



City Council Chamber
735 Eighth Street South
Naples, Florida 33940

City Council Workshop Meeting - February 22, 1993 - 9:00 a.m.

Mayor Muenzer called the meeting to order and presided.

ROLL CALL

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

Council Members:
Kim Anderson
Alan R. Korest
Ronald M. Pennington
Peter H. Van Arsdale

Absent: R. Joseph Herms, Council Member

Also Present:

Dr. Richard L. Woodruff, City Manager
Maria J. Chiaro, City Attorney
Mark Thornton, Comm. Services Director
Missy McKim, Comm. Development Dir.
John Cole, Chief Planner
Ann Walker, Planner II
George Henderson, Sergeant-At-Arms
Marilyn McCord, Deputy City Clerk

Werner W. Haardt
Bernice A. Schmelz
Gene Nara
Bruce Green
David Rice
Jill Stephen
Bob Rier
Kim Kobza
Tom O'Riley
Duke Turner
Robert Noble
Philip Morse
Jeff Perry

Media:

Eric Staats, Naples Daily News
Traci Griffith, WNOG

Other interested citizens and visitors

ITEM 1

ITEMS TO BE ADDED

There were no items added to the agenda.

ITEM 2

GULFVIEW MIDDLE SCHOOL RENOVATION PROPOSAL

Community Services Director Mark Thornton reported that the Collier County School District will be renovating Gulf View Middle School. As part of these renovations, staff reviewed the project to determine the need for City involvement in the development of some of the facilities for public or community use after school hours. The Community Services Advisory Board and staff have reviewed the facilities planned for the area and it was determined that some enhancements to the school's plans would provide for an expanded use during non-school hours to include both indoor and outdoor facilities. These facilities include:

- . Lighting of the tennis courts and basketball courts for competitive play.
- . Low level lighting of the track for evening walkers and joggers.
- . Low level lighting of some of the facility's parking areas.
- . Installation of exercise/fitness stations around the track.
- . Outdoor restrooms available to the public.
- . Expanded design of the gymnasium for use as a City recreation or multi-purpose facility to include spectator seating, storage, and office.

Mr. Thornton introduced the Principal of Gulf View Middle School, Gene Nara, architect for the project Al French, and Community Services Board Members Jill Stephen and David Rice, who had reviewed the plans.

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Mr. French displayed plans for the new school campus, which will have its main entrance on Sixth Street South. The existing school annex will remain and will be mirrored by a building of similar size. A campus setting, with individual buildings attached by walkways, is the School District's goal, said Mr. French. He described the construction phases which will take place over a span of two years, to be completed in September, 1995. The parking area will be subdivided to eliminate the need for one large lot.

Mr. David Rice was next to address Council. Mr. Rice explained that he and Jill Stephen were appointed to work on problem areas related to the School Board's plans for the school. Since the school is going to be renovated, said Mr. Rice, it is a unique opportunity to benefit the City's Recreation Department. Mr. Rice and Ms. Stephen had also met with school officials and with Mayor Muenzer. Although in the past it was difficult to maintain a good working relationship between the City and the School Board, the present Gulf View Middle School Principal is very supportive.

Copies of an outline of the Gulfview Middle School - City Partnership were distributed to Council by Mr. Rice. (Available in original meeting file in the City Clerk's Office.) The outline includes: History of the partnership, outside City improvements, multi-purpose facility City improvements (bleachers, on-site City office, City storage area, and inside-outside restrooms), benefits to the school, benefits to the City, and some programs and uses for the indoor facility. Mr. Rice emphasized the benefits of using the school year-round and noted, "The school will be a good cornerstone to downtown redevelopment." The ability to use the school will also relieve the City's other recreational facilities, he said. The architect's estimate for the City's share of costs is approximately \$225,000.00.

Mr. Nara, Principal of the school, told Council that the school would be available to the community after 4:30 each afternoon. He commented, "People pay taxes and should be able to use the facility."

Mayor Muenzer informed everyone that between 1969 until approximately 1976 Gulf View Middle School was the center of the County's recreation with the exception of Friday nights, when it was reserved for school use. That worked well, said the Mayor, until recreation activities began to be pre-empted by school activities, making it impossible to run programs and classes during after school hours. Mayor Muenzer stressed that a clear agreement which outlines all details, would have to be written. The City would have access to the school four nights a week and the City and school would split Saturday usage. The Mayor commented that the former auditorium could be used for classes and a meeting room and would be a definite asset for the City. He said, "This is going back to the spirit of cooperation that the School Board had with the community thirty years ago. This would convince the public that the school system is user friendly. About 5% of the school's enrollment is from the City, yet we pay 27% of the taxes. This would help get more for our tax dollar." Mayor Muenzer offered the project his total support.

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Funding of the project was discussed and City Manager Woodruff explained that once the City's share of the cost is confirmed, bid documents will be established. The school facility will be built first, then the recreational facility. Construction of the recreational facility will probably begin early in 1995. Dr. Woodruff informed Council that funds were available in the Capital Improvement Program contingency fund to cover costs of the necessary feasibility study. He reminded Council that all capital items come out of the utility tax. Staff had assumed that Council would be proceeding with either the Gulf View project or construction of an outdoor gymnasium at Fleischmann Park, so those costs are in the projected improvement program for the next two fiscal years. Costs could be spread over a three-year period, Dr. Woodruff explained.

Dr. Woodruff reported that Mr. French is under contract with the School Board and it would be in the best interest of the project to have only one architect. It was the consensus of Council that staff will develop a joint-use agreement with the City and Collier County Public Schools for dual use of the Gulf View Middle School facility. An addendum to the agreement will be drafted for the purpose of reimbursing Collier County Public Schools for design services with Al French, architect. Both documents will be presented to Council for review and approval.

Council and staff next discussed fencing and landscaping for the Gulf View project. Mr. French told Council that landscape architect Ellen Goetz is working on a landscaping plan. Council Member Van Arsdale asked that fencing and landscaping be considered with the overall project plan.

Mayor Muenzer and Community Services Board Chairman Bob Rier commended Ms. Stephen and Mr. Rice for their work on this project. Vice Mayor Sullivan concurred, adding that he was very encouraged by the City and School Board attempting to work together.

NOTE: City Manager Woodruff announced that the City of Naples Employees' Volunteer Committee would be working on renovations to Candy Cane Park on Saturday, March 6, 1993, beginning at 9:00 a.m. Dr. Woodruff invited the Council Members and Community Services Board Members to participate.

BREAK: 9:55 a.m. - 10:07 a.m.

ITEM 3

WATERFRONT STUDY REPORT

Chief Planner John Cole reviewed the historical background of the Waterfront District Study, which was originally authorized by Council in 1990. The Study was prepared by A. Gail Boorman & Associates and The Waetzman Planning Group and was presented to Council in July, 1991. The Planning Advisory Board (PAB) held two public hearings on the subject. Input was specifically sought from the Waterfront Property Owners Association, the Old Naples Association, the Royal Harbor Homeowners Association, the Aqualane Shores Homeowners Association and the Port Royal Homeowners Association. Mr. Cole told Council that comments from these organizations, together with opinions from individuals representing both commercial and residential interests seemed to indicate the following areas of consensus:

- There is no general support for a "floor area ratio" (FAR) based density regulation or for the specific design guidelines suggested by the consultants.
- There is no general support for mandatory, shared parking structures or for the parking incentive program advocated by the Boorman Waetzman study. The concept of specific locations for shared parking facilities was rejected.
- There is no general support for a mandatory boardwalk system south of U.S. 41 or the related pedestrian easements.
- There was a general consensus that the City of Naples should improve its landholdings in the district including the Naples Landing Park, parking areas and rights-of-way.
- There was a general consensus that some limited revisions to the existing Comprehensive Development Code would be acceptable in order to provide greater certainty to the development community and to eliminate the variance/nonconformity petitions for limited improvements to existing properties within the district, not to increase allowable densities.

Mr. Cole told Council that following the January 27, 1993 evening workshop, the PAB met again on

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February 2nd for the purpose of finalizing public input and providing their own input for Council's consideration. General consensus was reached among the PAB members on the following items:

- . City Council should take some definitive action regarding the Waterfront District Study at this time.
- . Implementation measures should be limited to a narrow interpretation of the "mandate" offered within the Comprehensive Plan discussion of the waterfront and Old Naples. This language states that public access to the waterfront will be encouraged and that zoning incentives will be considered for marine service facilities.
- . "Public Access" should be defined.
- . Code revisions which recognize the existence of nonconforming development within the district and eliminate the need for variances or expansion of nonconformity petitions for limited improvements merit support.
- . The City should invest in its property within the district (The Landings) and share in the cost of right-of-way improvements (sidewalks, lighting, landscaping and street furniture) with the Waterfront Property owners.

Mr. Cole next reviewed staff's recommendations:

- . Promote the limited objectives as stated within the Comprehensive Plan which are pertinent to the Naples Bay Waterfront. Revise the Development Code to encourage public access and offer incentives for the retention of marine service facilities.
- . Recognize existing legal nonconformities within the district and provide a mechanism for their redevelopment and improvement.
- . Undertake improvements to City owned property within the district including street rights-of-way through a joint public/private effort comparable to the recent Third Street installations and the Naples Landings Park.
- . A traffic study which anticipates the total traffic impact of incremental development within the Old Naples neighborhoods (south of U.S. 41) should be undertaken.
- . The Comprehensive Plan, Future Land Use Map should be revised to comply with the Waterfront District Study boundary lines except as indicated. Final refinement of

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the district boundaries should occur during the Comprehensive Plan amendment process.

Attorney Kim Kobza, representing the Naples Waterfront Association, addressed Council. He referred first to the Boorman Waetzman Study and said that every effort had been made to include the various neighborhood associations, through mailings and many meetings, which were well attended. Attorney Kobza commented that sometimes the dynamics of a process are such that the intensity of a response is not realized until the document is completed. He noted that the Study contained two sets of recommendations. One set of recommendations pertains to general policy, and the other to changes in the Development Code and the Comprehensive Plan. Attorney Kobza told Council that the property owners view the waterfront as a valuable resource of the City and that it was essential to the economic viability of the area. He observed that the City should take some responsibility for maintaining its property in the waterfront area.

Dr. Woodruff said that he envisioned a formal parking program on public rights-of-ways. Attorney Kobza agreed that parking was an important component in the overall plan. He advised prioritizing the various stages, the first of which would be to identify the area as a district so that people can easily enter the district. It should have proper signage and provide pedestrian ease of movement, possibly including street furniture. Attorney Kobza noted that parking is of itself a whole set of issues. Shared parking is also an important part of the solution, he said, and he would recommend advocating agreements between property owners.

Attorney Kobza informed Council that the property owners agreed that it was important to establish geographic boundaries for the district and that public access should be well defined. Property owners understand that they will play a financial role in streetscape improvements, however, the City also has a responsibility to provide public improvements.

Attorney Kobza observed that in general, the Study's recommendations relating to development regulations are not workable. The property owners concur that mixed use zoning should be allowed and minor changes and repairs should be allowed without the necessity of filing petitions. Attorney Kobza stated, "We've had three years of public hearings and discussions. It's time to move and time to make some decisions. There are three concrete ways we can do that. There are immediate changes to the Comprehensive Development Code and perhaps the Comprehensive Plan that would promote the waterfront area. Based on the Study's recommendations, our recommendations, PAB comments, etc., we'd like to help the City draft changes which would take the more basic recommendations and incorporate them into the Code. I'm comfortable we can work with staff to make those changes. Begin a discussion with the City Manager, Community Development Director McKim, and John Cole, and outline a plan for implementation of public improvements and begin that discussion. We would view financial responsibility and mechanically how we would take public improvements, identify them, address the parking issue, actually to move in a concrete

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direction to begin developing a methodology. The City needs to look at its own properties and how they fit within the district. Naples Landing is a very important part of the district and is under-utilized, maybe not properly utilized. Likewise the City Dock."

City Manager Woodruff pointed out that staff has been meeting with residents in the area of Naples Landings. The lack of funding prevented the City from making physical improvements this year. Staff will include improvements to Naples Landings in the CIP plan.

Mr. Robert Noble, President of the Old Naples Association, presented himself to Council. He told Council that he had attended both PAB meetings, had talked to several waterfront property owners, and met with the City Manager and Chief Planner Cole. Mr. Noble referred to comments made by PAB Members which were not included in the minutes of the meetings. The first comment was by Bruce Sanson, who said, "This Study has gone from finding a way to preserve waterfront businesses to developing a spot designed to attract visitors." The second comment was from Chairman Harry Timmins, who said, "Overriding consideration should be providing access to the waterfront for as many people as possible without detrimental impacts on the residential areas." A third comment was made by Ellen Goetz: "Improving the waterfront will boost residential areas with it."

Mr. Noble said that the Association agreed with staff's recommendation that there was no general support for a "floor area ratio" based density regulation. He said that in his opinion the fatal flaw in the Boorman Waetzman Study is the fact that traffic was not considered. Mr. Noble referred to page 27 of the Study which states, "A major gateway to this area will be Tenth Street and U.S. 41." On February 4, 1993 the Naples Daily News published a list of those Naples intersections which had experienced the most accidents. That same intersection was the one with the most. He agreed that a traffic study was definitely needed.

As far as parking garages are concerned, said Mr. Noble, he would regard any such structure south of Fifth Avenue a "monolithic monument to municipal mismanagement." He agreed that there was no general support for a mandatory boardwalk system.

Mr. Noble referred to the Naples Landing Park as a disgrace and agreed that it was vastly under-utilized. Because the mangroves have grown in size, mitigation will be required before work can be done in the area.

Mr. Noble said further that there must be revisions to the existing Comprehensive Development Code in order to allow property owners to make changes and redevelop. He stressed the importance of not increasing allowable densities.

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Next Mr. Noble reviewed the PAB recommendations and with regard to the Boorman Waetzman Study, he said, "I just think it should be given a quiet and decent burial." It was fatally flawed, said Mr. Noble, and lost its focus from preserving the waterfront to attracting more people into the area.

Mr. Noble said that in his opinion the waterfront area should not be included in the downtown redevelopment area. He told Council that he would meet with Mr. Cole and review the Comprehensive Plan Future Land Use Map. Mr. Noble once again stressed the necessity of implementing a traffic study. He assured Council that he, as well as other members of the Old Naples Association, were most willing to meet with staff before this issue returned to Council.

City Manager Woodruff announced that there was a possibility of updating the present City traffic model. He will obtain a price for doing so from Barr-Dunlop. Dr. Woodruff explained that it would consist of a computer module rather than a study.

Council Member Pennington referred to a letter which had been sent to all Council Members from J. Roland Lieber, Landscape Architects, on February 9, 1993. (Attachment #1) Mr. Pennington said that the letter contained many good ideas for the waterfront area. He suggested that perhaps there should be some overlapping with the waterfront and redevelopment areas, particularly in the area of Harbortown. Dr. Woodruff noted that at some point the boundaries of the redevelopment area will need to be redefined, however he would not recommend that at this time.

Council Member Korest pointed out that both Attorney Kobza and Mr. Noble suggested moving forward in identifying changes in the Comprehensive Development Code. Mr. Korest asked how that process would be accomplished. Community Development Director McKim suggested that staff proceed with drafting a Comprehensive Plan amendment to amend the district boundaries. That process would begin in May of this year. Next, revisions to the Comprehensive Development Code would be made. Ms. McKim suggested that staff proceed with that project in sync with the Comprehensive Plan amendment. Public improvements would be addressed during the budget process. Staff can immediately begin work on a streetscape plan similar to that implemented in the Third Street area.

Ms. McKim told Council that staff was not proposing any increased intensity of use over what the current zoning allows. She said, for the record, "You will see intensity of development in that area as properties redevelop if they go to the maximum of what our zoning allows right now. There are properties that are under-utilized right now, for the zoning. But we are not recommending to increase what is allowed today under the "C2A" zoning district, as far as intensity of use." Ms. McKim agreed that a City-wide traffic study is needed and perhaps that could begin in the

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waterfront area.

In reply to Council Member Korest's comments, Ms. McKim said that perhaps the City can make it easier for the marine businesses to stay in business by offering some incentives for them to retain that marine use.

City Manager Woodruff reported on the status of the Naples Landings property. He said that since that property has very limited accessibility to the water, staff is presently pursuing the potential of implementing limited dredging in order to improve access. Dr. Woodruff stressed that the property will not be sold. The neighboring property owners will be asked for their input and a plan will be presented to Council at budget time.

It was the consensus of Council that staff should proceed as outlined in the staff recommendations as listed in the February 19, 1993 staff report.

ANNOUNCEMENTS/CORRESPONDENCE/COMMUNICATIONS

City Manager Woodruff announced that staff had finished the first draft of the property disposition standard operating procedures and asked that Council review same.

ADJOURN: 11:22 a.m.

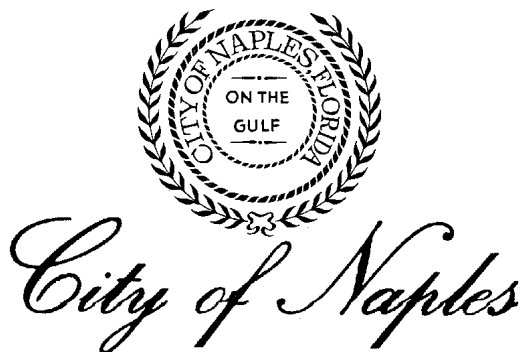
PAUL W. MUENZER, MAYOR

Janet Cason
City Clerk

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Marilyn McCord
Deputy City Clerk

These minutes of the City Council were approved on 3/3/93.



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Convened 9:00 am / Adjourned 11:22 am**

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