[Water Flow Report](#)  
[Site Plan Approval Letter](#)  
[Coastland Center PD 2016](#)  
[Petitioner's Resumes Combined](#)  
[Planning Staff Resumes](#)  
[Labels](#)

13.F. **CONDITIONAL USE PETITION 19-CU4**

Consider a Resolution determining Conditional Use petition 19-CU4, pursuant to Section 58-113 and Section 56-94, to install an unlighted pickleball court for the property located at 550 Admiralty Parade in the R1-15A Residence District.  
Recommended Action: Approve as submitted.

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[Staff Report](#)

[PAB Meeting Minutes](#)

[Petition and Disclosure](#)

[Exhibits](#)

[Expert Resumes](#)

[Planning Staff Resumes](#)

[Mailing Labels](#)

13.G. A Resolution setting the public hearings for Rezone Petition 19-R3, relating to the Naples Bay Marina Planned Development, as part of the regular City Council meetings before 5:00 p.m.

Recommended Action: Approve the resolution.

[Agenda Memorandum](#)

[Resolution](#)

Public Comment

Correspondence and Communication

Adjourn