



City Council Chamber  
735 Eighth Street South  
Naples, Florida 33940

---

**City Council Workshop Meeting - August 1, 1994 - 9:00 a.m.**

---

Mayor Muenzer called the meeting to order and presided.

---

**ROLL CALL**

**ITEM 1**

**Present:** Paul W. Muenzer, Mayor  
Alan R. Korest, Vice Mayor

Council Members:  
Ronald M. Pennington  
Marjorie Prolman  
Fred L. Sullivan (Left Meeting at 12:00 p.m.)  
Fred Tarrant  
Peter H. Van Arsdale (Arrived at 10:55 a.m.)

**Also Present:**

Dr. Richard L. Woodruff, City Manager  
Maria J. Chiaro, City Attorney  
John Cole, Chief Planner  
Missy McKim, Community Development  
Director  
George Henderson, Sergeant-At-Arms  
Marilyn A. McCord, Deputy City Clerk

Burt Saunders, County Commissioner  
Louis Amado  
Ted Soliday  
Werner W. Haardt  
Charles Andrews  
Sue B. Smith  
Robert Noble  
Other interested citizens and visitors

Eric Staats, Naples Daily News  
Amy Chodroff, WNOG  
Paul Kenney, WBBH-TV

**ITEM 2**

**ITEMS TO BE ADDED**

Council agreed to add the following items to the agenda:

- |        |  |
|--------|--|
| Item 7 | Fire Stations bids   |
| Item 8 | Water Plant proposal   |
| Item 9 | Village Green matter regarding fees for horticultural debris pickup. |

**ITEM 3**

**NAPLES AIRPORT AUTHORITY CHAIRMAN AND DIRECTOR  
EXCHANGE OF IDEAS**

Naples Airport Authority Board Member Louis Amato and Airport Executive Director Ted Soliday addressed Council and were available to answer Council's questions. Mr. Amato began by reporting that Mr. Soliday's appointment as Executive Director has had a very positive impact on Airport staff, Board Members, and the users.

Mr. Soliday said that the Airport Authority had given staff specific directions to move forward in a positive manner. The one negative item brought up by Mr. Soliday was the concern of Aqualane Shores residents about Airport noise. At this time, a selection process is underway to contract with a consultant who will update the Noise Abatement Master Plan. Mr. Soliday told Council that Airport Directors will attend area property owner association meetings once each quarter. A representative from Aqualane Shores will serve on the advisory committee to study the noise problem.

For the record, Mr. Soliday explained that Collier County Emergency Medical Services (EMS) have purchased a new helicopter that requires a hangar larger than any currently located at the Naples Airport. He added that there was no hangar large enough to accommodate the helicopter and every available hangar was already leased out. Therefore, upon construction of a suitable hangar, the Airport has offered EMS a thirty year lease with a ten year option beyond that time, at the current-existing rate. The new hangar will be built off North Road to the west of the main terminal with direct access to Airport Road from North Road. Mr. Soliday reported that EMS is charged ten cents per square foot for hangar space. The new lease will include an agreement that EMS will provide emergency services to the Airport when needed, at no charge to the Airport.

Mr. Soliday confirmed that the Airport Authority had approved charging \$3.00 per paid passenger for Passenger Facility Charges. The application for imposing those charges has been submitted to the FAA (Federal Aviation Authority). With a decreasing availability of funds from the Federal level, it is necessary to utilize the Passenger Facility Charge. The Charge is limited by the Federal government and revenues must be used for definite projects.

Architect Gene Schmidt completed a study of the general aviation terminal and the need to update it for American Disabilities Act requirements, as well as for expansion. The Airport Authority gave staff the direction to move forward aggressively. Staff will be reporting back to the Airport

## **City Council Workshop Meeting - August 1, 1994**

---

Authority. Mr. Amato also reported that during the past week six or seven leases with Airport users were signed; next week six or seven more will be approved. He said, "We are meeting the needs of the community. This is a solid example of the fact that your Airport Authority is moving aggressively to make it more effective."

As a part of the Directors Report, Mr. Soliday indicated that a preventive maintenance plan will be a part of the Airport Authority budget and that a lot of ideas proposed by the City would be incorporated into their budget. Vice Mayor Korest pointed out that the City's work with the Florida league of Cities had resulted in a change in rental car contracts, allowing parking tickets received on rental cars to be billed to the credit card of the person who rented the car. Mr. Korest requested that this data be provided to the Airport Authority members prior to the Florida Airport Managers Association Meeting.

Mr. Soliday noted that the Board was moving forward with their plans for a multi use facility. He stated that with state and federal grants, they would be able to stay within their budget and time constraints while adding up to 59 hangars before the end of the new year. The multi use facility proposes to offer 8700 square feet of leasable office area and this facility along with the addition of the proposed t-hangars will allow about 70 pilots to be taken care of. Mr. Soliday indicated that the greatest challenges facing the airport include getting the master plan going and dealing with the environmental issues.

Relevant to the Contract Tower Program, Mr. Soliday stated that it cost \$250,000.00 annually to staff and run the tower, while the tower itself cost over \$750,000.00 to build. He added that while in Washington D.C., he and members of the Airport Authority met with congressmen and senators, the results being that Naples would be put on the program by the 1996 fiscal year if not within 1995.

Mr. Soliday stated that as a result of a survey, it was determined that many airport users were interested in a grass landing strip. He said that the Board had approved an amendment of the layout plan to add a small grass landing strip, that would cost approximately \$40,000. - \$50,000.

In response to Council Member Pennington's inquiry concerning paid parking at the airport, Mr. Soliday stated that they would be thoroughly studying the issues as to its impact on passenger growth. He added that the airport did not want to lose positive passenger activity. In response to Mayor Muenzer's question concerning the upcoming sprinkler ordinance, Mr. Soliday stated that from an economic standpoint he did not believe the Fire Chief's concerns have impact in this situation and that from a risk standpoint, no impact can be identified. He indicated his recognition of the risk fire always presents, however, he noted that following a study to pinpoint instances of fires in hangars, none were identified anywhere across the country. He added that rules and regulations regarding activities allowed within the hangers would be strictly enforced.

**NOTE:           BREAK:           10:20A.M. - 10:35A.M.**

**ITEM 4**

**COUNTY COMMISSIONER BURT SAUNDERS**

Mr. Saunders stated that if he won the State election he would keep an office in City Hall. He also reported updates on the following issues:

- North Road - with the new Commission, better terms for the City/County working together.
- Funding of CIP projects - final budget hearings on September 14 and 28, 1994/ advised keeping the pressure on so that action goes forward.
- Disposal of Effluent - would be of benefit to everyone to increase ability to treat effluent; consideration of merging facilities; believe a joint venture would be well received but it should come from City Council.
- Service Areas - relationship between City and County will probably be better following the election; tremendous willingness to work together at any level.

Mr. Saunders informed Council that the County will probably face litigation with the DCA regarding stormwater management due to the fact that a facility has not been created.

**ITEM 5**

**REVIEW OF REQUEST FOR CONDITIONAL USE ALLOWING CONTINUED OPERATION OF THE INN BY THE SEA BED AND BREAKFAST AT 281 AND 287 11TH AVENUE SOUTH. (Pursuant to Council direction at its July 20, 1994, Regular Meeting)**

To facilitate clarification of this item Chief Planner Cole presented a map of the neighborhood, a site plan of the existing home belonging to Margaret Cormier (petitioner) and the Inn by the Sea and a floor plan of the Inn by the Sea. He noted that he had met with the applicant, Ms. Cormier and that the resolution in the packet had been modified for clarification.

In response to Council's concerns re: Memo dated July 26, 1994, Mr. Cole explained that one small room in question was available only as an expansion room, in case someone should bring children. Regarding the guest house, Mr. Cole explained that Ms. Cormier would be obligated to live in the Main House at 281 11th Avenue South where five transient rooms exist. He further explained that the guest house at 287 and the guest house at 281 each offer apartments available for long term leases only. Mr. Cole pointed out that this is a multi family zoned district which allows the rental of single family homes or condos within that district. He added that the Code differentiates clearly between long term and transient use.

Council Members expressed the need for further clarification concerning the allowed number of rooms in a principal dwelling and parking specifications. Community Development Director

---

## City Council Workshop Meeting - August 1, 1994

---

McKim explained that staff's advise to the applicant had been to apply for conditional use as opposed to a variance because special conditions apply more apply in this situation. This situation reflects the expansion of the bed and breakfast onto an adjacent property and City Council can, through this application, put whatever conditions they find appropriate. When both properties are under one conditional use, the number of transient rooms for the bed and breakfast can be limited.

Council Member Pennington stated that either through use of a variance or a conditional use, criteria is being stretched and that his concerns included that the operation had been in violation of City Code for some time.

Ms. McKim reviewed parking specifications and indicated that if the properties are combined, they would be limited to six parking spaces with the intent to combine all the structures on the property and apply it to the number of units allowed in the main structure.

For the record, Dr. Woodruff stated that City Code clearly defines a mandated calculation to indicate the total square footage that ultimately determines the number of units allowed for transient rental within a bed and breakfast. He noted that staff's job is to apply the law as it is written and regarding the law in figuring bed and breakfast units, all the square footage is allowed to be counted. Council directed staff to immediately modify the ordinance to clearly reflect City Council's intentions to count only the square footage of the building containing the bed and breakfast.

### **Margaret Cormier, Bed and Breakfast at 281 and 287 11th Avenue South.**

Ms. Cormier stated that whether she purchased this property or not, impact to the area would not change, she assured the Council that she was asking to keep everything status quo. She stated that she wanted to live on the property that she currently owns, that everything on her current property would remain the same and that the bed and breakfast will stay at five bedrooms.

Vice-Mayor Korest recommended that the life of the bed and breakfast operation be reviewed to reveal its impact either as a nuisance or as a desirable adjunct to the City.

**NOTE:        BREAK        12:00 p.m. - 12:05 p.m.**

### **ITEM 7**

### **REVIEW OF THE FIRE STATION BIDS**

City Manager Woodruff reviewed this item and noted that it would be added to the Wednesday meeting agenda of August 3, 1994 as Item 25.

### **ITEM 8**

### **WATER PLANT PROPOSAL**

Dr. Woodruff stated that several months ago the City was approached by a firm wanting to offer a privatization proposal concerning the water plant. He stated that the specs had not been prepared and that currently the City was not in a position to consider privatization in this area. However, he reported that the representatives of the interested firm were given a cursory walk through. He stated that the City's position is clear that administration is not suggesting that the utility change ownership, however, indications are, with some retirements coming up in that area, that this may be an opportunity to impact economically in that area. He indicated that much caution would be used toward privatization in this area and that it would be open for competitive bids.

**ITEM 9**

**VILLAGE GREEN/FEES REGARDING HORTICULTURAL DEBRIS PICKUP**

Dr. Woodruff explained that the City had been consistent in applying its requirement regarding cleanup and haul-away of debris created by contractors. He stated that the situation at Village Green presented a situation where the lawn maintenance contractor was offloading from his truck and informing the administration that their bill would have to go up if he had to haul his horticultural debris away. Dr. Woodruff had responded to Village Green indicating that the City could not support a waiver of that fee. He noted the City's financial consideration in this matter since the City generates approximately \$500,000. - \$600,000 in horticultural fees.

He recommended the option that staff research the possibility of establishing a free dumping service for horticultural debris generated within the City, however, Village Green will receive no relief from paying regular horticultural pickup fees.

**ITEM 6**

**REVIEW OF AGENDA ITEMS - AUGUST 3, 1994, REGULAR MEETING**

**Item #17/Authorization to submit final statement funding application to U.S. Department of Housing & Urban Development for Community Development Block Grant (CDBG) Funds. -** Submit final funding application to HUD for CDBG Funds. This item will be removed from the consent agenda.

**Item #10/Cable Franchise Agreement Ordinance -** This item will be removed from the agenda.

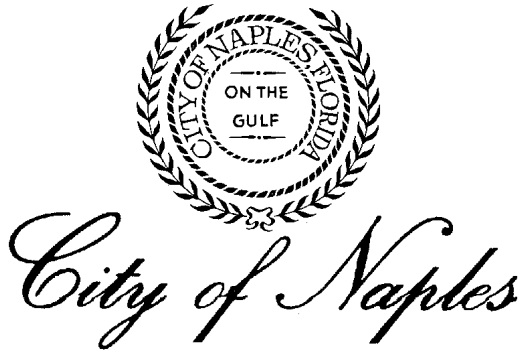
**Item #13/Endorse a program for the refurbishment and enhancement of playground equipment, facilities and surfacing to playgrounds located within City parks. -** Include language

---

**City Council Workshop Meeting - August 1, 1994**

---

in Section 3 as follows: "...shall be disbursed by City Council based upon completion of the Parks Master Plan."



**Index**

**City Council Workshop Meeting**

**August 1, 1994**

Convened 9:00 a.m. / Adjourned 3:55 p.m.

**CORRESPONDENCE/COMMUNICATIONS**

None.

**ADJOURN:** 1:00 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 August 17, 1994.

<b>ADJOURN:</b> .....	<b>7</b>
<b>CORRESPONDENCE/COMMUNICATIONS</b> .....	<b>7</b>
<b>COUNTY COMMISSIONER BURT SAUNDERS</b> .....	<b>4</b>
<b>ITEMS TO BE ADDED</b> .....	<b>2</b>
<b>NAPLES AIRPORT AUTHORITY CHAIRMAN AND DIRECTOR EXCHANGE OF IDEAS</b> .....	<b>2</b>
<b>REVIEW OF AGENDA ITEMS - AUGUST 3, 1994, REGULAR MEETING</b> .....	<b>7</b>
<b>REVIEW OF REQUEST FOR CONDITIONAL USE ALLOWING CONTINUED OPERATION OF THE INN BY THE SEA BED AND BREAKFAST AT 281 AND 287 11TH AVENUE SOUTH. (Pursuant to Council direction at its July 20, 1994, Regular Meeting)</b> .....	<b>4</b>
<b>REVIEW OF THE FIRE STATION BIDS</b> .....	<b>6</b>
<b>ROLL CALL</b> .....	<b>1</b>
<b>VILLAGE GREEN/FEES REGARDING HORTICULTURAL DEBRIS PICKUP</b> .....	<b>6</b>
<b>WATER PLANT PROPOSAL</b> .....	<b>6</b>