



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Workshop – Monday, October 5, 1998, 8:30 a.m.

Mayor Barnett called the meeting to order and presided.

ROLL CALLITEM 1

Present:	Bill Barnett, Mayor	Absent:	Fred Coyle,
	Bonnie R. MacKenzie, Vice Mayor		City Council Member
	Council Members:		
	Joseph Herms		
	John Nocera		
	Fred Tarrant		
	Peter H. Van Arsdale		

Also Present:

Dr. Richard L. Woodruff, City Manager
William Harrison, Assistant City Manager
Tara Norman, City Clerk
Dinny Neet, Deputy City Clerk
Richard Gatti, Dev. Services Director
Don Wirth, Comm. Services Director
Dan Mercer, Utilities Director
Ron Lee, Interim Planning Director
Louanne Melone-Fischer, Tennis Supv.
Robert Middleton, Utilities Opr. Supt.
Mary Margaret Gruszka, Recreation Supv.

Duncan Bolhover, Adm. Specialist
Ann Walker, Planner
Cory Ewing, Planner
George Archibald, Traffic Engineer

See also Attachment 1

**Prior to commencement of the agenda,
the public was notified of procedures to
be followed by speakers and petitioners.**

ITEMS TO BE ADDEDITEM 2

None.

INTERVIEWS WITH ADVISORY BOARD CANDIDATESITEM 4

It is noted for the record that interviews with candidates for appointment to the Beach Renourishment/Maintenance Committee were interspersed with other items of discussion at the following times: James Brennan, 8:43 a.m.; Bea Douglas, 8:47 a.m.; Hubert Howard, 8:57 a.m.; and Peter Repucci, 9:21 a.m.)

BRIEFING BY CITY MANAGER.....ITEM 3

City Manager Richard Woodruff introduced George Page of WCI (Westinghouse) whose company had acquired an option on the remaining vacant **multi-family site in Naples Cay**. Mr. Page assured Council that should his organization ultimately develop this parcel, it would be sensitive both to the concerns of the Council and the neighborhood including: maintenance and improvement of wetland conditions; entrances in relation to the Sea Gate subdivision and nearby public parking lot; and contextual compatibility with existing structures. Mr. Page also said the goal was to reduce the number of structures and overall density. City Manager Woodruff noted that the current development agreement in effect relative to this property is for 124 units in buildings up to 14 stories. WCI is now 30 to 45 days away from exercising its option, he said, and had been meeting with City staff and property owners in the area to present concepts. If the project moves forward, the Council would receive the necessary petitions for review in January or February, Dr. Woodruff concluded.

City Manager Woodruff then reported on the status of **cleanup of sea grass** from the beaches as a result of the passage Hurricane Georges off-shore in the Gulf of Mexico. The area from Sixth Avenue North to Second Avenue had been cleared using private contractors and City crews. Although work will continue, the Park Shore beach cannot be cleaned until the Florida Department of Environmental Protection determines that cleaning would not present a danger to sea turtle nests. Dr. Woodruff said he believed that the project would continue for at least ten days; costs could exceed \$100,000. Vice Mayor MacKenzie requested that attention be directed to the Moorings beach to alleviate what she described as an excessive odor from wet and decomposing sea grass.

Dr. Woodruff then reviewed a proposed **Town Hall Meeting schedule** (Attachment 2) which he said had been modified after input from the Presidents' Council of property owner associations. He asked Council to provide him with any further topics. Vice Mayor MacKenzie suggested a second series of meeting in April or May; Council Member Van Arsdale suggested that use of the new Naples Players auditorium be considered; and Council Member Herms noted that emphasis should be on receiving input from citizens relative to growth.

Public Input: (9:32 a.m.) **Fern Aitchison, 613 14th Avenue South**, indicated her interest in serving on the Beach Renourishment/Maintenance Committee and was directed to supply the City Clerk with her application for consideration when future vacancies occur. Ms. Aitchison also recommended introduction of inland sand and the use of netting to attract sand to the beach as previously proposed by Bill Parker.

**.....ITEM 5
DISCUSSION REGARDING NAMING OF TOURNAMENT TENNIS COURTS 5 AND 6
IN CAMBIER PARK.**

The Council took input from Community Services Advisory Board Members Henry Watkins and Clark Russell regarding the proposed naming of Tennis Courts 5 and 6 in honor of Tommy Boys and Julius Lesser for their contributions to the sport in Naples. Letters of support were also noted from Dick DeVoe and Pete Minarich which are contained in the file for this meeting in the City Clerk's Office. While indicating their support for recognition of Messrs. Boys and Lesser, Mayor Barnett and Council Members Tarrant and Nocera indicated a desire to consider alternatives such as a plaque at the pro shop. It was noted that this item would also be discussed at the regular meeting on Wednesday, October 7.

Public Input: (9:44 a.m.) **Lynn Goods, 1247 Solana Road**, said that she is Tommy Boys' stepdaughter and expressed the family's gratitude for this recognition, regardless of final form.

Continuation of City Manager's Briefing: City Manager Richard Woodruff then introduced Architect John Dyehouse who presented alternatives for renovation/expansion of the Norris Community Center (Attachment 3). Dr. Woodruff stressed that the current discussion was presented merely for a comparative analysis of rehabilitation or replacement alternatives and that no staff recommendation or funding approach had yet been established. Mr. Dyehouse noted the need to bring the building up to flood elevation, to waterproof current supports, and to comply with ADA (Americans With Disabilities Act) requirements in renovating the kitchen and restroom areas. Council Members also received clarification that the building, constructed in the mid-1960's, could have a life expectancy of up to 10 years without renovation; with improvements to the exterior skin of the structure, a useful life of 40 years could be anticipated. It was also noted that TIF (tax increment financing) funds could be considered as the center is located within the redevelopment district.

Public Input: (10:03 a.m. to 10:23 a.m.) **Pam Watson, 463 17th Avenue South**, said that she represented several youngsters who participate in activities at Cambier Park and urged that the Community Center be improved so that more athletic and cultural programs may be offered. **Muffy Gill, 2725 12th Street North**, supported expansion of the facility. **Fred Tobias, 4451 Gulf Shore Blvd.**, director of the Once In A While Park Players, sang a song to urge the Council to "ren-o-vate" the Norris Community Center to provide dressing rooms and improved restroom facilities. **Marilyn Jay, 34 Glades Blvd.**, indicated that she had been an instructor at Cambier Park for approximately ten years and urged that improvements be made to the Community Center which she said is aging and inadequate. **David Rice, 255 Champney Bay Court**, noted that with the rebuilding of the River Park Center to include an auditorium, pressure upon Norris would be relieved. **Helen Brown, 1162 Eighth Terrace North**, represented the interests of bridge players at Norris Community Center, stating that the lighting is very poor and should be improved. **Joy Lalonic, United Arts Council**, urged improvements to Norris Center to reduce noise between simultaneous activities and to provide better facilities for theater presentations. **Robert Torvic, 309 Pier E**, a bridge enthusiast, requested additional tables and chairs as well as improved lighting and shielding of glare from sunlight at certain times of the day. **Evelyn Grace, 634 Seventh Avenue South**, also complained both about the glare of sunlight and lack of appropriate lighting for bridge players and noted the need for improvements to the stage for theater presentations. (Mayor Barnett then recognized **Lavern Gaynor**, for whose father the Norris Community Center is named. Mrs. Gaynor indicated her support for needed renovations.)

City Manager Woodruff suggested that the Council assign to the Community Services Advisory Board the task of researching and making recommendations on improvements to the Norris Community Center through a detailed needs assessment. In further discussion, Council Member Herms suggested that the current structure could be retained if separate structures, which comply with flood elevation requirements, were erected adjacent to the center resulting in a significantly reduced cost. Council Member Van Arsdale urged that program needs be clearly defined, and Council Member Tarrant noted that the public would be opposed to more buildings being placed in Cambier Park, recommending a conservatively sized addition. Vice Mayor MacKenzie said she favored recommendations which would allow expansion without undue intrusion into green spaces or introducing additional height. Clark Russell of the Community Services Advisory Board agreed, noting that a recent parks survey had provided considerable information but that additional sessions for public input on the Norris Community Center should be held. Mayor Barnett suggested that the Board return with recommendations by January and suggested that the Council also solicit public input at the Town Hall Meetings previously noted.

Recess: 10:42 a.m. to 10:52 a.m. It is noted for the record that the same Council Members were present when the meeting reconvened.

Prior to consideration of Agenda Item 8, Council Member Tarrant received clarification from City Manager Woodruff that Mr. Tarrant's requested discussion of young people being used in enforcement of tobacco sales regulations would be scheduled for the October 19 workshop so that Police Commander Moore would be available to participate.

.....ITEM 8
DISCUSSION OF CRAYTON ROAD ASSOCIATION'S REQUEST FOR TRAFFIC CALMING

Elaine Luckhart and Dodie Briskey represented the Crayton Road Association, and City Traffic Engineer George Archibald reviewed the materials provided to Council and contained in the file for this meeting in the City Clerk's Office. Mr. Archibald explained that conditions on Crayton Road, which is a collector street, had been under review for over a year and involve both safety and appearance of the corridor. It had been found that traffic levels present concurrency management concerns in two areas of Crayton – at Park Shore Drive and at Harbour Drive -- both of which, Mr. Archibald noted, are believed to be used as access to commercial areas on US 41. This situation would be alleviated, he said, by distributing this commercial-access traffic to other east/west roadways and making US 41 more conducive to movement of traffic. Recommended was installation of four-way stops at the Turtle Hatch Road and Wedge Drive intersections as well as traffic signal phasing and a monitoring program to chart effectiveness of the measures. In addition, Mr. Archibald indicated that future actions could include roundabouts at Park Shore Drive, Mooring Line Drive and Harbour Drive (Attachment 4).

Crayton Road Association Members Luckhart and Briskey urged immediate implementation of the four-way stops to help alleviate traffic levels in the upcoming winter season. They said that it is frequently hazardous for residents to exit driveways and cited the overall negative impact of traffic on the quality of the residential areas bordering Crayton.

Vice Mayor MacKenzie indicated agreement with the proposal for four-way stops and received assurance from Mr. Archibald that other residential areas impacted by these modifications would be allowed to provide input. However, Ms. MacKenzie said she did not favor roundabouts, particularly on Mooring Line Drive. Council Member Tarrant also pointed out the importance of notifying residents adjacent to roundabouts of the continual sweep of headlights which would pass their windows. Council Member Van Arsdale took exception to the use of stop signs, calling them ineffective and noting that they reduce speed only within 200 to 300 feet of the intersection; he also expressed concern about the impact of diverting traffic to other east/west streets, particularly Old Trail Drive. Mr. Archibald, while conceding that stop signs are frequently not productive, nevertheless said that in this case he believed it may divert some traffic to wider and safer streets. He also pointed out that Crayton is needed as a collector although Crayton Road residents have long favored segmenting it. Council Member Herms indicated his support for the stop signs if coupled with monitoring. **It was the consensus of Council that the aforementioned four-way stops would be implemented on a trial basis through September 30, 1999, that the staff was authorized to install and remove the signs at their discretion, and that traffic counts and signal modifications would be accomplished.**

REPORT OF 41-10 SPECIAL COMMITTEE RECOMMENDATIONS.....ITEM 9

City Manager Richard Woodruff explained that Council Member Coyle, chair of the 41-10 Special Committee, had requested that Council be given an overview of the report prior to its submittal to the Planning Advisory Board. Dr. Woodruff noted that the text of the report (a copy of which is contained in the file for this meeting in the City Clerk's Office) represents a majority of the committee members but does not represent all opinions expressed. Critical issues involved building heights, right-of-way parking, residential development and redevelopment incentives, he said, and after identifying the boundaries of the district, showed how it had been

divided into smaller areas for the purpose of specificity of regulations (Attachment 5). Committee recommendations cited by City Manager Woodruff included: parking garages allowed only as accessory structures, and then only by conditional use approved by City Council; a density of 16 transient lodging units per acre in the Core area and 21 in the area identified as Gateway (although elsewhere in the City 26 units per acre are permitted); and minimum lot sizes of 15,000 square feet, although smaller existing lots with a minimum width of 100 feet may be utilized. Height limitations were described as 45 feet to the eve measured from the sidewalk with a maximum of 65 feet to the top of the roof,. There would be a three-story limit in the Gateway, Civic Corridor and North Gateway Districts and an average three-story limit in the Core District, achieved by incorporating some two-story structures or wings with four-story sections. If a fourth story is included, the project must, however, contain a residential component in the same building, Dr. Woodruff noted. Architect Larry Warner, a member of the 41-10 Special Committee, distributed an illustration showing how a building could use varying heights to comply with this requirement (Attachment 6).

Council Member Van Arsdale pointed that under the proposed regulations, a fourth story would not be economically feasible. However, Mr. Warner indicated that this requirement had received the scrutiny a large group of building owners and architects who had reached a consensus on its appropriateness. Dr. Woodruff also noted that the committee had been unanimous on the premise that height was neither good nor bad, but merely that a variety of heights gave the community its character.

City Manager Woodruff then reviewed general district standards, including parking requirements of three spaces per 1,000 square feet in commercial, 1 to 1.5 spaces per residential dwelling unit, depending upon whether it occurs in a mixed use development, and 1 space per transient lodging unit. With reference to allocation of on-street parking, Dr. Woodruff explained that the Committee had set forth criteria which would allow the City Council to assign spaces within the same block on the same side of the street if it were deemed appropriate. He displayed a map showing where parallel and perpendicular parking is recommended (Attachment 7).

In conclusion, Dr. Woodruff termed the plan conservative and recommended focusing on the whole rather than on particular elements. He also commended the Committee for what he described as an exemplary effort and requested that Council Members either contact him or individual Committee members with their further input. Board Member Gerbosi stressed the importance of encouraging residential uses to support businesses in the area and called for creation of uniformity in sidewalks which he said are now very irregular.

Public Input: (12:38 a.m.) **Fern Aitchison, 613 14th Avenue South**, urged that consideration be given to use of tropical plantings and to air flow between buildings needed to deal with humidity and mildew and to disseminate heat from air conditioning units. She said that Gary Beardsley and Paul Lindabury are both expert in the use of tropical vegetation.

Council Member Herms predicted that with prescribed setbacks, entrances would of necessity be at the rear of buildings where most of the parking would be located.

The members of the 41-10 Special Committee then expressed their appreciation to City Manager Woodruff and Planner Ann Walker for assistance and support during the process of drafting recommendations.

Continuation of City Manager's Briefing: City Manager Woodruff pointed out that it had been approximately eight weeks since representatives of the Naples Depot had promised to

design and install a device to deflect the sound of the noon whistle away from Naples Armature Works. **It was the consensus of Council that the City Manager notify the Depot that the device must at lease be on order by November 1 or the whistle must cease.** Robert Weissenborn of Naples Armature Works expressed the belief that the Depot should have been required to reduce the decibel level of the whistle until a solution is found. Vice Mayor MacKenzie noted for the record that she serves on the Board of Directors of the Depot.

REVIEW OF ITEMS ON 10/7/98 REGULAR MEETING AGENDA.....ITEM 6

Mayor Barnett noted that a lunch break would be scheduled at noon. **Item 5-e (backhoe purchase)** City Manager will determine what equipment is being used as trade-in. **Item 6 (Grey Oaks Planned Development)** It was clarified that green space was being reduced to accommodate an 18- rather than a 9-hole golf course. **Item 7 (Rezone Petition 98-R5)** Staff will provide dimensions of all buildings on the site and provide an analysis of what would be permitted under the proposed 41-10 Special Committee recommendations. **Item 10 (Conditional Use Petitions 98-CU16, 98-CU17 and 98-CU18)** Staff was asked to provide a listing of all establishments within the block and the number and type of liquor license in effect. **Item 13 (Easement Vacation 998-EV1)** Staff will provide information relative to title search issues and plans for the vacated area. **Item 16 (Subdivision of lot at 545 Central Avenue)** It was noted that the property owner had engaged the services of Attorney Henry Johnson. City Manager Woodruff noted that the following additional agenda items would be submitted: **Item 22 (Appointment to Carver Finance Board of Directors); Item 23 (Endorsement the second Gordon River Bridge Corridor Project as a funded priority in the FDOT's five-year work program; Item 24 (Change order of \$28,974.00 to D. Garrett Construction for handrails at the Municipal Parking Garage; and Item 25 (Survey/engineering services for improvements in the vicinity of the Art Center in Cambier Park).**

DISCUSSION OF PUBLIC RECORDS LAWITEM 7

Council Member Herms referred to a memorandum from the City Manager's staff (a copy of which is contained in the file for this meeting in the City Clerk's Office) which he said had caused him concern because it could be interpreted as a violation of the public records law. City Manager Richard Woodruff assured Council that this had not been the intent of the memorandum which had merely been written for the purpose of directing inquiries to individuals outside the organization who may have complete information on a potential development project on Fourth Avenue South. Mr. Herms also clarified that he in fact was not going door-to-door, as noted in the memorandum, but had merely visited one individual across the street from the project which had in fact been described at a prior City Council workshop. The citizen with whom he had spoken had not been able to obtain information from the Planning Department, the City Clerk's Office or the City Manager's Office; nevertheless, Mr. Herms noted, information on the project had been contained on a video tape of the workshop and documentation had since been obtained by the City Clerk's Office for inclusion in the appropriate meeting file. Dr. Woodruff pointed out that a notification made at the beginning of this meeting (see Page 1) would also be given at the beginning of all future Council meetings to notify the public that any materials presented to Council must be turned over to the City Clerk for purposes of the record. City Clerk Tara Norman expressed the hope that this notification would help assure that individuals do not take these materials from the meeting while the attention of the Clerk's staff is directed elsewhere.

Council Member Tarrant said he objected to the tone of the aforementioned memorandum from the City Manager's office and alluded to an incident wherein a former City Clerk had been unable to obtain a document for him. Mrs. Norman, however, noted that her office receives full cooperation from the City Manager's Office and other departments on fulfilling public records requests and described the process whereby files are assembled for public review and copying.

CORRESPONDENCE / COMMUNICATIONS

City Manager Richard Woodruff noted a retainer agreement from Attorney William Povlitz, requesting that Council verify the fee contained therein. Mayor Barnett requested a status report from Mr. Povlitz. Council Member Nocera said he did not agree with staff's refusal to allow Shannon Development to use Naples Landing for existing dock repair and asked for Council to give further direction in this regard. City Manager Woodruff asked for Council Members to notify him if anyone required transportation to the next day's joint workshop with the City of Marco Island. Council Member Tarrant said that he would attend but would not participate because of his belief that City Attorney Cuyler's providing services to both cities is a conflict of interest.

PUBLIC INPUT

Bill Boggess, 1100 Eighth Avenue South, objected to use of fill materials on the beach. City Manager Woodruff indicated that some fill had been introduced onto the beach to provide a stable base for trucks to remove sea grass. (See discussion on Page 2.) Dr. Woodruff said that the State had not objected to use of this material and that it would be removed when the sea grass project was complete. Mr. Boggess also mentioned a letter which he had written to the City with some 13 points regarding the beach renourishment project. Dr. Woodruff stated that he would draft a written response, although he had assumed that the discussion of Mr. Boggess' points at a joint meeting of the Council and Beach Committee would have been considered an official response.

ADJOURN

1:30 p.m.

Bill Barnett, Mayor

Minutes prepared by:

Tara A. Norman, City Clerk