



*City of Naples*

CITY COUNCIL MINUTES

Workshop Meeting 4-20-92

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940

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## ROLL CALL

**ITEM 2**

Kim Anderson  
R. Joseph Herms  
Alan R. Korest  
Ronald L. Pennington  
Peter H. Van Arsdale  
Council Members

Dr. Richard L. Woodruff, City Manager  
Norris C. Ijams, Assistant City Manager  
Maria J. Chiaro, City Attorney  
Ann (Missy) McKim, Community Dev. Dir.  
John Cole, Chief Planner  
Jon Staiger, Ph.D., Natural Resources Mgr.  
Tom Smith, Fire Chief  
Leighton Westlake, Engineering Manager  
Glen Chesebrough, Training Chief  
Ann Walker, Planner II  
George Henderson, Sergeant-At-Arms  
Marilyn McCord, Deputy Clerk

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**ITEM 1**

Council Member Korest introduced representatives Ms. Ellen Goetz and Mr. Alfred W. French of the Southwest Florida Land Preservation Trust. Mr. Korest told Council that the Land Preservation Trust had proposed the very interesting concept of a greenbelt extending from the Gordon River north to the Cocahatchee River. He pointed out that this could be an outstanding opportunity for the City in the future.

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Ms. Goetz explained that the Land Trust was formed approximately four years ago for the purpose of acquiring land. Members believe there is a need to consider an open space preservation in urban areas. If the Tourist Development Council is recreated, the Land Trust will apply for funding, as it did previously. Ms. Goetz noted that the greenway concept was not a new concept. Gainesville had included its greenway system in their Comprehensive Plan. She described the proposed greenbelt, noting, "We have a vision for this community - a network of green."

Mr. French informed Council that one of the Land Trust's missions was to connect areas of the City and County. Mr. French gave a slide presentation showing examples of a greenway system. To be successful, he said, a greenway system should connect public and recreational facilities and have adequate parking. Mr. French described the areas proposed for the greenway system, which ideally would also connect Naples Bay, Tin City and the Gordon River.

Mr. French told Council that an easement had been requested from the Airport Authority and that the Land Trust had commitments from Collier Enterprises for two other easements. It would be appropriate for the City and the Land Trust to work together, he said. Mr. French explained that amenities were already available in much of the area proposed for the system.

In summary, Mr. French stated that the Land Trust had identified the route, had begun to procure rights-of-way and would assist the City and the County in development of this project. He asked that Council consider and adopt the concept of a greenway system. That concept should be included in the Comprehensive Plan, he said. Also, the Airport Authority would want to have the City's opinion of committing an easement to the project and Mr. French asked that Council notify the Airport Authority if they concur. He asked that staff meet with the Land Trust if Council



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supported the greenway concept. Mr. French offered the Land Trust's help in acquiring sections of land. He said that the Land Trust's intention was to turn the greenway over to the City and County at some point in the future. Mr. French suggested having another workshop at a future time, for the purpose of identifying areas where the Land Trust could help the City.

City Manager Woodruff asked for Council's opinion and an indication of whether staff time should be invested in this project. He said that it would be appropriate for the Community Services Advisory Board and Planning Advisory Board to work on the greenway concept.

Council Member Pennington requested some kind of cost projection and estimates of maintenance costs.

Council Member Korest noted that the Land Trust was a valuable resource. The proposed greenway, he said, conceptually offered tremendous opportunities.

Council Member Herms expressed concern about any possible environmental impact. Ms. Goetz agreed that there would be some serious challenges with the project, but that the Land Trust believed it could be accomplished. Mr. French assured Council that everything would be done with a minimum of damage to the environment.

Vice Mayor Sullivan supported the concept completely and commended the Land Trust for devising a plan that would provide so many people with opportunities to enjoy the area.

Mayor Muenzer commented, "We need to dream and hope for it," and said that the concept should certainly be considered.

It was the consensus of Council to support the concept of the greenway system. The project



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should be reviewed by the Planning Advisory Board and the Community Services Advisory Board. This project should be included in the City's next Comprehensive Plan.

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ITEM 2

**DISCUSSION OF REDESIGN OF CRAYTON ROAD  
AND PARK SHORE DRIVE INTERSECTION.**

Mayor Muenzer announced that letters had been received from the Crayton Road Association, Inc. and the Moorings Property Owners Association. Both letters expressed concern about the Crayton Road/Park Shore Drive intersection.

City Manager Woodruff said that several Council Members had contacted him because of problems with the signal at the intersection of Crayton Road and Park Shore Drive. Staff had met with representatives from Florida Power & Light and discussed the need to redesign that intersection. Dr. Woodruff requested that Council proceed to authorize final design of that intersection. Staff anticipated awarding bids by mid-summer, he said, and construction to be completed in November or December. Costs of the project will be covered by impact fees, he added.

Engineering Manager Leighton Westlake used charts to review traffic patterns at the current and proposed intersection. Stormwater management will be included in the redesign, which will cost an estimated \$165,000. Mr. Westlake reviewed traffic data for the intersection, noting that when the signal timing is changed, more green time will be available, improving the ability of vehicles to get into the turn lane.

City Manager Woodruff told Council that in the future the Park Shore bridge would have to be four-laned. The intersection improvements were planned to help the bridge being four-laned. Dr. Woodruff and Mr. Westlake answered Council's

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feasibility study should be done. MPO staff had prepared a draft Scope of Work which would be used to solicit consultant services for this study. The Board of County Commissioners had authorized an expenditure of \$9,375 to support the project. MPO staff has secured a commitment of \$75,000 in Federal Transportation Authority Section 9, Matching Funds (subject to the submitting of a grant application) and \$9,375 in State matching funds.

Mr. Perry said that the first step of a feasibility study would be a needs assessment, including a great deal of data collection and survey information. He pointed out that the County's population had grown tremendously. A large portion of that population is elderly and cannot or should not be driving.

Discussion ensued with regard to the proposed feasibility study. Council Member Van Arsdale questioned the value of spending so much money on a study when the study would probably "tell us we can't afford a public safety system." Mr. Perry responded by explaining that the \$75,000 would come from the State gasoline tax. From a funding standpoint, the money is there, he said. The Federal government will not provide funding unless this transit development plan is done first.

Council Member Korest said that he did not believe there was enough density of population to warrant a public transit system. Council Member Pennington agreed, saying that in his opinion it was a very limited need.

Council Member Anderson said that she would not want to see the City expend funds for this study noting that it was more of a County problem. She suggested that Council draft letters to the local State Representatives, since from a long-range planning aspect, it was important to consider projected needs. Ms. Anderson noted that she hoped in the next fifteen years or so those elected bodies would approve a viable study to



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explore the need of a public transit system. She thanked Mr. Perry for bringing the information to Council, but said that she did not believe Naples was ready to spend tax money for a system that was perceived as not necessary.

City Manager Woodruff said that he was sympathetic to the need for public transportation for many facets of the community. However, he said, "There is no transit system that will make it without Federal money." This would be a service, he said, that would have to be subsidized by ad valorem taxes or some type of committed tax. Dr. Woodruff added that a consultant would have to analyze how other communities procured Federal funds and how those funds were spent.

Council Member Herms said that he supported this MPO project. As a member of the Transportation Disadvantaged Program, he said, he had a different perspective of the problem. Mr. Herms told Council that he envisioned that the proposed study would develop some very sophisticated methods to handle transit needs.

Mr. Perry announced that he would be giving another presentation at the upcoming Joint City/County Workshop Meeting. Council Member Anderson suggested that the MPO add the name of Charles Verdesca, Chairman of the Redevelopment Task Force, to their mailing list.

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ITEM 3

PRESENTATION OF FIRE DEPARTMENT  
RENOVATION PLANS FOR FIRE  
ADMINISTRATION/FIRE STATION #1.

Fire Chief Tom Smith informed Council that the Construction Committee had discovered a number of pitfalls that could not be overcome under the present budget figures. Chairman of the Committee, Training Chief Glen Chesebrough,

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reviewed the findings of the Committee. Several items had arisen dealing with FEMA flood regulations, which had not been considered earlier. In March, alternative ideas were sought. Three alternatives were brought forward:

- 1) Standard construction of a second floor over existing facilities at a cost of \$501,920.
- 2) New one-story Administration offices; Relocate Operations to the renovated Administration office at a cost of \$392,290.
- 3) All new Fire Station and Fire Administration facility at the present location at a cost of \$667,265.

City Manager Woodruff and Chief Chesebrough answered Council's questions with respect to floodproofing, parking and the structural integrity of the present station. Dr. Woodruff asked Council to authorize the Committee to discontinue the consulting contract and to identify further options. He complimented Council Member Herms for his contribution to the Construction Committee. Dr. Woodruff said that if Council would concur, different directions would be pursued. Staff will bring back cost estimates of how this project can be funded, the implications on other C.I.P. projects and how much the City would receive in impact fees. He said, "This has turned into a very expensive project."

Council Member Herms said that his recommendation would be to put a new facility on the existing site, since it would be very difficult to relocate. He added that in approximately ten years the population would probably dictate additional space for general government, therefore, Fire Station plans should be tied into future City Hall expansion.

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**SUPPLEMENTAL ATTENDANCE LIST**

**City Council Workshop Meeting - April 20, 1992**

Ellen Goetz  
Bruce Green  
Charles Andrews  
Anne Collabrese  
Nicole Polayse  
Lyle Richardson

Alfred French  
Werner W. Haardt  
Sue B. Smith  
Harry Timmins  
Jeff Perry

Other interested citizens and visitors.

**NEWS MEDIA**

Eric Staats, Naples Daily News