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*City of Naples*

City Council Minutes

Workshop Meeting 08/02/89City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-

Page

STATUS REPORT BY MICHAEL STEPHEN, COASTAL ENGINEERING CONSULTANTS, INC.,
WITH REFERENCE TO THE NAPLES/COLLIER COUNTY BEACH RENOURISHMENT PROJECT.

1

UNIFIED DEVELOPMENT REGULATIONS.

3

DISCUSSION OF ROAD IMPACT FEE USES WITH THE CITY OF NAPLES.

4

DISCUSSION OF POTENTIAL GENERAL OBLIGATION BOND PROJECTS FOR REFERENDUM
IN FEBRUARY.

5

PRESENTATION BY DEVELOPERS FOR THE TROY PROPERTY.

6

Date 08/02/89

- 7 -

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CITY OF NAPLES, FLORIDA

City Council Minutes

Date 08/02/89

	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
COUNCIL MEMBERS					
Councilman Anderson-McDonald said she believed the City should take an aggressive stance regarding this project inasmuch as it would be impacted the most should that one-cent sales tax referendum fail. City Manager Jones advised that City staff would meet with the County tomorrow to review the draft Interlocal Agreement. He further said he anticipated the proposal to go to Council this month for its review.					
Councilman Graver said that he supported the implementation of this one-cent sales tax for use on the beach renourishment project as the additional sales tax would generate revenue from the tourist sector as well.					
<u>It was the consensus of Council to direct staff to meet with the County and determine appropriate sources of revenue for this beach renourishment project.</u>					

<u>ITEM 1</u>					
UNIFIED DEVELOPMENT REGULATIONS					
City Manager Jones asked Council for some direction on how it would like to proceed with the scheduling of public hearings for those subsections of the Unified Development Code (UDC). Staff will prepare a bulk mailing to the citizenry outlining elements in the UDC and how it might affect some properties, he said. Mr. Jones then suggested the public hearings be held during the month of September prior to second reading of the UDC ordinance in October.					
Mayor Putzell said the public should be encouraged to participate at a staff level prior to those public hearings. Mr. Richardson also said he believed dates should be scheduled and advertised at least two or three times a week as well as television advertisement to ensure adequate public notice. Councilman Anderson-McDonald concurred and suggested the language be such as to grab the reader's attention.					

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CITY OF NAPLES, FLORIDA

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Date 08/02/89

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

In response to Mayor Putzell, Community Development Director McKim advised her department had copies of the subsections available for public review.

It was the consensus of Council that staff should draft a proposed schedule for UDC public hearings and notify the media of those dates.

ITEM 3

DISCUSSION OF ROAD IMPACT FEE USES
WITHIN THE CITY OF NAPLES.

City Manager Jones advised that with recent annexations, the City would be responsible through the Growth Management Act to maintain certain levels of service; therefore, staff has discussed the possibility of imposing road impact fees on construction. Staff has anticipated approximately \$500,000 per year in revenue from such a fee, and if the County proceeds with its proposal to raise those fees, it could expect much more. The current traffic study approved by Council several months ago, will generate approximately \$450,000 in growth related traffic improvements, he said, all of which could be funded from these fees. Additionally, a second bridge over the Gordon River could be funded through this revenue source by the issuance of a 20-year bond.

In response to Councilman Graver, Mr. Jones explained the projected revenue was based on current experience of building permits issued. Mr. Graver then asked if a single-family homeowner would be affected by this fee. Staff advised in the affirmative, and it added that there were many categories outlined in the County ordinance, single-family; multi-family; mobile home; transient; general office; etc.

Referring to discussions by a previous Council regarding road impact fees, Councilman Richardson pointed out that Council had decided it did not want to impose such a fee. He suggested the City

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Manager discuss the City's past and present stand on the issue to clear up any misunderstandings regarding the City's position.

It was the consensus of Council to direct the City Manager to perform the necessary research and draft the appropriate documents for Council's review.

ITEM 4

DISCUSSION OF POTENTIAL GENERAL
OBLIGATION BOND PROJECTS FOR REFERENDUM
IN FEBRUARY.

City Manager Jones distributed a list of proposed General Obligation Bond projects for Council's review (Attachment #3). Mr. Jones suggested a referendum be scheduled for such a bond issue during the February election. There will be other opportunities, he said, should Council decide to postpone the referendum to other general elections in 1990.

Referring to Attachment #3, Mayor Putzell asked if the Naples Landing renovation included Broad Avenue. City Manager Jones advised he did not believe that project was of a significant dollar amount to be included, but he would add that project to the list if Council so desired.

Discussion then ensued relative to other items which Council might like to add to the project list. Councilman Muenzer strongly advocated a project to address the City's drainage problems.

It was the consensus of Council that each member would communicate his/her ideas to the City Manager, and in approximately three to four weeks, Council would revisit this discussion to review the updated list.

City Manager Jones then distributed material concerning the current situation of Telesat's

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	MOTION	SECOND	VOTE		ABSENT
			YES	NO	
COUNCIL MEMBERS					
** <u>AMENDED</u> : 09/06/89 by Mr. Crawford "...amendments to the Plan only twice per year."					

application for a cable franchise. He also handed out copies of the Preliminary Budget for fiscal year 1989/90 for Council's review. The budget workshops are scheduled for next Wednesday, Thursday, and Friday, he said.

* * *

Attorney George Vega, representing developers for the Troy property, asked Council for some guidance. His clients had prepared a very tentative sketch of their proposal for that property and would like Council's reaction to it before presenting it to the Planning Advisory Board (PAB). Mr. Vega also asked Council to advise whether the City would have an interest in purchasing some seven acres for relocation of the public library and perhaps some additional government buildings.

Developer Jeff Jacobson then spoke briefly outlining the current proposal. The development would require a Comprehensive Plan amendment, he said, and if not approved within the next few weeks, it could not be resubmitted until January, 1990 which would be of an economical detriment to the owner. The State Department of Community Affairs (DCA) allows only two amendments to the Plan per year. Mayor Putzell asked the developer to bring Council quickly up-to-date, and he cautioned him that Council could not consider economic problems in its deliberations. **

Mr. Jacobson continued the type development his firm had in mind was mostly office use which would be a less obtrusive use for the property than retail, and it would create the least impact upon traffic. The site would also include a restaurant, have significant green space, and transitional multi-family use.

Mayor Putzell then asked Council for an informal, non-binding reaction as to the City's possible interest in acquiring this property.

Councilman Muenzer said he would first need to know what the City could use that property for before he could respond. Mr. Crawford said he

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would only be interested in acquiring the necessary acres for the library to be relocated to that site. Councilman Anderson-McDonald concurred.

Mr. Richardson commented he could only respond once staff had prepared a summary of its space needs projected for the next ten years, and if it would require that much land, then he might consider approval.

Councilman Graver said he believed there would be a strong need in the future for some additional public service in the central part of the City. This property, he said, fits those needs and is not that cost prohibitive. Mayor Putzell agreed and said he envisioned that portion of the City to be the central area of Naples as Golden Gate Parkway would soon be a major artery into the City once the I-75 interchange has been constructed.


In response to Councilman Muenzer, Mr. Jacobson advised he believed the best and most economically viable use of the property would be a retail center. The developers have tried to come up with a proposal that would meet the needs of the community as well as Council approval.

It was the consensus of Council to advise the developer to continue working with staff and progress through the normal procedures without any commitment of approval or purchase of property by Council.

ADJOURN: 12:24 p.m.

Janet Cason
JANET CASON
CITY CLERK

JODIE M. O'DRISCOLL
DEPUTY CLERK



 EDWIN J. PUTZELL, JR. Mayor

These minutes of the Naples City Council were approved on 9/6/89.

SUPPLEMENTAL ATTENDANCE LIST

Kim Kobza
Cottie Morse
Linda Graham
Chrisse Menarich
Ron Bell
Sarah Sauer
J. Dudley Goodlette
Michael McComas
Darla M. Romfo

Joe Herms
Joe Cox
Stephen EreK
A.M. Papineau
Kit Strietzel
Suzzane Braddock
Lee Layne
Duke Turner

Bill Nebe
Bruce Graham
Jim Logie
Charles Andrews
Rev. Richard Mapes
William Crone
J. Sandy Scatena
Falconer Jones, Jr.

Other interested citizens and visitors.

NEWS MEDIA

Gina Binoule, Naples Daily News
Donna Howell, WEVU-TV

COLLIER COUNTY BEACH NOURISHMENT
STATUS REPORT
12 JUNE 1989

A. LOCATION OF PROPOSED PROJECT:

See Figures 17 & 19 (attached)

B. PROPOSED IMPROVEMENTS:

Add 150 feet of width to the existing beach along the following lengths of shoreline:

1. Naples/Parkshore - 36,300 feet
2. Vanderbilt Beach - 7,720 feet

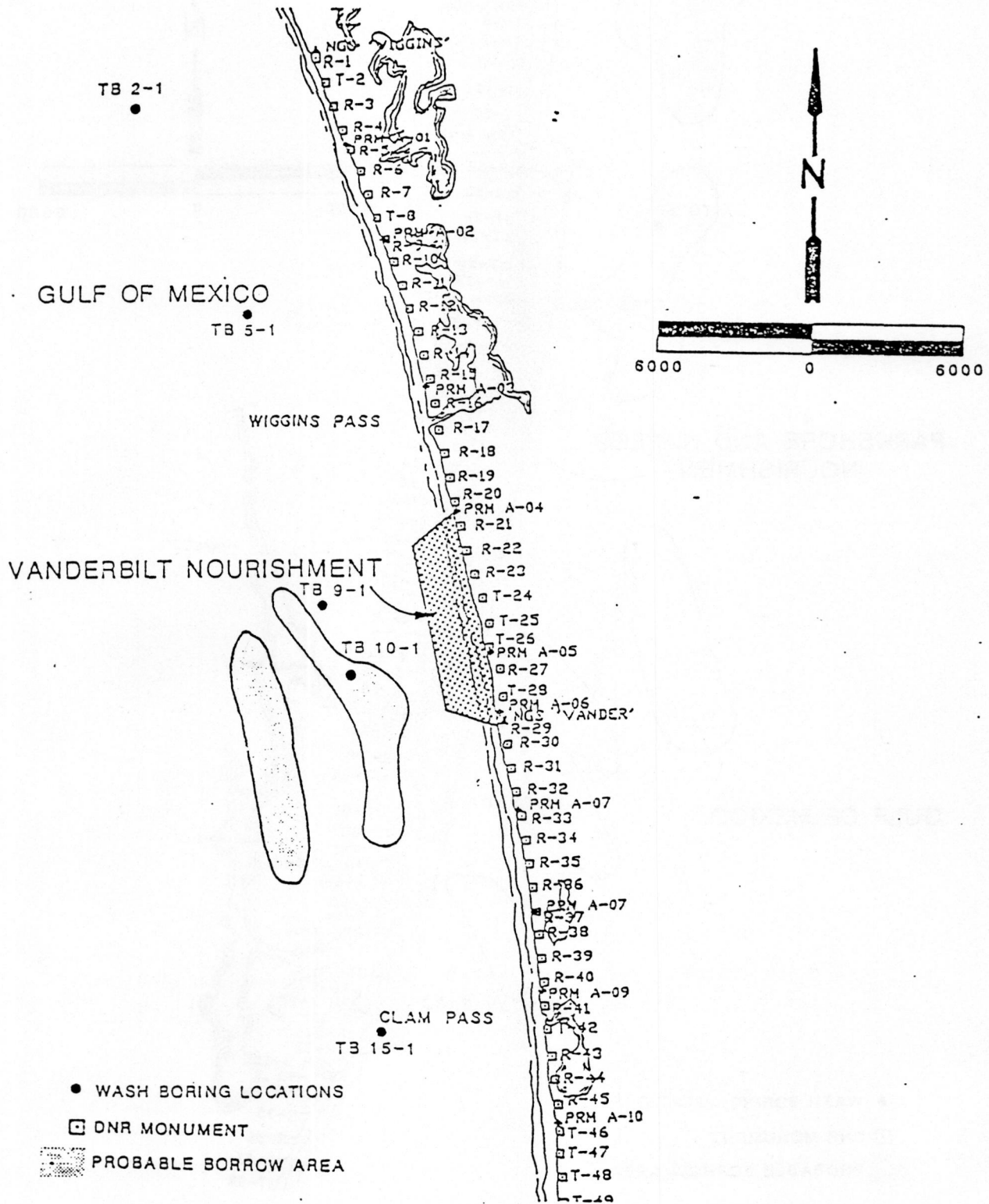
C. ESTIMATED COST OF IMPROVEMENTS:

1. Naples/Parkshore
 - a. Engineering - \$ 1,566,600
 - b. Construction - 10,444,500
2. Vanderbilt Beach
 - a. Engineering - 458,865
 - b. Construction - 3,059,100

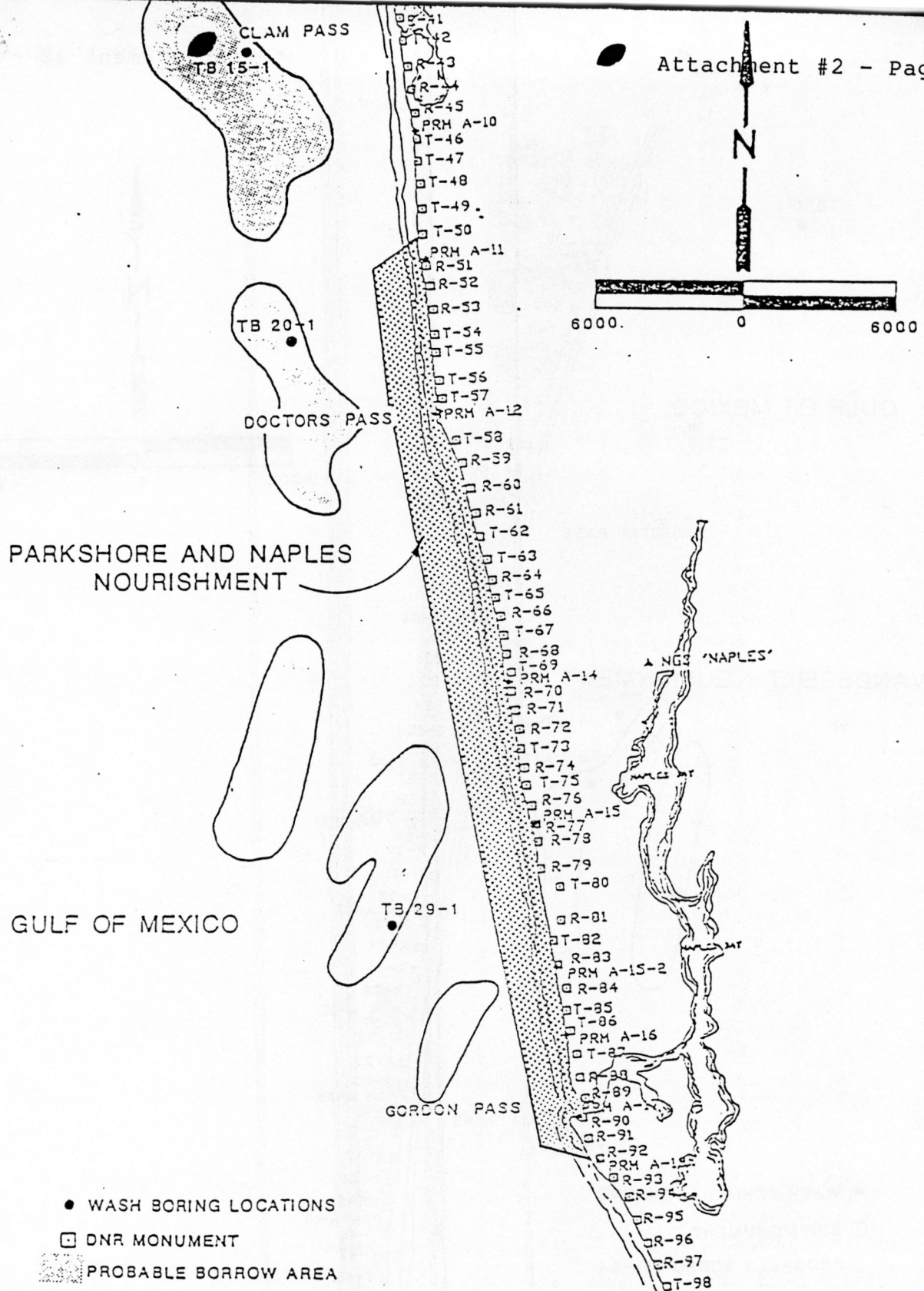
D. HISTORY:

1. Board of County Commissioners authorized the staff to request proposals from consulting firms to perform a Study and Report on Beach Nourishment in Collier County. 12-10-85
2. Board of County Commissioners approved the appointment of the Collier County Beach Nourishment "Ad-Hoc" Committee to determine the scope of services and evaluate the results of the Beach Nourishment Study. 05-20-86
3. Board of County Commissioners approved an Agreement for Professional Services with Coastal Engineering Consultants, Inc., to perform a Study and Report on Beach Nourishment in Collier County. 09-23-86

- 030
4. Board of County Commissioners accepted the Study and Report on Beach Nourishment in Collier County and reimpelled the Beach Nourishment "Ad-Hoc" Committee to evaluate funding sources for implementation of the program. 02-23-88
 5. Additional Services authorized by Board of County Commissioners relative to Agreement referred to in item No. 3 above:
 - (a) Sand Source Study 06-07-88
 - (b) Funding Coordination 02-28-89
 6. Board of County Commissioners directed staff to request proposal from consultants to perform the remaining engineering services required to complete the proposed projects. 02-28-89
 7. Board of County Commissioners authorized distribution of RFP #89-1384 and appointed a Consultant Selection Committee. 03-21-89
 8. Proposals for RFP # 89-1384 received. 05-12-89
 9. Consultant presentations and interviews conducted by Consultant Selection Committee. 06-02-89
- E. PROPOSED SCHEDULE:
1. Consultant Selection 06-13-89
 2. Negotiate an Agreement with the Consultant for Scope of Services defined in RFP # 89-1384 (1) Month
 3. Funding recommendation by "Ad-Hoc" Committee. 07-18-89
 4. Board of County Commissioners approval of Agreement for Professional Services 08-01-89
 5. Perform Preliminary Design 9-12 Months
 6. Apply for Permits and perform Final Design 9-12 Months
 7. Construction FY 91/92



DATE: 12-18-87	FCR	COLLIER BOARD OF COUNTY COMMISSIONERS	
DESIGNED:		VANDERBILT NOURISHMENT	SCALE: 1"=6000'
DRAWN:			FIGURE 17
PROJECT #: 86-036		COASTAL ENGINEERING CONSULTANTS, INC.	FILE #: 86-036
COASTAL & CIVIL ENGINEERS, PLANNERS, SURVEYORS, GEOLOGISTS NAPLES, FLORIDA			



DATE: 12-18-87	FOR: COLLIER BOARD OF COUNTY COMMISSIONERS	SCALE: 1"=6000'
DESIGNED:	PARKSHORE AND NAPLES NOURISHMENT	FIGURE 19
DRAWN:	COASTAL ENGINEERING CONSULTANTS, INC.	FILE # 86-036
PROJECT #86-036	COASTAL & CIVIL ENGINEERS, PLANNERS, SURVEYORS, GEOLOGISTS NAPLES, FLORIDA	

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2/28/89
LORI ZALKA

REVENUE ESTIMATES
FY '88/89

SALES TAX

GOVERNMENT UNIT	1/4 CENT	1/2 CENT	3/4 CENT	1 CENT
COLLIER COUNTY BCC	4,807,900	9,615,800	14,423,700	19,231,600
EVERGLADES CITY	22,500	45,000	67,600	90,100
CITY OF NAPLES	799,400	1,598,900	2,398,300	3,197,800
COUNTY-WIDE TOTAL	5,629,900	11,259,700	16,889,600	22,519,400

PROPERTY TAX

TAX DISTRICT	1/4 MILL	1/2 MILL	3/4 MILL	1 MILL
(includes Immokalee)				
GREATER NAPLES	1,944,900	3,889,900	5,834,800	7,779,700
WOOD ISLAND	368,400	736,700	1,105,100	1,473,400
COUNTY-WIDE TOTAL	2,313,300	4,626,600	6,939,900	9,253,100

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General Obligation Bond Projects

OMC Property	(\$3,500,000 to) \$4,000,000
Second Gordon River Bridge	\$10,000,000
City Hall Annex	\$1,200,000
Troy Property	\$2,500,000
Goodlette Road Park	\$125,000
Anthony Park Improvements	\$150,000
Fleischmann Park Gymnasium	\$600,000
Naples Landing Renovation	\$550,000
Reserve Fire Engine	\$158,000
Relocate Fire Station #1/Adm. Offices	\$835,000
Total	\$20,118,000