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City Council Workshop Meeting

May 20, 1996

Convened 8:34 a.m. / Adjourned 9:55 a.m.

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City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 33940

il Workshop Meeting - May 20, 1996

City Council Workshop Meeting - May 20, 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

Also Present:

Dr. Richard L. Woodruff, City Manager
Missy McKim, Planning Director
Dr. Jon Staiger, Natural Resources Mgr.
Flinn Fagg, Planner I
Virginia Neet, Deputy City Clerk
Charles Andrews
Jim Lennane

Kim Patrick Kobza
Other interested citizens and visitors

Media:

Steve Hart, Naples Daily News
David Taylor, Continental Cablevision

ITEMS TO BE ADDEDITEM 2

None. (8:34 a.m.)

CORRESPONDENCE/COMMUNICATIONS.....

City Manager Richard Woodruff reminded Council that State law requires each member to file a financial disclosure form and requested that they notify the Mayor's office upon filing.

Dr. Woodruff also announced that meetings of the 41-10 Association and the Florida Department of Transportation were scheduled for Wednesday, May 22, 1996.

BEACHFRONT HOUSING REPORT (8:41 a.m.).....ITEM 3

City Manager Richard Woodruff explained that, per Council's direction, staff had prepared a beachfront housing report which researched potential rezoning options in order to preserve current levels of density and to also address increasing development of larger "mega-homes" in Old Naples. (A copy of this material is contained in the file for this meeting in the City Clerk's Office.)

Planner Flinn Fagg explained that due to the escalating demand for beachfront lots, many of the large, coastal properties had been subdivided. Although this increased density is permitted under the current Comprehensive Plan and zoning district requirements, there is concern regarding its negative impact to beachfront neighborhoods and the City's character. Referring to the staff report, which analyzed the area between 8th Avenue North and 20th Avenue South, west of Gulf Shore Boulevard, Mr. Fagg explained that of the 147 lots of record, 49 parcels could be subdivided under current zoning laws which creates a potential for 238 total lots. Mr. Fagg then detailed zoning options for the district which would address the issue: Proposal "A" - R1-20 zoning district (minimum lot size of 20,000 square feet); Proposal "B" - R1-25 zoning district (minimum lot size of 25,000 square feet), and; Proposal "C" - R1-35 zoning district (minimum lot size of 35,000 square feet) (A copy of this material is contained in the file for this meeting in the City Clerk's Office.) Mr. Fagg explained that although each of the proposals would create non-conforming properties, the R1-

25 zoning district, as described in Proposal "B", would most effectively reduce potential lot partitions. Planning Director Missy McKim provided additional detail regarding non-conforming properties by applying the present City Code to future development and Mr. Fagg relayed staff's recommendation to establish a new zoning district and adopt new spacial perception requirements to address the mega-home concern.

Council Member Tarrant questioned whether stricter zoning requirements would negatively impact property values; Vice Mayor Prolman took the position that the new zoning district should also include the beach estates. After further discussion, Council determined that a more detailed, legal analysis by the City Attorney was necessary before proceeding with the proposed zoning district with Council Member Van Arsdale observing that density was only one component of the Old Naples preservation issue.

Natural Resources Manager Jon Staiger then described Federal, State, and City regulations controlling beachfront construction. Using overhead transparencies, he provided background information regarding the establishment of the Coastal Construction Setback Line and also described the methodology by which State-regulated minimum structural elevations are calculated.

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He also noted that although State law limits a home's footprint to 60% of the lot width, current zoning permits a structure to be located as close as 10 feet from the property line. Since the City's 35-foot height limitation is measured from the State's minimum floor elevation, which can be 18 feet or more above existing grade, new homes often dwarf adjacent older ones. Council Member Van Arsdale, however, commented that the mega-home issue is not limited to the coastal areas and should be addressed on a City-wide basis.

It was the consensus of Council to establish an administrative committee, utilizing the expertise of local coastal engineers, architects, and builders with coastal construction experience to research potential solutions to the mega-home issue.

Council Member MacKenzie requested that she be permitted to audit the committee meetings while Council Member Tarrant called the Federal and State elevation requirements a violation of property rights.

OPEN PUBLIC INPUT (9:47 a.m.)

Jim Lennane of 4228 Gordon Drive also described the Coastal Construction Setback line as bureaucratic control of private property and argued that those who can afford to build on the beach already understand the risks associated with the location. He suggested that the City seek relief from State requirements and return to the prior Coastal Construction Setback Line. He also asked for modifications to the City Code to further limit maximum building height and setbacks. **Kim Patrick Kobza of 393 Flamingo Drive (Vanderbilt Beach Drive Property Owners Association president)** relayed similar mega-home concerns in the Vanderbilt Beach area of Collier County and suggested a City/County approach in addressing the issue with the State.

ADJOURN

9:55 a.m.

Bill Barnett,
Mayor

Tara A. Norman
Chief Deputy City Clerk

Prepared by:

Virginia A. Neet
Deputy City Clerk

Minutes approved: 8/07/96