

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

Mayor: Bill Barnett

Vice Mayor: Linda Penniman

City Council Members:

Reg Buxton, Doug Finlay, Michelle McLeod, Sam J. Saad III, 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.

Regular Meeting
Wednesday, December 20, 2017
8:30 a.m.

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, City Hall, or on the City of Naples website 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
 - a. **Recognition of Fire-Rescue Lieutenant Erik Baltodano**
 - b. **Parade Float Contest Awards Ceremony**
4. Set agenda (*add or remove items*)
5. Public Comment

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 213-1015 with requests at least two business days before the meeting date.

CONSENT AGENDA

All matters taken under this section are considered routine, and action will be taken by one motion. There will be no separate discussion of these items. If discussion is desired, that item(s) will be removed from the Consent Agenda and considered separately.

6. CONSENT

a. **City Clerk**

Minutes for the December 6, 2017 Regular meeting

[Agenda Memorandum](#) [12/6/17 Regular Meeting Minutes](#)

b. **City Clerk**

Consideration to reappoint James Rideoutte to the Naples Airport Authority for a four-year term commencing December 21, 2017 and expiring December 20, 2021

[Agenda Memorandum](#) [J. Rideoutte Application and Resume](#)

c. **Community Services**

Special Event – Repeat Event - St. Patrick's Day Parade - The Naples St. Patrick Foundation, Inc. – 11th Avenue South, 3rd Street South, 5th Avenue South and 8th Street South – 3/17/18

[Agenda Memorandum](#)

END OF CONSENT AGENDA

7. **City Attorney – 12:00 PM TIME CERTAIN**

ATTORNEY / CLIENT EXECUTIVE SESSION IN RE: FORESITE 599, LLC, a Florida Limited Liability Company, v. CITY OF NAPLES, a Florida Municipal Corporation, Case No.: 11-2017-CA-001230-0001-XX. FORESITE 599, LLC v. CITY OF NAPLES, Case No.: 17-AP-14; and FORESITE 599, LLC, BERT J. HARRIS CLAIM filed July 26, 2017
Council will not take action in the attorney/client session but may take action concerning settlement negotiations and strategy relating to arbitration/litigation expenditures in the open session following the attorney/client session.

[Agenda Memorandum](#) [Public Notice](#) [Mayor's Announcement](#)

8. **City Clerk**

Consideration to appoint six candidates to the Community Redevelopment Agency Advisory Board

[Agenda Memorandum](#) [D. Bartley Application](#) [R. DeCastro Application](#)
[J. Nocera Application](#) [W. Stephens Application](#) [S. Swain Application](#)
[Code Sec. Division 8](#) - Community Redevelopment Agency Advisory Board

9. **Fire-Rescue**

- a. **Award of contract** for construction services to Manhattan Construction Inc. for the Fire Station No.1 / Fire-Rescue Administration / Emergency Operation Center construction project for the total amount of \$8,594,024 which includes a City controlled allowance of \$480,000
- b. **Third Amendment** to Agreement for Construction Support Services to Architects Design Group (ADG) Incorporated of Winter Park, Florida in the amount of \$405,111 for Post Design Services for Fire Station No.1 / Fire-Rescue Administration construction project

[Agenda Memorandum](#) [Memo](#) - Funding Options for Fire Station 1

[Memo](#) - Funding of Future Capital Projects [Cost of Financing](#) [Proforma A](#)

[ADG Bid Recommendation Letter](#) [Bid Analysis](#) [Agreement](#) [Third Amendment](#)

10. **Building**

Ordinance - First Reading - Public Hearing relating to the Florida Building Code; amending Section 16-112, Florida Building Code Adopted; amendments, of the Code of Ordinances, for the purpose of adopting The Sixth Edition (2017) of The Florida Building Code ~ *Scheduling Public Hearing and Second Reading for January 17, 2018*

[Agenda Memorandum](#) [Ordinance](#)

11. **Streets and Stormwater – Natural Resources**

Resolution - Quasi-Judicial - Public Hearing determining Dredge and Fill Application 174710 to apply for a Marine Permit that would allow dredging adjacent to residential property on Naples Bay at 989 Aqua Circle, owned by Catherine Ann Delaney, as Trustee of The KIDS Property Trust, u/a/d February 2, 2015

[Agenda Memorandum](#) [Resolution](#) [Application](#) [Photos](#) [Resumes](#)

12. **Streets and Stormwater**

Resolution – Quasi-Judicial - Public Hearing determining Lake Fill Application 176122 to apply for a permit allowing riprap and littoral plantings on North Lake (Lake #8) at 625 Bougainvillea Road, Naples, Florida 34102, owned by Constantine S Mihas, as Trustee of the Constantine S. Mihas Revocable Trust, dated November 4, 2009

[Agenda Memorandum](#) [Resolution](#) [Application](#) [Site Survey](#)
[12/4/17 Letter to owners of property with frontage on the same lake](#) [Resume](#)

13. **Planning**

- a. **Resolution – Quasi Judicial – Public Hearing** approving and accepting the Final (Record) Replat Petition 17-SD3 for Keewaydin Dock Replat, a Replat of a parcel of land lying in Section 21, Township 50 South, Range 25 East, City of Naples, Collier County, Florida, being all of Keewaydin Dock as per the Record Plat thereof recorded in Plat Book 20, Page 39, of the Public Records of Collier County, Florida, less the South 55 feet thereof, containing approximately 0.636 acres on property owned by Keewaydin Island Community Association, and located at 260 Bay Road

- b. **Resolution – Quasi Judicial – Public Hearing** approving and accepting Subdivision Replat Petition 17-SD4, the Final (Record) Replat for Gordon Pointe Replat, a Replat of a parcel of land lying in Section 21, Township 50 South, Range 25 East, City of Naples, Collier County, Florida, being a portion of Gordon Pointe as per the Record Plat thereof recorded in Plat Book 20, Page 38, of the Public Records of Collier County, Florida, together with the South 55 feet of parcel “A”, Keewaydin Dock, as per the Record Plat thereof Recorded in Plat Book 20, Page 39, of the Public Records of Collier County, Florida, containing approximately 4.041 acres on property owned by Comax Partners, LP/Beechmax, Inc., its general partner, and located at 210-240 Bay Road

Petitioner: Steven H. Reiff, as President of the General Partner

Agent: Robert Diffenderfer, Esq., Lewis, Longman & Walker, P.A.

[Agenda Memorandum](#) (a) [Resolution](#) (a) [Application and Plans](#) (b) [Resolution](#)
(b) [Application and Plans](#) [Staff Report](#) [10/4/17 Excerpt of Meeting Minutes](#)
[PAB Meeting Minutes](#) [Letter in response to mailing](#) (a) [Public Notice Mailing Labels](#)
(b) [Public Notice Mailing Labels](#) [Resumes](#)

14. **Planning**

- a. **Resolution – Quasi-Judicial - Public Hearing** determining Site Plan with Deviations Petition 17-SPD6 for a deviation pursuant to Section 58-910 to allow a mixed use building at a maximum height of 49 feet, including 42 feet to the roof and 7 feet height for architectural embellishments, mechanical equipment, mechanical screen enclosures, elevator shafts and stair towers where a maximum height of 30 feet is permitted; consideration of a conditional use pursuant to section 58-907 to allow density exceeding 12 units an acre but not greater than 30 units an acre, on property owned by Lee R. Light and Eugenia M. Light, located at 850 Central Avenue

~ *Planning Advisory Board (PAB) voted to approve*

- b. **Resolution - Quasi-Judicial - Public Hearing** determining allocation of On-Street Parking in the D-Downtown District for Petition 17-PDWN1 to allocate nine on-street parking spaces in the D-Downtown District for property owned by Lee R. Light and Eugenia M. Light, located at 850 Central Avenue

~ *Community Redevelopment Agency Advisory Board (CRAAB) voted to approve*

Petitioner: Ryan C. Youmans

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

[Agenda Memorandum](#) (a) [Resolution](#) (b) [Resolution](#)
(a) [Site Plan with Deviations Petition Application](#) [Plans](#) [Exhibits A – E](#) [Staff Report](#)
[Supplemental Memorandum](#) [11/7/17 Email between PAB Member Selfon and Staff](#)
[Density in Downtown](#) [PAB Minutes](#) [Letters in Response to Mailing](#)
(b) [On-Street Parking D-Downtown District Petition Application](#) [Deed, Aerial, Survey](#)
[On-Street Parking Allocation Tracking Sheet](#) [10/23/17 CRAAB Agenda Memorandum](#)
[10/23/17 CRAAB Meeting Minutes](#) [Public Notice Mailing Labels](#) [Resumes](#)

15. **Streets and Stormwater**

Resolution – Public Hearing determining Vacation Application 174935 to vacate a portion of a 15-foot wide alley located at 850 Central Avenue within Block 20, Tier 9 of the Naples Seaboard Replat as Recorded in Plat Book 1, Page 59 of the Public Records of Collier County, Florida, measuring approximately 2,250 square feet

[Agenda Memorandum](#) [Resolution](#) [Application](#) [Staff Analysis and Report](#)
[Figure 1](#) [Public Notice](#) [Resume](#)

16. **Planning**

- a. **Resolution - Quasi-Judicial - Public Hearing** determining Site Plan with Deviations Petition 17-SPD4 for deviations to Section 58-911(6) to allow a loading area and service deck to be located on a primary frontage; to Section 58-912(2)c. to allow a flat roof without parapets; to Section 58-914(2) to allow additional signage beyond the allowed maximum of two sign bands; to Section 50-131 to allow a driveway closer than 5 feet at the edge of the right-of-way or 3 feet at the street pavement edge, unless the driveway is jointly used by the adjoining properties; and consider conditional use approval pursuant to Section 58-904 for a parking structure, for property owned by Elwood Properties, Inc., located at 153 and 183 10th Street South
~ *Planning Advisory Board (PAB) voted to approve*

- b. **Resolution - Quasi-Judicial - Public Hearing** determining allocation of On-Street Parking in D-Downtown District Petition 17-PDWN2 for the allocation of twelve on-street parking spaces in the D, Downtown district for property owned by Elwood Properties, Inc., located at 153 and 183 10th Street South
~ *Community Redevelopment Agency Advisory Board (CRAAB) voted to approve*

Petitioner: Elwood Properties, Inc.

Agent: Bob Vayda, Stofft Cooney Architects; John M. Passidomo, Esq. Cheffy Passidomo, P.A.

[Agenda Memorandum](#) (a) [Resolution](#) (b) [Resolution](#) [Staff Report](#)

(a) [Site Plan with Deviations Petition Application](#) [Disclosures](#) [Third Floor Plan](#) [Roof Plan](#) [Building Sections](#) [Architect Plans](#) [Civil Plans](#) [Landscape Plans](#) [Rendering](#) – south elevation of parking garage depicting vertical Bahama style shutters [Traffic Impact Statement](#) [Agreement with Neighbor](#) [Letters in Response to Mailing 9/1/17](#) [Letter to John Adbell & Bob Vayda from Stephen Thompson](#) [PAB Minutes 12/1/17](#) [Letter from Cheffy Passidomo, P.A.](#) [Resolution - Applicant 12/12/17](#) [City Attorney Memo](#) (b) [On-Street Parking D-Downtown District Petition Application](#) [On-Street Parking Allocation Tracking Sheet](#) [10/23/17 CRAAB Agenda Memorandum](#) [10/23/17 CRAAB Meeting Minutes](#) [Code Sec. 2-573. - Duties.](#) [Public Notice Mailing Labels](#) [Resumes](#)

17. **Streets and Stormwater**

Resolution directing the City Manager to preserve and maintain the current right-of-way cross section for 3rd Avenue South between Gulf Shore Boulevard South and 2nd Street South

[Agenda Memorandum](#) [Resolution](#) [12/27/13 Petition](#) [Conceptual design options 12/6/17](#) [Petition](#) [Photos](#) [Resolution 15-13719](#) [Resolution 14-13549](#)

18. **Streets and Stormwater**

Agreement with Johnson Engineering, Inc. in the amount of \$74,924 for professional services associated with Roundabout Intersection Design at Harbour Drive and Crayton Road

[Agenda Memorandum](#) [Task Order Agreement](#) [Span Wire Intersection Study](#)

19. **City Attorney**

Ordinance - First Reading - Public Hearing relating to Special Magistrates; approving Designation and Duties, Minimum Requirements, and Term; Prohibiting Certain Communications ~ *Scheduling Public Hearing and Second Reading for January 17, 2018*

[Agenda Memorandum](#) [Ordinance](#)

20. **City Manager**
Ordinance – First Reading – Public Hearing relating to possession of alcoholic beverages on the City of Naples fishing pier; amending Chapter 42 Waterways, Article II Recreation Areas, Division 2 City Pier, Section 42-53(a) Conduct on Fishing Pier and Parking Area, of the Code of Ordinances ~ *Scheduling a Public Hearing and Second Reading for January 17, 2018*
[Agenda Memorandum](#) [Ordinance](#)
21. **City Manager**
Resolution ratifying, confirming and approving the actions of the City Manager and city staff to prepare for, respond to, and recover from the effects of Hurricane Irma pursuant to resolution 2017-14016 which declared a state of emergency for all territory within the legal incorporated boundaries of the City of Naples due to Hurricane Irma's potential for causing extensive damage
[Agenda Memorandum](#) [Resolution](#)

Public Comment
Correspondence and Communications
Adjourn