



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Workshop Meeting – January 20, 1998 – 8:30 a.m.

Mayor Barnett called the meeting to order and presided.

ROLL CALLITEM 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 – arrived at 8:32 a.m.

Also Present:

Dr. Richard Woodruff, City Manager
Kenneth Cuyler, City Attorney
William Harrison, Assistant City Manager
Tara Norman, City Clerk
Missy McKim, Planning Director
Richard Gatti, Director Development
Services
Planner Flinn Fagg
Planner Ann Walker
Molly Reed, Recording Specialist

Thomas Ryan
William Hookway
Jeff Hassell
Emerson Drake
Maryann Luke
Arthur McCarty
Mark Schwartz
Brian Redman
Stewart Mitch
Other interested citizens and visitors

Media:

Marc Caputo, Naples Daily News

ITEMS TO BE ADDEDITEM 2
None.

.....**ITEM 3**
INTERVIEWS WITH CANDIDATED FOR THE NAPLES BAY PROJECT COMMITTEE.
(8:31 a.m.)

The following candidates were interviewed:

Thomas Ryan – 8:31 a.m.
William Hookway – 8:37 a.m.
Jeff Hassell – 8:43 a.m.

.....**ITEM 4**
REVIEW OF ITEMS ON THE 1/21/98 REGULAR MEETING AGENDA. (8:51 a.m.)

Item 5c – (Urge the Governor and Legislature to continue funding Florida Regional Planning Councils.) In response to Council Member MacKenzie, Council Member Sullivan said the legislation had been proposed by the Governor’s office to reduce or eliminate funding of regional planning counsels.

Item 5d – (Authorize staffing modifications at the Naples City Dock.) Vice Mayor Prolman inquired whether the modifications included an additional employee, and City Manager Woodruff clarified that the request was to move a temporary employee to authorized part-time with the same number of weekly hours.

Item 10 – (Rezoning 12.77 acres east of Goodlette Road from “I” to “PD”) Council Member MacKenzie asked staff to verify whether the 12.77 acres included submerged lands.

Item 11 – (Rezoning Turner property from C2-A to PD) Mayor Barnett stated he would recommend that this item be reviewed by the Planning Advisory Board. Council Member Van Arsdale called for an analysis of the property as it relates to 10th Street and a comparison with the Trianon Hotel as it relates to 7th Avenue South. City Manager Woodruff said staff would conduct as much analysis as possible prior to the next day’s meeting.

Item 12a and 12b – (Acceptance of quit-claim deeds adjacent to 7th Street Plaza and consider a lease agreement with Naples Players, Inc.) Vice Mayor Prolman requested information regarding the City’s recourse should the Naples Players default on the bonds.

Item 13 – (Award of \$3 million Tax Increment Financing Bonds to finance City parking structure.) Vice Mayor Prolman requested a detailed breakdown of the costs of the project. Council Member Sullivan said he would be requesting information regarding collateral. Assistant City Manager Harrison said he would be prepared to answer their questions.

Item 17 – (Contract modification regarding Hole, Montes oversight of wastewater treatment facility construction.) Vice Mayor Prolman requested to know the total cost for oversight and penalty structure for liquidated damages. Dr. Woodruff will present that information at the Regular Meeting.

.....**ITEM 5**
DISCUSSION REGARDING ALTERNATIVE MEDIAN PLANS FOR THE 400 BLOCK OF CENTRAL AVENUE. (9:03 a.m.)

City Manager Richard Woodruff reviewed past discussions regarding whether to place a median in the 400 block of Central Avenue along with on-street parking. Development Services Director Richard Gatti presented three options. (A copy of Mr. Gatti’s presentation is contained in the file for this meeting in the City Clerk’s Office.)

- Option one: Construct an off-center median to allow parking on one side of the street;

- Option two: Construct a median similar to those already added to the street, adding parking spaces into the easement areas in front of the homes including a curb and striping; and
- Option three: Construct a median with up to six parking spaces carved from the center of half of the median.

Regarding option three, Mr. Gatti pointed out that the medians would appear identical traveling east-west and the parking indentation would be less noticeable. Further, he said, it would be more economical to construct. Vice Mayor Prolman inquired whether the parked cars within the median would present a hazard to other drivers and Mr. Gatti responded that the purpose of the medians is to slow traffic, so any danger would be the same for each option. Mayor Barnett stated his support for the third option, depending on the number of parking spaces. Council Member Van Arsdale, however, called for a minimum number of parking spaces since vegetation to maximize remaining median for plantings. He then noted the importance of neighborhood input inasmuch as the parking would accommodate the wishes of only two residents. Dr. Woodruff said all the residents had been advised of the meeting, and many had been present.

Public Input: (9:13 a.m.)

Emerson Drake, 428 Central Avenue, said he preferred the third option and called for a minimum of six parking spaces. **Maryann Luke, 441 Central Avenue**, stated her preference for a median without parking, since her home is across from Mr. Drake's and she preferred not having parked cars obscure the view from the front of her home. Council Member MacKenzie, however, determined that Ms. Luke's view would be the landscaped side of the median. **Arthur McCarty, 474 Central Avenue**, said he and his wife did not want any cars parked in front of their home. **Mark Schwartz, 475 Central Avenue**, said he did not object to parking in the median, but did object to the noise created by the speed bump. **Mrs. Redman, 442 Central Avenue**, suggested taller plantings, such as seagrapes, to obscure a view of parked cars. **Stewart Mitch**, landscape architect and urban designer, said that parking in indented medians can be successful, adding that he believed the parking spaces would, nevertheless, be used infrequently. He reported, also, that landscaping causes parking to blend with the median and remains unnoticed by cars traveling east-west, adding however, that since he does not live on Central Avenue, he did not want to discourage the wishes of the residents. Council Member Van Arsdale suggested that the parking be placed only in front of the homes that want it. **Brian Redman, 442 Central Avenue**, suggested Mr. Drake accept additional parking on 4th Street.

It was the consensus of Council to construct Option 3 with an indentation for up to six parked cars on the westernmost median of the 400 block of Central on the median's south side.

Following the consensus, Dr. Woodruff clarified that the medians would be constructed only with a budget surplus at the end of this fiscal year; otherwise it would be built after October 1, 1998.

.....ITEM 6
**REVIEW OF MINOR DESIGN CHANGES TO THE PUBLIC PARKING FACILITY AT
4TH AVENUE SOUTH AND 8TH STREET SOUTH. (9:31 a.m.)**

Planning Director Missy McKim reviewed changes to the parking facility as follows:

- A reduction in the number of parking spaces by three in order to accommodate handicapped spaces, bringing the total to 341;
- Development in the area of the stairtowers and the location of the elevator to provide for a safer elevator/stair area;
- Changes to grillwork at the windows; and
- A construction start date of April 15th instead of April 1st.

Architect Andrea Clark Brown reviewed renderings of the proposed garage, noting that the design had evolved in deference to safety and practical considerations. Plantings, she said, would be used to soften the exterior at each level and the top level would be planted with bougainvillea to give the illusion of a tree canopy. The second tier would have planters surrounding the entire perimeter and would create an additional overhang. The first level perimeter would include grillwork at regular intervals and low plantings. She pointed out that coconut palms would be planted at intervals to add vertical dimension, and said the existing poinciana trees on 4th Street would add a softening effect to the residential side of the garage. The decision, she said, had been made to provide a glass foyer outside each elevator so the entire area could be air conditioned instead of individual elevators. The foyers would be visible from outside the parking garage and the stairways, opposite each elevator, were designed to be as open as possible.

Vice Mayor Prolman asked about the status of the poinciana trees on 4th Avenue and learned that they will reach approximately three-quarters of the building height and all of them would be preserved. Council Member Tarrant inquired regarding total building height and Architect Brown said the two caps over the elevators were 48 feet over ground whereas the garage proper would be 36 feet above grade. Mr. Tarrant, however, referred to studies indicating that multi-level parking garages encourage crime. Regarding interior lighting, Ms. Brown said halogen lighting offers an appealing alternative to other types of lighting, and since the building is central to the area, exterior uplighting would be added. Council Member MacKenzie suggested signage on the floor indicating directions to specific activities in the area. Ms. Brown then noted that the garage would be open 24 hours.

Council Member Van Arsdale inquired whether Ms. Brown was familiar with the studies referred to by Mr. Tarrant; she responded however that she was familiar with design standards which prevent crime. Council Member Nocera commended the architect's design and inquired about maintenance for the plantings, which, he learned, were all slow-growing and would be irrigated by a system in the planters.

Mr. Van Arsdale asked whether they had considered open-air elevators, but Ms. Brown said they are prone to high maintenance and, therefore, self-contained units are more cost effective.

*It was the consensus of Council to approve the design changes as submitted.
(Tarrant dissenting)*

CORRESPONDENCE AND COMMUNICATIONS.....
None

OPEN PUBLIC INPUT
None

ADJOURN
9:55 a.m.

Bill Barnett, Mayor

Tara A. Norman, City Clerk

Prepared by:

Molly Reed, Recording Specialist

Minutes Approved: 2/18/98