



# City of Naples

City Council Minute

Regular June 15, 1

City Council Chamber  
735 Eighth Street South  
Naples, Florida 339

-SUBJECT-	Ord. No.	Res. No.	F
<p><u>ANNOUNCEMENTS:</u> MAYOR PUTZELL: None CITY MANAGER JONES: None</p>			
<p><u>APPROVAL OF MINUTES:</u> February 9, 1988, Council Briefings February 24, 1988, Council Briefings April 12, 1988, No Wake Zone Workshop May 11, 1988, CEB Interviews May 11, 1988, Neighborhood Town Meeting June 1, 1988, Regular Meeting</p>			
<p><u>PURCHASING:</u> --BID AWARD for one compact pick-up truck.</p>		88-5358	
<p><u>RESOLUTIONS:</u> --APPROVE variance to permit an addition to the Robb and Stucky Furniture Store, 2777 Ninth Street, North. --APPROVE conditional use permit to allow off-site parking, Woodmere Professional Center. --APPROVE expansion of a nonconforming transient lodging facility, 2630 Ninth Street, North. --APPROVE conditional use permit to allow Edgewater Beach Hotel to rent beach-related items to hotel guests. --APPROVE amendment to the Community Development Block Grant Application. --APPROVE ranking of top firms to provide professional engineering services, Special Taxing Districts (Moorings Bay and East Naples Bay). --APPROVE Change Orders Nos. 10, 11, 12 and 13, T. A. Forsberg, reclaimed water distribution system. --APPROVE amendment to the franchise agreement between the City and Naples Horse and Carriage Company.</p>		88-5559 88-5560 88-5561 88-5562 88-5563 88-5564 88-5565 88-5566	
<p><u>ORDINANCES - First Reading:</u> --APPROVE financing for the cost of improvements to the canals and waterways, Moorings Bay and East Naples Bay Special Taxing District.</p>		88-_____	
<p><u>DISCUSSION/ACTION:</u> --APPROVE the distribution of handbills for WEVU-TV for two days only.</p>			

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940



Time 9:00 a.m.

Date June 15, 1988

Mayor Putzell called the meeting to order and presided as Chairman:

ROLL CALL: Present: Edwin J. Putzell, Jr., ITEM 2  
Mayor

Kim Anderson-McDonald  
John T. Graver  
Paul W. Muenzer  
Lyle S. Richardson,  
Councilmen

Absent: William E. Barnett  
Alden R. Crawford, Jr.,  
Councilmen

Also Present:  
Franklin C. Jones, Christopher L. Holley,  
City Manager Community Services Dir.  
David W. Rynders, Steven R. Ball,  
City Attorney Chief Planner  
Mark W. Wiltsie, Stewart K. Unangst,  
Assistant City Manager Purchasing Agent  
Gerald L. Gronvold, Frank W. Hanley,  
City Engineer Finance Director  
Ann "Missy" McKim, Jon C. Staiger, Ph.D.,  
Com. Development Dir. Natural Resources Mgr.  
Janet Cason, George Henderson  
City Clerk Sergeant-At-Arms

See Supplemental Attendance List - Attachment #1.

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INVOCATION: Reverend Robert Fox ITEM 1  
First United Methodist Church

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ANNOUNCEMENTS: ITEM 3

MAYOR PUTZELL: None.

CITY MANAGER JONES: None.

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-----CONSENT AGENDA-----

APPROVAL OF MINUTES ITEM 4

February 9, 1988, Council Briefings  
February 24, 1988, Council Briefings  
April 12, 1988, No Wake Zone Workshop  
May 11, 1988, CEB Interviews  
May 11, 1988, Neighborhood Town Meeting  
June 1, 1988, Regular Meeting

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COUNCIL MEMBERS	VOTE			A B S E N T
	M O T I O N	S E C O N D	Y E S	
Edwin J. Putzell, Jr.				
Kim Anderson-McDonald				
John T. Graver				
Paul W. Muenzer				
Lyle S. Richardson				
William E. Barnett				
Alden R. Crawford, Jr.				
Franklin C. Jones				
David W. Rynders				
Mark W. Wiltsie				
Gerald L. Gronvold				
Ann "Missy" McKim				
Janet Cason				
Christopher L. Holley				
Steven R. Ball				
Stewart K. Unangst				
Frank W. Hanley				
Jon C. Staiger, Ph.D.				
George Henderson				

CITY OF NAPLES, FLORIDA

City Council Minutes

Date June 15, 1988

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
Anderson-McDonald	X		X		X
Barnett					
Crawford				X	
Graver				X	
Muenzer				X	
Richardson	X			X	
Putzell				X	

PURCHASING

ITEM 5

---RESOLUTION NO. 88-5558

A RESOLUTION AWARDING CITY BID #88-52 FOR ONE (1) COMPACT PICKUP TRUCK; AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

Tamiami Ford, Inc.  
Naples, Florida  
\$9,097.00

Title not read.

Councilman Graver referred to the damaged vehicle this truck was to replace and asked how much insurance is carried. City Manager Jones explained that anything over and above what the insurance company paid would be deducted from the Utilities Department operating budget.

MOTION: To APPROVE the Consent Agenda as presented.

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-----END CONSENT AGENDA-----

COMMUNITY DEVELOPMENT DEPT. / NAPLES PLANNING ADVISORY BOARD

---RESOLUTION NO. 88-5559

ITEM 6

A RESOLUTION GRANTING A VARIANCE FROM SECTION 5.10(J) OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES IN ORDER TO PERMIT AN ADDITION TO THE ROBB AND STUCKY FURNITURE STORE AT 2777 NINTH STREET NORTH; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director McKim advised that the petitioner had requested a variance to allow a 13,500-square-foot building addition which would cause the store to exceed the 30% maximum lot coverage. She then reviewed the applicable zoning provisions. Both the staff and Planning Advisory Board (PAB) had recommended denial because they believed the criteria for a variance had not been met.

Architect Robert Forsythe, representing the petitioner, said he believed the alternative of constructing a second story, as suggested by the PAB, would not add aesthetically to the community and presented a sketch of a second story expansion. The proposed addition to the rear of the building would provide a much more attractive site, he concluded, and also would not be seen from the street.

Bill Wood, representing the Moorings Property Owners Association, spoke in opposition to the variance because he said his group believed it would increase traffic on Wedge Drive. Although Robb & Stucky had indicated a willingness to close this exit, he predicted that the southernmost exit onto U.S. 41 would have to be widened. Mr. Forsythe advised that his client would have no objection to such a proposal. City Engineer Gronvold concurred.



Referring to the PAB minutes, Councilman Muenzer asked if this additional lot coverage would affect water retention. City Engineer Gronvold advised that he would look into the matter but did not at this time believe that it would.

**MOTION:** To APPROVE the resolution as presented, with the condition that Wedge Drive be closed and the southernmost drive onto U.S. 41 be widened.

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---RESOLUTION NO. 88-5560 ITEM 7

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW OFF-SITE PARKING FOR THE WOODMERE PROFESSIONAL CENTER; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director McKim advised that the approved General Development Site Plan (GDSP) called for the building to be used strictly for professional offices, but some of the suites have now been leased for medical use. This requires additional parking. Both the staff and Planning Advisory Board (PAB) have recommended approval of the petitioner's request to use off-site parking to accommodate the medical tenants.

Attorney L. N. Ingram III represented owners of the off-site parking lot. He advised Council that the lease for the lot was for 50 years, and should the petitioner fail to comply with all lease requirements, it would become null and void. City Attorney Rynders pointed out that the City was aware of the lease and should it become non-existent, the conditional use permit would be cancelled. City Engineer Gronvold noted that this lot serves as the water retention area for the Burger King restaurant and that the parking would have to accommodate the retention areas.

Referring to Council's approval of conditional use permits for off-site parking lots, Attorney Ingram suggested that when a variance is granted, it be recorded in the Clerk of Court's Office to ensure that future purchasers would be well aware of all prior obligations.

Bill Wood, representing the Moorings Property Owners Association, spoke in opposition to the request because this property also exits onto Wedge Drive through an alleyway, which would increase traffic into a residential area.

Mrs. McKim advised, however, that there would be only one access point onto U.S. 41, with any additional access to the property from the rear. The northern entrance onto U.S. 41 had been deleted.

Charles Andrews, citizen, questioned the water retention. Mrs. McKim assured him that this had been considered.

**MOTION:** To APPROVE the resolution as presented.

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COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
Anderson-McDonald				X	
Barnett					X
Crawford					X
Graver			X		
Muenzer	X		X		
Richardson			X		
Putzell			X		
Anderson-McDonald				X	
Barnett					X
Crawford					X
Graver			X		
Muenzer			X		
Richardson			X		
Putzell	X		X		

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
Anderson-McDonald			X	X	
Barnett					X
Crawford					X
Graver				X	
Muenzer				X	
Richardson			X	X	
Putzell				X	

---RESOLUTION NO. 88-5561

ITEM 8

A RESOLUTION AUTHORIZING EXPANSION OF A NONCONFORMITY TO PERMIT EXPANSION OF AN EXISTING NONCONFORMING TRANSIENT LODGING FACILITY AT 2630 9TH STREET NORTH, SUBJECT TO THE CONDITION SET FORTH HEREIN, AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director McKim explained the proposed expansion as nonconforming due to landscaping and the fact that some units have cooking facilities. She noted that staff and PAB recommended approval subject to the revised GDSP and the City Manager's memo dated June 3, 1988 (Attachment #3).

Gil Weil, citizen, said this was a good opportunity to call attention to the mobile home park behind this facility, some of which are 40 to 50 years old. The streets, he stated, were too small for a fire truck or even an automobile, and he would like to see the situation cleaned up. Mrs. McKim stated that one of the conditions is that a landscape buffer be provided between the motel and the mobile home park. City Attorney Rynders noted that the Fire Department is very much aware of the problem of navigating streets.

Councilman Graver questioned the City's overall restrictions on trailer parks. Mrs. McKim explained that the trailer park was "grandfathered in" and is a nonconforming use in single-family residential zoning. She further gave the opinion that this could not be expanded. Mr. Graver wondered why the Council could not mandate some regulations for the safety and welfare of the people living there and, in reference to a question from Councilman Anderson-McDonald, City Attorney Rynders said that the only way the City could intercede would be the owner's abandonment of a nonconforming use.

Mayor Putzell suggested to Mrs. McKim that this type of safety requirement be addressed in the Comprehensive Plan; she stated that she would look into it in future land use element workshops.

Councilman Muenzer stated that the City should also beautify the fire tower and the fire station in that area. City Manager Jones explained that this was in the Capital Improvement Program (CIP).

Van Miller, representing the petitioner, said that the motel meets all but the landscaping buffer requirements. In answer to Mr. Graver's question, Mr. Miller said that a hedge and trees would be added on the north side of 28th Avenue North. Trucks and tour buses will park in the lot behind the existing office and be screened from the street. Mr. Miller further explained that the vacant lot would not be used by the nearby automobile dealer.

Mayor Putzell asked Mr. Miller to communicate this meeting's comments on the trailer park to his client.

MOTION: To APPROVE the resolution as presented.

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

Attorney L. N. Ingram III noted that no one at the City checks the authority of speakers. He said that parties should have written authority to speak. City Attorney Rynders concurred, and Mayor Putzell asked the City Manager to check into this to assure proper procedure.

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---RESOLUTION NO. 88-5562 ITEM 9

A RESOLUTION AMENDING A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT IN ORDER TO ALLOW THE EDGEWATER BEACH HOTEL TO RENT CERTAIN BEACH-RELATED ITEMS TO HOTEL GUESTS; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director McKim explained that this request had originally been for rental of beach equipment. Staff recommended denial. Since the hotel representative had stated that no gasoline-powered equipment would be rented and that the items would be used only by guests, at that time, staff recommended approval. After public input at the meeting, however, the FAB had recommended denial.

Mayor Putzell asked if a conditional use permit would be necessary if the hotel rented equipment to guests only. Mrs. McKim confirmed that it would indeed be necessary and stated that other nearby facilities such as The Beach Club also rent beach items.

Mr. John Ayres, managing partner of the hotel, distributed a memorandum addressed to the Mayor and Council members (Attachment #2), noting what other area hotels are doing in this regard and what they charge for this service. He noted that the hotel would be lucky to break even, but guests would enjoy having the use of these items.

He said the hotel would accept guest charges only and no cash, with the hotel staff operating the concession. He assured Council that it would be something to be proud of. As Mr. Ayres had indicated that only one sailboat would be allowed on the beach at a time, Mayor Putzell asked where additional boats would be stored. Mr. Ayres noted that they would be stored in a covered area and on the lawn.

Councilman Muenzer asked how many boats would be involved. Mr. Ayres indicated that a total of eight (four Sunfish, two kayaks and two windboards) would be offered, but no jet skis. Councilman Graver asked who would be handling this concession. He was told by Mr. Ayres that it would be under the control of Greg Stewart, who will be paid a monthly retainer by the hotel.

City Manager Jones noted that one of the concerns heard from the surrounding residents had to do with the concession's increasing demand for parking and that this would be addressed at the six-month review of the permit.

CITY OF NAPLES, FLORIDA

City Council Minutes

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COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
Anderson-McDonald			X		
Barnett					X
Crawford					X
Graver			X		
Muenzer	X		X		
Richardson			X		
Putzell			X		

Ron Pennington, Moorings Property Owners Association, opposed the petition, stating that the beach is very narrow at this point and beach patrol now has difficulty due to the number of people on the beach. Walking on the beach is a pleasure that citizens should have, he said, and the hotel has no control of guests. He further noted that the police had been called to this area in the past. Parking is also a problem, he said, and asked that Council not approve this request.

Attorney Timothy Parry, representing the La Tour Rivage apartment residents, opposed this petition. The beach area is already crowded and a parking problem already exists, he said.

He further noted that three or four items of the criteria have not been met. He said he believed that there would be a negative impact on surrounding areas and asked that Council vote against this petition.

Councilman Graver moved to deny use of boats but to approve passive items such as umbrellas, chairs, etc. Motion died for lack of a second.

Councilman Graver then moved to deny the petition. Mr. Graver's motion to deny received no second.

Councilman Muenzer moved to approve the petition, seconded by Councilman Richardson.

Councilman Graver then noted the dangers posed on an already crowded beach by people who do not know how to handle sailboats and sailboards. Serious injuries could result.

Mr. Ayres said the hotel management would be remiss, as good neighbors, in endangering those who enjoy the beach. He suggested approving the petition, with the exception of rental of boats, and reviewing the matter again in six months

**MOTION:** To APPROVE the resolution as amended.

The Mayor and Council thanked Mr. Ayres and welcomed him to the community.

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---END COMMUNITY DEVELOPMENT/P.A.B.

---ADVERTISED PUBLIC HEARINGS---

---RESOLUTION NO. 88-5563 ITEM 10

A RESOLUTION APPROVING AN AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION SO AS TO ENABLE THE CITY TO ALLOCATE FUNDS FOR A LAND APPRAISAL IN CONJUNCTION WITH LOW-TO-MODERATE-INCOME HOUSING; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened: 9:37 a.m.

Closed: 9:38 a.m.



CITY OF NAPLES, FLORIDA

City Council Minutes

Date June 15, 1988

	COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
				Y E S	N O	
Steve Ball, Chief Planner, explained this grant and recommended that the grant application be amended to use approximately \$3,800.00 for appraisal of a site to be purchased for low-to-moderate-income housing.	Anderson-McDonald		X	X		
	Barnett					X
	Crawford					X
	Graver			X		
	Muenzer	X		X		
	Richardson			X		
	Putzell			X		
MOTION: To APPROVE the resolution as presented.						
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---END ADVERTISED PUBLIC HEARINGS---						
---FIRST READINGS---						
---ORDINANCE NO. 88-						
						ITEM 11
AN ORDINANCE OF THE CITY OF NAPLES PROVIDING FOR THE ACQUISITION OF CERTAIN IMPROVEMENTS TO THE CANALS AND WATERWAYS WITHIN THE AREAS OR BOUNDARIES OF THE MOORINGS BAY SYSTEM SPECIAL TAXING DISTRICT AND THE EAST NAPLES BAY SPECIAL TAXING DISTRICT; AUTHORIZING THE BORROWING OF \$800,000 FOR THAT PURPOSE; AUTHORIZING THE DELIVERY OF A PROMISSORY NOTE TO EVIDENCE OF THE OBLIGATION OF THE CITY TO PAY SAME FROM THE GUARANTEED ENTITLEMENT FUNDS OF THE CITY; FIXING THE FORM, DATE, MATURITY, AND INTEREST RATE WITH RESPECT TO SUCH NOTE; AUTHORIZING FURTHER OFFICIAL ACTION IN CONNECTION WITH THE DELIVERY OF SUCH NOTE; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO FINANCE THE COST OF IMPROVEMENTS TO THE CANALS AND WATERWAYS WITHIN THE AREAS OR BOUNDARIES OF THE MOORINGS BAY SYSTEM SPECIAL TAXING DISTRICT AND THE EAST NAPLES BAY SPECIAL TAXING DISTRICT.						
Title read by City Attorney Rynders.						
Frank W. Hanley, Finance Director, noted that the engineers had submitted estimates of funds, and the Finance Department had checked with local banks. City Manager Jones recommended that the City borrow the money from Barnett Bank, per his memo dated June 1, 1988 (Attachment #4). In response to a question from Councilman Anderson-McDonald, City Manager Jones also explained that work done to date did not require a consultant selection process. Mayor Putzell asked, for the record, if City Attorney Rynders had reviewed this and if he was in total agreement, to which Mr. Rynders answered in the affirmative.						
Mayor Putzell questioned the Finance Director about where the funds would be deposited until used. Mr. Hanley replied that they would be drawing interest in an interest-bearing account.						
MOTION: To APPROVE the ordinance as presented at first reading.						
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---END FIRST READINGS---						
	Anderson-McDonald	X		X		
	Barnett					X
	Crawford					X
	Graver		X	X		
	Muenzer			X		
	Richardson			X		
	Putzell			X		



COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
Anderson-McDonald				X	
Barnett					X
Crawford					X
Graver		X	X		
Muenzer			X		
Richardson	X		X		
Putzell			X		
Anderson-McDonald		X		X	
Barnett					X
Crawford					X
Graver			X	X	
Muenzer			X		
Richardson			X		
Putzell			X		

---RESOLUTION NO. 88-5564

ITEM 12

A RESOLUTION RANKING THE TOP TWO FIRMS IN ORDER OF PREFERENCE TO PROVIDE PROFESSIONAL ENGINEERING SERVICES RELATING TO THE MAINTENANCE DREDGING OF CANALS IN THE MOORINGS BAY SYSTEM AND EAST NAPLES BAY SPECIAL TAXING DISTRICTS; APPROVING CONTRACTS WITH THE TOP-RANKED FIRMS OF SUBOCEANIC CONSULTANTS, INC., AND COASTAL ENGINEERING CONSULTANTS, INC.; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE CONTRACTS; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Jerry Gronvold, City Engineer, explained that only two firms had shown interest. Council was advised that the selection committee recommended Suboceanic Consultants, Inc., for the Moorings Bay Taxing District project and Coastal Engineering Consultants, Inc., for the Naples Bay East project, per the City Manager's memo dated June 7, 1988 (Attachment #5).

MOTION: To APPROVE the resolution as presented.

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---RESOLUTION NO. 88-5565

ITEM 13

A RESOLUTION AUTHORIZING THE ISSUANCE OF CHANGE ORDERS NOS. 10, 11, 12 AND 13 TO T.A. FORSBERG, INC., IN CONJUNCTION WITH THE CONSTRUCTION OF THE RECLAIMED WATER DISTRIBUTION SYSTEM OF THE WASTEWATER TREATMENT PLANT EXPANSION PROJECT; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

City Manager Jones noted that this item refers to pipelines and pumping facilities utilized at all locations using the City's reuse system. The change orders will probably complete most of the job, with only a closeout change order to finalize it, he said. He further stated that the total figure, including all change orders, is \$11.5 million.

The Mayor asked for a brief update. The City Manager responded with a progress update on the flushing system, etc., and stated that the pumping is very successful.

Louis G. Marcello, Associate, Camp Dresser & McKee, Inc., responded to Councilman Richardson's question that approximately 75-90% of reuse water was going into the system.

MOTION: To APPROVE the resolution as presented.

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COUNCIL MEMBERS	MOTION	SECTION	VOTE		ABSENT
			YES	NO	

---RESOLUTION NO. 88-5566

ITEM 14

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AMENDMENT TO THE FRANCHISE AGREEMENT BETWEEN THE CITY OF NAPLES AND NAPLES HORSE AND CARRIAGE COMPANY; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Mark Wiltsie, Assistant City Manager, explained that this is the time of year for review of this Agreement and, with no complaints having been received, staff was asking for renewal with an automatic renewal and review to be added.

MOTION: To APPROVE the resolution as presented.

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Anderson-McDonald		X	X		
Barnett					X
Crawford					X
Graver				X	
Muenzer				X	
Richardson	X			X	
Putzell				X	

ITEM 15

AUTHORIZATION TO DISTRIBUTE COMMERCIAL HANDBILLS.

City Attorney Rynders noted that no resolution was required. City Manager Jones advised that certain requirements must be met and that the Petitioner had complied with all of them. Mayor Putzell asked about distribution; the City Manager noted that the request says that they will comply with these requirements.

Hank Douglas, WEVU-TV, said that this distribution was only for two days. City Manager Jones noted that if the first-day requirements were not met, they would not be allowed to continue. Councilman Graver asked the City Attorney about progress of the research on the ordinance regarding advertising thrown on driveways. City Attorney Rynders stated that he was working on it.

Mr. Douglas further explained that band students would be hired for distribution and that in 24 hours, they would return and pick up packets still in sight. Councilman Muenzer asked who would supervise this; Bag Lady, Inc., was Mr. Douglas's response.

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Anderson-McDonald		X	X		
Barnett					X
Crawford					X
Graver				X	
Muenzer				X	
Richardson	X			X	
Putzell				X	

CORRESPONDENCE AND COMMUNICATIONS:

None.

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ADJOURN: 11:08 a.m.

*[Signature]*  
EDWIN J. PUTZELL, JR., Mayor

*[Signature]*  
JANET CASON  
CITY CLERK

Attachment #1

SUPPLEMENTAL ATTENDANCE LIST

Larry Ingram  
Fred White  
Egon Hill  
James Lansford  
W. Ferguson  
Ron Pennington  
Van Miller  
Reg Johnston

Robert Galloway  
Rev. Robert Fox  
Charles Andrews  
George Neuffer  
William Bishop  
Timothy Parry  
Hank Douglas

Scott Salley  
W. W. Haardt  
Herbert Amick  
Bill Wood  
Gilbert Weil  
John Aynes  
Robert Forsythe

Other interested citizens and visitors.

NEWS MEDIA

Marty Bonvechio, Naples Daily News  
John Reble, Palmer Cablevision  
Todd Fitzgerald, WBBH-TV





# City of Naples

## --- MEMO ---

TO: Honorable Mayor and Members of City Council  
FROM: Franklin C. Jones, City Manager  
SUBJECT: Nonconformity Petition 88-N3  
Petitioner: Darlene Stoneburner Lofgren  
DATE: June 3, 1988

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Request: This is a request to expand an existing nonconforming transient lodging facility.

Background: The petitioner is proposing to construct a 4,100 square foot, two story building containing offices and four motel units between the existing buildings on the property at Stoney's Courtyard Inn located at 2630 9th Street North.

Issues: The present facility is nonconforming with respect to the width and materials of the required landscaping on the property. The new building as proposed will not worsen this condition and the petitioner has indicated that the landscaping will be improved to meet the "contents" section of the landscape code. The four units as proposed contain cooking facilities. Section 6.8(C) of the Zoning Ordinance limits density of transient lodging facilities containing any units with cooking facilities to 18 per acre. The density of this project will be 25 units per acre and four of the units are proposed to contain cooking facilities.

Staff Recommendation: The staff recommended that Nonconformity Petition 88-N3 be approved with the condition that none of the units would contain cooking facilities and subject to several conditions in reference to the General Development and Site Plan which was submitted simultaneously.

Nonconformity Petition 88-N3

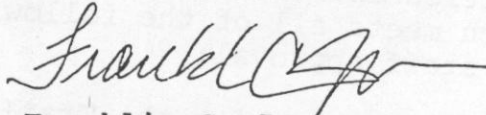
Planning Advisory Board Discussion/Recommendation: At the Public Hearing, the Planning Advisory Board heard complaints of traffic and parking problems at this site, especially with regards to semi trailers and buses parking on the 28th Avenue North right-of-way. The Planning Advisory Board recommended approval of petition 88-N3 with the conditions that none of the units contain cooking facilities and that a revised General Development and Site Plan which meets all of the following conditions be submitted for staff approval:

1. Landscaping on both the Trail and 28th Avenue North must comply with the "contents" section of the landscaping code.
2. The petitioner must indicate that the existing building facades will be remodeled to blend in with the new building.
3. The new building must meet height limitation.
4. All parking areas must be properly striped and signed. The parking as indicated on the plan must be available for the uses intended. It may not be used for storage of automobiles from the adjacent dealership. Provision should be made for parking of large vehicles, such as semi trailers and buses.
5. A dumpster location must be approved by Utilities.
6. A sidewalk, to City Engineering specifications, must be constructed along the 28th Avenue North right-of-way where none exists.
7. Swale and sod is required between the sidewalk and the existing pavement within the 28th Avenue North right-of-way.
8. The northernmost driveway off U. S. 41 must be closed, as it violates Zoning Ordinance Section 6.9(A).
9. Onsite water management plans and calculations and a traffic signing and marking plan must be submitted for Engineering review and approval.
10. "Right Turn Only" and "STOP" signs must be posted at egress(es) onto U. S. 41.

Nonconformity Petition 88-N3

- 11. Landscaped buffering between the motel and the trailer park must be provided.
- 12. Two wooden structures immediately east of the existing office building must be removed.

Respectfully submitted,



Franklin C. Jones


Prepared by: Ann Walker  
Ann Walker, Planner I

Reviewed by: Missy McKim  
Missy McKim, Community Development Director



**EDGEWATER**  
SEASIDE SUITES  
**BEACH HOTEL**  
NAPLES

TO: MAYOR EDWIN J. PUTZELL, JR.  
CITY COMMISSIONERS

FROM:  JOHN E. AYRES, JR., MANAGING PARTNER OF THE EDGEWATER  
BEACH HOTEL

DATE: 6/14/88

SUBJECT: BEACH AMENITIES & SERVICES AT OTHER HOTELS & RESORTS

In follow-up to Mr. Paul Muenzer's question, I thought I would outline the competitive properties who provide beach amenities and sailboats for rentals in our area.

South Seas Plantation

- \* Sun Dial Beach & Hotel Resort
- \* Casa Ybel Resort
- \* The Hilton on Sanibel
- \* Sonesta Sanibel Harbor Resort
- \* Vanderbilt Beach Inn
- \* La Playa - In season only for sailboats

The Ritz Carlton

- \* The Registry
  
- \* The Naples Beach Hotel & Club
- \* The Marco Island Hilton
- The Marco Island Marriott
- \* The Radisson on Marco
- \* The Eagles Nest on Marco

\* Operated by a concession



# City of Naples

## --- MEMO ---

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: FRANKLIN C. JONES, CITY MANAGER  
SUBJECT: \$800,000 LOAN FOR WATERWAYS DISTRICT  
DATE: JUNE 1, 1988

### BACKGROUND

The voters of the East Naples and Moorings Bay districts increased their property taxes by up to one-half mill in the February 2, 1988, election. The purpose of the funds generated by this tax is to improve the overall navigability of the canals in each district. In conjunction with this effort, canal maintenance advisory committees comprised of residents of each district were formed to establish priorities and strategies for improving their respective waterways. The City's consultants, Coastal Engineering, have determined that approximately \$800,000 is needed for dredging, etc., to improve these areas.

### ANALYSIS

We have had the firm of Freeman, Richardson, Watson, & Kelly draft the appropriate ordinance and loan agreement. These documents were then forwarded to all local lending institutions for their comments. All comments were received and sent back to Freeman, Richardson, Watson, & Kelly for review. The documents you have are acceptable to all the lenders that have expressed interest. Bids were submitted to fourteen lending institutions and four have provided us with fixed and floating rates of interest for an \$800,000 loan for a five year period.

### CONCLUSIONS & RECOMMENDATIONS

Based on the bids submitted, I am recommending we select Barnett Bank's loan at a fixed rate of 6.91% for five years and that we adopt the ordinance and loan documents drafted by outside counsel.

Respectfully submitted,

Franklin C. Jones  
City Manager

Prepared By:

Frank W. Hanley, Finance Director



# City of Naples

## MEMO

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: CITY MANAGER FRANKLIN C. JONES

SUBJECT: MOORINGS BAY AND NAPLES BAY EAST MUNICIPAL TAXING DISTRICTS - CONSULTANT SELECTION AND CONTRACT APPROVAL

DATE: JUNE 7, 1988

### BACKGROUND

At the April 6, 1988 Council Meeting, a Consultant Selection Committee was appointed by the City Council. The members include Fred White, Jr., Chairman of the Moorings Bay Municipal Taxing District; Richard Andersen, Chairman of the Naples Bay East Municipal Taxing District and Jerry Gronvold, City Engineer.

Requests for Expressions of Interest were sent out and advertised on April 26, 1988. Two firms submitted Letters of Interest, Coastal Engineering Consultants, Inc. and Suboceanic Consultants, Inc.

### ANALYSIS

On May 26, 1988 the Consultant Selection Committee met and reviewed the information submitted and concluded interviews with each of the two consulting firms.

At this meeting the Consultants were ranked as follows:

Moorings Bay:	1st - Suboceanic Consultants, Inc.
	2nd - Coastal Engineering Consultants, Inc.
Naples Bay East:	1st - Coastal Engineering Consultants, Inc.
	2nd - Suboceanic Consultants, Inc.

Each firm submitted a contract as attached. Coastal Engineering's Contract is for \$40,000 and Suboceanic Consultant's contract total is for \$39,352.

### RECOMMENDATION

The Committee recommends that each Consultant be awarded the Contract for each District as listed above and that the Mayor be authorized to execute these Contracts.

Respectfully submitted,

Franklin C. Jones,  
City Manager

Prepared by:

Gerald L. Gronvold, P.E., P.L.S.  
City Engineer  
Engineering Memo #88-62

GLG:kew