



City Council Chamber
735 Eighth Street South
Naples, Florida 33940

City Council Workshop Meeting - March 18, 1996 - 8:30 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 (Arrived at 8:31 a.m.)

Also Present:

Dr. Richard L. Woodruff, City Manager
Maria J. Chiaro, City Attorney
William Harrison, Assistant City Manager
Missy McKim, Planning Director
Terry Fedelem, Special Projects Mgr.
Dr. Jon Staiger, Natural Resources Mgr.
Ron Lee, Planner III
Ann Walker, Planner II
Mary Gruszka, Recreation Supervisor II
Virginia Neet, Deputy City Clerk
George Henderson, Sergeant-at-Arms
Robert Sitta
Werner Haardt
Charles Andrews
John Passidomo
Henry Watkins

John Saltsman

Planning Advisory Board:

Kimberly Kushman
Andrea Clark Brown,
Rex Storter
Dennis Cronin
James Rideoutte

See also Supplemental Attendance List
(Attachment 1)

Media:

Michael Cote, Naples Daily News

ITEMS TO BE ADDED ITEM 2

None. (8:30 a.m.)

RESOLUTION 96-7660..... ITEM 3-a

A RESOLUTION APPOINTING ONE MEMBER TO THE CODE ENFORCEMENT BOARD FOR A THREE-YEAR TERM, TO FILL A VACANT POSITION AS A BUSINESS PERSON; AND PROVIDING AN EFFECTIVE DATE. Title not read. (8:31 a.m.)

Pursuant to the March 11, 1996 Workshop Meeting, interviews were conducted with remaining candidates, John Passidomo and John Saltsman.

Public Input: None. (8:54 a.m.)

MOTION by Sullivan to APPROVE Resolution 96-7660 APPOINTING JOHN PASSIDOMO; seconded by MacKenzie and unanimously carried, all members present and voting. (MacKenzie-yes, Nocera-yes, Prolman-yes, Sullivan-yes, Tarrant-yes, Van Arsdale-yes, Barnett-yes)

RESOLUTION 96-7661..... ITEM 3-b

A RESOLUTION APPOINTING ONE ALTERNATE MEMBER TO THE CODE ENFORCEMENT BOARD, TO FILL AN UNEXPIRED TERM; AND PROVIDING AN EFFECTIVE DATE. Title not read (8:55 a.m.)

Pursuant to candidate interviews of March 11 and 18, 1996.

Public Input: None. (8:56 a.m.)

MOTION by MacKenzie to APPROVE Resolution 96-7661 APPOINTING BRUCE D'ELIA; seconded by Prolman and unanimously carried, all members present and voting. (MacKenzie-yes, Nocera-yes, Prolman-yes, Sullivan-yes, Tarrant-yes, Van Arsdale-yes, Barnett-yes)

RESOLUTION 96-7662..... ITEM 3-c

A RESOLUTION APPOINTING ONE ALTERNATE MEMBER TO THE CODE ENFORCEMENT BOARD, FOR A THREE-YEAR TERM; AND PROVIDING AN EFFECTIVE DATE. Title not read. (8:56 a.m.)

Pursuant to candidate interviews of March 11 and 18, 1996.

Public Input: None. (8:57 a.m.)

MOTION by Nocera to APPROVE Resolution 96-7662 APPOINTING JOHN SALTSMAN; seconded by Sullivan and unanimously carried, all members present and voting. (MacKenzie-yes, Nocera-yes, Prolman-yes, Sullivan-yes, Tarrant-yes, Van Arsdale-yes, Barnett-yes)

In response to Council, City Attorney Maria Chiaro explained that although it has been the City's policy to fill board vacancies with alternate members, it was not applicable when the vacancy requires specific occupational criteria.

At this time, Mayor Barnett referred to Council discussions during the March 11, 1996 Workshop Meeting relating to a second Gordon River Bridge and suggested a straw poll regarding the issue in conjunction with the November General Election. City Manager Richard Woodruff explained the criteria for conducting a straw poll and stated that May 31st was the deadline for placing this issue on the November 1996 ballot. Council Member Tarrant stated, for the record, that he was very much opposed to a straw poll since the voters had already voiced their opposition.

.....ITEM 4
REVIEW OF CAMBIER PARK MASTER PLAN. (*Requested by Council Member Van Arsdale*) (9:01 a.m.)

Council Member Van Arsdale explained that he had requested this discussion because he was not satisfied with the Cambier Park Master Plan as approved on June 7, 1995. He described it as amateur having been created too quickly after Council's rejection of the Herbert Halback, Inc. design. He also reasoned that since the City had already paid \$20,000 for a professional planner, Council should reconsider the Halback design. Referring to the Halback plan, Mr. Van Arsdale specifically noted that Phase 2 would accommodate a baseball field.

City Manager Richard Woodruff used overhead transparencies of the present approved Cambier Park Master Plan (Resolution 95-7455) and policies adopted in conjunction with this master plan. Dr. Woodruff also delineated the status of proposed park improvements. (A copy of this material is contained in the file for this meeting in the City Clerk's Office.) Dr. Woodruff noted that many of the elements proposed by the Halback plan had been incorporated into the master plan within parameters set by the prior Council. He also clarified that Council would review and approve individual elements of the plan as they are implemented. Council Member Tarrant referred to the modifications to the tennis facility outlined in the Master Plan and questioned the rationale of reducing the number of tennis courts when the facility is fully utilized.

Community Services Advisory Board Vice Chairman George Dondanville distributed March 12, 1996 draft Board minutes which recommended that the Board act as an overview committee regarding Cambier Park redevelopment and that Council appoint an outside professional consultant, preferably Herbert Halback, Inc., to assist. (A copy of this material is contained in the file for this meeting in the City Clerk's Office.) Council Member Sullivan agreed reasoning that the Community Services Advisory Board is responsible for the parks. Council Member Tarrant concurred; however, reiterated his objection to the proposed modifications to the tennis facility which he said would be a waste of taxpayers money since the changes are not needed or wanted.

Dr. Woodruff reviewed the proposed tennis improvements which would be funded through users fees and Council Member MacKenzie noted that construction of the replacement courts would coincide with previously scheduled upgrades to the existing courts. Council also discussed the type

of tennis court surface specified in the master plan in addition to alternative surfaces.

Further Council discussion focused on the costs involved with the Halback design and Council Member MacKenzie noted public sentiment against moving the baseball field. She also suggested that the City's new landscape architect review the master plan to ensure continuity with other City parks.

MOTION by Sullivan to PROCEED WITH THE MASTER PLAN, AS APPROVED ON JUNE 7, 1995, and to ACCEPT THE RECOMMENDATION OF THE COMMUNITY SERVICES ADVISORY BOARD THAT THEY OVERVIEW THE IMPLEMENTATION OF THE MASTER PLAN AND HAVE IT WITHIN THE DISCRETION OF THE BOARD TO UTILIZE THE SERVICES OF THE FUTURE LANDSCAPE ARCHITECT OF RECORD OR A PROFESSIONAL PARK PLANNER. COUNCIL TO RECEIVE UPDATES AND RECOMMENDATIONS FROM THE COMMUNITY SERVICES ADVISORY BOARD AS EACH PHASE OF THE MASTER PLAN IS IMPLEMENTED; *seconded by MacKenzie and carried 5-2 (MacKenzie-yes, Nocera-yes, Prolman-yes, Sullivan-yes, Tarrant-no, Van Arsdale-no, Barnett-yes)*

Council Member Tarrant said he opposed the motion due to his opposition to the new tennis courts and related rate increase. Council Member Sullivan, however, restated Council's logic for upgrading the courts and asserted that, even with the increase, the rates would still be reasonable. He further contended that since the Community Services Advisory Board is most attune to park issues, Council should give them the lead in the Cambier Park Master Plan's implementation. Vice Mayor Prolman concurred but stated that the Community Services Advisory Board's role should be limited to "fine tuning" the park's design.

MOTION by MacKenzie to MAKE THE COMMUNITY SERVICES ADVISORY BOARD RESPONSIBLE FOR INVESTIGATING DIFFERENT TYPES OF TENNIS COURT SURFACES FOR COUNCIL APPROVAL; *seconded by Tarrant. This motion failed 3-4. (MacKenzie-yes, Nocera-no, Prolman-no, Sullivan-yes, Tarrant-yes, Van Arsdale-no, Barnett-no)*

Break 10:18 a.m. - 10:27 a.m. It is noted for the record that Council Member Van Arsdale was absent when the meeting reconvened.

.....ITEM 5
**JOINT DISCUSSION WITH PLANNING ADVISORY BOARD REGARDING
FEASIBILITY OF CREATING A PLANNING COMMISSION AND A ZONING BOARD.**
(10:27 a.m.)

Mayor Barnett explained that the purpose of this discussion was to ascertain the position of Council and the Planning Advisory Board regarding present P.A.B. responsibilities and whether a separate Zoning Board is needed.

Planner Ron Lee referred to the March 5, 1996, staff memorandum to outline the types of petitions processed by the Planning Department during 1995 and to compare the staff recommendations, P.A.B. recommendations, and final Council action for each type of petition. In his presentation, Mr. Lee noted that Council had generally followed P.A.B. recommendations. A survey of South Florida communities, he said, indicated that when there are multiple review boards, the Planning Commission's sole function is long range planning, such as comprehensive plan amendments. (A copy of this material is contained in the file for this meeting in the City Clerk's Office.)

P.A.B. Member Jim Rideoutte indicated that there were advantages to being involved in both the development and the implementation of a comprehensive plan. P.A.B. Member Andrea Clark Brown agreed but also commented that issues, such as the Cambier Park Master Plan, should be subject to P.A.B. review.

It was the consensus of Council and the Planning Advisory Board to continue the present responsibilities of the Planning Advisory Board.

City Manager Richard Woodruff then proposed procedures which would reduce the number of variance petitions requiring Council approval, such as administrative variances and variances where the P.A.B. decision is final. Planning Director Missy McKim also outlined circumstances which would continue to require Council action. (A copy of this material is contained in the file for this meeting in the City Clerk's Office.)

It is noted for the record that Council Member Van Arsdale returned to the meeting at 10:40 a.m.

P.A.B. Member Jim Rideoutte concurred with Dr. Woodruff's recommendations noting that it would save Council and the petitioners time without vesting more authority in the P.A.B. Council Member Van Arsdale commented that the amount of petitions requiring Council action could be further reduced provided a liberal appeal process was in place. Council also suggested that waiver of distance petitions be included those variances where the P.A.B. decision is final.

Council Member MacKenzie then recommended increasing the number of P.A.B. alternate members to ensure quorums, particularly during afternoon meetings. P.A.B. Members Brown and Kushman were in favor of additional alternates; however, P.A.B. Member Rideoutte questioned the need. P.A.B. Members Rex Storter and Dennis Cronin noted frustration when alternate members attend meetings and are not permitted to vote and there was also discussion regarding a nine-member Planning Advisory Board. Vice Mayor Prolman stated that the P.A.B. provides Council with an extra layer of guidance but noted less comprehensive P.A.B. recommendations and remarks in recent petitions. P.A.B. Member Brown pointed out that the minutes of the P.A.B. meetings are brief summaries and do not reflect all comments of the members. City Manager Richard Woodruff then relayed plans to video tape P.A.B. meetings for the convenience of Council and the public. Difficulties with the P.A.B. meeting schedule were discussed and Council Member Van Arsdale

suggested more input by P.A.B. members regarding their schedule.

It was the consensus of Council and the Planning Advisory Board that one alternate position would be added to the P.A.B.

It was also the consensus of Council that staff would proceed to draft ordinances to modify the variance approval requirements and waiver of distance requirements as discussed. It was also determined that staff would draft the necessary ordinance to provide for an additional alternate position on the P.A.B.

Break 11:23 a.m. to 11:32 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

.....ITEM 6
REVIEW OF ITEM ON 3/20/96 REGULAR MEETING AGENDA. (11:32 a.m.)

Item 6 - (Appointment of Members to Code Enforcement Board) This item will be deleted since the appointments were made during this meeting. ***Item 9 - (Authorization for budget increase for contract with facilitator Herbert A. Marlowe, Ph.D.)*** Council Member Tarrant reiterated his opposition to the City spending money for consultants. ***Item 12 - (Authorization to purchase radio telemetry equipment)*** Council Member Sullivan requested verification that the bid price pertained to each piece of equipment. ***Item 15a-e - (Consideration of Temporary Use Permits)*** Council Member Sullivan referred to complaints received after last year's "Taste of Collier" (15-a) and asked that this item be removed from the consent Agenda for separate discussion. Vice Mayor Prolman also asked if activities were scheduled for the night before the event. Referring to Item 15-e, Council Member Sullivan asked if an alternate site for the event had been considered. City Manager Richard Woodruff also noted that a Workshop Meeting would be scheduled in April to discuss special event approvals. ***Item 5 - (Third Street Commercial Area Special Overlay District)*** Planning Director Missy McKim used overhead transparencies to review changes and clarifications to the proposed text amendment since prior Council consideration. (A copy of this material is contained in the file for this meeting in the City Clerk's Office.) These revisions included clarifications to artisan sign and waiver definitions, transient lodging facility limitations, items requiring Planning Advisory Board Approval, and parking requirements for residential units and outdoor dining facilities. Council Member Van Arsdale questioned the rationale behind permitting a 30 foot sign on backing board yet limiting the size of an artisan sign to which Ms. McKim explained that this provision was more restrictive than the present code and was based on public input. Planner Ann Walker then provided a comparison between existing parking spaces in the Third Street commercial area and that required under the proposed ordinance. She cautioned, however, that this comparison was based on full build-out assumptions and may not prove accurate. (A copy of this material is contained in the file for this meeting in the City Clerk's Office.) Planner Ann Walker also reviewed results of recent parking counts and reported that approximately 70% of the available parking is utilized in the Third Street area. Ms. McKim noted that the proposed ordinance was designed to enhance under-utilized parking areas through an incentive program. City Manager

Woodruff stated that these improvements would be funded either through the private property owners in the district or through the creation of a special assessment, not by the City.

CORRESPONDENCE and COMMUNICATIONS

None. (12:13 p.m.)

OPEN PUBLIC INPUT (12:14 p.m.)

Henry Watkins, 2575 Half Moon Walk - Mr. Watkins stated that he supported Council's effort regarding Cambier Park and the recommendation of the Community Services Advisory Board. He also suggested profession-specific requirements for members, such as landscape architect or land planner, when filling current vacancies on the Community Services Advisory Board. **Doris Reynolds, 370 12th Avenue South** - Ms. Reynolds stated that, as a resident and investor in the Third Street Area, she disagreed with Planner Ann Walker's report. She specifically objected to the inclusion of 30 parking spaces behind her property which, she said, had not been accessible since 1994. She asked Council to talk to Third Street property owners before adopting the new ordinance. Ms. Reynolds then referred to the upcoming "Taste of Collier" special event and complained about damage to her landscaping caused by last year's event. **Betty Van Arsdale, 3333 Rum Row** - Mrs. Van Arsdale commented about deficiencies in the current Cambier Park design which, she said, was caused by a lack of planning and pressure by special interest groups. She also expressed disappointment that the Council had not accepted the design of the professional planner.

ADJOURN.....

12:32 p.m.

MOTION by Sullivan to ADJOURN; seconded by Van Arsdale and unanimously carried, all members present and voting. (MacKenzie-yes, Nocera-yes, Prolman-yes, Sullivan-yes, Tarrant-yes, Van Arsdale-yes, Barnett-yes)

Bill Barnett, Mayor

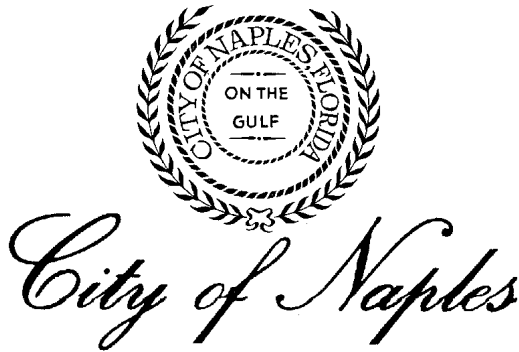
Tara A. Norman
Chief Deputy City Clerk

Prepared by:

Virginia A. Neet
Deputy City Clerk

City Council Workshop Meeting - March 18, 1996

Minutes approved: 5/1/96



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March 18, 1996
Convened 8:29 a.m. / Adjourned 12:32 p.m.

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Supplemental Attendance List

Mike Watkins
Mrs. Fred Tarrant
John Van Arsdale, Sr.
Betty Van Arsdale
James Rideoutte
Dale Chlumsky
Doris Reynolds
George Dondanville
Jill Stephens

Other interested citizens and visitors.