



City Council Chamber
735 Eighth Street South
Naples, Florida 33940

City Council Workshop Meeting - November 9, 1992 - 9:00 a.m.

Mayor Muenzer called the meeting to order and presided

ROLL CALL

ITEM 2

Present: Paul W. Muenzer, Mayor
Fred L. Sullivan, Vice Mayor

Council Members:
R. Joseph Herms
Alan R. Korest
Ronald M. Pennington
Peter H. Van Arsdale

Absent: Kim Anderson, Council Member

Also Present:

Dr. Richard L. Woodruff, City Manager
Mark Thornton, Community Services Dir.
Missy McKim, Comm. Development Dir.
John Cole, Chief Planner
Terry Fedele, Parks & Parkways Super.
George Henderson, Sergeant-At-Arms
Marilyn McCord, Deputy City Clerk
Ellin Goetz
Ron Sanson
Jack Hustler
Andrea Clark Brown
Pamela Mac'Kie
Bruce Green

Willie Anthony
Werner W. Haardt
David Rice
Charles Rhoades
Gene Schmidt
Lyle Richardson
Falconer Jones
Kim Kobza
Robert Noble
Robert Rier
Other interested citizens and visitors
Media:
Eric Staats, Naples Daily News

ITEM 1

ITEMS TO BE ADDED

There were no items added to the agenda.

ITEM 2

ANNUAL ADVISORY BOARD REPORT - COMMUNITY SERVICES

Community Services Board Chairman Bob Rier introduced Board members Bruce Green, Willie Anthony and George Dondanville. Mr. Rier complimented Council on their excellent interviewing process used to fill vacancies on the Board. He also complimented former Interim Community Services Director Kevin Rambosk, noting that for the first time, a policies and procedures manual for the Community Services Department had been written and implemented and will be updated on a continuing basis. The Report of the Committee to Review City Efficiency, said Mr. Rier, did contain many of the Department's strong points as well as certain deficiencies. By the end of this fiscal year, all of those deficiencies will have been addressed. Mr. Rier told Council, "Verbally, we'd like to take you on a trip around the City. We'll tell you what's gone on this past year and what the Board's goals and objectives are."

First Mr. Rier reviewed past activities in the Parks & Parkways Division. Because of the excellent job that Division has done over the years keeping trees trimmed and in good condition, little damage resulted to City-owned trees during Hurricane Andrew. Mr. Rier informed Council that the damage report sent to F.E.M.A. (Federal Emergency Management Authority) enumerated 460 damaged trees. Of those, 203 were saved by Parks & Parkways employees. Mr. Rier said that the Board hopes to disseminate some information to the public concerning the proper care of trees, noting, "If they'd been doing the job we were, there wouldn't have been as much damage."

Mr. Rier reported that the Goodlette Road linear park "looks wonderful." One of the Board's objectives is to research privatization for the care of the linear park.

The City's nursery on Solana Road is becoming a very successful operation, said Mr. Rier. By the end of this year, 1,000 trees will have been planted there on two sprinkled acres. Mr. Rier estimated approximately \$30,000.00 in savings over a five-year period as a result of the City having its own nursery.

Building maintenance is handled by a four-man staff who paint and do miscellaneous small jobs.

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This is augmented with outside help when needed.

Reporting on Naples Landing, Mr. Rier said, "We'll be improving deficiencies there. The ball is in Council's court, to come up with funds. This is one area where we need some help."

Mr. Rier said that the Board had determined the City was best served by a floating dock system at the City Dock. The Dock has evolved into a very successful enterprise, he said, with a Dockmaster who "understands our bottom line." Mr. Rier reported that the Dock's income has increased by 300%.

Mr. Rier informed Council that the City Pier was profitable and that Lowdermilk Park was a financial drain. There are presently Requests For Proposal for the concession stands services. These private proposals will be compared to the present operation. The current employees do an excellent job for the citizens, emphasized Mr. Rier, and both the Board and the Department want that good service to continue.

Mr. Rier told Council that 5,028 people had taken advantage of classes offered at Fleischmann Park this year. Of those, 76.5% are County residents. Plans for renovation of the Community Center at the Park are in the final stages. This year the Board worked closely with the Police Athletic League and a better working relationship has been attained.

The first phase of renovations has been completed at Anthony Park, noted Mr. Rier, and the second stage will be completed soon.

Mr. Rier reported that the Cambier Park tennis program had increased tremendously, mainly due to the dedication of Alternate Board Member David Rice and his son. The programs focus has been changed, he explained, and the Board, rather than the Tennis Pro, runs the program. As a result of this and changes in the Tennis Pro's contract, \$20,000.00 will be added to the Department's bottom-line budget figures. The shuffleboard courts have been resurfaced and are heavily used. The Cambier Park arts program is very active and offered fifty-four classes this year.

The Board is examining the possibility of eliminating the stage in the recreation building at River Park. With the utilization of part-time help, the River Park pool will be kept open twenty-two additional weekends. Mr. Rier noted that there had been excellent attendance at the pool on weekends. In addition, 2,069 City residents took part in various programs offered at River Park this year.

Mr. Rier continued his report by telling Council that in an attempt to provide one-time special activities, the City has sponsored sixty-three separate events this past year, including art shows, youth programs, athletic events, and concerts. He referred to the recent Mayor's Cup Fishing

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Tournament, telling Council that Board Members and staff had received many compliments on how well it was handled. Mr. Rier said that the Board hoped to see the public give their support to the various organizations who run the special events.

Perhaps Myra Daniels and others from the Philharmonic would someday help with fund raising in order to build a theater, said Mr. Rier. He asked for Council's support should that ever become a reality.

The Board's goals and objectives were next reviewed, as follows:

- Within the year, the Board's information manual will be completed. Former Board Member Theresa Hunt is continuing to work with staff on that project.
- The Board will continue to work on the Naples Landing project.
- The next phase at Anthony Park should be completed during the next year.
- The Board will work on recreation plans with Seagate Elementary and Gulfview Middle Schools.
- Continue investigation of privatization.
- Learn about solid waste and related activities; become a model program for solid waste and recycling activities.
- Investigate further the advantages of building a gymnasium-type facility at Fleischmann Park.
- A primary goal will continue to be, "Always watch out for the citizen."

Mr. Rier told Council that the Community Services Department would need funds for Naples Landing and for Fleischmann Park and Norris Community Center improvements. Perhaps in the future he added the Board should expand to a membership of seven, however, at this time, the Board desires to continue with five members. Mr. Rier clarified that the Alternate Member concept was working well and noted that a meeting had never been cancelled due to lack of a quorum.

Council Member Pennington commented that the Board was "doing a tremendous job" and expressed the hope that the Board would become involved with the Solid Waste Division. Council Member Korest suggested that the Board review the possibility of a two-tiered rate structure for

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Fleischmann Park activities.

In response to Council Member Herms' inquiry, Mr. Rier said that because activities have been open to County residents, it has been possible to offer excellent instruction in the many classes. However, according to Board Member Bruce Green, this year the Board has ensured that the City be in charge of all operations at Fleischmann and Cambier Parks so that activities are not dictated by County residents. Mr. Herms suggested that as income from the Department's activities increases, that money be earmarked for specific improvements. He also noted that some of the Parks buildings were in need of repair. Mr. Rier said that the Board was aware of those problems and plans have been made for upgrades and improvements.

Council Member Van Arsdale complimented the Board and said that he fully supported funding the projects recommended by the Board. He asked if more activities could be scheduled in the northern part of the City. Mr. Rier reported that the Board was in the process of discussing cooperative activities with Seagate Elementary School. Mr. Van Arsdale suggested that a policy, with respect to disciplinary action for those who use City facilities, such as the Dock, be included in the Department's policy manual.

Vice Mayor Sullivan remarked that the Board had "come a long way" and added that it was a pleasure to see so many positive changes. Mr. Rier replied, "The biggest change has not been with us, but with the fact that you've given us a management that works with us." Mr. Sullivan applauded the Board's work and expressed the desire to have the same cooperative effort between Council and all of the advisory boards. He agreed that the City has a fine management staff, adding, "We have a distance to go yet, but we can look forward to doing that."

Mayor Muenzer noted that more practice areas were needed within the City for certain sports activities since coaches often cannot find a place to practice. The Mayor said that it would be interesting to learn who used the shuffleboard courts at Cambier Park. Staff will research who is utilizing the shuffleboard facilities and ascertain whether the County is attempting to meet any shuffleboard needs. If possible, staff will provide statistics as to the number of City residents and number of County residents using the shuffleboard facilities. Council Member Pennington also requested that staff provide statistics, if possible, as to the number of City residents and number of County residents who utilize the City Pier.

The Mayor agreed with Council Member Van Arsdale's request for activities in the northern part of Naples. Hopefully, said Mayor Muenzer, the City can cooperate with Seagate Elementary School and offer some after-school programs. He also suggested that should the Norris Center become too heavily booked with theater-type activities, it would limit other groups from using the facility. The stage at Gulfview Middle School can be reserved for plays, etc, said the Mayor, suggesting that the Board explore that option. In closing, Mayor Muenzer thanked the Board for its dedication and hard

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work.

BREAK: 10:15 - 10:23 a.m.

ITEM 3

AIRPORT AUTHORITY INTERVIEWS

The following individuals were interviewed for the Airport Authority vacancy:

- ☐ Louis X. Amato, Esq.
- ☐ William B. Tracy
- ☐ Curt Richard Warren
- ☐ Mary Beth Cunningham
- ☐ Ellis D. Van Alstine
- ☐ Bruce P. Reid
- ☐ Thomas F. Moakley
- ☐ James G. "Coach" Davis, Jr.

LUNCH RECESS: 12:35 p.m. - 2:00 p.m.

ITEM 4

CODE ENFORCEMENT BOARD INTERVIEWS

The following individuals were interviewed for the Code Enforcement Board vacancy:

- ☐ Douglas John Carver
- ☐ Kendall C. Wise
- ☐ Marjorie Prolman

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ITEM 5

POLICE AND FIRE PENSION BOARD INTERVIEWS

Mr. Robert E. Garrett was interviewed by Council. Mr. William Barnett was not available for the interview, however, he has agreed to be considered for reappointment.

BREAK: 3:05 p.m. - 3:09 p.m.

ITEM 6

**PLANNING ADVISORY BOARD DISCUSSION OF NAPLES BAY
WATERFRONT CONCEPT PLAN AND DEVELOPMENT STANDARDS**

Chairman of the Planning Advisory Board (PAB) Harry Timmins introduced other Board Members present: Ellin Goetz, Ron Sanson and Jack Hustler. (Board Member Andrea Clark Brown arrived later in the meeting.) Community Development Director Missy McKim, using visual aids, reviewed the background information of the Waterfront Concept Plan, noting that over one dozen meetings of the Waterfront Study Committee had been held before their presentation to Council in July, 1991. Mrs. McKim reported that the waterfront district contained four sub-districts and said that Council and staff may want to consider different strategies for each of the sub-districts. Those sub-districts include:

- Crayton Cove/Naples Landing area
- Turner Marina area, which now contains Coconut Grove
- Tin City/Dockside Boardwalk area
- Area north and east of U.S. 41

Mrs. McKim noted that with the development of Coconut Grove, some of the Waterfront Study's recommendations have already been implemented in the Turner Marina area.

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City Manager Woodruff asked for Council's direction, suggesting the following options:

- . Refer the entire project back to the PAB for its recommendations.
- . Have Council review and finalize this matter, with public input.
- . Have PAB and Council work together, with public input.

PAB Chairman Timmins emphasized that the waterfront district must interface very closely with the downtown redevelopment area, which abuts and in some cases overlaps the district.

Council Member Korest stated that an update from the neighboring property owners should be obtained, asking them questions such as: How do they want to proceed? Are our present parking requirements adequate? Are those requirements overly stringent? Mr. Korest suggested that the matter be addressed by Council as well as by the Redevelopment Task Force.

PAB Member Jack Hustler commented that, in his opinion, the Waterfront Study concepts would not meet the needs of the marine services in the area. PAB Member Ron Sanson noted that it was important to meet those needs so that the marine services would always want to remain in the area, although developers had other uses planned for the property. "This is a massive undertaking", said Mr. Sanson, who went on to say, "This sounds like a tourist-centered place. I'm not saying that's all bad, but we need to determine what we want."

Board Member Ellin Goetz said that another goal of the Study was to establish guidelines so if redevelopment were needed, it would be according to recommendations. Ms. Goetz added that she did not believe the intent was to turn this area into a tourist mecca. She emphasized that there was always a need for design guidelines and those guidelines now in existence do not affect the Waterfront District.

In response to Mayor Muenzer's question, City Manager Woodruff verified that the Redevelopment Task Force Members had been given the Waterfront Study and Council will be meeting with them on November 16, 1992. Dr. Woodruff explained that should Council approve a CRA (Community Redevelopment Agency), the CRA will be required to devise a Master Plan. That group will determine the boundaries of the redevelopment area and whether it will include any part of the waterfront district.

Member of the Waterfront Study Committee Falconer Jones addressed Council, noting that the Committee had worked extensively with staff, the PAB and Council. The final study, he said, was a guideline of what the Committee hoped to accomplish. The property owners want to help the City, he said.

Attorney Kim Kobza, representing the Naples waterfront business owners, reminded Council that

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the study itself had been initiated in order to respond to an attempted rezoning in the City. Many of the current regulations are inappropriate for the waterfront district, he stated. Attorney Kobza pointed out that it was recognized throughout the study process that all properties should be reviewed together rather than individually. There was also a recognition that there had to be a balance of residential use, commercial use, etc. One objective was related to intensity and an attempt to keep the character of the waterfront. There were many different factors involved in the study, noted Attorney Kobza, and he asked that Council continue to view the project on a comprehensive basis. He informed Council that many of the financing mechanisms that have been discussed by the Redevelopment Task Force could probably apply to the Waterfront District as well. Attorney Kobza concluded, "To be fairly representative, it would require a meeting of these various property owners. Regarding the study itself, it should not necessarily be viewed as a product of the property owner, nor representative completely of their issues. It was a collective consensus."

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Mr. Tom Reed, developer and owner of Coconut Grove, addressed Council and remarked that he applauded the efforts of the PAB and Council in meeting jointly to consider this issue. Mr. Reed said that he believed some conflicting goals existed which must be examined. Two fundamental goals, he noted, are public access to the waterfront and intensification. It must be determined how a balance is to be achieved in the best possible way. The property owners will be very cooperative, said Mr. Reed, but first the City must address that balance. Mr. Reed told Council that he had attempted to incorporate as many recommendations of the study into Coconut Grove as possible. He noted that the absence of firm guidelines makes it difficult for developers.

Mr. Lyle Richardson of the Naples Civic Association reminded Council that many studies of the waterfront had been done. He said, "It seems we are laying one study on top of another. All of them get mixed up somehow with traffic." Mr. Richardson noted that Council had discussed traffic in the matter of the waterfront district. Expansion of Coastland Mall will require discussion about traffic as well he added. Mr. Richardson said that in his opinion it was necessary to decide what is wanted for the area. He concluded, "What do we want this area to be, along with the redevelopment area? All these plans need to be integrated."

Old Naples Association member Robert Noble told Council that the Association's concern had always been traffic and parking, noting, "We believe in the preservation of green areas and are concerned that traffic studies haven't been adequately made. Intensification will result if you're not careful. I think unless you're extremely careful, it will get very jammed up. Until such time as there may be public transportation, I think parking and traffic will only get worse."

Turner Marina owner Duke Turner told Council that it was necessary to make a decision as to what emphasis will be put on the waterfront area. Will it be more marina, he asked, more retail, office space, etc? Mr. Turner said that he realized that the waterfront district would bring in more traffic. He agreed that a balance must be found and said that the mixed-use concept was, in his opinion, the best suggestion to date.

Mayor Muenzer told Council that at this point it was appropriate to offer some direction to staff.

Council Member Herms said that he was uncomfortable moving forward on a project this extensive until it was reviewed, item by item, by the PAB. Mr. Herms stated, "Density, intensity, parking, financing, encroachment kept coming up in everyone's comments, but those words also kept coming up with the Redevelopment Task Force. There should be some resemblance in where both of these are heading. We are talking about the vision, where this community is going."

City Manager Woodruff defined the purpose of the Redevelopment Task Force, which is to determine whether there were problems in the general downtown area with regard to building and development and, if so, to identify the mechanism or organization that should be implemented to

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address those problems. Dr. Woodruff explained that the Task Force would be recommending a CRA to Council. The CRA, if approved by Council, would be charged with gathering public input and preparing a master plan for the entire area. Dr. Woodruff noted, "There is a very strong relationship with what happens south of 41 and north of 41, however, the charge of the Redevelopment Task Force is not to create a future vision." He went on to say that the Waterfront Study would set the tone for what was desired for the area north of U.S. 41. "The waterfront is the heart of Naples, said Dr. Woodruff, and what is allowed in that district will set the tone."

Council Member Pennington said, "The Task Force mission was to identify the problem. This can be a focal point, but I don't think this should wait to join directly with the Task Force. I don't think the waterfront should wait for the Task Force but should proceed with input from property owners around the waterfront. Go to PAB. Bring something back to Council. This would be a model."

PAB Chairman Timmins commented that, in his opinion, this was only a part of what should be a visionary statement and did not believe the waterfront district should be turned into a visionary statement for the City. Council Member Herms suggested that once this project was completed and standards established, the information could be computerized to "see the vision of the structures." Mr. Timmins said that the Comprehensive Plan was, in his opinion, the visionary statement.

Vice Mayor Sullivan said that the parameters expected in this development should be defined. He commented that in his opinion the Waterfront Study lacked the property owners' expectations and goals. It also lacked the critique of the PAB and staff, he said.

PAB Member Sanson noted that because the waterfront district is very unique he was not certain that it should be connected at all with the downtown CRA. Board Member Hustler said that ultimately a prototype should be formed which would give some direction to the CRA but could be changed.

Board Member Andrea Clark Brown stated that she did not believe density would help the existing waterfront district functions. A more intense environment could be buffered, she said, but if traffic jams are created, people will not be able to get into the area anyway and will go elsewhere. Ms. Brown told Council that her concerns were for those properties that need development. Longer-range visions of whether an entire integrated marketplace should be created may occur in the future, she said.

Council Member Korest said that the PAB needs to redefine the waterfront district's goals and recommendations, noting that it was premature for Council to discuss that at this time. In addition, he said that the parcels making up the waterfront district need to be identified.

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City Manager Woodruff suggested that it would realistically be early January, 1993 before any mutual dialogue takes place between staff and the property owners. He recommended that some dates in January and February be set for public meetings and that a time schedule be adhered to. Mr. Timmins asked that at the same time the surrounding property owners' associations be asked for input as well. Mr. Sanson agreed that the logical first step was to give the PAB the opportunity to hear from anyone caring to comment. He said that in many past instances, such as during discussion of the satellite dish and spatial perception ordinances, it had been difficult to obtain much public participation. Mr. Sanson asked Council that it be made very clear when advertising the waterfront district meetings that it was the public's opportunity to express themselves.

Dr. Woodruff announced that staff would notify the various homeowner groups in the vicinity of Naples Bay. Any of their comments will be ready, in written form, for the PAB meeting in January. Discussion of the waterfront district will then be scheduled on a PAB Workshop agenda.

Mayor Muenzer directed discussion to the advisory board interviews. It was the consensus of Council to appoint Louis Amato as a Member of the Airport Authority. Pending confirmation by the City Attorney, William Tracy will be appointed Alternate Member, advancing to regular Member when another vacancy occurs. The City Attorney will report on whether policy can be established relative to allowing "standby" board members to be appointed to fill vacancies should they occur. If so, Council would then be able to conduct interviews and determine a "standby" member as well as regular members, eliminating the need to go through the advertising and interviewing process as every vacancy occurs. Council Member Van Arsdale suggested that when staff writes to the Airport Authority applicants thanking them for their interest, they be encouraged to attend Airport Authority meetings in order to maintain their interest in that board.

It was the consensus of Council to appoint Marjorie Prolman to the Code Enforcement Board. The Fire and Police Pension Board vacancies will be re-advertised.

ANNOUNCEMENTS/CORRESPONDENCE/COMMUNICATIONS

City Manager Woodruff referred to a recent newspaper article which refers to the County's not purchasing City water in the future. Dr. Woodruff noted, "This is a County-driven issue; we aren't eager to give up a \$200,000.00 customer." He apologized for the fact that it was in the newspaper and emphasized that it was not a City consideration.

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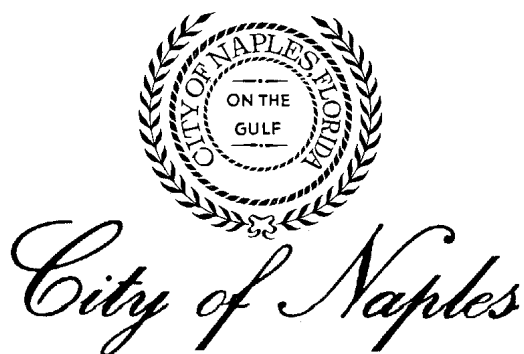
ADJOURN: 5:55 p.m.

PAUL W. MUENZER, MAYOR

Janet Cason
City Clerk

Marilyn McCord
Deputy City Clerk

These minutes of the Naples City Council were approved on 12/2/92.



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