

MINUTES OF THE SPECIAL MEETING OF THE NAPLES CITY COUNCIL HELD IN THE PARKS & RECREATION BUILDING, NAPLES, FLORIDA, ON WEDNESDAY, JUNE 6, 1979, AT 5:30 P.M.

Present: R. B. Anderson
Mayor

James F. McGrath
Wade H. Schroeder
Edward A. Twerdahl
Kenneth A. Wood
Councilmen

Absent: C. C. Holland
Randolph I. Thornton
Councilmen

Also Present: George M. Patterson, City Manager
David W. Rynders, City Attorney
Roger Barry, Community Development Director
Reid Silverboard, Planner
Garry Lester, Traffic Engineer
John McCord, City Engineer
Randy Davis, Parks & Recreation Director

Jack Conroy, Federated Investors
E. G. Flitton, Bay Terrace Inc.
John Branden, Central Naples Neighborhood Assn.
William H. Cook, Key Island, Inc.
Holly Waggoner, Naples Properties
Mr. & Mrs. Lodge McKee, Old Naples Assn.
Dudley Goodlette
Louis Doria
Mabel Spriggs
Mrs. F. Matane
Paul Lux
Margaret Lux
Mr. & Mrs. J. P. McKnight
Mr. & Mrs. Carl Ahlbrandt
Irene Smith
Mr. & Mrs. George Gaynor
Gerard E. Barry
Mr. & Mrs. Julian Hanley
Mr. & Mrs. C. W. Thomas, Jr.
Mr. & Mrs. Boris Kutner
Carl Hedin

News Media: Frank Rinella, Naples Star

Other interested citizens and visitors

AGENDA ITEM 1. PUBLIC HEARING: Consider proposed Comprehensive Plan for the City of Naples.

Mayor Anderson opened the Public Hearing at 5:35 p.m. and noted that this meeting was required by State Statute to be held after 5:00 p.m. He further announced that a second Public Hearing will be held on June 20, 1979 at 5:30 p.m.

Mayor Anderson continued, noting that the City has attempted over the last several months to circulate drafts of the Comprehensive Plan to different organizations and has received much input from them. He added that the Plan has been circulated to other Governmental agencies as is required by law. Roger Barry, Community Development Director, further explained the steps taken to develop the plan and to meet the requirements of the State Statute. He reviewed the written comments that had been received from various governmental agencies. He noted an errata sheet attached to a memo to Council dated May 31, 1979 (Attachment #1) which listed staff-recommended changes to the Plan, two of which were substantive changes; i.e. Item #6 and Item #11. Mr. Barry also stated that once adopted the Plan would take preference over Zoning and Zoning would have to be changed to agree with the Plan.

Attorney Jack Conroy, representing Federated Investors, spoke against the fact that the Plan called for "Multi-Family" zoning of the parcel of property occupied by the old Elks Club and noted that the owners wished to have that remain "Commercial". Roger Barry explained the process required to change the Plan after it was adopted and that adoption would cause some zoning to be changed to conform with the Plan. Attorney Conroy requested that the Plan be changed before adoption to allow his client's property to remain "Commercial". Mr. Barry suggested that he would present Council with a report on the facts previously studied and a better decision could be made at the next Public Hearing.

Attorney Dudley Goodlette, representing Anna Davis Combs, stated that he would present a more complete report prior to the next Public Hearing requesting that the Combs property be zoned "Multi-Family" rather than "R-1" as indicated in the Plan.

Mr. John Branden, representing Central Naples Neighborhood Association spoke against the proposed lighting of a proposed park area near Gulfview Middle School and the Library. Reid Silverboard, Planner, noted that the suggested facilities were only suggestions. Mr. Barry agreed with the consensus of Council and stated that they would leave out the reference to lighting.

Mr. Louis Doria ascertained from Mayor Anderson that if the Plan designated "R-1" and the zoning was presently "R-1", it would remain that way unless someone went through a lot of formalities to change it.

Lodge McKee, Old Naples Association, objected to changing any "R-1" zoning around the Third Street South area and to increasing the density of "Multi-Family" units over "Commercial" establishments. Roger Barry explained that this increase in density would only apply to new construction and the area left to be developed was limited.

John McKnight asked for a clarification of the terminology being used. Roger Barry explained the legends on the Land Use Plan map.

"Attorney" Conroy should read
"Realtor" Jack Conroy - corrected
at Regular Meeting 06/20/79

There being no one else to speak for or against, Mayor Anderson closed the Public Hearing at 6:30 p.m. In response to a question from Mr. Twerdahl, Roger Barry stated that there had been good response and input from interested people and associations and it could be documented. Mr. Schroeder suggested that the Plan should include provisions to obtain the total right-of-way of the Seaboard Coastline Railroad property rather than just enough for four laning Goodlette. Mayor Anderson asked that the Plan show that the City's objective is to acquire the right-of-way and reserve for a roadway.

AGENDA ITEM 2. An Ordinance adopting a Comprehensive Plan for the City of Naples, providing elements for future land use and development; and providing an effective date.

City Attorney Rynders read the above titled ordinance by title for Council's consideration on First Reading. Mr. Twerdahl moved approval of the Ordinance approving the Comprehensive Plan with the amendments referring to the Seaboard Coastline Railroad and the errata sheet on First Reading, seconded by Mr. Schroeder and carried on roll call vote, 5-0.

There being no further business to come before this Special Meeting of the Naples City Council, Mayor Anderson adjourned the meeting at 6:55 p.m.

R. B. Anderson

R. B. Anderson, Mayor

Janet Cason

Janet Cason
City Clerk

These minutes of the Naples City Council were approved on 06-20-79



City of Naples

735 EIGHTH STREET, SOUTH - STATE OF FLORIDA 33940

PLANNING DEPARTMENT

MEMORANDUM

TO: City Council

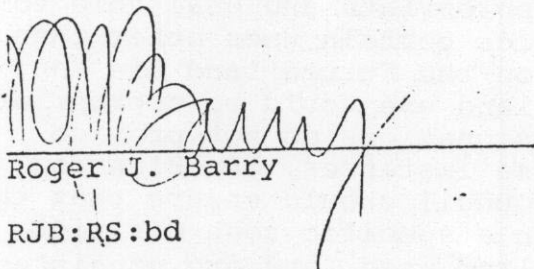
FROM: Roger J. Barry, Community Development Director

SUBJECT: Comprehensive Plan Additions, Deletions, Changes

DATE: May 31, 1979

The attached errata sheet lists several staff-recommended changes to the Comprehensive Plan draft which was approved and recommended for adoption by the Planning Advisory Board after their public hearing on March 20, 1979. These changes are being suggested to correct certain typographical errors, clarify ambiguous or misleading language, to reflect comments made by the public during the 60-day public review period, and to take into account recent Council actions relative to certain rezone petitions. We believe that all of the proposed changes reflect the current opinions of the Planning Advisory Board, and these changes will be discussed with the Board at their meeting on June 7, 1979.

The comments we have received from the various State, Regional, and County review agencies relative to the Comprehensive Plan are enclosed for your information. No objections to the proposed Plan were raised, and the comments are not substantial in nature.



Roger J. Barry

RJB:RS:bd

attachs.

Introduction and Economic Assumptions

1. Page 7, Paragraph 2, Last Sentence: ...low of 17,400...
2. Page 14, Column (Naples): 1975 \$10,592

Future Land Use Element

3. Page 40, Add Section:

Land Use Category Classifications vs. Zoning

The Future Land Use Plan Map (Figure 1A) is not intended to be used as a Zoning map, but rather as a general indicator of desirable future land use relationships. In instances where lands are classified for a specific land use in the Future Land Use Element, such classification shall not confer upon the land owner the automatic right to such land use. Before land may be utilized for the use indicated on the Future Land Use Plan Map, it must be zoned in a district which permits the desired land use. Rezoning shall be in accordance with the standards and procedures as established by the City of Naples Zoning Ordinance and other applicable regulations.

On the other hand, the local Government Comprehensive Planning Act mandates that development must be consistent with the adopted plan, and that the plan, therefore, takes precedence over existing zone district designations.

In some instances it may be appropriate and desirable to provide a zoning designation for certain uses other than those specifically indicated on the Future Land Use Map; in some cases, more than one land use would be appropriate and compatible but the Map designations do not provide for this flexibility. In these instances, the Planning Advisory Board and the City Council should ensure that the uses which would be allowed in a specific zone district are compatible with adjacent land used, and are consistent with the intent of the policies of the Comprehensive Plan, and any such minor deviation from the Future Land Use Plan Map should not be considered as an inconsistency with the Plan, but should be judged on a case-by-case basis.

4. Page 44, Paragraph 3, Change to:

The existing lot sizes in the one existing subdivision along Danford Street are too small to allow development under the present zoning classification, "R1-15", Single Family Residential. (The front and side yard setbacks in the "R1-15" District require a total of 70 feet, leaving a buildable area of only 15'x25' for these 40'x85' lots). However, the lots appear to include tidal mangrove which may not be appropriate for development, so additional information will have to be studied before any development of these lots is permitted.

5. Page 45, Recommendation "D", Change to:

Change the current zone designation on those platted lots adjacent to Danford Street from "R1-15" to "R1-7.5". Require that the lots be combined to a sufficient size to meet the required yard setbacks and minimum floor area requirements. Ensure that development of the lots will not adversely affect the beneficial functions of the mangroves.

6. Page 47-49, Paragraph 5, Continued to Page 49: Delete and replace with:

A variety of comments, and certain recent Council actions, have raised a question relative to the appropriateness of permitting multi-family residential development of the "R1-10", Single Family Residential zoned vacant block bounded by 13th Avenue South, 2nd Street South, 14th Avenue South, and Gulf Shore Blvd. Certain benefits would be obtained by permitting a higher density development; including a larger resident population in close proximity to the Third Street commercial district, and the buffering that would be provided by such a use between the commercial area and the single family areas to the west and south. However, these benefits are offset by the desire to maintain the existing single family character of the area and the general feeling that there is already enough, if not too much, multi-family zoned property in the Olde Naples area; and it is, therefore, the City's policy not to encourage any additional multi-family residential development in the Olde Naples area over and above what is permitted under the present zoning designations.

6. cont'd

Page 48, correct Figure 1, Delete Proposed multi-family at 12 dwelling units per net acre.

Page 49, Recommendation D, delete.

Future Land Use Plan Map, correct to indicate low density Residential designation.

7. Page 51, Recommendation A, delete:

"A study of the area should be conducted to determine the appropriateness of increasing the density in this area and, if so, to what extent."

8. Page 51, Recommendation C, Reword to:

"All future residents of those areas within the 100 CNR (Composite Noise Rating) zone of the Naples Municipal Airport should be provided with a disclosure statement warning of the potential noise impact from low flying aircraft operating out of the airport, or soundproofing should be required in new construction on those areas impacted by airport noise."

9. Page 53, Recommendation E., Sentence 1, Change to:

"The areas indicated in Figure 2 should be rezoned from their present commercial designation to an R3T-12 multi-family residential designation."

10. Page 65, Recommendation A, Reword to:

"The City should establish an Industrial Planned Unit Development (IPD) zoning classification (or modify the existing IPD zone classifications) which could be applied to this area, and which would require a development plan review and approval process for all new development in the area."

11. Page 96, Recommendation C, Change to:

"The residential area to the south of the Hospital should not be permitted to make a transition from single-family residential to medical-related office uses. A strong commitment on the part of the City that no use other than single-family uses will be permitted in this neighborhood should assist in maintaining the stability of this residential area. Medical offices, medical supply businesses, laboratories, and similar uses should be encouraged to

replace the somewhat deteriorating and obsolete commercial structures on the properties fronting on the west side of the trail, 9th Street North.

Page 97, Figure 18, Amend Figure to reflect above change.

12. Page 111, Recommendation B, Change to:

The City should prepare and adopt a formal annexation policy, establishing the circumstances under which it may actively pursue annexation of contiguous areas in order to be more responsible to future growth and development.

13. Future Land Use Plan Map; Make appropriate revisions to reflect the above changes and to correct any other unintentional omissions.

Parks Recreation Open Space Element

14. Page 177-180, Delete:

" 7. Open Space Needs" - entire section.

(The Open Space Needs section has been a source of confusion for many people. The issues covered in this section are addressed in both the Land Use Element and Conservation and Coastal Zone Management Element. Therefore, we believe there is no need to retain this section.)

Reorder all following Figure #'s.

Potable Water, Waste Water, Surface Water, Solid Waste,
and Utility (Electric) Element

15. Page 200, 2nd Paragraph, #6, Change:

1984-85 to 1981-82

- 216 8
16. Pages 268-299, Tables 19-25, Delete, amend, or clarify tables based on the preceding changes or where necessary to clarify intent.

General

17. Correct typographical errors and other minor items, not affecting policy statements, as appropriate.