NOTICE OF MEETING AND AGENDA (SUPPLEMENT 1)

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

Mayor: Teresa Heitmann
Vice Mayor: Ted Blankenship
City Council Members:
Berne Barton, William Kramer,
John Krol, Scott Schutlz
City Attorney: Matthew McConnell
City Clerk: Patricia Rambosk
City Manager: Gary L. Young

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 will be heard during Item 5 and during specific agenda items. Another opportunity for public comments will be provided 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 Regular Meeting
Wednesday, November 18, 2026
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 (add or remove items)

4. ANNOUNCEMENTS AND PRESENTATIONS

5. PUBLIC COMMENTS

APPROVAL OF CONSENT AGENDA

6. MINUTES

6.A. Approval of the October 19, 2026 Workshop Meeting Minutes
(Patricia Rambosk, City Clerk)
Agenda Memorandum
October 19, 2026 Workshop Meeting Minutes

7. RESOLUTIONS

7.A. A Resolution Amending the List of Vendors for Fiscal Year 2026-27 That are Entities Regularly Receiving Bids for County, State or City Official Use, to Increase the Not-To-Exceed Expenditure for the Vendor Laerdal Under Sourcewell Contract No. 102325-LAE From $100,000.00 to $160,000.00 for the Purchase of a Simman Training Simulator and Accessories for the Fire-Rescue Department; Providing for Scrivener's Errors, Providing Findings and Conditions; and Providing an Effective Date.
(Phillip Pennington, Fire Chief)
Agenda Memorandum
Resolution
Agreement

8. OTHER - None.

END OF CONSENT AGENDA

9. PUBLIC HEARINGS - None.

REGULAR AGENDA

10. ITEMS PULLED FROM CONSENT AGENDA (If Needed)

11. BOARDS AND COMMITTEES

11.A. (1) Consider A Resolution Appointing Marcy Kramp as a Regular Member of the Moorings Bay Citizens Advisory Committee of the City of Naples for a Full Three-Year Term Beginning November 18, 2026 and Expiring November 17, 2029; and Providing an Effective Date;
(2) Consider A Resolution Reappointing Lodge McKee as a Director to the Board of Directors of Carver Finance, Inc. for a Three-Year Term Beginning November 18, 2026 and Expiring November 17, 2029; and Providing an Effective Date; and
(3) Consider A Resolution Reappointing Irma Selfa as a Regular Member of the Design Review Board of the City of Naples for the Remainder of an Unexpired Term Beginning November 18, 2026 and Expiring May 31, 2028; and Providing an Effective Date.
(Patricia Rambosk, City Clerk)

Agenda Memorandum
Resolution (1)
Resolution (2)
Resolution (3)

12. LAND USE MATTERS

12.A. A Resolution Determining Conditional Use Petition 26-CU7 Pursuant to Sections 46-34 and 58-563 of the Code of Ordinances, City of Naples, to Allow a Cocktail Lounge to Operate on Property Within the C1-A Commercial Core District, Owned by NECO 780 5th Avenue South, LLC, a Delaware Limited Liability Company, and Located at 776 5 th Avenue South, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
PAB Staff Report
Application
Disclosure of Interest - Property Owner
Disclosure of Interest - Business Owner
Warranty Deed
Survey
Architectural Plans
Business - Letter of Intent
Business - Operating Plan
Business - Menu
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Affidavit of Sign Posting 2
Petitioner Presentation

12.B. A Resolution Determining Petition 26-N2, Relating to a Nonconformity Pursuant to Sections 46-35 and 58-206 of the Code of Ordinances, City of Naples, to Allow the Expansion of a Nonconforming Single-Family Dwelling in the R1-10A Residence District, for the Property Owned by Visron Properties, LLC, A Delaware Limited Liability Company, and Located at 3848 Crayton Road, More Fully Described Herein; Providing Findings and Conditions; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
PAB Staff Report
Application
Disclosure of Interest - Property Owner
Warranty Deed
Survey
Architectural Plans
Credentials - Petitioner
Credentials - Staff

Public Notice Mailing Addresses
Affidavit of Sign Posting
Petitioner's Presentation

12.C. A Resolution Determining Waiver of Distance Petition 26-WD1 Pursuant to Section 56-122 of the Code of Ordinances to Allow Atlantic Forge, A Restaurant Owned and operated by Atlantic Forge, LLC, A Florida Limited Liability Company, to Obtain an Alcoholic Beverage License within 400 Feet of an Established School, Located at 2096 9th Street North, More Fully Described Herein; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
Application
Disclosure of Interest - Property Owner
Disclosure of Interest - Business Owner
Warranty Deed
Distance Separation Survey
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Petitioner's Presentation

12.D. A Resolution Determining Petition 26-V11, Relating to a Variance Pursuant to Sections 46-37 and 56-54 of the Code of Ordinances, City of Naples, to Allow a New Pool Deck to Encroach Approximately Five Feet in Length, Two Feet in Height, and One Foot in Depth Into the Required Side Yard, Where a 7.5-Foot Minimum Side Yard is Required, Pursuant to Section 58-176 of the Code of Ordinances, City of Naples, for Property Within the R1-10 Residence District, Owned by Visdom Investments, LLC, a Florida Limited Liability Company, and Located at 1910 Kingfish Road, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
PAB Staff Report
Application
Disclosure of Interest - Property Owner
Warranty Deed
Survey - Final
Survey - Spot
Architectural Plans
Site Photos
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting
Affidavit of Sign Posting 2

Correspondence
Correspondence 2
Petitioner Presentation

12.E. A Resolution Determining Petition 26-FWW1, Relating to a Fence and Wall Waiver Pursuant to Section 56-37(g)(2) of the Code of Ordinances, City of Naples, to Allow the Installation of a Six-Foot Tall Aluminum Fence in the Required Front Yard Along North Horseshoe Drive where a Maximum Three-Foot Tall Fence is Permitted Within the BP-Business Park District, and to Allow the Base Point of Measurement for all Fencing on the Site to be the Elevation Where the Fencing will be Located, for the property Owned by Horseshoe Motor Developers, LLC, and Located at 3106 North Horseshoe Drive, More Fully Described Herein; Providing for Conditions; Providing a Disclaimer; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Agenda Memorandum
Resolution
Application
Disclosure of Interest
Project Narrative
Warranty Deed
Survey
2026 Annual Report - Horseshoe Motor Developers LLC
Collier County Property Appraiser Summary Card
Fence Specification Sheet
Fence Cross Section Exhibit
Landscape Plans
Site Plan
Credentials - Petitioner
Credentials - Staff
Public Notice Mailing Addresses
Affidavit of Sign Posting

12.F. This item will be continued to the December 2, 2026, City Council meeting.

A Resolution Determining Petition 26-AA1, Relating to an Appeal of an Administrative Decision Pursuant to Section 2-84 of the Code of Ordinances, City of Naples, to Challenge an Administrative Determination Denying a Marine Building Permit for the Proposed Construction of a Residential Dock with Boat Lift Pursuant to Section 56-93(b)(8) of the Code of Ordinances, City of Naples, for the Property Owned by Steven T. Smith Rev. Trust and Rita A. Smith Rev. Trust, Located at 457 Mooring Line Drive, More Fully Described Herein; and Providing an Effective Date.
(Erica Martin, Director of Planning)
Continuance Memorandum

13. OLD BUSINESS - None.

14. NEW BUSINESS

14.A. A Resolution Approving a Landscape Maintenance Agreement between the City of

Naples and Old Naples Development, LLC, a Florida Limited Liability Company, for the Installation and Maintenance of Landscape Improvements within the City Right-of-Way Adjacent to the Olde Naples Hotel located at 200 Broad Avenue South; Authorizing the City Manager to Execute the Agreement; and Providing an Effective Date.
(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
Agenda Memorandum
Resolution
Landscape Maintenance Agreement
Exhibit A - Planting Plans
Exhibit B - Irrigation Plans

14.B. A Resolution of the Naples City Council, Sitting as the City of Naples Board of Appeals, Determining Appeal at 700 Gulf Shore Boulevard North of the Administrative Decisions of the Building Official Regarding Permits PRTU2604891-CT1, PRDE2604822-DE1 and PRDE2604822-RW1: Providing for Scrivener's Errors: providing Findings and Conditions; and Providing an Effective Date **(Supplement 1/Updated Title).**
(Matthew McConnell, City Attorney)
Notice - Board of Appeal - 700 Gulf Shore Blvd
Agenda Memorandum (Supplement 1/Added Attachment)
Resolution (Supplement 1/Added Attachment)
October 17, 2026 - Notice of Appeal - Greg Myers (Supplement 1/Added Attachment)
October 19, 2026 - Response to Building Official from Appellant (Supplement 1/Added Attachment)
October 19, 2026 - Email from Appellant (Supplement 1/Added Attachment)
October 20, 2026 - Response to Cease and Desist - Stearns Weaver (Supplement 1/Added Attachment)
October 20, 2026 - Response to Notice of Appeal - Assistant City Attorney (Supplement 1/Added Attachment)
October 20, 2026 - Certification of Building Official 2-83 (Supplement 1/Added Attachment)
October 21, 2026 - Building Official Response to Appeal (Supplement 1/Added Attachment)
October 22, 2026 - Response to Assistant City Attorney from Appellant (Supplement 1/Added Attachment)
Notification Form (Supplement 1/Added Attachment)
Certified Notice Letters (Supplement 1/Added Attachment)
Certified Mailings (Supplement 1/Added Attachment)
City of Naples Code of Ordinances - Section 2-82 and Section 2-83 (Supplement 1/Added Attachment)

14.C. A Resolution Approving a Fourth Amendment to Task Order No. 26-01-04-15-26Q02 Between the City of Naples and Weston & Sampson Engineers, Inc., a Massachusetts Corporation, Authorized to do Business in the State of Florida, for Design, Permitting, and Construction Services to Replace the Underground Fuel Tanks at the Naples City Dock, Increasing the Task Order Amount from $174,086.77 to $182,875.73; Approving a City-Controlled Contingency in the Amount of $45,718.93 (25%) for a Total Not-to-Exceed Amount of $228,594.66;

Amending the Fiscal Year 2026-2027 Budget Adopted by Resolution 2026-15976 to Appropriate $54,507.89 from the Unappropriated Fund Balance of the 460 City Dock Fund to Expense Account 460-04-15-572-560300-27Q02; Authorizing the City Manager to Execute the Fourth Amendment to the Task Order; Providing for Scrivener's Errors; and Providing an Effective Date.
(Chad Merritt, Community Services Director)
Agenda Memorandum
Resolution
Fourth Amendment - Task Order 26-01-04-15-26Q02

14.D. A Resolution Amending The Fiscal Year 2026-27 Budget Adopted By Resolution 2026-15976 To Appropriate Funds In The Amount Of $4,360,829.76 Necessary For Funding The Construction Of Raw Water Production Wells 410 And 418 Within The Golden Gate Wellfield; Providing A Supplemental Appropriation From The Unappropriated Fund Balance Of The 420 Water/Sewer Fund In The Amount Of $4,360,829.76; Providing For Scrivener's Errors, Providing Findings And Conditions; And Providing An Effective Date.
(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
Agenda Memorandum
Resolution
Presentation

14.E. A Resolution Approving an Independent Contractor's Construction Agreement Between the City of Naples and Tru Spec Mechanical, Inc., a Florida Corporation, for the Construction of Raw Water Production Wells 410 and 418 in the Amount of $3,465,283; Approving a City-Controlled Contingency for the Project in the Amount of $365,520; Authorizing the City Manager to Execute the Independent Contractor's Construction Agreement; Providing for Scrivener's Errors, Providing Findings and Conditions; and Providing an Effective Date.
(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
Agenda Memorandum
Resolution
Agreement with Tru Spec

14.F. A Resolution Approving Task Order No. 26-03 Between The City Of Naples And LJA Engineering, Inc., A Texas Corporation Authorized To Do Business In The State Of Florida, For Professional Engineering And Construction Contract Administration Services During The Construction Of Raw Water Production Wells 410 And 418, In The Amount Of $530,026.76; Authorizing The City Manager To Execute Task Order No. 26-03; Providing For Scrivener's Errors, Providing Findings And Conditions; And Providing An Effective Date.
(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
Agenda Memorandum
Resolution
Task Order - LJA Engineering, Inc.

14.G. A Resolution Amending the Fiscal Year 2026-27 Budget Adopted by Resolution 2026-15976 to Appropriate Funds in the Amount of $4,447,868.46 Necessary for the Construction Phase of the Chlorine Gas to Bleach Conversion Project at the City's Water Treatment Plant and Water Reclamation Facility; Providing a

Supplemental Appropriation from the Unappropriated Fund Balance of the 420 Water/Sewer Fund in the Amount of $4,447,868.46; Providing for Scrivener's Errors, Providing Findings and Conditions; and Providing an Effective Date.
(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
Agenda Memorandum
Resolution
Presentation

14.H. A Resolution Approving an Independent Contractor's Construction Agreement Between the City of Naples and Tru Spec Mechanical, Inc., a Florida Corporation, to Provide Construction Services for the Chlorine Gas to Bleach Conversion Project at the City's Water Treatment Plant and Water Reclamation Facility in the Amount of $3,706,502; Providing for a City-Controlled Contingency for the Project in the Amount Of $370,650.20; Authorizing the City Manager to Execute the Independent Contractor's Construction Agreement; Providing for Scrivener's Errors, Providing Findings and Conditions; and Providing an Effective Date.
(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
Agenda Memorandum
Resolution
Agreement Tru Spec- Chlorine Gas

14.I. A Resolution Approving Task Order No. 26-02-20-33-25k03 Between the City of Naples and Bowman Gulf Coast, LLC, DBA: Hole Montes, a Bowman Company, a Florida Limited Liability Company, to Provide Professional Engineering and Construction Contract Administration Services for the Chlorine Gas Conversion Project at the City's Water Treatment Plant and Water Reclamation Facility in the Amount of $370,716.26; Authorizing the City Manager to Execute the Task Order; Providing for Scrivener's Errors, Providing Findings and Conditions; and Providing an Effective Date.
(Dr. George Yilmaz, Assistant City Manager, Critical Infrastructure & Operations)
Agenda Memorandum
Resolution
Task Order

14.J. 2027 State of Florida Legislative Priorities and Appropriation Requests.
(Gary Young, City Manager)
Agenda Memorandum
2027 Legislative Priorities & Appropriation Request Packet

14.K. Update on Topics for the Joint Meeting with the Collier County Board of County Commissioners (BOCC) on December 1, 2026.
(Gary Young, City Manager)
Agenda Memorandum
Working Draft Topics Document

ORDINANCES

15. FIRST READING ORDINANCES

15.A. An Ordinance Amending the City of Naples Charter Article 2 (the Council) section

2.3 (Vacancies in Office of Mayor or Councilmembers) for the Purpose of Requiring Appointment of a Councilmember or Mayor Within Sixty (60) Days to Serve the Remainder of the Term Until the Next General Election or, if the Next General Election is More Than 365 Days Away, at a Special Election to be Held No Later than One Hundred and Fifty (150) Days Following the Occurrence of the Vacancy; Providing that Remaining Council Members May Make Appointments to Fill Vacant Seats in the Event There Are Multiple Vacant Seats Until the Next General or Special Election, and Providing that if in the Extraordinary Event All Seats are Vacant The Governor May Appoint a Temporary Interim City Council Until the Next General or Special Election; Providing for a Referendum on the Charter Amendment; Providing a Ballot Title and Ballot Summary for the Referendum Ballot Question in English and Spanish ; Providing for Filing the Revised Charter as Amended if Approved by Referendum with the Florida Department of State; Providing for Coordination with the Supervisor of Elections of Collier County, Florida; Providing for Severability, Conflicts, Scrivener's or Translation Errors, and an Effective Date.
(Matthew McConnell, City Attorney)
Agenda Memorandum
Ordinance - First Reading
Business Impact Estimate

16. SECOND READING ORDINANCES - None.

17. PUBLIC COMMENTS

18. COMMUNICATIONS FROM MAYOR, CITY COUNCIL, AND STAFF

19. 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.