



City of Naples

City Council Chamber
735 8th Street South
Naples, Florida 34102

City Council Regular Meeting – June 3, 2026 – 8:31 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) added items are referenced in red as "Added Item"; 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
Erica Martin, Planning Director
Daniel Ohrenstein, City Engineer
Stefan Massol, Finance Director
Stephen Beckman, Building Services Dir.

Matthew McConnell, City Attorney
George Yilmaz, Assistant City Manager /
Director of Critical Infrastructure
Lisa Douglass, Billing and Collection Manager
Alison Bickett, Deputy City Engineer

Others Present:

Joseph Darwin
Stephen Myers

Shawn Connors
Jose Cabrera

2) INVOCATION AND PLEDGE OF ALLEGIANCE

Joseph Darwin, Pastoral Assistant at Faith Bible Church Naples, gave an invocation. Council Member Schultz subsequently led in the Pledge of Allegiance.

3) SET AGENDA (add or remove items)

City Manager Gary Young presented several agenda modifications, including the addition of Item 13.B, an Executive Session regarding the City of Naples versus the Naples Airport Authority, scheduled as a time certain at 12:30 p.m. that day; and Item 13.C, an announcement of a future Executive Session. He also reported that a corrected agenda memorandum had been uploaded for Item 14.D, related to the Design Review Board, and that an amended Resolution for Item 7.J had been distributed to City Council Members that morning.

MOTION by Barton to APPROVE THE AGENDA including the addition of Items 13.B (an Executive Session regarding the City of Naples versus the Naples Airport Authority) and 13.C (Announcement of a future Executive Session), a corrected agenda memorandum for Item 14.D (Design Review Board Ordinance), and an amended Resolution for Item 7.J; seconded by Krol 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

None.

5) PUBLIC COMMENTS

Shawn Connors a Board Member representing the Moorings Property Owners Association (MPOA), thanked Council Members for approving the engineering drawings for the upcoming

roundabout at Crayton Road and Harbour Drive. He asked that the City Council consider proceeding with a second roundabout at the intersection of Crayton Road and Mooring Line Drive, noting that 30 residents in the vicinity had submitted a petition in favor of the project. Mr. Connors stated that Johnson Engineering was already engaged for the Harbour Drive roundabout project and encouraged the City Council to approve a similar task order for Crayton Road and Mooring Line Drive. He then distributed a sample Resolution to Council Members. **Jose Cabrera** speaking on behalf of Responsible Government Naples, questioned the rationale and public benefit of the City's ongoing litigation against the Naples Airport Authority. Mr. Cabrera asked what specific outcomes justified the cost of the lawsuit, what the financial exposure was if the City were to lose, and why the City was spending public resources opposing legislation that expanded voter participation in airport governance. **Stephen Myers** President of Friends of Naples Municipal Airport, stated that his organization had closely monitored the City Council's actions affecting the Naples Airport and the aviation community. He listed a series of actions that he contended had placed unnecessary financial and operational pressure on the Naples Airport Authority, including airport closure and relocation initiatives, curfews and fee increases, delays in permitting and inspections, opposition to grant funding, actions affecting flight schools and airport tenants, litigation involving airport matters, and efforts he characterized as undermining existing lease agreements and airport operations. Mr. Myers stated that the legislation signed by the Governor became necessary as a direct result of the City Council's posture toward the airport. In response, Mayor Heitmann stated that no Council Member was an adversary of the airport and that the City Council intended to work constructively with it.

[S. Connors Handout \(Public Comment Added Attachment\)](#) 

APPROVAL OF CONSENT AGENDA

MOTION by Kramer to APPROVE THE CONSENT AGENDA; seconded by Penniman 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 May 7, 2026 Special Meeting Minutes and the May 18, 2026 Workshop Meeting Minutes.**

[Agenda Memorandum](#)  [May 7, 2026 Special Meeting Minutes](#) 

[May 18, 2026 Workshop Meeting Minutes](#) 

7) RESOLUTIONS

- 7.A) *Resolution 2026-15890* - A Resolution Approving the Renewal of Flood Insurance on City Properties Through the National Flood Insurance Program for the Period June 18, 2026 through July 31, 2027 in an Amount not-to-exceed \$327,101; Authorizing the City Manager to Issue Purchase orders; and Providing an Effective Date.**

Title of the Resolution not read.

[Agenda Memorandum](#)  [Resolution](#)  [Naples Flood Premium Comp 26-27](#) 

[Naples Flood Proposal 26-27](#) 

- 7.B) *Resolution 2026-15878* - A Resolution Approving Task Order 26-01-09-25-26G11 Between the City of Naples and ADG Architecture, LLC., a Florida Limited Liability Company, for Design, Permitting, and Construction Services for the Outdoor Restroom Facility at Fleischmann Park in the amount of \$155,435.80; Authorizing the City Manager to Execute the Task Order; Providing for Scrivener's Errors; and Providing an Effective Date.**

Title of the Resolution not read.

[Agenda Memorandum](#)  [Resolution](#)  [Proposal](#)  [Task Order](#) 

- 7.C) *Resolution 2026-15879* - A Resolution Approving an Independent Contractor's Services Agreement Between the City of Naples and Colossian Home Services LLC., a Florida Limited Liability Company, for Fence Repairs in Fleischmann Park (ITB 26-023) in the Amount of \$88,330; Approving a City-Controlled Contingency in the Amount of \$5,000; Authorizing the City Manager to Execute the Independent Contractor's Services Agreement; and Providing an Effective Date.**

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Independent Contractor's Services Agreement \(Unsigned\)](#)

- 7.D) **Resolution 2026-15880** - A Resolution Approving an Interlocal Agreement Between the City Of Naples and Collier County for the County to Relocate a 36-Inch Raw Water Main and Appurtenances in Conjunction with the Collier Boulevard Roadway Improvements from City Gate North Boulevard to Green Boulevard; Authorizing the Mayor to Execute the Interlocal Agreement; Authorizing the City Manager to Issue Purchase Orders Therefor; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Interlocal Agreement - 36 Inch Water Main - Stamped](#)

[Exhibits to Interlocal Agreement - Stamped](#)

- 7.E) **Resolution 2026-15881** - A Resolution Approving an Independent Contractor's Services Agreement between the City of Naples and Browning Chapman, LLC, an Indiana Limited Liability Company, Lawfully Doing Business in Florida, for the Necessary Structural Repair in the South Parking Garage Located at 600 8th Street South, (ITB 26-007) in the Amount of \$127,700; Approving a City-Controlled Contingency in the Amount of \$25,540; Amending the Fiscal Year 2025-2026 Budget Adopted by Resolution 2025-15701 to Increase Appropriations from the Unappropriated Fund Balance of the Parking Trust Fund in the Amount of \$153,240 for the Purposes of Garage Reconstruction; Authorizing the City Manager to Execute the Contractor's Services Agreement; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Bid Analysis](#)

[Construction Plans](#)

[Construction Specifications](#)

[Agreement](#)

- 7.F) **Resolution 2026-15882** - A Resolution Approving a First Amendment to Task Order No. 25-02-15-01-531010 between the City of Naples and Weston & Sampson Engineers, Inc., a Massachusetts Corporation, Authorized to Do Business in the State of Florida, to Provide Construction Administration and Inspection Services Required for the Necessary Structural Repair in the South Parking Garage Located at 600 8th Street South, in the Amount of \$42,348.83, in Accordance with the Consultants' Competitive Negotiation Act, and Extending the Contract to September 30, 2026; Amending the Fiscal Year 2025-2026 Budget Adopted by Resolution 2025-15701 to Increase Appropriations from the Unappropriated Fund Balance of the Parking Trust Fund in the Amount of \$42,348.83 for Purposes of Parking Garage Reconstruction; Authorizing the City Manager to Execute the Task Order; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Task Order](#)

- 7.G) **Resolution 2026-15883** - A Resolution Approving a Purchase Order to Douglas N. Higgins Inc., a Michigan Corporation Authorized to do Business in the State of Florida for Sanitary Sewer System Improvements to Replace Two Primary Critical Sanitary Sewer Force Mains Located on Ponce De Leon Drive within the Poinciana Village Development, in Conjunction with a Collier County Stormwater Improvement Project, in the Amount of \$676,282; Approving a Supplemental Appropriation from the Water and Sewer Fund Balance to Fund the Project; Authorizing the City Manager to Execute the Purchase Order; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)

[Resolution](#)

[Quote - Force Main Replacement in Poinciana Village](#)

- 7.H) **Resolution 2026-15884** - A Resolution Approving Task Order No. 26-01-420-533-531010 Between the City of Naples and Johnson Engineering, LLC., a Delaware

Limited Liability Company for Design Services Required for Sewer Pump Station No. 69 Upsizing/Relocation in the Amount of \$129,308; Authorizing the City Manager to Execute The Task Order; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)  [Resolution](#)  [Task Order](#) 

- 7.I) **Resolution 2026-15885** - A Resolution Approving Task Order No. 26-03-60-70-26V28 Between The City Of Naples And Stantec Consulting Services, Inc., a New York Corporation Authorized to do Business in the State of Florida, for Engineering Services for Stormwater Pump Station Evaluation for the Existing Public Works, Cove, and Port Royal Stormwater Pump Stations in the Amount of \$199,780.62; Authorizing the City Manager to Execute the Task Order; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)  [Resolution](#)  [Task Order](#) 

- 7.J) **Resolution 2026-15886** - A Resolution Waiving Competitive Bidding Requirements; Approving an Independent Contractor's Services Agreement Between the City of Naples and Environmental Management Acquisition, LLC DBA Allwater Aquatic Resource Management, A Delaware Limited Liability Company, for Maintenance of Lake, Littoral Vegetation, Aerator System and On-Call Services for the City's Stormwater System; Authorizing the City Manager to Execute the Independent Contractor's Services Agreement; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)  [Resolution](#)  [Agreement](#)  [Scope of Services](#) 

[Amended Resolution \(Staff Added Attachment\)](#) 

- 7.K) **Resolution 2026-15887** - A Resolution Approving a Task Order, 26-01-60-62-531010, Between the City of Naples and Stantec Consulting Services, INC., a New York Corporation Authorized to Do Business in the State of Florida, for Post-Construction Survey Monitoring Services for the East Naples Bay Dredging Project in the Amount of \$60,274.68; Amending the Budget Approved by Resolution 2025-15703 To Increase Appropriations From The Unappropriated Fund Balance Of The East Naples Bay Taxing District in the Amount of \$60,274.68; Authorizing the City Manager to Execute the Task Order, 26-01-60-62-531010; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)  [Resolution](#)  [Stantec Proposal](#)  [Task Order](#) 

- 7.L) **Resolution 2026-15888** - A Resolution Waiving Competitive Bids; Approving a Contractor Agreement Between the City of Naples and Forerunner Industries, INC., a Delaware Corporation Lawfully Doing Business in the State of Florida, Including a New Statement of Work and Master Services Agreement to Provide Floodplain Management, Cityview Integration, and Stormwater Management Software, in the Annual Amount of \$66,135, for a Three-year Period With an Annual Escalation Not to Exceed Five Percent (5%) and With the Option of Two One-year Renewals; Authorizing the City Manager to Execute the Contractor Agreement; and Providing an Effective Date.

Title of the Resolution not read.

[Agenda Memorandum](#)  [Resolution](#)  [Agreement and Statement of Work](#) 

[Stormwater Management Executive Document](#)  [Assets & Infrastructure](#) 

[2023-00120 Forerunner Industries, Inc.](#) 

8) OTHER

- 8.A) Consideration of the Repeat Special Event Applications Enumerated Below:
1. 2026-2027 Evenings on 5th – 5th Avenue South
 2. Stardust Memories Big Band – Cambier Park
 3. Stone Crab Festival – Tin City
 4. BID Halloween Spooktacular and Evening on 5th – Cambier Park & 5th Avenue South
 5. Men & Women of the Year – Sugden Plaza
 6. Naples Big Band – Cambier Park
 7. Christmas Gala

Fundraiser – Naples Historical Society 8. City of Naples Christmas Parade – Downtown Naples 9. BID Tuba Christmas – Sugden Plaza 10. Private Party with Band as Entertainment – Private Residence.

Title of the Resolution not read.

[Agenda Memorandum](#) [Special Events Calendar - Update](#)
[Evenings on 5th 10.8.2026](#) [Stardust Memories Big Band 10.19.2026](#)
[Stone Crab Festival 10.24.2026](#)
[BID Halloween Spooktacular and Evening on 5th 10.31.2026](#)
[Men & Women of the Year 11.10.2026](#) [Naples Big Band 11.15.2026](#)
[Christmas Gala Fundraiser 12.4.2026](#) [City of Naples Christmas Parade 12.8.2026](#)
[BID Tuba Christmas 12.11.2026](#) [Private Party with Band as Entertainment 4.10.2026](#)

8.B) Consideration of the new Special Event Applications enumerated below: 1. Labor Day Weekend Celebration – Hyatt House 2. Planting Seeds of Humanity – Elite Jets

Title of the Resolution not read.

[Agenda Memorandum](#) [Special Events Calendar - Updated](#)
[Labor Day Weekend 9.5.2026](#) [Planting Seeds of Humanity 11.7.2026](#)

END OF CONSENT AGENDA

9) PUBLIC HEARINGS

None.

REGULAR AGENDA

10) ITEMS PULLED FROM CONSENT AGENDA (If Needed)

None.

11) LAND USE MATTERS

None.

12) OLD BUSINESS

None.

13) NEW BUSINESS

13.A) **Resolution 2026-15889 - A Resolution for the Purpose of Approving Task Order No. 26-01-60-70-26V14 between the City of Naples and WSP USA, Inc, a New York Corporation Authorized to Do Business in the State of Florida, Formerly Known as WSP USA Environment and Infrastructure Inc., a Nevada Corporation Authorized to Do Business in the State of Florida for Engineering Services to Revisit and Review of the Current Stormwater Ordinance and Regulations and Assist in Development of the Enhanced Ordinance and Establishing Stormwater Utility District Including Jurisdictional Boundaries in the Amount of \$230,077.10; Authorizing the City Manager to Execute the Task Order; and Providing an Effective Date.**

City Attorney Matthew McConnell read the title of the Resolution. City Manager Gary Young provided an overview, explaining that the Resolution authorized the first step in a citywide effort to identify all influences on the City's stormwater system, including flows originating outside City limits, and to establish a stormwater utility district with clearly defined jurisdictional boundaries.

City Engineer Daniel Ohrenstein utilized an electronic presentation to outline the scope of the proposed Engineering Study. Engineer Ohrenstein described the Study's objectives, which included evaluating jurisdictional boundaries; operational and maintenance rights connected with stormwater ponds and lakes; Municipal Separate Storm Sewer System (MS4) and National Pollutant Discharge Elimination System (NPDES) requirements; a review of Article 6 of the Stormwater Management Code; regulation and taxing rates for areas outside City limits; single-family home inspection requirements; integration of tidal flooding into stormwater regulations and design criteria; review of administrative and regulatory mechanisms; analysis of water quality and quantity criteria; and potential economic impacts of any regulatory changes. He displayed maps illustrating the City's 12 stormwater basins, the 31 stormwater lakes, and contributing areas

extending beyond the City's boundaries, using the Swan Lake Basin as an example of a catchment area that partially extends east of U.S. 41.

City Engineer Ohrenstein explained that the proposed Study would evaluate the feasibility of establishing a stormwater utility service area based on watershed and drainage boundaries rather than municipal boundaries. He said the Study is expected to strengthen the stormwater utility enterprise by providing a more stable long-term revenue base, supporting infrastructure lifecycle investments, improving financial performance, and enhancing future bonding capacity. He further noted that the effort would align with the City's Public Utilities Renewal (PUR) Program and support integrated planning for water, wastewater, and stormwater infrastructure replacement. In addition, he stated that the Study would evaluate opportunities for intergovernmental coordination and clarify stormwater management responsibilities among the City, Collier County, and other regulatory agencies.

Assistant City Manager and Director of Critical Infrastructure George Yilmaz provided additional context, describing the Study as the first step toward establishing a formal Stormwater Enterprise Fund. He explained that the Study would identify all properties utilizing the City's stormwater system, including those outside the City limits, and evaluate whether they should contribute an equitable share of system costs. He noted that ongoing investments, including two major pump station projects, would significantly enhance flood management capabilities and become operational responsibilities of the enterprise fund. Assistant City Manager Yilmaz further stated that the City intends to manage stormwater infrastructure inspections through an enterprise asset management system focused on publicly owned facilities, with the long-term goal of creating a financially self-sustaining stormwater utility program capable of funding operations, maintenance, and future infrastructure improvements without reliance on general tax revenues.

During discussion, Vice Mayor Blankenship expressed support for the initiative and stated his understanding that the Study would evaluate the relative impact of commercial, multifamily, and single-family properties on the City's stormwater system. Assistant City Manager Yilmaz also said staff planned to reach out to the South Florida Water Management District (SFWMD) and the Big Cypress Basin Board to explore whether those agencies might wish to participate in or financially contribute to the Study.

In response to Council Member Barton, Assistant City Manager Yilmaz confirmed that the County would be held accountable for its proportionate share of use of the City's stormwater system, explaining that once direct-discharge customers were identified, the appropriate billing mechanisms would be developed, similar to the out-of-City surcharge model used for water and wastewater service.

Council Member Schultz supported the initiative and encouraged staff to emphasize partnership and shared responsibility when discussing other governmental agencies. Assistant City Manager Yilmaz agreed with the collaborative approach.

Council Member Krol and Council Member Kramer expressed support for the initiative, with Council Member Krol noting firsthand experience with the inequity of City ratepayers bearing the cost of managing stormwater from commercial areas in the County. Mayor Heitmann asked staff to ensure that the Naples Airport was not overlooked in the Study, given its large footprint and the fact that its drainage discharges into Naples Bay as a direct point source. Assistant City Manager Yilmaz confirmed that the airport would be included in the assessment.

Public Comments: None.

MOTION by Blankenship to APPROVE RESOLUTION 2026-15889; seconded by Heitmann 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](#)  [WSP Proposal](#) 

[Task Order](#)  [Presentation \(Petitioner Added Attachment\)](#) 

[Agenda Memorandum](#)  [Public Notice](#) 

13.C) Announcement of an Executive Session for the purpose of advice and discussion of strategy related to litigation expenditures pursuant to F.S. 286.011(8) (Added Item).

City Attorney Matthew McConnell read the public notice of an Executive Session to be held on June 15, 2026 at 12:30 p.m. for the purpose of seeking advice concerning strategy related to litigation expenditures or settlement negotiations in the matter of Naples Pride v. City of Naples et. al., Case No. 2025-CV-00291-JES-KCD, United States District Court, Middle District of Florida, Fort Myers Division.

[Agenda Memorandum \(Staff Added Attachment\)](#) 

ORDINANCES

14) FIRST READING ORDINANCES

14.A) *Clerk Tracking 2026-00088* - First Reading of Ordinance Amending Water, Sewer, and Solid Waste Rates using US-CPI. An Ordinance Amending Section 30-9(a), Monthly Rates, Fees and Charges; and Amending Section 32-71, Collection of Refuse Types I And II Set Forth in Appendix "A" Fees and Charges Schedule of the Code of Ordinances, City of Naples, to Reflect Annual Rate Adjustments Supported by the United States Consumer Price Index; and Providing for Codification; Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication; and an Effective Date.

City Attorney Matthew McConnell read the title of the Ordinance. Lisa Douglass, Billing and Collection Manager, utilized an electronic presentation to explain the proposed annual water, sewer, and solid waste rate adjustments. She stated that City Code required staff to annually review the United States Consumer Price Index (CPI) and apply corresponding rate adjustments, while also authorizing the City Council to modify rates independently of the CPI adjustment if deemed necessary.

Manager Douglass stated that the proposed rate adjustment of 3.8 percent was based on the Miami-area CPI, consistent with the methodology adopted by the City Council for the past three years, and that this figure was supported by a review of comparable construction-based measures. She clarified that stormwater rates were not included in the Ordinance, as a separate 25-percent, 4-year rate increase for stormwater had been approved in December of the prior year.

Manager Douglass noted that the solid waste disposal component included a 4.4-percent increase for residential units and a 1.95-percent increase for commercial properties, reflecting pass-through costs set by Collier County. She advised that a comprehensive rate study by a professional consultant was planned for fiscal year 2027, and that the current adjustment was designed to maintain financial stability in the interim. Manager Douglass estimated that the combined impact on a typical residential customer would be an annual increase of approximately \$68 for water, sewer, and solid waste combined, in addition to the previously approved stormwater increase.

Council Member Kramer commended the clarity and logical presentation of the materials, noting that the proposal was straightforward and that Naples remained competitively priced relative to neighboring jurisdictions.

Public Comments: None.

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

14.B) An Ordinance Amending the Definition of Plan Review Fees in Section 16-51, Definitions, and Amending Sec. 16-53 – Plan Review Fee, of the Code of Ordinances, City of Naples for the Purpose of Providing Review Fees at Application, Resubmittal for Corrections and Revisions; Amending Section 16-52, Building Permit Fees, Section 16-53, Plan Review Fee, and Adding Paragraphs (6), (7) and (8) To Section 16-58, Miscellaneous Fees, of Chapter 16, Construction, Rehabilitation and Property Maintenance, of Appendix “A” – Fees and Charges Schedule of The Code of Ordinances, City of Naples, Florida for the Purpose of Increasing Building Permit, Plan Review, Plan Revision, and Inspection Fees; Providing for Codification; Conflicts; Severability; Correction of Scrivener’s Error; Construction; Publication; and an Effective Date.

City Attorney Matthew McConnell read the title of the Ordinance. Stephen Beckman, Director of Building Services, presented the proposed amendments to building permit, plan review, plan revision, and inspection fees. He explained that the Building Department operates as a self-funded enterprise and that fees must be periodically adjusted to reflect actual costs. He noted that portions of the fee schedule had remained unchanged since 2001, while departmental costs had increased significantly since the last comprehensive fee review, including 29 percent for technology, 31 percent for fire inspection services, 37 percent for professional services, and 29 percent for salaries and wages.

Director Beckman stated that the overall proposed fee increase was approximately 29 percent and was calculated to recover actual cost increases incurred between fiscal year 2023 and the present, not to generate surplus revenue. He noted that when measured against the Consumer Price Index (CPI) since the last major fee adjustment, a 91 percent increase would have been theoretically justifiable, and that the proposed adjustment was substantially lower. He also noted that Naples was recognized as a leader in the use of artificial intelligence (AI) and technology in the plan review process, having been the first municipality in Florida to develop an AI-assisted review system. He added that the department had presented its work at a statewide Building Officials Conference.

Director Beckman acknowledged that an error had been made in the uploaded business impact estimate, which reflected figures from the prior year's minor fee adjustment rather than the current proposal. He confirmed that the correct figure representing the expected cost recovery from this adjustment was approximately \$2,000,000, and that the corrected document would be uploaded prior to Second Reading.

City Manager Gary Young noted the significance of some fees not having been updated since 2001 and 2018 and characterized the adjustment as prudent and appropriately constrained.

Mayor Heitmann raised questions regarding staffing, the use of private inspection services, and the potential impacts of emerging technologies such as AI. Director Beckman reported that the Fire Division had five plan reviewers and inspectors, and that the department utilized licensed professional service firms as needed to supplement inspection and plan review capacity during periods of increased workload or staff absences. He explained that these services were funded through the Professional Services Budget and have been used to support large projects and maintain inspection timelines.

Director Beckman further reported that the department had 37 authorized positions, including 6 plan examiners and 6 building inspectors, with no additional positions proposed in the upcoming fiscal year. He noted that inspector classifications were based on professional licensure and certifications, allowing experienced inspectors with multiple credentials to perform a broader range of inspections and improve operational efficiency on complex projects.

Council Member Kramer noted that the City's fees remained below those of comparable jurisdictions even after the proposed increase and suggested this represented strong value for the level of service provided. Council Member Schultz stated that fees should reflect the quality of service provided rather than seek to be the lowest among comparable jurisdictions. Director Beckman responded that fees are limited by cost-recovery requirements and that comparisons with other jurisdictions were intended to demonstrate reasonableness.

City Manager Young clarified the distinction between consultants retained by the City to supplement staffing needs and private providers hired directly by developers or property owners. He explained that the City utilized outside professionals on an as-needed basis to assist with plan review and inspection workloads, whereas developers may independently retain private providers to perform certain Building Code review functions, subject to final City verification and approval. Director Beckman added that privately retained providers are limited to Building Code services and do not perform planning, zoning, stormwater, or other municipal review functions.

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

[Agenda Memorandum](#)  [Ordinance - First Reading](#)  [FY24 to FY26 Compared](#) 
[Naples Fee Comparison Excel](#)  [Naples Fee Comparison](#) 
[Recent Collier County Fee Increases](#)  [Collier SF Home Example](#) 
[Marco SF Home Example](#)  [Business Impact Estimate](#) 

Recess: 9:59 a.m. to 10:13 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

14.C) First Reading of an Ordinance Amending the City of Naples Comprehensive Plan. An Ordinance amending the City of Naples Comprehensive Plan to implement the adopted vision; readopting the Comprehensive Plan as amended; providing Transmittal to the State Land Planning Agency and Other Required Review Agencies Specified in State Statutes; providing for Conflicts; providing for Severability; and Providing for an Effective Date.

City Attorney Matthew McConnell read the title of the Ordinance. Planning Director Erica Martin utilized an electronic presentation to overview the status of the Comprehensive Plan update, known as Naples2045. She noted that the project was approximately 16 months into a 22-month process and that Johnson Engineering was serving as the City's consultant. She reported that the Planning Advisory Board (PAB) had heard the item in May and voted 7-0 to recommend denial of the Ordinance, but by a second motion recommended that the City Council defer the item to the November 2026 PAB meeting. Planning Director Martin explained that the PAB's concerns centered on a perceived lack of outreach to specific stakeholders, including the development community and individual homeowners' associations, and a desire for more time to review the draft Plan's specific language. She identified the HOA Coalition, comprising Aqualane Shores, Coquina Sands, Gulf Shore Association of Condominiums, the Moorings, Park Shore, Port Royal, and Royal Harbor homeowners associations, as having submitted formal correspondence and presenting comments at the PAB meeting. She also referenced testimony from Attorney Neil Montgomery on behalf of three development-related business owners, who raised concerns about vague language in the draft Plan and the implications of Senate Bill 180.

Planning Director Martin presented two schedule options: the PAB's recommended November 2026 timeline, which would result in final adoption in August 2027, and an accelerated schedule beginning with PAB review in September 2026 and City Council discussion in October 2026. Staff indicated that the draft Plan would remain available online throughout the summer and encouraged submission of written comments for review by staff, the consultant, the PAB, and the City Council. City Manager Young stated that staff would promote public engagement, distribute the draft to the Presidents Council, and remain available for one-on-one discussions. City Attorney McConnell clarified that public comments and suggested edits would be considered but would not

oblige the City Council to adopt any proposed changes. Council Members discussed the importance of obtaining specific feedback from stakeholders, including the development community and Presidents Council coalition. While acknowledging the PAB's recommendation, City Council expressed a preference for the September 2026 schedule and directed staff to convey City Council's preference at the June 10, 2026 PAB meeting, and request the PAB's rationale of its support of the November timeline.

City Attorney McConnell noted that from a legal standpoint, the November timeline offered certain advantages, including the expiration of Senate Bill 250 in October 2026 and the possibility that Senate Bill 180, which had created complications for the draft, might be addressed in the next legislative session, potentially eliminating certain legal challenges to the Plan.

Council Member Kramer supported the November schedule, citing the flexibility it provided for storms, budget demands, and other City priorities. Council Member Krol encouraged stakeholders to focus on specific proposed revisions to the draft Comprehensive Plan rather than broad conceptual concerns, noting that many of the discussed concepts already existed in the current Plan. City Manager Young noted that the timeline would be revisited at the June 15, 2026 Special Meeting following the PAB's June 10 review. Mayor Heitmann identified several policy issues she wished to see addressed, including airport-related development standards, City and Airport Authority approval responsibilities, runway expansion limits, post-storm rebuilding provisions, and clearer enforcement language.

Following discussion, the following consensus was reached.

Consensus reached to direct staff to present the Planning Advisory Board (PAB) at its June 10, 2026 meeting with both the September 2026 and November 2026 Comprehensive Plan review schedules, convey the City Council's preference for the September schedule, and request that the PAB provide its rationale for preferring the November schedule. Staff was directed to return to the City Council on June 17, 2026 with the PAB's feedback and a recommended schedule for further consideration.

Council Member Krol supported the September schedule, stating that the Comprehensive Plan update had already received substantial public review. Mayor Heitmann reiterated the need for clear standards, particularly regarding airport-related policies and post-disaster redevelopment. Following discussion, City Attorney McConnell recommended extending the timeline to November and re-advertising First Reading following additional PAB review.

MOTION by Blankenship to EXTEND the timeline for the Comprehensive Plan rewrite to provide additional opportunity for public comment and incorporation of resident feedback, with comments to be submitted to staff by September 1, 2026, for review by the Planning Advisory Board on September 10, 2026; 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](#)  [Ordinance - First Reading](#) 

[Naples2045 6-3-26 City Council Presentation](#) 

[DRAFT PLAN - Naples2045 City Council Transmittal](#) 

[Naples2045 Future Land Use Map 11x17 Portrait](#) 

[Naples2045 Coastal Resources Map 11x17 Portrait](#) 

[Approved Schedule](#)  [Proposed Extended Schedule](#) 

[Planning Advisory Board Action Report 2026-05-13](#) 

[Business Impact Estimate](#)  [Correspondence](#) 

14.D) First Reading of an Ordinance Amending the Procedure for Review of the Design Review Board. An Ordinance Relating to the Design Review Board of the City of

Naples, Amending Chapter 2 Administration, Article V Boards, Commissions and Committees, Division 4 Design Review Board, Sections 2-474 Organization; Quorum; Rules Of Procedure, 2-475 Applicability of Design Review; Prohibitions; 2-476 Procedure for Review Criteria; Review, of the Code of Ordinances, City of Naples for the Purpose of Updating the Procedure for Review of the Design Review Board of the City of Naples; Providing for Codification, Conflicts, Severability, Correction of Scrivener's Error, Construction, Publication and an Effective Date (Supplement 1/Updated Item).

City Attorney Matthew McConnell read the title of the Ordinance. Planning Director Erica Martin utilized an electronic presentation to explain the proposed amendments, which establish a single Design Review Board (DRB) review at the beginning of the development process and separate the DRB provisions from a broader boards and committees ordinance previously considered by City Council. She stated that the consolidated review would require detailed submittal documents from the beginning, including scaled models, street elevations, lighting plans, and landscaping plans, and summarized related amendments removing obsolete language, exempting certain single-family residences from DRB review, and eliminating separate preliminary and final reviews.

Council Member Kramer asked whether the changes would provide earlier City Council input on projects, citing past instances in which applicants had invested substantial resources before being denied. Planning Director Martin responded that applicants seeking Conditional Use approvals assume the risk associated with uses not permitted by right.

Mayor Heitmann asked questions regarding submittal requirements, procedural changes, and the Design Review Handbook. Planning Director Martin explained that the amendments are procedural only and do not alter design standards, noting that illustrative Handbook graphics would be presented for future City Council review. She also stated that a future Ordinance would rename the site plan process to "General Development Plan."

Vice Mayor Blankenship asked whether City Council should have explicit authority to return projects to the DRB following Conditional Use or Variance approvals. Planning Director Martin and City Attorney McConnell agreed that permissive language could be added at Second Reading and confirmed that draft language would be prepared.

Public Comment: None.

MOTION by Blankenship to APPROVE the Ordinance at First Reading, subject to the addition of language acknowledging that City Council may require a project to be reconsidered by the Design Review Board; seconded by Barton 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](#) 
[Excerpt From 2026-04-13 City Council Workshop Minutes - DRB Discussion](#) 
[Exhibits A, B, and C - Planning Department Project Flow Charts](#) 
[Ordinance 2025-15753 - First Reading 10-1-2025](#) 
[DRAFT Ordinance Boards and Committees - Second Reading 10-15-2025](#) 
[Revised Agenda Memorandum](#) 

It is noted for the record that the discussion of Item 14.E was suspended from 12:46 p.m. until 2:21 p.m. to consider time certain Item 13.B, which is set forth in its entirety below.

14.E) An Ordinance Amending Section 36-1, Definitions, and adding New Sections 36-5, General Provisions for Micromobility Devices, 36-6, Micromobility License Agreements, 36-7, Micromobility Tour Companies, and 36-8, City Council Review of Micromobility License Agreements and Micromobility Tour Companies of Article I, in General, of Chapter 36, Traffic and Vehicles, of the Code of Ordinances, City of Naples for the Purpose of Providing Definitions; General Provisions for

Micromobility Devices; Micromobility Franchise Agreements; Micromobility Tour Companies; Providing for Codification; Conflicts; Severability; Correction of Scrivener's Error; Construction; Publication; and an Effective Date.

City Attorney Matthew McConnell read the title of the Ordinance, noting that electric bicycles had already been regulated through a separate Ordinance adopted earlier that year. He explained that the proposed Ordinance consisted of four components: general regulations for micromobility devices (Section 36-5); licensing requirements for micromobility providers (Section 36-6); regulations governing micromobility tour companies (Section 36-7); and procedures for City Council review of license agreements and tour operations (Section 36-8). He further explained that the definition of "micromobility device" was derived from State law and included motorized transportation devices incapable of exceeding 28 miles per hour, while exempting ADA-required mobility devices.

Assistant City Manager, Director of Critical Infrastructure George Yilmaz reviewed the staff report, stating that the Ordinance would establish licensing and operating requirements for commercial micromobility providers within City rights-of-way. Mayor Heitmann asked whether micromobility devices could operate on streets without bicycle lanes. Deputy City Engineer Alison Bickett explained that the devices would be treated similarly to bicycles under State law and noted that the proposed 25-mile-per-hour roadway limit would exclude several City collector streets posted at 30 miles per hour. Following discussion, City Council reached the following consensus.

Consensus reached to direct staff to revise the City's Code of Ordinances to increase the maximum roadway speed limit applicable to micromobility devices from 25 miles per hour to 30 miles per hour and to remove the separate 15 miles per hour operating speed limitation, noting that State law already limits such devices to 28 miles per hour.

Council Member Penniman raised questions regarding enforcement, and City Attorney McConnell stated that citation and penalty provisions would be added at Second Reading. Council Member Barton asked how the Ordinance would apply where sidewalks and roadways were unavailable, and City Attorney McConnell explained that operators would be required to walk their devices. Mayor Heitmann questioned the permit approval and revocation process for tour companies, and City Attorney McConnell explained that applicants would be required to submit operational plans and that revocation provisions were consistent with other City permit agreements. Discussion also addressed route restrictions, with City Attorney McConnell clarifying that City Council could establish no-ride zones and approved operating areas through the license agreement process. Council Member Barton proposed permanently prohibiting tour operations on certain roadways. Following discussion, the following consensus was reached.

Consensus to add 5th Avenue South, 3rd Street South, 2nd Street South, and Gulf Shore Boulevard to the list of prohibited tour routes and to direct staff to evaluate whether additional roadways should be included prior to Second Reading.

City Attorney McConnell clarified that route restrictions would apply only to commercial tour operations, not individual users. He explained that license agreements would be nontransferable, subject to a \$1,000 administrative fee, and would require City Council approval. Council Members agreed that permit terms and renewal requirements should be established through individual license agreements rather than codified in the Code of Ordinances and declined to establish a specific cap on operators, retaining language allowing City Council to limit licenses as necessary to protect public health, safety, and welfare. City Attorney McConnell also identified technical revisions for Second Reading and stated that staff would prepare license agreements and operational requirements over the summer. He further clarified that enforcement of the tour company licensing provisions would be deferred until October 1, 2026, to allow operators time to come into compliance.

MOTION by Blankenship to APPROVE the Ordinance at First Reading, subject to the following changes: 1) in Sec. 36-5(a)(2), increasing 25 miles

per hour to 30 miles per hour; 2) in Sec. 36-7, adding a separate provision prohibiting tour companies from using 5th Avenue South, 3rd Street South, Gulf Shore Boulevard, and 2nd Street South; 3) in Sec. 36-7(c) adding language at the end of Sec. 36-7(c) to state "as approved by the right-of-way permit or the license agreement"; 4) replace "franchise agreements" with "license agreements" in Sec. 36-7(b); 5) restate Sec. 36-8(a) to state, "In determining whether to authorize, permit, regulate, or approve the operation of micromobility license agreements, micromobility providers, or micromobility tour companies..."; and 5) to make the Ordinance effective immediately, except for tour companies, for which implementation shall be delayed until October 1, 2026; 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).

[Agenda Memorandum](#)  [Ordinance - First Reading](#) 

13.B) Executive Session in regards to City of Naples v. City of Naples Airport Authority, et al; Case No. 2026-CA-001094, 20th Judicial Circuit, in and for Collier County, Florida (12:30 p.m. Time Certain) (Supplement 1/Added Item).

City Attorney Matthew McConnell read the public notice for the purpose of advice and discussion of settlement negotiations or strategy related to litigation expenditures in case styled City of Naples v. City of Naples Airport Authority, et al; Case No. 2026-CA-001094, 20th Judicial Circuit, in and for Collier County, Florida. The following individuals were in attendance during the Executive Session: Mayor Teresa Heitmann; Council Members Bill Kramer, Linda Penniman, Berne Barton, Ted Blankenship, John Krol, and Scott Schultz; City Manager Gary Young; City Attorney Matthew McConnell; and Charissa Dines from Dines Court Reporting.

Executive Session from 12:46 p.m. to 2:21 p.m. it is noted for the record the same Council Members were present when the meeting reconvened.

No action announced.

[Agenda Memorandum \(Supplement 1/Added Attachment\)](#)

[Public Notice \(Supplement 1/Added Attachment\)](#)

15) SECOND READING ORDINANCES

None.

16) PUBLIC COMMENTS

None.

17) COMMUNICATIONS FROM MAYOR, CITY COUNCIL, AND STAFF

Council Member Krol described approval of the Stormwater Utility District Study as a significant step toward clarifying responsibility for regional watershed issues. He also suggested considering a prohibition on AI data centers within city limits, citing environmental concerns. Council Members Kramer and Blankenship questioned the practical relevance of such a policy given the unlikelihood of data centers establishing within Naples.

Council Members Kramer and Schultz expressed support for Mayor Heitmann's comments emphasizing the City's desire to maintain a cooperative relationship with the Naples Airport and the broader aviation community.

Vice Mayor Blankenship discussed recent State property tax legislation and proposals that could significantly affect local government revenues and fiscal autonomy, while Council Members Barton and Kramer expressed concerns regarding the potential impacts on local governments and taxpayers.

City Manager Young reiterated that the Stormwater Study is intended to identify beneficiaries of the City's stormwater system and explore equitable cost-sharing opportunities through collaboration with neighboring jurisdictions. He also reported that the Crayton Road/Mooring Line Drive signal project was already programmed in the Capital Improvement Plan (CIP) and asked for City Council approval to convert the June 15, 2026 Workshop into a Special Meeting to

address the Comprehensive Plan timeline, maximum millage discussion, and other pending items requiring formal action.

MOTION by Barton to CHANGE the June 15, 2026 Workshop to a Special Meeting; seconded by Kramer and unanimously carried, (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Penniman-yes, Schultz-yes, Heitmann-yes).

Mayor Heitmann emphasized the importance of keeping the City Manager and City Council informed of positions taken by Council Members serving on outside committees to ensure consistency with City Council direction. She also requested updates on the Mooring Line Drive median improvements and ongoing efforts to address truck traffic associated with nearby construction projects. City Manager Young reported that discussions with affected developers were ongoing and that alternative routing options were being evaluated during upcoming roadway and median construction activities.

18) ADJOURNMENT

2:50 p.m.

Teresa Lee Heitmann, Mayor

Patricia L. Rambosk, City Clerk

Meeting clerked by:

Ali Duran, Executive Assistant

Minutes prepared by:
David Horton, Executive Assistant

Minutes Approved: 8/19/2026.