

**NOTICE OF MEETING AND AGENDA (SUPPLEMENT 2)**  
**Naples City Council**  
**Council Chamber, 735 8th Street South, Naples, Florida**

**Mayor: Teresa Heitmann**

**Vice Mayor: Michael McCabe**

**City Council Members:**

**Ted Blankenship, Ray Christman, Terry Hutchison, Paul Perry, Beth Petrunoff**

**City Attorney: Nancy Stuparich • City Clerk: Patricia Rambosk**

**City Manager: Jay Boodheshwar**

**One or more other elected or appointed officials may be in attendance at this meeting.**

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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 18, 2022**  
**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 Military Appreciation Month to Include Our Country's MIA/POW 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.B. Check Presentation for Collier County Veterans Council

4. Set agenda (add or remove items)

5. Public Comment

#### CONSENT AGENDA

6. City Clerk

6.A. Approval of the April 6, 2022 Regular Meeting minutes and the April 19, 2022 Workshop Meeting minutes.

Recommended Action: Approve as submitted.

[Agenda Memorandum](#)

[April 6, 2022 Regular Meeting minutes](#)

[April 19, 2022 Workshop Meeting minutes](#)

6.B. Resolution - Legislative - A RESOLUTION APPOINTING JESSICA HERNANDEZ AS DEPUTY CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: Approve the resolution.

[Agenda Memorandum](#)

[Resolution](#)

6.C. Consider a cost of living increase for the City Clerk for Fiscal Year 2021-2022.

Recommended Action: Consider approving a salary increase.

[Agenda Memorandum](#)

[2021 Annual Report](#)

7. City Manager

7.A. Request for approval of \$1000 donation by City to Collier County Veterans Council, Inc.

Recommended Action: Approve via motion.

[Agenda Memorandum](#)

#### END OF CONSENT AGENDA

#### REGULAR AGENDA

8. Board of Appeals

8.A. City Council, sitting as the Board of Appeals, is asked to set a date and time for a public hearing for the appeal of Building Official decision revoking Building Permit #PRSF2106400 for 1075 Sandpiper St., Naples, FL 34112 (additional documentation is to be provided via supplement).

Recommended Action: Set the date and time for a public hearing for an appeal of a Decision by the Building Official.

[Agenda Memorandum \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

[May 12, 2022 Letter to City Manager and City Attorney - 1075 Sandpiper Street \(Kapelina\)\(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

[Application for Appeal of Building Official Decision - 1075 Sandpiper](#)

## PUBLIC HEARINGS

### 9. Planning

- 9.A. 22-SD1 Resolution - Quasi-Judicial - A RESOLUTION RELATING TO A SUBDIVISION REPLAT FOR THE PURPOSE OF DETERMINING PETITION 22-SD1 FOR PRELIMINARY AND FINAL (RECORD) PLAT ACCEPTANCE AND APPROVAL, PURSUANT TO SECTION 54-7, ZERO LOT LINE SUBDIVISIONS, OF THE CODE OF ORDINANCES, FOR NORTH PORT COVE, A ZERO LOT LINE SUBDIVISION ON PROPERTY CONTAINING APPROXIMATELY 0.34 ACRES OWNED BY 845 11TH AVE SO, LLC A FLORIDA LIMITED LIABILITY COMPANY, AND LOCATED AT 825, 835, 845, AND 855 11TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE. (LD)

Recommended Action: Consider the Resolution.

[Agenda Memorandum](#)

[Resolution](#)

[Staff Report](#)

[Zero Lot Line Petition](#)

[Disclosure of Interest](#)

[Deeds](#)

[Opinion of Title](#)

[Aerial](#)

[Boundary Survey](#)

[Plat - Plan of Naples](#)

[Plat - Proposed](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Trip Generation Analysis](#)

[Petitioner Expert Qualifications](#)

[Staff Qualifications](#)

[Mailing Addresses](#)

[Public Hearing Sign Affidavit 4-27-22](#)

[22-SD1 - Petitioner's Presentation](#)

### 10. Streets and Stormwater

- 10.A. Resolution - Quasi-Judicial - A RESOLUTION FOR THE PURPOSE OF DETERMINING RIGHT-OF-WAY PERMIT APPLICATION'S PRRW2201924,

PRRW2201923, PRRW2201921, PRRW2201919, PRRW2201917, AND PRRW2201915 FOR LICENSE PLATE READER CAMERAS IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO 1) GALLEON DRIVE AND SPYGLASS LANE, 2) GORDON DRIVE AND GALLEON DRIVE, 3) GORDON DRIVE AND KINGSTOWN DRIVE, 4) GORDON DRIVE AND SABRE LANE, 5) FORT CHARLES DRIVE AND GREEN DOLPHIN LANE, AND 6) KINGSTOWN DRIVE AND GIN LANE; AUTHORIZING THE CITY MANAGER TO EXECUTE THE PERMIT WITH SPECIAL CONDITIONS; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: Approve the resolution and authorize the City Manager to execute the right-of-way permits.

[Agenda Memorandum](#)

[Resolution](#)

[Exhibit A to Resolution](#)

[PRRW2201921 Kingstown Gin Ln ROW Application](#)

[PRRW2201923 Sabre-Gordon ROW Application](#)

[PRRW2201924 Galleon-Spyglass ROW Application](#)

[PRRW2201915 Ft Charles-Green Dolphin ROW Application](#)

[PRRW2201917 Galleon Gordon ROW Application](#)

[PRRW2201919 Kingstown Gordon ROW Application](#)

[Spec sheets](#)

## OTHER BUSINESS

11. City Clerk

12. City Attorney

- 12.A. 22-CPA1 - Ordinance - Legislative - First Reading - AN ORDINANCE AMENDING THE CITY OF NAPLES COMPREHENSIVE PLAN; ADDING A PROPERTY RIGHTS ELEMENT WITH GOALS, OBJECTIVES AND POLICIES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODIFIER THAT THIS SHALL BE A SEPARATE NEW ELEMENT IN THE COMPREHENSIVE PLAN; PROVIDING FOR THE IMPLEMENTATION THROUGH THE STATUTORY STATE REVIEW PROCESS OF CHAPTER 163; AND PROVIDING AN EFFECTIVE DATE.  
Recommended Action: Approve the ordinance at First Reading; and schedule Second Reading and adoption on June 1, 2022.

[Agenda Memorandum](#)

[Ordinance](#)

[PAB Staff Report](#)

[Section 163.3177\(6\)\(l\)1, Florida Statutes](#)

[House Bill 59 Chapter Law 2021-195](#)

- 12.B. Ordinance - Legislative - First Reading - AN ORDINANCE AMENDING ARTICLE 3, SECTION 3.1 OF THE CITY OF NAPLES CITY CHARTER, ENTITLED "QUALIFICATIONS", TO CHANGE THE CITY MANAGER RESIDENCY REQUIREMENT TO REQUIRE RESIDENCY ANYWHERE WITHIN COLLIER

COUNTY, RATHER THAN ONLY WITHIN THE CITY OF NAPLES, WHILE SERVING AS CITY MANAGER; PROVIDING FOR A REFERENDUM ON THE QUESTION OF APPROVAL OF THE PROPOSED AMENDMENT IN ENGLISH AND SPANISH; PROVIDING FOR FILING THE REVISED CHARTER AS AMENDED WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR COORDINATION WITH THE SUPERVISOR OF ELECTIONS OF COLLIER COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE. (SUPPLEMENT 1 - NEW TITLE)

AN ORDINANCE AMENDING ARTICLE 3, SECTION 3.1 OF THE CITY OF NAPLES CITY CHARTER, ENTITLED "QUALIFICATIONS" TO ALLOW THE CITY MANAGER TO RESIDE IN THE CITY OF NAPLES OR IN COLLIER COUNTY, FLORIDA; PROVIDING FOR A REFERENDUM ON THE QUESTION OF APPROVAL OF THE PROPOSED AMENDMENT IN ENGLISH AND SPANISH; PROVIDING FOR FILING THE REVISED CHARTER AS AMENDED WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR COORDINATION WITH THE SUPERVISOR OF ELECTIONS OF COLLIER COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.  
Recommended Action: Approve the ordinance on First Reading and schedule Second Reading and adoption on June 1, 2022.

[Agenda Memorandum](#)

[Ordinance](#)

[Revised Agenda Memorandum \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

[Revised Ordinance \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

- 12.C. Ordinance - Legislative - First Reading - AN ORDINANCE AMENDING CHAPTER 56 ENTITLED "SUPPLEMENTAL STANDARDS" IN ARTICLE III ENTITLED "STANDARDS APPLICABLE TO ALL DISTRICTS" TO CREATE A NEW SECTION 56-55 FOR THE PURPOSE OF REQUIRING LANDLORDS TO GIVE TENANTS 60 DAYS WRITTEN NOTICE OF A RENTAL INCREASE IN EXCESS OF 5%; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Recommended Action: Approve the ordinance on First Reading and schedule Second Reading and adoption on June 1, 2022.

[Agenda Memorandum](#)

[Ordinance](#)

[City of Miami Beach Rent Increase Notification Ordinance](#)

[Miami-Dade Rent Increase Notification Ordinance](#)

[City of Tampa Rent Increase Notification Ordinance](#)

13. CRA (SUPPLEMENT 1 - ADDED SECTION)

- 13.A. Consider the approval of an amended and restated Public Parking Garage Agreement. (SUPPLEMENT 1 - ADDED ITEM)

Recommended Action: Approve the agreement and authorize the Mayor to execute.

[Agenda Memorandum \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

[Attachment 1 - First Amended and Restated Public Parking Garage Agreement May 13 2022 3 PM \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

- 13.B. Consider an Award of Contract with BSSW Architects Inc. to design a public parking garage near 1st Avenue South, to be funded as lawfully appropriated.  
(SUPPLEMENT 1 - ADDED ITEM)

Recommended Action: Approve the contract and authorize the City Manager to execute.

[Agenda Memorandum \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

[Attachment 1 - Agreement - BSSW Architects \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

[Attachment 2 - RFP 22-055 \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

[Attachment 3 - BSSW Architects Proposal Submittal \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

[Attachment 4 - RFP 22-015 Bid Analysis \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

[Attachment 5 - Scenery Production Shop Cost Estimates \(SUPPLEMENT 1 - ADDED ATTACHMENT\)](#)

## DISCUSSION ITEMS

### 14. Streets and Stormwater

- 14.A. An update by Erickson Consulting Engineers (ECE) of the South System of the Naples Beach Restoration and Water Quality Improvement Project (a.k.a. Beach Outfall Removal Project). (Additional documentation to be provided via supplement.)  
Recommended Action: Discussion and direction.

[Agenda Memorandum](#)

[Agenda Memorandum \(SUPPLEMENT 2 - ADDED ATTACHMENT\)](#)

[City Council SPS 90% Continuation Generator Layout \(SUPPLEMENT 2 - ADDED ATTACHMENT\)](#)

[FPL response on direct connect \(SUPPLEMENT 2 - ADDED ATTACHMENT\)](#)

[Revised site plan with 12' buffer from south PL to generator \(SUPPLEMENT 2 - ADDED ATTACHMENT\)](#)

[South Illustrative Plan \(SUPPLEMENT 2 - ADDED ATTACHMENT\)](#)

- 14.B. An update by Erickson Consulting Engineers (ECE) of the North System of the Naples Beach Restoration and Water Quality Improvement Project (a.k.a. Beach Outfall Removal Project).

Recommended Action: Discussion and direction.

[Agenda Memorandum](#)

[North Pump Station 60% Cost Estimate](#)

[North Pump Station Relocation 'Plan B' Report Presentation](#)

- 14.C. Presentation and discussion of the draft Pedestrian and Bicycle Master Plan update.

Recommended Action: Present survey data and seek City Council feedback on the final lists, Bike Loop Map, draft plan, and continued schedule.

[Agenda Memorandum](#)

[Appendix A - Existing Sidewalk Networks](#)

[Appendix B - Existing Bike Networks and Crash Data](#)

[Appendix C - Ped & Bike Count Location Diagrams](#)

[Appendix D- Bike & Ped Master Plan project list with estimates](#)

[Appendix E- Bicycle Loop Route with signage](#)

[Appendix F - Resolution of the South Gordon Drive Neighborhood Association](#)

[Appendix G - Bicycle & Pedestrian Master Plan Report- 5.18.22](#)

[Appendix H - 2013 Master Plan Completed Projects](#)

[Appendix I - HOA Meetings Summary Notes combined](#)

[Appendix J - Community Feedback](#)

[Presentation](#)

Public Comment

Correspondence and Communications

Adjourn