

Posted
June 1, 2023



NOTICE OF MEETING AND AGENDA

City Hall Council Chambers
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.

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. Public comments about items on the agenda will be heard during Item 5 or during specific agenda items. Public comments about issues not on the agenda will be heard at the end of the meeting. 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.

Pledge of Civility

It is the desire of the City of Naples to encourage the open exchange of ideas, fair discussion of the issues, and the participation of all persons in government, therefore, we pledge to be respectful of each other even when we disagree, to direct all comments to the issues, and to avoid personal attacks during all City meetings and workshops.

City Council Special Meeting Monday, June 5, 2023 1:00 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 property of the City of Naples and will be retained by the City Clerk

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **SET AGENDA (add or remove items)**
4. **ANNOUNCEMENTS AND PRESENTATIONS**
 - 4.A. Centennial Fun Fact

5. PUBLIC COMMENTS (For Items on the Agenda)

REGULAR AGENDA

6. LAND USE MATTERS

- 6.A. First Reading of an Ordinance for the Purpose of Determining a Comprehensive Plan Amendment.

ORDINANCE FOR THE PURPOSE OF DETERMINING COMPREHENSIVE PLAN AMENDMENT APPLICATION 22-CPA2 RELATING TO A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO INSTITUTIONAL – PUBLIC, SEMI-PUBLIC, PRIVATE, ON A PORTION OF THE PROPERTY LOCATED AT 137 12TH AVENUE SOUTH, AND ALL OF THE PROPERTY LOCATED AT 163 12TH AVENUE SOUTH, AND OWNED BY NAPLES HISTORICAL SOCIETY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)

[Ordinance](#)

[PAB Staff Report](#)

[Cover Letter](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Deed - 137 12th Avenue South](#)

[Deed - 163 12th Avenue South](#)

[Aerial](#)

[Survey - 137 12th Avenue South](#)

[Survey - 163 12th Avenue South](#)

[Trip Generation Discussion](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting - PAB](#)

[Affidavit of Sign Posting - City Council](#)

- 6.B. First Reading of an Ordinance for the Purpose of Rezoning the Property from R1-10 Residence District to Public Service District.

AN ORDINANCE FOR THE PURPOSE OF DETERMINING REZONE PETITION 22-R3, REZONING APPROXIMATELY 0.34 ACRES FROM R1-10, RESIDENCE DISTRICT TO PS-PUBLIC SERVICE DISTRICT FOR THE PROPERTY OWNED BY NAPLES HISTORICAL SOCIETY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND LOCATED AT 163 12TH AVENUE SOUTH; MORE FULLY DESCRIBED HEREIN, AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)

[Ordinance](#)

[PAB Staff Report](#)

Application
Disclosure of Interest - Property Owner
Deed - 163 12th Avenue South
Site Plan
Survey - 163 12th Avenue South
Aerial
Trip Generation Discussion
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses PAB
Public Notice Mailing Addresses Council 060523 and 062123
Affidavit of Sign Posting PAB
Affidavit of Sign Posting City Council
Correspondence
City Council 6-5-23 - Presentation - Naples Historical Society Petition 22-R3

- 6.C. A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-V3, PURSUANT TO SECTION 46-37 AND SECTIONS 58-834 AND 58-835 OF THE LAND DEVELOPMENT CODE TO ALLOW FOR A MINIMUM LOT AREA OF 15,000 SQUARE FEET WHERE CODE REQUIRES A MINIMUM LOT AREA OF 30,000 SQUARE FEET AND TO ALLOW FOR A MINIMUM LOT WIDTH OF 100 FEET WHERE CODE REQUIRES A MINIMUM LOT WIDTH OF 150 FEET IN THE PS-PUBLIC SERVICE DISTRICT, FOR PROPERTY OWNED BY NAPLES HISTORICAL SOCIETY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND LOCATED AT 163 12TH AVENUE SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

Agenda Memorandum
Resolution
PAB Staff Report
Cover Letter
Application
Disclosure of Interest - Property Owner
Deed
Aerial
MHK Lot Coverage Calculations
Site Plan
Survey - 163 12th Avenue South
Trip Generation Discussion
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting

- 6.D. A RESOLUTION FOR THE PURPOSE OF DETERMINING PETITION 22-CU6, RELATING TO A CONDITIONAL USE PURSUANT TO SECTION 46-34 AND SECTION 58-833(4) OF THE CODE OF ORDINANCES TO ALLOW SMITH EXHIBIT HALL TO BE ASSOCIATED WITH THE EXISTING HISTORIC PALM COTTAGE AND NORRIS GARDENS ON PROPERTY OWNED BY NAPLES HISTORICAL SOCIETY, INC., A FLORIDA NOT FOR PROFIT CORPORATION,

AND LOCATED AT 163 12TH AVENUE SOUTH, MORE FULLY DESCRIBED
HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)

[Resolution](#)

[PAB Staff Report](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Deed 163 12th Ave S](#)

[Exhibit A Illustrative Plan](#)

[Site Plan](#)

[Operational Plan](#)

[Trip Generation Discussion](#)

[Survey 163 12th Ave S](#)

[Aerial](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

- 6.E. A RESOLUTION FOR THE PURPOSE OF DETERMINING SITE PLAN PETITION 22-SP24 FOR A NEW THREE STORY MUNICIPAL PARKING GARAGE IN THE PUBLIC SERVICE DISTRICT OF THE NAPLES SQUARE PLANNED DEVELOPMENT ON PROPERTY OWNED BY GULFSHORE PLAYHOUSE, INC, A FLORIDA NOT FOR PROFIT CORPORATION AND DOWNTOWN NAPLES, LLC A FLORIDA LIMITED LIABILITY COMPANY, LOCATED AT 150 12TH AVENUE SOUTH AND MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)

[Resolution](#)

[Boundary Survey Prepared by Stantec, signed 9/20/2022](#)

[22-SP24 Sufficiency Letter dated 5/2/2023](#)

[Civil Plans Prepared by Stantec Consulting Services, Inc. dated April 2023](#)

[Architectural Plans Prepared by BSSW Architects, Inc., dated 4/3/2023](#)

[Traffic Impact Study Prepared by Stantec Consulting Services, Inc., dated April 2023](#)

[Planting Plans Prepared by Goetz + Stropes Landscape Architects, Inc., dated 4/3/2023](#)

[Irrigation Plans Goetz + Stropes Landscape Architects, Inc., dated 4/3/2023](#)

[Lighting Plan Prepared by SESCO Lighting, dated 11/4/2022](#)

[Water Quality Calculations Prepared by Stantec Consulting Services, Inc., dated 10/28/2022](#)

[Staff Report](#)

[Site Plan Application](#)

[Disclosure of Interest - Downtown Naples, LLC](#)

[Disclosure of Interest - Gulfshore Playhouse Inc](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)
[Amended and Restated Public Parking Garage Agreement, as amended](#)
[Petitioner's Presentation - Architecture & Landscape](#)
[Petitioner's Presentation - Civil & Traffic](#)

6.F. A RESOLUTION FOR THE PURPOSE OF DETERMINING LIVE ENTERTAINMENT PETITION 23-LE3 TO ESTABLISH AMPLIFIED OUTDOOR LIVE ENTERTAINMENT WITH A MAXIMUM OF TWO ENTERTAINERS THURSDAY THROUGH SUNDAY FROM 7:00 PM TO 12:00 AM FOR THE AC MARIOTT HOTEL ON PROPERTY OWNED BY PALMETTO HOSPITALITY OF NAPLES, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND LOCATED AT 455 12TH STREET SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[Continuance Memorandum](#)

6.G. A RESOLUTION FOR THE PURPOSE OF DETERMINING OUTDOOR DINING PETITION 23-OD5 TO ESTABLISH OUTDOOR DINING ON PRIVATE PROPERTY INCLUDING A TOTAL OF 46 TABLES AND 204 SEATS FOR THE AC MARIOTT HOTEL ON PROPERTY OWNED BY PALMETTO HOSPITALITY OF NAPLES, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND LOCATED AT 455 12TH STREET SOUTH, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

(Erica Martin, Director of Planning)

[Continuance Memorandum](#)

7. OLD BUSINESS

7.A. Presentation Regarding Stormwater Lakes and Stormwater Lake Restoration Efforts (Continued from the April 3, 2023, City Council Meeting).

(Bob Middleton, Director of Public Works)

[Agenda Memorandum](#)

[City of Naples - Stormwater Lakes Presentation](#)

7.B. Consideration of the Repeat Special Event Application for Y Not Tri – September 24, 2023 (Item Continued from April 5, 2023)

(Chad Merritt, Director of Parks, Recreation & Facilities)

[Agenda Memorandum](#)

[Y Not Tri Application \(Original\)](#)

[Update Event Map](#)

[2023 Notice of Event](#)

7.C. A RESOLUTION FOR THE PURPOSE OF PROVIDING PROFESSIONAL ENGINEERING SERVICES FOR A DOWNTOWN TRAFFIC STUDY ANALYSIS, APPROVING TASK ORDER AMENDMENT-01 IN THE AMOUNT OF \$319,419.93 BETWEEN THE CITY OF NAPLES AND DAVID PLUMMER & ASSOCIATES, INC., IN ACCORDANCE WITH THE CONSULTANTS COMPETITIVE NEGOTIATION ACT; AMENDING THE FISCAL YEAR 2022-23 BUDGET ADOPTED BY RESOLUTION 2022-14943; AUTHORIZING THE CITY MANAGER TO EXECUTE TASK ORDER AMENDMENT-01; AND PROVIDING AN

EFFECTIVE DATE.
(Bob Middleton, Director of Public Works)
[Agenda Memorandum](#)
[Resolution](#)
[Task Order #1 Amendment](#)

8. NEW BUSINESS

- 8.A. Update and Discussion of 30% Design Concept Options for 9th Street South and 10th Avenue South Intersection Improvements.
(Bob Middleton, Director of Public Works)
[Agenda Memorandum](#)
[Attachment #1 - Span Wire ADEAS-Q Report](#)
[Attachment #2 - Signal Exhibit 1](#)
[Attachment #3 - Signal Exhibit 2](#)
[Attachment #4 - Signal Exhibit 3](#)
[Attachment #5 - Summary of Intersection Improvements](#)
[Attachment #6 - Public Comments Presentation](#)
- 8.B. Discussion of the Repeat Special Event Application for the Annual Fourth of July Parade - July 4, 2023.
(Chad Merritt, Director of Parks, Recreation & Facilities)
[Agenda Memorandum](#)
[Independence Day Parade 7.4.22 \(Previous Year Application\)](#)

ORDINANCES

9. **FIRST READING ORDINANCES - None**
10. **SECOND READING ORDINANCES - None**
11. **PUBLIC COMMENTS (For Items NOT on the Agenda)**
12. **COMMUNICATIONS FROM THE MAYOR, CITY COUNCIL, AND STAFF**
13. **ADJOURNMENT**

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.