

**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, November 20, 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. Celebrate Arts Month Proclamation
4. Set agenda (add or remove items)
5. Public Comment

CONSENT AGENDA

6. City Clerk
  - 6.A. Approval of the October 16, 2019 Regular Meeting minutes.  
Recommended Action: Approve as submitted.  
[Agenda Memorandum](#)  
[October 16, 2019 Regular Meeting minutes](#)
7. Community Services
  - 7.A. Special Events - Repeat Events
    - (1) Run for the Paws 5k Run/Walk - The Humane Society of Naples - Naples Airport - 1/25/20
    - (2) 18th Annual NAMI Walk - National Alliance of Mental Illness of Collier County - Cambier Park, 8th Street South, 12th Avenue South, 7th Street South, 14th Avenue South, Gordon Drive, and 8th Avenue South - 2/15/20
    - (3) Naples Art, Antique and Jewelry Show - Palm Beach Show Group - The Commons 850 Goodlette Frank Rd - 2/21/20 through 2/25/20
    - (4) 2nd Annual Baker Park 5k Run/Walk - Gulf Coast Runners - Central Avenue, Baker Park, Blair Foundation Bridge, North Drive, and Gordon River Greenway - 3/7/20.Recommended Action: Review and approve as submitted  
[Agenda Memorandum](#)
8. Streets and Stormwater
  - 8.A. Award of contract by purchase order to Control Technologies, Inc. for traffic signal controllers and licenses; and authorize the City Manager to approve the purchase order in the amount of \$68,385.  
Recommended Action: Award the contract by purchase order to Control Technologies, Inc. in the amount of \$68,385.  
[Agenda Memorandum](#)

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.

END OF CONSENT AGENDA

9. City Attorney

9.A. 12:00 PM TIME CERTAIN

Attorney/Client Executive Session to discuss settlement negotiations and strategy in reference to the following pending litigation cases:

FORESITE 599 LLC vs CITY OF NAPLES, TWENTIETH JUDICIAL CIRCUIT COURT OF COLLIER COUNTY, STATE OF FLORIDA, CASE NO. 11-2019-CA-003580-0001-XX;

FORESITE 599 LLC vs CITY OF NAPLES, TWENTIETH JUDICIAL CIRCUIT COURT OF COLLIER COUNTY, STATE OF FLORIDA, CASE NO. 17-CA-1230;  
and

FORESITE 599, LLC vs CITY OF NAPLES, TWENTIETH JUDICIAL CIRCUIT COURT OF COLLIER COUNTY, STATE OF FLORIDA, CASE NO. 17-AP-14.

Recommended Action: Hold an Attorney/Client Executive Session.

[Agenda Memorandum](#)

[Notice](#)

[Mayor's Script](#)

10. Community Services

10.A. Special Events - New Event - Great Hope Kids for Kids - Mahaan Aasha Foundation - Cambier Park - 2/15/20.

Recommended Action: Review and approve as submitted.

[Agenda Memorandum](#)

[Application - Great Hope Kids for Kids](#)

10.B. Ordinance - Second Reading - Legislative - An ordinance relating to Public Art; amending Subsection (j) of Chapter 46 – Administration, Procedures and Enforcement, Article I – In General, Section 42 – Public Art; providing for conflicting provisions, severability and applicability; providing a repealer provision; and providing an effective date.

Recommended Action: Approve the Ordinance on Second Reading.

[Agenda Memorandum](#)

[Ordinance](#)

11. Planning

11.A. Ordinance - First Reading - Quasi-Judicial - An Ordinance determining Rezone petition 19-R6, rezoning from PD, Planned Development, to an amended and restated PD, Planned Development to amend the Naples Beach Club Residences and Golf Course Planned Development (Ordinance #2019-14330) to reduce the Maximum Allowable Density, to allow for gate houses to encroach into the required front yards, to allow for required visitor parking to be located inside the security gates, to allow for driveway widths exceeding 54 feet, and to allow for monuments exceeding 30 inches in height within the required front yards abutting Gulf Shore Boulevard North, and to amend 'Exhibit D' and Section V, Residential District Development Standards, Maximum building dimensions on the property owned by Naples Golf and Beach Club, Inc., a Florida profit corporation, located at 851 and 852 Gulf Shore Boulevard North, 1090 Crayton Road, and 485, 825, and 801 South Golf Drive; adopting the Planned Development document as amended herein; and providing a severability clause, a repealer provision, and an effective date.

Recommended Action: Approve the ordinance at First Reading and schedule Second Reading and public hearing on December 4, 2019.

[Agenda Memorandum](#)

[Ordinance](#)

[Staff Report](#)

[Application](#)

[Disclosures of Interest](#)

[Deeds](#)

[Aerial](#)

[Survey](#)

[Site Plan](#)

[Exhibits to Application](#)

[Amended PD Document - Clean](#)

[Amended PD Document - Redline](#)

[Traffic Impact Study](#)

[Traffic Impact Study - Supplement](#)

[Petitioners' Resumes](#)

[Planning Staff Resumes](#)  
[Mailing Labels](#)  
[PAB Member's Questions & Petitioner's Responses](#)  
[Sub 3 - Grading and Drainage Plans](#)  
[Correspondence](#)  
[Entry Monument Exhibit - Hart Howerton](#)

- 11.B. Resolution - DISCUSSION ONLY - Quasi-Judicial - A Resolution determining Site Plan petition 19-SP8 for the Naples Beach and Golf Club, on property owned by Naples Golf and Beach Club, Inc., a Florida for profit corporation, located at 851 and 852 Gulf Shore Boulevard North, 1090 Crayton Road, and 485, 825, and 801 South Golf Drive, within the Naples Beach Club Residences and Golf Course Planned Development, more fully described herein; and providing an effective date.  
Recommended Action: Discussion only.

[Agenda Memorandum](#)  
[Resolution \(Discussion only\)](#)  
[Staff Report](#)  
[Application](#)  
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[Site Plan - Sufficiency Letter](#)  
[Memorandum - Design Flood Elevation](#)  
[Stantec Cover Letter](#)  
[Cover Letter Exhibits](#)  
[Civil Plans - Stantec](#)  
[Architectural Plans](#)  
[Landscape Plans](#)  
[Administrative Site Plan Overview](#)  
[Schematic Subdivision Sketch](#)  
[Response letter to fire review](#)  
[Revised Fire Response Plan](#)  
[Revised Gulf Shore Boulevard Section c-c](#)  
[Traffic Impact Study](#)  
[Traffic Impact Study Supplement](#)  
[Accessory Buildings Fire Protection Exhibit](#)  
[Future Stormwater Pump Station Scenarios](#)  
[Gatehouse Circulation Exhibit](#)  
[Stacking Exhibit](#)  
[Grading and Drainage Plan 1](#)  
[Entry Monument Exhibit - Hart Howerton](#)  
[Petitioners' Resumes](#)  
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- 11.C. Resolution - Quasi-Judicial - A Resolution determining Site Plan with Deviations petition 19-SPD5 for a deviation pursuant to the following sections of the Code of Ordinances: Sections 50-105(b)(1)(3) and (4) to allow for a reduction in the number of and the relocation of required off-street loading spaces; Section 56-35 to allow for the hotel building and clubhouse building to exceed maximum allowable building dimension of 200 feet; Sections 58-476(2) and (3) to allow for the encroachment of buildings into the required side and rear yards interior to the site along the boundary between the R3T-18 and Planned Development portions of the property; Section 58-478, which limits height in the R3T-18 district to 87 feet to allow for a cupola at a height of 116 feet; Section 56-54(7) to allow for a 36 inch retaining wall abutting Gulf Shore Boulevard North and a 48 inch retaining wall abutting Gulf Shore Boulevard North; Section 58-476 to allow a portion of the hotel building to encroach up to 9 feet into the required 51-foot front yard abutting 8th Avenue South; Section 50-131(b) to allow driveway width to exceed the 54-foot allowable dimension; and Section 56-54 to allow for monuments exceeding 30 inches in height within the required front yards; and considering conditional uses pursuant to the following sections of the Code of Ordinances: Section 58-473 to allow for transient lodging; Section 50-103(e) to allow for a valet parking plan; and Section 50-107 to allow for a parking needs analysis on the property owned by Naples Golf and Beach Club, Inc., a Florida profit corporation, located at 851 and 852 Gulf Shore Boulevard North and the east and west sides of Gulf Shore Boulevard North immediately adjacent to and north of South Golf Drive and 8th Avenue North, more fully described herein; and providing an effective date.  
Recommended Action: Approve the resolution.

[Agenda Memorandum](#)  
[Resolution - 19-SPD5](#)  
[Resolution - 19-DA2](#)

[Staff Report](#)  
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[Plans - Civil](#)  
[Plans - Architectural](#)  
[Plans - Landscape](#)  
[Parking Needs Analysis](#)  
[Valet Parking Plan](#)  
[Traffic Impact Study](#)  
[TIS Supplement](#)  
[Grading and Drainage Plan 1](#)  
[Roof Exhibit](#)  
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- 11.D. Resolution - Quasi-Judicial - A Resolution determining Development Agreement petition 19-DA2 to prescribe and secure development rights and standards for the redevelopment of the Naples Golf and Beach Club, on property owned by Naples Golf and Beach Club, Inc., a Florida for profit corporation, located at 851 and 852 Gulf Shore Boulevard North, more fully described herein; directing the City Clerk to record the development agreement; and providing an effective date.  
Recommended Action: Approve the resolution.

[Agenda Memorandum](#)  
[Resolution](#)  
[Staff Report](#)  
[Development Agreement Application](#)  
[Disclosures of Interest](#)  
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[Development Agreement](#)  
[Exhibit A](#)  
[Grading and Drainage Plan 1](#)  
[Roof Exhibit](#)  
[Petitioners' Resumes](#)  
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## 12. Streets and Stormwater

- 12.A. A resolution approving the conceptual plans associated with right-of-way permit PRRW1905178 submitted by Naples Property Holding Company, LLC, encompassing the re-design of the beach parking area along 8th Avenue North, west of Gulf Shore Boulevard North; and providing an effective date.  
Recommended Action: Approve the resolution.

[Agenda Memorandum](#)  
[Resolution](#)  
[ROW Permit PRRW1905178 Special Conditions](#)  
[ROW Permit PRRW1905178 Application](#)  
[ROW Permit PRRW1905178 Supplemental Submittal](#)  
[Staff Resumes](#)

Public Comment

Correspondence and Communications

Adjourn