



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Regular Meeting – June 17, 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; 3) added items are referenced in red as "ADDED ITEM"; and 4) 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
Scott Schultz

Council Members Absent:

Linda Penniman

Staff Present:

Gary Young, City Manager
Kristina Majeski, Administrative Manager
Chad Merritt, Community Services Director
Aaron Hopkins, Community Services Deputy Director
Danielle Futia, Special Events Marketing Supervisor
Alec Boccaccio, Recreation Supervisor
David Michel, Park Manager
Lisa Douglass, Billing and Collections Manager
Stephen Beckman, Director of Building Services

Matthew McConnell, City Attorney
Patricia Rambosk, City Clerk
Erica Martin, Planning Director
Stefan Massol, Finance Director
Jeffrey Brammer, Senior Planner
Tasheema Lewis, Senior Planner
Michael O'Reilly, Police Lieutenant
Alison Bickett, Deputy City Engineer
Jessica Hernandez, Deputy City Clerk

Others Present:

Scott Ehler
W. Douglas Gibbens
Anthony Meerpohl
Joseph Ulrich
Charlotte Barrett
Elizabeth Haines
Alice Miller
Audrey Smith
Donna Smith
Lynda Ewen
Donna Shands
Nina Scarboro
Madeline Secu
Rob Stoneburner
Burt Sanders

Christian Andrea
Christopher Rozansky
Richard Yovanovich
Wayne Arnold
Edward Gleason
Ken Hart
Patty Kulak
Dennis Nally
Susan Pearson
Douglas Pearson
Lottie Fisher
John Boatwright
Wade Sansbury (via Zoom)
Tom O'Riordan
Joan Fiore

Harry Zea
Peter Kulicki
Andrew Rath
Norman Trebilcock
Mike Valentine

Meg Stepanian
Randy Smith
Charissa Dines
Jamie Cole

2) INVOCATION

Reverend Scott Ehler, First United Methodist Church of Naples, gave an invocation.

3) PLEDGE OF ALLEGIANCE LED BY THE NAPLES CHAPTER SONS OF THE AMERICAN REVOLUTION COLOR GUARD IN HONOR OF AMERICA 250.

Sons of the American Revolution Color Guard Members W. Douglas Gibbens, Anthony Meerpohl, and Joseph Ulrich, together with Big Cypress Chapter Daughters of the American Revolution Members Charlotte Barrett, Elizabeth Haines, Alice Miller, Audrey Smith, Donna Smith, and Lynda Ewen with America 250 Chair led the Pledge of Allegiance.

3.B America 250 Celebration and Video Presentation of Distinguished Citizen Recognition: Colonel Robert N. Burhans (Staff/ADDED ITEM)

Administrative Manager Kristina Majeski recognized Naples resident Colonel Robert N. Burhans in celebration of his 100th Birthday, with Big Cypress Chapter of the Daughters of the American Revolution (DAR) Members present in support. Administrative Manager Majeski stated that Colonel Burhans first came to Council Member Barton's attention through Royal Harbor residents. She stated that, after Council Member Barton learned Colonel Burhans had celebrated his 100th birthday and had served in World War II, the Korean War, and the Vietnam War, he felt compelled to recognize Colonel Burhans' service. She summarized Colonel Burhans' 37-year career in the United States Marine Corps, subsequent service with the Collier County Sheriff's Office, and community involvement. She also noted that his wife, Dr. Pamela Burhans, served in the Navy Reserve as an intelligence specialist and that the couple remained involved in the community through charitable organizations, youth mentorship, and civic and patriotic initiatives. Administrative Manager Majeski noted that the City was recognizing Colonel Burhans as part of its America 250 celebration and noted that a commemorative video featuring him had been prepared, which was subsequently displayed. It is noted for the record that the commemorative video is in the file for this meeting with the City Clerk's Office.

Mayor Heitmann thanked Video and Production Manager David Fralick and Administrative Manager Majeski for their efforts in preparing the video and Council Member Barton for bringing Colonel Burhans to staff's attention. Mayor Heitmann also acknowledged those who had participated in the City's recent America 250 Essay Contest and attended the Arbor Day and Tree Fest at Baker Park on June 6th, 2026. She announced upcoming America 250 Celebration events including the City's Annual July 4th Parade and Fireworks Display, and the July 8th Public Reading of the Declaration of Independence hosted by the Big Cypress Chapter DAR at City Hall,

Charlotte Barrett, DAR Regent, utilized an electronic presentation to provide details regarding said event.

Vice Mayor Blankenship subsequently led an America 250 trivia session.

[Col. Burhans Biography \(Staff/Added Attachment\)](#) 

[DAR Presentation \(Staff/Added Attachment\)](#) 

4) SET AGENDA (add or remove items)

City Manager Gary Young announced that a supplemental agenda had been published adding additional documents to Item 15.C (A Resolution Adopting Amendment No. 1 to the Collier County and City of Naples Local Housing Assistance Plan (LHAP) for Fiscal Years 2025-2026, 2026-2027, and 2027-2028). He also noted Time Certain Items 15.D (An Executive Session regarding City of Naples v. City of Naples Airport Authority) at 12:30 p.m. and 15.E (A presentation of the FY 2024-25 Annual Audited Financial Statements) at 3:00 p.m. City Attorney Matthew McConnell requested that the appointment of Code Enforcement Board applicant Gregory Jarrett be

continued until August, citing information received the prior day warranting further review and discussion with the applicant.

MOTION by Kramer to SET THE AGENDA; seconded by Schultz and carried 6-0 (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-absent, Heitmann-yes).

5) ANNOUNCEMENTS AND PRESENTATIONS

5.A) Parks and Recreation Month Proclamation.

Mayor Heitmann read a proclamation recognizing July as Parks and Recreation Month. Community Services Director Chad Merritt along with members of staff accepted the proclamation. Special Events and Marketing Supervisor Danielle Futia introduced and acknowledged the assistance of Event and Marketing interns Nina Scarboro and Madeline Secu.

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

6) PUBLIC COMMENTS

Rob Stoneburner spoke on behalf of the Naples North Rotary Club Foundation, reporting that the 2026 Naples Craft Beer Fest raised over \$115,600 for charity, bringing the event's 15-year combined total to more than \$1 million. He expressed appreciation for the City's continued support in approving the event.

APPROVAL OF CONSENT AGENDA

MOTION by Blankenship to APPROVE THE CONSENT AGENDA; seconded by Barton and carried 6-0 (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-absent, Heitmann-yes).

7) MINUTES

7.A) Approval of the May 6, 2026 Regular Meeting Minutes.

[Agenda Memorandum](#) [May 6, 2026 Regular Meeting Minutes](#)

8) RESOLUTIONS

8.A) RESOLUTION 2026-15894 - A Resolution Waiving the Competitive Bidding Process for the Purchase of Additional Axon Body-Worn Camera/Evidence Storage Licenses, Axon Air Drone Pilot Licenses, and Axon VR Systems, Including Association Installation, Licensing Fees, and Product Warranties; Approving a Piggyback Agreement Between the City of Naples and Axon Enterprise, Inc., a Delaware Corporation Lawfully Doing Business in Florida, Utilizing Sourcwell Contract No. 101223-AXN, in an Amount Not-To-Exceed \$120,000; Authorizing the City Manager to Execute the Piggyback Agreement; and Providing an Effective Date.

Title of Resolution not read.

[Agenda Memorandum](#) [Resolution](#) [Q-789629-46154RW Axon Air - Sourcwell](#)
[Q-805191-46148JD BWC Evidence Storage Third Party Unlimited license \(6\) - Sourcwell](#)
[Q-835332-46154RW Axon fleet wiring refresh - Sourcwell](#)
[Q-844877-46136JD Axon VR Systems - Sourcwell](#)
[Q-784459-46154RW Axon Evidence Storage Third Party Unlimited licenses \(80\) - Sourcwell](#) [Contract](#) [Piggyback Agreement](#)

8.B) RESOLUTION 2026-15895 - A Resolution Waiving the Competitive Bidding Process for the Purchase and Installation of a Playground and Shelter at Lowdermilk Park; Approving a Piggyback Agreement Between the City of Naples and Playmore West, Inc., a Florida Corporation, in the Amount of \$699,787.00, Pursuant to the School Board of Manatee County and Playmore West Agreement No. 26-0041-MR; Amending the Fiscal Year 2025-2026 Budget Adopted by Resolution 2025-15701 for Supplemental Appropriation from the Unappropriated Fund Balance of the 430 Beach Fund (25R05) in the Amount of \$250,000; Authorizing the City Manager to Execute the Piggyback Agreement; and Providing an Effective Date.

Title of Resolution not read.

[Agenda Memorandum](#) [Resolution](#) [Piggyback Agreement - Playmore West, Inc.](#)

[Quote](#) [Lowdermilk Park Playground Design](#)

[School District of Manatee County - Agreement #26-0041-MR](#)

- 8.C) **RESOLUTION 2026-15896** - A Resolution Waiving the Competitive Bidding Process for the Purchase and Installation of a Shelter at the Arthur L. Allen Tennis Center; Pursuant to a Piggyback Agreement Clerk Tracking No. 2026-15891 with Playcore Wisconsin, Inc. D/B/A Gametime, a Wisconsin Corporation Lawfully Doing Business in Florida, in the Amount of \$84,998.06; Amending the Fiscal Year 2025-2026 Budget Adopted by Resolution 2025-15701 to Increase Appropriations from the Unappropriated Fund Balance of the 480 Tennis Fund in the Amount of \$54,000 to Expense Account 480-09-12-572-560300-26G01; Authorizing the City Manager to Execute the Piggyback Agreement; and Providing an Effective Date.

Title of Resolution not read.

[Agenda Memorandum](#) [Resolution](#) [Piggyback Agreement - Gametime](#)

[Quote](#)

[Piggyback Agreement - City of Charlotte, North Carolina Contract No. 2017001134](#)

- 8.D) **RESOLUTION 2026-15897** - A Resolution Approving a Sovereignty Submerged Lands Easement Renewal (Bot File No. 110234935) Granted by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to the City of Naples for the Continued Use of Public Lands for Shoreline Stabilization Structures for Erosion Control and Protection of Public Infrastructure and Shoreline Resources Within the City; Authorizing the Mayor to Execute the Sovereignty Submerged Lands Easement Renewal; and Providing an Effective Date.

Title of Resolution not read.

[Agenda Memorandum](#) [Resolution](#) [Easement Renewal for Signature](#)

[Easement 2010](#)

- 8.E) **RESOLUTION 2026-15898** - A Resolution Approving a Professional Services Consultant's Agreement between the City of Naples and CliftonLarsonAllen, LLP, a Partnership Authorized to do Business in the State of Florida, for Annual Audit Services to be Performed for Three Fiscal Years with an Optional Two (2) One-Year Fiscal Renewals; Authorizing the City Manager to Execute the Professional Services Consultant's Agreement; and Providing an Effective Date.

Title of Resolution not read.

[Agenda Memorandum](#) [Resolution](#) [26-021 Bid Analysis](#) [Bid Tabulation](#)

[26-021 Composite Scoring Sheet](#) [26-021 Composite Ranking Sheet](#)

[Agreement](#)

- 8.F) **RESOLUTION 2026-15899** - A Resolution Authorizing the City Manager to Increase the Spending Authority for Labor Legal Services in the Amount of \$35,000 with Allen, Norton & Blue, P.A.; Providing for Scrivener's Errors; and Providing an Effective Date.

Title of Resolution not read.

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

- 8.G) **RESOLUTION 2026-15900** - A Resolution Authorizing the City Manager to Increase the Spending Authority for Specialized Aviation Legal Services in the Amount of \$75,000 with Weiss Serota Helfman Cole + Bierman, P.L.; Providing for Scrivener's Errors and Effective Date.

Title of Resolution not read.

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

9) OTHER

None.

END OF CONSENT AGENDA

10) PUBLIC HEARINGS

None.

REGULAR AGENDA

11) ITEMS PULLED FROM CONSENT AGENDA

None.

12) BOARDS AND COMMITTEES

12.A) **CLERK TRACKING 2026-00095 and 2026-00097 - Consider Appointments to the Code Enforcement Board and the Community Services Advisory Board.**

City Clerk Patricia Rambosk reviewed the agenda memorandum, noting that City Council had interviewed Garey Cooper and Gregory Jarrett at its June 15, 2026 Special Meeting for the Code Enforcement Board. She noted that the consideration of applicant Gregory Jarrett for the Code Enforcement Board would be postponed to August to allow for further review by the City Attorney.

Vice Mayor Blankenship suggested appointing Mr. Cooper to the remaining partial term as well as a subsequent full term to avoid a second appointment after only a few months.

MOTION by Blankenship to APPOINT Garey Cooper as a Regular Member for the balance of a three-year term commencing June 17, 2026 and expiring November 14, 2026 and then for a full three-year term commencing November 15, 2026 and expiring November 14, 2029; seconded by Kramer and carried 6-0 (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-absent, Heitmann-yes).

City Clerk Rambosk stated that City Council had interviewed Geerhard Jos Schaap at its June 15, 2026 Special Meeting for the Community Services Advisory Board's alternate member vacancy.

MOTION by Barton to APPOINT Geerhard Jos Schaap as an Alternate Member for the balance of a three-year term commencing June 17, 2026 and expiring April 30, 2027; seconded by Kramer and carried 6-0 (Barton-yes, Blankenship-yes, Kramer-yes, Krol-yes, Schultz-yes, Penniman-absent, Heitmann-yes).

[Agenda Memorandum](#)  [Code Enforcement - Garey Cooper Application](#) 

[Code Enforcement - Gregory Jarrett Application](#) 

[162.05 Fla. Stat.](#)  [CSAB - Geerhard Jos Schaap Application](#)  [CSAB Code](#) 

13) LAND USE MATTERS

13.A) **RESOLUTION 2026-15901 - A Resolution for the Purpose of Determining Conditional Use Petition 26-CU1, Pursuant to Section 46-34 of the Code of Ordinances, City of Naples, to Allow for Transient Lodging as Part of a Mixed-Use Development to be Known as The Viceroy Comprised of Two Floors of Transient Lodging Units Over One Floor of Office Space and Marina Ship Store, Served by a Combination of Surface Parking and Underground Parking, in the C2-A, Waterfront Commercial Zoning District Pursuant to Section 58-623 of the Code of Ordinances, City of Naples, on the Property Owned by Viceroy Naples, LLC, Located at 599 River Point Drive, More Fully Described Herein; Providing For Scrivener's Errors; Providing Findings And Conditions; Providing A Disclaimer; Directing Recordation; 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 discussions with staff and two neighbors of the subject property; Kramer / was familiar with the site and spoke with staff; Schultz / was familiar with the site and the project; Blankenship / was familiar with the site, had met with the petitioner's representatives, had

discussions with staff, and received messages from residents; and Heitmann / was familiar with the property and project, but had no recent communications with the petitioner or petitioner's agent. Council Member Barton stated his intent to abstain, noting a business relationship he had with the petitioner. City Attorney McConnell explained that pursuant to Section 286.012, Florida Statutes, Council Member Barton would be required to submit a Form 8B Memorandum of Voting Conflict with the City Clerk's Office. Council Member Barton then left the meeting for the remainder of the discussion for that item only.

Burt Saunders, Attorney at Gray Robinson Law Firm, and petitioner's agent, utilized an electronic presentation to review the history of the site and an overview of the Conditional Use request to allow for transient lodging as part of a mixed-use development to be known as The Viceroy located at 599 River Point Drive. Developer Harry Zea described the project as a reduced impact alternative to a previously approved five-restaurant development known as The Promenade on Fifth, noting the desire to create a visually distinctive gateway building at the intersection of 5th Avenue South and River Point Drive. Attorney Saunders said the project consists of 12 transient lodging units on two floors above one floor of commercial space including a 4,200 square-foot marina ship store, 14 boat slips, surface parking, and one level of below-grade parking. He added that the proposed project complies with the City's applicable land development regulations and noted that City staff had determined the site plan application was sufficient after all issues identified during the review process had been addressed. He further noted that the Planning Advisory Board (PAB) unanimously recommended approval subject to ten conditions. Attorney Saunders acknowledged that several technical site design issues remained for discussion, including setback encroachments and parking space dimensions. Attorney Saunders stated that the project is located within the Naples Airport Noise Impact Area and The Naples Airport Authority (NAA) discussed the item at its May 21, 2026, meeting and by unanimous consensus voted to grant approval for NAA conditional approval of the Viceroy development, pursuant to Section 58-1078 of the Code of Ordinances. Attorney Saunders requested approval of the proposed below-grade parking, asserting that it is permitted under the Florida Building Code and not prohibited by City Ordinance. He also noted that below-grade parking had previously been approved for the Promenade on Fifth development and stated that the proposal had received preliminary Design Review Board approval and would return for final design review.

Peter Kulicki, President at PK Studios, presented the architectural and site plans. Andrew Rath, Civil Engineer at Davidson Engineering continued the presentation to review the proposed Stormwater Master Plan, noting the developer agreed to reconstruct the City's dated sanitary lift station on River Point Drive at the developer's cost, estimated to cost up to \$260,000. Norman Trebilcock, Traffic Engineer at Trebilcock Consulting Solutions, reviewed the Traffic Impact Study, stating that the proposed project would generate significantly less traffic than the previously approved Promenade on Fifth development. He explained that because the revised project produced substantially lower traffic volumes, the eastbound right-turn lane on U.S. 41 that had been required for the previously approved development was no longer warranted.

Mike Valentine, Design Manager at Karins Engineering, presented structural plans for the proposed below-grade parking garage. He stated that the design complies with applicable building and floodplain requirements and incorporates reinforced concrete construction, waterproofing measures, deep foundation piles, and other engineering features to withstand hydrostatic pressure, buoyancy, wind, and flood loads. Christian Andrea, Landscape Architect at Architectural Land Design, continued the presentation to review proposed Landscape and Hardscape Plans.

City Attorney McConnell clarified that the matter before the City Council was strictly a Conditional Use request for transient lodging, not a general approval of underground parking. He further noted that a 2023 City Council motion pausing administrative approvals for underground parking was legally insufficient as it was not enacted by Ordinance, and that underground parking could properly receive Council approval through the proceeding.

Planning Director Erica Martin reviewed the staff report and confirmed the site plan was found sufficient subject to minor revisions to be resolved prior to building permit issuance. She clarified that the applicant was seeking approval for transient lodging rather than residential units. She explained that transient lodging permits rentals of fewer than 30 days but does not limit the maximum length of stay. Planning Director Martin noted that while the proposal complies with the property's allowable residential density, conversion to residential use would require additional parking to meet City Code. Planning Director Martin noted the project qualifies for a marina use designation due to the ship store and two public boat slips, resulting in a one percent increase in allowable lot coverage, bringing the total to approximately 41 percent. Director Martin confirmed the PAB unanimously recommended approval at its May 13, 2026, meeting, subject to the ten conditions of the Resolution. She further noted that the NAA granted NAA approval at its May 21, 2026, meeting, subject to four conditions including a navigational easement, noise disclosure requirements, construction to City Code noise standards, and post-construction acoustical testing certified by an independent engineer.

Council Member Krol questioned whether the project functioned as a true marina, given the absence of fuel sales or on-site boat repair. Attorney Saunders confirmed that the project relies on the City Code definition of a marina, which staff determined had been satisfied through the inclusion of a ship store and two public service slips where boats may be inspected and evaluated for needed repairs, and transported to another location. Council Member Krol also raised traffic concerns given existing congestion at the 5th Avenue South/U.S. 41 intersection and future development impact. In response, Traffic Engineer Trebilcock confirmed a traffic study accounted for background traffic growth and that the reduced project intensity was appropriate for the corridor. Vice Mayor Blankenship raised questions regarding floodproofing of the below-grade parking, hurricane-level flood elevation design, the NAA navigational easement, and stormwater management, all of which were addressed by the project team. In response, Manager Valentine stated that the below-grade parking garage would be designed as a dry floodproofed structure, with a flood barrier at the garage entrance and pumping systems to manage any limited seepage permitted under the Building Code.

In response to Council Member Schultz, Mr. Zea stated that an agreement had been reached with the adjacent River Point Marina addressing parking, seawall improvements, and other operational concerns, and that the marina supported the project. He further stated that all 12 units would operate as transient lodging accommodations with on-site management, primarily serving seasonal renters, and acknowledged that their use as residential units would not comply with the approved project. Mr. Zea estimated the project would significantly increase the property's taxable value and generate both construction and permanent jobs.

Vice Mayor Blankenship asked how the City would ensure the project continued to satisfy the marina use required for approval if marina-related uses were discontinued in the future. Planning Director Martin explained that the property would be required to maintain a qualifying marina use to remain in compliance, and City Attorney McConnell suggested incorporating the marina use requirement into the approval conditions. Vice Mayor Blankenship also asked how compliance with the NAA's conditional approval would be enforced. City Attorney McConnell stated that the City retains land use and zoning authority over the property and recommended incorporating the NAA's conditions into the City Council's approval. In response to Mayor Heitmann, Deputy City Engineer Alison Bickett confirmed the sidewalk payment-in-lieu of \$50,572.69 and easement for potential future widening along the 5th Avenue South frontage were acceptable to the petitioner.

Public Comment: Christopher Rozansky, NAA Executive Director, testified that the property experiences approximately 11,000 jet overflights annually, with arrivals at approximately 250 feet overhead. He requested that the four NAA conditions be incorporated into the Resolution.

Council Member Krol expressed concerns regarding the potential cumulative traffic impacts of additional transient lodging in the area. Planning Director Martin explained that the project complies with the applicable development standards and includes roadway improvements to help accommodate anticipated traffic.

Council Member Kramer proposed revising the sidewalk easement condition to require that the easement document be reviewed and approved by the City Attorney.

MOTION by Kramer to APPROVE RESOLUTION 2026-15901 subject to the following amendments: removing Section 2, Condition One; revising Section 2, Condition 6 to read, "The Traffic Impact Study (TIS) indicates the development does not trigger an eastbound right-turn lane along U.S. 41/5th Avenue South onto River Point..."; amending Section 2, Condition 5 by adding "as approved by the City Attorney" at the end; and adding the following conditions to Section 2: 1) An avigation easement shall be provided in favor of, and in a form acceptable to, the Airport Authority. The easement shall include height restrictions, overflight provisions, and requirements for noise disclosure to future occupants, including initial buyers, subsequent buyers, renters, leaseholders, and marina users, if applicable; 2) The proposed project shall be constructed in accordance with the City of Naples Code of Ordinances, Chapter 58, Zoning, Section 58-1078, Airport Noise Impact Zone Land Use Regulations; 3) Upon completion of construction and prior to obtaining a Certificate of Occupancy, the developer shall have its qualified acoustical engineer or architect certify to the Airport Authority that the transient lodging facility meets an interior sound level requirement of 45 Ldn; 4) Post-construction acoustical testing shall be conducted by an independent, qualified engineer to verify interior noise levels; 5) Should the marina use cease to exist, the petitioner shall return to City Council for approval; seconded by Schultz and carried 4-1-1 (Blankenship-yes, Barton-abstain, Kramer-yes, Krol-no, Penniman-absent, Schultz-yes, Heitmann-yes).

[Agenda Memorandum](#) [Resolution](#) [PAB Staff Report](#) [Application](#)
[Ownership Signature Authority](#) [Disclosure of Interest](#) [Deed](#)
[Survey](#) [Architectural Plans](#) [Civil Plans](#) [Landscape Plans](#)
[Exhibit Recreational Areas](#) [Traffic Impact Study](#) [Fleet Mix Summary](#)
[Flight Track Figures](#) [22-SP8 Site Plan Sufficiency Letter](#)
[Credentials - Petitioner](#) [Credentials - Planning Department](#)
[Public Notice Mailing Addresses](#) [Affidavit of Sign Posting](#)
[Affidavit of Sign Posting](#) [Correspondence](#)
[Viceroy 26-CU1 - Council Presentation](#) [NAA Memo - J1 - Viceroy](#)
[13.A Form 8B MEMORANDUM OF VOTING CONFLICT \(B. Barton/Added Attachment\)](#)

Recess: 11:03 a.m. to 11:19 a.m. It is noted for the record that: 1) the same Council Members were present when the meeting was reconvened; and 2) Items 13.B and 13.C below were considered concurrently.

13.B) **RESOLUTION 2026-15902** - A Resolution Determining Conditional Use Petition 26-CU2 Pursuant to Sections 46-34, 58-833, and 58-838 of the Code of Ordinances, City of Naples, to Allow for Construction of a New Church Sanctuary Building and Steeple to Exceed the Maximum Height of 30 Feet for Principal Buildings in the Public Service Zoning District for Property Owned by Trinity-By-The-Cove Episcopal Church, Inc. and Located at 550 Galleon Drive, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; and Providing an Effective Date.

13.C) **RESOLUTION 2026-15903** - A Resolution Determining Petition 26-V4, Relating to a Variance Pursuant to Sections 46-37 and 58-836 of the Code of Ordinances, City of Naples, to Allow for Encroachments into the Required 40-Foot Minimum Front Yards

to Construct a New Church Sanctuary Building and Two Accessory Buildings Located in the Public Service Zoning District on Property Owned by Trinity-By-The-Cove Episcopal Church, Inc. and Located at 550 Galleon Drive; More Fully Described Herein; Providing Findings and Conditions; Providing for Scrivener's Errors; and Providing an Effective Date.

City Attorney Matthew McConnell read the titles of the Resolutions. 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 made the following ex parte disclosures: Krol / was familiar with the site, had met with church leadership, and had spoken with staff; Barton / was familiar with the site and had met with one of the petitioner's agents, and had conversations with staff; Kramer / was familiar with the site, and had met with the petitioner and staff; Schultz / was familiar with the site and had spoken with a church board member; Blankenship / was familiar with the site, had met with the petitioner, had met with staff, and received phone calls and emails from neighboring residents; and Heitmann / had spoken with the petitioner and had received emails and phone calls from nearby residents. In response to City Attorney McConnell, Mayor Heitmann responded in the affirmative that she is a member of the church and that she could be impartial in her decision on the matter.

Petitioner's agent, Attorney Richard Yovanovich, Coleman, Yovanovich, and Koester, utilized an electronic presentation to provide a background, noting that Trinity-By-The-Cove Episcopal Church Sanctuary building, built in 1953 and located at 550 Galleon Drive, had sustained flooding damage during recent storms. He stated that the petitioner requests demolition of the existing church sanctuary and reconstruction of a replica of substantially the same size, height, and footprint at a Federal Emergency Management Agency (FEMA)-compliant elevation to meet current FEMA standards. He added that the reconstructed building would closely replicate the existing historic architecture, with a slight increase in footprint of less than 200 square feet to accommodate modern heating, ventilation, and air conditioning (HVAC) requirements.

Wayne Arnold, Planner at Pape-Dawson, utilized an electronic presentation to review the site plan and explained the Conditional Use was required because the Public Service zoning district has no permitted uses, all uses are conditional, and the church steeple and principal building ridge line would exceed the 30-foot height limit measured from the design flood elevation. He explained that the variance was required because the property's unique three-frontage configuration triggers 40-foot setbacks on all sides, and the existing structure is non-conforming to those setbacks; reconstruction on the same footprint requires variance approval.

Senior Planner Jeffrey Brammer reviewed each staff report and the conditions contained therein and confirmed that the Planning Advisory Board (PAB) voted 7-0 to recommend approval of both petitions on May 13, 2026. He noted the PAB's rationale that the Code recognized the steeple as an example of exception to the 30-foot height limit and that the principal building's ridge line exceeds the limit by only eight inches, which he stated that the PAB characterized as a de minimis deviation resulting from the required elevation increase. Planning Director Erica Martin clarified that because the structure must be demolished rather than lifted in place, the non-conformity ceases and the project is treated as new construction, necessitating the variance. City Attorney McConnell noted this represents the first time the Code's public service district height exception provision was applied to a principal building as a whole, rather than only to ancillary structural elements, and that the interpretation would inform future applicants, though each would still be evaluated on its own merits. Reverend Edward Gleason of Trinity-By-The-Cove confirmed that all construction vehicles and materials would be staged on the parish hall parking lot.

Public Comment: None.

MOTION by Kramer to APPROVE RESOLUTION 2026-15902; seconded by Blankenship and carried 6-0 (Schultz-yes, Penniman-absent, Blankenship-yes, Barton-yes, Kramer-yes, Krol-yes, Heitmann-yes).

MOTION by Kramer to APPROVE RESOLUTION 2026-15903; seconded by Schultz and carried 6-0 (Blankenship-yes, Krol-yes, Barton-yes, Kramer-yes, Schultz-yes, Penniman-absent, Heitmann-yes).

Item 13.B Attachments

[Agenda Memorandum](#) [Resolution](#) [PAB Staff Report](#) [Application](#)
[Disclosure of Interest - Property Owner](#) [Warranty Deed](#) [Survey](#) [Aerial](#)
[Site Plan](#) [Architectural Plans](#) [Landscape Plans](#) [Original Plat](#)
[Zoning Ordinance Rev. 1950](#) [Ordinance 82-4139](#) [Resolution 82-4140](#)
[Resolution 92-6596](#) [Resolution 93-6846](#) [Resilience Report](#)
[Resolution - Preliminary DRB](#) [Sufficiency Letter - Site Plan](#)
[Credentials - Petitioner](#) [Credentials - Staff](#) [Public Notice Mailing Addresses](#)
[Correspondence](#) [Affidavit of Sign Posting](#) [Affidavit of Sign Posting 2](#)
[Petitioner Presentation](#)

Item 13.C Attachments

[Agenda Memorandum](#) [Resolution](#) [PAB Staff Report](#) [Application](#)
[Disclosure of Interest - Property Owner](#) [Warranty Deed](#) [Survey](#) [Aerial](#)
[Site Plan](#) [Architectural Plans](#) [Landscape Plans](#) [Original Plat](#)
[Zoning Ordinance Rev. 1950](#) [Ordinance 82-4139](#) [Resolution 82-4140](#)
[Resolution 92-6596](#) [Resolution 93-6846](#) [Resilience Report](#)
[Resolution - Preliminary DRB](#) [Sufficiency Letter - Site Plan](#)
[Credentials - Petitioner](#) [Credentials - Staff](#) [Public Notice Mailing Addresses](#)
[Correspondence](#) [Affidavit of Sign Posting](#) [Affidavit of Sign Posting 2](#)
[Petitioner Presentation](#)

It is noted for the record that although Item 13.D was suspended from 12:47 p.m. to 2:13 p.m. to allow consideration of Time Certain Item 15.D, it appears below in its entirety.

13.D) *CONTINUED* - A Resolution Determining Conditional Use Petition 26-CU3 Pursuant to Sections 46-34, 58-833, and 58-838 of the Code of Ordinances, City of Naples, to Allow for Construction of a New Modernized Clubhouse and Amenity Center Buildings to Exceed the Maximum Height of 30 Feet for Principal Buildings in the Public Service Zoning District; and to Allow for Consideration of a Parking Needs Analysis to Reduce the Required Minimum Number of Parking Spaces Pursuant to Section 50-107 of the Code of Ordinances, City of Naples, for Property Owned by Royal Poinciana Golf Club, Inc., and Located at 1600 Solana Road, More Fully Described Herein; Providing for Scrivener's Errors; Providing Findings and Conditions; 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 made the following ex parte disclosures: Krol / was familiar with the site and had spoken with staff; Barton / was familiar with the site, had met with the petitioner and its agents, and had spoken with staff; Kramer / met with the petitioner, petitioner's agent, and staff for background; Schultz / was familiar with the site; Blankenship / had discussions with staff; and Heitmann / had met with the petitioner and its agent. In response to City Attorney McConnell, Mayor Heitmann responded in the affirmative that she is a member of Royal Poinciana Golf Club and that she could be impartial in her decision on the matter.

Richard Yovanovich, Attorney at Coleman, Yovanovich, and Koester, presented on behalf of the Royal Poinciana Golf Club. He utilized an electronic presentation to describe the project as a replacement of the existing 1,000-linear-foot, one-story clubhouse, which had been built in the 1960s, with a two-story modernized clubhouse, new wellness center, and commissary. He noted

that the existing building spans approximately 85,000 square feet, the new clubhouse would be approximately 123,000 square feet, the wellness center approximately 31,000 square feet, and the commissary approximately 5,000 square feet. Attorney Yovanovich explained that a Conditional Use was required because the proposed clubhouse would reach 60 feet at its central architectural feature and 52 feet at the roofline across the main structure, both exceeding the 30-foot Public Service Zoning District limit. He added that the wellness center would reach 52 feet, however the commissary, at 30 feet, would comply with the existing limit. Attorney Yovanovich noted that building upward rather than outward would reduce the impervious footprint, preserve green space, and provide a more accessible layout for an older membership. He added that the proposed clubhouse would be constructed in approximately the same location as the existing one and that the nearest residence is approximately 1,000 feet away, resulting in minimal impacts on surrounding properties. In response to Vice Mayor Blankenship, Attorney Yovanovich assured that club membership would be capped at 1,022 members.

Attorney Yovanovich reported that the Planning Advisory Board (PAB) recommended approval by a 4-3 vote, noting that one PAB member voted no to the conditional use questioning whether the Code allowed a principal building over 30 feet, as opposed to only ancillary elements, and another voted no pending confirmation that the Live Local Act would not be implicated. He stated the petitioner subsequently provided the map addressing the Live Local Act question.

Ken Hart, Architect with Peacock and Lewis, explained that the 60-foot element, spanning only approximately 50 linear feet of the 700-foot clubhouse, was designed to break up the building's mass and provide architectural scale. He stated that the roofline includes a mansard feature concealing mechanical equipment, with the actual roof located below it, and that the uppermost portion of the 60-foot element is primarily attic and storage space with only a small, occupied area. Architect Hart added that the Wellness Center would be constructed first to serve temporarily as the clubhouse before being converted to its permanent use. He also noted that the project includes a two-level parking garage.

Patty Kulak, Planner at RVi Planning and Landscape Architecture, confirmed that the nearest residence was approximately 836 feet from the clubhouse, and that the buildings are not visible from public roadways or adjacent properties. She noted that a parking needs analysis submitted under Section 50-107 documented peak season demand of 436 occupied spaces, with projected future peak demand of 490 spaces, well below the proposed 588 spaces, justifying the requested 20 percent reduction from the Code-required 735 spaces.

Attorney Yovanovich addressed the PAB's 4-3 vote, explaining that two dissenting members raised concerns regarding the City's authority to approve a height exceeding 30 feet and whether the proposed 60-foot height would allow projects within one mile to obtain additional height under the Live Local Act. Referring to a map submitted into the record, he asserted that approval would not create a new opportunity for additional height because existing high-rises within one mile of Coastland Center Mall already exceed 60 feet. Dennis Nally, Royal Poinciana Club President, spoke about the three-year member engagement process and the 94 percent membership participation rate, with 64 percent voting in favor of the approximately \$115 million project assessment.

Senior Planner Jeffrey Brammer reviewed the staff report and explained that the request sought approval to exceed the 30-foot height limit in the Public Service zoning district and to reduce the required parking by 20 percent. He stated that the proposed buildings and parking areas are located within the interior of the property and are not visible from surrounding streets or neighboring properties. He further reported that the applicant's parking needs analysis demonstrated that the proposed 588 parking spaces would adequately accommodate anticipated peak demand and noted that any future outdoor dining or live entertainment would require separate City Council approval. Planner Brammer reported that the PAB recommended approval by a 4-3 vote, subject to conditions, including compliance with the approved plans and certification

that landscaping and hardscape improvements are installed in accordance with those plans. Council Member Krol questioned whether a hardship justification was required, and City Attorney McConnell clarified that the request was for a Conditional Use, not a Variance, and hardship is not a criterion. Rather, he opined that the applicable standard is whether the petition satisfies the Conditional Use criteria, including compatibility with surrounding uses and other requirements of the Land Development Code. He added that the proposed building height was intended to reduce the overall mass of the clubhouse rather than to extend its footprint.

Vice Mayor Blankenship questioned whether the third floor was necessary given the available land, and whether the same goals could be accomplished within the 30-foot height limit. Attorney Yovanovich stated that contemporary golf club members expect amenities such as wellness facilities and expanded dining that were not part of older clubhouses. He added that the proposed two-story design accommodates those amenities while reducing the building's footprint and preserving more open space than a larger single-story structure. He further noted that the clubhouse's location within the interior of the property minimizes impacts on surrounding properties. In addition, he explained that accommodating all of the desired square footage with a one-story expansion would require eliminating three golf holes. Because the remaining six holes could no longer function as a playable course, the expansion would effectively eliminate a total of nine holes, which was not acceptable to the membership.

Council Member Barton reasoned that the project met all ten Conditional Use criteria, that no adjacent properties were negatively impacted given the nearly 1,000-foot buffer, and that the smaller footprint reduced impervious area consistent with the City's green space goals. Council Member Kramer stated the project made common sense given the site's remoteness, the invisibility of the structure from surrounding properties, and the membership's needs.

City Attorney McConnell confirmed that the City Council adding a membership cap as a condition would be enforceable and recommended, given the petitioner's verbal commitment. The City Council agreed to add a condition limiting total memberships to 1,022.

President Nally described the three-year planning and design process for the proposed clubhouse and urged the City Council to consider the wishes of the Club's members during its deliberations.

Public Comment: None.

MOTION by Kramer to APPROVE RESOLUTION 2026-15904 subject to adding a condition that the maximum number of club memberships shall not exceed 1,022; seconded by Barton and FAILED 3-3 (Penniman-absent, Schultz-no, Krol-no, Barton-yes, Blankenship-no, Kramer-yes, Heitmann-yes).

Following the tie vote, City Attorney McConnell advised that, in the absence of the seventh Council Member, the appropriate course of action was to continue the petition to a future meeting when the full City Council could consider the matter.

MOTION by Barton to CONTINUE ITEM 13.D until the August 19, 2026 City Council Regular Meeting; seconded by Kramer and carried 5-1 (Krol-yes, Schultz-no, Blankenship-yes, Barton-yes, Kramer-yes, Penniman-absent, Heitmann-yes).

[Agenda Memorandum](#)  [Resolution](#)  [PAB Staff Report](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Survey](#)  [Aerial](#) 
[Architectural Plans](#)  [Civil Plans](#)  [Landscape Plans](#) 
[Traffic Impact Statement & Parking Needs Analysis](#)  [Construction Phasing Narrative](#) 
[Ordinance 99-8622](#)  [Resolution 99-8634](#)  [Resolution 99-8635](#) 
[Resolution - Preliminary DRB](#)  [Site Plan - Sufficiency Letter](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 

[Correspondence](#)

[Affidavit of Sign Posting](#)

[Affidavit of Sign Posting 2](#)

[Petitioner Presentation](#)

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

15.D) Executive Session regarding 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 (12:30pm Time Certain).

City Attorney Matthew McConnell read the public notice of Executive Session associated with litigation styled City of Naples v. City of Naples Airport Authority, Case No. 2026-CA-001094, 20th Judicial Circuit, Collier County, Florida. The following individuals were in attendance during the Executive Session: Mayor Heitmann; Vice Mayor Blankenship; Council Members Kramer, Barton, Krol, and Schultz; City Manager Gary Young; City Attorney Matthew McConnell; Attorney Jamie Cole; and Charissa Dines, a representative from Dines Court Reporting.

Executive Session from 12:47 p.m. to 2:13 p.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

No action announced.

13.E) RESOLUTION 2026-15905 - A Resolution Determining Petition 26-V3, Relating to a Variance Pursuant to Sections 56-54 and 58-176 of the Code of Ordinances, City of Naples, to Allow an Additional Encroachment of 7.5 Feet into the Required Front Yard for a Means of Egress Relating to the Elevation of an Existing Single-Family Home in the R1-10 Zoning District, for the Property Owned by Susan Pearson and Douglas Pearson, Trustees of the Susan Pearson Revocable Trust, and Located at 2170 Sheepshead 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 made the following ex parte disclosures: Krol / was familiar with the location and had spoken with staff; Barton and Kramer / had communications with staff; Schultz / was familiar with the property; Blankenship / had discussions with staff, but had no other contact; and Heitmann / had not had contact.

Susan Pearson, on behalf of herself and co-owner Douglas Pearson, who was also present, utilized an electronic presentation to provide background on the property, a single-family residence built in 1969 at 2170 Sheepshead Drive in the Royal Harbor neighborhood. She reported that the home sustained more than three feet of flooding during Hurricane Ian and would have flooded again during Hurricane Milton had temporary flood panels not been installed. Following consultation with elevation experts, she said a full-story lift of 10.5 feet was determined to be the most effective long-term solution, raising the structure from its current six-foot elevation to the 11-foot design flood elevation and providing a finished height of 22.5 feet, well below the City's 30-foot maximum. Ms. Pearson explained that a full-story lift was necessary to accommodate a garage at the lower level, which requires seven feet of vehicle clearance. The variance request, she said, was for an additional 7.5-foot encroachment into the required 30-foot front yard setback for the installation of a T-shaped egress stairway. Ms. Pearson explained that a straight-line stair presented unacceptable fall and evacuation safety risks, while the T-shaped design permits two-way traffic, includes a landing to reduce fall potential, and allows simultaneous egress and emergency responder access. She noted that all five adjacent property owners supported the project.

Senior Planner Tasheema Lewis reviewed the staff report and confirmed the property was constructed below current FEMA base flood elevation requirements and that the variance was necessitated by the required elevation. She noted that the original engineering plans proposed a design flood elevation of 17.1 feet North American Vertical Datum (NAVD); following Planning Advisory Board (PAB) discussion, the petitioners agreed to lower the design flood elevation to 16.6 feet, eliminating a separate spatial perception encroachment originally included in the variance request. Senior Planner Lewis noted an open Code violation for installation of flood panels without a permit. She reported that staff found that the variance criteria were not fully met from a design compatibility standpoint, citing aesthetic concerns about the proposed stairway and slat wall panels relative to the neighborhood's Mediterranean revival character; however, the PAB

voted 7-0 to recommend approval. She noted that staff recommended three conditions: that alterations to the existing screen enclosure comply with then-current zoning regulations; that the variance becomes void if the structure is demolished; and that any further encroachment requires new City Council approval. Planning Director Erica Martin clarified that the existing screen enclosure had a prior variance approval that applied to the specific structure as built; any changes resulting from the elevation would require a new variance.

PUBLIC COMMENT: Lottie Fisher, who resides across the street from the Pearsons, expressed support for the project, noting that the encroachment would not reach the circular driveway and would be largely invisible. She urged prompt approval before the next hurricane season.

MOTION by Schultz to APPROVE RESOLUTION 2026-15905; seconded by Krol and carried 6-0 (Barton-yes, Penniman-absent, Blankenship-yes, Krol-yes, Kramer-yes, Schultz-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Resolution](#)  [PAB Staff Report](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Survey](#) 
[Original Architectural Plans](#)  [Original Engineering Plans](#)  [Original Rendering](#) 
[Revised Architectural Plans](#)  [Revised Engineering Plans](#)  [Credentials - Staff](#) 
[Public Notice Mailing Addresses](#)  [Correspondence](#)  [Affidavit of Sign Posting](#) 
[Presentation - Petitioner](#) 

13.F) RESOLUTION 2026-15906 - A Resolution Determining Public Art Petition 26-PA1 for the Placement of Public Art in the Windows of the South Facade of a New Church Building for Naples Community Church Located on Private Property Owned by Naples Community Church, Inc., at 849 7th Avenue South, More Fully Described Herein; and for the Reimbursement of the Public Art Fee Pursuant to Section 46-42 of the Code of Ordinances, City of Naples, Providing for Scrivener's Errors; and Providing an Effective Date.

City Attorney 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 made the following ex parte disclosures: Krol, Barton, Kramer, and Blankenship / were familiar with the location and spoke with staff; Schultz / was familiar with the location and disclosed a relationship with board member Mike Lister, noting it would not affect his decision; and Heitmann / was familiar with the location, but had no communications.

John Boatwright, a board member of Naples Community Church, utilized an electronic presentation to present the public art petition. He described the proposed installation of nine large stained-glass windows across the south façade of the new sanctuary building at 849 7th Avenue South, depicting a visual narrative spanning the Old and New Testaments. He noted the project was funded by a donation of \$1.2 million from a church member family. Mr. Boatwright confirmed the glass would be protected by low-E hurricane-rated glazing and that both interior and exterior LED lighting would illuminate the windows from dusk to approximately 11:00 p.m. daily, with consideration for extended hours on holidays. He added that the church anticipated a temporary certificate of occupancy within six to seven weeks and planned to roll into Phase Two construction in late August, with a goal of completion by Christmas 2027.

Senior Planner Jeffrey Brammer confirmed that the installation met the City's Public Art Petition Criteria provided in Section 46-42(f), that the Design Review Board (DRB) unanimously recommended approval, and that the DRB condition regarding nightly interior illumination until 11:00 p.m. was consistent with the petitioner's commitment. He added that approval of the petition would authorize the reimbursement of the previously submitted \$27,800 public art fee paid by the church.

Public Comment: None.

MOTION by Blankenship to APPROVE RESOLUTION 2026-15906; seconded by Kramer and carried 6-0 (Schultz-yes, Penniman-absent, Blankenship-yes, Barton-yes, Kramer-yes, Krol-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Resolution](#)  [DRB Staff Report](#)  [Application](#) 
[Disclosure of Interest - Property Owner](#)  [Warranty Deed](#)  [Aerial](#) 
[Survey](#)  [Site Plan](#)  [Architectural Plans](#)  [Design Rendering](#) 
[Public Art - Renderings](#)  [3D Facade Rendering](#)  [Resolution - Final DRB](#) 
[Sufficiency Letter - Site Plan](#)  [Credentials - Petitioner Artist](#) 
[Credentials - Petitioner](#)  [Credentials - Staff](#)  [Public Notice Mailing Addresses](#) 
[Affidavit of Sign Posting](#)  [Affidavit of Sign Posting 2](#)  [Petitioner Presentation](#) 

13.G) *RESOLUTION 2026-15907* - This Item Has Been Continued. A Resolution For the Purpose of Acknowledging and Incorporating an Amendment to the Legal Description of Property within the Coastland Center Planned Development Necessary as a Result of the Florida Department of Transportation Condemning a Small Portion of the Property to Alter the Configuration of the Sidewalk at the Intersection of Golden Gate Parkway and 9th Street North (Tamiami Trail North; US 41), for the Property Located at 2000 9th Street (Tamiami Trail) North.

Continued (see Continuance Memorandum).

[Continuance Memorandum](#) 

14) OLD BUSINESS

15.E) Presentation of FY 2024-25 Annual Audited Financial Statements.

Finance Director Stefan Massol announced that the City's Fiscal Year 2024-25 independent audit report had been received that day. He noted that the Agenda Packet contained a draft version and that the finalized report would be posted to the City's website promptly. He then summarized key findings: a \$42.8 million increase in net position citywide; general fund unassigned fund balance of \$26.2 million, representing 37.6 percent of expenditures; no material audit adjustments for fiscal year 2024-25; and a restatement of the 2024 ending balance related to construction-in-progress amounts that could not be substantiated and were therefore removed.

Finance Director Massol then introduced Wade Sansbury, Engagement Partner at Mauldin and Jenkins, who appeared remotely via Zoom. Mr. Sansbury presented the audit, reporting an unmodified, clean opinion on the City's financial statements, no findings related to the audit of approximately \$1.9 million in federal disaster public assistance grant funds or approximately \$4 million in State financial assistance, and the successful implementation of Governmental Accounting Standards Board Statements 101 and 102.

[Agenda Memorandum](#)  [Naples ACFR](#)  [Presentation](#) 
[2025 AD&A - City of Naples](#) 

15.B) *DENIED* - Consideration of the Repeat Special Event Application Below: 1. Cars on 5th – 5th Avenue South

Community Services Director Chad Merritt presented the staff report regarding the Cars on 5th repeat special event application for February 6, 2027. He explained that the Special Event Committee, comprising Parks and Recreation, Police, Fire, and other City departments, did not recommend approval of the event as submitted. He cited four primary concerns: 1) expected attendance significantly exceeding the capacity of the proposed venue; 2) insufficient parking resulting in widespread illegal parking in adjacent residential neighborhoods; 3) the organizer's consistent failure to follow the approved operational plan; and 4) safety risks stemming from communication network failures, an unworkable vehicle exit plan, and crowd densities that prevent emergency access. Director Merritt noted the event application listed "no plan changes" but in fact incorporated several material changes, including an attempt to restore a Rolling Thunder exit along U.S. 41 that had been previously rejected, expanded evening dining hours, use of the softball field, which had caused field damage in prior years, and a previously denied

request to use the public parking lot at 3rd Avenue South and 8th Street South as an alternative to the softball field.

Naples Police Department Lieutenant Michael O'Reilly provided testimony regarding two concerns: uncontrollable illegal parking despite hundreds of citations issued annually, and crowd densities that prevent officers from accessing emergencies. He described a 2026 event in which a car fire occurred at 4:00 p.m. near the end of the event, and stated that had the fire occurred at midday, responders may not have been able to reach it in time. Lieutenant O'Reilly noted that the Florida Department of Transportation (FDOT) would not authorize a Rolling Thunder exit on U.S. 41 given previous incidents and confirmed that cell phone network saturation renders all phones, including those used by officers, inoperable during peak attendance hours.

Director Merritt stated that staff had explored alternative configurations for the event, including relocating portions of it to Cambier Park, but those options were not accepted by the event organizer. Director Merritt explained that the event has outgrown 5th Avenue South, placing increasing demands on staff resources and creating operational and public safety concerns due to the number of vehicles and attendees occupying the available space. He asserted that if the event is to continue at its current size or expand further, it should be relocated to a larger venue.

Event Organizer Tom O'Riordan provided background on the event's 23-year history, the decline in net revenue from the event itself, and his ongoing safety investments including \$125,000 in security costs, private Wi-Fi systems to allow phone calls, and multiple exit plan modifications. He stated that the event's success is closely tied to its 5th Avenue South setting, which attracts families, shoppers, diners, and visitors in addition to automobile enthusiasts. He explained that the unique character of the venue distinguishes the event from traditional car shows and stated that relocating it to a park or similar location would significantly diminish its appeal. He added that the event attracts participants and vehicles from around the world.

To reduce crowd size, Mr. O'Riordan proposed restricting access to 5th Avenue South during the event through a ticketed entry system. Under the proposal, individuals entering the event area would purchase a \$10 wristband, with proceeds benefiting the City, Fifth Avenue South Business Improvement District (FABID), or the Parks Department.

Council Members debated whether the event could be made safe enough to continue at its current 5th Avenue South location, or whether it had outgrown the space. Council Member Kramer stated that for seven consecutive years, Police and Fire had declared the event unsafe and had provided no viable solution; he argued that continuing to approve the event despite these repeated expert findings created an unacceptable liability for the City. Mayor Heitmann expressed a desire to find operational solutions, such as reducing vendors, limiting the number of displayed vehicles, and eliminating unrelated vendor categories, to reduce crowd size, but acknowledged the persistent failure to resolve parking and communication issues.

City Manager Gary Young stated that staff was willing to continue working with the event organizer to resolve operational issues over the summer but recommended that any revised proposal be returned to the City Council for approval. He explained that approving the event before issues are resolved would significantly reduce the City's ability to ensure necessary changes are implemented.

Council Member Schultz recommended relocating the event to a location that offered more green space. Council Member Krol suggested distributing the event among multiple locations throughout the City to lessen its impact on 5th Avenue South. Lieutenant O'Reilly responded that doing so would significantly strain Police Department resources.

Public Comment: Joan Fiore expressed support for the event, citing its charitable impact and arguing that comparable crowd management challenges are addressed at other large public

events. **Public Comment: Meg Stepanian**, FASBID Executive Director, stated the FASBID supports events benefiting 5th Avenue South, but would not support restricting public access to 5th Avenue South for a privately produced event.

Council Member Kramer proffered a motion to approve the event as submitted; however, the motion died due to a lack of a second.

City Manager Young sought consensus on whether closing 5th Avenue South to pedestrian traffic should be removed from further consideration, explaining that resolving that issue would allow staff and the event organizer to focus negotiations on the remaining operational matters.

Majority consensus reached that closing 5th Avenue South to the general public in exchange for a wristband fee would not be supported, as it would restrict public access to a public right-of-way.

Council Member Kramer subsequently made a motion to approve the event.

MOTION by Kramer to APPROVE the Cars on 5th Special Event Application as presented; seconded by Barton and FAILED 1-5 (Blankenship-no, Barton-no, Kramer-no, Krol-yes, Penniman-absent, Schultz-no, Heitmann, no).

City Manager Young requested City Council direction on several key parameters: that 5th Avenue South would not be closed to pedestrian public access; that Cambier Park would not be used, noting the playground would be under construction; and that no after-hours evening dining extension would be considered. Council Members concurred on all three parameters. The following motion was then proffered.

MOTION by Krol to REQUEST the applicant to submit a new event application for City Council's consideration at the September 2, 2026 City Council Regular Meeting, and to AUTHORIZE the City Manager to work with staff and the applicant to determine whether the Cars on 5th event could proceed in a safe manner, subject to the consensus reached by the City Council that: 1) the event be substantially reduced in scope; 2) the use of Cambier Park be eliminated; 3) traffic, parking, and safety concerns be addressed and approved by the Police and Fire Departments; and 4) extended event hours or after-hours dining on 5th Avenue South not be included; seconded by Kramer and carried 5-1 (Schultz-no, Penniman-absent, Blankenship-yes, Barton-yes, Kramer-yes, Krol-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Cars on 5th - 2.6.2027](#)  [Photos - Cars on 5th](#) 

[Naples Fire Rescue Memo - Cars on 5th](#) 

[Agenda Memorandum - After Action Report - City Council Meeting 4.1.2026](#) 

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

Recess: 5:21 p.m. to 5:33 p.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

14.A) Continuation of Discussion Related to Revising the City of Naples Comprehensive Plan Amendment Project Schedule from June 15, 2026, City Council Meeting.

Planning Director Erica Martin explained that, following discussion at its June 15, 2026 meeting, the City Council voted to extend the Comprehensive Plan amendment project schedule by eight months.

MOTION by Blankenship to AUTHORIZE the City Manager to finalize negotiations and amend the contract terms with Johnson Engineering to add eight months to the Comprehensive Plan Amendment Project Schedule, as discussed at the June 15, 2026 City Council Special Meeting; seconded by Barton and carried 5-1 (Blankenship-yes, Krol-yes, Barton-yes, Kramer-yes, Schultz-yes, Penniman-absent, Heitmann-no).

[Agenda Memorandum](#)  [Current Project Schedule](#) 

[Proposed 6m Extended Schedule](#) 

15) NEW BUSINESS

15.A) *RESOLUTION 2026-15907* - A Resolution Approving an Independent Contractor's Construction Agreement Between the City of Naples and Playcore Wisconsin, Inc. d/b/a Gametime, a Wisconsin Corporation Authorized to Conduct Business in Florida, for Replacement of the Playground at Cambier Park, Pursuant to City Bid 26-002 in the Amount of \$2,719,882.45; Authorizing the City Manager to Execute the Independent Contractor's Construction Agreement; Providing for Scrivener's Errors; and Providing an Effective Date.

City Attorney Matthew McConnell read the title of the Resolution. Community Services Director Chad Merritt utilized an electronic presentation to display updated renderings of the Cambier Park playground replacement, reflecting the City Council's previously requested design changes including a Florida alligator feature replacing the original python, a butterfly-themed amphitheater, a snook structure, a Florida panther emerging from an opening, a black bear, and a manatee on a wave.

City Manager Gary Young stated that the total contract amount was \$2,719,882.45, with \$2 million previously appropriated and the remaining \$719,882.45 to be funded through a supplemental appropriation at a future meeting. He then reported that several prominent community members had expressed interest in philanthropic support for the project. He stated that Shelley Stayer, on behalf of the Stayer family, had committed to donating at least enough to close the project's funding gap, with the potential to contribute additional funds for bollards, decorative landscaping, and other improvements in Cambier Park. City Manager Young noted that the Stayer family's condition for the donation was recognition through signage designating the playground as the "Funville Playground within Cambier Park," a naming convention consistent with prior philanthropic projects. Council Member Kramer suggested the amphitheater area as an appropriate placement for the naming signage.

Public Comment: None.

MOTION by Barton to APPROVE RESOLUTION 2026-15907; seconded by Kramer and carried 6-0 (Penniman-absent, Schultz-yes, Krol-yes, Barton-yes, Blankenship-yes, Kramer-yes, Heitmann-yes).

City Manager Young requested a City Council consensus to authorize the Mayor to accept the donation during the summer recess and return to the City Council for ratification, consistent with City Code provisions that deem accepted donations automatically appropriated.

Consensus reached authorizing the City Manager to continue donation discussions with Ms. Stayer and other philanthropic parties and authorizing the Mayor to accept qualifying donations during the recess period, with ratification to follow at a future City Council meeting.

[Agenda Memorandum](#)  [Resolution](#)  [Contractor's Services Agreement](#) 
[Proposal](#)  [Updated Renderings](#) 

15.C) *RESOLUTION 2026-15908* - A Resolution Adopting Amendment No. 1 to the Collier County And City of Naples Local Housing Assistance Plan (LHAP) for Fiscal Years 2025-2026, 2026-2027, and 2027-2028; authorizing the Correction of Scrivener's Errors; and Providing an Effective Date (Supplement 1/Updated Item).

City Attorney Matthew McConnell read the title of the Resolution. City Manager Gary Young presented the item in place of Collier County representative Lisa Carr due to the late hour. He explained that the City entered into a three-year State Housing Initiatives Partnership (SHIP) Program Interlocal Agreement with Collier County approximately one year earlier. City Manager Young noted that the proposed revisions apply only to Amendment No. 1 of the Collier County and City of Naples Local Housing Assistance Plan (LHAP), not the underlying Interlocal Agreement. The revisions, he said, require applicants to be lawfully present in the United States,

verified through the Systematic Alien Verification for Entitlements (SAVE) program; require consent from all household members; clarify that for-profit developers receiving rental program funds would receive loans rather than grants, while nonprofit developers would receive forgivable loans or grants; and reduce the maximum funding available for rental rehabilitation projects based on unit count. He characterized the revisions as largely clarifying and non-substantive.

Public Comment: None.

MOTION by Barton to APPROVE RESOLUTION 2026-15908; seconded by Kramer and carried 6-0 (Schultz-yes, Blankenship-yes, Barton-yes, Kramer-yes, Penniman-absent, Krol-yes, Heitmann-yes).

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

[Collier County \(LHAP\) Presentation \(Supplement 1/\)](#) 

[Amendment 1 - Collier County SHIP Local Housing Assistance Plan \(LHAP\) 2025-2028 \(Supplement 1/\)](#) 

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

ORDINANCES

16) FIRST READING ORDINANCES

None.

17) SECOND READING ORDINANCES

17.A) *ORDINANCE 2026-15909* - 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. Billing and Collections Manager Lisa Douglass summarized the proposed utility rate adjustments, explaining that water, sewer, reclaimed water, and solid waste rates would increase by 3.8 percent effective October 1, 2026. She noted that the increase was based on the 12-month Consumer Price Index (CPI) for the Miami-Fort Lauderdale-West Palm Beach metropolitan area, comparing April 2025 to April 2026. She noted stormwater rates were addressed separately last year with a 25 percent increase phased over four years, with the first year's increase taking effect this October 1, 2026. She clarified that the solid waste rate includes a pass-through from Collier County of 4.44 percent for residential accounts and 1.95 percent for commercial accounts. She stated that the combined estimated impact on a residential homeowner for water, sewer, and solid waste was approximately \$67.80 per year; stormwater charges would increase approximately \$150 per year.

Vice Mayor Blankenship noted the cumulative burden on fixed-income residents and indicated the fiscal year budget discussions would need to carefully weigh all rate and fee increases together.

Public Comment: None.

MOTION by Blankenship to ADOPT ORDINANCE 2026-15909; seconded by Barton and carried 6-0 (Barton-yes, Penniman-absent, Blankenship-yes, Krol-yes, Kramer-yes, Schultz-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Ordinance - Second Reading](#)  [Consumer Price Index](#) 

17.B) *ORDINANCE 2026-15910* - 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. Building Services Director Stephen Beckman summarized the Ordinance, noting that the base fee structure for most permits had remained unchanged at \$0.50 per square foot since 2001 and that the Ordinance would update fees to reflect increased operating costs due to inflation, insurance, salaries, and information technology. He noted three new fees were being introduced: a fee for authorizing early work, a fee for after-hours work, and a fee for phased permits. No changes were made since First Reading, he added.

Public Comment: None.

MOTION by Blankenship to ADOPT ORDINANCE 2026-15910; seconded by Kramer and carried 6-0 (Schultz-yes, Penniman-absent, Blankenship-yes, Barton-yes, Kramer-yes, Krol-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Ordinance - Second 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](#) 

17.C) ORDINANCE 2026-15911 - Second 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.

City Attorney Matthew McConnell read the title of the Ordinance. Planning Director Erica Martin summarized the Ordinance, confirming it eliminated one of the two Design Review Board (DRB) hearings, so that a single DRB hearing at the beginning of the Development Review process would replace the current Preliminary and Final DRB process. She noted that Site Plan review and DRB review could be conducted concurrently.

City Attorney McConnell confirmed that language added between First and Second Reading provides that nothing in the Ordinance prevents the City Council from requesting DRB review of any project at any time. Planning Director Martin said no other changes were made since First Reading. Mayor Heitmann requested that the DRB also be directed to prioritize review and update of lighting and signage standards, and the City Council concurred.

Public Comment: None.

MOTION by Kramer to ADOPT ORDINANCE 2026-15911; seconded by Barton and carried 6-0 (Penniman-absent, Kramer-yes, Schultz-yes, Blankenship-yes, Barton-yes, Krol-yes, Heitmann-yes).

[Agenda Memorandum](#)  [Ordinance - Second 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](#) 

[Business Impact Estimate](#) 

17.D) CONTINUED - 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, 36-8, City Council Review of Micromobility License Agreements and Micromobility Tour Companies and 36-9, Penalties 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 and Penalties; 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.

Public Comment: Randy Smith, CEO of Naples Transportation and Tours, noted his company has operated the Naples Trolley since 1988, Segway tours since 2006, and e-bike tours for the past three years. Mr. Smith requested that the City Council allow his company and other affected operators to meet with City staff over the summer to address concerns in the Ordinance before adoption and offered to facilitate outreach to other operators. City Attorney McConnell noted that some of the operators' requested changes were legally supportable while others were not, and that the City retains authority to regulate micromobility operations regardless of operator preferences.

Council Members discussed the concerns and agreed that further refinement was warranted. Mayor Heitmann noted that the proliferation of micromobility operators doing business without adequate regulation had prompted the Ordinance, and safety on busy streets and in residential neighborhoods was the primary concern.

City Attorney McConnell recommended continuing the Second Reading to August 19, 2026, with re-advertisement of the public hearing to preserve due process. He advised that if the proposed revisions become substantial before the continued hearing, the City Council could determine at that time whether the Ordinance should restart at First Reading.

Public Comment: None.

MOTION by Barton to CONTINUE THE SECOND READING of the Ordinance until the August 19, 2026 City Council Regular Meeting; seconded by Kramer and carried 6-0 (Krol-yes, Kramer-yes, Schultz-yes, Penniman-absent, Blankenship-yes, Barton-yes, Heitmann-yes).

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

18) PUBLIC COMMENTS

None.

19) COMMUNICATIONS FROM MAYOR, CITY COUNCIL, AND STAFF

Council Member Barton noted that he may need to participate remotely for the September 8, 2026, Special (Budget) Meeting.

Council Member Kramer reported on the most recent Tourist Development Council (TDC) meeting, noting April visitor numbers were up 9.2 percent and visitor spending was up 7 percent year over year. He highlighted the U.S. Pickleball Open Championships, which drew 3,750 participants from all 50 states and 53 countries and more than 55,000 fans. Mayor Heitmann requested that a copy of the TDC Annual Report be distributed to Council Members. Council Member Kramer also noted that TDC beach renourishment planting had been approved and would commence soon. Mayor Heitmann encouraged proactive planning for increased tourism infrastructure impacts.

Vice Mayor Blankenship noted a recently signed State law affecting City Council activity related to Diversity, Equity and Inclusion (DEI) initiatives and requested that the City Manager and City Attorney review the law and share the relevant provisions. Vice Mayor Blankenship also inquired about the status of the Special Events Manual update, noting operators were seeking answers in order to plan upcoming season events. City Manager Gary Young confirmed the updated Manual

would be brought to the August 19, 2026 meeting for City Council consideration. Vice Mayor Blankenship then asked about the status of underground parking regulations, requesting a future workshop. City Manager Young confirmed a workshop would be scheduled and noted staff's limitation in recommending building standards superior to the Florida Building Code without expert support.

City Manager Young summarized activities planned during the recess, including continued work on a potential agreement related to the LA28 Olympic Torch Relay in Naples; distribution of a legislative priorities survey to Council Members; scheduling individual meetings with Council Members to discuss the budget and Comprehensive Plan update; and initiating the annual performance evaluation process for the City Manager position, which he noted was overdue because he had been appointed in January of the previous year.

Mayor Heitmann expressed appreciation for staff's work throughout the year, specifically citing the Finance Department, Planning Department, and the City Manager's leadership in navigating numerous complex issues. She also noted the City Council's cohesiveness in addressing difficult agenda items.

20) ADJOURNMENT

6:44 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: 8/19/2026.