



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Regular – April 15, 2026 – 8:34 a.m.

It is noted for the record that all: 1) documentation electronically appended hereto is also contained in the file for this meeting with the City Clerk's Office; 2) experts who testified during quasi-judicial hearings were accepted as qualified to do so in their respective fields of expertise; and 3) added attachments are referenced in red as "ADDED ATTACHMENT".

1) CALL TO ORDER AND ROLL CALL

City Council Members Present

Teresa Heitmann, Mayor
Ted Blankenship, Vice Mayor

Berne Barton
Bill Kramer
John Krol
Linda Penniman
Scott Schultz

Staff Present:

Gary Young, City Manager
Chad Merritt, Community Services Director
Jim Hodgdon, Parks and Parkways Superintendent
Heather Shields, Urban Forest Manager
Dan Ohrenstein, City Engineer/Stormwater Manager
Dr. George Yilmaz, Assistant City Manager /
Director of Critical Infrastructure

Matthew McConnell, City Attorney
Patricia Rambosk, City Clerk
Andrew Dickman, Assistant City Attorney
Erica Martin, Planning Director
Alison Bickett, Deputy City Engineer
Ciro Dominguez, Police Chief

Others Present:

Kirt Anderson
Beth Hennesmoore
Stephen Hruby
Nathaniel Smith
Slate Dabney
Chris Esposito
Mark McLean
Francesca Passidomo

Christian Andrea
Andrew Rath
Norman Trebilcock
Chris Clawson
Clay Brooker
Rebecca Maddox
Jose Cabrera
Charissa Dines

2) INVOCATION AND PLEDGE OF ALLEGIANCE

Kirt Anderson, Naples Community Church, gave an invocation. Council Member Barton subsequently led in the Pledge of Allegiance.

3) SET AGENDA (add or remove items)

City Manager Gary Young advised that Item 14.G, a Resolution initiating conflict resolution procedure pursuant to Chapter 164, Florida Statutes, was added to the agenda as a Supplement and would be heard immediately following Item 14.A. He also reminded Council Members of the 12:30 p.m. time certain Executive Session.

MOTION by Penniman to SET THE AGENDA noting that Item 14.G would be heard immediately after Item 14.A; seconded by Schultz and unanimously carried, all members present and voting (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Penniman-yes, Schultz-yes, Heitmann-yes).

4) ANNOUNCEMENTS AND PRESENTATIONS

4.A) Proclamation in Support of Awareness Month for Sexual Assault.

Mayor Heitmann read a proclamation recognizing April as Sexual Assault Awareness Month, highlighting the national observance and the importance of raising awareness, supporting survivors, and promoting prevention efforts.

Beth Hennesmoore, Board President at Project HELP, expressed appreciation, noting the organization's 40 years of service in Collier County. She outlined services provided, including 24-hour crisis response, forensic examinations, advocacy, counseling, and support programs, and emphasized the importance of partnerships, particularly with the Naples Police Department, in providing coordinated, trauma-informed care.

Naples Police Chief Ciro Dominguez commended Project HELP for its work supporting survivors and emphasized the importance of community partnerships in addressing sexual violence and assisting individuals through the recovery process.

[Proclamation \(Staff/Added Attachment\)](#) 

4.B) Arbor Day Proclamation.

Mayor Heitmann read a proclamation designating April 24th as Arbor Day, recognizing the environmental, economic, and community benefits of trees, as well as the City's continued designation as a Tree City USA and Tree City of the World.

Urban Forest Manager Heather Shields accepted the proclamation and expressed appreciation, noting that the City's urban forest is maintained through a collaborative effort among staff, departments, and engaged residents. She highlighted the importance of ongoing stewardship of the City's tree canopies and invited the public to attend the annual Tree Fest event scheduled for June 6th at Baker Park.

[Proclamation \(Staff/Added Attachment\)](#) 

4.C) Recognition of Volunteer Board Members for Years of Service to the City of Naples.

City Clerk Patricia Rambosk recognized Stephen Hruby for his years of service on the Design Review Board (DRB) from 2014 to 2026, noting that he served five terms as Chair. DRB Chair Hruby expressed appreciation for the opportunity to serve and noted the Board's role in guiding development while preserving the character of the City.

City Clerk Rambosk subsequently recognized Nathaniel Smith for his service on the Community Services Advisory Board (CSAB) from 2020 to 2026, noting he served as Chair from 2023 to 2025. CSAB Member Smith expressed appreciation for the opportunity to serve and commended the City's public engagement process.

City Clerk Rambosk recognized Andrew Mair, who served on the Planning Advisory Board (PAB) from 2023 to 2026, and Maria Mair, who served on the Code Enforcement Board from 2021 to 2026 and the East Naples Bay Citizens Advisory Committee from 2024 to 2026, noting that each were unable to attend that day.

Council Member Schultz commented on Member Mair's service, noting his preparedness and contributions to the PAB.

5) PUBLIC COMMENTS

Slate Dabney spoke in support of Sally Peterson for appointment to the Planning Advisory Board (PAB), citing her qualifications, experience, and potential contributions. **Chris Esposito**, representing Seafair Event Yachts, expressed interest in having access to the occasional use of the City Dock and fuel to operate a luxury vessel for private charter events. He stated that the current City Code does not explicitly allow structured passenger boarding at the City Dock and asked City Council to provide direction to staff to evaluate a narrowly tailored Ordinance to allow such use. Council Members requested additional information, including operational plans, potential impacts, and how the operation may benefit residents. **Mark McLean**, Architect at MHK Architecture, discussed the need to update the City's workforce housing provisions, noting that

existing regulations are not effectively utilized. He proposed that the City Council direct staff to schedule a community workshop to review a draft workforce housing ordinance prepared by his team, with the goal of incorporating public input and advancing a final draft ordinance for City Council consideration.

APPROVAL OF CONSENT AGENDA

MOTION by Blankenship to APPROVE THE CONSENT AGENDA; seconded by Barton and unanimously carried, all members present and voting (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Penniman-yes, Schultz-yes, Heitmann-yes).

6) MINUTES

6.A) Approval of the March 18, 2026 Regular Meeting Minutes and the April 6, 2026 Special Meeting Minutes.

[Agenda Memorandum](#)  [March 18, 2026 Regular Meeting Minutes](#) 

[April 6, 2026 Special Meeting Minutes](#) 

7) RESOLUTIONS

7.A) *RESOLUTION 2026-15839* A Resolution Approving the Termination of Professional Services Agreement 2024-15438 Between the City of Naples and Davies Claims North America, Inc.; Waiving the Competitive Bidding Process for Third Party Claims Administration Services for Workers' Compensation, Liability, and Property Claims as Provided in Section 2-663(1)(d)(3) of the Code of Ordinances, City of Naples; Approving a Piggyback Agreement with Commercial Risk Management, Inc. a Florida Corporation, Pursuant to the City of Miramar Request for Proposal No. 25-03-14, in the Annual Amount of \$47,484 for a Period of Three (3) Years with the Option to Renew for Three (3) Additional One-Year Terms; Authorizing the City Manager to Execute the Piggyback Agreement; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)  [Resolution](#)  [CRM Piggyback Agreement](#) 

[Davies Termination Letter](#) 

8) OTHER - None.

END OF CONSENT AGENDA

9) PUBLIC HEARINGS

None.

REGULAR AGENDA

10) BOARDS AND COMMITTEES

10.A) Consider Appointing One Member and One Alternate Member to the Planning Advisory Board.

City Clerk Patricia Rambosk introduced the item regarding the appointment of one regular member and one alternate member to the Planning Advisory Board (PAB), noting that separate ballots would be conducted for each position. She identified the applicants that were previously interviewed, Garey Cooper (current alternate), Luke Fredrickson, Gary Hains, John Langley, Sally Petersen, and Raymond Petronko.

City Clerk Rambosk provided an overview of the Procedure by which City Council votes on applicants to boards, set forth in Resolution 2026-15803, and distributed ballots to City Council Members to select one applicant.

Following completion of the ballots, City Clerk Rambosk tabulated the rankings, which resulted in a three-way tie. City Clerk Rambosk then distributed a second ballot for City Council Members to rank the remaining three applicants. Following tabulation of the second ballots, City Clerk Rambosk announced that Luke Fredrickson received the highest ranking.

The following motions were proffered.

MOTION by Blankenship to CERTIFY THE BALLOT for the appointment to the Planning Advisory Board; seconded by Kramer and unanimously carried, all members present and voting (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Penniman-yes, Schultz-yes, Heitmann-yes).

CLERK TRACKING 2026-00058 MOTION by Barton to APPOINT Luke Fredrickson as a Regular Member to the Planning Advisory Board for a three-year term; seconded by Schultz and unanimously carried, all members present and voting (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Penniman-yes, Schultz-yes, Heitmann-yes).

Following completion of the ballots for the Alternate member, City Clerk Patricia Rambosk announced that Sally Petersen received the highest ranking.

MOTION by Barton to CERTIFY THE BALLOT for the appointment of an Alternate Member to the Planning Advisory Board; seconded by Schultz and unanimously carried, all members present and voting (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Penniman-yes, Schultz-yes, Heitmann-yes).

CLERK TRACKING 2026-00059 MOTION by Barton to APPOINT Sally Petersen as an Alternate Member to the Planning Advisory Board for a three-year term; seconded by Schultz and unanimously carried, all members present and voting (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Penniman-yes, Schultz-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Garey Cooper Application](#) 
[Luke Fredrickson Application](#)  [Gary Hains Application](#) 
[John Langley Application](#)  [Sally Petersen Application](#) 
[Raymond Petronko Application](#)  [PAB Code Sec. 2-551](#) 
[First Ballot for one Regular PAB Member \(Staff/Added Attachment\)](#) 
[Certified Ballot for one Regular PAB Member \(Staff/Added Attachment\)](#) 
[Certified Ballot for PAB Alternate Member \(Staff/Added Attachment\)](#) 

11) ITEMS PULLED FROM CONSENT AGENDA

None.

12) LAND USE MATTERS

12.A) RESOLUTION 2026-15840 A Resolution Determining Site Plan Petition 25-SP1 for a Hotel Comprised of Two Lower Levels of Structural Parking and Six Levels of Hotel Suites/Lodging Units and Hotel Amenities, Including Guest Dining, Fitness Center, Business Center and a Raised Pool, Pool Deck, Courtyard and Patio Space on Lot 2 in The Commons Professional Park Planned Development on Property Owned by Commonage Corporation, a Delaware Corporation, and Located at 870 Goodlette-Frank Road, More Fully Described Herein; and Providing Effective Date.

Assistant City Attorney Andrew Dickman read the title of the Resolution. This being a quasi-judicial proceeding, Notary Public Jessica Hernandez administered an oath to those intending to offer testimony; all responded in the affirmative. Council Members then made the following ex parte disclosures: Krol / was familiar with the site, but had not met with the owners or managers; Barton / was familiar with the site, had met with the petitioner and the petitioner's agent; Kramer / was familiar with the site, had met with staff and the petitioner's agent; Schultz / was familiar with the site; Penniman / was familiar with the site, and had met with the petitioner's agent; Blankenship / was familiar with the site, had visited the site, had conversations with the Planning Director and the City Attorney, and met with the petitioner's agent; and Heitmann / had met with the petitioner and petitioner's agent, had reviewed the updated information, and had met with staff.

Francesca Passidomo, Attorney at Coleman, Yovanovich & Koester, utilized an electronic presentation to outline the request for approval of a Site Plan for a 290-unit hotel within The Commons Professional Park Planned Development. She summarized the property's history as a Development of Regional Impact later annexed into the City, with vested rights preserved through subsequent approvals. She stated that the PUD permits a mix of uses, including hotel, and that the proposed project complies with the approved development standards, requires no variances or deviations, and remains within the established development envelope, with remaining office square footage subject to the City's 2017 trip cap.

Mark McLean, Architect at MHK Architecture, presented the site plan and architectural design. He explained that the development consists of a multi-story hotel with two levels of structured parking, a third-level amenity deck, and guest rooms above. He noted that amenities include internal dining facilities, meeting space, a fitness center, and a pool deck. The building is oriented to present an active façade along Goodlette-Frank Road, while service, loading, and operational areas are located internally and screened from public view. He further noted that vehicular access is provided through the existing internal roadway system within The Commons, with no direct driveway connection to Goodlette-Frank Road, consistent with the original circulation design. Architect McLean explained that the project complies with all applicable dimensional standards, including setbacks, building separation, height, and lot coverage, and exceeds minimum separation distances, noting that the building is significantly set back from nearby residential uses with additional buffering and landscaping to reduce impacts.

Christian Andrea, Landscape Architect at Architectural Land Design, presented the proposed Landscape Plan, which included the preservation of mature trees along Goodlette-Frank Road and the addition of layered landscaping, canopy trees, and dense plantings to enhance screening and streetscape character. He said the plan includes a linear park along the frontage, pedestrian walkways, open lawn areas, and internal pathways connecting to the existing sidewalk network. Additional features he spoke about include a landscaped courtyard, lagoon-style pool, decorative paving, and low-level lighting designed to minimize off-site glare and light spillover. He added that permeable paving would be incorporated throughout the site to support stormwater infiltration and reduce runoff.

Andrew Rath, Project Manager at Davidson Engineering, reviewed the site's engineering, utilities, and stormwater plans. He stated that the project meets parking requirements through a combination of structured and surface parking. He noted that stormwater management includes on-site dry retention systems, permeable surfaces, and conveyance to the existing master stormwater system within The Commons, which includes a central lake, spreader swale, and discharge to the Gordon River. He stated that the system exceeds City and South Florida Water Management District treatment requirements and includes multiple stages of pre-treatment prior to discharge. Water and sewer service will be provided through existing infrastructure, he added. Norman Trebilcock, Traffic Engineer at Trebilcock Consulting Solutions, PA, presented the Traffic Impact Analysis (TIS), noting that trip generation was calculated using standard industry methodology and includes all hotel-related uses. He said the project is estimated to generate 794 p.m. peak hour trips, which is well below the established trip cap of 1,545 trips for The Commons. He concluded that the project would not result in level of service deficiencies on surrounding roadways and that adequate roadway capacity exists.

Traffic Engineer Trebilcock further explained that the project relies on the existing internal circulation network and does not introduce new access points. He described coordination with Collier County and proposed improvements to the southbound left-turn lane on Goodlette-Frank Road, including extending the turn lane within the median to increase stacking capacity and reduce congestion. He noted that such improvements would be permitted through the County and implemented prior to issuance of a certificate of occupancy.

Attorney Passidomo concluded the presentation by stating that the project is consistent with the Planned Development, complies with all applicable standards, exceeds stormwater requirements, and incorporates enhanced buffering, open space, and pedestrian connectivity. She also noted that the project was refined through coordination with staff, Design Review Board (DRB) review, and outreach to surrounding residents, which resulted in the removal of a previously proposed rooftop restaurant and other design modifications.

Vice Mayor Blankenship asked about traffic conditions on Goodlette-Frank Road, including existing congestion, lack of a northbound right-turn lane, and potential future impacts related to regional roadway construction. Traffic Engineer Trebilcock stated that the analysis utilized peak season data and incorporated growth assumptions but did not include projections related to future U.S. 41 construction due to the lack of available data. He explained that right-of-way constraints and signalization limit the feasibility of adding additional turn lanes and confirmed that the project met adopted level of service standards.

Council Members also inquired about interconnectivity. Attorney Passidomo confirmed that an existing interconnection to the adjacent property to the north would be preserved through a recorded private ingress and egress easement. She agreed to coordinate with adjacent property owners to enhance connectivity in the future, if feasible.

Attorney Passidomo explained that the project is designed within the property's vested rights, noting that absent annexation it could have been approved administratively by Collier County with fewer requirements. She stated that the proposal includes enhanced setbacks and design features to improve compatibility while remaining within approved standards and noted that traffic entitlements established in the 2017 Development Order include prior roadway improvement commitments, with additional project-specific improvements proposed.

Additional discussion ensued regarding intersection improvements at Goodlette-Frank Road. Traffic Engineer Trebilcock stated that final design will require Collier County right-of-way permitting supported by updated traffic studies. He explained that the proposed improvements include modifying and extending the southbound left-turn lane to increase stacking capacity and reduce congestion based on standard peak period analysis, and noted that all work will occur within the existing right-of-way and be completed prior to issuance of a certificate of occupancy.

Mayor Heitmann requested clarification regarding any required approvals related to airport flight paths. Architect McLean explained that the project is not located within an airport flight path or noise contour area and, therefore, does not require a clearance letter from the Naples Airport Authority (NAA). He further stated that, while no airport-related restrictions apply to the building itself, a Federal Aviation Administration (FAA) permit will be required for the tower crane during construction, which is a standard requirement. He confirmed that the proposed building height is approximately 80 feet, 8 inches, and that no objections were identified during coordination with the FAA.

Council Members raised questions regarding stormwater management and downstream water quality. Project Manager Rath reiterated that stormwater would be treated on site prior to discharge into the master system and that the system exceeds regulatory requirements. He noted that maintenance of the central lake within The Commons is the responsibility of the property owner's association.

Recess: 10:55 a.m. to 11:09 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

Mayor Heitmann noted that the petitioner's PowerPoint presentation was not included in the Item's meeting material. Planning Director Erica Martin confirmed that she had reviewed the presentation in advance of that day's meeting.

Consensus reached to accept the petitioner's PowerPoint presentation into the official record.

Planning Director Martin reviewed the staff report and provided an overview of The Commons Professional Park Development of Regional Impact (DRI) and its related Planned Unit Development (PUD), including approval history, annexation, and the 2017 Development Order establishing buildout limits and a trip cap. She noted that development rights for office use remain available, and all residential units have been allocated, and she referenced prior lake water quality testing requirements. She stated that the proposed hotel was reviewed twice by the DRB in 2025, with revisions made in response to public input, and confirmed that the project meets applicable parking and code requirements and was reviewed by all City departments. She further noted that the Planning Advisory Board (PAB) recommended approval by a 6-0 vote with conditions, including traffic coordination with Collier County, sidewalk improvements, paver maintenance responsibilities, and preservation of mature trees, subject to arborist and DRB review.

Council Members asked additional questions regarding lighting, signage, and final design elements. Planning Director Martin clarified that landscaping is part of the site plan approval, while lighting and signage are typically addressed during final design review unless deviations are requested. She also confirmed that the project is consistent with the PUD and that City Council's review is limited to the criteria established in the Land Development Code.

Council Member Schultz acknowledged the petitioner's vested rights to develop the property under the approved standards and inquired about hotel owner, AAM Management. In response, Chris Clawson of AAM Management explained that the company is Boston-based, and that it owns and operates approximately 15 hotels, along with other assets including apartments, retail, and restaurants, and employs roughly 1,000 individuals.

Vice Mayor Blankenship inquired about the City's role in reviewing traffic impacts on Goodlette-Frank Road, a County roadway. Deputy City Engineer Alison Bickett stated that, while the County has primary jurisdiction, she independently reviewed the analysis and requested additional evaluation based on identified concerns. She noted that the petitioner agreed to extend the southbound left-turn lane to address both existing deficiencies and project-related impacts, and she expressed satisfaction with the proposed improvements. Deputy City Engineer Bickett stated that the southbound direction is the primary peak traffic concern and the focus of improvements, while northbound right-turn movements are not currently significant but should be monitored and may require future coordination with the County.

Planning Director Martin explained that compatibility is achieved through setbacks, buffering, and site design rather than building height alone, noting the project complies with approved development standards. The City Council clarified survey documentation and confirmed that an existing access easement would be maintained, with the petitioner agreeing to cooperate with the adjacent property for future interconnection.

Public Comment: None.

MOTION by Barton to APPROVE RESOLUTION 2026-15840 with the four conditions in the Resolution and adding that the petitioner will maintain the south access road from the property to the north; seconded by Kramer and carried 5-2, all members present and voting (Krol-yes, Schultz-yes, Blankenship-no, Barton-yes, Kramer-yes, Penniman-yes, Heitmann-no).

[Agenda Memorandum](#)  [Resolution](#)  [Staff Report](#)  [Application](#) 
[Disclosure of Interest Commonage](#)  [Disclosure of Interest Hotel](#) 
[Warranty Deed](#)  [SunBiz Information](#)  [Survey](#)  [Architectural Plans](#) 
[Landscape Plans](#)  [Civil Engineering Plans](#)  [TIS Section 1](#) 
[TIS Section 2](#)  [Collier County email correspondence re traffic](#) 
[NAA Correspondence](#)  [Exhibit from NAA](#)  [Solid Waste Narrative](#) 
[Stormwater Engineering Report](#)  [Water Waste Water LOS Calcs](#) 
[Vehicle Tracking Exhibit Fire](#)  [Vehicle Tracking Exhibit Solid Waste](#) 

[Site Plan Sufficiency Letter](#)

[The Commons - Final Declaratory Judgment](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Affidavit of Sign Posting](#)

[Correspondence](#)

[Presentation \(Petitioner/Added Attachment\)](#)

12.B) RESOLUTION 2026-15841 An Amendment to Resolution 2025-15737 which Amended Resolution 2024-15421 Granting Approval of Conditional Use Petition 24-CU5, Pursuant to Section 46-34 and Section 58-833 of the Code of Ordinances, City of Naples Allowing a Private Beach Club in the PS, Public Service District for the Port Royal Club Located at 2900 and 2755 Gordon Drive; More Fully Described Herein; and Providing an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution. This being a quasi-judicial proceeding, Notary Public Jessica Hernandez administered an oath to those intending to offer testimony; all responded in the affirmative. Council Members then made the following ex parte disclosures: Krol / had toured the project, and had met with management; Barton / was familiar with the site, and had conversations with staff; Kramer / was familiar with the site, and had met with staff and the petitioner; Schultz / was familiar with the site, and had visited the site; Penniman / was familiar with the site, and had not had contact; Blankenship / was familiar with the site, had a conversation with the Planning Director, and had not had any other contact; and Heitmann / was familiar with the site, and had not had contact.

Clay Brooker, Attorney at Cheffy Passidomo, P.A., representing the Port Royal Club, presented a request to amend a previously approved Conditional Use related to reconstruction of the Club's private beach club which was destroyed during Hurricane Ian. He explained that the current request is limited to revising the approved seawall design and does not alter the approved clubhouse, site layout, or operations.

Attorney Brooker stated that the previously approved plans showed a gap between the Club's seawall and the adjacent seawall to the south. During permitting with the Florida Department of Environmental Protection, concerns were raised that wave action through the gap could cause erosion or damage, resulting in a revised design connecting the seawalls into a continuous system. He noted that the revised design had been conceptually discussed during a prior amendment, but the Resolution still referenced older plans depicting the gap.

Attorney Brooker explained that the amendment updates the referenced site plans to match the permitted design, with no other changes to the Conditional Use approval. He confirmed that the seawall height remains at eight feet, consistent with adjacent properties, and stated that the neighboring property owner expressed no objection.

Planning Director Erica Martin confirmed that the request is limited to updating the Resolution to ensure consistency with the approved permits and noted that staff had no concerns with the amendment.

Mayor Heitmann suggested adding a recital to clarify the purpose of the Amendment, specifically documenting the seawall design change for future reference, and City Attorney McConnell responded that he had no objection, noting that recitals can aid interpretation.

Public Comment: None.

MOTION by Blankenship to APPROVE RESOLUTION 2026-15841 subject to adding a Whereas clause to reflect the updated plans for the revised seawall design which now extends to the property line and connects with the neighbor's seawall to the south eliminating the gap; seconded by Schultz and unanimously carried, all members present and voting (Barton-yes, Penniman-yes, Blankenship-yes, Krol-yes, Kramer-yes, Schultz-yes, Heitmann-yes).

[Agenda Memorandum](#) [Resolution](#)
[Port Royal Club Conditional Use Resolution Revision](#) [Civil Plans](#)
[Resolution 2025-15737](#) [Resolution 2024-15421](#)
[Credentials - Planning Department](#) [Public Notice Mailing Addresses](#)
[Sign Posting Affidavit](#)

13) **OLD BUSINESS - None.**

14) **NEW BUSINESS**

14.A) **RESOLUTION 2026-15842 A Resolution Approving a Right-of-Way Conversion to Parking Application with Special Conditions for Paver Parking within the Public Right-of-Way Fronting the North Bay Side Property of 1350 Jewel Box Avenue; and Providing an Effective Date.**

City Attorney Matthew McConnell read the title of the Resolution. This being a quasi-judicial proceeding, Notary Public Jessica Hernandez administered an oath to those intending to offer testimony; all responded in the affirmative. Council Members then made the following ex parte disclosures: Krol / was familiar with the location; Barton / had nothing to disclose; Kramer / had met with staff; Schultz / was familiar with the property; Penniman / had nothing to disclose; Blankenship / had discussions with the Planning Director; and Heitmann / had no correspondences nor communications, but did drive by the site.

Deputy City Engineer Alison Bickett utilized an electronic presentation to review a request for after-the-fact approval of hardscape parking within the public right-of-way at 1350 Jewel Box Avenue, noting that City Council approval is required pursuant to prior Resolutions governing such conversions. She explained that Jewel Box Avenue is a unique corridor with residential homes along the south side of the roadway, with the exception of one home on the cul-de-sac. The north side of the road, she added, consists of small lots with docks along the canal, where many properties utilize the right-of-way for parking through often unpermitted improvements. She stated that the subject property previously installed unpermitted gravel parking within the right-of-way, followed by pavers without permits, prompting a code investigation and subsequent compliance application.

Deputy City Engineer Bickett stated that the request seeks approval of paver parking replacing the prior gravel surface and identified additional unpermitted right-of-way improvements requiring compliance. She noted that the City generally prefers permeable parking materials and parallel parking configurations and requested City Council direction regarding broader corridor policy considerations, including permitted materials, parking configurations, and treatment of existing nonconforming improvements.

City Attorney McConnell advised that the City Council should focus on the site-specific application due to its quasi-judicial nature, and that broader policy discussions regarding the corridor should occur separately in a legislative context.

Deputy City Engineer Bickett confirmed that adjacent property owners are responsible for maintaining right-of-way improvements subject to permit conditions, while parking spaces within the public right-of-way remain available for public use. She noted that permeable systems would improve water quality by reducing runoff and allowing infiltration, but stated that a swale may still be necessary to convey stormwater and maintain roadway drainage in areas without curb and gutter infrastructure. City Attorney McConnell advised that a Right-of-Way Agreement should be required to address liability, maintenance obligations, and the City's right to remove improvements if needed for public purposes.

The applicant, Rebecca Maddox (sworn separately), stated that she was willing to comply with any conditions imposed by the City Council, including conversion to a permeable system. Council Member Barton expressed support for establishing a consistent standard for the corridor, noting that existing conditions vary widely and that improved uniformity would benefit the neighborhood.

Public Comment: None.

Deputy City Engineer Bickett clarified that any conversion of green space to parking within the right-of-way requires City Council approval, even if the condition has existed historically. She noted that similar conditions exist on multiple properties and sought City Council guidance to ensure consistency and potential streamlining of future applications.

MOTION by Kramer to APPROVE RESOLUTION 2026-15842 subject to requiring the following: a right-of-way permit, a right-of-way agreement as approved by the City Attorney, a permeable paver system, a parallel parking alignment, and a swale; seconded by Schultz and unanimously carried, all members present and voting (Schultz-yes, Penniman-yes, Blankenship-yes, Barton-yes, Kramer-yes, Krol-yes, Heitmann-yes).

[Agenda Memorandum](#)

[Resolution](#)

[Application Right-of-Way Conversion to Parking](#)

[Plans](#)

[Paver Cross-Section](#)

[1350 Jewel Box Parking Area](#)

[1350 Jewel Box Aerial and Street View Photos](#)

[1350 Jewel Box Draft Special Conditions](#)

[Jewel Box Ave- Property Appraiser](#)

[Photos - Jewel Box Ave. -North side ROW \(Adjacent Properties\)](#)

14.F) Executive Session regarding Bruner, Greg v. City of Naples, Office of the Judges of Compensation Claims, OJCC Case No. 25-029649JAW (12:30pm Time Certain).

City Attorney Matthew McConnell read the Public Notice of Executive Session regarding Bruner, Greg v. City of Naples, Office of the Judges of Compensation Claims, OJCC Case No. 25-029649JAW. The following individuals were in attendance during the Executive Session: Mayor Heitmann, Vice Mayor Blankenship, Council Members Kramer, Penniman, Barton, Blankenship, Krol, Schultz, City Manager Gary Young, City Attorney Matthew McConnell, Assistant City Attorney Andrew Dickman, Attorney Michael F. Tew, and Charissa Dines from Dines Court Reporting.

Executive Session from 12:41 p.m. to 1:24 p.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

No action announced.

[Agenda Memorandum](#)

[Public Notice](#)

14.G) RESOLUTION 2026-15847 A Resolution initiating Conflict Resolution Procedures Pursuant to Chapter 164, Florida Statutes, the Florida Governmental Conflict Resolution Act, regarding a Conflict between the City of Naples and the City of Naples Airport Authority; authorizing the City Attorney and City Manager to initiate Litigation; and providing for Scrivener's Errors and an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution related to House Bill 4005 (HB 4005) and the dispute between the City of Naples and the Naples Airport Authority (NAA). He noted that the corrected Resolution included minor clerical edits and clarified that the authority granted to the City Attorney and City Manager is not limited to the Chapter 164 process. He also explained that Chapter 164 is a statutory prerequisite for litigation between local governmental entities, including special districts, and that attorney's fees are generally not recoverable absent bad faith.

City Attorney McConnell then utilized an electronic presentation to review revisions to the Resolution, explaining that edits primarily clarified recitals and broadened authorization language to allow the City Attorney and City Manager to take all actions necessary to protect the City's interests, including litigation. He stated that, if approved, the City would initiate the Chapter 164 process by notifying the NAA, triggering a negotiation period of up to 50 days before potential litigation. He emphasized that the City's legal position is that recent State legislation, including HB 4005, frustrates the purpose of the original lease agreement between the City and the NAA, potentially rendering the lease invalid and necessitating the Chapter 164 process prior to judicial review.

Council Members asked questions regarding the scope and timing of potential litigation. City Attorney McConnell confirmed that initiation of the Chapter 164 process would not preclude the City from pursuing other legal remedies, including injunctive relief, if directed by the City Council, and clarified that the NAA would be the primary opposing party in any litigation related to the lease agreement.

Public Comment: Jose Cabrera, Naples Jet Center Director of Operations, Board Member of Responsible Government Naples, and Vice President of the Florida Aviation Business Association, expressed opposition to pursuing litigation. He cited the legislative process that resulted in adoption of HB 4005 into State law, the potential cost to taxpayers, and concerns regarding the City's authority relative to State preemption. Sean Nash was not present when called.

Council Member Schultz expressed concern regarding the potential cost of litigation, the absence of a defined budget, and the need to evaluate risk versus benefits. He emphasized the importance of conducting a cost-benefit analysis and expressed concern that Section 7 could be interpreted as authorizing litigation without sufficient City Council oversight or defined financial limits. Council Member Barton acknowledged the importance of balancing necessary authority granted to the City Attorney with City Council oversight. In response, City Attorney McConnell explained that litigation expenditures remain subject to City Council-approved budget amendments and that any significant additional funding would require City Council authorization. He also noted that the City Council could modify Section 7 to include limiting language or a not-to-exceed amount if desired, while cautioning against overly restrictive provisions that could limit the City's ability to respond effectively.

City Attorney McConnell responded to Council Members' questions regarding litigation costs, stating that the City's current specialized legal services budget included approximately \$150,000, with an estimated \$70,000 remaining. He noted that an initial contract with outside counsel had been executed for \$35,000 and was nearing its limit, requiring a forthcoming amendment.

City Attorney McConnell advised that litigation costs are inherently uncertain and emphasized that, if Council Members elected to proceed, the City must be prepared to follow the matter through. He stated that, based on current information, a not-to-exceed amount of \$125,000 would provide sufficient funding to initiate the Chapter 164 process, engage in negotiations, and position the City for further direction prior to the summer recess.

Assistant City Attorney Andrew Dickman added that the proposed authority in Section 7 was intended to provide the necessary flexibility to protect the City's interests, including the ability to file litigation and place it in abeyance while pursuing the Chapter 164 process. He explained that initiating litigation would also allow discussions to occur in Executive Session, which would otherwise be limited under Sunshine Law requirements.

City Manager Gary Young recommended that the City Council consider appropriating the full \$125,000 amount, rather than relying on remaining budget balances, to ensure adequate funding and avoid uncertainty related to other potential legal matters. He also noted that, as Chief Administrative Officer under Chapter 164, his ability to negotiate effectively would be impacted without clear direction from the City Council regarding acceptable outcomes.

MOTION by Blankenship to APPROVE RESOLUTION 2026-15847 with an initial cap on legal fees of \$125,000; seconded by Barton and carried 6-1, All members present and voting (Penniman-yes, Kramer-yes, Schultz-no, Blankenship-yes, Barton-yes, Krol-yes, Heitmann-yes).

City Manager Young noted that a supplemental appropriation for the \$125,000 would be brought forward at the May 6, 2026 City Council Regular Meeting for formal budget approval. City Attorney McConnell requested and received the following consensus,

Consensus reached to terminate the City's contract with Airport Lobbyist GrayRobinson.

[Agenda Memorandum \(Supplement 1/\)](#)  [Resolution \(Supplement 1/\)](#) 

[Corrected Resolution with Track Changes \(Staff/Added Attachment\)](#) 

14.B) *RESOLUTION 2026-15843* A Resolution Approving an Independent Contractor's Services Agreement Between the City of Naples and Hannula Landscaping and Irrigation, Inc., a Florida Corporation, for the Banyan Boulevard Median Landscape Restoration Project (ITB 26-015) in the amount of \$370,719.20; Approving a City-Controlled Contingency in the Amount of \$5,000; Approving a Supplemental Appropriation from the Unappropriated Fund Balance of the 340 Public Service Tax Fund in the Amount of \$375,719.20; Authorizing the City Manager to Execute the Independent Contractor's Services Agreement; and Providing an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution. City Manager Gary Young noted that the project had been under development for an extended period and had been bid twice, with the rebidding process resulting in multiple proposals and a reduced cost. He acknowledged the delay associated with rebidding but stated that it produced a more competitive outcome.

Community Services Director Chad Merritt utilized an electronic presentation to review existing conditions and proposed improvements for the Banyan Boulevard medians. He explained that the medians have reached the end of their functional lifecycle due to aging landscaping, root-bound plant material, irrigation conflicts, storm damage, and vehicular encroachment, resulting in reduced stormwater performance and localized flooding. He noted that certain median sections are routinely driven over, preventing vegetation from developing properly and contributing to ongoing deterioration.

Community Services Director Merritt stated that the project includes complete removal and replacement of landscaping, soil, and irrigation along Banyan Boulevard from Gulf Shore Boulevard to U.S. 41, including installation of new trees, palms, shrubs, groundcover, and irrigation infrastructure. He also reviewed the procurement process, noting that the recommended contractor, Hannula Landscaping and Irrigation, Inc., submitted a bid of \$370,719.20 following a rebidding process that produced four proposals.

Community Services Director Merritt further presented optional groundcover materials, including mulch and rock alternatives, discussing installation costs, maintenance cycles, and concerns regarding material displacement during storm events and heavy rainfall. He explained that potential design modifications, including sod buffers and heavier edge materials, may help reduce migration of material into roadways and stormwater systems.

Council Members discussed groundcover options, agreeing that materials should vary based on location, drainage, and maintenance considerations, rather than applying a uniform approach. An emphasis was put on avoiding mulch along curbs due to displacement concerns and supported a combination of sod, rock, and limited mulch depending on site conditions. Discussion also addressed long-term maintenance and cost, noting that while rock has higher upfront costs, it may reduce ongoing maintenance, while turf provides stormwater absorption benefits.

Parks and Parkways Superintendent Jim Hodgdon confirmed that the Banyan Boulevard project will serve as a test case for future median designs and that broader policy direction will be addressed during future budget and planning discussions. He also noted that irrigation issues are typically due to maintenance conditions, such as damaged or misaligned heads, and are addressed through routine inspections and repairs.

Council Member Blankenship emphasized the importance of public outreach, particularly with the Coquina Sands neighborhood, prior to construction. Urban Forest Manager Heather Shields confirmed that outreach would occur and noted that approximately 86 trees would be removed and replaced with approximately 95 new trees, resulting in a net increase.

Superintendent Hodgdon added that future median designs may incorporate varying combinations of materials based on site-specific constraints, including median width and irrigation capacity.

In response to Council Member Penniman's question regarding the feasibility and maintenance of flowering trees within median areas, Urban Forest Manager Shields explained that while certain species, such as Royal Poinciana, perform well, they require regular pruning and sufficient space to grow properly. She noted that narrower medians, such as those on Banyan Boulevard, are not suitable for larger flowering trees due to space constraints and potential root impacts but said that select species may be appropriate in larger areas, such as roundabouts.

City Manager Young summarized the City Council's direction, noting a preference for a balanced mix of groundcover materials that consider aesthetics, durability, maintenance costs, and environmental impacts while avoiding overuse of any single material.

Public Comment: None.

MOTION by Blankenship to APPROVE RESOLUTION 2026-15843; seconded by Kramer and unanimously carried, all members present and voting (Krol-yes, Kramer-yes, Schultz-yes, Penniman-yes, Blankenship-yes, Barton-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Resolution](#)  [Contractor's Services Agreement](#) 
[Presentation](#)  [Opinion of Probable Cost \(OPC\)](#)  [Irrigation Plan](#) 
[Landscape Plan](#) 

14.C) RESOLUTION 2026-15844 A Resolution Waiving the Competitive Bidding Process for the Purchase of Meridian Archer Barricades, as Provided in Section 2-663(1)(d)(3) of the Code of Ordinances, City of Naples; Approving a Piggyback Agreement with Meridian Rapid Defense Group LLC., a Delaware Limited Liability Company, Authorized to Conduct Business in Florida, Pursuant to the General Services Administration (GSA) Contract No. 47QSWA19D001F in the Amount of \$1,092,146.62; Authorizing the City Manager to Execute the Piggyback Agreement; and Providing an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution. City Manager Gary Young introduced the item as part of a broader series of security-related measures, explaining that the item pertains specifically to the procurement of mobile vehicle-stopping Archer barricades, with subsequent agenda items addressing complementary equipment and associated funding.

Community Services Director Chad Merritt provided an overview of the equipment, explaining that the Archer barricades are designed to prevent unauthorized vehicle access into secured areas and will be deployed primarily to protect Cambier Park and other high-traffic event locations throughout the City. He noted that approximately 72 units are proposed to support event security needs and that the equipment will be stored and maintained by the City to allow for rapid deployment.

Community Services Director Merritt emphasized that the barricades are intended to enhance public safety during events by replacing or supplementing current practices, including the use of vehicles for roadway closures. He stated that the systems are designed to stop vehicles without the need for additional physical barriers and can be utilized in multiple locations and scenarios throughout the city.

Vice Mayor Blankenship inquired whether the City would consider implementing user fees to offset expenses, noting that event organizers currently incur significantly higher costs when renting similar equipment. In response, City Manager Young said cost recovery options would be evaluated as part of a broader special events discussion scheduled for a future meeting. He explained that, while the City intends to recoup a portion of the costs, additional expenses associated with staffing, deployment, and maintenance must also be considered. He noted that

City ownership of the equipment provides greater control over costs and operational flexibility compared to reliance on third-party rentals.

Council Members also discussed the distinction between various security measures, including Archer barricades, French barricades, and permanent or removable bollards. City Manager Young clarified that the Archer barricades are specifically designed as vehicle-stopping barriers for roadway closures, while other systems serve different functions.

City Manager Young further noted that the use of Archer barricades may reduce the need for permanent bollards in certain locations and could result in cost savings for recurring events, while permanent installations may still be evaluated for high-frequency locations.

Additional discussion addressed operational considerations, including storage, training, and deployment. Community Services Director Merritt confirmed that personnel would be trained to deploy the barricades and that multiple staff members will be available to ensure operational readiness. It was also noted that the barricades eliminate the need for using vehicles as protective barriers in certain event settings.

Council Members expressed support for the initiative, emphasizing the importance of enhancing public safety and protecting residents and visitors during special events.

Public Comment: None.

MOTION by Kramer to APPROVE RESOLUTION 2026-15844; seconded by Barton and unanimously carried, all members present and voting (Kramer-yes, Blankenship-yes, Krol-yes, Barton-yes, Schultz-yes, Penniman-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Resolution](#)  [Piggyback Agreement](#)  [Quote - GSA](#) 
[Solicitation Document - #47QSMD20R0001](#)  [GSA Contract #47QSWA19D001F](#) 

14.D) A Follow-Up Discussion and Consensus on Purchasing 1,400 Metal Barricades Using the State of Florida Contract No. 31160000-25-NASPO-AC with W.W. Grainger Inc. in the Amount of \$178,397.06 for the City's Needs During Events, Emergency Situations, and Construction Projects.

City Manager Gary Young introduced the item regarding the purchase of metal barricades for use along parade routes and other special events. He explained that the item builds on prior discussions regarding event safety and crowd control, noting that the barricades serve a different function than the previously discussed vehicle-stopping Archer systems.

City Manager Young provided an overview of cost analysis, stating that initial estimates for the barricades exceeded \$300,000, with a subsequent quote of approximately \$252,000. He explained that, through evaluation of alternative suppliers and cooperative purchasing, staff identified a State contract purchase allowing acquisition of approximately 1,400 metal barricades for about \$178,000, sufficient to support the City's existing parade routes.

Community Services Director Chad Merritt explained that the City currently rents barricades for major events at a cost of approximately \$50,000 per occurrence and hosts three parades annually, resulting in significant recurring expenses. Based on these figures, City Manager Young stated that purchasing the barricades represents a cost-effective long-term solution, even when accounting for storage and deployment costs.

Community Services Director Merritt added that the barricades are widely used by municipalities throughout Florida for crowd management and pedestrian safety. He emphasized that the barricades serve as a "people protection" measure by maintaining separation between spectators and parade routes, thereby reducing the risk of individuals entering active event areas.

Council Member Kramer noted that barricade ownership would allow staff to better manage deployment timing and placement, improving pedestrian access before and after events, including

access to parking garages and adjacent businesses. Community Services Director Merritt confirmed that, unlike rental scenarios where barricades are deployed on a fixed schedule, City-controlled equipment would allow more flexible staging and removal.

City Manager Young further explained that, while flexibility would improve pre-event and post-event access, the parade route itself would remain a controlled, “static” environment during the event for safety purposes, with limited ability to adjust barricade locations once the parade is underway. Council Members also noted the importance of maintaining emergency access points and acknowledged that deployment procedures would evolve over time as staff gain experience with the equipment.

In response to questions regarding storage and associated costs, Community Services Director Merritt said that storage locations have been identified and that costs related to storage and handling are expected to be accommodated within existing budgets without the need for additional appropriations.

Further discussion included the public perception of barricades, noting concerns about their impact on event character, while emphasizing that public safety must remain the City’s primary consideration. City Manager Young shared an example from a prior parade in which a child nearly entered the parade route, underscoring the importance of physical barriers in preventing accidents and enhancing safety.

City Manager Young noted that staff would finalize procurement details and return with a Resolution for Council’s consideration at its May 6, 2026, meeting.

Public Comment: None.

Consensus reached to move forward with the State of Florida Contract No. 31160000-25-NASPO-AC with W.W. Grainger Inc to purchase 1,400 Metal Barricades and to bring forward an appropriation request in the amount of \$178,397.06 for City Council to approve.

[Agenda Memorandum](#) 

[Florida Contract No. 3116000-25-NASPO-AC - W.W. Grainger Inc.](#) 

14.E) *RESOLUTION 2026-15845* A Resolution Amending the Fiscal Year 2025-26 Budget Adopted by Resolution 2025-15701 to Increase Appropriations from the Unappropriated Fund Balance Reserves of the 200 Debt Service Fund in the Amount of \$1,270,544 Transferring Funds to the 340 Public Services Tax Fund for the Purchase of Special Events Security Equipment in the Amount of \$1,270,544; And Providing an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution. City Manager Gary Young provided a brief overview, clarifying that all Public Service Tax revenues are initially deposited into the 200 Debt Service Fund. He explained that funds remain in that account until transferred to the 340 Public Services Tax Fund, which is used to fund capital expenditures. He noted that the proposed budget amendment represents a two-step process: first, transferring funds from the 200 Debt Service Fund to the 340 fund, and second, formally appropriating those funds to authorize expenditures.

City Manager Young stated that the total appropriation reflects the combined cost of previously discussed special event security equipment, including the Meridian Archer vehicle barrier systems and metal barricades, and is necessary to fully fund those purchases.

Public Comment: None.

MOTION by Kramer to APPROVE RESOLUTION 2026-15845; seconded by Penniman and unanimously carried, all members present and voting (Barton-yes, Blankenship-yes, Krol-yes, Schultz-yes, Penniman-yes, Kramer-yes, Heitmann-yes).

Recess: 10:55 a.m. to 11:09 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

ORDINANCES

15) FIRST READING ORDINANCES

15.A) **FIRST READING** An Ordinance Amending Article 1, in General, of Chapter 36, Traffic and Vehicles, of the Code of Ordinances, City of Naples for the Purpose of Providing for Definitions and Providing for Regulations Relating to Electric Bicycles; and Providing for Codification, Conflicts, Severability, Correction of Scrivener's Errors, Construction, Publication, and an Effective Date.

City Attorney Matthew McConnell read the title of the Ordinance. City Manager Gary Young introduced the item, noting that the Ordinance is intended to address the operation of electric bicycles, particularly on sidewalks, following multiple City Council workshops and discussions on micromobility and bicycle regulations.

City Engineer/Stormwater Manager Dan Ohrenstein offered an overview of the Ordinance, explaining that staff was directed by the City Council to prohibit electric bicycles on sidewalks while continuing to allow traditional bicycles where currently permitted. He further stated that the Ordinance incorporates applicable Collier County regulations related to electric bicycles, including definitions, requirements to stop for school buses, and age restrictions for Class 3 electric bicycles. In addition, he noted that the Ordinance also corrects Chapter 36 to clarify that parades are approved by the City Council, rather than permitted by the Chief of Police.

Council Members addressed safety concerns related to electric bicycle use, including excessive speeds and unsafe operation in residential areas, with Council Member Schultz emphasizing risks to pedestrians and the need for stronger enforcement and safety measures.

Council Member Kramer raised concerns regarding visibility and safety, suggesting consideration of additional requirements such as reflective materials, lighting, and helmets to improve visibility and provide law enforcement with tools for enforcement. Discussion followed regarding the feasibility of such requirements and whether they could be incorporated into the Ordinance.

Deputy City Engineer Alison Bickett clarified that many safety requirements, including lighting and reflectors, are already addressed under Florida Statutes Section 316.2065, which requires bicycles operated between sunset and sunrise to be equipped with front and rear lighting and reflectors. City Attorney McConnell added that state law requires helmets for riders under the age of 16, while the Ordinance includes a prohibition on Class 3 electric bicycle use by individuals under 16, consistent with County regulations.

Council Members discussed enforcement limitations, including the ability to issue warnings versus citations, and whether additional local provisions could strengthen enforcement. City Attorney McConnell said that additional enforcement provisions could be explored but would require further review to ensure consistency with state law and enforceability.

Council Member Kramer suggested proceeding with the Ordinance as drafted while allowing staff to evaluate potential enhancements, including enforcement and safety requirements, for consideration at second reading or in a broader micromobility Ordinance update. City Attorney McConnell noted that such provisions could be addressed in a future ordinance as part of a more comprehensive regulatory framework, including potential penalties and compliance measures.

Public Comment: None.

MOTION by Kramer to APPROVE ITEM 15.A AT FIRST READING; seconded by Barton and unanimously carried, all members present and voting (Blankenship-yes, Barton-yes, Kramer-yes, Krol-yes, Penniman-yes, Schultz-yes, Heitmann-yes).

[Agenda Memorandum](#)

[Ordinance](#)

[Presentation](#)

[Naples Business Impact Estimate](#)

[March 2026 Workshop Minutes](#)

[County Ordinance 2025-22](#)

15.B) *FIRST READING* An Ordinance Amending Article 2 Titled Council, Section 2.5(1) of the City Charter Pertaining to the "Salary" of the Mayor and Councilmembers of the City of Naples to Adjust the Salaries of the Mayor and City Council of the City of Naples; Providing for a Referendum on the Question of Approval of the Proposed Amendment in English and Spanish; Providing for Filing the Revised Charter as Amended with the Florida Department of State; Providing for Coordination with the Supervisor of Elections of Collier County, Florida; Providing for Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication; and an Effective Date.

City Attorney Matthew McConnell read the title of the Ordinance, explaining that the proposed amendment reflects recommendations from the Blue-Ribbon Committee, which convenes every four years pursuant to the City Charter to review elected official compensation. He stated that the Committee recommended adjustments to the Mayor and Council Members' salaries and stipends following its most recent review conducted in late 2025. He further advised that, because the City Charter specifies compensation amounts, any modification requires approval by referendum of the City's electors pursuant to Florida law. He noted that prior adjustments may not have been submitted to referendum, but it is his legal opinion that such changes must now be placed on the ballot.

City Attorney McConnell stated that the Ordinance includes proposed ballot language for City Council review and noted that the item would return for second reading prior to submission to the Supervisor of Elections. He added that additional Charter amendments, including provisions related to filling vacancies and election timing, may be considered for a future election cycle in 2028.

Vice Mayor Blankenship noted that residents may question why compensation adjustments are being placed on the ballot when similar actions may not have required voter approval in the past and stressed the need to clearly explain the legal requirement and context.

Council Members also discussed the role of the Blue-Ribbon Committee, noting that it is composed of experienced and engaged community members who evaluate compensation based on market conditions, workload, and community expectations. Members emphasized that the Committee's recommendation reflects a multi-year review and is not a routine annual adjustment.

Additional discussion addressed public perception of compensation increases, with Council Members acknowledging that such measures may face voter resistance. It was noted that the proposed adjustment reflects multiple years without increases and should be understood within that broader context.

Council Members expressed interest in providing informational materials to the public regarding the referendum; however, City Attorney McConnell cautioned that restrictions may apply to the use of public funds for communications related to ballot initiatives and stated that staff would review applicable legal parameters prior to undertaking any outreach efforts.

Public Comment: None.

MOTION by Barton to APPROVE ITEM 15.B AT FIRST READING; seconded by Schultz and unanimously carried, all members present and voting (Schultz-yes, Penniman-yes, Blankenship-yes, Barton-yes, Kramer-yes, Krol-yes, Heitmann-yes).

[Agenda Memorandum](#)

[Ordinance - First Reading](#)

[Business Impact Estimate](#)

15.C) *FIRST READING* An Ordinance Amending Article 2 Titled Council, Section 2.5(1) and 2.5(2) of the City Charter Pertaining to the "Salary" of the Mayor and Councilmembers of the City of Naples to Give the Power to Adjust the Salaries of the Mayor and Council to the Blue Ribbon Committee of the City of Naples; Providing for a Referendum on the Question of Approval of the Proposed Amendment in English and Spanish; Providing for Filing the Revised Charter as Amended with the Florida Department of State; Providing for Coordination with the Supervisor of Elections of Collier County, Florida; Providing for Conflicts, Severability, Correction of Scrivener's Error, Construction, Publication and an Effective Date.

City Attorney Matthew McConnell read the title of the Ordinance. He explained that the item is related to, but distinct from, the prior Ordinance (Item 15.B). He noted that the two items were intentionally separated into individual referendum questions to allow voters to consider each issue independently, one addressing a specific salary adjustment and the other addressing the process by which future adjustments may be made. He stated that the proposed amendment would modify the Charter to allow the Blue-Ribbon Committee to establish compensation adjustments by ordinance, thereby eliminating the need for future referendums on salary changes, consistent with an exemption under Florida law when such authority is provided within the Charter.

Council Members questioned the clarity of the ballot language and noted the importance of ensuring that voters understand that the amendment relates to an existing process rather than creating a new one. Vice Mayor Blankenship suggested that additional context be provided to indicate that the Blue-Ribbon Committee process has been in place for many years, noting that residents may otherwise perceive the proposal as introducing a new process.

City Attorney McConnell advised that ballot language is subject to strict word limitations and legal standards, which may limit the ability to include additional explanatory language. He further cautioned against emphasizing past practices that may not have complied with current legal interpretation, noting that the focus should remain on the proposed Charter amendment.

Council Members clarified the intent of the amendment, emphasizing that it seeks to formalize the existing review process within the Charter framework. City Attorney McConnell noted that any refinements to the ballot language could be considered prior to second reading.

Public Comment: None.

MOTION by Barton to Approve Item 15.C at First Reading; seconded by Penniman and unanimously carried, all members present and voting (Blankenship-yes, Krol-yes, Barton-yes, Kramer-yes, Schultz-yes, Penniman-yes, Heitmann-yes).

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

16) SECOND READING ORDINANCES

16.A) *ORDINANCE 2026-15846* - Second Reading of an Ordinance for the Purpose of Adopting the 2025 Level of Service Report. An Ordinance for the Purpose of Adopting The 2025 Level of Service Report; Providing for Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication; and an Effective Date.

City Attorney Matthew McConnell read the title of the Ordinance. Planning Director Erica Martin presented the item for Second Reading, explaining that Chapter 48 of the Code requires annual monitoring and reporting of the City's level of service standards. She stated that, as presented at First Reading, the City met all adopted levels of service for potable water, sanitary sewer, solid waste, transportation, parks and recreation, and public schools. She noted that the only deficiency remained in drainage, now referred to as stormwater.

Planning Director Martin explained that Second Reading requires presentation of mitigation strategies when a deficiency exists. She introduced the Stormwater Action Plan outlining current, ongoing, and planned initiatives to address stormwater capacity and infrastructure limitations.

Dr. George Yilmaz, Assistant City Manager / Director of Critical Infrastructure, reviewed updates to the Annual Level of Service Report, including revised population projections through 2045, and confirmed an increase in service populations. He also outlined the Stormwater Action Plan, emphasizing a basin-by-basin approach targeting localized “hot spots” and a shift from prior limited studies to a broader, citywide strategy to improve overall system performance.

City Manager Gary Young summarized the financial strategy, noting previously approved stormwater rate increases are projected to generate approximately \$8 million annually, supporting a multi-year capital program through a combination of revenues, existing funds, and potential grants. He described a flexible five-year funding plan that includes both defined and placeholder projects, with significant investment in design and construction, including major infrastructure such as the Cove pump station replacement. He added that the stormwater program will operate as an enterprise fund, allowing use of revenue bonds without pledging the City’s full faith and credit.

Assistant City Manager Yilmaz further noted that the plan includes both identified and future projects to address systemwide deficiencies, emphasized coordinated implementation, and highlighted the Outfall Project as a foundational investment nearing completion that will enhance system capacity and resilience.

Public Comment: None.

MOTION by Kramer to ADOPT ORDINANCE 2026-15846; seconded by Barton and unanimously carried, all members present and voting (Penniman-yes, Schultz-yes, Krol-yes, Barton-yes, Blankenship-yes, Kramer-yes, Heitmann-yes).

Following the vote, Council Members briefly discussed the relationship between the Level of Service standards and proposed updates to the Comprehensive Plan, particularly regarding stormwater metrics. Planning Director Martin confirmed that proposed changes to stormwater level of service standards would be presented as part of the Comprehensive Plan update at a future meeting.

[Agenda Memorandum](#)  [Ordinance - 2025 Level of Service Report](#) 
[2025 Level of Service Planning Advisory Board Report](#) 
[Potable Water, Sanitary Sewer, Solid Waste, and Drainage LOS 2025 Report-Second Hearing](#)  [Service Areas Maps](#)  [Business Impact Statement](#) 
[LOS 2025 Second Hearing Stormwater Action Plan and CIP](#) 
[City of Naples Utility Service Area Population Memorandum](#) 
[Transportation - Streets Sidewalks 2025 LOS Report-Second Hearing](#) 
[Transportation and Traffic Attachment A - City of Naples LOS Data](#) 
[Attachment C - Collier County Full Transportation AUIR - 2025](#) 
[Public School Facilities 2025-26 LOS](#) 
[Recreation Facilities and Parklands - Level of Service Report - CSAB Reviewed](#) 

17) PUBLIC COMMENTS

Mayor Heitmann announced that individuals who had previously submitted speaker registration cards, **Michelle Diaz**, **Julia Maloney**, **Stephanie Nordin**, and **Victoria Warrenfeltz**, were no longer present. Council Member Schultz noted that the individuals had intended to address the City Council regarding concerns related to a local autism program and recent changes to City support for that program.

City Manager Gary Young acknowledged prior discussions regarding the program and noted that the City had not eliminated the camps entirely but had modified certain age group offerings based on operational considerations. He stated that additional information, including prior meeting discussions and supporting materials, would be provided to Council Members to ensure a full understanding of the issue. He further advised that, while the item could be scheduled for future

discussion, reinstating program changes on short notice would present logistical challenges given upcoming program timelines.

Council Member Schultz shared a written statement from Stephanie Nordin expressing concern that individuals with disabilities may be excluded from programs they have historically participated in and are instead directed to alternative programs that may already be at capacity, raising questions regarding equitable access. Council Members noted the complexity of the issue, including staffing limitations, program capacity, liability concerns, and the City's ability to safely provide specialized services. Council Member Kramer stated that the matter had been previously reviewed in detail and recommended that Council Members revisit prior meeting materials before further discussion. He added that, while there is strong empathy for affected families, the City must consider practical limitations related to service delivery and its responsibilities to residents. Council Members further acknowledged that alternative programs and service providers may be available through other organizations, and that any future discussion should consider coordination with those providers as well as potential funding, staffing, and programmatic requirements.

City Manager Young confirmed that staff would distribute prior meeting materials and provide updates regarding ongoing coordination efforts related to the program.

18) COMMUNICATIONS FROM MAYOR, CITY COUNCIL, AND STAFF

Council Member Krol expressed concern regarding the increasing concentration of hotels and condominiums in the City and the potential impact on commercial availability, local businesses, and community character. He suggested the City Council may wish to evaluate zoning or specialized regulations related to transient lodging.

Council Member Krol also emphasized the importance of maintaining local control over the Naples Airport, identifying Home Rule authority as a critical issue. In addition, he shared observations from a site visit to Swan Lake, noting improved water clarity and environmental conditions associated with a treatment product currently in use, and encouraged further evaluation of similar water quality initiatives.

Council Member Barton discussed a potential workforce housing opportunity involving a private property owner and planning firm, noting that the proposal could provide housing for essential workers without requiring direct City investment. He emphasized the importance of allowing the applicant to present detailed information so the City Council can make an informed decision. Council Members generally agreed that additional information would be beneficial, while also acknowledging the need to balance such efforts with existing priorities and limited staff resources. Council Member Krol raised concerns regarding the proposal, including questions related to development density, return on investment, and whether such projects would meaningfully address workforce housing needs. Council Members discussed the distinction between "affordable housing" and "workforce housing," with several Members emphasizing the importance of supporting housing for local employees, including teachers, first responders, and City staff.

City Manager Gary Young advised that staff could begin preliminary coordination with the applicant; however, due to the current workload, including the upcoming budget, CIP, and airport-related matters, any formal City Council consideration would likely occur after the summer recess. Council Member Kramer emphasized the importance of workforce housing in attracting and retaining qualified professionals, particularly in education and public safety, noting that long commutes may deter highly qualified candidates from working in the City.

Vice Mayor Blankenship asked for an update regarding Jewel Box Avenue, specifically seeking a consistent approach to right-of-way and related issues affecting residents. City Manager Young confirmed that staff are working to resolve outstanding matters and will return with additional information once further analysis is completed.

City Attorney Matthew McConnell provided a reminder regarding ex parte communications, advising Council Members to disclose meetings with applicants and provide sufficient context for the public record, while noting that routine discussions with staff are generally expected.

Mayor Heitmann raised concerns regarding an unpermitted special event held at a Naples Airport hangar, noting that the event had not followed proper procedures. She emphasized the need for improved communication and enforcement to ensure that future events comply with established permitting requirements. City Manager Young confirmed that staff addressed the situation, prioritizing public safety, and has since followed up with property operators to reinforce compliance expectations.

Mayor Heitmann also raised concerns regarding public notice procedures for development review items, noting that while Design Review Board (DRB) hearings are formally noticed, subsequent hearings may rely on posted signage that may not adequately inform all affected residents. She suggested that the City review and potentially strengthen its outreach procedures to improve public awareness and participation.

Mayor Heitmann recommended inviting the Southwest Florida Water Management District to provide a presentation to the City Council regarding permitting processes and potential grant opportunities, particularly in support of upcoming infrastructure initiatives.

Mayor Heitmann requested a clearer understanding of the City Council's role in evaluating development applications, including distinctions between staff responsibilities under the Code and the City Council's discretionary authority, and emphasized the importance of relying on official application materials rather than presentation summaries.

Mayor Heitmann also noted that the George Washington Carver public housing site is currently evaluating density and redevelopment considerations and requested that the appropriate board provide a presentation to the City Council, consistent with prior reporting practices.

19) ADJOURNMENT

5:07 p.m.

Teresa Lee Heitmann, Mayor

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Jessica Hernandez, Deputy City Clerk

Minutes prepared by:
Dave Horton, Executive Assistant

Minutes Approved: 5/20/2026.