



# City of Naples

City Council Chamber  
735 Eighth Street South  
Naples, Florida 34102

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## City Council Joint Workshop – October 13, 1997, - 8:30 a.m.

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Mayor Barnett called the meeting to order and presided.

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### ROLL CALL ..... ITEM 1

**Present:** Bill Barnett, Mayor  
Marjorie Prolman, Vice Mayor

Council Members:  
Bonnie R. MacKenzie  
John R. Nocera  
Fred Tarrant  
Peter H. Van Arsdale

Community Services Advisory Board:  
Chairman Phil DePasquale  
George Dondanville  
Clark Russell

**Absent:** Council Member Fred L. Sullivan  
CSAB Member Michael Watkins  
CSAB Member Robert Iamurri  
CSAB Member David Szempruch

**Also Present:**

Richard Woodruff, City Manager  
Kenneth Cuyler, City Attorney  
William Harrison, Assistant City Manager  
Missy McKim, Planning Director  
Don Wirth, Community Services Director  
Dr. Jon Staiger, Natural Resources Mgr.  
Ron Lee, Planner  
Susan Golden, Planner  
Terry Fedelem, Project Coordinator  
Molly Reed, Recording Specialist  
Mary Margaret Gruszka, Recreation  
Supervisor  
Robin Williams, Executive Secretary

James Dean  
Hank Buckhannan  
Jerry Baggett  
Victor Latavish  
Other interested citizens and visitors

**Media:**

Frank Kinsman, WNOG  
Marc Caputo, Naples Daily News  
Fox News

**ITEMS TO BE ADDED ..... ITEM 2**

None

**..... ITEM 3**

**DISCUSSION OF USE AGREEMENT FOR GIRL SCOUT HOUSE IN CAMBIER PARK. (8:32 a.m.)**

City Manager Richard Woodruff recounted that during the presentation of the 1994 Cambier Park Master Plan, representatives from the Girl Scouts were asked to investigate alternate sites for their meeting house. Following this review, the Girl Scouts expressed a preference to remain in Cambier Park where they are currently under lease until 2004. They have also initiated a fundraiser for a new building to be constructed by the year 2000. As such, Dr. Woodruff continued, City Council will be considering a new use agreement with the Girl Scouts at the October 15<sup>th</sup> Regular Meeting. Citing the park's limited size, the demographics of the scouts using the building per day, and the limited use of the building per day, Dr. Woodruff stated that he could not recommend the new use agreement or keeping the scout house in the park.

In response to comments that the majority of scouts using the building were County rather than City residents, Council Member Tarrant noted that the same would be true for the Art Association which is planning to construct a building four times as large as the scout house.

Mayor Barnett said he favored the scouts remaining in the park, and Council Member Van Arsdale agreed, noting that it had been a tradition to have them there. Vice Mayor Prolman, however, cited Cambier Park overcrowding and said she was disappointed the scouts had not accepted one of the alternate locations since it would have afforded them a larger building. Council Member MacKenzie also questioned whether the new facility would generate additional cars, but Mr. Tarrant said the Arts Center facility would generate the most cars and suggested that the search for an alternate location be required of the Art Association instead of the scouts.

***It was the consensus of Council that the Girl Scout facility should remain in Cambier Park.***

Community Services Advisory Board (CSAB) Chairman Phil DePasquale reasoned that the Girl Scout House had limited use and, therefore, it was the CSAB's position that the building have a shared, multi-use function linked to the Norris Center.

Jerry Baggett, of the Girl Scout Council of Southwest Florida, reported that when the Girl Scouts had requested to remain in Cambier Park, the City assured them they could stay. Several weeks ago, however, the City proposed a shared facility in conjunction with the Norris Center. Ms. Baggett said the Girl Scout Board of Directors had chosen to adhere to the original agreement with the City, and were moving forward with a new building as the City had first instructed.

Council Member Tarrant expressed his support for retaining the scout house in Cambier Park. In response to Council Member Nocera, Ms. Baggett reported that according to the use agreement, the building is to be leased to non-profit groups as well as to the City on an as-needed basis. Vice Mayor Prolman inquired about the viability of the site at Fleishmann Park and learned that, although investigated, it was considered too isolated. Ms. Baggett said the undeveloped property on Goodlette Road had also been inspected, but it would be too expensive to install utilities.

In response to Mrs. Prolman, Ms. Baggett related that the scout house is used by troops every day and evening with two to four adults in attendance; a staff person is on site two days each week. She added that the Girl Scouts have been in the park for 40 years and have no plans for increased usage. Vice Mayor Prolman remarked, however, that additional parking and traffic were considerations, and Ms. Baggett pointed out that they were not requesting additional parking space. Council Member Tarrant said he understood that the original gift of the park property to the City was for its use as a children's playground and took issue with projects there that favored adults. Mrs. Prolman, however, pointed out that the Fleishmann Park offer to the scouts had been reasonable, stressing that it is important to spread activities throughout all the City parks.

Council Member MacKenzie inquired whether the floor plan for the new scout house could be linked to a revised Norris Center via a covered walkway. Architect Victor Latavish presented his rendering of the proposed scout meeting house (Attachment 1). He said it was designed for the streetscape of the northwest corner, and he could not venture an opinion about incorporating it into another structure without additional details.

Ms. Baggett related that the Girl Scouts were originally told they were to be near the southeast corner of Cambier Park and were prepared to build at that location. However, she said, they were later told they would be placed at their original location. Dr. Woodruff explained that initially there had been confusion regarding Council's prior direction regarding the park's master plan, which resulted in locating the scouts at their present site in the northwest quadrant. Council Member Van Arsdale, who recalled Council's original approval of the master plan, said Council had never discussed moving the Girl Scout site although some conceptual proposals had been presented. He added that, at this time, it would be impossible to determine whether or not the scout house could be incorporated into the Norris Center. Inasmuch as Council had come to a consensus that the Girl Scouts remain in the park, he said the remaining issue was to determine the precise location.

CSAB Member George Dondanville remarked on the difficulty of visualizing the scout building in relation to the Arts Center without a rendering of the northwest quadrant showing both buildings. Council Member Tarrant said the issue of the scout house location had arisen because the Arts Center had also been approved for the same quadrant; he called for fairness inasmuch as the scouts had been in the park for four decades. Council Member MacKenzie, however, said a consolidation with the Norris Center was sensible and could be beneficial to the scouts. City Manager Woodruff said a use agreement for the scouts contained stipulations similar to the City's agreement with the Arts Center and would be presented to Council at Wednesday's Regular Meeting. CSAB Chairman DePasquale reported that the CSAB believed the City should maintain control of all structures and related activities located on City property. Council Member Van Arsdale reiterated that he was satisfied with the present scout house location and the proposed building, but said he would entertain conceptual ideas of a new Norris Center Girl Scout facility. Regarding City control over park activities, he pointed out that the clubhouse aspect of the scout house would be lost if the City controlled the activities taking place there and, further, that it is the private sector that has funded the Arts Center, Naples Players, and Girl Scouts. Mr. Tarrant agreed but noted that the Girl Scouts had spent money based on assurances from Council.

Council Member Nocera asked Ms. Baggett if she would accept a move to the Norris Center providing it offered improved facilities, and she responded that the decision would be for the Board of Directors. However, she said, inasmuch as the City had not yet proposed a renovated Norris Center, and the scouts had received assurances from the City Manager that a 2000 square-foot building would be satisfactory, the scouts' plans were to move forward. Dr. Woodruff clarified that the present lease was for a 10,000 square-foot area, and the scouts had agreed to an area limited to the size of their building. Council Member Van Arsdale referred to a Staff Action Committee (SAC) recommendation that the building include a porch on all sides, acknowledging that broken windows facing the baseball diamond were an understandable problem.

Ms. Baggett cited difficulties with the current building including limited or no access for disabled scouts, explaining that the goal was to expand the program area within the building. In response to Council Member Van Arsdale, Ms. Baggett noted potential problems with the current building if the 1998 ground breaking for a new facility is delayed.

Council Member Nocera inquired about tree removal due to the new building and learned that all the mature trees would remain and three sable palms would be removed since the building was designed to fit the trees that are already in place. Mr. Latavish, however, noted that the addition of the porch recommended by SAC would eliminate all the mature trees on the site. Mayor Barnett said he supported the Girl Scout plan and questioned the feasibility of a move to the Norris Center, which he referred to as a totally new concept. Council Member Van Arsdale said he preferred the Girl Scout proposal, but suggested that a final decision could be made in one year after a plan for the Norris Center had been developed. Vice Mayor Prolman said she, too, would prefer a concept of shared use, and Council Member Nocera said that if it meant a better facility for the scouts, it warranted a delay. Council Member Tarrant, however, said he preferred that the scouts remain in place since it would be unfair to make them wait another year.

***It was the consensus of Council to delay a decision regarding the Girl Scout House pending development of conceptual plans for a revised Norris Center that may include facilities for the Girl Scouts/5-1(Tarrant dissenting).***

Dr. Woodruff estimated it would be six to nine months before an architectural concept for the Norris Center could be presented. Ms. Baggett pointed out, however, that if the final plans were not acceptable in terms of cost or size, the Girl Scouts would not commit to it and the process would have to begin anew. Council Member MacKenzie assured Ms. Baggett that the Norris Center proposal was for two separate buildings joined by a walkway and Council Member Van Arsdale assured the scouts that they would not have to leave the park if the Norris Center plans were not acceptable. Ms. Baggett again expressed concern regarding delays and remarked that, to date, her organization had followed every City instruction to no avail. Council Member MacKenzie requested that when the Girl Scouts accept plans for a scout facility at the Norris Center location, they be permitted to proceed constructing their building in the southeast quadrant without having to wait for construction of a new Norris Center.

***It was the consensus of Council to proceed with plans for a renovated Norris Center incorporating an adjoining but separate Girl Scout meeting house/4-2 (Tarrant and Barnett dissenting).***

CSAB Chairman DePasquale relayed the unanimous opinion of the board that a Cambier Park Master Plan must be established before anything is done, and he concurred with Council's consensus.

**Break: 9:36 a.m. to 9:46 a.m. It is noted for the record that the same members of Council and the CSAB were present when the meeting reconvened.**

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..... ITEM 4  
**CONCEPTUAL DESIGN REVIEW – CAMBIER PARK REDEVELOPMENT PHASE II**

Landscape architect Hank Buckhannan, of Renfroe and Buckhannan ASLA, reviewed some of the elements that influence the design process: specific areas of use, retaining existing trees, pedestrian use, connectors to the park's varied elements, and parking. He reported that the process had begun for developing a 6<sup>th</sup> Avenue connector from the park to Tin City and the cultural walkway across Fifth Avenue South joining the Arts Center, the Naples Players Theatre and the Seventh Street Plaza. He said a main walk would lead through the park from the Norris Center to areas in the northern section of the park. Changes, he said, would include a small lake in the center of the park, relocation of the pavilion to the south, and a bridge connector across the lake. He noted that water is an important enhancement to a park and emphasized that this would be a shallow pond with gradual banks and an aerating fountain. Pathways through the park would increase the seating area for the bandshell and, he said, the additional walkways would enable exhibits in the park while preserving the grass.

Mr. Buckhannan suggested that a swale be constructed to absorb runoff from the tennis courts. The swale would be concealed by a landscape buffer, which would also screen noise from the playground and tennis courts. Additionally, these plantings would screen the baseball diamond from the lake area. Canopy shade trees are proposed to shade the walkways along with two 10 to 12 feet tall shelters to be built in the architectural style of the Norris Center and the Arts Center. The shelter at 6<sup>th</sup> Avenue South, he added, would not compete with the Veterans Memorial which would remain open for ceremonies.

Council Member Nocera asked how water would be fed into the lake and learned that reuse water is available in the park. Council Member MacKenzie praised the addition of the lake but expressed concern that it may attract ducks, but Mr. Buckhannan said the duck population could be controlled. Regarding the pond, he said it would be approximately 16,000 square feet with a lined bottom. He noted, however, that safety is an important element of the park's design so the pond would remain shallow.

Vice Mayor Prolman learned that the conceptual plans being presented would be sent to the playground designers for their input. Community Services Advisory Board (CSAB) Chairman DePasquale related his concern regarding the lake's proximity to the playground, and Mr. Buckhannan responded that the issue would be addressed with the playground designers. Council Member Tarrant asked if the cost of moving the pavilion had been determined, and City Manager Richard Woodruff responded that, to date, cost had not been determined. He added that Mr. Buckhannan's presentation was to introduce the plan for Council and CSAB consensus. He pointed out that the playground and the bandshell area would be enlarged.

Mr. Tarrant expressed concern that the conceptual plan was presented for approval with cost estimates attached later, whereas the reverse should be the case. Dr. Woodruff, however, noted that final plans would be presented to Council for approval.

Council Member MacKenzie asked whether the water feature could be scaled down and Mr. Buckhannan indicated that a smaller version would not be effective. Further, he said fountains in the lake could be turned off they were a distraction during concerts.

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**It is noted for the record that Vice Mayor Prolman left the meeting at 10:21 a.m.**

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*It was the consensus of Council to continue with the proposed conceptual plan for Phase II of Cambier Park/5-1 (Prolman absent, Tarrant dissenting)*

**ADJOURN** .....  
10:23 a.m.

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Bill Barnett, Mayor

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Tara A. Norman, City Clerk

Prepared by:

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Molly Reed, Recording Specialist

Minutes Approved: 11/5/97