



City Council Chamber  
735 Eighth Street South  
Naples, Florida 33940

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**City Council Workshop Meeting - July 19, 1993 - 9:00 a.m.**

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Mayor Muenzer called the meeting to order and presided.

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**ROLL CALL**

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

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

**Also Present:**

Dr. Richard L. Woodruff, City Manager  
Maria J. Chiaro, City Attorney  
Kevin Rambosk, Assistant City Manager  
Tom Smith, Fire Chief  
Sheldon P. Reed, Fire Marshal  
John Cole, Chief Planner  
Glen Chesebrough, Training Chief  
Mark Thornton, Comm. Services Director  
Marilyn McCord, Deputy City Clerk  
Nick Long, Dock Master  
David Lykins, Recreation & Enterprise  
Superintendent  
William Harrison, Finance Director  
Leighton Westlake, Engineering Manager  
George Henderson, Sergeant-At-Arms

Werner W. Haardt  
Charles Andrews  
Justyna Ford  
George Archibald  
Gerald Gronvold  
Robert Noble  
Tom Reed  
Other interested citizens and visitors

**Media:**

Jerry Pugh, Colony Cablevision  
Eric Staats, Naples Daily News

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**ITEM 1**

**ITEMS TO BE ADDED**

Should time allow and only if the City Attorney is available, discussion will be held to consider selecting a chairman to represent Council for the Community Redevelopment Authority.

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**ITEM 2**

**UPDATE ON COLLIER COUNTY ROAD PROGRAM WITH COUNTY  
TRANSPORTATION SERVICES SUPERVISOR GEORGE ARCHIBALD.  
(PURSUANT TO DISCUSSION AT JUNE 14, 1993 WORKSHOP)**

Collier County Transportation Services Supervisor George Archibald reviewed the current road program, noting that safety improvements as well as transportation needs must be considered. Mr. Archibald told Council that the County conducts an annual analysis. He explained how the traffic model is utilized to review the past five to ten years' road programs, ending up with a five year plan.

Next Mr. Archibald reviewed the current list of projects in order of their priority, noting that all those projects listed are concurrency driven. He mentioned that environmental permitting laws change every year and the County has experienced a large percentage of new growth, making projects even more of a challenge. Mr. Archibald explained the criteria for levels of service and told Council that a provision exists enabling roads to drop from "D" level of service to "E" for short period of time.

Responding to Council's questions about revenue and the gasoline tax, Mr. Archibald reviewed the County's "Analysis of Projected Costs and Revenues." Other revenue sources, including ad valorem tax and sales tax, were discussed. City Manager Woodruff pointed out that it would be in the best interest of the City not to have additional ad valorem taxes placed on County and City property for road purposes. It would be more equitable, he emphasized, to have the gasoline tax, which is user based. Dr. Woodruff stated, "The bottom line is, there is a need larger than the revenue. Either cut out some of the needs, or increase the revenue."

Council Member Korest thanked Mr. Archibald for attending the meeting and answering Council's

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questions, noting, "You've done a lot to reassure us." It was the consensus of Council to add the following to the July 21, 1993 Regular Meeting agenda: Discussion of the gasoline tax and consideration of supporting the County's ordinance relative to that tax.

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**BREAK: 11:05 a.m. - 11:15 a.m.**

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**ITEM 3**

**DISCUSSION OF AMENDMENT TO ALCOHOLIC BEVERAGE  
REGULATIONS REGARDING SUNDAY OPERATION OF LOUNGES.  
(REQUESTED BY EAGLE LIQUORS & LOUNGE)**

Ms. Barbara Bruce, president of Eagle Liquor and Lounge, addressed Council, stating that in her opinion the current ordinance was inequitable. Ms. Bruce asked questions relative to the law and City Manager Woodruff reviewed that portion of the Code which enables establishments to sell alcoholic beverages on Sunday only if 51% of their revenue comes from food sales. Council Member Korest reminded everyone that this matter had been discussed when the ordinance was amended earlier this year. At that time, said Mr. Korest, "It was Council's consensus that we were not interested in opening up the liquor business to places not selling food at the same time."

Council Member Pennington noted that the original intent was to allow grocery stores only to sell alcoholic beverages on Sunday. Council Member Van Arsdale remarked, "I wouldn't have any problem with Eagle Lounge being open Sunday, but would be concerned that it might cause a proliferation of lounges in the City."

Council Member Herms suggested that this ordinance consisted of a "loose set of rules and regulations." City Attorney Chiaro noted that regulations were closely monitored by the State Division of Alcohol. It was the consensus of Council to maintain the current ordinance language. Finance Director Harrison was directed to prepare an audit program for those establishments selling alcoholic beverages.

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**ITEM 4**

**DISCUSSION OF FLOOR PLAN CHANGES TO COCONUT GROVE  
(REQUESTED BY TOM REED, COCONUT GROVE)**

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Mr. Tom Reed, representing Coconut Grove, distributed packets of information describing the proposed changes in the Coconut Grove project. (A copy of that information is available in the original meeting file in the City Clerk's Office.) The proposed changes to the use of the floor space include:

- . Converting approximately 4,600 square feet of retail space and 1,000 square feet of common area into an Aquarium.
- . Adding approximately 1,500 square feet of common area by constructing a deck on the upper level over the covered boat slips. The deck will be completely within the existing roof structure and represents an increase in square footage of 5.4%.
- . Converting the ice cream shop to a deli/snack bar.

Mr. Reed concluded that the proposed changes were not quantitatively substantial because:

- . All proposed changes are within the existing roof structure.
- . The proposed additional square footage is less than 6% of the total square footage.
- . The proposed Aquarium is a less intense utilization of space than either the restaurant or retail space for which the property is approved.
- . Coconut Grove's parking and utilization study demonstrates ample parking capacity to accommodate the proposed utilization.

In summary, Mr. Reed outlined the Naples Aquarium's mission statement and strategic goals. Council Member Anderson was first to express her opinion: "I view this as a great enhancement and City Council should support it. But, staff should ask for the commitment that what we have seen today is what the product will be." Council Member Pennington agreed that the changes would be advantageous, however he pointed out the importance of taking into consideration where buses will park should the local school frequent the Aquarium.

Responding to Council Member Korest, Dr. Woodruff said that staff had obtained full cooperation from the property owners to resolve parking and other problems. Mr. Korest said that he was supportive of the project, noting that it would be to Mr. Reed's advantage to devise a valet parking arrangement.

Council Member Herms said, "I like aspects of this and think it will add something to the community and make the project more interesting." Council Member Van Arsdale also expressed his support and stressed the importance of continuing to consider some implementation of right-of-way parking.

Vice Mayor Sullivan and Mayor Muenzer concurred that the Aquarium would represent a great

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advantage to the City and do much to enhance the environmental health of Naples. It was the consensus of Council to allow the changes requested by the developers of Coconut Grove.

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**LUNCH RECESS: 12:45 p.m. - 2:05 p.m.**

**NOTE: For the record, roll call was taken after lunch recess; all Members of Council were present.**

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**ITEM 5**

**DISCUSSION OF AMENDMENT TO CITY LOT MOWING REQUIREMENTS. (REQUESTED BY PORT ROYAL PROPERTY OWNERS ASSOCIATION)**

Community Services Director Mark Thornton utilized visual aids to describe the City's current lot mowing process and the requested proposal. Under the current process, some property owners take advantage of the cycle and rapid growth causes some lots to have growth reaching over twelve inches high. The proposed process would shorten the sixty day maximum cycle to a forty to forty-five day maximum.

City Manager Woodruff reminded Council that should the program result in more lots to mow, more work days may be needed. Currently, however, the project is revenue generated.

Council discussed the possibility of privatizing mowing of lots. Council Member Herms suggested that staff send out some bids and compare those with the cost of the City doing the mowing. Vice Mayor Sullivan voiced the need for a process which compresses the time frames, is specific for certain seasons of the year, and which places the burden of responsibility on the property owner. Staff will begin work on a revised mowing plan, shortening the time frame and specifying certain times of the year for more frequent mowing.

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**ITEM 6**

**DISCUSSION OF ISSUES RELATED TO THE CITY DOCK. (REQUESTED BY COMMUNITY SERVICES)**

Dock Master Nick Long reviewed the policy formation for establishing prices at the Dock. He asked that Council give the City administration the authority to establish some of the prices and rates. Mr. Long also asked that a clear policy be established for the fuel discount system, adding, "Good written policy prevents miscommunication."

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Council discussed the cost of gasoline. Council Member Pennington commented, "Philosophically, I think government should not be in competition with private vendors. I think that should be reflected in our policy." Mr. Pennington said that he had concerns about gaining any competitive advantage. Staff will prepare a resolution establishing a policy for fuel sales.

Next Council and staff discussed the proposed lease which would pertain to commercial tenants only. Mr. Long explained that some long-term tenants were hoping to have assurance of occupancy and had requested having a lease. The City Attorney will amend the language in the proposed City Dock commercial lease.

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**ITEM 7**

**INFORMATION ON PROCEDURES MANUAL FOR CITY RECORDS  
MANAGEMENT PROGRAM.**

Each Council Member received a copy of the Records Management Program Procedures Manual (available in the original meeting file, in the City Clerk's Office.) City Attorney Chiaro explained that the Manual will be used by staff for record retention. It involved internal procedures and was prepared in conjunction with the City Clerk's Office. Attorney Chiaro went on to say that the Procedures Manual does comply with State law but does not deal with the Public Records Law. Record retention will be monitored by the City Attorney's Office.

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**ITEM 8**

**REVIEW OF ITEMS FOR REGULAR MEETING OF 7/21/93.**

**Item #5/Bear's Paw Annexation:** The ordinance language will be revised. Section 2 of the ordinance will include the language "by the qualified voters of Bear's Paw."

**Item #6/Aircraft hangar fire sprinkler requirements:** The City Attorney will amend the ordinance language.

**Item #9/Utility deposits:** Staff will amend the ordinance to include language stating that deposits will be automatically refunded. Also included will be whether deposits will be deducted from utility bills.

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**Item #18/Budget Amendment/Hardt & Stewart:** This item will be removed from the consent agenda for further discussion.



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**Item #27/Install pile wraps at Municipal Boat Dock:** Staff will provide additional financial data.

**Item #28/Install vehicle wash facility:** Provide financial information from the Capital Improvement Program account.

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**ADJOURN: 4:50 p.m.**

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**PAUL W. MUENZER, MAYOR**

Janet Cason  
City Clerk

Marilyn McCord  
Deputy City Clerk

These minutes of the Naples City Council were approved on August 18, 1993.





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