



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Advisory Board Regular Meeting August 22, 2005 – 9:23 a.m.

Chairman McCabe called the meeting to order and presided.

ROLL CALLITEM 1

Present:

Philip McCabe, Chairman
Lou Vlasho, Vice Chairman
Paul Lindabury
Alexander Pezeshkan
Alan Ryker

Absent:

Jacques Groenteman
Fred Hirschovits

Also Present:

Chet Hunt, CRA Manager
Jessica Rosenberg, Deputy City Clerk
Karen Kateley, Administrative Specialist I
Pat Carroll
Debra Newman
Jenah Victor

SET THE AGENDAITEM 2

Chairman McCabe requested that Item 7-c be considered prior to Item 7-b and Vice Chairman Vlasho requested that Item 8 be considered prior to Item 6.

APPROVAL OF MINUTESITEM 3

***MOTION** by McCabe to **APPROVE** the June 27, 2005, regular meeting minutes as presented; seconded by Vlasho; and carried 5-0 (Groenteman-absent, Hirschovits-absent, Lindabury-yes, Pezeshkan-yes, Ryker-yes, Vlasho-yes, McCabe-yes).*

ANNOUNCEMENTS AND CORRESPONDENCEITEM 4

Community Redevelopment Agency (CRA) Manager Chet Hunt referred to correspondence provided containing relevant news articles, and information about the CRA district. (It was noted for the record that this material was contained in the file for the meeting in the City Clerk’s Office.)

Chairman McCabe said he wished to provide various definitions regarding the redevelopment process for the benefit of the public. He said that the Community Redevelopment Agency Advisory Board (CRAAB) was a diversified group who represent areas within the redevelopment district. This area, he said, was bounded by the Gordon River on the east, Sixth Avenue South on the south, Eighth Street South on the west and includes the area known as the “D” Downtown (41-10/Heart of Naples) district. The redevelopment district was established in

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1992 at the impetus of a group of property owners on Fifth Avenue South. At that time, Chairman McCabe also noted, both Fifth Avenue South and Third Street South had many vacancies and businesses were failing. He concluded by advising that CRAAB was advisory to the Community Redevelopment Agency and addresses the prudent investment of Tax Increment Financing (TIF) revenues generated within the redevelopment district. He stated that CRAAB makes sure those TIF monies that are generated within CRA are invested wisely and judiciously. The Agency was comprised of property owners with the expertise to help CRA revive.

FINANCIAL REPORTITEM 5

There was no action on this item.

.....ITEM 7-c

FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) GRANT AND GORDON RIVER GREENWAY

Pat Carroll, President of Southwest Florida Land Preservation Trust (SFLPT), explained that in the early 1990's her organization had begun promoting a Gordon River Greenway. She referred to an aerial photograph of the proposed master plan, (Attachment 1).

Ms. Carroll explained that the greenway was incorporated into the Naples Airport master plan to help satisfy the airport's requirement for community involvement and then indicated on the aerial photography, the portion of the Greenway that SFLPT had built in the late 1990's. She added that the airport had allowed and encouraged parking in its terminal parking lot to allow access to the greenway. Ms. Carroll also noted the location of the next phase and that SFLPT had property rights, easements, and permission to proceed with construction. Ms. Carroll then said that the phase currently being submitted to the Metropolitan Planning Organization (MPO) involves a request for \$300,000 or a portion thereof, for planning and permitting of another section. Easements have been identified and the documents have been sent to the property owners.

Ms. Carroll further stated that the plan has now increased to include a boardwalk through City property which would connect to U.S. 41 near Tin City noting that the City Council has \$200,000 in its budget for permitting, engineering and planning of that southern section. She advised that the Fleischmann property presented another section for possible development. She added that SFLPT has been working with the engineering firm of CH2M Hill which is designing the water park. CH2M Hill, she noted, is aware of the potential for the greenway and has redesigned the locations of some of its boardwalks to connect with the greenway for a future pedestrian overpass to Golden Gate Parkway. Ms. Carroll reported that there was a significant amount of money in potential grants through Pathways Advisory; Department of Transportation (DOT) and through Florida Trails and Rails. She noted that the SFLPT would apply for every grant possible in addition to working with community donors.

Ms. Carroll then indicated the location for a proposed bridge crossing which would be incorporated into the park as well as another piece of property on a berm on which was planned an observation platform. She explained that the Airport Authority had expressed concern that a large congregation might form on the platform site but that the size would allow only five or six people at a time.

Ms. Carroll explained that the SFLPT was currently in the process of master planning and would list all government agencies and local non-profit groups that were interested in participating. At

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present, there were 20 organizations willing to participate. She advised that once a draft master plan was ready, the SFLPT would arrange for a meeting for all of the groups to convene and discuss the future of this project.

Chairman McCabe expressed his appreciation to Ms. Carroll, noting that he would be building a public walkway or promenade around his property on the Gordon River which would connect to the City's promenade. Chairman McCabe suggested that a footbridge be constructed across the Gordon River at that point saying that he would donate some of his own monies for construction. Chairman McCabe stated that the City was in the permitting stage for this park, and added that it would contain a boat launch. Concluding, he said that it made sense to coordinate these projects to make Goodlette-Frank Road more pedestrian friendly.

Ms. Carroll agreed that it made sense to coordinate efforts in this regard and in response to Chairman McCabe, said when SFLPT received funding, it would move forward with the engineering, planning and permitting through the Department of Environmental Protection (DEP), South Florida Water Management District (SFWMD), and the Army Corps. of Engineers (ACOE) as well as local governments where applicable. She added that if there were a concern regarding using grant monies outside of the parameters of the initial project, it would be supplemented by additional funding.

Carroll also advised that SFLPT would not wait for a vehicle bridge prior to the boardwalk project noting that the design of the vehicle bridge would likely take into consideration the existence of the greenway.

In further discussion, Ms. Carroll indicated an area she said was a berm along the north side of The Commons which she said, lends itself well to constructing a pathway without the need for mangroves or an extensive amount of boardwalks.

Chairman McCabe advised that the City had recently allocated funding in the next fiscal year budget to design walkways through the medians from Seventh Avenue North to Coastland Center Mall which he said was important to transport pedestrians safely across U.S. 41.

Ms. Carroll then said there was another project that involved the six-laning of Goodlette-Frank Road north of Golden Gate Parkway to Pine Ridge Road which was being completed in two phases. The first phase would be at the intersection near the Coastland Mall and Naples High School which should be done by Christmas. The next phase would be north of that location. She explained that Collier County had given SFLPT three months to research the potential redesign of the drainage ditch to incorporate all utilities, drainage, the greenway, and lighting. Ms. Carroll concluded that the whole area may be connected through the water park, the pathway, and connected back to the bridge making this a tremendous corridor.

Chairman McCabe stated that he would like to assure Ms. Carroll that Community Redevelopment Advisory Agency (CRAAB) had given these projects priority and is very interested in partnering with SFLPT.

Public Comment: (9:48 a.m.) **Craig Holland**, Executive Director of the Naples Pathways Coalition, stated that the Gordon River Greenway would be the catalyst that would improve the

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quality of life for the residents and would help transport people safely to the beach, Third Street and Fifth Avenue. Mr. Holland added that encouraging people to walk or bike would result in a reduction of parking needs. He further indicated that he would support all efforts by the board to make Naples as pedestrian friendly as possible.

CRA MANAGER’S UPDATE.....ITEM 8

Community Redevelopment Agency (CRA) Manager, Chet Hunt reported that there was an updated copy of the Manager’s Report which was submitted to the City Manager. The first item in the report was the Park Street project. CRA Manager Hunt stated he had conducted a Charette in the spring and had hired a design professional to synthesize the ideas and results of the Charette to create renderings which would capture a redevelopment plan for:

- the Naples Women’s Club area ;
- The Von Leibig Center;
- a public space plaza which would be pedestrian friendly and mixed use; and
- better pedestrian and vehicle circulation.

He added that he had submitted a Request for Proposal (RFP) and also received proposals from several qualified firms. The selection committee has recommended that Andrea Clark Brown be ranked as the most qualified. Mr. Hunt said he would like to have a recommendation from the Board as well. Mr. Hunt recommended proceeding to the next stage with this firm and inviting the people who participated in the Charette to view these renderings. Once hired, this firm would have 60 days to complete the project. Manager Hunt stated that he would like to see it completed before the end of the year.

MOTION by McCabe to APPROVE recommendations by the selection committee; seconded by Vlasho and carried unanimously (Groenteman-absent, Hirschovits-absent, Lindabury-yes, Pezeshkan-yes, Ryker-yes, Vlasho-yes, McCabe-yes).

FOUR CORNERS (U.S. 41 and Fifth Avenue South) UPDATE.....ITEM 6-4

Community Redevelopment Agency Manager, Chet Hunt stated that Member Pezeshkan had been very active with regard to a design competition being sponsored by the American Institute of Architects (AIA). Member Pezeshkan stated that he was working on sponsorships, noting there is currently \$7,000 to \$8,000 available but that more potential monies were expected. Manager Hunt stated that the AIA had already defined the scope of service, the scope of the project, and some of the boundaries and that this information would be posted in September. He added that the applicants would have four months to submit renderings and design ideas.

In response to Member Vlasho, Manager Hunt stated he had met with the Fleischmann family who indicated they did not want their property to be identified as a specific piece in the design competition. They instead indicated that they had planned to develop the site in the future. Chairman McCabe however pointed out that the Fleishmann property would need to be included in a study of the design and suggested that they work with the AIA which would be free of charge.

RIVER PARK NEIGHBORHOOD UPDATE.....ITEM 6-6

Community Redevelopment Agency (CRA) Manager Chet Hunt stated that the Requests for Qualifications (RFQs) had been distributed and that the selection committee would review the eight proposals received at its first meeting on August 23, 2005.

PARKING STRUCTURE(S) UPDATE.....ITEM 6-5

Community Redevelopment Agency (CRA) Manager Chet Hunt stated that he had previously identified several sites downtown where there may be an opportunity to create additional parking and subsequently used an established set of criteria to evaluate each site (Attachment 2).

He recommended that they proceed to work in a public\private partnership with the property owners on Fourth Avenue South and Fourth Street South since they already had redevelopment plans for that location, and have started some design work. He then proposed that the Board issue a Request For Proposal (RFP) for the Eighth Street South and Sixth Avenue South site as well, noting that he would devise a mitigation plan to provide parking during construction.

In response to Member Ryker’s inquiry, Mr. Hunt stated that construction at the Fourth Avenue South and Fourth Street South site would begin by May 2006 with completion anticipated within a year.

Chairman McCabe recommended that they proceed without further delay and begin selling parking spaces for both garages to help finance the cost. Manager Hunt explained that a PILOP Program (Payment in Lieu of Parking) would be the most logical way for business owners to meet the parking requirements. He advised that the spaces would not be designated or identified as private and would be available for public use.

Chairman McCabe emphasized that he and other business owners on Fifth Avenue could not compete with new construction and that the selling of parking spaces should be part of the long-range redevelopment planning for Fifth Avenue property owners.

In response to Member Ryker, Manager Hunt advised that once the CRA and City Council approved the garage at Eighth Street South and Sixth Avenue South, it would take a few weeks to write and issue an RFP and that the proposals must then be reviewed. Member Ryker added that he knew many property owners could not utilize their current buildings due to lack of parking and recommended proceeding as soon as possible. Manager Hunt agreed and suggested making a recommendation to the CRA and Council.

Vice Chairman Vlasho said he agreed but that the Board must remember that the Fourth Avenue South and Fourth Street South site was owned by a private developer who may change his mind. He therefore urged proceeding with the other site.

Manager Hunt confirmed that any monies received for the advance sale of parking spaces would be placed in the Naples Parking Trust Fund and dedicated to the construction of parking garages.

MOTION by Ryker to APPROVE that CRAAB support Manager Hunt’s recommendation to expedite the development of a parking structure at Eighth Avenue South and Sixth Avenue South followed by a parking structure at Fourth Avenue South and Fourth Street South; with emphasis placed on the Eighth Street South and Sixth Avenue South; beginning the first project as soon as it was feasible with ground breaking to commence on March 31, 2006; and to begin selling Payment In Lieu of Parking (PILOP) spaces for both projects. The motion was seconded by Vlasho, and carried 5-0 (Groenteman-

absent, Hirschovits-absent, Lindabury-yes, Pezeshkan-yes, Ryker-yes, Vlasho-yes, McCabe-yes).

CENRAL AVENUE STREETSCAPE UPDATE.....ITEM 6-a-1

Community Redevelopment Agency (CRA) Manager, Chet Hunt indicated that he had met with about 28 business owners on Tenth Street North to obtain their input and make them aware of the board’s plans. He had tabulated the responses by business names and addresses and forwarded them to Gail Boorman, landscape architect on this project. Mr. Hunt stated he also forwarded these responses to Construction Management Director Ron Wallace, who will oversee the construction.

Manager Hunt then said he had invited all the property owners in the project area at Central Avenue and Tenth Street North to a meeting so that the landscape architect could receive their input. Although saying he was disappointed at the turnout, Mr. Hunt noted he had received some phone calls from owners resulting in satisfactory discussions. He affirmed that they were enthusiastic in general and that their main concerns were to minimize the loss of parking and maintain access to their properties during the construction period.

Manager Hunt stated that he felt both concerns would be easy to address and that there may even be a net increase in parking as a result of the project. He added that Ms. Boorman advised him that she would have a presentation ready in November, which she believed all property owners should attend.

Chairman McCabe stated that the Community Redevelopment Agency (CRA) did not agree with the Board’s recommendations for landscaping on Central Avenue due to issues with Starbucks Cafe. He explained that Manager Hunt and he had discussed the plan with the tenant and regional manager of Starbucks and had presented a conceptual rendering Ms. Boorman had created at no charge. Chairman McCabe stated that they had approved the plan which he said he also intended to present to Quizno’s. (Attachment 3). He explained that while eliminating four parking spaces, they had created an outside café seating area for 10 tables which would accommodate approximately 40 patrons. In further discussion, Chairman McCabe said he suggested to the Starbucks manager that he install the tables and that the CRA would provide the infrastructure ensuring it is ADA (Americans with Disabilities Act) compliant. Chairman McCabe said this would create a pedestrian friendly avenue and that he would personally solicit the tenants for the purpose of having them approve these improvements.

In response to Vice Chairman Vlasho, Manager Hunt said that the CRA had directed Ms. Boorman to take into consideration the plan the property owners had brought forward when designing the Central Avenue and Tenth Street North project.

Manager Hunt further stated the CRA would consider the plan at its November meeting which would give the Board additional time. Chairman McCabe urged proceeding with the plans if a majority of property owners agree.

FIFTH AVENUE SOUTH LANDSCAPE IMPROVEMENTS ITEM 6-a-3

Community Redevelopment Agency (CRA) Manager Chet Hunt pointed out that Community Services Director David Lykins indicated that traffic mast arms had been repainted and that he was confident that the irrigation, electrical work, and landscaping would be completed before the

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winter tourist season. Mr. Hunt further advised that Mr. Lykins was in the process of obtaining estimates for an electronic counter for the parking garage which would indicate when it was full.

RIVER PARK NEIGHBORHOOD UPDATE..... ITEM 6-a-6

Chairman McCabe said he wanted to clarify a recent Naples Daily News editorial. He stated that when the Fifth Avenue redevelopment had begun 15 years ago, the property owners had paid 50% of the cost of bringing planner Andres Duany to Naples to create the master plan. Community Redevelopment Agency (CRA) Manager Hunt stated that the projects that were currently being discussed by the Naples Daily News were not a master plan but a preliminary needs assessment which is a very different project. Chairman McCabe stated that the property owners contributed these funds because the entire street was failing.

Chairman McCabe also advised that CRAAB is governed by State Statute and has a fiduciary responsibility to manage the community redevelopment area on an advisory basis. Therefore, he asserted that Tax Increment Finance (TIF) monies must be invested wisely. He then stated that The Naples Daily News editorial had also indicated that the board was comprised exclusively of representatives of Fifth Avenue which was untrue, and that he wished to clarify that all the monies were going to the “D” Downtown District.

CRA CODESITEM 7-a

Community Redevelopment Agency (CRA) Manager, Chet Hunt stated that some of the CRA codes were obsolete and or in conflict with the City Charter. Manager Hunt advised that one area in particular the Board needed to correct is how parking is treated in the “D” Downtown District. He explained that under the current code there is an on-street parking allocation which gives away parking and does not reflect the value of the spaces.

Manager Hunt displayed a chart illustrating parking allocation with a 15,000 sq. ft. business entitled to 100% of the parking which could be done offsite with no cost to the owners; a 30,000 sq. ft. business may have up to 50% at no cost (Attachment 4) (a copy of which is contained in the file for this meeting in the City Clerk’s Office). He explained that originally this code was intended to stimulate business but that it was no longer feasible to provide free parking. Mr. Hunt emphasized that the “D” Downtown District had seen significant development necessitating increased parking.

Mr. Hunt proposed requiring 100% offsite parking but recommended charging a minimum of \$2,500 per parking space. He further recommended that the Board enact a resolution which would allow the cost to be reviewed and modified every year. Manager Hunt confirmed that there were studies being done currently to determine which properties the City owned and whether they were large enough for a garage. He also suggested investigating whether they could coordinate with an adjacent property. He recommended creating a trust fund to build this garage while working with the Planning Department and Planning Advisory Board (PAB) to sell parking spaces for \$2,500 per space for businesses beginning October 1, 2005.

Chairman McCabe agreed with the recommendations saying that a location for a central parking garage would be necessary as the City becomes more pedestrian friendly.

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In response to Vice Chairman Vlasho, Mr. Hunt said that he would provide an evaluation of all City-owned land along with the prices of all lots and spaces.

Manager Hunt recommended a parking analysis be performed as soon as possible. Chairman McCabe concurred.

GOODLETTE ROAD STREETSCAPE ITEM 7-b

Community Redevelopment Agency (CRA) Manager, Chet Hunt stated that he had a Request for Proposal (RFQ) in circulation requesting civil engineer and landscape architect resources for landscaping the “D” Downtown District which was due by September 15, 2005. He also stated these proposals would be ranked once they were all received.

Chairman McCabe reported that he would be making a grand gesture to the City along his Goodlette-Frank Road property. He reported that he knew three property owners who were interested in participating and said he expected this project would transform Goodlette from U.S. 41 to Central into a very attractive area, most of which would be privately funded. He stated that the City had asked the CRA to assist in landscaping those areas not already planned by private developers. He added that it was currently being designed, but that construction would commence in April 2006 with Kraft Construction.

HIGHWAY BEAUTIFICATION..... ITEM 7-d

Community Redevelopment Agency (CRA) Manager Chet Hunt said he had hoped to work with the Collier County Community Redevelopment Agency, but advised that this would not be possible due to the lack of remaining right-of-way on U.S. 41.

CRA MANAGER’S UPDATE.....ITEM 8

Community Redevelopment Agency (CRA) Manager Chet Hunt delivered an overhead slide presentation of Spring Lake showing its poor condition (Attachment 5) (a copy of which is contained in the file for this meeting in the City Clerk’s Office). Mr. Hunt reported that Natural Resources Manager Mike Bauer had created a remediation plan for the shoreline and would create a scenic overlook in a park like setting; Chairman McCabe suggested that a management company could maintain the lake for a monthly fee.

Chairman McCabe reported that there was still a dumpster next to the Naples Women’s Club where the City was taking ownership he had wished to have removed. Manager Hunt however pointed out that there was an issue regarding the easements which the CRA was addressing.

Community Redevelopment Manager (CRA) Hunt recommended that in order to be eligible, an application for a parking space should require a minimum of 5,000 sq. ft. of new construction. Chairman McCabe agreed that the parking represented a significant value which required a sufficient investment. He also suggested architecture and landscaping requirements as well.

CRA Manager Hunt displayed a photograph of new directional signs for the “D” Downtown District. Chairman McCabe however, said that Staff Action Committee (SAC) should design the signs and that they should coordinate with those on Fifth Avenue (Attachment 6) (copy of which is contained in the file for this meeting in the City Clerk’s Office).

SET TIME AND DATE FOR NEXT CRAAB MEETINGITEM 11

Community Redevelopment Agency (CRA) Manager Chet Hunt advised that he would talk to the City Manager to arrange a joint meeting of the Board and the Community Redevelopment Agency (CRA) for September 21, 2005.

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PUBLIC COMMENTS ITEM 9

None.

BOARD COMMENTS ITEM 10

Chairman McCabe suggested that the Board retain a local accounting firm to perform an analytical study of future cash flows of Tax Increment Finance (TIF) monies in order to budget more effectively.

Community Redevelopment Agency Manager Hunt stated that there was a spreadsheet analysis provided with the parking report (Attachment 7) (a copy of which is contained on file in the City Clerk's Office) Chairman McCabe agreed to examine the report further.

CRA Manager Hunt added that developers had approached the City about undergrounding the electric service at Trail's End, Grand Central Station and Tenth ~~Avenue~~ Street. He stated that because of setback requirements, the power lines would be too close to the windows of the condominiums and would not be acceptable. He however reported that there was a meeting scheduled with the property owners to discuss this further. He further advised that there were property owners who were willing to contribute monies for undergrounding and who may be willing to grant easements, in an effort to avoid disrupting the existing streetscape. Chairman McCabe said he did not recommend that the City financially support undergrounding the power lines, as this was a costly undertaking that the developers should address.

ADJOURN.....

11:46 a.m.

Philip McCabe, Chairman

Tara A. Norman, City Clerk

Minutes prepared by:

Susan Cairns, Recording Specialist

Minutes Approved: November 7, 2005