



City of Naples

CITY COUNCIL MINUTES

Workshop Meeting July 16, 1990

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-

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CITY OF NAPLES, FLORIDA

July 16, 1990

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REVIEW AGENDA ITEMS FOR JULY 18TH
REGULAR MEETING.

Councilman Muenzer asked that the minutes of July 13, 1990, reflect his absence was due to his attendance at a national conference.

Referring to Item 8, Councilman Muenzer then asked if staff could ensure that each of the adjacent property owners had been contacted. Natural Resources Manager Staiger assured Council that those individuals had been properly notified.

In response to Councilman Herms, City Manager Jones reviewed the location of the State's Construction Control Line (CCCL) and its recent movement landward the beginning of this year. The petitioner had redesigned the proposed pool structure to meet existing State lines and permits, he said.

Referring to Item 11, Councilman Passidomo asked staff to address the issue of guest house rentals at Council's regular meeting during consideration of this item.

Councilman Muenzer then asked to what use the Citizens and Southern National Bank drive-through facility could be used for if the rezone was accomplished. Mr. Herms asked staff to provide Council with a map of the surrounding area identifying existing land uses and zoning designations.

Mayor Crawford noted that there were some pages missing from Item 13, Housing Element. Community Development Director McKim advised that she would forward that information to Council immediately.

Referring to Item 14, Councilman Passidomo noted that this proposed request would change the Future Land Use map, but would not affect any textual changes. Community Development Director McKim pointed out that the petitioner would submit a Development and Annexation Agreement some time in the very near future would effect the appropriate textual changes.

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DISCUSSION OF INSTALLATION OF PARKING METERS ON FIFTH AVENUE SOUTH AND CENTRAL AVENUE BETWEEN GULF SHORE BOULEVARD AND SECOND STREET.

City Manager Jones explained that when the beach parking sticker program was implemented by Council, the regulatory ordinances provided that parking meters would be installed on 11th Avenue South, Fifth Avenue South, and Central Avenue for overflow parking. He noted that staff was seeking guidance from Council as to how it wanted to proceed with the placement of meters between Second Street and Gulf Shore Boulevard.

Councilman Muenzer suggested that one alternative could be to allow only vehicles with beach parking stickers to park in front of homes in that area. It was the consensus of Council to install signs which would state "Permit Parking Only" in the aforementioned areas.

Councilman Herms said he fully supported that suggestion as he has been contacted by several Gulf Shore Boulevard residents who have indicated parking meters in that area would place a burden on their guests.

Councilman Anderson asked for clarification as to why two parking spaces were removed from North Lake Drive. City Manager Jones advised he would have to check into that matter and report his findings.

Mayor Crawford further pointed out that at the request of the Handicapped Association, the City has installed two additional handicapped parking spaces at the Pier. However, there have been several complaints from frequent users of the Pier that those spaces are not being utilized. He suggested that they remain, but be reviewed by the City as to their frequency of use.

ITEM 3

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DISCUSSION OF ORDINANCE TO AMEND SUBMITTAL REQUIREMENTS FOR BUILDING REQUESTS IN WHICH THE MAXIMUM HEIGHT AND LOT COVERAGE ALLOWED BY A ZONING DISTRICT IS EXCEEDED, IN ORDER TO FACILITATE VISUALIZATION OF THE PROJECT PRIOR TO CONSTRUCTION.

Mayor Crawford noted that although Council had previously deliberated this item, he still believed it had merit and perhaps some compromise could be reached to satisfy all members of Council. The visualization of projects which exceed Code by a certain degree, he continued, could be very helpful for Council to determine the mass of the project and its affect on the adjacent neighborhood.

Councilman Passidomo said his objection to this proposal stemmed from the fact that it is the burden of the petitioner to use every tool available to persuade Council to approve his request. Mayor Crawford said that he did not believe this proposed ordinance would apply to every variance request, it would only be applicable to those requests wherein lot and height coverage have been exceeded significantly. Community Development Director McKim confirmed that a six-inch of one-foot variance would not be visibly apparent on a model.

Referring to the Moorings Presbyterian Church item scheduled for Council's consideration on July 18, 1990, Councilman Passidomo noted if this ordinance was approved, that particular project would require a model for the steeple height which he believed would be unnecessary and arbitrary.

City Attorney Rynders advised that Council could add some language to the ordinance which would provide that if Council so desired, a model or visual aid could be required of the petitioner if Council was not satisfied with the applicant's presentation.

Councilman Anderson said that she believed this proposed language was appropriate. She further noted that Councilman Passidomo might have a

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slight advantage visualizing certain projects because of his vast experience in real estate law.

Councilman Sullivan said that he fully supported the proposed suggestion as he believed there were certain instances where a model would be appropriate. It was the consensus of Council that the City Attorney should prepare an ordinance providing Council the ability to require a model of a petitioner if it deemed such action necessary for its deliberations of rezone, variance, and planned development petitions.

ITEM 4

REVIEW OF CONCEPTUAL DESIGN FOR GOODLETTE-FRANK ROAD PARK.

Community Services Director Holley advised that plans for this proposed park were presented to the Parks and Recreation Advisory Board at its last meeting. During that meeting, approximately 25 area residents were in attendance and provided both negative and positive feedback. Several members of the audience at those meetings expressed great opposition to bike racks, tot lots, and any other active recreational uses. However, the Board was urged to support the buffering between residential properties and the park, exercise trail, benches, and a walkway.

Referring to the tot lot, Councilman Muenzer asked if any consideration had been given to a fenced playground. Mr. Holley replied that the matter was not pursued because of the great opposition it had received.

Discussion then ensued as to the proposed stormwater utility areas. Councilman Herms suggested that an underground cavern type system could be placed under the park to store a tremendous amount of stormwater. City Manager Jones, however, noted that several large cities, such as Orlando, Florida, have used a similar system, but after 15 to 20 years, they have encountered difficulty in cleaning it out.

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Councilman Sullivan asked the City to be a good neighbor during construction of this park and clean up any debris or construction material from the adjacent residential area.

Ms. JoAnn Smallwood of Smallwood Landscaping reviewed the conceptual plans for the park.

Mayor Crawford noted that the stormwater utility study might require additional retention lakes in this area. He, therefore, suggested that the meandering path have sharper angles and that costs be kept down for the initial phase of this project. It was the consensus of Council to proceed with Phase I of the proposed project.

ITEM 5

REVIEW OF RECOMMENDATION BY PARKS & RECREATION ADVISORY BOARD WITH REFERENCE TO MEMORIALIZING POLICY FOR OUTSTANDING CITIZENS.

Community Services Director Holley advised this was a policy that Council had directed the Parks and Recreation Advisory Board to review. The Board suggested that two inductees per year be nominated for time, energy, and effort expended on behalf of recreation in the City of Naples.

Mayor Crawford said that he did not believe a policy such as this was appropriate as it could only cause ill will among all contributors. Councilmen Anderson and Sullivan concurred.

It was the consensus of Council not to proceed with a memorializing policy for outstanding citizens in the City of Naples.

ITEM 6

DISCUSSION OF THE COUNCILS AND THE LEGAL DEPARTMENTS INTERPRETATION OF THAT

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