



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Workshop Meeting - March 3, 1997 - 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
Kenneth B. Cuyler, Interim City Attorney
Bill Harrison, Assistant City Manager
Missy McKim, Planning Director
Flinn Fagg, Planner
Richard Gatti, Dev. Services Director
Don Wirth, Community Services Director
David Lykins, Sr. Recreation Supv.
Tara Norman, City Clerk
Virginia Neet, Deputy City Clerk
George Henderson, Sergeant-at-Arms
County Commissioner Pam Mac'Kie
David Rice, Comm. Services Adv. Board
Mike Rippe, Fla. Dept. of Transportation
Mike Williams, Fla. Dept. of Transportation

Fred Alander
Jane Alander
Steve Alander
Duke Turner
Virginia Corkran
Al French
Donald Mertz
Sally Oberhelman
Mrs. John Bankes
Robert Nadeau
Margaret Ralph, AAA Reporting Company

Other interested citizens and visitors

Media:

Tara Beer, Naples Daily News
Frank Kinsman, WNOG

FOX-TV News

ITEMS TO BE ADDEDITEM 2

Items 12 through 15 as shown below.

YOUTH ACTIVITIES COMMITTEE UPDATEITEM 6

Senior Recreation Supervisor David Lykins distributed preliminary circulars for some of the programs planned by the Joint Advisory Committee for Youth Activities, chaired by Vice Mayor Prolman. Mr. Lykins said that the City had made a commitment to activities for middle school-aged youth on Friday evenings next summer at Fleischmann Park. Council Member Nocera objected to the lack of activities scheduled at Lowdermilk Park, citing the success there last summer. He said he wanted the City's Advisory Committee representatives to encourage use of Lowdermilk Park. Council Member Van Arsdale cautioned against activities being overly structured.

APPEARANCE BY COUNTY COMMISSIONER PAM MAC'KIEITEM 3

Collier County Commissioner Mac'Kie noted what she described as increasing disharmony between the City Council and County Commission and indicated that there may still be an opportunity for further consideration of a fuelling facility in the County at Bayview Park. She requested a written communication from Mayor Barnett so that she could again approach the Board on this issue.

With reference to Naples Landing, Commissioner Mac'Kie requested a copy of the official Naples Landing budget so that she could address an item added to the next day's County Commission on the subject of County funding for park improvements. City Manager Woodruff provided this document (Attachment 1) and noted that 70% of the usage of Naples Landing is by residents of the unincorporated area. While 38% of the funding was contributed by the County, he said, that funding was derived from gasoline tax on boaters which is earmarked for this type of activity. City Manager Woodruff also noted that over the past five years, City taxpayers had contributed \$15-million to the County's capital improvement fund, whereas \$400,000 in funding had been returned by the County to capital projects in the City.

Commissioner Mac'Kie also mentioned that she had learned that some County Commissioners were interested in eliminating the unincorporated fund which had been established as a result of litigation (known as the double taxation suit) between the City and County several years ago. Ms. Mac'Kie said, however, that she felt a re-examination would benefit the City more than the County.

Commissioner Mac'Kie requested the participation of the City planning staff in an effort which she is spearheading to redevelop the area she referred to as the Davis Boulevard/US 41 triangle. She said that it was important to coordinate these activities since this area is at the entry to the City of Naples. Mayor Barnett assured Ms. Mac'Kie that she would receive the City's cooperation in this regard.

DISCUSSION OF NAPLES BAY STUDYITEM 12

Vice Mayor Prolman and Council Member MacKenzie stressed the importance of expediting a study of Naples Bay, both of traffic and water quality. Council Member Van Arsdale also pointed out that land use issues should also be addressed. It was determined that staff would assemble all available

prior reports and explore the parameters of a new study; Council Members will provide lists of suggested areas of focus.

.....ITEM 13
POSSIBLE SALE OF THE ALLEYWAY AT FIRST AVENUE SOUTH AND US 41

City Manager Richard Woodruff explained that the City had been approached by the owners of a former gas station on the corner of First Avenue South and US 41 to purchase the alleyway which lies to the east. This sale had initially been proposed in 1993, and with Council's authorization, he said he would proceed to update the 1993 appraisal. However, after further discussion the staff was directed to communicate with 41-10 area planner Ray Gindroz to determine whether this alley would be a component of the redevelopment plan; also, other adjacent property owners will be contacted to determine their interest if, in fact, the property were sold.

FUTURE WORKSHOP REGARDING PERMITS.....ITEM 14

It was determined that staff will inform Council of permit applications for out of the ordinary activities. It was also noted by City Manager Woodruff that a procedure had been put in place for conferences among various departments prior to issuance of any permits for development/activities on Naples Bay.

APPOINT CITY COUNCIL MEMBER TO AIRPORT NOISE ABATEMENT COMMITTEE.....ITEM 15

It was the consensus of Council that Council Member Van Arsdale would serve in this capacity and that official action would be taken at the March 5th regular meeting.

DISCUSSION OF PURCHASE OF NAPLES BAY PROPERTY.....ITEM 11

Council Member Nocera indicated that he had received expressions from individuals who felt that the City should purchase the property which had previously been designated for the Buquebus terminal. He noted that this property forms the gateway to the 41-10 redevelopment area and that there is now a possibility that the property could remain undeveloped for several years. Mayor Barnett, Vice Mayor Prolman and Council Members Tarrant and MacKenzie indicated that they did not favor the City purchasing the property. However, it was determined that Council Member Nocera could proceed to solicit private donations for this purpose and report back to Council for further discussions of the feasibility of the purchase.

REVIEW OF 3/5/97 REGULAR MEETING AGENDA.....ITEM 4

Item 7 (Engineering for Park Shore Bridge) Staff will provide information on time frames included in the contract, and include a provision in the contract that any report created will be the property of the City. **Item 9** (Wilderness PUD/annexation) This item will be advertised for consideration at a future meeting. **Item 10** (Variance 97-V1, Naples Community Hospital signs) This item will be continued at the request of the petitioner. **Item 16** (Variance 97-V6, masonry columns) Staff will provide an elevation showing the proposed installation. **Item 22** (Appointment of a member to Airport Noise Committee) This item will be added to the agenda.

PRESENTATION OF ARCHITECTURAL GUIDELINES ADOPTED BY COLLIER COUNTY.....ITEM 5

City Manager Woodruff informed Council that Planner Flinn Fagg had participated in the drafting of Collier County standards which had been precipitated by construction of large-mass buildings such

as Toys 'R Us and Sports Authority stores. He requested authorization to expend staff time on the project should the Council wish to implement similar regulations for the City.

Recess: 9:48 a.m. to 10:02 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

Planner Flinn Fagg then used overhead transparencies to illustrate the major components of the Collier County ordinance which is intended to address massive structures that do not conform to the community's image. (Copies of these materials are contained in the file for this meeting in the City Clerk's Office.) This is done, he said, by using such techniques as variation in building plane, facade, materials, color, and orientation. In discussion it was noted that while there are overlay districts for the Fifth Avenue and 41-10 redevelopment areas, standards like these would apply to commercial areas from Seventh Avenue North to the northern city limits. It was learned that with completion of the mega-house proposals, there is the possibility that work on adapting these guidelines could be accomplished prior to the Old Naples study which is scheduled to begin in October. **It was the consensus of Council that similar regulations would be implemented for the City.**

DISCUSSION REGARDING LEASE OF 8TH STREET SOUTH RIGHT-OF-WAY TO NAPLES LAND & SEA TOURS.....ITEM 10

Petitioner Steve Alander of Naples Land & Sea Tours explained that, in the hope of reaching an agreement with the City, his company had proposed to lease the long-unused boat ramp at the end of Eighth Street South. His company would make improvements to the area and pay the City an annual rental fee. City Manager Richard Woodruff pointed out that should the Council approve this proposal, the company would nevertheless not have exclusive use of the ramp. It was also noted that because this was a manmade channel, mangroves on the site could be trimmed in accordance with state law. **It was the consensus of Council that this property not be leased to Naples Land & Sea Tours.** Council Member Van Arsdale also commented that he was working toward eliminating all sightseeing tours on the streets of Old Naples and investors should therefore make note of this possibility.

DISCUSSION OF FOURTH OF JULY FIREWORKS FROM NAPLES FISHING PIER (REQUESTED BY NAPLES JAYCEES).....ITEM 9

Robert Nadeau appeared before Council and requested City participation in a proposed patriotic festival and fireworks display at Sugden Park/Lake Avalon in lieu of the fireworks display which he said had been provided by the Jaycees at the beach since 1955. Although the Jaycees were unable to fund the 1996 event, Mr. Nadeau said he felt that because there was an opportunity to receive Tourist Development Council funding as well as corporate sponsorships, the proposed 1997 festival would operate at a break-even point. Various Council Members expressed their continued support for staging a fireworks display at the beach and expressed the view that it could be advisable to stage both types of events. **It was the consensus of Council that Fourth of July fireworks will continue from the Naples Pier as has been the community tradition; that only patriotic music be featured with no festival in conjunction with the fireworks; and that the Naples Jaycees are invited to participate in the City's fireworks project, should they desire.**

PUBLIC INPUT/ADDITIONAL COUNCIL DISCUSSION REGARDING THE GATEWAY

PROJECT (GORDON RIVER BRIDGE RECONSTRUCTION).....ITEM 7

City Manager Richard Woodruff explained that staff was seeking authorization to proceed with the following components of the Gateway Project: gazebos, landscape plan, lighting, bridge elements (railing design, no bollards or buttons), signage, underground utilities, budget (utility tax, gas tax), and Dyer, Riddle (design) contract. Dr. Woodruff also thanked the citizen committee for its work and explained that the Florida Department of Transportation (FDOT) had provided responses on design elements which it could support. One of the suggestions which could not be included are devices which would separate pedestrians and cyclists from vehicle traffic. It was explained that such devices were considered dangerous because hitting them could propel cyclists into the path of vehicles and represent potential liability. Dr. Woodruff suggested that reflectors of some type be considered which would denote the lanes, but not cause damage.

Gazebos: It was noted that due to construction requirements, placing these structures on the bridge itself will not be possible. Therefore, it was the consensus of Council (Council Members MacKenzie and Sullivan and Vice Mayor Prolman) that the staff proceed with the proposal to plan four structures, two at the west and two at the east end of the bridge. Architect Al French said that while he felt eight structures would achieve a better design, utilizing four would still provide the demarkation being sought. Council Member Tarrant reported that the committee had generally felt that four structures were sufficient; he also stated that he felt recent news commentary using the term "gatehouse" was inappropriate. Vice Mayor Prolman said she felt architectural elements which do not convey a sense of welcome should be avoided. Council Member Nocera also received confirmation that 41-10 area planner Ray Gindroz was in favor of the designs and had recommended carrying the theme throughout the corridor. **Landscaping Plan:** Favored by consensus; Council Member Prolman indicated a preference for the use of native materials. **Lighting:** Favored by consensus; Architect Al French noted that triple luminaries of 15 feet in height would be would be used on in the bridge and single luminaries of 13 feet in height on the island. If these fixtures were continued throughout the street corridor, 13 foot units would be recommended. **Bridge Elements:** Consensus that staff work with FDOT on providing a railing which will take into consideration aesthetics as well as providing maximum view of the water. **Signage:** Favored by consensus; it was noted that the standard FDOT signs would be enhanced with framing and that lighting would be included in overhead trusses. **Underground Utilities:** Favored by consensus; it was noted that the staff would research undergrounding of utilities throughout the project, not just on the island. City Manager Woodruff also pointed out that although some lines would appear overhead during construction, undergrounding would be accomplished in the appropriate phase. **Budget:** Favored by consensus. Assistant City Manager Harrison indicated that gas tax revenues could be used on those elements directly related to the roadway as well as for lighting and railings; landscaping and gazebos would be funded by utility tax revenue. **Contract with Dyer, Riddle:** Favored by consensus.

.....**ITEM 8**
DISCUSSION REGARDING PHASE II - FIFTH AVENUE SOUTH IMPROVEMENTS

City Manager Richard Woodruff commended all who had worked toward achievement of the Fifth Avenue South improvement project and explained that now the Staff Action Committee (SAC) and

merchants were requesting consideration the second phase. **It was the consensus of Council to proceed as recommended by staff** (See Attachment 2). Staff also noted that under Item 6 a study of traffic be incorporated into the parking master plan, as suggested by Vice Mayor Prolman. Council Member MacKenzie also noted the need to include alleyway improvements in the area.

CORRESPONDENCE / COMMUNICATIONS.....

None.

OPEN PUBLIC INPUT

The following individuals had registered to speak but were not present when called upon: Donald Mertz, 1325 Seventh Street South; Sally Oberhelman, 780 13th Avenue South; and Mrs. John Bankes, 1325 Seventh Street South.

ADJOURN.....

11:54 a.m.

Bill Barnett, Mayor

Minutes prepared by:

Tara A. Norman, City Clerk

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Minutes approved: 3/19/97