



City of Naples

CITY COUNCIL MINUTES

Workshop Meeting May 13, 1991

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

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Date May 13, 1991

ROLL CALL

William E. Barnett
R. Joseph Herms
Alan R. Korest
Paul W. Muenzer
Fred L. Sullivan,
Councilmen

Also Present:

Norris C. Ijams,
Acting City Manager
David W. Rynders,
City Attorney
Gerald Gronvold,
City Engineer
Susan Golden,
Planner I
Christopher L. Holley,
Comm. Services Dept.
Marilyn McCord,
Recording Secretary

Ann (Missy) McKim,
Community Dev. Dir.
Jon C. Staiger,
Natural Res. Manager
John Cole,
Chief Planner
Tara Norman,
Public Info. Officer
George Henderson,
Sergeant-At-Arms

See Supplemental Attendance - Attachment #1

NOTE: Acting City Manager Ijams requested that Item 1 be considered after 10:00 a.m. so that all interested parties could be present.

ITEM 2

**DISCUSSION OF AFFORDABLE HOUSING ISSUES
PAPER WITH THE PRIMARY FOCUS ON THE
DESIGNATION OF HOUSING SITES.**

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
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<p>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.</p> <p>NOTE: At 9:20 a.m. staff distributed Notices for a Special Meeting, to be held immediately following this meeting.</p> <p>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.</p> <p>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.</p> <p>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.</p>					

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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 Fleischmann 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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<p>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.</p> <p>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.</p> <p>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.</p> <p>Mrs. McKim summarized by saying that staff would need approval to pursue any or all of those properties identified as potential affordable housing sites.</p> <p><u>Councilman Muenzer requested that all housing sites involving annexation Area B be separated from other potential affordable housing sites.</u> 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.</p> <p>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. <u>The Mayor suggested that staff put costs for pursuing</u></p>					

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talked to the marina owners, who had said they cannot remain profitable solely on marine related activities, so design team had attempted to provide bonuses for those properties which will maintain a portion of their marine use.

Councilman Korest then inquired whether the design team was suggesting a district with its own parking requirements, similar to a big Planned Development. Ms. Boorman agreed that that would be one approach.

Councilman Muenzer announced that he had received several phone calls from residents in the upper Park Shore area with regard to the material which had been pumped into the Gulf during the dredging process. Mayor Anderson requested that Natural Resources Manager Staiger post a sign at the site assuring people that the material is not harmful. In addition, Acting City Manager Ijams will submit information to the Naples Daily News for publication.

ITEM 3

REVIEW OF ITEMS ON MAY 15, 1991 REGULAR MEETING AGENDA.

Items 5-a and 5-b: Staff will report to Councilman Herms before the May 15 meeting with regard to the street sweeper and tractor/mower. In addition, the spec-writing process will be reviewed.

Items 14 and 15: Acting City Manager Ijams announced that these items would be removed from the regular agenda and considered at a Special Meeting at 8:30 a.m. on May 15.

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ADJOURN: 11:34 a.m.

Kim Anderson
KIM ANDERSON, MAYOR

Janet Cason
JANET CASON
City Clerk

Marilyn McCord
Marilyn McCord
Recording Secretary

These minutes of the Naples City Council were
approved on June 5, 1991.

Attachment #1

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.