

City Council Chamber
735 Eighth Street South
Naples, Florida 33940

City Council Workshop Meeting - September 11, 1995 - 9:01 a.m.

Mayor Muenzer called the meeting to order and presided.

ROLL CALL

ITEM 1

Present: Paul W. Muenzer, Mayor **Present:**

Council Members:

Ronald M. Pennington
Marjorie Prolman
Fred L. Sullivan
Fred Tarrant
Peter H. Van Arsdale

Planning Advisory Board:

Andrea Clark Brown, Chairman
Ron Sanson, Vice Chairman
Dennis P. Cronin
Bob Meister
James T. Rideoutte
Jim Smith

Absent: Vice Mayor Korest **Absent:** Rex Storter

Also Present:

Dr. Richard L. Woodruff, City Manager
Maria J. Chiaro, City Attorney
Missy McKim, Planning Director
Flinn Fagg, Planner I
Ron Lee, Chief Planner
Susan Weising, Human Resources Director
George Henderson, Sergeant-at-Arms
Virginia A. Neet, Administrative Assistant
County Commissioner Pamela S. Mac'Kie
Bonnie MacKenzie
Virginia Corkran
Al French

Betty Young

County Commissioner Pamela S. Mac'Kie thanked City Manager Richard Woodruff for his work with the Collier County Parks and Recreational Division on the beach sticker program. In response to inquiries from Council regarding recent flooding, Commissioner Mac'Kie reported on the current status of the County's storm water ordinance and pending litigation with the Department of Community Affairs. For the record, Mayor Muenzer stated the Collier County Commissioner's next appearance before Council was scheduled for November 13, 1995.

**REVIEW WITH PLANNING ADVISORY BOARD
OF COMPREHENSIVE PLANNING PROCESS.....ITEM 2**

Based on the Evaluation and Appraisal Report, City Manager Richard Woodruff stated it was staff's position to replace the comprehensive plan and not to revise it. Dr. Woodruff explained how current dynamics, economic growth and pace of construction compel the City to replace a substantial portion of the comprehensive plan in order to meet the next 15 years. Planning Director Missy McKim distributed materials and made a presentation to Council explaining the proposed time line and process for preparing the 1997 comprehensive plan. (A copy of this material is contained in the file for this meeting in the City Clerk's office.) She also described their goal to make the new comprehensive plan a working document which all departments can use as a guide. In her presentation, Ms. McKim described how vision charettes would take place in the various neighborhoods. Dr. Woodruff stressed that through these charettes, the City can determine how the communities envision their growth and build a plan based on what the residents want. Ms. McKim explained the staffing options of: 1) hiring a consultant to lead the entire process; 2) hiring a facilitator to coordinate and guide the vision charette; 3) using City staff; or 4) using volunteers and combination of City staff and volunteers. She relayed the staff's recommendation to utilize a skilled and objective facilitator for the vision charette and City staff for the neighborhood planning process. She suggested that the Planning Department and other departments could be trained to handle the neighborhood sessions and develop neighborhood plans and action plans. Planning Advisory Board Member Jim Rideoutte stated that the people involved in FoCus, who were trained as facilitators, could assist the City. After further discussion, it was determined that an outside facilitator was necessary to maintain objectivity. Ms. McKim stated the total proposed budget of \$14,000, with \$5,000 earmarked for the facilitator, assumed City staff would do the majority of work on the plan. Ms. McKim recommended a 15 year time frame for the comprehensive plan and a 5 year program for the neighborhood plans. However, she reminded Council that the comprehensive plan would be revisited every 5 years. Dr. Woodruff relayed the staff's recommendation that City Council authorize and direct the P.A.B. to work as the lead agency in creating the new comprehensive plan and designate City staff as the work force to accomplish the new plan. He also recommended that Council hire an external facilitator to assist in the initial process of getting the community together.

Council Member Tarrant asserted that a new comprehensive plan was not necessary since the present plan could be modified. He suggested taking small practical steps within the City's budget

rather than taking on large projects. Mayor Muenzer and the other Council Members supported the staff's recommendation and specifically noted the need for an outside facilitator. Council Member Pennington stated that the staff's recommendation made sense since Code designates the P.A.B. as responsible for planning. He also asked for a commitment from the P.A.B. to be available to conduct hearings and public meetings.

It is noted for the record that Council Member Sullivan left the meeting at 10:29 a.m.

In supporting the recommendation, Mayor Muenzer stated that the P.A.B. has its own identity and credibility above that of politics and requested regular bi-monthly meetings between the P.A.B. and City Council during this planning process.

Andrea Brown, Chairman of the Planning Advisory Board, stated that this process would better educate the P.A.B. in all aspects of the City's Planning. She said there would be many hours expended on this project and asked for the mission and objectives to be very clear. The remaining P.A.B. members present also expressed support for the staff's recommendation and willingness to accept the project.

Council Member VanArsdale requested clarification on the restriction placed on Council Members' communications with P.A.B. members and suggested lifting this restriction during this planning process. Dr. Woodruff and Mayor Muenzer suggested that the City Attorney be contacted for clarification and later suggested the matter be addressed at a workshop. Mayor Muenzer asked the P.A.B. to vote regarding the staff's recommendation.

*Planning Advisory Board **MOTION** by Sanson to **ACCEPT** the challenge and opportunity to be the lead agency for the process of review of the proposed revised comprehensive plan; seconded by Rideoutte and carried 5-0 (Storter and Smith absent).*

*Council **MOTION** by Pennington to **ADOPT** the recommendations of staff to utilize the Planning Advisory Board as primary in their function with the total staff support and the utilization of an outside facilitator; and to **ADOPT** the budget proposed by staff of \$14,000.00; seconded by VanArsdale, and carried 4-1 (Tarrant dissenting/Korest and Sullivan absent).*

BREAK 11:17 a.m. - 11:33 a.m. It is noted for the record that Council Members Korest and Sullivan were absent when the meeting reconvened. (Planning Advisory Board Members had been excused at the conclusion of Item 2.)

**REVIEW OF ARCHITECTURAL PLANS FOR THE
FINE ARTS CENTER IN CAMBIER PARKITEM 3**

City Manager Woodruff explained how the use agreement between City Council and the Naples Art Association required Council to review and adopt the final plan of the Fine Arts Center. Betty Young, President of the Naples Art Association, explained how the final plan incorporates the

program presented to Council at the time the lease was executed and was unanimously approved by the Board of Directors of the Naples Art Association. The building's architect, Al French, used a site plan and artist's rendering to illustrate the location and layout of the proposed Fine Arts Center. He explained how approximately 40% of the building's size was dictated by code and could not be reduced. As such, the proposed center is larger than anticipated by Council. Mr. French also explained how green space would be recouped by locating the center in the northwest area of the park but noted that a slight reconfiguration of the curbs would be necessary. Mr. French further suggested that the picnic pavilion be removed. In response to inquiries from Council, Mr. French stated that the proposed center would be built above flood plain. Ms. Young said that construction would begin no later than January, 1997, however, this would depend upon success in fund raising. She also explained how additional funds may be available through the State Cultural Facilities Grant.

It is noted for the record that Council Member Sullivan returned to the meeting at 11:52 a.m.

Dr. Woodruff stated that this item would be on the agenda for the September 20, 1995 Regular City Council Meeting.

CORRESPONDENCE and COMMUNICATIONS:

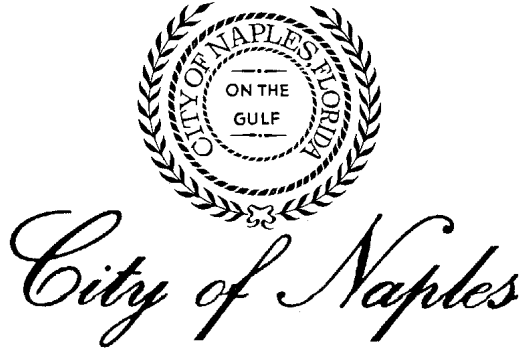
In response to inquiries from Port Royal residents, City Manager Richard Woodruff reported that the City is smoke testing in that area's sewer system due to ground water intrusion. This is non-damaging vapor, not smoke, used to pinpoint breaks in the sewer lines and homeowners will be notified if the break is located on their side of the line. They would then have 30 days to repair the break, Dr. Woodruff said. Council Member Tarrant relayed that he had received calls concerning tree removal on Fifth Avenue. Dr. Woodruff, however, stated that he knew only of shrub removal but would verify this with Terry Fedelem, Parks and Parkways supervisor.

ADJOURN: 12:08 p.m.

Paul W. Muenzer, Mayor

Marilyn A. McCord
City Clerk

Virginia A. Neet
Administrative Assistant



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These minutes of the City Council Workshop
were approved on 10/4/95.

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Convened 9:01 a.m. / Adjourned 12:08 p.m.

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