



City Council Chamber
735 Eighth Street South
Naples, Florida 33940

City Council Workshop Meeting - March 4, 1996 - 8:00 a.m.

Mayor Barnett called the meeting to order and presided.

ROLL CALL

ITEM 1

Present: Bill Barnett, Mayor
Marjorie Prolman, Vice Mayor

Council Members:
Bonnie R. MacKenzie
John R. Nocera
Fred L. Sullivan
Fred Tarrant
Peter H. Van Arsdale

Also Present:

Dr. Richard L. Woodruff, City Manager
Maria J. Chiaro, City Attorney
William Harrison, Assistant City Manager
Missy McKim, Planning Director
Dr. Jon Staiger, Natural Resources Mgr.
Ron Lee, Planner III
Ann Walker, Planner II
Terry Fedelem, Operations Supt.
Community Services
Kevin Rambosk, Chief of Police &
Emergency Services
George Henderson, Sergeant-at-Arms
Virginia Neet, Deputy City Clerk
Patricia Rambosk, Legal Assistant
Werner Hardt

Charles Andrews
Dr. Herb Marlowe
Andrea Clark Brown
Virginia Corkran
Joan Tobin

Other interested citizens and visitors

Media:

Michael Cote, Naples Daily News
David Taylor, Continental Cablevision

ITEMS TO BE ADDED (8:04 a.m.) ITEM 2

City Manager Woodruff requested that the following item be added to the agenda:

Item 7 - Preview of "Stranger Danger" public service announcements.

.....ITEM 7

PREVIEW OF "STRANGER DANGER" PUBLIC SERVICE ANNOUNCEMENTS

(8:05 a.m.)

Chief of Police & Emergency Services Kevin Rambosk provided an overview of the P.A.C.T. Program (Police/Emergency Services and Community Together) and played four locally produced public service announcement videos about "Stranger Danger", a program aimed to reduce the risk of kidnapping. Chief Rambosk reported that all of the local television stations had agreed to air the 30-second announcements and the production cost would be funded by donations. Council Member Tarrant asked if the Police Department could track convicted child molesters living within the City and apprise the public of their whereabouts. Chief Rambosk explained that although police are notified of released prisoners, this is not public information. City Attorney Chiaro described pending State legislation relating to this issue and indicated that she would research its effect on local jurisdictions.

.....ITEM 3

REVIEW OF CONCEPTUAL LANDSCAPING PLAN FOR NAPLES PIER. (8:14 a.m.)

City Manager Richard Woodruff stated that, pursuant to Council's direction, Ellin Goetz, of J. Roland Lieber, P.A. Landscape Architects, was employed to design the entrance to the Naples Fishing Pier as part of the restoration project. Ms. Goetz presented the proposed streetscape plan, which would extend to Gulfshore Boulevard, South, and used aerial renderings to illustrate the landscape and walkway design. (A copy of this material is contained in the file for this meeting in the City Clerk's Office.) Ms. Goetz suggested that native Sabal Palms, with an overall height of 18 feet, be planted along walkways to shade pedestrians and to buffer adjacent residences. She further recommended the use of crushed shells as ground cover in addition to wind and salt resistant shrubbery. The median would be reconfigured to accommodate a 35 foot flagpole, and she recommended street lighting similar to Crayton Cove noting that shorter poles would concentrate the light to the walkways. Dr. Woodruff described the plans for street parking and explained that it was designed to provide more handicap spaces and to be less disruptive to adjacent homes. Further Council discussions focused on the project's cost which would range from \$35,000 to \$40,000, including lighting, and would be funded through the Beach Fund. Council Member Tarrant suggested applying to the Tourist Development Council for funds to reimburse the City for this project.

.....ITEM 6
UPDATE ON COMPREHENSIVE PLANNING PROCESS WITH FACILITATOR HERB MARLOWE (8:41 a.m.)

Planner Ron Lee stated that, to date, five neighborhood meetings had been conducted relating to the comprehensive planning process. These meetings involved the neighborhoods of Lake Park, Bear's Paw, Aqualane Shores, Royal Harbor, and Sun Terrace. Mr. Lee described the meetings as successful and said updates would be provided to Council on a weekly basis.

Dr. Herb Marlowe, facilitator, explained that an advisory committee, comprised of neighborhood association presidents and Chamber of Commerce economic development representatives, is currently working to identify issues involved with the comprehensive planning process and relayed that the primary concern expressed so far was the preservation of Naples' character. Other concerns related to the impact of large, non-conforming residences in existing neighborhoods, traffic management, crime, and the impact of County growth. He then explained that, in addition to the neighborhood meetings, a series of City-wide forums and community workshops would be conducted to review these concerns and set strategies for solutions. Planning Director Missy McKim clarified that the goal of each neighborhood meeting was to develop a neighborhood plan which would be incorporated into the new Comprehensive Plan. Council Member Van Arsdale took the position that the new Comprehensive Plan should be specific and include design elements. Vice Mayor Prolman suggested that the Third Street Overlay District be incorporated into this comprehensive planning process. Further Council discussion focused on how the redevelopment areas would be addressed in the new plan and the role of the Planning Advisory Board. Council Member Tarrant stressed that the citizens of the various neighborhoods should be apprised of the cost, if any, associated with their neighborhood plan.

Break 9:05 a.m. - 9:12 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

REVIEW OF THIRD STREET OVERLAY DISTRICTITEM 4 (9:14 a.m.)

City Manager Richard Woodruff provided background regarding the Third Street Overlay District and the former Council's decision not to proceed with text amendments until such time as the Third Street Master Plan had been updated.

Andrea Clark Brown, consultant to the Third Street Property Owners, explained that the Third Street Master Plan, developed in 1992, was a result of the property owner's concern that the area could not compete with new shopping districts outside of the City. Ms. Brown reviewed the elements of the original Master Plan which have been implemented and stated that the revised plan addresses the

need for clear identification of parking, flexibility of parking requirements, enhancement of the area's pedestrian nature, smaller scale signage, and the requirement for residential use on third stories. She said the architectural design standards outlined in the plan were general and not intended to create a single design base for the Third Street and Avenues District. She further described the plan's objective to utilize City owned alleyways as pedestrian pathways to the parking areas and reviewed parking statistics which indicated that off-street parking was not fully utilized. She contended that many of Third Street's customers are unaware of the parking spaces available behind the buildings. Ms. Brown then summarized the modifications made to the proposed ordinance since originally presented which reflected the concerns of the prior Council, the property owners, and the merchants. In response to Council, she explained that, as an incentive for residential use, there would be no parking requirements for third story development and the signage limitations were based on the existing signage in the Third Street area.

Council Member Tarrant took the position that the proposed ordinance would intensify commercial activity and negatively impact the surrounding residential area. Further Council comments related to parking requirements for outdoor dining and possible third floor transient lodging facilities. In response, Ms. McKim confirmed that there were no parking requirements for outdoor dining and transient lodging could be permitted as a conditional use. Council Member Van Arsdale commented that the signage definitions in the proposed ordinance were unclear while Council Member Sullivan took issue with possibility of transient lodging and staged entertainment as conditional uses. Council Member Sullivan also questioned the intent of the signage requirements as it applies to artisan signs.

Break 10:27 a.m. - 10:37 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

At this time, Council Member Tarrant requested the opportunity to comment on the recent arrest of presidential candidate Alan Keys prior to a debate in Atlanta, Georgia. Council Member Tarrant asked that Council send a letter to the elected officials of the City of Atlanta and to the Florida League of Cities strongly objecting to Mr. Keys treatment by the Atlanta Police Department. Mayor Barnett suggested that Council consider this request during the next Regular Meeting.

Discussion relating to the Third Street Overlay District continued and Council Members Sullivan and MacKenzie reiterated their concern about the proposed ordinance's relaxed parking requirements. Council Member Van Arsdale pointed out that these requirements would better reflect the City's urban nature; however, he recommended incentives to discourage exclusive parking. Council then expressed concern about the approval process as outlined in the proposed ordinance which, Council Member Sullivan contended, vested too much authority with the Planning Director. Other Council Members requested more involvement by the Planning Advisory Board and suggested General Development Site Plan approval relating to landscaping. Ms. McKim then reviewed the signage options contained in the proposed ordinance noting that they reflect Third

Street's current signage and would encourage signage at the rear of buildings. Ms. Brown explained that street banners would be addressed in conjunction with the lighting plan and existing vertical awning signs would be grandfathered in until such time as there is a change in tenants or until the building's facade is changed. City Attorney Chiaro questioned the ordinance's waiver procedure noting that it should contain reference to the purpose statement.

Ms. McKim then used overhead transparencies to illustrate Third Street's existing building square footage and options for additional square footage as a result of the proposed ordinance. According to Ms. McKim, there is currently a potential for an additional 10,000 square feet of building space in the Third Street area and under the proposed ordinance there was a potential of an additional 95,000 square feet. Dr. Woodruff, however, clarified that the calculations under the existing code did not include the building potential of the area's two vacant lots. Council Member Tarrant noted that it was apparent that Council required additional clarification regarding the proposed ordinance and suggested that the matter be tabled. City Attorney Chiaro stated that any motion should be made when the item is considered at the next Regular Meeting.

Break - 11:59 a.m. - 12:10 p.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

At this time, Mayor Barnett announced that, during the break, representatives of the Third Street Property Owners had volunteered to withdraw this item from the City Council agenda until the March 20, 1996 Regular Meeting.

.....**ITEM 4**
REVIEW OF ITEMS ON 3/6/96 REGULAR MEETING AGENDA (12:11 p.m.)

Item 19 (Confirmation of appointment to the Naples Public Relations Committee) - Vice Mayor Prolman asked for a list of the people who were notified of these vacancies and Council Member MacKenzie requested a list of the current committee members.

Item 20 (Bid Award for local area network hardware) - Vice Mayor Prolman requested further clarification regarding the technical terms used in the proposal.

Item 22 (Right-of-way Consent Agreement with Florida Power & Light to jointly occupy property along Goodlette-Frank Road) - In response to Council, City Attorney Chiaro explained that although she had approved the form of the resolution, the agreement itself would be revised. City Manager Woodruff suggested that approval be conditioned upon the City Attorney's approval of the agreement. Council Member Sullivan asked staff to research the City's responsibility to maintain the property.

Item 24 (Bid Award for Emergency/Standby Power System for Forest Lakes (wastewater) Pump Station) - Council Member Sullivan questioned why the City had only received one bid and asked staff to provide more information.

Item 21 (Authorization to Purchase Equipment for Police & Emergency Services Department)

- Council Member Prolman requested that this item be removed from the Consent Agenda for separate discussion.

City Manager Woodruff stated that an item would be added to the agenda relating to the purchase of property in the Twin Lakes Subdivision to facilitate a sewer lift station.

Item 6 (Presentation of Annual Financial Report by KPMG Peat Marwick) - Council Member MacKenzie requested information regarding the annual increases in sales tax receipts within the City.

Item 8 (Amendment to Section 54-36 "Disposal of Food Waste by Commercial Customers" and Section 127 "Restaurants") Council Member Nocera requested that staff provide a copy of the proposed ordinance to restaurant owners prior to second reading.

Item 10 (Variance to Construct a 4½ foot fence at 3411 Gordon Drive) - Council Member Van Arsdale requested information regarding prior variances.

Item 11 (Conditional Use Approval/Parking Needs Analysis for project on the S.W. corner of Sixth Avenue and Ninth Street South) - Vice Mayor Prolman requested information on height restrictions in the district. Council Member Sullivan suggested additional language clarifying that mail trucks would not be parked on the property.

Item 12 (Consider a Master Sign Plan for Coastland Mall) - Vice Mayor Prolman requested language to reflect the increased signage.

CORRESPONDENCE and COMMUNICATION
None. 12:38 p.m.

OPEN PUBLIC INPUT
None. 12:38 p.m.

ADJOURN.....
12:38 p.m.

Barnett, Mayor Bill

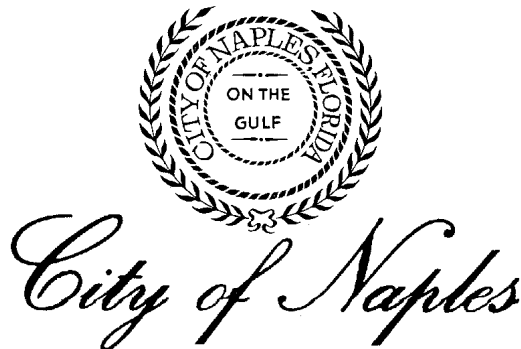
Tara A. Norman
Chief Deputy City Clerk

Prepared by

Virginia A. Neet

Deputy City Clerk

Minutes approved: 4/3/96



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City Council Workshop Meeting

March 4, 1996

Convened 8:04 a.m. / Adjourned 12:38 p.m.

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ROLL CALL (Item 1) 1

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