



# City of Naples

City Council Minutes  
Regular Meeting 11/15/89

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940

| -SUBJECT-  | Ord.<br>No. | Res.<br>No. | Page |
|--|-------------|-------------|------|
| ANNOUNCEMENTS:   |             |             |      |
| MAYOR PUTZELL: None.   |             |             | 1    |
| CITY MANAGER JONES: Recognized City Employee, Ken Woznak for his assistance to the public.         |             |             | 1    |
| APPROVAL OF MINUTES: November 1, 1989, Regular Meeting   |             |             | 2    |
| PURCHASING:  |             |             |      |
| -BID AWARD for seven (7) submersible sewage pumps.   |             | 89-5991     | 2    |
| -BID AWARD for City's annual requirements for sod.   |             | 89-5992     | 3    |
| RESOLUTIONS:   |             |             |      |
| -APPROVE fee simple deed from Prime-Wellesley, Inc.  |             | 89-5990     | 2    |
| -APPROVE conditional use permit, Library expansion.  |             | 89-5994     | 4    |
| -APPROVE conditional use permit, Colony Court.   |             | 89-5995     | 7    |
| -APPROVE nonconformity petition, Colony Court.   |             | 89-5996     | 7    |
| -APPROVE conditional use permit for child care center, Naples Community Hospital.                  |             | 89-5997     | 12   |
| -APPOINT Consultant Selection Committee to review proposals for the management organization study. |             | 89-5998     | 17   |
| ORDINANCES - First Reading:  |             |             |      |
| -APPROVE amendment to Code regarding posting of building numbers.                                  | 89-_____    |             | 14   |
| -APPROVE amendment to Code regarding minimal encroachments.  | 89-_____    |             | 15   |
| -APPROVE amendment to Code regarding permitted variances granted by staff.                         | 89-_____    |             | 16   |
| ORDINANCES - Second Reading:   |             |             |      |
| -ADOPT rezone of property, Library expansion.  |             | 89-5993     | 3    |
| DISCUSSION/ACTION:   |             |             |      |
| -Report by Ad Hoc Fifth Avenue South Parking Committee.  |             |             | 18   |
| -Open House Sunday, November 19, 1989.   |             |             | 18   |



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| COUNCIL MEMBERS | M<br>O<br>T<br>I<br>O<br>N | S<br>E<br>C<br>O<br>N<br>D | VOTE        |        | A<br>B<br>S<br>E<br>N<br>T |
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APPROVAL OF MINUTES ITEM 4

November 1, 1989, Regular Meeting

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---RESOLUTION NO. 89-5990 ITEM 5

A RESOLUTION ACCEPTING A FEE SIMPLE DEED FROM PRIME-WELLESLEY, INC., CONVEYING APPROXIMATELY 13.0 ACRES OF MANGROVE WETLANDS TO THE CITY OF NAPLES; AND PROVIDING AN EFFECTIVE DATE.

Title not read.

Councilman Graver asked if any portion of this property could be utilized as a passive pathway system for the public. City Manager Jones advised that such a use would require special approval for access and would require adequate parking. Mrs. Anderson-McDonald also pointed out that such a use would have to be permitted by the Department of Environmental Regulation (DER), but agreed that a walkway through this area could be reviewed for its feasibility.

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PURCHASING ITEM 6

---RESOLUTION NO. 89-5991 Item 6-a

A RESOLUTION AWARDED CITY BID #90-31 FOR SEVEN (7) SLIDE-RAIL-MOUNTED SUBMERSIBLE SEWAGE PUMPS TO BE USED IN WASTEWATER TREATMENT BY THE UTILITIES DEPARTMENT; AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

ABS Pumps, Inc.  
Orange City, Florida  
\$20,623.00 (7 units)

Title not read.

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| COUNCIL<br>MEMBERS | M<br>O<br>T<br>I<br>O<br>N | S<br>E<br>C<br>O<br>N<br>D | VOTE        |        | A<br>B<br>S<br>E<br>N<br>T |
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---RESOLUTION NO. 89-5994

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A 25,800 SQUARE FOOT ADDITION TO THE EXISTING PUBLIC LIBRARY AT 650 CENTRAL AVENUE, TOGETHER WITH ASSOCIATED PARKING, LOADING AND LANDSCAPING.

Titles read by City Manager Jones.

PUBLIC HEARING: Opened: 9:09 a.m.  
Closed: 9:41 a.m.

Community Development Director McKim summarized staff's review of the most recent site plan submitted by the petitioner. Staff has requested that on-street parking be prohibited on First Avenue South because of its proximity to the Gulf View Middle School playground. In addition, it has asked that the water retention area be moved from that area earmarked for overflow parking should that need arise.

Architect Steve Davis of Gora McGahey Associates in Architecture, representing the petitioner, advised that he was in accord with staff's review of the project. However, he would still like to utilize the proposed landscaped area for water retention, but would not take issue with that for the sake of project approval. In response to Mayor Putzell, Mr. Davis said that he had read and accepted the conditions outlined in staff's memorandum dated September 28, 1989.

Discussion then ensued relative to reducing the footprint of this proposed facility by adding a second story. Councilman Crawford asked if it would be feasible to house the administrative offices on the second floor. Mr. Robert Demaris, Collier County Library Director, explained that the proposed plans submitted for these proceedings meet all state and federal regulations by providing accessibility to all services for handicapped individuals. A second story would hinder those people from utilizing the entire facility as required by law. In response to Councilman Crawford, Mr. Demaris estimated that a

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second story addition with an elevator would cost approximately 30% of the total project amount thus far.

Councilman Crawford then asked if staff had researched the parking standards from other Florida cities in its review of this project. Mrs. McKim noted that the standards for parking associated with libraries ranged from 1 space for every 200 s.f. to 1 space for every 300 s.f. The City of Naples' Code is not excessive in this case. In response to Councilman Graver, Community Development Director McKim reiterated that staff believed on-street parking on First Avenue South to be dangerous for the school children and would not encourage such a use. Should the facility require additional parking, she said, that additional landscaped area could be paved and used as such.

Mayor Putzell asked if there were any plans to establish additional satellite branches in the County. Mr. Demaris advised that the East Naples Branch, located on Lely Golf Course, had just opened and was expected to be the most actively used facility in the county. He said he did not believe expansion of this facility would increase its current patronage.

Referring to the proposed entrance from Central Avenue, Councilman Muenzer strongly suggested that cut be permanently eliminated because it could cause a dangerous traffic flow problem. Mr. Davis said that his client would agree to that so long as two cuts (First Avenue South and Sixth Street) would be retained. In response to Mr. Muenzer, Architect Davis further noted that the tree in front of the existing facility would have to be removed as its root system was detrimental to the structure's foundation.

Councilman Muenzer then discussed staff's position regarding parking on First Avenue South. He said that while he was principal at Gulf View Middle School, the children never used that area for crossing. It would be difficult for the children to use that street as they would have to first climb three fences before reaching First Avenue South. He recommended that both the north

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and south side of First Avenue South be used for on-street parking.

Discussion then ensued relative to a possible agreement with the First Church of Christ Scientist for additional off-site parking. In response to Mayor Putzell, Community Development Director McKim pointed out that the Code does not provide for shared parking, but does allow for off-site parking through the conditional use process. Mr. Demaris advised that he would pursue such an agreement, but asked that staff recommendation regarding the City's ability to require additional paved areas on-site be retained.

MOTION: To ADOPT the ordinance as presented at second reading.

MOTION: To APPROVE the resolution granting a conditional use permit with the following conditions: a) the Central Avenue entrance, as outlined on the plans dated October 31, 1989, should be permanently eliminated; b) the landscaped area added at Central Avenue and Sixth Street should only be used for parking as a last resort; c) additional on-street parking should be located along the north and south sides of First Avenue South; and d) any shared parking agreement between the library and the church should be deducted from the on-site parking needs and comparable green space provided. In addition, the resolution should reference staff's memorandum of November 9, 1989 and the plans prepared by Roland Lieber Associates dated October 31, 1989.

Anderson-  
McDonald  
Barnett  
Crawford  
Graver  
Muenzer  
Richardson  
Putzell  
(7-0)

Anderson-  
McDonald  
Barnett  
Crawford  
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Richardson  
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(7-0)

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---RESOLUTION NO. 89-5995

ITEM 8

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF AN OFFSITE PARKING LOT AT THE SOUTHEAST CORNER OF FOURTH AVENUE SOUTH AND FOURTH STREET SOUTH TO SERVE TWO (2) NONCONFORMING COMMERCIAL COMPLEXES KNOWN AS "COLONY COURT", LOCATED AT 351-355 FIFTH AVENUE SOUTH, AND "REGENCY ROW", LOCATED AT 405 FIFTH AVENUE SOUTH; AND PROVIDING AN EFFECTIVE DATE.

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---RESOLUTION NO. 89-5996

A RESOLUTION AUTHORIZING NONCONFORMITY PETITION 89-N6 TO EXPAND A NONCONFORMING COMMERCIAL COMPLEX KNOWN AS "COLONY COURT", LOCATED AT 350-355 FIFTH AVENUE SOUTH; AND PROVIDING AN EFFECTIVE DATE.

Titles read by City Manager Jones.

Community Development Director McKim reviewed staff's recommendations and advised that this request was to allow construction of an off-site parking lot, renovation to the Colony Court commercial complex, and a proposed second story addition to the Regency Row commercial complex. Staff has received an executed agreement from the petitioner which states that the parking lot would only be used for those facilities. The City Attorney has read and approved that agreement, Mrs. McKim pointed out.

In response to Councilman Graver, Mrs. McKim noted that the alleyway would only be improved in that area adjacent to the petitioner's property. Mr. Graver said the alley was currently used as a thoroughfare and asked why it could not be improved from Fifth Avenue South to Third Street. City Manager Jones noted that Council could require that as a condition for approval; however, the City's policy has required improvements be made only to that area immediately adjacent to the property.

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| BOARD<br>MEMBERS |                            |                            |             |        |                            |

Attorney George Varnadoe, representing the petitioner, outlined the benefits this project would contribute to the City and the adjacent residential neighborhood. He believed the extensive landscaping planned for the parking area and the rest of the development would be an aesthetic improvement to the existing site. This project furthers the Comprehensive Plan, he continued, by providing vitality to the Fifth Avenue South area through vertical expansion. The proposed parking lot, Mr. Varnadoe explained, would reduce the current nonconforming parking to six, a considerable reduction from 39.

Ms. JoAnn Smallwood of Smallwood Landscaping, also representing the petitioner, briefly reviewed the plantings to be used at the parking lot site. She explained that the lot would be extensively screened from the residential neighborhood to provide an appropriate buffer.

Referring to the canopy tree proposed, mahogany, Mayor Putzell said he has heard that particular tree was especially "dirty" and remains barren for several weeks. Ms. Smallwood advised that the mahogany does tend to drop all of its leaves in the spring, but immediately refoliates within a two week period if it has been properly maintained. This particular tree meets the City's recently adopted development regulations which states that approximately 75% of the landscaping must be of natural vegetation.

Councilman Graver asked if the City had a program wherein it revisited sites such as this to make sure they were in conformance with the landscaping required during the approval process. Mrs. McKim advised that if a complaint has been received, staff could require additional landscaping be planted in the event that some of the foliage dies or has not been properly maintained to bring the site back into conformance.

Mr. Stan Hubbard of 380 4th Avenue South, resident of Raintree Club, said that he did not support approval of this project. He believed that the parking lot was not an appropriate use next to a residential neighborhood and would devalue his property.

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Mr. William Holden of 384 4th Avenue South concurred with the previous speaker and asked Council to deny this request. He believed that the additional parking spaces provided for this development, approximately 113, would increase traffic flow in that neighborhood and create a potentially dangerous situation for the children at play.

Attorney Varnadoe addressed those concerns by referring to a traffic study of the proposed impact on adjacent streets by Barr, Dunlop & Associates, Inc. That study indicated those thruways currently maintain a level of service "A", and the additional traffic generated from this site, 73 trips during peak hour, would not reduce that level of service.

Discussion then ensued relative to the Ad Miller parking lot also adjacent to the Raintree Club. Attorney Varnadoe pointed out that during the approval process for that lot, Council required it be cordoned off during the night hours to help prevent unwanted congregation of cars. In response to Mrs. Anderson-McDonald, Community Development Director McKim noted that the Ad Miller lot was not lighted nor did it have a gate which could be pulled down at night.

Attorney Varnadoe advised that his client would install whatever lighting the neighbors were comfortable with and suggested that low level, low intensity lighting be considered as it would not be obtrusive to the adjacent residential neighborhood. Mrs. Anderson-McDonald asked if the petitioner would also be willing to install a gate arm which could be accessed by cards for employees of those buildings after hours. Mr. Varnadoe said that his client would certainly agree to such a condition.

Councilman Graver asked for clarification regarding improvements to be made to the alleyway. Attorney Varnadoe noted that the alley would be restriped and landscaped so that parking would be discouraged. He noted, however, that the City would be responsible for enforcing the "no parking" requirement in that portion of the

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alley. Mr. Varnadoe then reviewed the proposed traffic pattern generated from this site modeled by Jack Barr.

Mrs. Anderson-McDonald asked if the petitioner could provide signage to direct traffic into the parking area. Attorney Varnadoe said that his client would agree to provide appropriate signage.

Mr. Bill Hill, Chairman of the Fifth Avenue South Parking Committee, advised that his group had conceptually reviewed the plan, but had no recommendations for Council. The Committee was, however, concerned about traffic flow on the west end of Fifth Avenue South.

Councilman Crawford expressed concern regarding the impacts such a parking lot would have upon a residential neighborhood. He further noted it could be very detrimental to that area if the lot was not adequately maintained. Referring to revitalization of the downtown area, Mr. Crawford said that he did not believe renovation of existing structures would help that area because rents were too prohibitive for the small retail (boutique) stores to pay.

Regarding the proposed parking lot for Colony Court and Regency Row, Mr. Crawford, a tenant of the latter, said that he did not believe many customers would utilize that lot as it was more than 500 feet away from the building. His company, in particular, has many elderly patrons who are physically unable to walk that distance.

Mr. Crawford then cited Section 14.1, Page 18 of the Land Use Element from the Comprehensive Plan which discourages the overdevelopment of existing commercial areas and their encroachment into stable residential areas.

In response to Councilman Graver, Attorney Varnadoe displayed a conceptual drawing of the buildings' facade. Mr. Varnadoe noted that the owner intends to encourage retail uses for the first floor and office uses for the second floor.

Mrs. Anderson-McDonald asked what the trip generation was from those transient lodging

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| BOARD MEMBERS | M<br>O<br>T<br>I<br>O<br>N | S<br>E<br>C<br>T<br>I<br>O<br>N | VOTE        |        | A<br>B<br>S<br>E<br>N<br>T |
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facilities recently demolished on that site. Attorney Varnadoe said that he believed it to be approximately 6 to 9 trips per dwelling unit during peak hour.

In response to Councilman Muenzer, Attorney Varnadoe noted that the parking spaces would be the standard nine feet in width with ten spaces allocated for compact cars at a width of eight feet.

**MOTION:** To APPROVE the resolution granting a conditional use permit as presented.

Councilman Crawford said that he could not support this request as he did not believe it was consistent with the City's Comprehensive Plan, Section 14.1, Page 18, Land Use Element, and, in addition, criterion #2 and #9 for conditional use approval regarding off-street parking and compatibility were not met.

Mr. Graver said that he believed the residential neighborhood and Fifth Avenue South area would benefit from this project and would, therefore, vote yes.

Councilman Muenzer said he lived across from a parking lot and believed a well-run parking facility would be a better neighbor than a multifamily development and would also support the resolution.

Mr. Richardson advised that because this project would further the Comprehensive Plan by providing vitality to the downtown area, he would support it.

Mayor Putzell explained that he was sympathetic to the residents' pleas, but would support this request because it was in keeping with both the Comprehensive Plan and R/UDAT report.

Referring to previous comments made during Council's deliberations, Mrs. Anderson-McDonald asked the record to reflect those items the petitioner agreed to provide relative to the parking lot: adequate signage to move traffic into this lot in an expedient manner; style of gate to be used should be accessible by key card for safety and security reasons after hours; and low level, low intensity lighting for the parking area should be installed.

Anderson-McDonald  
Barnett  
Crawford  
Graver  
Muenzer  
Richardson  
Putzell  
(6-1)

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|---|---|--|---|---|--|
|   |   |  |   |   |  |
|   |   |  | X |   |  |
| X |   |  | X |   |  |
|   |   |  |   | X |  |
|   |   |  | X |   |  |
|   |   |  | X |   |  |
|   | X |  | X |   |  |
|   |   |  | X |   |  |



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|                   |                            |                            | Y<br>E<br>S | N<br>O |                            |
| Anderson-McDonald |                            |                            | X           |        |                            |
| Barnett           |                            | X                          | X           |        |                            |
| Crawford          |                            |                            | X           |        |                            |
| Graver            |                            |                            | X           |        |                            |
| Muenzer           |                            |                            | X           |        |                            |
| Richardson        | X                          |                            | X           |        |                            |
| Putzell           |                            |                            | X           |        |                            |
| (7-0)             |                            |                            |             |        |                            |

some minor traffic impacts which should be addressed.

Councilman Anderson-McDonald suggested the resolution be conditioned to restrict use of the facility to hospital employees and those individuals with business on hospital grounds. If the day care center finds that it has room for more children, then the hospital can petition Council to open it to the public.

Mr. Keith Predmore, Support Services Administrator for the hospital, said the primary purpose of this day care center was for use by hospital employees; however, if there are not enough children, then it could be opened to the public. Councilman Muenzer said that he would support use by the public of this facility as he believed there to be a substantial need for this type center in that neighborhood.

Discussion then ensued relative to the type of action which should be taken on this item. Attorney Brown noted that if a restriction had to be placed on this resolution, his client would agree to it with the understanding that he could return and ask for approval to open this facility to the public. Staff agreed to that compromise.

Councilman Muenzer referred to the hospital's use of the First Church of Christ Scientist's parking lot and right-of-way along Sixth Street. He asked the hospital to instruct its employees that the street parking was for hospital patrons only in the event of overflow parking. Attorney Brown noted that hospital construction should be completed sometime in December.

In response to Mrs. Anderson-McDonald, Mr. Predmore advised that the day care center could be operated 24 hours; however, the hospital at this time only intended to operate it during the day shift.

**MOTION:** To APPROVE the resolution with the restrictions that the facility be used only by hospital employees or patrons and that it be limited to 66 children.





| COUNCIL MEMBERS | M<br>O<br>T<br>I<br>O<br>N | S<br>E<br>C<br>O<br>N<br>D | VOTE        |        | A<br>B<br>S<br>E<br>N<br>T |
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---ORDINANCE NO. 89-\_\_\_\_\_

ITEM 12

AN ORDINANCE AMENDING THE COASTAL CONSTRUCTION SETBACK LINES SUBSECTION OF CHAPTER X, RESOURCE PROTECTION STANDARDS, OF THE COMPREHENSIVE DEVELOPMENT CODE OF THE CITY OF NAPLES BY ADDING SUBPARAGRAPH (19); AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO ADD PROVISIONS THAT WOULD ALLOW STAFF TO PERMIT SOME TYPES OF CONSTRUCTION ON THE PROPERTIES THAT LIE BETWEEN THE BEACHFRONT LOTS AND THE NEW COASTAL CONSTRUCTION SETBACK LINE WHICH WOULD ELIMINATE THE NEED FOR A VARIANCE AND PUBLIC HEARING FOR PATIOS, POOLS, GARAGES AND SIMILAR STRUCTURES ON THE PROPERTIES AFFECTED BY THE RELOCATED COASTAL CONSTRUCTION SETBACK LINE.

Title read by City Manager Jones.

Discussion ensued relative to the placement of this ordinance into the Unified Development Code Regulations. Mayor Putzell asked if the City Attorney was satisfied with the placement of this ordinance in that Code. Staff advised that he was.

In response to Councilman Richardson, Natural Resources Manager Staiger noted that the Department of Natural Resources (DNR) would still have to permit such applications as well since they would be seaward of the Coastal Construction Setback Line.

Councilman Anderson-McDonald asked staff to investigate a sand fence which had been erected on the beach near 9th Avenue South.

Natural Resources Manager Staiger advised that Mr. John Remington had requested Council consider adding the repair of existing shore protection structures, such as revetments, to this ordinance as well. Mayor Putzell asked for that item to be placed on Council's next workshop agenda.

**MOTION:** To APPROVE the ordinance as presented at first reading.

|                   |  |  |   |   |   |
|-------------------|--|--|---|---|---|
| Anderson-McDonald |  |  | X | X |   |
| Barnett           |  |  |   | X |   |
| Crawford          |  |  |   | X |   |
| Graver            |  |  |   |   | X |
| Muenzer           |  |  |   | X |   |
| Richardson        |  |  | X | X |   |
| Putzell           |  |  |   | X |   |
| (6-0)             |  |  |   |   |   |





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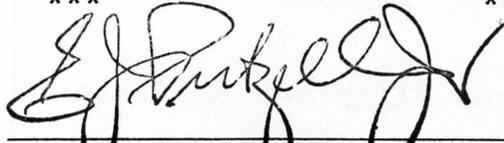
Open House would be held on Sunday, November 19, 1989 from 11:30 a.m. to 2:30 p.m.

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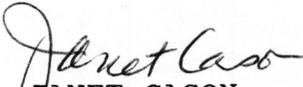
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ADJOURN: 11:45 a.m.



EDWIN J. PUTZELL, JR., Mayor



JANET CASON  
CITY CLERK

JODIE O'DRISCOLL  
RECORDING SECRETARY

These minutes of the Naples City Council were approved on December 6, 1989.

SUPPLEMENTAL ATTENDANCE LIST

|                  |                    |                 |
|------------------|--------------------|-----------------|
| W.W. Haardt      | Charles Andrews    | Jeff Kent       |
| Sarah Sauer      | John MacInnis      | Elsie Cannell   |
| Joan Farnes      | Egon Hill          | William Holden  |
| Sarah Finch      | Fred Sullivan      | George Varnadoe |
| Dave Humphrey    | Dick Sykes         | Stan Hubbard    |
| C.A. Reinbolt    | Carol Lynn Kendall | Fran Stallings  |
| Robert Galloway  | Alan Korest        | Dennis Lynch    |
| Jo Ann Smallwood | Lee Layne          | Thomas Brown    |
| Keith Predmore   | John Remington     | Gilbert Weil    |
| Robert Schroer   |                    |                 |

Other interested citizens and visitors.

NEWS MEDIA

Simon Dunkel, Palmer TV 10

Gina Binole, Naples Daily News



*City of Naples*

--- MEMO ---

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: BILL HILL, CHAIRMAN, FIFTH AVENUE SOUTH PARKING COMMITTEE

SUBJECT: COMMITTEE RECOMMENDATION

DATE: NOVEMBER 1, 1989

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BACKGROUND: In July of 1987 the Mayor appointed members to serve on the Fifth Avenue South Parking Committee. Chaired by Bill Hill, the committee consists of Dr. Richard Cavallaro; John T. Conroy, Jr.; Jim Grace; Councilman John T. Graver; Allison W. Haidle; C. Lodge McKee; Edward F. Verdesca; and Mark W. Wiltsie, as recording secretary. The committee was formed to study the general issues of parking and traffic flow along Fifth Avenue South. It was also charged with providing a recommendation with reference to an increase in parking fines for expired meters and of significant importance, alternatives to improve traffic flow through the "Four Corners" intersection.

ANALYSIS: The analysis and recommendations of this committee is separated into three distinct areas of concern as follows:

PARKING

Fines

Effective January 1, 1988 City Council revised the City Code of Ordinances which increased the fine for expired parking meters from \$2.00 to \$6.00. The committee feels this measure should be appropriate for a number of years and should remain as is until circumstances dictate otherwise.

Parking Permits

The City owns, operates, and maintains four City lots in the Fifth Avenue South area. Of the 336 total spaces, 209 are signed "permit parking" only. Based on a recommendation by the

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committee, the City administration authorized the issuance of 80 "oversell" permits. At the same time permit holders were allowed to park in any lot in a permit space on a first come-first serve basis. At this time, there still appears to be an appropriate mix of free two-hour and permit parking in the lots.

In addition, a \$10.00 fine was put in place for parking in a "permit parking" space without a permit. Parking permits can be obtained from the Finance Department at a cost of \$25.00 per quarter (\$100.00 annually).

#### Parking Meters

It was the consensus of the committee to retain the parking meters on Fifth Avenue South and side streets as they now exist. However, the committee recommended the existing two-hour maximum time be increased to three hours. This was accomplished in January of 1988. This change has allowed customers an additional hour to complete their shopping or business related activities. We have not experienced any impact on revenues based on this change. The committee recommends no further changes to the parking meters.

#### TRAFFIC FLOW

At City Council's request, the committee developed a plan to improve the traffic flow through the "Four Corners" intersection. Following a review of various alternatives provided by the engineering firm of Barr, Dunlop & Associates as part of the 1989 Traffic Study, the committee recommended that City Council approve the project which would change the signalization of this intersection from four phases to three. The three phase signal eliminated three of the four left turn movements and provided the opportunity to landscape the no longer needed left turn lanes. Although since changed, the original plan called for the removal of all (16) parking spaces in the 800 block of Fifth Avenue, eight parking spaces were reinstalled on the south side to provide some on-street customer parking.

The committee is pleased with the outcome of this project as it has both improved traffic flow through the area and provided an opportunity to beautify this significant Naples intersection. Our only recommendation is to gather traffic count data and analyze same before any further modifications are made.

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ADDITIONAL PARKING

The committee feels that additional parking is necessary to the future planned growth of this area and to the business vitality.

With City Council approval, the Parking Committee expended \$1,000 for a local architect to prepare a conceptual design of a modest three-level parking structure. The proposed site of the facility would be on City Lot #1 between Eighth and Seventh Streets and south of Fourth Avenue South. The conceptual design would provide an additional 219 parking spaces in this lot. With the design in hand, we asked a local contractor to estimate the construction cost of the facility. Their estimate was \$1,833,500. Adding consultant fees, site preparation, landscaping and other associated costs, the estimate totalled \$2,320,185 or \$10,594 per space. In addition, maintenance and operating costs are estimated to be \$75,050 per year. The annual debt service on \$2,300,000 at 8.4% over 20 years is \$240,900.

With the above information, the committee spent several months analyzing various funding mechanisms to retire a debt of \$2.3 million  $\pm$  to construct the parking structure. These are as follows:

- \* Lease Parking Spaces to Property Owners - Although survey results indicated a lack of interest, the concept was to long-term lease spaces to property owners who had a desire to increase their existing commercial space. Revenues received from the lease agreements would fund the parking improvements.
- \* Special Assessment District - This mechanism could also provide funds to accomplish the committee's goal. It would, however, require an ordinance amendment and the public hearing process through City Council. It would be designed so that every property owner in the district would pay a proportionate share of the improvement(s).
- \* Lease Air Rights Over City Lot #1 to a Single Property Owner - At one point in time, we had received an expression of interest from a single property owner in this regard. As the construction of a parking structure over this lot would be an expensive undertaking, the property owner is currently analyzing all alternatives to increase their commercial activities.

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- \* Revenue Bond Issue - It has been demonstrated that current revenues received from the City's parking operation are not sufficient to meet the current maintenance expenses for the four City-owned lots. A substantial increase in meter rates and permit fees would be necessary to retire a debt of \$2.3 million ±.
  
- \* Develop a Community Redevelopment Agency (C.R.A.) - This alternative is viewed by the Parking Committee as the most effective mechanism to fund parking improvements. The opportunity to utilize tax incremental financing to fund parking improvements and associated annual operating costs appears to be the most attractive. A flow chart outlining the steps involved in establishing a C.R.A. is attached for your review.

CONCLUSION AND RECOMMENDATION: Although the committee feels that the implementation of a C.R.A. is the best funding mechanism to provide additional parking in the Fifth Avenue South Shopping District, we recommend that an outside agency review our findings. Through the Florida Downtown Development Association (F.D.D.A.), the City can apply for a Technical Assistance Team to visit our community, review and analyze local concerns, and make a recommendation to the Parking Committee and City Council. The financial commitment required by the City would be meals and lodging for two or three individuals for several days. An application form and outline of the program is attached.

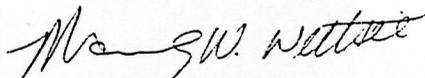
Based on the above we recommend adoption of a resolution authorizing the Mayor and City Clerk to execute the F.D.D.A. Service Agreement.

Respectfully submitted,



Bill Hill, Chairman  
Fifth Avenue South Parking Committee

Prepared by:



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