

**NOTICE OF MEETING AND AGENDA**



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

**Mayor: Teresa Heitmann  
Vice Mayor: Terry Hutchison  
City Council Members:  
Ted Blankenship, Ray Christman,  
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.**

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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. 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.

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**City Council Regular Meeting  
Wednesday, February 7, 2024  
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. INVOCATION AND PLEDGE OF ALLEGIANCE**
- 3. SET AGENDA**
- 4. ANNOUNCEMENTS AND PRESENTATIONS**
  - 4.A. Centennial Recognition for Service to the Community

- 4.B. Do the Right Thing
- 4.C. Employee Milestone Recognitions
- 4.D. Update from Commissioner Daniel Kowal

## 5. PUBLIC COMMENTS

## APPROVAL OF CONSENT AGENDA

## 6. MINUTES

- 6.A. Approval of Various City Council Meeting Minutes.  
(Patricia Rambosk, City Clerk)  
[Agenda Memorandum](#)  
[December 6, 2023 Regular Meeting Minutes](#)  
[December 18, 2023 Regular Meeting Minutes](#)  
[January 16, 2024 Workshop Meeting Minutes](#)

## 7. RESOLUTIONS

- 7.A. A Resolution Approving an Additional Interfund Loan from the Cash Clearing Account/Investment Account of the City to the East Naples Bay Special Taxing District Fund in the Amount of \$1.1 Million to Fund Additional Costs of the Canal Dredging Project Resulting from Hurricane Ian; Establishing Terms and Conditions for Repayment; and Providing an Effective Date.  
(Gary Young, Deputy City Manager/CFO)  
[Agenda Memorandum](#)  
[Resolution](#)  
[Resolution 2021-14656 East Naples Bay Interfund Loan](#)
- 7.B. A Resolution for the Purpose of Determining a Temporary Off-Site Valet Parking Solution on Property Owned by 1st Avenue South 1095 LLC, Located at 1095 1st Avenue South and Neighborhood Health Clinic, Located at 88 12th Street North to Benefit the Gulfshore Playhouse, a Florida Not For Profit Corporation.  
(Ralf Brookes, Interim City Attorney)  
[Agenda Memorandum](#)  
[Resolution](#)  
[Letter to City Manager - Gulfshore Playhouse 1.23.24](#)  
[Parking Agreement Amended - 1st Ave S 1095 LLC - 01.03.24 - FE](#)  
[Aerial - NHC Spaces](#)  
[NHC Parking Letter - Signed](#)
- 7.C. A Resolution for the Purpose of Rescinding Resolution No. 2023-15065 Which Approved the Installation of Synthetic Turf at the Football Field at Fleischmann Park with Field Turf USA, in the Amount of \$1,199,685.00; and Providing an Effective Date.  
(Chad Merritt, Director of Parks, Recreation & Facilities)  
[Agenda Memorandum](#)  
[Resolution](#)  
[Resolution 2023-15065](#)

[Purchase Order 02300672](#)  
[Field Turf USA - Proposed Price Increase](#)

- 7.D. A Resolution for the Purpose of Approving Amendment No. 1 to the Standard Grant Agreement with the State of Florida Department of Environmental Protection (LPA0342) Accepting Additional Funding for the Naples Bay Red Tide/Septic Tank Mitigation Project in the Amount of \$10,000,000, Subject to Certain Terms and Conditions; Authorizing the Mayor to Execute the Amendment No. 1 to Agreement LPA0342; And Providing an Effective Date.  
(Bob Middleton, Director of Public Works)  
[Agenda Memorandum](#)  
[Resolution](#)  
[Amendment No. 1 to Agreement LPA0342](#)
- 7.E. A Resolution for the Purpose of Approving the 2024 Operating Plan between City of Naples, Other Collier County Fire Departments and The Florida Forest Service.  
(Phillip Pennington, Fire Chief)  
[Agenda Memorandum](#)  
[Resolution](#)  
[2024 Operating Plan between FFS and Collier Fire Depts](#)
- 7.F. A Resolution for the Purpose of Waiving the Competitive Bidding Process; Awarding a Contract by Purchase Order to Quality Enterprises USA, Inc. For The Replacement of Two Sanitary Sewer Force Mains located on Solana Road at Goodlette-Frank Road, in the Amount of \$857,260; Authorizing the City Manager to Execute the Purchase Order; And Providing an Effective Date.  
(Bob Middleton, Director of Public Works)  
[Agenda Memorandum](#)  
[Resolution](#)  
[Quote - Quality Enterprises USA, Inc.](#)  
[Agreement - Quality Enterprises USA, Inc.](#)

**8. OTHER**

- 8.A. Consideration of the New Special Event Application Below:
1. Battle of the Bands – Cambier Park  
(Chad Merritt, Director of Parks, Recreation & Facilities)  
[Agenda Memorandum](#)  
[Battle of the Bands 4.20.24](#)
- 8.B. Consideration of the Repeat Special Event Applications Enumerated Below:
1. Ducks Unlimited Spring Conservation Dinner – Northern Jet Hangar
  2. Naples Craft Beer Fest – Bayfront Naples
  3. St. Patrick’s Parade – Downtown Naples
  4. Naples Thanksgiving Day 5k – Downtown Naples  
(Chad Merritt, Director of Parks, Recreation & Facilities)  
[Agenda Memorandum](#)  
[Ducks Unlimited Spring Conservation Dinner 2.24.24](#)  
[Naples Craft Beer Fest 3.1.24](#)  
[St Patrick's Day Parade 3.16.24](#)

**END OF CONSENT AGENDA**

**9. PUBLIC HEARINGS - None.**

**REGULAR AGENDA**

**10. ITEMS PULLED FROM CONSENT AGENDA (If Needed)**

**11. LAND USE MATTERS**

- 11.A. Second Reading of an Ordinance Considering a Rezone of the Property located at 350 7th Street North.

An Ordinance for the Purpose of Determining Rezone Petition 23-R3 to Rezone Approximately 13.72 Acres from the "M", Medical District, to the "PS", Public Service District, Pursuant to Section 46-32 of the Code of Ordinances of the City of Naples, For a Portion of the Property Located at 350 7th Street North, Owned by Naples Community Hospital, Inc.; More Fully Described Herein, and Providing an Effective Date. **(Time Certain 1:30pm)**

(Erica Martin, Director of Planning)

[Agenda Memorandum](#)

[Ordinance](#)

[Staff Report](#)

[Updated Signage CC Meeting #2](#)

[Paul Hiltz Letter to Mayor City Council 01-05-2024](#)

[Richard Grant Letter to City Attorney - 1-5-24](#)

[Richard Grant Letter to City Council January 9, 2024](#)

[City Council Garage & Signage Comments PAB](#)

[Updated sG2 Report NHI Planning](#)

[Access Valet Circulation and Traffic Study](#)

[10-20-21 Opinion - Proposed Community Hospital District - Height limit](#)

[Planning Advisory Board Letter 23-11-28](#)

[A-1 Heat Map NCH 2023-11-15](#)

[A-2 Sg2 Marker Analysis PAB 2023-12-13](#)

[A-3 Arch & Design Elements NHSVI](#)

[A-4 - Proposed NHSVI Plans](#)

[A-C-1 - 2023-11-27 Vehicular Circulation Study - Attachment C-1 certified](#)

[A-C-2 Parking Need and Demand 11-28-2023 rjm](#)

[A-C-2 Main Campus Parking](#)

[A-C-3 - 2023-11-27 NCH Heart Institute Valet Parking Plan - Attachment C-3 certified](#)

[C-4 2023-11-21 Signage Attachment](#)

[C-5 - Lot Coverage C-5](#)

[C-5 - Lot Coverage Calculations rev 3](#)

[C-12 - 2023-11-27 NCH Heart Institute TIS - Attachment C-12 certified](#)

[D-2 - Letter-Attachment D-2](#)

[Application](#)

[Summary of Facts](#)

Disclosure of Interest  
Deeds  
Location Map  
Boundary Survey  
Original Submittal - Site Plans  
Original Submittal - Traffic Impact Statement  
Ordinance No 22-14933  
Planning Department Credentials  
Petitioner's Credentials  
Public Notice Mailing Addresses  
Correspondence  
Additional Correspondence 11-2-2023  
Petitioner's Presentation - 11-8-2023 PAB Meeting  
Affidavit of Sign Posting & Photos for 12-13-2023 PAB  
Correspondence Received After 11-8-2023 PAB Meeting  
Correspondence Received by City Manager's Office  
Correspondence Received After 12-6-2023 Publication of PAB Agenda  
Correspondence Received After 12-11-2023 PAB Supplement Publication  
Correspondence Received After CC 1st Reading  
Petitioners Presentation - Landscaping - NCH Heart 21-200 Planting Rendered  
2023-11-30 - PAB Meeting  
Petitioners Presentation - CC Meeting 1.18.24  
2023-1213 PABR Minutes  
Affidavit of Sign Posting for 2-7-2024 City Council  
23-R3 - Business Impact Estimate

- 11.B. A Resolution for the Purpose of Determining Conditional Use Petition 23-CU7, Relating to a Conditional Use for the Naples Community Hospital Pursuant to Section 46-34 and Section 58-833 of the Code of Ordinances of the City of Naples for the Development of a Community Hospital to be Known as the Naples Community Hospital Heart, Vascular, and Stroke Institute, in the "PS", Public Service District, on Property Owned by Naples Community Hospital, Inc. and Located at 350 7th Street North; More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

Agenda Memorandum  
Resolution  
Updated signage CC Meeting #2  
City Council Garage & Signage Comments  
Access Valet Circulation and Traffic Study  
Architecture & Design Elements  
Proposed NHSVI Plans  
Vehicular Circulation Study  
NCH Heart Institute Valet Parking Plan  
Lot Coverage  
Lot Coverage Calculations  
NCH Heart Institute Traffic Impact Statement  
Signage Plan  
Site Plans  
Traffic Impact Study

Staff Report  
Richard Grant Letter to City Attorney - 1-5-24  
Richard Grant Letter to City Council January 9, 2024  
Updated sG2 Report  
Planning Advisory Board Letter 23-11-28  
A-1 Heat Map NCH 2023-11-15  
A-2 Sg2 Marker Analysis PAB 2023-12-13  
A-C-2 Parking Need and Demand 11-28-2023 rjm  
A-C-2 Main Campus Parking  
Grant Letter to PAB 11-28-2023  
Conditional Use Application  
Summary of Facts  
Disclosure of Interest  
Deeds  
Location Map  
Boundary Survey  
Petitioner's Credentials  
Planning Department Credentials  
Public Notice Mailing Addresses  
Correspondence  
Additional Correspondence 11-2-2023  
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2023-11-30 - PAB  
Petitioners Presentation - PAB 12-13 NHSVI Final (PP) - PAB  
Petitioners Presentation - CC Meeting 1.18.24  
2023-1213 PABR Minutes  
Affidavit of Sign Posting for 2-7-2024 City Council

- 11.C. A Resolution for the Purpose of Determining Site Plan Petition 23-SP10 for the Naples Community Hospital to Develop a Heart, Vascular, and Stroke Institute, Pursuant to Section 46-33 and Section 58-842 of the Code of Ordinances of the City of Naples, for Property Owned by Naples Community Hospital, Inc. and Located at 350 7th Street North, More Fully Described Herein; and Providing an Effective Date.

(Erica Martin, Director of Planning)

Agenda Memorandum

Resolution

Updated signage CC Meeting #2

City Council Garage & Signage Comments

Access Valet Circulation and Traffic Study

Architecture & Design Elements

Proposed NHSVI Plans

Vehicular Circulation Study

NCH Heart Institute Valet Parking Plan  
Lot Coverage  
Lot Coverage Calculations  
NCH Heart Institute Traffic Impact Statement  
Signage Plan  
Site Development Plans  
Architectural Plans  
Landscape Plans  
Lighting Plan  
Traffic Impact Study  
23-SP10 Sufficiency Letter  
Staff Report  
Agent Letter of Authorization  
Richard Grant Letter to City Council January 9, 2024  
Paul Hiltz - Mayor City Council Letter 01052024  
Richard Grant Letter to City Attorney - 1-5-24  
Site Plan Application  
Disclosure of Interest  
Warranty Deed  
Petitioner's Credentials  
Site Location Map  
Boundary Survey  
Engineer's Report  
Planning Department Credentials  
Public Notice Mailing Addresses  
Correspondence  
Additional Correspondence 11-2-2023  
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2023-11-30  
Petitioners Presentation - PAB 12-13-2023  
Petitioners Presentation - CC Meeting 1.18.24  
2023-1213 PABR Minutes  
Affidavit of Sign Posting for 2-7-2024 City Council

**12. OLD BUSINESS - None.**

**13. NEW BUSINESS**

- 13.A. A Resolution for the Purpose to Approve a Task Order and First Amendment with Agnoli, Barber & Brundage, Inc. and Appropriation Request to provide Professional Services to produce a Conceptual Master Plan for the Miracle Mile; Authorizing the City Manager to Execute the Task Order and First Amendment; and Providing an Effective Date.



(Bob Middleton, Director of Public Works)  
[Agenda Memorandum](#)  
[Resolution](#)  
[First Amendment](#)  
[Task Order](#)

- 13.B. Consideration of a Resolution for the Purpose Approve Task Order and First Amendment with Kimley-Horn and Associates, Inc. and Appropriation Request to Provide an Underground Feasibility Assessment for Undergrounding of FPL Overhead Lines within Port Royal, Aqualane Shores and Royal Harbor; Authorizing the City Manager to Execute the Task Order No. 1; and Providing an Effective Date.

(Bob Middleton, Director of Public Works)  
[Agenda Memorandum](#)  
[Resolution](#)  
[Kimley Horn First Amendment](#)  
[Kimley Horn Task Order](#)

- 13.C. A Resolution for the Purpose of Approving the New Pay and Classification Plan for the Non-Bargaining Employees to Adjust the Minimum and Maximum Pay Ranges and Adding Additional Pay Grades; and Providing an Effective Date.

(Charlotte Loewel, Director of Human Resources)  
[Agenda Memorandum](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Exhibit C](#)

- 13.D. Litigation Executive Session in Papadakis, Eliana v. Mowrey Elevator Co. Inc. and City of Naples. **(12:30 Time Certain)**

(Ralf Brookes, Interim City Attorney)  
[Agenda Memorandum](#)  
[Public Notice](#)

## **ORDINANCES**

### **14. FIRST READING ORDINANCES**

- 14.A. First Reading of an Ordinance Amending the Maximum Pool and Pool Deck Height in the R1-15A District.

An Ordinance for the Purpose of Amending Regulations Relating to the Maximum Height of Decks for Properties Containing Three Front Yards Without a Platted Waterfront Building Line in the R1-15A, Residence District; Amending Section 58-116(5), Encroachments, Division 4, R1-15A Residence District, Chapter 58, Zoning, of the City of Naples Code of Ordinances; Providing a Severability Clause; Providing a Repealer Provision; and Providing an Effective Date.

(Erica Martin, Director of Planning)  
[Agenda Memorandum](#)  
[Ordinance - First Reading](#)



[Staff Report](#)  
[Heiderman Email with Attachment](#)  
[Variance Petition 23-V2 Letter from Dick Del Bello, President](#)  
[Sec-58-116-Minimum Yards](#)  
[24-T3 - Business Impact Estimate](#)

14.B. First Reading of an Ordinance Amending the City Of Naples Code Of Ethics.

An Ordinance Amending the City Of Naples Code Of Ethics Contained in Article IX Of Chapter 2 Entitled "Administration" In The City Of Naples Code Of Ordinances; Amending Sec. 2-973 Ethics Training, Amending Sec. 2-976 Gifts, Honoraria, Solicitations and Loans, And Amending Sec. 2-979 Lobbying; Adopting Amendments Presented To The City Council By The Commission On Ethics And Public Integrity; Providing For Renumbering Of Applicable Sections As Needed, Severability, Conflicts And An Effective Date.

(Ralf Brookes, Interim City Attorney)

[Agenda Memorandum](#)  
[Ordinance - First Reading](#)  
[Business Impact Estimate](#)

**15. SECOND READING ORDINANCES - None.**

**16. PUBLIC COMMENTS**

**17. COMMUNICATIONS FROM MAYOR, CITY COUNCIL, AND STAFF**

**18. 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.