



City Council Chamber
735 Eighth Street South
Naples, Florida 34102

**Community Redevelopment Agency Advisory Board Regular Meeting
March 27, 2006 – 9:00 a.m.**

Chairman Vlasho called the meeting to order and presided.

ROLL CALL (9:02 a.m.).....ITEM 1

Present:

Lou Vlasho, Chairman
Alan Ryker, Vice Chairman
Jacques Groenteman
Fred Hirschovits
Paul Lindabury
Alexander Pezeshkan

Also Present:

Robert Lee, City Manager
Chet Hunt, CRA Manager
Susan Cairns, Technical Writing Specialist
Adam Smith
Kevin Mangan
Theodore Henn
Other interested citizens and visitors.

SET THE AGENDAITEM 2

Chairman Vlasho recognized the presence of City Manager Robert Lee and expressed the Board's appreciation for his attendance. Chairman Vlasho then offered to amend the agenda so that the City Manager could address the Board under Item 5.

APPROVAL OF MINUTESITEM 3

MOTION by Lindabury to APPROVE the February 23, 2006 Special Meeting Minutes as submitted; seconded by Ryker and unanimously carried, all members present and voting (Groenteman-yes, Hirschovits-yes, Lindabury-yes, Pezeshkan-yes, Ryker-yes, Vlasho-yes).

Member Lindabury expressed concern regarding the allocation of parking for property owned by Matt Joyner as per the CRAAB meeting of February 28, 2006. CRA Manager Chet Hunt subsequently provided a revised award letter dated March 1 which clarified the approved allocation for Mr. Joyner (Attachment 1).

**.....ITEM 4
WILSON MILLER, CIVIL ENGINEERS/LANDSCAPE ARCHITECTS (CENTRAL AVENUE AND TENTH STREET STREETScape) – INTRODUCTION**

CRA Manger Chet Hunt noted that Kevin Mangan of Wilson Miller was in attendance and that the organization would be responsible for the City's Central Avenue and Tenth Street North streetscape design as well as the construction documents for the remainder of the streets in the redevelopment area. He said that the streets had been prioritized and approved by City Council for construction and included portions located at Central Avenue between Sixth Street South and Goodlette-Frank Road as well as Tenth Street, North from Central Avenue to Sixth Avenue North; however, the block north of Sixth, while residential, nevertheless was in the

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redevelopment district and had been added to the project at the behest of Council. Mr. Hunt also advised that the project included the Sixth Avenue North area adjacent to the Lake Park subdivision which had necessitated additional design renderings as well as construction documents and engineering work.

Mr. Mangan reported that subsequent to a recent meeting with Parks & Parkways Design Superintendent Terry Fedelem and Traffic Engineer George Archibald, the firm was proceeding with a proposal for construction documents for the implementation of landscape architect Gail Boorman's designs. The meeting provided survey information which contained the required level of detail necessary to proceed in the aforementioned commercial district areas. He noted, however, that the further residential areas, or those which had been added to the original designs, would require surveying prior to initiation. Mr. Mangan further explained that this was likely a two-phase project, both in design and construction, and that Wilson Miller would be able to immediately proceed using the survey information they had been provided in Phase I. In Phase II they would continue to render design and construction documents for those areas that either had been subsequently added or were lacking the required level of survey. Mr. Mangan further advised that the firm was developing a method to specifically address the master agreement which was already in place as priority.

CRA Manager Hunt stated that while the Community Redevelopment Agency (CRA) would be proceeding under the terms of the Consultants Competitive Negotiations Act (CCNA), he would soon provide a cost estimate on the construction documents concerning the approved plans. He said that he would then approach the CRA and City Council with the estimate for final approval which he anticipated would take place prior to the Council's summer recess. Mr. Mangan stated that he anticipated approval by June 14 of construction documents for the areas where survey information is complete, with a goal of completion by fall of 2006 to coincide with winter tourist season.

Member Groenteman recommended completion by summer or fall of 2006 due to concerns expressed by the business community that streetscaping construction may impact local vendors.

In response to Chairman Vlasho, CRA Manager Hunt advised that the streetscaping project was time-driven and attached to a three-year contract. He explained that the streets would be prioritized as previously identified in the adopted Capital Improvement Program (CIP), noting that amendments could however be incorporated should they become necessary. He again clarified that the streets would be prioritized relative to those already having received approval.

**CRA MANAGER'S UPDATE.....ITEM 5
PROJECTS UPDATEITEM 5a**

City Manager Robert Lee commended CRA Manager Hunt for his service to the City stating that he, too, would periodically attend CRAAB meetings to provide updates and to assist with answering the Board's questions. City Manager Lee stated that many of the projects required the involvement of several agencies adding that he applauded the Board in its initiatives and steadfast monitoring of the various redevelopment efforts.

City Manager Lee presented a log outlining the status of specific projects within the redevelopment area and how they are tied directly into the budget Capital Improvement Program (CIP) (Attachment 2). City Manager Lee noted that the goals regarding the budget are also

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included in the CRAAB Monthly Report which is reviewed by City Council and which indicates the status, time frame, and costs of projects in the redevelopment area. He stated that the City was attempting to quantify costs and time frames and continue to maintain those objectives in an effort to improve the organization and provide a tool to assess the status of each project.

The City Manager also noted an upcoming City Council workshop discussion regarding developing a strategic planning process in an effort to develop a Citywide vision statement using an outside facilitator to assist.

In response to Chairman Vlasho, City Manager Lee advised that he anticipated an appointment to fill the vacancy on CRAAB would occur the following week. The City Council had received three applications, but only one lives within the redevelopment area, even though the resolution establishing the Board calls for residency whenever possible. In further response to Chairman Vlasho, he listed James Black, Willie Anthony and Dolph Van Arx as applicants.

Member Ryker inquired about the 41-10 Master Plan streetscape improvements (See Item 7 in CRA Manager Hunt's March 3 Report to the City Manager, a copy of which is contained in the file for this meeting in the City Clerk's Office). Mr. Hunt indicated that the streets would be selected strategically over the next several years and would be either on or beyond Second, Third, and Fourth Avenue South. He also urged strategic consideration in the renovation of those and other thoroughfares in that vicinity which may require additional attention to complete the redevelopment area. CRA Manager Hunt emphasized beginning with the CIP as the guiding document pointing out the importance of identifying the goals while continuing to budget accordingly.

In response to Member Groenteman, City Manager Lee reported that while the City was experiencing the same employee retention challenges as other employers in the area, there is an approximate 6% vacancy rate, although Police & Emergency Services Department (PESD) vacancies had been significantly reduced. However, contract workers had been hired to provide service in the Building & Zoning Division. City Manager Lee also emphasized that housing remains a key issue although he said that affordable housing initiatives were reviewed daily and suggested allowing the market to adjust.

CRA Manager Chet Hunt also referred to the aforementioned 2005/2006 Goal/Objective Tracking log, making the following points:

- On-street parking allocations would provide approximately 25 spaces in Phase 1 with a cost estimate from the engineers anticipated in the near future, said estimate to address paving, drainage, stormwater management, curbing and landscaping concerns.
- With regard to the new parking structures, a roof height of 42 feet is allowed. Existing parking lots would support parking structures, if costs permit; namely, at Fourth Avenue South and Fourth Street South, a City-owned space at Eighth Street South and Sixth Avenue South, and Park Street and Sixth Avenue South. Proposals had been received for the first two sites and were in the evaluation stage with renderings from architect Andrea Clark Brown expected shortly for the Park Street Redevelopment ideas and concepts.

In response to Chairman Vlasho, CRA Manager Hunt advised that at the next CRAAB meeting he would present renderings of the proposed garage at Park Street and Sixth Avenue South and

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Eighth Street and Sixth Avenue South. A call back presentation, which the public is invited, had been scheduled for approximately two weeks from receipt of the renderings which would be ready for CRAAB review in approximately four weeks. However, Mr. Hunt noted, the Eighth Street and Sixth Avenue South garage may involve the incorporation of either a stand-alone garage or mixed-use structure.

- The Four Corners (US 41 and Fifth Avenue South) Design Competition winners were announced Saturday, March 25, at the Von Liebig Art Center. There was a juried winner and a People's Choice Award.

CRA Manager Hunt expressed his gratification regarding the level of community involvement as demonstrated by the approximately 1,500 people who attended the exhibit and the over 500 ballots which were cast determining the winner of the People's Choice Award. Chairman Vlasho praised the event and further commended CRA Manager Hunt and Member Pezeshkan for their efforts in facilitating the occasion. CRA Manager Hunt stated that there were approximately 70 entries and stated that Member Pezeshkan had raised the necessary funds for the awards. Serving on the jury were Matt Kragh, former President of the American Institute of Architects (AIA) Florida Southwest Chapter, as well as Elaine Hamilton from the Collier County United Arts Council along with others including Jon Kukk who serves on the City's Design Review Board. The People's Choice Award had been renamed the Sam Noe Award in honor of the late City Planning Advisory Board (PAB) member who had passed away the day of judging.

CRA Manager Hunt stressed the need for ongoing community involvement until an acceptable shared vision is determined. The two winning designs provided excellent references and guideposts for developing this area, he added, and in response to Member Lindabury, advised that reproductions of the winning designs could be provided to the Board.

- The River Park Needs Assessment report was scheduled for completion by the end of April; however, a community forum had not been well attended so that another would be necessary for the purpose of broader participation.
- Twelfth Street North improvements would be held in abeyance until Fun Time Early Childhood Academy acquired firm plans for redevelopment with which the City will then coordinate.
- Installation of the parking space counter at the existing garage was complete.
- A firm has been identified, ranked, and was on the CRA agenda for approval per the CRAAB-recommended US 41 Origination/Destination (OD) Study which is to provide timely data relating to incoming and outflow of traffic at the Four Corners.
- Certain elements of the "D" Downtown District and the Fifth Avenue South Special Overlay District codes had become obsolete; the Planning Department will make a presentation at the next CRAAB meeting.

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FINANCIAL REPORTITEM 5b

CRA Manager Chet Hunt referred to the Financial Report (a copy of which is contained in the file for this meeting in the City Clerk's Office) indicating the percent of the budget which was expended to date in the current fiscal year.

CRA ANNUAL REPORTITEM 5c

CRA Manager Chet Hunt referred to the Annual Report (a copy of which is contained in the file for this meeting in the City Clerk's Office) which is a legal requirement. Mr. Hunt advised that a copy had been distributed to Collier County with a request that County Manager Jim Mudd distribute it within that organization. The Report was also filed with the State Department of Community Affairs.

OLD BUSINESS.....ITEM 6

COCONUT PALMS ON FIFTH AVENUE SOUTH.....ITEM 6a

CRA Manager Chet Hunt said that, pursuant to Member Pezeshkan's concern at the prior CRAAB meeting, coconut palms on Fifth Avenue South, should gradually be replaced with another species due to the danger falling coconuts present to both pedestrians and vehicles. Replacements begin at approximately \$400 each and there are approximately 200 of this type of tree. He suggested that while tree trimming of coconut palms had been budgeted, costs of ongoing maintenance should be weighed against complete replacement with careful consideration of the costs of staff and maintenance equipment.

Noting that this topic was the purview of the Community Services Department, CRA Manager Hunt suggested that CRAAB provide a recommendation to the Community Services Department.

MOTION by Ryker to REQUEST the Community Services Department undertake a study of the replacement of coconut palms in the Fifth Avenue South Special Overlay District; seconded by Pezeshkan and unanimously carried, all members present and voting (Groenteman-yes, Hirschovits-yes, Lindabury-yes, Pezeshkan-yes, Ryker-yes, Vlasho-yes).

NEW BUSINESS.....ITEM 7

ON-STREET PARKING APPLICATION – ADAM SMITH (SIXTH AVENUE NORTH AND TENTH STREET).....ITEM 7a

Adam Smith stated that the elevation contained in the packet concerned the vacant site located behind Pastrami Dan's on Sixth Avenue North. (It is noted for the record that a printed copy of the electronic presentation of this item is contained in the file for this meeting in the City Clerk's Office.) He further said that he was proposing a mixed-use structure in which the first floor would contain 11,000 square feet of commercial use, while the two upper floors would contain a total of 16 residential units. Mr. Smith stated that parking would be located behind the building and off the alleyway with a raised swimming pool incorporated into the second or third floor. He noted that floor plans for the second and third floors were identical.

Chairman Vlasho established that the application indicated a code requirement of 49 parking spaces with 28 on the site and thus a request for 24 on-street parking spaces. CRA Manager Chet Hunt verified that there were provisions in the Code that supported this request. Architect Smith clarified that each second floor residential unit was made up of 1,375 square feet while the third level units incorporated a second story and equaled approximately 17,000 to 18,000 square feet. Member Groenteman established that this was a preliminary rendering and elevation, noting that this structure would be located across from a park and residential structures. He suggested revising the industrial look of the structure through the use of railings and encouraged the use of

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a softer color tone. Member Groenteman, nevertheless, said that he favored the loft concept and praised the project as an addition to the 41-10/Heart of Naples area.

MOTION by Lindabury to APPROVE the on-street parking allocation request for 24 spaces; seconded by Ryker and unanimously carried, all members present and voting (Groenteman-yes, Hirschovits-yes, Lindabury-yes, Pezeshkan-yes, Ryker-yes, Vlasho-yes).

.....ITEM 7b
ON-STREET PARKING APPLICATION – DAN SUMMERS (949-955 CENTRAL AVENUE)

CRA Manager Chet Hunt advised that while Mr. Summers was not in attendance, copies of his communications as well as his recommendation to the Board had been distributed (copies of which are contained in the file for this meeting in the City Clerk's Office).

CRA Manager Hunt referred to an electronic slide presentation (a copy of which is contained in the file for this meeting in the City Clerk's Office) of the Central Avenue Streetscape Plan that the Central Avenue business owners had provided to the Board. He explained that the Board had however recommended a different scheme which included angled parking on the north side of Central mirroring that which already existed on the south side and which eliminated some parking spaces. He explained that subsequently the Community Redevelopment Agency (CRA) had approved the property owners' plan and construction documents from Wilson Miller would be based on this design. The CRA had advised Mr. Summers that an on-street parking allocation could be granted to compensate for his loss of required parking due to construction of on-street parking. CRA Manager Hunt advised that Mr. Summers was thereby requesting that in addition to the on-street parking allocation in front of his building, a center tree be removed from the designs to allow additional parking. Mr. Summers offered to augment the change with additional landscaping. In conclusion, CRA Manager Hunt recommended allocating parking as outlined in the meeting packet memorandum.

MOTION by Ryker to APPROVE the on-street parking allocation request for the Dan Summers Building; seconded by Pezeshkan and unanimously carried, all members present and voting (Groenteman-yes, Hirschovits-yes, Lindabury-yes, Pezeshkan-yes, Ryker-yes, Vlasho-yes).

.....ITEM 7c
MINIMUM OF NEW CONSTRUCTION TO BE ELIGIBLE FOR A PARKING ALLOCATION

CRA Manager Chet Hunt requested an amendment to the On-Street Parking Application document to indicate that qualification requires a minimum of 5,000 to 10,000 square feet of new development, regardless of the nature of the renovation or redevelopment. Mr. Hunt advised that a draft of the amended document was in the meeting packet (a copy of the draft is contained in the file for this meeting in the City Clerk's Office).

He pointed out that the Fifth Avenue South Special Overlay District parking plan had been a powerful incentive tool and the City was attempting to encourage replication of this effort in the 41-10/Heart of Naples District. He pointed out that the market conditions are significantly stronger, making a generous allocation of public space ill-advised unless there is a comparable return on the investment in the form of minimum square footage which would add value to the Tax Incremental Financing (TIF) base. He emphasized that he did not support allocation for projects that were merely refacing or remodeling.

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CRA Manager Hunt stated that he would also soon be recommending a change in the Fifth Avenue South Special Overlay District regarding the price for parking spaces, cautioning that if parking were provided too liberally, developers might go elsewhere because parking limitations were the result of compromises made in the early phases of redevelopment. Mr. Hunt reiterated the need for increased revenue through parking allocations to fund additional parking structures in the 41-10/Heart of Naples District to accommodate future development.

Member Groenteman said that the Fifth Avenue South Special Overlay District model with a revised cost and scale matrix could be used for funding new parking. Mr. Hunt recommended close management of this process so that necessary adjustments could be made accordingly, cautioning that available parking space was becoming rapidly depleted.

MOTION by Groenteman to AMEND the application to the specifications requiring a minimum of 5,000 square feet of redevelopment per project for the purpose of satisfying parking allocation. This motion was seconded by Ryker and unanimously carried, all members present and voting (Groenteman-yes, Hirschovits-yes, Lindabury-yes, Pezeshkan-yes, Ryker-yes, Vlasho-yes).

.....**ITEM 8**
ANNOUNCEMENTS AND CORRESPONDENCE

CRA Manager Chet Hunt referred to a US 41 irrigation system update provided by Parks & Parkways Design Superintendent Terry Fedelem. He noted several other articles of interest including a reference in the packet to the trash compactor located behind the buildings on the south side of the 700 block of Fifth Avenue South, stating that construction was progressing.

He also pointed out an article pertaining to new urbanism which recommended a Code revision regarding arcades and colonnades which would require an owner or developer to select from a mandated menu of storefronts providing shelter for pedestrians as well as project enhancement. Mr. Hunt also stressed the importance of alleyways for managing trash and utilities. Chairman Vlasho suggested that certain items such as the trash compactor and the Community Services memorandum pertaining to coconut palm trees on Fifth Avenue South be addressed under the CRA Manager Updates which would segregate projects from general information and articles.

PUBLIC COMMENTSITEM 8
None.

BOARD COMMENTSITEM 10

Member Groenteman noted the need to address hurricane damage to trees in the 41-10/Heart of Naples District in areas that had been redeveloped at an earlier time. Of note were Second, Third, Fourth, and Fifth Avenues North which he said had debris from dead plants and recommended the City therefore enhance the landscaping in the area primarily north of Central.

Theodore Henn stated that he resides at Bayfront Condominiums and reported that he had been involved in the planning process in several different cities. He commended the City's redevelopment efforts, characterizing them as extremely thorough and deep-rooted. He also praised the flow chart noted earlier in the meeting and explained that he had attended the Four Corners (US 41 and Fifth Avenue South) design competition meeting and had hoped there would be additional discussion regarding this topic.

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Chairman Vlasho requested that the parking at Eighth Street and Sixth Avenue South and Park Street and Sixth Avenue South be on the next agenda in order to maintain momentum in these significant topics.

.....**ITEM 11**
SET DATE AND TIME FOR NEXT CRAAB MEETING

Chairman Vlasho advised that the next CRAAB meeting was scheduled for April 24 at 9:00 a.m., and Members Hirschovits and Pezeshkan advised that they would be absent.

ADJOURN**ITEM 12**
10:11 a.m.

Lou Vlasho, Chairman

Tara A. Norman, City Clerk

Minutes prepared by:

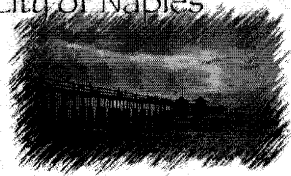
Susan Cairns, Technical Writing Specialist

Minutes Approved: April 24, 2006

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Attachment 1
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City of Naples



Community Redevelopment Agency

735 8th Street South, Naples, Florida 34102
Phone: 239/213-1896 Fax: 239/213-1033
E-mail: chunt@naplesgov.com

March 1, 2006

C. Matt Joyner, P.A.
909 6th Avenue North, Suite 101
Naples, FL 34102

Subject: **Revised On-street parking allocation and fee per space.**

Dear Mr. Joyner:

At the meeting of the Community Redevelopment Agency Advisory Board (CRAAB) on February 28, 2006 the Board voted unanimously to allocate 22 on-street parking spaces toward your parking requirements for the proposed redevelopment project as presented in your application for the property located at 909 6th Avenue North including lots 11, 12, 13, 14 & 15, Lake Manor Subdivision, all lying in Section 34, Township 49 South, Range 25 East, City of Naples, Collier County.

Please note that 17 spaces represent the 25% of parking allowed to be satisfied by this allocation under the D-Downtown Code. However, this still leaves you 5 spaces short of meeting your requirements for the project, but this can be satisfied by a payment-in-lieu-of parking (PILOP) pursuant to the code. Therefore your fee for this is as follows:

17 spaces @ \$2,756 allocated from the north on-street pool	\$ 46,852.00
5 spaces @ \$22,050 from the PILOP provision of the code.....	<u>110,250.00</u>
Total Fee Amount.....	\$157,102.00

This amount must be paid prior to receiving a building permit. Please make the certified check payable in the amount of \$157,102.00 to **NAPLES PARKING TRUST FUND**. The award is dependent on your meeting all relative codes and receiving a building permit from the city. If the scope of the project changes in any way, or if you decide not to do the project, please let me know immediately.

On behalf of the CRAAB, please accept our congratulations on your award, and best wishes for a successful project. In the meantime, if I can assist you in any way, please do not hesitate to call me.

Sincerely,

Chet L. Hunt
CRA Manager
City of Naples

Cc: CRAAB, Finance Dept. and Community Development Dept.

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CRAAB 3/27/06
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**CRA
2005-2006 Goal/Objective Tracking**

March/2006 Update

Goal	Objective	Estimated Start	Estimated Finish	Cost to Date	COMMENTS
1. Allocate additional on-street parking	Add on-street parking in 5th Ave. S. District	See comment box			Dependent on Construction Management Department Scheduling
	New parking garage at 4th Ave S & 4th ST S	3/1/07	2/28/08		Dependent on property owner's development schedule and permit being issued
	New Parking Garage at 8th ST S & 6th Ave S	3/1/08	2/28/09		Dates are estimated based on Construction schedule following completion of the 4th & 4th projectContinue beautification of the
2. Park Street design plan	Develop a design plan that can be approved and implemented	12/7/05	3/21/06		Andrea Clark Brown has been awarded the contract to complete the renderings
3. Complete 10th ST N & Central Ave Streetscape	Continue beautifying downtown CRA streets and encourage pedestrian comfort and walkability	8/1/06 See comment box	7/31/07		Wilson Miller has been contracted for this Goal and they are currently working on submitting a cost estimate to Complete Engineering work for 10th ST N and Central Ave for CRA/Council approval within 30 days.
4. Four Corners Intersection	Design Competition	10/12/06	3/25/06	\$5,000 CRA Sponsorship for "Sam Noe People's Choice Award"	The announcement to the winner will occur on 3/25/06 at the Von Liebig Art Center
5. River Park Needs Assessment	Complete a thorough Neighborhood Needs Assessment Report that can be used to make neighborhood improvements	1/18/06	4/30/06	\$10,000 initial retainer	The report will be presented to Council along with a personal presentation from the Urban League
6. Improvements to 12th Street N.	Coordinate street improvement and construction with development of Fun Time Early Childhood Academy				This project has been budgeted in the CIP for a couple of years and appears it will not be done for another couple of years
7. Parking Space Counter for existing garage	Provide a means of indicating to motorists when the garage is FULL	3/20/06	4/15/06		Contract awarded to McGann Associates, Inc.
8. US-41 Traffic Study	Complete an origin/destination study for traffic in the downtown area using US-41	4/1/06	5/15/06		The proposals for this project are currently being reviewed by the selection committee.
9. Implement 41-10 Master Plan	Implement D-Downtown Heart of Naples Master Plan	Ongoing			CRA Manager works with developers to undertake projects consistent with the D-Downtown Plan.
10. Update codes for downtown	amend the codes for downtown to meet current conditions for parking fees and other requirements	5/1/06	7/30/06		CRA Manager proposed amendments to the code for planning to review. Planning Dept is currently drafting proposed revisions.
11. Undertake Strategic Planning with CRA/CRAAB	Secure an outside facilitator to conduct a joint strategic planning workshop to establish priority goals for the CRA	Coordinate with visioning initiative date	4/30/06		We should set the CRA budget to implement the strategic goals established from the workshop