

Posted
January 4, 2024



NOTICE OF MEETING AND AGENDA

City Hall Council Chambers
735 8th Street South, Naples, Florida

Mayor: Teresa Heitmann

Vice Mayor: Vacant

City Council Members:

Ted Blankenship, Ray Christman,

Terry Hutchison, Paul Perry, Beth Petrunoff

Interim City Attorney: Ralf Brookes • 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
Thursday, January 11, 2024
11:30 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
4. ANNOUNCEMENTS AND PRESENTATIONS
5. PUBLIC COMMENTS

APPROVAL OF CONSENT AGENDA

6. RESOLUTIONS

- 6.A. A Resolution by the City Of Naples for the Purpose of Approving the Purchase of Approximately 0.568 Acres of Real Property Located at 160-190 10th Street North, Naples, Fl 34102, Strap #1336001122 85A03 (“The Property”), From The Seller 10th Street North, LLC For The Purchase Price Of \$4,900,000; Accepting The Assignment From The City Of Naples Community Redevelopment Agency of the Purchase and Sale Agreement for the Property; Authorizing the Expenditure of Funds for the Purchase and Authorizing the City Manager to Execute the Assignment; Authorizing the Mayor or City Manager to Execute All Documents Required to Purchase the Property at Closing; and Establishing An Effective Date. (Mari Gallet, Deputy City Manager)

[Agenda Memorandum](#)

[Resolution](#)

[Purchase and Sale Agreement](#)

[Assignment of Purchase and Sale Agreement](#)

[Appraisal 1](#)

[Appraisal 2](#)

[Phase 1 Environmental Site Assessment](#)

[Survey](#)

[Draft Settlement Statement](#)

[CBRE Post-Acquisition Options](#)

END OF CONSENT AGENDA

REGULAR AGENDA

7. ITEMS PULLED FROM CONSENT AGENDA

8. OLD BUSINESS

- 8.A. Consideration of Proposed Porte Cochere for the Naples Beach Club Hotel, Located at 851 Gulf Shore Boulevard North.

(Jay Boodheshwar, City Manager)

[Agenda Memorandum](#)

[Naples Beach Club Hotel Porte Cochere Plans - Revised Submittal for 1-11-2024 CC Meeting](#)

[Naples Beach Club Hotel Porte Cochere Plans - Revised Submittal for 12-6-2023 CC Meeting](#)

[Naples Beach Club Hotel Porte Cochere Plans - Original Submittal for 10-16-2023 CC Meeting](#)

[Email Dated August 15, 2023, Regarding Naples Beach Club Hotel Porte Cochere Proposal](#)

[Selfon Email to City Manager - Item on PAB agenda for October meeting related to the Porte Cochere at NBC](#)

[DRB Resolution 2021-DRB21](#)

[Petitioner's Presentation](#)

- 8.B. A Resolution Waiving the Competitive Bid Process; Accepting a Proposal From

Park Assist/TKH Security for Parking Guidance Technology Systems for the 8th Street South, 4th and 6th Avenue South Parking Garages, in an Amount Not-to-exceed \$130,643.00; Amending the Fiscal Year 2023-24 Budget of the City of Naples; Authorizing the City Manager to Execute the Proposal and Purchase Order; and Providing an Effective Date.

(Mari Gallet, Deputy City Manager)

[Agenda Memorandum](#)

[Resolution](#)

[Park Assist/TKH Security Proposal](#)

8.C. Scope/Budget Discussion and Direction for Specialized Cell Tower Legal Representation.

(Jay Boodheshwar, City Manager)

[Agenda Memorandum](#)

[May 17, 2023, City Council Information for Specialized Legal Services](#)

[GrayRobinson Invoices](#)

8.D. Discussion and Direction Regarding the Search/Selection Process for City Attorney.

(Jay Boodheshwar, City Manager)

[Agenda Memorandum](#)

[Draft City Attorney Recruitment Brochure](#)

[Draft City Attorney Questionnaire](#)

8.E. Discussion and Direction Regarding City Council Vacancy.

(Jay Boodheshwar, City Manager)

[Agenda Memorandum](#)

9. NEW BUSINESS

9.A. Election of Vice Mayor and Appointment of Community Redevelopment Agency (CRA) Chair.

(Patricia Rambosk, City Clerk)

[Agenda Memorandum](#)

[Resolution 2023-15153](#)

[CRA By-Laws](#)

9.B. Announcement of an Executive Session for the Purpose of Advice and Discussion Concerning Settlement Negotiations or Strategy Related to Litigation Expenditures Associated with the Following Related Cases:

Harry Zea, RHC LLC, Hold On! LLC, 1355 Marlin Drive LLC, 1660 Dolphin Court LLC, 1501 Bluefin Court LLC, Pinnacle Asset Trust LLC, Bay Club of Naples I LLC, Bay Club of Naples II LLC, The Nautilus Naples, LLC., v. City of Naples, U.S. Middle District of Florida, Case No. 2:22-cv-00690

The Viceroy Naples, LLC v. City of Naples, 20th Judicial Circuit Collier County, Case No. 2023-AP-10

Legacy Management and Investment Group LLC d/b/a The Dock at Crayton Cove

v. The Nautilus Naples, LLC and The City of Naples, 20th Judicial Circuit Collier County, Case No. 2023-CA-002547
(Ralf Brookes, Interim City Attorney)
[Agenda Memorandum](#)
[Public Notice](#)

ORDINANCES

10. FIRST READING ORDINANCES - None

11. SECOND READING ORDINANCES

- 11.A. Second Reading of an Ordinance to Update the Effective FEMA Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS) Report.

An Ordinance For the Purpose of Amending Chapter 16, Construction, Rehabilitation and Property Maintenance Regulations, of the Code of Ordinances, City of Naples, Updating Section 16-145(2) to Update the Flood Insurance Study and Flood Insurance Rate Maps; Providing a Severability Clause, A Repealer Provision and Providing an Effective Date.

(Stephen Beckman, Director of Building Services)

[Agenda Memorandum](#)

[Flood Ordinance](#)

[Business Impact Estimate](#)

[Letter of Final Determination](#)

12. PUBLIC COMMENTS

13. COMMUNICATIONS FROM THE MAYOR, CITY COUNCIL, AND STAFF

14. 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.