

**Revised Annotated**  
**Naples City Council Agenda**  
**City Council Chamber, 735 Eighth Street South, Naples, Florida**  
**Mayor: Bill Barnett**

**Vice Mayor: Marjorie Prolman**

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

**City Attorney: Maria J. Chiaro • City Clerk: Tara A. Norman • City Manager: Dr. Richard L. Woodruff**

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Welcome to today's City Council meeting. If you wish to address the Council regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Request Box located to the right of the City Attorney's seat on the Council dais prior to consideration of that item. We ask that speakers limit their comments to 4 minutes and that large groups name a spokesperson whenever possible. (Written materials or other exhibits for entry into the permanent record must be received in the City Manager's Office by noon of the Monday prior to the City Council meeting.) Thank you for your interest and participation in City government.

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**Regular Meeting**  
**Wednesday, August 7, 1996**  
**Convened 9:00 a.m. / Adjourned 4:36 p.m.**  
**(Recess 12:30 p.m. to 2:00 p.m.)**

All proposed ordinances and information on other items listed below may be inspected in the office of the City Clerk, Room B, City Hall, or at the Collier County Public Library Research Section, 650 Central Avenue. For further information, call the City Clerk's Office, 434-4701.

1. Invocation and Pledge of Allegiance - *Rev. Ron Walter, Emmanuel Lutheran Church*
2. Roll call - *All present*
3. Items to be added - *Item 37 Purchase authorization for replacement engine for the Wastewater Treatment Plant emergency power generator*

*Set Agenda and Add Item 37, Delete 25, and Modify Item 26 with the revised resolution submitted to Council/Van Arsdale/Sullivan/7-0*

4. Announcements  
*Mayor Barnett requested Council's concurrence in order for the City to communicate its support for the Ford Motor Company's continued operations in Collier County.*

*Mayor Barnett announced that the Coastland Mall would be donating 25 benches for the City's use.*

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- First Reading of 2 Ordinances
  - Resolution
- Small Scale Comprehensive Plan Amendment 96-CPASS1
  - Rezone Petition 96-R4
  - Variance Petition 96-V14
- Petitioner: Olde Naples Grand Hotel/P.J. Longe
- Agent: Boughton Architects
- Planning Advisory Board recommendation to deny

**9:15 a.m.**

5. Proposed construction of a 61-unit transient lodging facility on the north side of Seventh Avenue South between Ninth and Tenth Streets:
- 5-a. Consider amendment to the Comprehensive Plan Future Land Use Map from Medium Density Residential to General Commercial.  
*Approved/Van Arsdale/Nocera/4-3 (MacKenzie, Prolman, and Tarrant dissenting)*
- 5-b. Consider rezoning the above property from R3T-12 Residence District to PD Planned Development.

*Approved as amended: 1) the existing house on the property may be retained at the owner's*

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*discretion; 2) Overhead utilities adjacent to the property will be placed underground, and; 3) delete Item (1) of Section 3 and refer to the site plan as presented to Council/Van Arsdale/Sullivan/4-3 (MacKenzie, Prolman, and Tarrant dissenting)*

5-c. Consider a variance to permit lot coverage of 26.3% for the proposed transient lodging facility and existing residential structure at 692 Tenth Street South.

*96-7756 as amended in that if the existing home is not retained, the lot coverage will be adjusted upward proportionately/Van Arsdale/Nocera/4-3 (MacKenzie, Prolman, and Tarrant dissenting)*

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•Resolution  
•Pursuant to 6/19/96  
setting of public hearings

10:00 a.m.

6. **Public Hearing** to consider establishing a special assessment district to provide potable water and central sewer improvements for the West Boulevard Utility District.

*96-7757/Van Arsdale/Sullivan/7-0*

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•Resolution  
•Conditional Use Petition 96-CU12  
•Petitioner: Andre's Steakhouse  
•Planning Advisory Board  
recommendation to approve

10:30 a.m.

7. Consider a conditional use for a parking needs analysis for expansion of Andre's Steakhouse, 2800 North Tamiami Trail.

*96-7758 as amended in Section 2 adding (9) which states "The portion of the parking lot within 50 feet of the eastern property line (east of the lot marked 44 in the proposed addition plan) will be cordoned off as soon as possible after 5:00 p.m. and that area will not be used by the petitioner under any circumstances"/Van Arsdale/MacKenzie/5-2 (Sullivan and Tarrant dissenting)*

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•Resolution  
•Conditional Use Petition 96-CU16  
•Petitioner: Old Florida  
Pub/Donald Flock  
•Planning Advisory Board  
recommendation to approve

8. Consider a conditional use for dancing and staged entertainment at the Old Florida Pub to be located in Coastland Center Mall, Space B-08.

*96-7759/MacKenzie/Nocera/7-0*

•Pursuant to reconsideration  
policy (Resolution 95-7397)

9. Request by Vice Mayor Prolman for reconsideration of Central Avenue traffic calming approved on June 19, 1996.

*Failed/Reconsider Central Avenue traffic calming for further review and additional staff input/Prolman/Van Arsdale/2-5 (MacKenzie, Nocera, Sullivan, Tarrant, and Barnett dissenting)*

<hr/> <div><p>•Resolution •City File CCSL 96-06 Petitioner: Southern Financial, Inc. Agent: Humiston and Moore Engineers</p></div> <hr/>	<div><p>10-a. <b>Public Hearing</b> to consider a request for a variance to construct a single-family residence seaward of the Coastal Construction Setback Line at 2150 Gordon Drive. <i>96-7760/Prolman/Tarrant/4-0 (MacKenzie, Sullivan, Van Arsdale absent)</i></p><p>10-b. Approval of a private vehicular access easement with reference to the above property. <i>96-7761/Tarrant/Prolman/4-0 (MacKenzie, Sullivan, Van Arsdale absent)</i></p></div>
<hr/> <div><p>•Resolution •City File CCSL 96-12 Petitioner: The Residences of Gulfshore, Ltd. Agent: Coastal Engineering Consultants</p></div> <hr/>	<div><p>11. <b>Public Hearing</b> to consider a request for a variance to construct a single-residence and two in-ground swimming pools and pool decks, seaward of the Coastal Construction Setback Line at 677 Gulf Shore Blvd., North <i>96-7762/Tarrant/Nocera/5-0 (Sullivan, Van Arsdale absent)</i></p></div>
<hr/> <div><p>•Resolution •Variance Petition 96-V13 •Petitioner: Anne Larson •Planning Advisory Board recommendation to approve</p></div> <hr/>	<div><p>12. Consider a variance to construct a four-foot high fence in the front yard setbacks at 2171 Southwinds Drive. <i>96-7763 with the landscaping agreed to by the petitioner/Tarrant/Prolman/6-0 (Sullivan absent)</i></p></div>
<hr/> <div><p>•Resolution •Conditional Use Petition 96-CU14 Petitioner: Humane Society of Collier County •Planning Advisory Board recommendation to approve</p></div> <hr/>	<div><p>13. Consider a conditional use to permit a thrift store operated by the Humane Society of Collier County at 370 Airport-Pulling Road North (Airport property). <i>96-7764/MacKenzie/Tarrant/6-0 (Sullivan absent)</i></p></div>
<div><p>•Resolution •Conditional Use Petition 96-CU15 •Petitioner: City of Naples •Planning Advisory Board recommendation to approve</p></div>	<div><p>14. Consider a conditional use to permit expansion of the City of Naples Wastewater Treatment Plant, 1400 Third Avenue North. <i>96-7765/Tarrant/Prolman/6-0 (Sullivan absent)</i></p></div>

<hr/> <ul style="list-style-type: none"><li>•First Reading of an Ordinance</li><li>•Text Amendment Petition 96-T6</li><li>•Petitioner: City of Naples</li><li>•Planning Advisory Board recommendation to approve</li></ul> <hr/>	15. Consider amending Section 86-141 of the Comprehensive Development Code to provide for an alternate member of the Planning Advisory Board. <i>Approved/Van Arsdale/Prolman/6-0 (Sullivan absent)</i>
<hr/> <ul style="list-style-type: none"><li>•First Reading of an Ordinance</li><li>•3 Resolutions</li><li>•Rezone Petition 95-R15</li><li>•Variance Petition 96-V6</li><li>•Subdivision Petition 95-SD6</li><li>•Conditional Use Petition 96-CU13</li><li>•Petitioner: Gettysburg College</li><li>•Agent: John Passidomo</li><li>•Planning Advisory Board recommendation to approve</li></ul> <hr/>	16. Proposed two-lot subdivision in Port Royal to be called the Champney Bay Section:  16-a. Consider rezoning the property immediately north of Champney Bay from R1-15 Residence District, to C Conservation District, and TC Transitional Conservation District. <i>Not applicable pursuant to denial of Item 16-b</i> 16-b. Consider a variance from minimum square footage and street frontage requirements in order to rezone the property immediately north of Champney Bay. <i>Denied/Tarrant/Sullivan/4-3 (Nocera, Prolman, Van Arsdale dissenting)</i> 16-c. Consider granting preliminary and final subdivision plat approval for a two lot subdivision by aggregating three platted lots in Port Royal with the parcel immediately north of Champney Bay. <i>Denied/Tarrant/Sullivan/5-2 (Nocera, Van Arsdale dissenting)</i> 16-d. Consider a conditional use to construct a single-family boat dock on each of the two tracts. <i>Denied/Tarrant/Sullivan/4-3 (Nocera, Prolman, Van Arsdale dissenting)</i>
<hr/>	17. Removed from agenda.
<hr/> <ul style="list-style-type: none"><li>•First Reading of an Ordinance</li><li>•Natural Resources</li></ul> <hr/>	18. Consider amending Sections 46-69 and 78-145 of the Code of Ordinances to eliminate internal inconsistencies regarding vessel operation near Lowdermilk Park and the Naples Pier. <i>Approved/Van Arsdale/Prolman/6-0 (Sullivan absent)</i>

<p>•First Reading of an Ordinance •Development Services</p>	<p>19. Consider an ordinance amending Chapter 62 of the Code of Ordinances to add exceptions to provide for parking of construction vehicles on additional sites.</p> <p><i>Approved as amended to include a specific prohibition against overnight parking on vacant lots and to require that any trees on the vacant property be staked and roped off at the drip line to prevent soil compaction which could damage the tree roots/MacKenzie/Tarrant/ 6-0 (Sullivan absent)</i></p> <p><i>(Prior to second reading staff will verify whether an overnight parking prohibition currently exists and will research the appropriate language regarding the requirement to stake and rope off trees.)</i></p>
<p>•Resolution •Community Services</p>	<p>20. Consider placement of dinghy storage pavilions at Lowdermilk Park.</p> <p><i>96-7766/Nocera/Van Arsdale/4-2 (MacKenzie and Tarrant dissenting; Sullivan absent)</i></p>
<p>•Resolution •Mayor Barnett</p>	<p>21. Consider supporting an extension of aviation user fees at Naples Airport until a new system of funding is enacted by the Federal Aviation Administration.</p> <p><i>This item was withdrawn from the agenda.</i></p>
<p>•4 Resolutions •Human Resources</p>	<p>22. Consider actions with reference to labor contracts with the International Association of Fire Fighters, Lodge 2174.</p> <p>22-a. Amend current Firefighter contract <i>96-7767/Nocera/Van Arsdale/6-0(Sullivan absent)</i></p> <p>22-b. Amend current Fire Lieutenant contract <i>96-7768/Nocera/Van Arsdale/6-0(Sullivan absent)</i></p> <p>22-c. Ratify new Firefighter contract <i>96-7769/Nocera/Van Arsdale/6-0(Sullivan absent)</i></p> <p>22-d. Ratify new Fire Lieutenant contract <i>96-7770/Nocera/Van Arsdale/6-0(Sullivan absent)</i></p>
<p>•Resolution •Planning</p>	<p>23. Consider submission of the 1996-97 one-year action plan for the Community Development Block Grant program to the U.S. Department of Housing and Urban Development.</p> <p><i>96-7771/Tarrant/Van Arsdale/6-0 (Sullivan</i></p>

*absent)*

**Consent Agenda**

All matters taken under this section are considered routine, and action will be taken by one motion. There will be no separate discussion of these items. If discussion is desired, that item(s) will be removed from the Consent Agenda and considered separately.

*Approve Consent Agenda Items 24-36/Van Arsdale/Tarrant/6-0 (Sullivan absent)*

	24. Approval of Minutes <i>5/20/96 Workshop Meeting; 6/3/96 Workshop Meeting; 6/5/96 Regular Meeting; 6/17/96 Workshop Meeting; 6/17/96 Budget Workshop Meeting; 6/18/96 Budget Workshop Meeting; 6/19/96 Regular Meeting</i>
•Resolution •Pursuant to 7/24/96 Workshop	25. Authorization to execute an interlocal agreement with Collier County and Collier County Schools with reference to the Joint Advisory Committee on Youth Activities. <i>Deleted from the agenda.</i>
•Resolution •Human Resources	26. Appointment of City Clerk and fixing of salary. <i>96-7772/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i>
•Special Events Committee	27. Approval of the following special events:  27-a. Naples Daily News/Old Naples Cruise - 8/10/96 <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i> 27-b. Gulf Coast Runners Triathlon - 8/11/96 <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i>
•Purchase Order •Utilities	28. Authorization to purchase under state contract professional water main cleaning services \ Vendor: Professional Piping Services, Land O' Lakes, Florida \ Cost \$19,866.00 \ Funding CIP Project #96L02 <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i>
•Purchase Order	29. Authorization to purchase a reconditioned

<p>•Utilities</p>	<p>breaker for the Water Treatment Plant \ Vendor: ABB Services, Deerfield Beach, Florida \ Cost \$11,257.00 \ Funding: CIP Project #95K20 <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i></p>
<p>•Bid Award 96-53 •Utilities</p>	<p>30. Award of bid for submersible pumps and duplex pump control panel at Park Shore Resort pumping station \ Vendor: ABS Pumps, Fort Myers, Florida \ Price \$11,401.00 \ Funding: CIP Project #96X11 <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i></p>
<p>•Bid Award 97-04 •Utilities</p>	<p>31. Award of annual bid for ferric sulfate for the Water Treatment Plant \ Vendor: Kemiron, Bartow, Florida \ Est. Exp. \$71,000.00 \ Funding: Chemical Account <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i></p>
<p>•Purchase Order •Data Processing</p>	<p>32. Authorization to purchase computer network file server under state contract \ Vendor: Compaq Computer Corp. \ Cost \$26,502 \ Funding: CIP Projects #96T07 and #94T01 <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i></p>
<p>•Development Services</p>	<p>33. Approval of expenditure for drainage improvements: 33-a. Rudder Road \ Vendor: Kyle Construction, Naples, Florida \ Cost \$27,227.00 \ Funding: Stormwater Utility Account <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i> 33-b. Cutlass Lane \ Vendor: Mitchell &amp; Stark, Naples, Florida \ Cost: \$19,432.00 \ Funding: Stormwater Utility Account <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i></p>
<p>•Bid Award •Community Services</p>	<p>34. Award of bid for replacement of fuel dispensing equipment at City Dock. Vendor: PIECO, Inc., Hialeah, Florida \ Cost \$19,445.00 \ Funding: CIP Project</p>

#96Q03

*Approved/Van Arsdale/Tarrant/6-0 (Sullivan  
absent)*

<hr/> <b>•Resolution</b> <b>•Risk Management Committee</b> <hr/>	35. Authorization to participate in a Collier County contract with Willis Corroon for risk management consulting services. <i>96-7773/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i>
<hr/> <b>•Bid Award</b> <b>•Development Services</b> <hr/>	36. Award of bid for Cambier Park storm sewer relocation \ Vendor: Mitchell & Stark, Naples, Florida \ Cost \$74,855.00 \ Funding: Stormwater Utility Fund <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i>
<hr/> <b>•Purchase Order</b> <b>•Utilities</b> <hr/>	37. Authorization to purchase and install replacement engine for Wastewater Treatment Plant emergency power generator \ Vendor: Cummins Southeastern Power, Inc., Ft. Myers, Fla. \ Total Cost: \$106,853.00. <i>Approved/Van Arsdale/Tarrant/6-0 (Sullivan absent)</i>

**End Consent Agenda**

**Open Public Input - None**

**Correspondence and Communications - None**

**Adjourn - 4:36 p.m.**

*Items were considered in the following order:*

*1,2,3,4,5a,5b,5c,6,7,9,8,16a,16b,16c,16d,10a,10b,11,12,13,14,15,18,19,20,21,22a,22b,22c,22d,23,24,26,27,28,  
29,30,31,32,33,34,35,36,37*