

City Council Minutes
Workshop Meeting 09/21/89

City Council Chambers 735 Eighth Street South Naples, Florida 33940

	-SUBJECT-			Pag€
REVIEW OF UNIFIED DEVELOPM	MENT CODE REGULATION	s (UDC).		1

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CITY COUNCIL MINUTES
Workshop Minutes

Time 9:00 a.m.

Date 09/21/89

Present: William E. Barnett, Vice Mayor Alden R. Crawford, Jr. John T. Graver	UNCIL	M O T	SE	VOT	TE	
Vice Mayor Alden R. Crawford, Jr.	INCII	0		-		-
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Councilmen		T				
<u>Absent</u> : Edwin J. Putzell, Jr., Mayor Kim Anderson-McDonald, Councilman						
Name Description						
Also Present: Franklin C. Jones, City Manager David W. Rynders, City Attorney Ann "Missy" McKim, Community Dev. Dir. Norris C. Ijams, Fire Chief Christopher L. Holley, Community Svc Dir Ann Walker, Planner II						
See Supplemental Attendance List - Attachment #1.						

Vice Mayor Barnett suggested that the Mixed Use Overlay District scheduled for discussion on Thursday, September 28 be added to the agenda for Wednesday, September 27 since the Waterfront District discussion had been tabled indefinitely.		•			•	
City Manager Jones noted that these discussions were a result of Council action on the Unified Development Regulations several months ago. When adoption of the ordinance came up, there was concern from the public on several sections of the Code. Council, therefore, directed staff to provide public forums whereby input could be received relative to these regulations.						

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Community Development Director McKim explained that the guidelines for setback requirements and landscaping were more stringent in this district. The guidelines established for this district are very similar to those recommended by consultants working on the Corridor Management Study. In response to Councilman Graver, Mrs. McKim advised that the County and City had similar requirements; however, there were a few minor differences, such as: signage, retention of native vegetation, and the like. Staff anticipates that any improvements to the Golden Gate Parkway corridor could be funded through the joint City/County study currently underway, she noted Mrs. McKim further noted that the Jacobsons (Troy property) have expressed some concerns relative to the required setback and landscaping requirements of this district, and how it might affect their Comprehensive Plan amendment. Staff believes that through mitigation, it could require additional landscaping to provide for a lesser setback at the corner of Golden Gate Parkway and U.S. 41 through the UPD (urban planned development) process. Attorney George Vega, representing the Jacobsons, said that if his clients did not receive this proposed amendment to the Comprehensive Plan, the Troy property could only be used for multifamily residential. Such a use would require a wall to be erected, not only for privacy but noise abatement. Mr. Vega said that he believed it was too late to consider beautifying the corridor from Golden Gate Parkway to U.S. 41 inasmuch as most of the land had already been developed. City Manager Jones, however, disagreed and said that there were many opportunities for improvement along that corridor. Mr. Jeff Jacobson, developer of the Troy property, said that this property is currently zoned						
said that this property is currently zoned residential and the setback requirements for that use is 100 feet. This is unacceptable, he said,						

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from a development standpoint. Mr. Jacobson then said he did not believe it would be an aesthetic improvement to have a bare parking lot (Coastland Mall) across from a lavishly landscaped development. The landscaping should be adequate, he said, but not overdone. Community Development Director McKim pointed out that within that 100 feet of setback area,							
parking could be included as well as water management and retention. Approximately 25 feet of landscaping is required for a residential development, she concluded.							
Ms. Anne McCoy, representing the Naples area Chamber of Commerce, Corridor Management Subcommittee, suggested that type of landscaping be considered, not amount. She said she believed the corridor could be just as beautiful with a row of royal palms or hibiscus planted along the right-of-way.							
Community Services Director Holley then brought the Council up-to-speed relative to the existing Corridor Management Study and Naplescape '90. Phase II of that study includes those medians north of the City from Neapolitan Way to Pine Ridge Road, and Phase III includes work on Goodlette Road from the Comfort Inn north to Golden Gate Parkway. Councilman Richardson expressed concern that two groups would be working on the same section of roadway and asked staff to make sure it coordinates its work with the County and other outside groups.							

Historic District							
Community Development Director McKim advised that at the last Planning Advisory Board (PAB) workshop, public dissent regarding a Historic District was phenomenal. Most of the objections received were not relative to the district itself, but guidelines established within that district for preservation. Staff is currently in the process of preparing a survey for the residents of the proposed district to obtain additional input,							
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and it still hopes that a voluntary ordinance can be adopted.	• • • • • • • • • • • • • • • • • • •				
Mrs. Jean Snellings of 1890 Gordon Drive said that she originally supported the Historic District Ordinance, but now does not as she believes it would be too restrictive. Mrs. Snellings further advised that she would support a district that would help preserve the character of the neighborhood without restricting property owners rights.					
Attorney Richard Webb, representing Mrs. Combs (a homeowner in the district), advised that his client was very much opposed to this district. He asked that when this issue came before Council again, a public hearing be scheduled for additional input.					
Councilman Richardson asked staff to provide council with a target date for discussion and consideration of the Historic and Waterfront Districts as soon as possible.	S.				
*** ADJOURN: 10:08 a.m.					
WILLIAM E. BARNETT, Vice Mayor					
JANET CASON CITY CLERK					
JODIE O'DRISCOLL DEPUTY CLERK					
These minutes of the Maples City Council were approved on					
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ATTACHMENT #1

SUPPLEMENTAL ATTENDANCE LIST

Jean Snellings Richard Webb Fred Sullivan Jeff Jacobson John Anson Smith

Anne McCoy George Vega

Other interested citizens and visitors.

NEWS MEDIA

Dave Bristow, WNOG

Jerry Pugh, Palmer Cablevision