



City Council Chamber
735 Eighth Street South
Naples, Florida 33940

**Joint City Council/Community Services Advisory Board Workshop Meeting
February 1, 1995 - 3:20 p.m.**

Mayor Muenzer called the meeting to order and presided.

ROLL CALL

City Council:

Paul W. Muenzer, Mayor
Alan R. Korest, Vice Mayor

Council Members:

Ronald M. Pennington
Marjorie Prolman
Fred L. Sullivan
Fred Tarrant

Absent:

Peter H. Van Arsdale
Council Member

Also Present:

Richard L. Woodruff, City Manager
Maria J. Chiaro, City Attorney
Mark Thornton, Community Services
Director
David Lykins, Recreation and
Enterprise Superintendent
Mary Margaret Gruszka, Recreation
Supervisor II
George Henderson, Sergeant-At-Arms
Marilyn A. McCord, Deputy City Clerk

ITEM 1

Community Services Advisory Board:

Jill Stephen, Vice Chairman

Board Members:

Phil DePasquale
George Dondonville
Bruce Green

Absent:

David Rice, Chairman
Jeff Reynolds, Board Member

Ginger Corless
Fred Halback
Henry Watkins
Michael Watkins
Alfred French
Other interested citizens and visitors

Media:

Jerry Pugh, Colony Cablevision
Eric Staats, Naples Daily News
Justyna Ford, Chamber of Commerce

ITEMS TO BE ADDED

ITEM 2

No items were added to the agenda. Mayor Muenzer announced that this would be a work session only, and that public input would not be taken.

ITEM 3

DISCUSSION OF HERBERT HALBACK'S PROPOSED MASTER PLAN FOR CAMBIER PARK.

(A copy of the proposed Master Plan is available for viewing in the City Clerk's Office.)

City Manager Woodruff began his comments by noting that the purpose of this meeting was to receive input from Herbert Halback. Because of the Florida Sunshine Law, City Council and the Community Services Advisory Board must meet in a public forum. The Master Plan will be further considered at the February 14 Community Services Advisory Board Meeting and the February 15 City Council Meeting.

Ginger Corless and Fred Halback, representing the consulting firm of Herbert Halback, Inc., were present to review three concepts for Cambier Park. Ms. Corless reported that the local little league group would prefer to relocate its program to Fleischman Park. The Girl Scout House was not included in any of the concepts, however dedicated space for the Girl Scouts' use was included in all of the designs. Ms. Corless indicated on a drawing those areas of green space which were not usable.

Mr. Halback reviewed background information obtained at the January 11, 1995, public workshop. Approximately 30 individuals participated at that workshop; 21 analysis forms were completed and returned. (See Attachment #1 for results of the public analysis and comments noted on the analysis forms.)

The three concepts were described by Mr. Halback, who summarized the features and cost estimates. (See Attachment #2 for details.)

Community Services Director Mark Thornton reviewed the Park's existing facilities usage, beginning with little league and Girl Scout activity. Band Shell and Norris Community Center activities were also discussed. Mr. Thornton described the tennis program at length. Future plans involve phasing in all clay courts. Mr. Thornton assured Council that the City would not build any unlighted courts. All of the use statistics presented by Mr. Thornton (available in the original file for this meeting, in the City Clerk's Office) were activities actually tracked and do not include playground visitors, basketball players, or spectators. Mr. Thornton noted that every May a week-long count and interview process is performed by staff. He said it was surprising how many people go to the Park on a daily basis.

Community Services Advisory Board Member Dondonville announced that he believed strongly

that many people were misled and thought they would have an opportunity to speak at this meeting. However, said Mr. Dondonville, the Board welcomed the opportunity to have a discussion with Council. The public will have a future opportunity to give input, he pointed out.

Mr. Halback announced that his firm's goal had been to develop a Master Plan which addresses the City's needs. Cambier Park is a wonderful facility, he stated, however it is important to consider the future as improvements to the City's parks are planned.

Board Member DePasquale mentioned that because of Naples' changing demographics, it was important to provide more opportunities for children. Mr. Halback noted that the tennis usage numbers were lower this year, which could be a result of availability of courts or of changing demographics.

Council and Board Members discussed Concepts A, B, and C, and Mayor Muenzer suggested Concept D, which would utilize what exists currently and allows for moderate improvements at modest cost. The Mayor emphasized his desire to keep certain activities in the center of Naples, namely the tot lot, a ball diamond, tennis, and a place for pickup basketball games. Rather than undertake a massive park redevelopment, said Mayor Muenzer, the City could fine tune what currently exists. He also suggested incorporating the Art Association building in the Park plans, adding the proposed black box, converting a few tennis courts to clay, and obtaining additional parking through the use of angle parking. Council Member Tarrant noted that he found it interesting that Concept D represented much of what was being discussed when he was elected to Council.

Mr. Halback told the group, "You have a wonderful problem in front of you, a very positive issue. Please decide where you see yourself going in the future and what is the best use of land." There are funds available in the current budget for redoing some of the courts. Mr. Halback pointed out that now is the time to relocate the courts if that is a consideration.

Council Member Van Arsdale said that it was vital to evaluate whether the City wanted Cambier Park to be an active sports park or a passive park. Cambier Park is unique, he noted, due to its location in the center of Naples. Mr. Van Arsdale said that in his opinion it would be a horrible waste of resources to utilize the Park solely as a destination sports park. He stated further, "My feeling is that a more appropriate and meaningful use would be to rethink this park as an urban park that relates to our community. We have the opportunity here to create that kind of place. We as a group have the final determination. We have to think of the whole plan; we'd be foolish to develop Cambier like any other County park." Mr. Van Arsdale said that he preferred Concept A, noting that it was not fair for tennis to be the dominant entity.

Board Member Green expressed a preference for Plan B, noting, "I think it would be a jewel of a downtown park for Naples. We have to think big to implement something like that. Tennis dominates the Park and takes too much area away from what others would use." Mr. Green reminded everyone that Cambier was a unique park, and he believed it should be made an urban park. He also pointed out that the Band Shell needs renovation. Mr. Green suggested that Fleishman Park would be a wonderful site for a tennis center, and in the future possibly a municipal pool. Fleishman could be an active sports park, he said.

Council Member Pennington commented that it must be decided whether the Park will be utilitarian or something more aesthetically pleasing. He expressed the desire for a lot of open space. He questioned the need for a separate black box, if adequate theater space was provided in the Norris Center. Mr. Pennington agreed that the little league would probably prefer to have its programs consolidated. Perhaps the current ballfield area could be used for something else, he said. Mr. Pennington noted that perhaps some of the growth in park usage will stabilize as the County expands its park facilities. He also suggested Concept D, since it affords the most viable approach. Mr. Pennington noted a preference for the northwest corner of the Park for the Arts Center.

Board Member Dondonville said that his preferences ran parallel to Mr. Pennington's with a few exceptions. Concepts C or D were the most feasible from a monetary standpoint and can be accomplished over a few years. With reference to the Band Shell, Mr. Dondonville commented, "This is an opportunity to make it usable." He explained that the Board was seriously considering recommending an expansion of the Norris Center, and the black box could be a part of that expansion."

Community Services Advisory Board Vice Chairman Jill Stephen agreed that the Norris Center should be first priority, and supported moving the ballfield to Fleischman Park. A practice soccer field at Cambier Park would be wonderful, commented Ms. Stephen, who also reminded the group that the community has other needs besides tennis.

Vice Mayor Korest expressed having a tremendous interest in developing a first-class outdoor band shell.

Mr. Halback suggested expanding the Norris Center and possibly moving the theater component out of Norris closer to the Arts Center. Changing demographics need to be considered, he noted. Mr. Halback recommended that he work on designing Concept D and developing what currently exists in the Park. He also suggested that a City-wide Master Parks Plan be devised, in order to tie Cambier in with the other City parks. Mr. Halback listed and announced suggestions made at this meeting:

- . Don't compromise; do it right
- . Expand the Norris Center

- . Some question about location of the black box; perhaps move closer to Arts Center
- . Ability to install basketball courts
- . Consider future use and changing demographics
- . Develop a "D" plan; leave what exists in the Park and develop it
- . Plan for the future; look at the big picture
- . Consider better use in other City parks
- . Develop a City-wide Parks Master Plan
- . Tie Cambier Park in with the other City parks
- . Open space for performances needed
- . Improve Veteran's Memorial opportunities
- . Develop soccer opportunities
- . Improve Band Shell and performance area

Mr. Halback summarized by stating, "I was comfortable with the three schemes. You asked us to come before you with choices, not a final plan. I hear people moving toward a similar direction, looking toward the future and possibly relocating some of the elements. The ability to expand Norris is certainly there. Make a center point by moving the playground is a good idea. The ability to work open space...as we need to improve courts, relocate them...open space then affords the ability to improve other uses." Mr. Halback noted that the ability to move things around for soccer, T-ball, etc., begins to preserve or dictate the building envelope for the Arts Center.

Council Member Prolman pointed out that this was a wonderful opportunity to make Cambier a stellar park, with the tremendous asset of being a multi-use park for multi-aged people at all times. Ms. Prolman remarked, "It's important that we all be players in this. I'd love to integrate it more with Fifth Avenue. When you drive into town the first time....how great to see a park. This is a great opportunity for us to increase traditional park use, with pedestrian access. This is as good as it gets." Ms. Prolman noted further that Cambier Park actually was the equivalent of Naples' Central Park and should be the finest park in the City. This was too good an opportunity to be lost by decisive arguments, she stressed.

Council Member Van Arsdale said that everyone should be considering the plan from the perspective of the best design to accomplish the desired goals. He asked whether decisions were being made too soon and inquired, "Should we focus on the design aspect?"

Mr. Halback said that the group was going through a good process and that Ms. Prolman's comments had been very appropriate. He suggested making Cambier Park an icon of the future.

Council Member Sullivan pointed out that all of the opinions expressed had been very valid and all were moving in the right direction. He agreed that Concept D was most appropriate - to expand on what exists today. Mr. Sullivan said that the City could correct existing problems, for instance putting a roof on the Band Shell. He supported the concept of a more passive area. Mr. Sullivan

concluded, "It all adds up to Plan D. Let's do something, expand on what we do well. I think we're on our way to doing what we ought to do. I think because we've had an exchange of ideas and thoughts, you captured our ideas. I think we're ready to think about some specificity."

Mr. Halback spoke briefly about redevelopment opportunities and the dynamics of the different groups (theater, arts, sports). He answered Council's questions with regard to costs. Mayor Muenzer recommended including the black box with the Norris Center so that it would not be necessary to increase staffing costs.

Mr. Halback will combine the input provided by Council and the Community Services Board, report back to the Community Services Board at its February 14th Meeting, and to Council at its February 15th Regular Meeting

Correspondence/Communications

None.

Adjourn: 5:50 p.m.

PAUL W. MUENZER, MAYOR

Janet Cason
City Clerk

Marilyn A. McCord
Deputy City Clerk

These minutes of the Naples City Council were approved on February 15, 1995.



Index

Joint City Council/Community Services

Advisory Board Workshop Meeting

February 1, 1995

Convened 3:20 p.m. / Adjourned 5:50 p.m.

ADJOURN	6
CAMBIER PARK MASTER PLAN	2
ITEMS TO BE ADDED	2
ROLL CALL	1