



City of Naples

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

SUBJECT	Page
DISCUSSION CONCERNING URBAN DEVELOPMENT WITH THE FIRM OF GRUEN GRUEN + ASSOCIATES.	1, 2, & 3.
DISCUSSION CONCERNING CAPITAL IMPROVEMENT PROGRAM.	2
DISCUSSION REGARDING FUNDING FOR NATURAL RESOURCES PROJECTS.	3
DISCUSSION CONCERNING TIMBER GROIN REMOVAL PROJECT.	4

COUNCIL MEMBERS	M	S		A
	O	E		B
	T	C		S
	I	O	Y	E
	O	N	E	N
	N	D	S	O
				T

Mrs. Gruen explained that there are currently several plans for growth outside of the Naples area; namely Pelican Bay and Park Shore. She also discussed the reasons that malls are taking so much business from the downtown areas: 1. Their parking is designed for expansion; 2. they are generally integrated; 3. they are new; and 4. they have a controlled management. Controlled management is important because they can control hours of operation and amount spent on advertising, Mrs. Gruen explained.

She further expressed the importance of aesthetics to increase business. People are very comfortable walking about three blocks, so a good shopping district is about three blocks long. She suggested, however, not overdoing the amount of landscaping.

With reference to the parking garage currently being considered, Mrs. Gruen suggested not just parking be included in this garage, but also shopping. "If you have something to look at, you don't realize the length of the walk," she concluded.

Mr. Gruen expressed his belief that Council was setting precedents for expected growth, but if too many regulations and policies are set, developers will go to areas surrounding Naples. Mr. Gruen suggested the City consider regulations in terms of conglomeration, one of the things that makes a functioning downtown. Mr. Gruen then addressed regulation and function mix stating that a healthy mix makes an area prosper.

The City's downtown also needs more restaurants, Mr. Gruen said; shoppers need a cafe to stop and rest in before continuing on their way. He noted also that more downtown parking was needed and reminded Council that regulation would also affect other areas.

Mr. Gruen suggested that Council consider annexation not only in terms of span of control, but also in terms of physical impact. The more Naples prospers, bigger corporations will look for opportunities to start new businesses here, he concluded.

In addressing the Gruens' comments, Mr. Graver asked if they had presented this plan to Collier County. He stated further that because of Naples seasonal nature, it was nearly impossible to have a restaurant downtown and he expressed his view that there is just not enough space in the City for annexation. He asked if annexation was the only way and Mr. Gruen reiterated that if the City wants the downtown area to continue to prosper, annexation is the only answer. Somewhere in the next 10 years, he said, one of the shopping malls will bring in a major anchor and the City will have to try to keep up with that type of market.

Mrs. Gruen advised Council that as population grows, the City will have to change to accomodate the growth. Mr. Bledsoe noted the possibility that Naples may some day be the smallest city in Collier County. He also pointed out that the City of Naples was not without shopping centers: 3rd Street and 5th Avenue, Coastland Mall, Grand Central Station and Harbortown.

Mr. Bledsoe said, however, that there was an opportunity for growth near the Coastland Mall area to Four Corners. Mr. Crawford asked the Gruens if they had researched the idea of a one-way street in the downtown area. Mr. Gruen said that it is possible to make that type of situation work. Mayor Putzell asked Mr. Gruen's opinion of nodes, or groupings. Mr. Gruen answered that if there is enough excitement or activity, it

COUNCIL
MEMBERS

M	S			A
O	E			B
T	C	Y		S
I	O	N		E
O	N	E	N	N
N	D	S	O	T

can work. He went on to say that the City should not write off what they've got, but improve on it.

DISCUSSION

ITEM 2

DISCUSSION CONCERNING CAPITAL IMPROVEMENT PROGRAM AND GENERAL OBLIGATION BOND ISSUE TO FUND CAPITAL IMPROVEMENT PROJECTS. REQUESTED BY MAYOR PUTZELL.

No discussion - continued in City Manager's conference room (see second session minutes).

DISCUSSION

ITEM 3

DISCUSSION WITH REFERENCE TO FUNDING FOR NATURAL RESOURCES PROJECTS INCLUDING DOCTOR'S PASS DREDGING AND CANAL MAINTENANCE. REQUESTED BY COUNCILMAN RICHARDSON.

City Manager Jones explained to Council that the staff was near the end of the recruitment process for a Natural Resources Officer and will make a selection within a few weeks. He also noted that some research had been done on programs suggested by Mr. Richardson such as the Punta Gorda Plan which levies a tax per lot for canal maintenance. The City Manager cited Aqualane Shores as an example of the possible cost of \$1,000,000 for dredging 67,000 yards one foot deeper. Mr. Jones discussed an alternative with Council, West Coast Inlands Waterways Maintenance District which was established by the state legislature to maintain intercoastal waterways and covers a four county area; Collier County not included. He noted that this group's authority had been extended to include passes and dredging of passes. The City Manager asked Council to consider what type of commitment will be made to these types of efforts. Mr. Richardson referred to Aqualane Shores and said that no maintenance had been done since the canals were built. He also suggested that the Natural Resources Officer be backed up with some funding from the Capital Improvement Program. Mayor Putzell asked why the County should not take responsibility for all the passes and noted that the County is talking about doing this same project on a county-wide basis. Mr. Richardson reiterated that the County did not have a Capital Improvement Program to provide the funding and noted that they had failed to take care of Golden Gate and Lely canal systems. Big Cypress had taken over their responsibilities, he added. Mayor Putzell advised that South Florida Water Management District, Big Cypress, has the responsibility for primary waterways of the County. Mr. Crawford questioned the City Manager about funding and asked if it was possible to assess these costs against the adjacent property owners. Mayor Putzell said that the two issues Council was facing were dredging of the canals and future canal maintenance. Mr. Graver suggested maintenance funding from boat taxes and/or an additional fee for those property owners on the water.

He expressed the idea of a separate department from the City's internal function.

In response to Mr. Richardson, the City Manager explained that the City could request a portion of the license fees collected by the County; however, it was his opinion that the County would not comply with the request for these projects. At Mrs. Anderson-McDonald's suggestion, Mayor Putzell requested that the City Manager and staff review the various alternatives for funding and send Council a memo.

IN THE CITY OF NAPLES

COUNCIL MEMBERS

M O T I O N	S E C O N D	Y E S	N O	A B S E N T
----------------------------	----------------------------	-------------	--------	----------------------------

DISCUSSION

ITEM 4

DISCUSSION CONCERNING TIMBER GROIN REMOVAL PROJECT.
REQUESTED BY MAYOR PUTZELL.

City Manager Jones informed Council members that they would soon be asked to award a contract on this work. He explained that the timber groins were erected by property owners who had some sentimental attachment to them. Only four sections were safe enough to remain, he explained; the other timber groins had deteriorated badly and had become a hazard. Assistant City Manager Wiltsie showed Council slides and a map (Attachment #2) to point out various groin locations. Mr. Graver asked him how these pilings were going to be removed. Mr. Wiltsie said they would be "jetted" out. He further explained that the pilings would be inspected to determine if all but the four had to be removed. Mayor Putzell requested 1980 pictures of the pilings in order to view the rate of deterioration and asked when the project would begin and would be completed. Assistant City Manager Wiltsie said he hoped to award the bid by August, but until the bid is awarded, it would be difficult to estimate when the work would be finished. Citizen Ed McMahon said he appreciated Council's efforts to clean up the delapidated timber groins and that they were a hazard; although a few were doing some good, as evidenced by the amount of beach north of the Pier. He asked Council to consider replacing some of the timber groins being removed.

ADJOURN: 10:35 a.m. to reconvene in the City Council Conference Chambers.

Edwin J. Putzell, Jr., Mayor

Janet Cason
City Clerk

Jodie M. O'Driscoll
Deputy Clerk

These minutes of the Naples City Council were approved
AUG 06 1986

SUPPLEMENTAL ATTENDANCE LIST

William Spink
Claude Davies, Secretary
Treasurer, Save the Bays
Warren Nelson, Naples Art
Gallery
Walter Olson
Nina Gruen, Gruen Gruen
+ Associates

Charles Andrews
William Vines
John Hertz
Ed McMahon
Charles Long
Dan Spina
Claude Gruen, Gruen Gruen
+ Associates

NEWS MEDIA

Chuck Curry, Naples Daily News
Rachel Kearns, Naples Star
Lori Rozsa, Miami Herald

City Council Minutes
August 23, 1988
DISCUSSION CONCERNING THE...
PROPOSED BY MAYOR PATRICK...

APPROVED: 10:35 a.m. to reconvene in the City Council
Conference Chamber.
James Carson
City Clerk
Jodie M. O'Rourke
Legal Clerk
These minutes of the Naples City Council were approved
Aug. 23, 1988