

Posted  
January 13, 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.**

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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.

### **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.

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**City Council Workshop**  
**Friday, January 20, 2023**  
**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 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
  - 4.B. Employee Service Awards

4.C. Hurricane Ian Update

**5. PUBLIC COMMENTS**

**6. DISCUSSION ITEMS**

6.A. ACUNE Dynamic Modeling Presentation.  
(Jay Boodheshwar, City Manager)

[Agenda Memorandum](#)

[ACUNE Overview](#)

[Letter from Dr. Sheng](#)

[ACUNE Enhancement Budget Estimate](#)

[January 20 Presentation to City Council Outline](#)

[January 20, 2023 ACUNE Presentation](#)

6.B. Discussion of the Following Land Use Items:

1. Potential Amendments to Lot Coverage, Setbacks, and Impervious Areas Regulations

2. Base Point of Measurement for Maximum Height in Commercial and Mixed-Use Buildings

3. The "Build To" Requirement in the Fifth Avenue South Special Overlay District

4. Density/Intensity Regulations to Address "Double Dipping"

(Erica Martin, Director of Planning)

[Planning Department Memorandum](#)

[Jay Boodheshwar Memorandum](#)

[Lot Coverage - Applicable Code Sections](#)

[Height Measurement - Applicable Code Sections](#)

[Fifth Avenue South Special Overlay District - Applicable Code Sections](#)

[Density-Intensity - Applicable Code Sections](#)

[Josh Martin CV](#)

**7. COMMUNICATIONS FROM THE MAYOR, CITY COUNCIL, AND STAFF**

**8. 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.