



Triumph Church of Christ
1390 Fifth Avenue North
Naples, Florida 34102

**City Council Town Hall Meeting – Thursday, May 21, 2002 – 7 p.m.
(River Park)**

Mayor MacKenzie called the meeting to order and presided.

ROLL CALL ITEM 1

Present: Bonnie R. MacKenzie, Mayor
Gary Galleberg, Vice Mayor
Council Members
Joseph Herms
Penny Taylor
Tamela Wiseman

Absent:
William MacIlvaine
Clark Russell

Also Present:

Kevin Rambosk, City Manager
Don Wirth, Community Services Director
David Lykins, Recreation Manager
Ron Lee, Planning Director
Ann Walker, Senior Planner
Susan Golden, Planner

Officer Drew McGregor
Lt. Robb Bock
Annette Thompson, Recording Specialist
See also following pages

Media:
Dianna Smith, Naples Daily News

WELCOME BY MAYOR.....ITEM 2

Mayor MacKenzie stated that the purpose of the meeting was to receive comments from the public, and City Manager Kevin Rambosk introduced staff.

GOLF COURSE PRESENTATION.....ITEM 3

David Rice, 575 First Avenue North, made a proposal for a golf course of either three holes or four holes along with housing at Anthony Park (Attachment 1). He said grants and donations could fund a \$800,000 golf course, which would not interfere with other park activities and would generate little traffic or noise. Mr. Rice said high prices and limited access to courses have prevented minority children from learning to play golf.

STAFF PRESENTATION OF ALTERNATIVES.....ITEM 4

Planner Susan Golden said the City began developing Anthony Park after land donations in the 1970's by the Watkins, Thurner and Hackney families. She said the City purchased 1.8 acres adjacent to the park from Bethel A.M.E. Church in 1991, and the City purchased another 1.28 acres south and west of the park from Bethel A.M.E. Church in 1996. The City Council adopted a five-year Carver-River Park Neighborhood Master Plan in 1999 that proposed using the 1.28 acres for construction of affordable, single-family housing. She also noted that such alternatives

as using the entire 1.28 acres for a four-hole golf course, a three-hole golf course with homes, constructing a Fun Time Nursery facility, senior housing, or other uses could be considered. She requested that residents indicate their preferences on a survey (Attachment 2).

COMMUNITY COMMENT.....ITEM 5

Rev. Joe Williams - advocated construction of a three-hole golf course with housing.

Willie Anthony, 559 14th Street North - recommended that the 1.28 acres remain as green space, the intent of Watkins, Thurner and Hackney families when they had donated the land.

Herbert Cambridge, 6475 Golden Gate Parkway, - Expressed concern that additional housing units would cause over-population, and that many individuals would be vying for the proposed eight low-income units causing dissention in the community. While needed, he said, affordable housing could occur on land adjacent to the airport. Anthony Park, therefore, should remain as green space with picnic, tennis, and other recreational opportunities. Mr. Cambridge also expressed concern that construction of a new Fun Time Nursery facility had not yet begun. *(Planner Golden said the City would work with a neighborhood committee to determine the cost of the low-income housing units, which could range from \$80,000 to as much as \$125,000 not including land, and she recommended that area residents establish a homeowner association. City Manager Rambosk also noted that the City had been seeking solutions to extracting contaminants found on the Goodlette Road property originally intended for Fun Time Nursery. Planner Golden then pointed out that the City would be able to project the need for low-income housing for approximately ten years in the future.)*

Unidentified - Recommended that a 36-hole golf course be constructed at Fleischmann Park instead of an abbreviated version at Anthony Park, and she expressed concern regarding just one ingress/egress to River Park.

Ellis Gloster, 541 14th Street North - Expressed concern that the suggested improvements would generate excessive traffic for the aforementioned single ingress to River Park.

LaVerne Franklin, P.O. Box 990727 - Recommended that City staff communicate with River Park residents before determining land use at the park. *(Planner Golden said staff's intention has been to conduct door-to-door surveys to address such issues as number of bedrooms and price ranges for the proposed housing.)*

Anthony Denson, 503 14th Street North – Said drugs, crime, gambling and loitering diminished property values, not low-income housing, and he recommended housing over a golf course so that more African-Americans could reside in River Park.

Unidentified - Expressed concern that land in River Park is inadequate to accommodate all those who desired to reside there. She also noted that neighborhood residents should contact the Police and Emergency Services Department (PESD) to report crime.

Kat Jones, 4780 28th Avenue SW - Expressed concern that the proposed development would eliminate desirable green space. *(Planner Golden said none of the proposals would affect any of the current Anthony Park activities such as the walking path or picnic pavilion. City Manager Rambosk said the City had been seeking resident approval for any improvements to Anthony Park. Council Member Herms said Anthony Park would change slightly with the addition of a*

golf course but it would be affected more dramatically by construction of housing or commercial buildings.)

Mary Hill, 546 14th Street North - Said the River Park community should have an adequate number of homes to accommodate the additional individuals who wish to reside there.

Fran Scott, Gordon River Apartments manager - Opposed a golf course at Anthony Park because of lack of parking and the single egress/ingress into the community. She recommended construction of homes, apartments, or parking spaces on the available 1.28 acres and advocated locating Fun Time Nursery at the Goodlette Road site.

Unidentified - Contended that the aforementioned single egress and ingress has been a major safety concern, which should be addressed. *(City Manager Rambosk said construction of an additional bridge across Gordon River would be the only apparent viable alternative, but the cost would be prohibitive, noting that the situation had been created when the community was designed approximately 50 years ago.)*

Unidentified – Contended, however, that the benefits of providing an additional egress and ingress would outweigh the costs.

Michael Watkins, Fun Time Nursery board chairman - Recommended that Fun Time Nursery not be located at Anthony Park, and asked for an estimate of fees to play at the proposed golf course. *(David Rice said the fee would be nominal.)*

Unidentified – Observed the progress made by River Park since he moved there in 1959, and pledged to provide assistance in its future growth.

Warren Adkins, 1267 Fifth Avenue North - Expressed concern that River Park would become overpopulated, which would contribute to such problems as crime. He urged residents to report crime in order to protect the children.

Shiann Drake, 501 13th Street North – Observed that parents should be aware of their children's activities, which would also curtail crime, and recommended that City Council consider the residents' recommendations for Anthony Park improvements. *(Planner Golden reiterated the need for a community organization to communicate to the City its preference for improvements at Anthony Park rather than having staff continue to present proposals.)*

Willie Anthony, 559 14th Street North - Urged that residents fully participate by offering other alternatives.

Unidentified – Characterized Anthony Park improvements as being inadequate despite its ideal waterfront location. *(City Manager Rambosk said the proposed alternatives would be the beginning of the planning stages, and residents should consider these and other proposals and present their ideas for the River Park to staff.)*

Martha Dykman, Community Services Advisory Board member - Cautioned that it would be difficult to return land to green space after conversion to other uses.

Unidentified - Complained about ill-functioning street lights. *(City Manager Rambosk said he would inform the appropriate department.)*

DISTRIBUTE SURVEY.....ITEM 6

Planner Golden requested that individuals residing outside of River Park transfer surveys forms to those who do and urged that residents indicate their preference among the alternatives presented.

ADJOURN.....
(9:40 p.m.)

Bonnie R. MacKenzie, Mayor

Tara A. Norman, City Clerk

Prepared by:

Annette Thompson, Recording Specialist

Minutes Approved: August 21, 2002