



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

City Council Special Meeting – December 31, 2001 – 9:00 a.m.

Mayor MacKenzie called the meeting to order and presided.

ROLL CALLITEM 1

Present:

Bonnie R. MacKenzie, Mayor

Council Members:

Gary Galleberg

William MacIvaine

Fred Tarrant

Penny Taylor

Absent:

Joseph Herms, Vice Mayor

Tamela Wiseman, Council Member

Also Present:

William Harrison, Assistant City Manager

Beverly Grady, City Attorney

Ron Lee, Planning Director

Laura Spurgeon, Planner

Karen Kateley, Administrative Specialist

Brenda Blair, Senior Admin. Specialist

Peter Van Arsdale

Media:

Dianna Smith, Naples Daily News

ORDINANCE 01-9468.....ITEM 2

AN ORDINANCE ADOPTING LARGE SCALE COMPREHENSIVE PLAN AMENDMENT PETITION 01-CPA2, AMENDING THE DOWNTOWN MIXED USE DISTRICT WITHIN THE FUTURE LAND USE ELEMENT TO ELIMINATE THE REQUIREMENT THAT THE GROUND FLOOR OF BUILDINGS BE COMMERCIAL, OFFICE, OR RETAIL, AND PROVIDING AN EFFECTIVE DATE. (9:04 a.m.) Title read by Assistant City Manager William Harrison. Planning Director Ron Lee explained that all regulations relating to the use of the first floor of all buildings in the Downtown District had been eliminated from the ordinance and confirmed that no changes had been made since first reading.

Public Comment: (9:05 a.m.) **Peter Van Arsdale, 123 11th Avenue South**, said that when inquiring at the Planning Department he was surprised to learn that no plan portraying this change had been available. He suggested therefore that should the vagueness of this request result in the State not approving the amendment, it might make future State approvals more difficult to achieve. Mr. Van Arsdale also questioned other aspects of the proposal such as whether residential uses will include town homes, urban cottages, and the like, and the relationship to current and long-term plans for commercial uses in the district. Commercial uses within the district would then be eliminated for the sake of residential, he said, which would become apparent in a specific plan. Mr. Van Arsdale reiterated his concern that the Comprehensive Plan was being amended without specific plans.

Council Member MacIlvaine, Chairman of the Heart of Naples Committee, however, asserted that a plan was well established by the committee and that the information acquired at the meetings is in fact located in the Planning Department. He also noted that three committee members were present and could answer questions. Planning Director Lee, however, clarified that instead of a written plan, a list of proposed changes, including text changes to the “D” Downtown District, had been compiled; however, it was anticipated that this would be one of the final work products of the Heart of Naples Committee. Council Member MacIlvaine also pointed out that the ordinance is an enabling step for the City to develop a detailed plan to be processed through the Planning Advisory Board and City Council. Mr. Van Arsdale, however, suggested that the method of adoption be that of previous plans, such as those for the Fifth Avenue and 41-10 redevelopment, wherein the plan was first developed followed by ordinances and modifications to the Comprehensive Plan. He reiterated his concern that a plan showing the overall concept had not been available for public review.

MOTION by MacIlvaine to ADOPT ORDINANCE 01-9468; seconded by Galleberg and carried 5-0 (Herms-absent, Galleberg-yes, Taylor-yes, MacIlvaine-yes, Wiseman-absent, Tarrant-yes, MacKenzie-yes).

Council Member Galleberg said he concurred that considerable work was still to be done; however, he said he perceived the above action as procedural. Council Member Taylor said that she had supported the ordinance following additional research. Council Member Tarrant said he felt this was an important step toward revitalization, and commended the Heart of Naples Committee for its work.

PUBLIC COMMENT.....
(9:15 a.m.) None.

ADJOURN.....
9:15 a.m.

Bonnie R. MacKenzie, Mayor

Tara A. Norman, City Clerk

Prepared by:

Brenda A. Blair
Senior Administrative Specialist

Minutes Approved: January 23, 2002