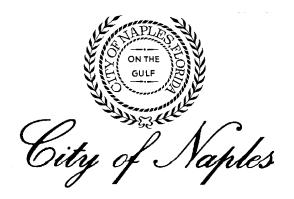


Index City Council Workshop Meeting May 20, 1996

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

ADJOURN	3
9:55 a.m.	
BEACHFRONT HOUSING REPORT (Item 3)	2
CORRESPONDENCE/COMMUNICATIONS	2
ITEMS TO BE ADDED (Item 2)	2
OPEN PUBLIC INPUT	3
ROLL CALL (Item 1)	1



City Council Chamber 735 Eighth Street South Naples, Florida 33940

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 ADDED)ITEM 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.

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.

2

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.

City Council Workshop Meeting - May 20	, 1996	
	Mayor	Bill Barnett
	Mayor	
Tara A. Norman Chief Deputy City Clerk		
Prepared by:		
Virginia A. Neet Deputy City Clerk		

Minutes approved: 8/07/96