



City Council Chamber  
735 Eighth Street South  
Naples, Florida 34102

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**City Council Workshop Meeting – Monday, June 15, 1998 – 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  
Bonnie R. MacKenzie, Vice Mayor  
Council Members:  
Fred Coyle  
Joseph Herms  
John Nocera  
Fred Tarrant  
Peter H. Van Arsdale

**Also Present:**

Dr. Richard Woodruff, City Manager  
Tara Norman, City Clerk  
Don Wirth, Community Services Director  
Ann Walker, Planner  
Cory Ewing, Planner  
Terry Fedelem, Parks and Parkways Supt.  
Janet Mullen, Comm. Services Analyst  
Steve Copeland, Contract/Systems Mgr.  
Duncan Bolhover, Adm. Specialist

William Boggess  
Charles Kessler  
Werner Haardt  
Kenneth Abernathy  
Peter Gerbosi  
James Smith  
Charles Thomas  
Judy Pendergast

Other interested citizens and visitors.

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

None.

**BRIEFING BY CITY MANAGER ..... ITEM 3**

City Manager Richard Woodruff advised Council that a meeting would be held that week with residents of Avion Park regarding the **horticultural refuse site** on the Airport property where the necessary lease arrangements are pending, this will eventually also involve the zoning process, he said. The staff has provided technical information to the Park Shore Property Owners Association which is opposing conversion of the Methodist Church on Seagate Drive to a **campus of International College**; 24 multi-family units in the \$250,000 to \$500,000 price range could be built on the site. The City Manager then discussed with Council the advisability of requesting bids from the two paving contractors currently working in the Fifth Avenue downtown area in the hope of achieving savings for paving work in the **public plaza in front of the Naples Players Theater**. This, Dr. Woodruff pointed out, could effect savings in mobilization costs. The Council, however, determined that the normal bidding process would go forward and would be open to the two aforementioned firms. With reference to trash service to the homes proposed for **Keewaydin Island**, Dr. Woodruff reported that although the City does not have the responsibility for trash collection, there is a possibility that trash could be hauled up the Gordon River to the wastewater treatment plant site. Depending on whether the height of the rebuilt Gordon River Bridge is an issue, Dr. Woodruff explained, this could be an alternative to using to using Haldeman Creek which was being opposed by residents of the Royal Harbor area.

..... **ITEM 3**  
No listing under this item on the agenda.

**REVIEW OF ITEMS ON 6/16/98 REGULAR MEETING AGENDA..... ITEM 4**

City Manager Woodruff noted materials which had been distributed relative to **Item 22** (Port Royal booster station upgrade) due to the fact that bid opening had occurred after the City Council packet had been distributed. Other information items requested were as follows: **Item 10** (Port Royal Assessment District) staff will be prepared to address various lighting design alternatives; **Item 14** (Fourth Avenue North Assessment District) Council will be provided with a larger diagram; **Item 19** (mileage reimbursement ordinance) will be withdrawn from the agenda by staff; and **Item 23** (Lowdermilk Park concession stand) staff will provide documentation of vendor analysis and analysis of revenues.

**STAFF REPORT AND RECOMMENDATIONS REGARDING OPTIONS FOR TREE PLANTING PROGRAM ..... ITEM 6**

Parks and Parkways Superintendent Terry Fedelem displayed overhead transparencies throughout his presentation; some appear as attachments while others are contained in the file for this meeting in the City Clerk's Office. Mr. Fedelem displayed photographs of trees in the four demonstration projects listed on Attachment 1. He said that the trees are doing well and noted that one year's maintenance is included in the agreement with the subcontractor who, Mr. Fedelem said, was performing satisfactorily. Council Member Van Arsdale initiated a discussion of tree placement, noting that the positioning of redevelopment projects should be considered. It was noted, however, that the 41-10 Special Committee would be recommending that sidewalks be moved seven feet from the curb to accommodate a landscaped area and that no additional green space be allocated for parking.

Mr. Fedelem then reviewed the variation in size between 10 gallon and 25 gallon size palms and mahogany trees and Council noted a preference 25 gallon mahogany and 10 gallon palms. However, staff indicated that bid specifications would include both sizes of each variety to preserve alternatives once priorities are established. Mr. Fedelem then referred to the Master Tree Inventory provided which, he said, shows areas where trees are to be replaced using the City's own nursery stock or through the tree donation program. Showing a total of 1,923 trees and palms to be planted, Mr. Fedelem noted a listing of projects where trees are being installed (Attachment 2). Council Member Herms urged that the City plant 1,000 trees per year over the

next four years at an approximate total cost of \$170,000 which, he said, would enhance the community's attractiveness and remind the community of this Council's priorities. City Manager Woodruff pointed out that many trees are planted each year over and above those specifically listed in the tree planting program, such as those included in median improvements. Noting the focus on tree planting by both previous and current Council Members, Dr. Woodruff also observed that some of the City's nursery stock should be conserved for hurricane recovery. Council Member Van Arsdale expressed the view that even more than 1,000 trees per year could be called for but cautioned against setting a number until financial resources are fully reviewed. The remaining Council Members voiced support of an aggressive tree planting program and Vice Mayor MacKenzie suggested that prior to installing trees the existence of irrigation and the position of the trees in relation to overhead wires be carefully ascertained. City Manager Woodruff stated that prior to the end of the current fiscal year, all trees shown on Pages 5 and 6 of the staff report (Attachment 3) would be in place and that the future desires of the community would be ascertained and costs estimated prior to the next fiscal year.

**DISCUSSION OF THE PARK SHORE ASSOCIATION'S REQUEST TO WORK WITH CITY STAFF IN DEVELOPING A NEW ZONING DISTRICT.....ITEM 7**

Judy Pendergast, President of Park Shore Property Owners Association, cited examples where Park Shore deed restrictions are in conflict with the City Code of Ordinances which frequently requires property owners to obtain two approvals. She cited setbacks as an example; namely, the City requires 7.5 feet where Park Shore deed restrictions require 10 feet. City Manager Richard Woodruff pointed out that the City has no standing in enforcement of deed restrictions and must issue a building permit if Code requirements are met. He said that with Council approval staff would work with the Association on creating a new zoning district. **It was the consensus of Council for staff to proceed.**

**DISCUSSION REGARDING SALE OF SURPLUS PARKING SPACES AT MUNICIPAL PARKING GARAGE .....ITEM 8**

Vice Mayor MacKenzie introduced this discussion by noting that without incentives to include residential units in developments in the Fifth Avenue Overlay District, the 87 parking garage spaces remaining would be devoted to commercial uses. She noted that currently the area had realized an increase of only 11 residential units in conjunction with redevelopment and said that two representatives of development on Fifth, James Smith and Charles Thomas, had been requested to provide an economic analysis of incorporating residential with commercial projects. (A copy of the analysis provided appears as Attachment 4.)

In reviewing this data, Messrs. Smith and Thomas indicated that under current regulations there is no incentive to provide residential units due to the cost of construction. City Manager Woodruff pointed out that the Council had voted not to assign the 87 remaining spaces but in order to encourage the residential development cited by Vice Mayor MacKenzie, regulations would be required to sell/assign spaces in a specific manner, observing that the prior policy of making spaces available for development had not resulted in the desired residential units. **The consensus of Council was then determined that the staff draft requirements which allocate the 87 remaining parking garage spaces in reserve in a manner that will achieve the maximum number of residential units possible in conjunction with future development in the Fifth Avenue South Overlay District.**

**.....ITEM 9  
DISCUSSION RELATING TO FIFTH AVENUE SOUTH PARKING (WEST END)**

City Manager Richard Woodruff explained that while there were three vacant properties on the western end of Fifth Avenue South, only one would be suitable for construction of a parking garage. Without additional parking spaces, he observed, development in that area would be restricted largely to rehabilitation and remodeling. A project to be undertaken by Antaramian Development Corporation on that one site is imminent, he said, pointing out that staff could support only one more parking garage in the area and none over the parking lot south of Fifth

Avenue near Cambier Park. Charles Thomas, representing Antaramian Development Corporation, confirmed that in the future development on the west end of Fifth Avenue would result only from construction of vertical parking. **It was the consensus of Council that there is currently no interest in acquiring a site for an additional parking garage in the Fifth Avenue South area.**

**CORRESPONDENCE / COMMUNICATIONS .....**

Council Member Herms reported on a contact he had received from Marco Island Council Member Edward Day regarding a possible joint meeting between the two groups, one suggested topic of discussion being relations with Collier County. **It was the consensus of Council that Mr. Herms advise Marco Island Council Member Day that once a list of potential topics is compiled for a joint meeting, contact should be made with Mayor Barnett to arrange for the session.**

Noting a memorandum he had written to Council Members, Mr. Van Arsdale urged that, lacking sufficient planning staff to accomplish the project, a citizen committee be established to clearly identify the character of Old Naples and make recommendations on its preservation. He said that he anticipated the project being completed in a few months. **It was the consensus of Council that Council Member Van Arsdale proceed with implementation of a committee to study land use in Old Naples.**

In other matters, Council Member Nocera recommended that the City underwrite any shortfall in the Diamond Jubilee commemorative tree program. Mr. Nocera also noted a long-standing vacancy for a representative from the banking community on the Community Redevelopment Area Advisory Board and suggested that another professional category be allowed to serve instead. **It was the consensus of council that staff would determine a means of addressing how individuals other than those from the banking community may apply.** Vice Mayor MacKenzie proposed that the Diamond Jubilee banner be displayed in the City Hall lobby. Mayor Barnett distributed a letter from Peter Thomas regarding the proposed Port Royal/Gordon Drive assessment district, a copy of which is contained in the file for this meeting in the City Clerk's Office.

**OPEN PUBLIC INPUT .....**

None.

**ADJOURN .....**

11:26 a.m.

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Bill Barnett, Mayor

Minutes prepared by:

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Tara A. Norman, City Clerk

Minutes approved: 7/22/98