

NOTICE OF MEETING AND AGENDA

Naples City Council

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: Nancy Stuparich • City Clerk: Patricia Rambosk

Interim City Manager: Pete DiMaria

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 Special Meeting

Thursday, January 20, 2022

2:00 PM

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. Approval of Agenda
3. Pledge of Allegiance
4. City Attorney

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.

- 4.A. Discussion and direction related to approval of:
- 1) Resolution - Quasi-Judicial - A RESOLUTION APPROVING AND ACCEPTING A PERPETUAL EASEMENT AND DECLARATION OF RESTRICTIONS AND COVENANTS (CONSERVATION EASEMENT) FROM NAPLES BEACH CLUB PHASE II AND III LAND TRUST TRUSTEE, LLC, NAPLES BEACH CLUB LAND TRUST TRUSTEE, LLC, NBC CLUB OWNER, AND NORTH AMERICAN LAND TRUST, CONTAINING ENFORCEMENT RIGHTS BY THE NORTH AMERICAN LAND TRUST AND CITY; AUTHORIZING THE MAYOR TO EXECUTE THE CONSERVATION EASEMENT AND DELIVER THE EXECUTED CONSERVATION EASEMENT TO FIRST AMERICAN TITLE INSURANCE COMPANY TO BE HELD IN ESCROW UNTIL THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST PRINCIPAL BUILDING AS PERMITTED IN SECTION 8 OF THE AMENDED AND RESTATED PLANNED DEVELOPMENT DOCUMENT FOR NAPLES BEACH CLUB RESIDENCES ADOPTED BY ORDINANCE 2019-14420: AND PROVIDING AN EFFECTIVE DATE;
 - 2) an 'Escrow Agreement by and between the Parties and First American Title Insurance Company; and
 - 3) a Service Agreement with NALT.
- Recommended Action: Review, discuss, and provide direction or approval of:
1. Resolution 2022-____, with attached Perpetual Easement and Declaration of Restrictions and Covenants (Conservation Easement);
 2. Escrow Agreement; and
 3. Service Agreement.
1. [Agenda Memo with attached Flowchart](#)
 2. [Resolution with attached Conservation Easement](#)
 3. [Escrow Agreement](#)
 4. [Service Agreement](#)
 5. [Escrow Letter - NALT](#)
 6. [Access Letter - NALT](#)
 7. [Due Diligence Memo - NALT](#)
 8. [Summary Flowchart](#)
 9. [Resolution with Development Agreement](#)
 10. [Ordinance 2019 -14420.pdf](#)
 11. [Recreation and Open Space Regulations](#)
 12. [Perpetual Easement](#)
 13. [Site Plan - Resolution 2019 - 14417](#)
 14. [Subdivision Replat - Resolution 2020 - 14523](#)
 15. [NALT Consulting Agreement](#)
 16. [Ausley Contract](#)
 17. [Dean Ringers Contract](#)
 18. [Site Map](#)
- 4.B. Resolution - Quasi-Judicial - A RESOLUTION INTERPRETING THE TERMS AND CONDITIONS OF ORDINANCE 2019-14420 RELATED TO THE NAPLES BEACH CLUB RESIDENCES AND GOLF CLUB PLANNED DEVELOPMENT TO CONFIRM THAT RESIDENTIAL UNITS LOCATED IN TRACT BE WITHIN THE ADJACENT

R3T-18, MULTIFAMILY ZONING DISTRICT, WERE INTENDED TO ALLOW USE OF THE RECREATIONAL FACILITIES AND AMENITIES PROVIDED IN THE NAPLES BEACH CLUB RESIDENCES AND GOLF CLUB PLANNED DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: Consider the resolution.

[Agenda Memorandum](#)

[Resolution](#)

[Ordinance 2019-14420](#)

[Passidomo letter to Martin 10-13-21](#)

[Disclosure of Interest - Tract BE](#)

Correspondence & Communication

Adjourn