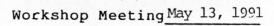
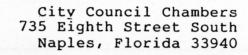
## CITY COUNCIL MINUTES







-SUBJECT-	PAGE	
DOLL CALL	1	
ROLL CALL	1	
DISCUSSION OF AFFORDABLE HOUSING ISSUES PAPER WITH THE PRIMARY FOCUS ON THE DISIGNATION OF HOUSING SITES	1	
PRESENTATION BY THE NAPLES BAY WATERFRONT DESIGN TEAM, A. GAIL BOORMAN & ASSOCIATES/WAETZMAN PLANNING GROUP	5	
REVIEW OF ITEMS ON MAY 15, 1991 REGULAR MEETING ACENDA	7	
ADJOURN	8	

City Council Chambers 735 Eighth Street South Naples, Florida 33940



Time 9:00 a.m.

Date May 13, 1991

	Mayor	Anderson called the meeting to order and presided.						
	ROLL	ent: Kim Anderson, Mayor  John M. Passidomo, Vice Mayor  William E. Barnett R. Joseph Herms	COUNCIL MEMBERS	0 T I 0	S E C O N D	Y E S	TE N O	A B S E N T
		Alan R. Korest Paul W. Muenzer Fred L. Sullivan, Councilmen	10000 60 60 0000 70 0000					
	Norri Act David Cit Geral Cit Susan Pla Chris Com Maril Rec	Present:  S. C. Ijams, Ann (Missy) McKim, Cing City Manager  No. Rynders, Jon C. Staiger, Natural Res. Manager  John Cole, Cy Engineer Chief Planner  Golden, Tara Norman, Public Info. Officer  Stopher L. Holley, George Henderson, Cy McCord, Cy Engineer Sergeant-At-Arms  Supplemental Attendance - Attachment #1						
	NOTE:							
•	***	***  ITEM 2  DISCUSSION OF AFFORDABLE HOUSING ISSUES						
		PAPER WITH THE PRIMARY FOCUS ON THE DESIGNATION OF HOUSING SITES.						

CITY OF NAPLES, FLORIDA  City Council Minutes Date May 13, 1991		M O T	SECO	VO	ľE	A B S
	COUNCIL MEMBERS	0	N D	Y E S	N O	E
Community Development Director McKim told Council she was hopeful that discussion could begin soon with regard to a complete affordable housing implementation strategy for the City. She said that staff is seeking Council direction in this matter. Mrs. McKim noted that designating property for affordable housing is the main focus of the discussion, and staff had identified the most apparent potential sites that could be so designated. Staff had also identified sites that could be appropriate for affordable housing but involve annexation. Mrs. McKim said that staff is suggesting that all of the potential sites be reviewed through the Comprehensive Plan Process, then Council can choose those sites which it believes are most appropriate for affordable housing designation.  NOTE: At 9:20 a.m. staff distributed Notices for a Special Meeting, to be held immediately following this meeting.  Councilman Muenzer said that if Area B is annexed, it should be required to maintain and provide its own affordable housing needs, and Community Development Director McKim agreed that was a valid point.  Councilman Korest asked if any flexibility existed in the affordable housing requirements and inspections. He also asked if the Comprehensive Plan commitment can be modified if sufficient property simply is not available. Mrs. McKim explained that the City can modify the Comprehensive Plan, but since there is a documented need for affordable housing a strategy is necessary to demonstrate that efforts are being made to meet the need.  Planner Golden told Council that affordable housing needs were calculated based on 1980 census data and projected growth. The numbers would be reviewed after 1990 census data becomes available.						
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CITY OF NAPLES, FLORIDA  City Council Minutes Date May 13, 1991	COUNCIL MEMBERS	M O T I O N	SECOND	A B S E N N O T
Referring to potential sites, Councilman Muenzer pointed out that Staff had not included the 56 acres which had been annexed near the bowling alley. Some sites are so expensive it is beyond description, he said, and suggested considering the 30 residentially-zoned acres near the bowling alley as a potential affordable housing site.  Next Councilman Muenzer noted that Council must identify what it interprets as affordable housing. He stressed that Council must consider the location, since certain areas would not be acceptable to most people. Councilman Muenzer requested that staff research the acreage near rleischmann Park and ascertain its purchase price.  Councilman Herms said that in his opinion affordable housing sites should possess peace and quiet. It would not be a good idea, he said, to place affordable housing on a commercial highway and expect people to live there. Councilman Herms reviewed several of the potential sites, and noted that the Jungle Larry's site had definite potential. Community Development Director McKim agreed that some of the sites do contain negative qualities. Councilman Herms identified some commercially zoned sites as having the potential for commercial development on the front with residential uses on the back portion of the site.  In the discussion on potential solutions and additional issues, Mrs. McKim told Council that the County had drafted an ordinance, which the city will be required to adopt, creating an affordable housing commission.  Councilman Muenzer noted that the State had suggested that in future developments the developer would be required to set aside sites or funds for affordable housing. Funds would be placed into an escrow account, to be administered by an Affordable Housing Commission. He added				

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that linkage fees would soon exist in the County. Mrs. McKim pointed out that linkage fees would be a very viable funding source for affordable housing.  Discussion ensued with regard to guest houses qualifying as affordable housing units. Community Development Director McKim said that guest houses would have to be documented as being rented by low or medium income individuals, which could be done in-house or by a non-profit organization, and added that guest houses do represent an affordable housing resource.  In addition, Stoney's Mobile Home Park contains unit which would definitely qualify under the City's affordable housing guidelines, said Mrs. McKim, and she would anticipate handling that area in a manner similar to guest houses. Mrs. McKim asked for direction from Council as to which areas staff should spend the most time investigating.  Mrs. McKim summarized by saying that staff would need approval to pursue any or all of those properties identified as potential affordable housing sites.  Councilman Muenzer requested that all housing sites involving annexation Area B be separated from other potential affordable housing sites. He next asked if a clearing house for private grants existed, and Planner Golden replied that staff does receive a booklet describing grants and foundations available. There are State grants available, she said, but staff had not been previously directed to apply for additional funding sources.  Mayor Anderson told staff that they had done an excellent job on this project. She commented that it would be very unfortunate to have grant capability and not pursue it. The Mayor suggested that staff put costs for pursuing						

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grants into their departmental budget. She directed staff to research all sites within the given affordable housing parameters and review the impact of each.						
BREAK: 10:05 a.m 10:10 a.m.  ***  ***  ITEM 1						
PRESENTATION BY THE NAPLES BAY WATERFRONT DESIGN TEAM, A. GAIL BOORMAN & ASSOCIATES/WAETZMAN PLANNING GROUP.						
Waterfront design team member Boorman reviewed the proposed waterfront plan which would increase public access to the Bay utilizing a mixed use zoning concept.  With regard to lot coverage, Ms. Boorman said that parking would be targeted in order to generate more useful space. The shared parking concept would be encouraged so that one block would not be devoted only to parking. Design team member Larry Waetzman noted that parking is a key issue only during the peak month.						
Regarding the mixed use concept, Ms. Boorman explained that the design team would recommend that first floors be reserved for retail use. She said that overall building height restrictions should be observed, with special exceptions for marine industry uses.						
Ms. Boorman reviewed the recommended setbacks. The use of awnings would be encouraged as well as an enhanced landscape and lighting program.	Didwell sive Respective					
The Floor Area Ration (FAR) was described, and Ms. Boorman told Council that the design team had been researching enabling legislation, such as a parking authority, which she said Council may want to consider, or an assessment district. Ms. Boorman stressed that the proposed concept cannot be fragmented because the open space requirements do not work well without shared parking.						
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Mr. Waetzman told Council that the design team is aware of the nearby residents' concerns and had attempted to find a mechanism which would not harm the neighbors. The compatibility of commercial and residential uses would have to be ensured, he said.  Councilman Muenzer expressed concern with regard to traffic flow in and out of the area. Mr. Waetzman said that a full traffic study had not been a part of this study, but that a traffic generation model based on buildout would be produced. Ms. Boorman described the proposed traffic flow, which would direct people to the Tenth Street South/U.S. 41 intersection. Enhanced signage and landscaping would be added at the entrance to the waterfront district.  Mayor Anderson said that perhaps architectural constraints should be considered to some degree, since the project could be ruined by one extreme building.	PIEMBERS	N		2		
Councilman Herms asked how pedestrian access would be handled in the parking area across from River Lights restaurant. Mr. Waetzman said that there had been concerns with regard to the island area and that there is a need for better parking options. The design team is hoping that a pedestrian linkage can be designed under the bridges during the redesign of U.S. 41. Mr. Waetzman said that a tunnel or walkover had been discussed.	AC CONTROL OF THE STATE OF THE					3
Councilman Passidomo asked if an attempt had been made to mitigate the impact upon residents within the district. Mr. Waetzman said that residential uses are incompatible with the district; new uses would be non-residential at the onset. He said that the proposed pedestrian circulation system attempts to maximize waterfront access to non-residential properties.	Seex ne nus perte a long lace he long seria pertecures e transpers					
Councilman Korest said that little had been discussed with regard to marine related uses. Mr. Waetzman explained that the design team had	idalino Priedie d Psi bethesy 115v aras		116 100 101			
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City Council N	Minutes Date	May 13, 1991	a Langua	O T	E C			B S
HALL SERVER			COUNCIL MEMBERS	I O N	O N D	Y E S	N O	E N T
cannot remain pro activities, so provide bonuses	arina owners, who hofitable solely on madesign team had a for those propertie on of their marine u	arine related attempted to as which will						
design team was own parking re	st then inquired suggesting a distrequirements, similar ment. Ms. Boorman e approach.	ict with its to a big	90:33 90:33			2.88		
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several phone care park Shore area what been pumped process. Mayor Resources Manage assuring people In addition, Action, Actio	er announced that he alls from residents with regard to the mainto the Gulf during Anderson requested r Staiger post a significant the material is cting City Manager on to the Naples Da	in the upper aterial which the dredging that Natural n at the site not harmful.  Ijams will						
***	***	***						
		ITEM 3						
REVIEW OF I	TEMS ON MAY 15, 1991 NDA.	REGULAR						
Councilman Herms regard to the st	5-b: Staff will before the May 15 treet sweeper and tree spec-writing produced by the spec-writing prod	meeting with cactor/mower.						
announced that t	5: Acting City Makese items would be nda and considered a.m. on May 15.	removed from						
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City Council Minutes  Date May 13, 1991  COUNCIL MEMBERS  ADJOURN: 11:34 a.m.  KIM ANDERSON, MAYOR  Anet Last JAMET CASON City Clerk  Marilyn McCord Recording Secretary  These minutes of the Naples City Council were approved on June 5, 1991	S	VOT					
City Council Minutes	Date <u>l</u>	May 13, 199	C		T I O	E C O N D	Y E S
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## SUPPLEMENTAL ATTENDANCE LIST

Carl Paterno Duke Turner Kim Kobza Barry Johnson Werner W. Haardt Charles Andrews Chuck Mohlke Falconer Jones

## NEWS MEDIA

Tim Engstrom, Fort Myers News-Press Gina Binole, Naples Daily News John Lunsford, Naples Daily News Jerry Pugh, Palmer T.V. Sally Kidd, WINK - T.V.