



# City of Naples

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940

-SUBJECT-	Ord. No.	Res. No.	Page
<u>ANNOUNCEMENTS</u>			
-MAYOR BILLICK - noted that Councilman Anderson was out of the City and that Councilman Wood was ill			1
-CITY MANAGER JONES - reported on the new telephone system installation			1
<u>APPROVAL OF MINUTES</u> - Regular Meeting, 06/05/85			1&2
<u>RESOLUTIONS</u>			
-Accept esmt. & B/S - water mains - Woodshire Phase I-B	85-4752		1&2
-Authorize Paul Reneau, Equipment Mgmt. Dir., to participate in ICMA	85-4753		1&2
-Award Bid for water distribution materials	85-4754		2
-Approve Spec Ex Pet 85-S10 - permit <u>six residential units-Dockside Boardwalk</u>	85-4755		4
-Approve Spec Ex Pet 85-S13 - Allow <u>pool service &amp; retail business</u> 600 feet north of Fifth Av No or Goodlette-Frank Rd	85-4756		5
-Approve Spec Ex Pet 85-S11 - Allow <u>dancing &amp; staged entertainment</u> 200 Goodlette-Frank Rd - Whistle Stcp Lounge	85-4757		5
-DENIED Spec Ex Pet S-12 - Allow <u>dancing &amp; staged entertainment</u> Harbortowne Mall - John Turner		DENIED	5
-Approve Variance Pet 85-V4 - Permit <u>5' encroachment into setback</u> 266 Central Avenue	85-4758		6
-Approve Preliminary S/D Plat Petition 85-SD1 - <u>Century Estates</u> - So. side of 26th Ave No bet. 10th St & Dawn Cir	85-4759		6
-Appt Rogers, Wood, Hill, Starman & Gustason - <u>auditors 84-85</u>	85-4761		8
-Approve amendments to <u>non-bargaining pay plan</u>	85-4762		8
<u>ORDINANCES - First Reading</u>			
-Approve Rezone Pet 85-R4 - <u>rezone West side of U.S. 41 approximately</u> 300 ft north of Neapolitan Way to "HC" Highway Commercial-Lutgert	85-_____		2&3
-Approve <u>amendment to Comprehensive Plan</u> Pet 85-CP2 to change land-use for portion of Stoney's Citrus Inn to medium density	85-_____		3&4
-Approve Rezone Pet 85-R6 - <u>rezone Stoney's Citrus Inn to "PD"</u>	85-_____		3&4
-Approve amendment to Charter re City boundaries - <u>annex Park West Condominium</u>	85-_____		7&8
<u>ORDINANCES - Second Reading</u>			
-Adcpt authorization to advertise and accept bids for public works vehicles - <u>payment to be from 85-86 budget</u>	85-4760		7
<u>DISCUSSION</u>			
- Recommend overruling staff's decision on <u>Administrative Appeal 85-AAL</u> and return matter back to Planning Advisory Board- West side of North Road, south of the Avion Park subdivision - Boat House Marina			6&7

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940



Time 9:11 a.m.

Date June 19, 1985

Mayor Billick called the meeting to order and presided as Chairman.

ROLL CALL:	Present: Stanley R. Billick Mayor	ITEM 2	M	S	VOTE		A
					O	E	
			COUNCIL MEMBERS	T	I	O	N
	William E. Barnett William F. Bledsoe Lyle S. Richardson Wade H. Schroeder Councilmen						
	Absent: R. B. Anderson Kenneth A. Wood Councilmen						
Also present:							
Franklin C. Jones, City Manager	Stewart Unangst, Purchasing Agent						
David W. Rynders, City Attorney	Ellen P. Weigand, Deputy Clerk						
Roger Barry, Community Development Director	Steve Cramer, Chief Planner						
Mark Wiltsie, Assistant to the City Manager	John McCord, City Engineer						
Wayne Martin, Fire Marshal	Bill Hanley, Finance Director						
See Supplemental Attendance list - Attachment #1							
<u>INVOCATION:</u>	Rabbi Mark A. Golub Temple Shalom	<u>ITEM 1</u>					
***	***	***					
<u>ANNOUNCEMENTS</u>		<u>ITEM 3</u>					
<u>Mayor Billick</u>	- noted that Councilman Anderson was out of the City and that Councilman Wood was ill.	<u>ITEM 3-a</u>					
<u>City Manager Jones</u>	- reported that the City would have a new telephone system as of Monday, June 24, and that the new telephone numbers would be available to the public and the media prior to that time.	<u>ITEM 3-b</u>					
***	***	***					
-----CONSENT AGENDA-----							
<u>APPROVAL OF MINUTES</u>	- Regular Meeting, 06/05/85	<u>ITEM 4</u>					
***	***	***					
--- <u>RESOLUTION 85-4752</u>		<u>ITEM 5</u>					
A RESOLUTION ACCEPTING AN EASEMENT AND BILL OF SALE RELATING TO THE WATER MAINS FOR WOODSHIRE (PHASE IB); AND PROVIDING AN EFFECTIVE DATE.							
Title not read.							
***	***	***					
--- <u>RESOLUTION 85-4753</u>		<u>ITEM 6</u>					
A RESOLUTION AUTHORIZING PAUL A. RENEAU, JR., DIRECTOR OF EQUIPMENT MANAGEMENT, TO PARTICIPATE IN THE DEFERRED COMPENSATION PLAN THROUGH THE INTERNATIONAL CITY MANAGEMENT ASSOCIATION RETIREMENT CORPORATION; PROVIDING THAT HE SHALL BE EXEMPTED FROM PARTICIPATING IN THE RETIREMENT SYSTEM OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.							
Title not read.							
***	***	***					

COUNCIL MEMBERS	M	S	Y	N	P
	O	E			
	T	C			
	I	O			
	O	N			
	N	D			

CONSENT AGENDA (Cont)

PURCHASING

ITEM 7

---RESOLUTION 85-4754

A RESOLUTION AWARDING THE BID FOR WATER DISTRIBUTION MATERIALS, AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASE ORDERS FOR THE BIDS HEREIN AWARDED; AND PROVIDING AN EFFECTIVE DATE.

Title not read.

MOTION: To APPROVE the minutes and ADOPT the resolutions are presented.

-----END CONSENT AGENDA-----

COMMUNITY DEVELOPMENT DEPARTMENT/NAPLES  
PLANNING ADVISORY BOARD

ITEM 8

---ORDINANCE 85-

ITEM 8-a

AN ORDINANCE REZONING LOT 16 NORTH NAPLES ESTATES FROM "R1-15" SINGLE-FAMILY RESIDENTIAL TO "HC" HIGHWAY COMMERCIAL; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO REZONE SAID PROPERTY AT THE REQUEST OF THE PROPERTY OWNER.

Title read by City Attorney Rynders.

City Attorney Rynders pointed out that the Planning Advisory Board recommended that the property be rezones "HC" Highway Commercial although the petitioner had applied for "PD" Planned Development. He responded to a question from Mayor Billick that this was a First Reading and, if approved, the ordinance would come up for Second Reading on July 17th at which time, if the rezoning were adopted, it would be appropriate for the Council to consider the site plan for development of the property. Representing the petitioner, Bill Vines reviewed the modifications that had been made in the development plan to meet some of the complaints by the neighbors adjacent to the proposed supermarket, drug store and other stores. He noted their objections to anticipated traffic and reported that their traffic engineers had rechecked their figures and were still of the opinion that the streets would not be impacted more than already planned for. He noted changes in the proposed routing of trucks to reduce the impact on the adjacent residential dwellings. He noted the 7-foot high solid masonry wall and the landscaping to be used as a buffer for this traffic. He further noted that this land would be used for commercial purposes, either in this concept or some other. Mr. Schroeder asked that the record show the need for the rezoning to which Community Development Director Barry responded that when a parcel of land is annexed, it is automatically given a residential designation, hence the need to go through the rezone process. He further added that the land use plan for this area called for Highway Commercial use.

\*\*\* Mayor Billick appointed Fire Marshal Wayne Martin as Sergeant-at-Arms for this meeting. \*\*\*

Laurie DeCourcy, secretary of the Park West Condominium, addressed Council and indicated that the proposed modifications were good ones; however, the basic concept of having a supermarket for a neighbor was still undesirable. She further noted her concern for school children on Neapolitan Way. Druggist Joe Carnevale spoke in opposition to another drug store in the vicinity and noted statistics that he felt indicated that there are more drug stores than the community could support. Local resident Cedric Vogel voiced his opinion that this would lower the property values in

Anderson	-	-	C O N S E N S U S	-	X
Barnett		X			
Bledsoe					
Richardson					
Schroeder	X				
Wood	-	-			X
Billick					







COMMUNITY DEVELOPMENT DEPARTMENT/NAPLES PLANNING ADVISORY BOARD (Cont)	COUNCIL MEMBERS	M O T I O N	S E C O N D	Y E S	N O	A B S E N T
<u>ITEM 8</u>						
---RESOLUTION 85-4758						
<p><u>ITEM 8-g</u></p> <p>A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF SECTION 5.3 F(1) OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES IN ORDER TO PERMIT THE CONSTRUCTION OF A PROPOSED TWO-CAR GARAGE AT 266 CENTRAL AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.</p> <p>Title read by City Attorney Rynders.</p> <p>Mayor Billick suggested that if this petition is approved, it should be approved for the five feet requested rather than for the two feet recommended by the Planning Advisory Board. Mr. Schroeder suggested that the petitioner give up even the two feet and be in conformance. Ed McMahon, speaking for the Old Naples Association, stated their opinion that the garage should be constructed in the back of the house with access to the alley. Preston Ormsby, representing the petitioner, spoke in support of the request. Mr. Schroeder stated his feeling that the petition did not meet any of the requirements for a variance.</p> <p><u>MOTION:</u> To <u>ADOPT</u> a resolution reflecting the original petition for a five foot encroachment into the front yard setback.</p> <p>***</p>	Anderson Barnett Bledsoe Richardson Schroeder Wood Billick (3-2)	X	X	X	X	X
---RESOLUTION 85-4759						
<p><u>ITEM 8-h</u></p> <p>A RESOLUTION GRANTING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR A PROPOSED 8-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION TO BE KNOWN AS "CENTURY ESTATES" LOCATED AT THE SOUTH SIDE OF 26TH AVENUE NORTH BETWEEN 11TH STREET AND 12TH COURT, MORE PARTICULARLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.</p> <p>Title read by City Attorney Rynders.</p> <p>Representing the petitioner, Rick Carr of Wilson, Miller, Barton, Soll &amp; Peek addressed Council and confirmed that the petitioner had read the stipulation regarding the water management system.</p> <p><u>MOTION:</u> To <u>ADOPT</u> the resolution as presented.</p> <p>***</p>	Anderson Barnett Bledsoe Richardson Schroeder Wood Billick (5-0)	X	X	X	X	X
<u>PLANNING ADVISORY BOARD RECOMMENDATION</u>						
<u>TO OVERRULE STAFF'S DECISION RELATIVE TO:</u>						
<u>ADMINISTRATIVE APPEAL 85-AA1</u>						
<p><u>ITEM 8-i</u></p> <p>City Attorney Rynders explained that Council could indicate their approval of the Planning Advisory Board's recommendation or Community Development Director Barry's decision by making a motion to that effect. Petitioner Thomas Bryant read a statement that summarized his earlier presentations before the Planning Advisory Board (Attachment #10). Peter Takos, owner and project manager of the marina, expressed his belief that the project was basically in compliance based on a letter dated March 14th with which he and Mr. Gilman obtained a loan. He further stated that they had moved the storage buildings closer to the water and realigned the traffic pattern to a safer configuration. He added that there would be a small clubhouse where members could obtain sandwiches. He stated that they are prepared to black-top the road 5200 feet and bring a water line 5200 feet. He also stated that they had purchased another piece of property on which there</p>						





COUNCIL MEMBERS	M	S	Y	N	A
	O	E			
	T	C	E	O	B
	I	O	N	N	S
	O	N	S	O	E
	N	D	O		N

FIRST READINGS (Cont)

---ORDINANCE 85- ITEM 10

City Attorney Rynders explained that owners of property contiguous to the City of Naples could request annexation. He further emphasized that the City had not initiated the process.

Mr. Richardson left the Council Chamber - 12:15 p.m.

MOTION: To APPROVE the ordinance as presented on First Reading.

-----END FIRST READINGS-----

---RESOLUTION 85-4761 ITEM 11

A RESOLUTION DESIGNATING ROGERS, WOOD, HILL, STARMAN & GUSTASON AS THE CERTIFIED PUBLIC ACCOUNTANTS TO CONDUCT AN AUDIT OF THE CITY'S FINANCIAL TRANSACTIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 1985; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

MOTION: To ADOPT the resolution as presented.

---RESOLUTION 85-4762 ITEM 12

A RESOLUTION ADOPTING CERTAIN SECTIONS OF THE BENEFIT PLAN FOR NON-BARGAINING UNIT EMPLOYEES FOR 1985-86; AND PROVIDING EN EFFECTIVE DATE.

Title read by City Attorney Rynders.

City Attorney Rynders noted that City Manager Jones had distributed two pages with some changes to be made a part of the resolution.

MOTION: To ADOPT the resolution including the changes in the pages distributed at the beginning of the meeting.

CORRESPONDENCE & COMMUNICATIONS - None

ADJOURN: 12:22 p.m.

Janet Cason  
City Clerk

Stanley R. Billick  
Stanley R. Billick, Mayor

Ellen P. Weigand  
Deputy Clerk

These minutes of the Naples City Council approved 07/17/85

Anderson					X
Barnett	X		X		
Bledsoe			X		
Richardson		X			X
Schroeder			X		
Wood					X
Billick (4-0)			X		
Anderson					X
Barnett			X		
Bledsoe		X	X		
Richardson					X
Schroeder	X		X		
Wood					X
Billick (4-0)			X		
Anderson					X
Barnett			X		
Bledsoe	X		X		
Richardson					X
Schroeder		X	X		
Wood					X
Billick (4-0)			X		

## Supplemental Attendance list - Regular Meeting, June 19, 1985

Rabbi Mark A. Golub  
 Laurie DeCourcy  
 Charles Andrews  
 George Vega  
 Scott Lutgert  
 Bill Curry  
 Walter Keller  
 Bob Moates  
 David Humphrey  
 Robert Tanner  
 Robert Forsythe  
 Bill Hill  
 Ed McMahan  
 Herb Anderson  
 Bill Vines  
 Ernest Morris

Preston Ormsby  
 Chuck Mohlke  
 Robert Russell  
 Harry Rothchild  
 Dick Tucker  
 Tish Gray  
 Herb Cambridge  
 Randolph I. Thornton  
 Robert Galloway  
 Joe Carnevale  
 Cedric Vogel  
 Jim McGrath  
 Louis Amato  
 Rich Hall, Barr, Dunlop  
 Ron Wood  
 Peter Takos  
 Mike Zewalk

Zada Lindsay  
 Fred Lindsay  
 Steve Oldock  
 Martha Kinkaid  
 Robert Tiffany  
 Roger Watson  
 Edwin A. (Sonny) Walker  
 Anthony Gargano  
 J. Sandy Scatena  
 Arnold Lamm  
 Mr. & Mrs. Thomas Bryant  
 Tony Sciarrino  
 Barbara Barton  
 Richard Carr  
 Joe Arciere  
 W. W. Gilman

## News Media

Ed Solberg, TV-9  
 Jerry Pugh, TV-9  
 Phil Tronolone, TV-9  
 Brian Grinonneau, WNOG

Todd Holzman, Miami Herald  
 Margaret Miniarch, Naples  
 Star

Chuck Curry, Naples Daily News  
 Mary Armbruster, WEVU TV-26  
 Bob Goldberger, WBBH TV-20

Other interested citizens and visitors.

City Council Meeting - June 19, 1985

Good morning, Mr. Mayor and City Councilmen:  
For the Record: My name is J. Sandy Seaten  
 And I reside at 2990 Bunnock Drive.

As a concerned citizen, I appear before  
 you today to discuss Agenda Item 8-A, and  
 ask you not to approve the request to re-zone  
 this property from "R1-15" Single-Family  
Residential" to "HC" Highway Commercial."

To support my position, at this time,  
 I will place into the Record the following  
 Exhibits marked NO. 1 through NO. 13 which  
 I will comment on.



# City of Naples

Exhibit No. 1

## --- MEMO ---

TO: Honorable Mayor and Members of the City Council

FROM: Franklin C. Jones, City Manager

SUBJECT: Rezone Petition 85-R4; Proposed Shopping Center by Scott F. Lutgert

DATE: June 10, 1985

Background:

The petitioner has proposed a shopping center for vacant property at the Northwest corner of Neopolitan Way and Rt. 41.

\* The Northeast corner of the subject property was recently annexed to the City. Any property annexed to the City is automatically zoned "RI-15," a single-family residential designation.

The balance of the property is zoned "PD" and designated for "HC," Highway Commercial uses.

A development plan must be approved by the City for any development in an "HC" or "PD" (designated for "HC" uses) zone district.

The petitioner has requested a change of zone for that portion of the site which is zoned "RI-15" and has submitted a proposed development plan for the entire site.

PAB Recommendation:

The PAB held a public hearing on the rezone petition and reviewed the proposed development plan at their meeting on June 6, 1985.

Technically, the review and approval of a development plan does not require a public hearing, but in this case it is not practical to separate the two processes.

The PAB recommended approval of the rezone petition and recommended denial of the development plan

City Council Action:

Rezone Petition: The City Council will introduce an ordinance, at first reading, to either change a portion of the subject property to "PD" (as requested by the petitioner), or "HC" (as recommended by the PAB) at their meeting on June 19, 1985. A public hearing and second reading of the ordinance should be scheduled for the July 17, 1985 meeting.

Development Plan: If the submitted development plan (or some modification of it) is to be approved by Council, then such action should be taken after the public hearing and second reading of the ordinance for the change of zone. The recommended conditions of approval in the staff report should be considered at that time.

Respectfully submitted,

*Franklin C. Jones*  
Franklin C. Jones  
City Manager

Prepared by:

*Roger J. Garry*

Roger J. Garry  
Community Development Director

*Note:*  
*See Site*  
*Study*  
*Plan*  
*Dated*  
*June 12,*  
*1985*

# Naples group fights plan for Publix

By TODD HOLZMAN  
Herald Staff Writer

Easy access to shopping is usually considered a plus, but a group of Naples residents balked Thursday at a proposal to put a supermarket in their backyard.

Developers Raymond and Scott Lutgert, who are negotiating with the Publix supermarket chain, asked the Naples Planning Advisory Board to approve a planned development that would allow the construction of an 85,000 square-foot shopping center adjacent to the Park West Villas.

The Lutgert family has been prominent in the development of Naples, and has won numerous concessions from the city in the past.

In fact, part of the property in question was annexed by the city early in 1984, primarily at the Lutgerts' request.

The parcel was previously part of unincorporated Collier County. The annexation was made to consolidate the land under one governmental entity in order to reduce red tape associated with development.

Yet after the first round of the public vs. Publix, the public is ahead.

Influenced by the objections of the condominium's residents, the planning board refused to accept the family's proposal.

The board recommended that a portion of the property now zoned for residential use should be given commercial status, but asked that the Lutgerts rework the site development plan criticized by the condo dwellers.

Thursday's actions will be forwarded to Naples City Council, which is expected to consider the project later this month.

Park West dweller Laurie DeCourcy spoke on behalf of a large group of residents who attended the meeting.

"People are saying, 'The Lutgerts have done a good job — why do they want to mess it up now?'"

DeCourcy said. "This venture is out of line with what has been the genteel growth of the area."

DeCourcy suggested that the supermarket be located on a parcel the Lutgerts own south of Neapolitan Way, or that the Publix store be moved to the eastern end of the property in question.

She found support from board members.

"Let the developer figure out a different site plan," Earle V. Johnson said. "I believe the public is entitled to some consideration here."

Richard Baker, general manager for the Lutgert Companies, said Publix was unlikely to accept any other site plan.

"I believe this is the only location Publix will agree to," he said.

He expressed surprise at the board's action, but said the project would not be abandoned.

"The Lutgerts have held this property for many years, waiting for what they feel is the right time for development," he said. "We feel this is the right way to do it."

DeCourcy wondered aloud why Publix was interested in building a new store at the location. The chain operates one market less than three miles to the south, and another just four miles to the north.

"We're saturated with supermarkets already," she said.

Phillip Ben-David, who leases a condominium at Park West, took time from his schedule as vice president of Provincetown-Boston Airline to air his opinion for the board.

He reacted to engineering consultant John Barr's comment that the roads in the neighborhood could comfortably handle the additional load the center would create.

"If we increase traffic on [Neapolitan Way] by 3,000 cars a day, I might never get to work," he said.

P E T I T I O N

15 April 1985

To: City of Naples Advisory Board  
 Re: Site development plan of Block 30, Park Shore, Unit 4 and  
 Loc 16, North Naples Estates.

The undersigned hereby voice their opposition to the above described site development plan as submitted to the Naples City Planning Department on April 11, 1985 by Park Shore Development Company for the project entitled "Neapolitan Way". Site location: northwest corner of U.S. 41 and Neapolitan Way.

(1)

P E T I T I O N

15 April 1985

To: City of Naples Advisory Board  
 Re: Site development plan of Block 30, Park Shore, Unit 4 and  
 Loc 16, North Naples Estates.

The undersigned hereby voice their opposition to the above described site development plan as submitted to the Naples City Planning Department on April 11, 1985 by Park Shore Development Company for the project entitled "Neapolitan Way". Site location: northwest corner of U.S. 41 and Neapolitan Way.

Total of 89 pages of original petition with 500 signatures. (1)

Mrs. Robert P. Thyl 740 Williams Road N.  
 Bruce Z. Spivey 718 Old Town Dr.  
 June A. Spivey 718 Old Town Dr.  
 Frank Neri, Jr. 314 Neapolitan Way  
 Mary Jo Shields 505 Neapolitan Way  
 Judy M. Black ~~505~~ 512 Neapolitan Way  
 James L. ... 312 Neapolitan Way  
 J.R. Trivette 517 Beverly Lane  
 E.H. Trivette 577 Beverly Lane  
 Paul R. B. Swain 526 Neapolitan Way  
 E.K. Swain " "  
 J.M. Swain 516 Neapolitan Way  
 W.S. Swain 514 Neapolitan Way  
 Paul M. Swain 5377 Conchita

Name	Address
Robert H. Waters	590 Kendall Road Dr
Mary Anne	560 ...
David ...	539 Neapolitan Way
...	549 Neapolitan Way
...	519 Neapolitan Way
...	539 Neapolitan Way
...	539 Neapolitan Way
...	539 Neapolitan Way
...	509 Neapolitan Way
...	503 Neapolitan Way
...	570 "
Richard H. + Sarah Eggleston	2575 Quail Run Dr

# Letters

## There Already Are Enough Drugstores in Area

Editor, Naples Daily News:

Re: Proposed Lutgert commercial development on Neapolitan Way in Park Shore.

The Planning Advisory Board is to be commended for its decision to deny the site plan as submitted — for all of the valid objections raised by concerned residents of the immediate vicinity. To these I would like to add an area as yet untouched: As a registered pharmacist for 30 years and a former independent store owner for 20 of these years, I ask, do we need another drugstore?

From Marco Island to North Naples we now have some 30 drugstores, 15 of which are large chains, with two more currently under construction and several additional proposed. Assuming area population figures of some 100,000 people to be correct, this means we have one drugstore for every 3,300 persons. Generally, chain store surveys recommend one chain store per 15-20,000 population. This is certainly not the case in Naples, nor an encouraging prospect for the survival of existing independent drugstores (some of which, having served the health and welfare of this community for many years, are currently experiencing financial hardships due to existing competition), to say nothing of the economic viability of yet another chain.

According to "Drugstore News" and "National Association of Chain Drugstores," average prescriptions per person per year filled are 4.3. Based on 3,300 persons per store, this means 39 prescriptions filled per day per store. The average chain nationally fills 120 prescriptions per day.

Why add "insult to injury" by establishing more of what we already have too much of?

Joseph A. Carnevale  
Naples

## Mall Will Sully Beauty Of Park Shore Area

Editor, Naples Daily News:

"A thing of beauty is a joy forever."

Mr. Keats has given me much joy throughout my lifetime. When I retired I sought a place of beauty. I found that beauty in Naples. I have told all my friends that I've found the perfect climate, the loveliest city, and beaches that rival the world's greatest.

I'm now distraught when I read and hear of the imperfect city planning which might allow yet another shopping mall of chain grocery and drug stores placed within a hundred yards or so from an already existing large shopping mall.

Please, please, let us reaffirm our faith in the need for the human spirit to prosper in the beauty and harmony with which the

natural geographic location of Naples has blessed us. Do not allow the beauty and tranquility of our Park Shore area to be sullied by yet another commercial shopping mall. We have plenty already.

Thelma C. Lose  
Naples

## City Doesn't Need More Offensive Uses of Land

Editor, Naples Daily News:

The new school of art in our community is called Neapolitan Ugly. Take a good look when you drive north on Gulf Shore Boulevard at the millions of tons of concrete piled high in the sky. We despise it.

Now the City Council is considering more devastation for Park Shore. More dirt, more noise, more traffic, more trucks, more mayhem. Not to mention more water usage.

What we don't need more of is food marts, shopping centers, and offensive usages of what little land is left.

What can be done to stop this self-destruction of a once lovely little city?

H.R. Styron  
Naples

<sup>7</sup> Letters from readers are always welcome. Letters should be concise, with a 250-word maximum. All letters must be signed, must include a phone number or address for confirmation, and the name of the sender must be run with the letter. The newspaper reserves the right to edit all letters and to withhold publication of letters considered possibly libelous, defamatory or lacking in good taste.

NAPLES DAILY NEWS

Sun., June 16, 1985

**Classified** NAPLES 263-4700

**528 STORES**

3200 SQ. ft. in a new building on East Trail. Carpeted and ready to go. Call 775-4572 or 774-7101.

3040-RARE OPPORTUNITY ON PRESTIGIOUS THIRD STREET. CALL FOR DETAILS.

1998-PRIME EXPOSURE-FAST GROWING EAST TRAIL. SPACES FROM \$8 PER SQ.FT.

HOME DESIGN CENTER. UNIQUE OPPORTUNITY FOR RETAILER SPECIALIZING IN HOME SUPPLIES. ONLY 1 SPACE LEFT. \$9.75 PER SQ.FT.

INVESTMENT PROPERTIES CORPORATION, Realtors, 1391 Third St. So. 261-3400.

DOCKSIDE BOARDWALK First floor all leased. Some space available on 2nd floor. Rates 60% of first floor rates. 262-8411 or 263-6991.

DOWNTOWN ON US 41 Store or office. 865 sq. ft. \$525 month. Call Kim days, 262-3800

FIFTH AVENUE SOUTH Prime location downtown. Space available at competitive rates. 1822 sq. ft. or possibly 3644 sq. ft. available. Call Myriam Colson, owner-realtor associate, 394-7653 or after hours 775-2864

LEASE Prestigious Location. 1100 sq.ft. 12th Ave. So. Olde Naples. 262-4434 Please call anytime.

MEDICAL OFFICE 4 blocks from hospital, available Sept. 1st. 262-4469

NAPLES: Various size stores available in busy Naples Shopping Center and Park Shore Shopping Center. Join Publix, Zayres, Marshalls, and Walgreens, or Super-X Foods, K-Mart, J-Bryons and Eckerd Drugs. Good for many uses. Excellent parking. Call owner collect, 305-946-0004.

PRIME retail space available in new HARBOUR-TOWNE SHOPPING CENTER from 1200 sq. ft. up at extremely competitive rates, terms and conditions.

**AD MILLER**

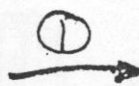
AD MILLER ASSOC. INC. REALTOR 305 FIFTH AVENUE SO. 261-7801

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# Figures show county growth tops 200,000

By TOM MORGAN

Collier County's projected 200,000 population level for the year 2000 may already have been passed according to estimates developed this week and based on the number of electric meters now in service.

In contrast, the 1980 federal census showed only 85,991 people permanently resident in the county and this figure was raised to 106,000 by a special census conducted by the Greater Naples Chamber of Commerce last year.

The 200,000 population estimate was developed from meter figures supplied by the two county electric utilities, Florida Power and Light Co., which covers from Marco north, and Lee County Electric Cooperative Inc., for Marco, Immokalee and Everglades City. The meters total 72,202 in the Naples district, 11,652 at Marco and 5,609 for Immokalee and south. The total is 89,463.

Using the national utility factor of 2.5 permanent residents for each meter the indications are that the present area population is 223,657. This should be reduced about 19,000 by eliminating the Bonita Springs people who are included in the FP&L Naples service district. The reduction still would leave the total county population today at 204,657.

The 1984 revision of the Naples comprehensive plan gives a year 2000 median estimate of 183,500 county population, about half way between the lowest estimate of 139,500 and its top prediction of 227,500 for that year.

This week's estimate of 204,857 people already here in the county brought the word such growth is not unexpected from George Patt, executive secretary of the Naples Area Board of Realtors.

"Naples and Collier County continue to show an increasingly popularity," Patt said. "This is expected and desirable and will continue with interest rates holding stable."

● The figures brought concern from Mayor Stan Billick

Pointing to the updated comprehensive plan, Billick said the ci-



Mayor Stan Billick

ty must make plans for the future and carry them out.

"We want to be careful about any steps that try to accelerate growth," Billick cautioned. "We have problems now with water, sewer and roads (as a result of growth) and they are all tied together."

Gov Bob Graham already had warned last week of approaching

Continued On Page 23

## Growth Continued From Page 1

growth problems and estimated the state would have to spend \$32 billion in the next 10 years to handle growth. The money would go for roads, housing, water and sewers, and for beachfront protection to meet the expansion which is now bringing 788 new residents to

Florida every day.

The city has been trying to cope with growth since 1950 when it developed the first of a series of comprehensive plans which survey existing property uses and population and try to forecast growth and guide its direction.

# Naples Metropolitan Area U.S.'s 3rd-Fastest Growing

## Grow

From Page 1A

By NAPLES DAILY NEWS Staff and Wire Reports

The Naples metropolitan area was listed Tuesday as the third fastest growing area in the nation behind the oil-boom community of Midland, Texas, and rapidly developing Anchorage, Alaska.

The U.S. Census Bureau reported that Naples' population jumped 29 percent during the last four years. Midland reported a 38 percent increase and Anchorage had a jump of 30 percent.

**STATISTICS STATE** that the population of metropolitan Naples was 110,800 in 1984. That includes the coastal area from Marco Island to North Naples.

It was the first year Naples was included in the annual growth survey conducted by the federal government. Only population centers of at least 100,000 people are considered. The Naples area officially

topped that mark in June of last year, thus gaining metropolitan status.

Four other Florida growth areas were listed in the top 10, including Fort Myers, which ranked eighth with a growth rate of 23 percent. Ocala was fourth with a 27-percent growth rate between 1980 and 1984. Fort Pierce was fifth and Melbourne ranked ninth behind Fort Myers.

Though Midland, Anchorage and Naples topped the list on the basis of percentage increases, the larger cities of Houston and Dallas had the largest increases in total number of new residents.

**THE NEW** census study of metropolitan areas released reflected a continuing Western and Southern population shift.

The Houston-Galveston-Brazoria region listed a 15 percent increase in population at

3,565,700, pushing past Washington, D.C., and its suburbs on the list of large metro areas. The nation's capital dropped from eighth to ninth place despite a 5.5 percent growth to 3,429,400 residents.

The study also reported that the number of metropolitan areas with more than a million people has climbed to 37, with the addition of Salt Lake City-Ogden, Charlotte-Gastonia-Rock Hill, N.C.-S.C., joined that list last year to add to the 35 such places counted in the 1980 census.

Nationally, there are 277 such areas designated by the Office of Management and Budget, topped by New York City.

**IN THE GROWTH** sweepstakes, close behind Houston was Dallas-Fort Worth, with 14.2 percent growth to bring its population to 3,348,000. It ranked 10th in both (Please see **GROW**, Page 2A)

1980 and 1984. The New York City metro area, including portions of New Jersey and Connecticut, remained firmly atop the list with a 1984 population of 17,807,100 people.

That was an increase of 1.5 percent from 1980, reversing a decline that had occurred during the 1970s, Census officials said.

Of the 37 largest metropolitan areas, besides Houston and Dallas, eight others grew by 10 percent or more between 1980 and 1984, all in the South or West.

They were Atlanta, San Diego, Tampa-St. Petersburg-Clearwater, Fla.; Denver-Boulder; Phoenix, Ariz.; Sacramento, Calif.; San Antonio, Texas, and Salt Lake City-Ogden.

Five large metropolitan areas continued losing population, as they did during the 1970s. These were Detroit-Ann Arbor; Cleveland-Akron-Lorain; Pittsburgh-Beaver Valley; Milwaukee-Racine, and Buffalo-Niagara Falls, N.Y.

In addition to New York City, major metropolitan areas that lost people in the 1970s but reversed that trend since 1980 included Philadelphia-Wilmington-Trenton and St. Louis.

# McGovern To Build Local Club

By MARTY BONVECHIO  
Staff Writer

George McGovern, former U.S. presidential candidate and senator from South Dakota, announced Friday to develop a \$2 million private social and athletic club in Naples.

Construction will begin this fall on a 17,000-square-foot clubhouse, located on a four-acre site within The Commons Office Park on Goodlette-Frank Road. The Collier Athletic Club will include dining facilities, fully equipped exercise facilities for men and women, sauna and steam rooms, an outdoor swimming pool, tennis courts, racquetball and handball courts and other recreational facilities.

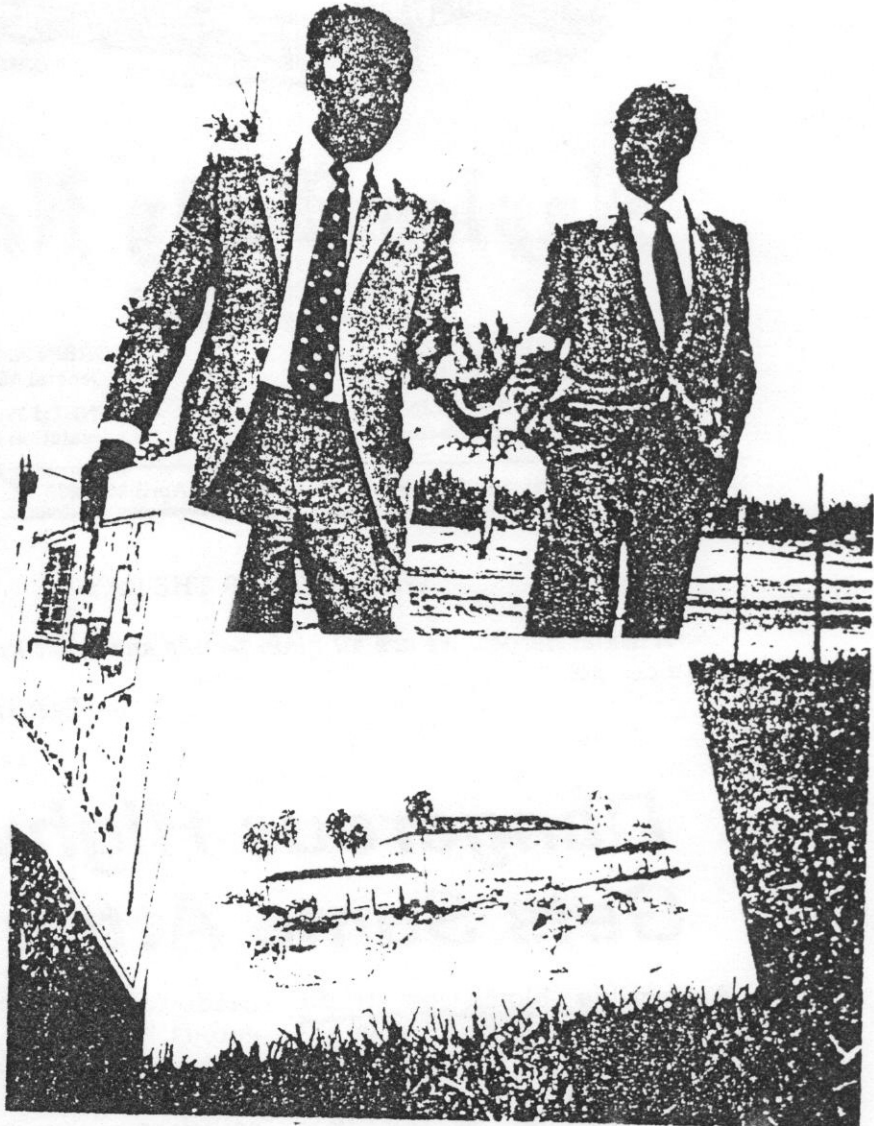
Annual membership fees will be \$1,000, but no estimate could be given on how much the initiation fee will be.

"IT'S A PRETTY big undertaking for me," McGovern said. The investment is his first in Naples, but not necessarily his last.

McGovern resides in Washington, D.C., but visits Naples frequently. As chairman of the board of this new private club, he plans to spend even more time here.

"I like this community," he said from the construction site Friday. "The future here is as promising as anywhere I've been in the United States."

(Please see CLUB, Page 2A)



Staff photo by Eric Strachan

GEORGE MCGOVERN, RIGHT, AND BUDDY PACK  
...show drawings of a private club McGovern plans for Naples

## Club

From Page 1A

States."

The solid economic base here and predictions of healthy growth in the area also helped his decision to invest.

MCGOVERN SAID the club will fill a real need in the community. "There's nothing comparable," he said.

He said the club will offer a pleasant place for people to go to exercise or relax, right within the city of Naples. "There's something for everybody," he said.

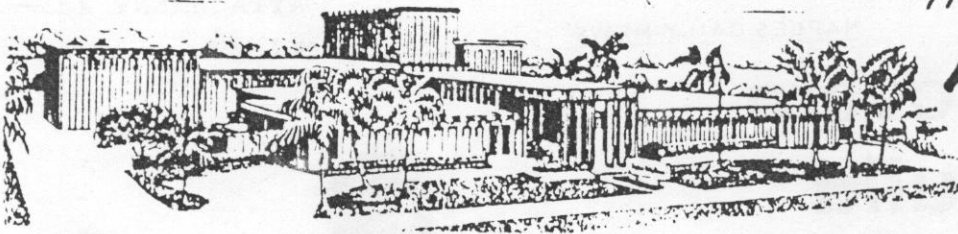
Emphasis will be placed on social as well as athletic amenities. The two-story building includes large meeting rooms, a library, reading room, cardroom and a billiards room.

The club was designed by Pack Associates Inc., a Naples advertising and public relations firm. It will handle the project management activities and will market the club.

Construction time is estimated at nine months.

TRAFFIC

EXHIBIT NO. 3



# Naples Daily News

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Friday, April 26, 1985

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## THOUGHT FOR THE DAY

*Without heroes, we are all plain people and don't know how far we can go.*

— Bernard Malamud

## Dangerous Highway Gets Some Attention

A terrible blotch on traffic safety in this community is the section of U.S. 41 East from Goodlette-Frank Road to Sandpiper Street. So far this year there have been 27 accidents on that tiny section of highway where local and through traffic clogs up and slows to almost a standstill — winter and summer — during most periods of the day.

Even drivers familiar with the area thread their way through that intersection with trepidation. And one of the problems is that many, many drivers — on their way to the East Coast — have no idea what to expect in the way of zig-zagging traffic as they approach that section of the roadway.

We are encouraged, therefore, that Naples City Engineer John McCord and the state highway

heads together to cure the dangerous bottleneck. One improvement will be skid resistant paving which will reduce the number of collisions as cars stop suddenly or swerve into another lane. And we particularly commend their decision to eventually eliminate the right-turn-only lane leading into Sandpiper Street which has been the cause of many accidents when drivers, trapped suddenly by the right-turn arrows, try to veer back into the main stream of traffic.

We do not, however, agree that signs along the thoroughfare are adequate. Motorists need more advanced warning of what's ahead; which lanes turn left; which turn right; and which go straight through.

-19-

Even in motoring, knowledge is power. Many accidents in that area are caused because people

Deaths/14D  
Classified/15D  
Comics/24D

# Gulf Coast News

Friday, May 17, 1985

The Miami Herald Section D

## Residents fear extension of quiet street

By LORI ROZSA  
Herald Writer

On Sundays the traffic on Third Avenue North in central Naples is made up mostly of people walking from their apartments to the Macedonia Baptist Church.

Children ride bikes around the quiet, dead-end street and play at the playground and basketball courts at the River Park Recreation Center.

It's the only predominantly black neighborhood in Naples, and it's also the only residential area that borders what the city has dubbed the Naples Industrial Area.

Now, residents of Third Avenue North are at odds with the city over plans to extend the road to reach businesses the

city expects to spring up in the industrial area.

The city council on Wednesday approved a plan that would extend Third Avenue North to Goodlette Road, a high-speed, heavily used street.

Willie Anthony, a neighborhood resident and president of the Naples Black Betterment Committee, told the council that extending Third Avenue to Goodlette would turn it into a major artery, slicing through the quiet neighborhood and endangering children at play.

"We don't feel traffic should come right through the middle of the neighborhood," Anthony said. "It's not good planning to run a street such as they're proposing right through any neighborhood."

The extension would allow traffic to use Third Avenue to go from Tenth Street to Goodlette Road. A traffic light would be installed at Third and Tenth.

The city planning department told the council that the Third Avenue North extension would be an access road to new businesses in the industrial area, rather than a major traffic artery.

Naples Community Development Director Roger Barry said the city will monitor how much traffic uses the road once it is built to see if any safety problems are created.

Anthony said that might be too late. "Once somebody runs over a kid, it's no use saying we didn't see it coming," Anthony said.

Deidre Beedles and her two young children live in one of the apartment buildings on Third Avenue. She said opening the street could have a disastrous effect on the neighborhood.

"A lot of children play here. Right now it's a pretty quiet street," Beedles said. "I don't want to see it opened up. A lot of people walk to church, and right now they don't have to worry about a lot of traffic. My daughter likes to ride her tricycle around, she might get run over."

Wilbert Chaney, assistant supervisor at the River Park Recreation Center, said the road is a major crossing area for people who walk to the basketball courts and the playground from the surrounding apartment complexes.

A lot of them are little bitty kids, they

probably don't know how to cross a busy street by themselves. We could have one of them getting run over if they open this up," Chaney said.

Council member William Schroeder said the city should consider making another, nonresidential street, such as Central Avenue, into the industrial park access road and not extend Third.

"Our plan should be to develop Central and stop east-west through traffic on Third," Schroeder said. "Willie [Anthony] has a problem here, and we need to deal with it."

Schroeder voted to approve the plan, though, after City Manager Frank Jones said the planning department would deal with the neighborhood residents' concerns when they start on the extension.

# Parched Collier Warned To Conserve Water

By DAVID FLECHSIG

South Florida water officials said today that mandatory water controls will be reinstated in Collier County by June 1, if regular rain patterns do not develop or water use is not cut by residents.

Water Management District. "This landscape irrigation has got to be cut way down."

CREEL HELD a press conference in Naples today with Bruce Adams, another official with SFWMD, and Fred Vidzes, director of the Big Cypress Basin Board.

Water officials commented Collier County residents for their reduction in water use while mandatory controls were in effect in late March and early April, but they say the change to voluntary compliance is not working.

The Coastal Ridge Aquifer, the main underground water supply for western Collier County, is showing "severe" water level reductions and increases in chloride contents, a sign that salt water is being drawn into the supply as fresh water is drawn out, Creel said.

Chloride levels at one test well have reached historic highs, officials said.

WATER PUMPAGE from the aquifer averaged approximately 4 million gallons a day before mandatory controls, Creel said. The use was cut to 0.5 million gallons during mandatory controls but jumped up to 2.5 million gallons a day after the district switched to voluntary conservation.

"We cannot continue to put that kind of a roller coaster pumpage on the Coastal Ridge Aquifer," Creel said.

Golf courses have started to pump more water than necessary, but are complying when district officials make personal requests for reductions, Creel said. The major problem is the homeowner who is trying to keep his lawn lush and green with daily watering, he added.

"They (lawns) are just too darn lush," Creel said. "It is not necessary. We absolutely must have more cooperation. We have to do better."

He suggested watering lawns no more than three times a week and only during the hours of 4 and 8 a.m., when evaporation rates are at their lowest.



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# Water officials issue warning to residents on reducing usage

By DENES HUSTY  
Collier Bureau Chief

NAPLES — Local residents have not been cooperating with requests to reduce water consumption and unless they start, police are going to start issuing tickets again to people in Collier County who are caught wasting water, South Florida Water Management officials warned Friday.

The same warning was given Thursday to Cape Coral residents, who were also accused of dumping too much water on their lawns.

Water management officials said ground-water levels Collier County are dropping because of an extended dry spell. A drop in the underground water supplies increases the danger of having the drinking water polluted by salt water, officials said.

To keep underground water levels from dropping any farther, the South Florida Water Management District has asked Collier County residents to voluntarily reduce the amount of water they use outside the home.

However, the voluntary approach is clearly not working, Tilford Creel, deputy executive director for the water management district, said Friday during a press conference at the Big Cypress Basin Board in East Naples.

The main culprits, water management officials said, appear to be city of Naples residents who are draining the Coastal Ridge Aquifer by overwatering their lawns.

"Many people are watering their lawns every day in spite of our stepped-up water conservation campaign. Residential lawns in the area have become too lush," Bruce Adams, water resource adviser, said.

Reporters and photographers later went on helicopter rides so that water management officials could point out the lawns they said were being excessively irrigated.

"I'm not going to do a raindance. We need the cooperation of the population" to reduce water consumption, Creel said.

Unless the people of Naples and the rest of Collier County get with the voluntary water conservation program by June 1, the water management district will consider reimposing the mandatory water use cutbacks that were put into effect in mid-March, Creel said.

"I don't think the people of Naples and Collier County want the police and the sheriff going around handing out tickets... but we will do

that if that's what it takes" to save freshwater supplies, Creel said.

Looking back on the situation, Creel said "we probably should have left the mandatory restrictions in effect" instead of lifting them April 24.

Before the mandatory water-use restrictions, the city of Naples was pumping 4 million gallons of water a day from the Coastal Ridge Aquifer, Creel said. After the restrictions went into effect, the city was pumping only 500,000 gallons a day from the aquifer, he said.

Then after the cutbacks were withdrawn, the city, as of Thursday, was pumping 2.5 million gallons of water daily from the aquifer despite requests to reduce consumption, Creel said.

As a result, the aquifer is in danger of being polluted by salt water, Creel said. He said that once an underground freshwater reservoir is tainted with salt water, "it's a very expensive and time-consuming process" to repair the damage.

Creel said water management officials will be meeting with city representatives next week to discuss water conservation strategy.

Water management officials said one way of preventing the further depletion of the Coastal Ridge Aquifer would be for the city to start pumping more water from its well fields farther east in the Golden Gate area.

However, because a city well in the Golden Gate well field has broken down, the city has had to pump 1.2 million more gallons a day from the Coastal Ridge Aquifer, Mark Wiltzie, assistant county manager, said.

Once this well is repaired this weekend, the demand on the Coastal Ridge Aquifer will drop dramatically, Wiltzie said.

"I don't think we (Naples residents) should be labeled as the bad guys. I feel the people are doing what they can (to conserve water). I'm sure they can do more and I would encourage that," Wiltzie said.

Wiltzie said Naples residents should only water their lawns every other day between the hours of 4 to 8 a.m. to conserve water.

Creel said he hopes that by June, the daily summer rains will arrive and the water shortage worries will be over.

However, people are going to have to face the fact that a growing population and the increasing frequency of droughts will make water

See WARNING, page 2B

## Warning From page 1B

supplies less plentiful in the near future.

"It used to be that we would have a major water shortage once every 10 years, then it changed to once every five years and now it's once every four years," Creel said.

Conservation measures such as watering golf courses with treated sewage — Naples and Collier County are already developing such systems — will help conserve drinking water, Creel said.

But drinking water will also be-

come much more expensive in the future as supplies decrease, he said.

On a brighter note, water management officials said an as-yet-untapped underground water reservoir in the Corkscrew Swamp area has the potential of supplying 20 million to 40 million gallons of drinking water a day to Collier County residents.

However, the development of this source of fresh water is still years away, officials said.

The Miami Herald / Saturday, June 1, 1985

# Water cutbacks likely, officials say

By LORI ROZSA  
*Herald Writer*

Collier County got about a quarter-inch of rain Thursday night, but it wasn't enough to raise critically low water levels and officials say residents might be put on mandatory water restrictions next week.

Tilford Creel, deputy executive director of the South Florida Water Management District, said Friday his office will decide Thursday whether the water is dropping to emergency levels.

"We're close to the edge, and it's a very delicate balance," Creel said. "The rainy season should be here by now, but it isn't. We don't want to have mandatory restrictions and then have a hurricane come up."

Creel said if the area stays as dry as it has in the last month, when only 75 inches of rain fell, he'll be forced to order mandatory

restrictions.

Fred Vidzes, administrator for the Big Cypress Basin, said at regional water meeting in Naples Friday that "things aren't looking too good for the coastal ridge aquifer" because of the dry weather.

The aquifer is the major water supplier for Collier's most populous areas.

"The warning that has been in effect has gone ignored by the public. If this trend continues, there's a distinct likelihood of invoking mandatory restrictions," Vidzes said.

"I've seen people watering their lawns during the day. I've seen the water pooling up on the street. I have a hard time understanding that. It's a shame that this situation should exist."

Vidzes said the dropping water levels and rising chloride levels create a dangerous situation for the water supply. The chloride

means salt water is leaking into the fresh water supply.

Collier was put on mandatory restrictions in early March that lasted until the end of April. Creel said the restrictions were lifted because residents responded well to orders to conserve water, and because the rainy season was expected to start.

Even though the mandatory restrictions were lifted, a water shortage warning remained in effect. Residents were asked to follow voluntary restrictions, such as watering their lawns less and only in the late afternoon or early morning, and washing their cars on their lawns to do both jobs at once.

"We don't want to go back to mandatory, but the situation was just so much better when it was mandatory," Creel said. "I don't think we'll have any choice about imposing them again if the water levels go back to the March level."



Your Honor Mayor Billick and City Council Members

I have been a resident of 28th Avenue North for 20 years. Before purchasing I inquired about the zoning and adjacent property. I was told it was single family. I was also told the Travel Trailer Park was to be phased out within a year. Norman Turner, the former zoning enforcement officer, told me again in 1979 that all trailers and mobile homes would be vacated within 5 years.

I am not against Stoney's Motel being improved, remodded, and upgraded. This is long past due! The present cliental reflects this. However, I am against the change from Single-Family to Planned Development. With this zoning we lose our one-family residential area. Our present neighborhood have working people and retired people. I purchased with the idea of being in a centrally located, nice residential area for my retirement.

By approving this plan would mean that it would be very easy to get the present Non-conforming tourist or trailer court which is adjacent and owned by the same owner to be zoned the same. Thereby allowing apartment buildings or retail stores at our back door.

Owners would claim they need higher and better use of the land. I'm also against 35 efficiencies which affords cooking facilities. This could be a fire hazard.

I object because of the increased traffic it would promote.

I object to the noise it would create.

I object because it will bring our home values down.

I object to the proposed garbage receptacles being located on our street (28th Avenue), which would be very unsightly.

There are over 123 families living in the trailer court now which is zoned single family R1-7.5 which means should have 7,500 sq. ft. min lot size.

I think 10th Street should be dedicated Now to the City.

I object, because we as permanent residents should be considered rather than furnishing overnight rooms to enable present owners to make more money at the expense of our peaceful and quiet neighborhood.

I beg you to put your self in our place-- Would you want to be surrounded by hotels, parking lots and retailed stores.

Thankx you.

Resident of Naples  
28 years.

-24-

Zadaa W. Lindsay  
1024 28th Avenue North  
Naples, Florida 33940  
Tel 261-0877

June 19, 1985

Your Honor Mayor Billick and Council Members;

I object to Stoney's Motel changing two lots from R1 Residential to Planned Development because it means the motel is encroaching into a residential area that is zoned for R 1. And the next step for them would be to put more efficiency apartments where the trailers are now located as non conforming entity right smack in the middle of a R1 residential area.

Their planned development shows parking along 28th ave. and the south facing along what would be 10 th street.

This just means more Semi-trailer trucks down on the street to get into Stoney's parking lot. These large trucks used to park right on the city right of way and still do and the tractor pulls away leaving the trailer, this isn't allowed anywhere else in the City. Having a large parking lot just means more ~~xxxxxx~~ tractor trailers, more people, more trash blowing down the street and more noise.

On certain days Stoney's has what must be a Jam session or stage show under or around their Chickee, which is also quite loud.

The land all along 10th Street West side is R1 Residential with some houses and lots form Creek Road to the Trailer Park which is non-conforming. To change this from R1 Residential to Planned development is detrimental to the neighborhood as Council previously stated "you have to look around and see wha\$sthere" if you look you will see houses all around the trailers and Motel.

I thank you.

Fred W. Lindsay

City Council Meeting - June 19, 1985

Good Morning, Mr. Mayor and City Councilmen:  
For the Record: My name is J. Sandy Sealens  
And I reside at 2990 Binnacle Drive.

As A Concerned Citizen, I appear before  
you today to discuss Agenda Item 8-b And  
ask you not to approve Re-Zone Petition  
85-R6 and Special Exception Petition 85-514.

To support my position at this time,  
I will place into the Record the following  
Exhibits marked NO 1 through NO. 2 which  
I will comment on.

Number of Various Zoning-Related  
Petitions in the first Half of 1985.

<u>Petition type</u>	<u>Number</u>	<u>No. Approved</u>
Rezone	6	3
Variance	7	1
Special Exception	14	8

(Note: This summary includes petitions that are to be considered by the City Council on June 19, 1985.)

Number of Hotel/Motel Units  
Approved in First Half of 1985.

<u>Petitioner</u>	<u>Location</u>	<u>No. of Units</u>
McLabe	US 41, north of Park Shore Drive	<u>67.</u>
Miceli	US 41 + Goodlette- Frank Road.	<u>120</u>

Note: On June 19, 1985, the City Council is to consider a request by the Stonebarnes property to expand Stone's Lane at US 41 + North Ave. No. by 70 units (this is 10 units above the current number).

Exhibit No 1

NAPLES DAILY NEWS

Wed., June 5, 1985

## Motel Plans On Agenda

The proposed expansion of Stoney's Citrus Inn on U.S. 41 North, which includes the building of retail/office space, will get its first public hearing Thursday at City Hall.

Members of the Planning Advisory Board are being asked to amend the city's comprehensive plan for the motel and to allow parking in an area now zoned for residential use.

Darlene M. Stoneburner is the petitioner. The motel's room space would double under the plans and the entire property would be upgraded.

The board's meeting begins at 9 a.m. in City Hall.

PRESENTLY 72 UNITS -  
REQUESTING 70 MORE  
UNITS WHICH WOULD  
MAKE IT A TOTAL OF  
142 UNITS.

Exhibit No. 2



Staff Photo by Carl Hansen

EDGEWATER BEACH HOTEL RENOVATED THIS PAST WINTER  
...owners consider selling individual units.

# No Immediate Sale Planned at Edgewater

By CHUCK CURRY  
Staff Writer

✓ The Edgewater Beach Hotel doesn't have a "For Sale" sign outside, but if the right offer comes along — say in the neighborhood of \$36 million — it's not going to be ignored.

● Also, plans are being considered for the sale of individual units in the Edgewater with an estimated price tag of \$300,000 each.

"IF SOMEBODY comes in and says they're willing to pay a chunk of money for it ... we'd have to consider," said Richard Garmaker, a co-owner of the newly renovated Naples hotel.

"It's not formally up for sale. (But) we've had a number of people come through and look at the project," he added.

Garmaker, one of three owners, said a group of European investors were looking to buy the complex about four months ago. The deal ultimately fell through.

The price discussed was \$36 million, he said.

The renovated hotel held its grand opening in February.

As businessmen, Garmaker said he and the other two owners "just don't fall in love with a property" to the point of not being willing to sell it for a profit.

POTENTIAL SALE of the Edgewater is not based on financial difficul-

ties with the complex, Garmaker explained.

● If individual units are sold, Garmaker said the complex would continue to run as a hotel because of zoning restrictions. Owners of individual units would have claim on their property for two weeks each year.

Never Fail Jr., an Oklahoma developer, Bill Epsing and Garmaker acquired the Edgewater nearly a year ago after the hotel was sold by Domenic D'Agostino.

● Fail made headlines for several months when he tried to spin a complicated deal which would have resulted in getting a \$5.4 million federal grant to renovate the hotel.

The government funds.

targeted for distressed cities, would have been handed out at a low interest rate.

TOTAL OF 115 ONE  
AND TWO BED ROOM  
Apts.

(OVER →)



**1985 Schedule**

**All Suite Luxury Hotel**

All Rates Per Night	Spring 85	Summer 85	Fall 85	Winter 85, '86
<b>Economy Suites</b>				
1 Bedroom-Resort View	\$ 75.00	\$ 50.00	\$ 75.00	\$100.00
1 Bedroom	\$100.00	\$ 75.00	\$100.00	\$125.00
<b>Luxury 1 Bedroom Suite</b>				
E. Tower	\$125.00	\$100.00	\$125.00	\$225.00
Courtyard	\$150.00	\$100.00	\$150.00	\$250.00
West Tower	\$175.00	\$125.00	\$175.00	\$275.00
Gulf Front	\$175.00	\$125.00	\$175.00	\$275.00
<b>Luxury 2 Bedroom Suite</b>				
East Tower	\$225.00	\$150.00	\$225.00	\$350.00
West Tower	\$250.00	\$200.00	\$250.00	\$375.00
Gulf Front	\$250.00	\$200.00	\$250.00	\$375.00
<b>Penthouse Suites</b>				
Gulf View-1 Bedroom	\$300.00	\$300.00	\$300.00	\$450.00
Bldg. View-2 Bedroom	\$300.00	\$300.00	\$300.00	\$450.00
Courtyard-2 Bedroom	\$350.00	\$350.00	\$350.00	\$500.00
Gulf View-2 Bedroom	\$350.00	\$350.00	\$350.00	\$500.00

**A  
DISTINCT EDGE  
ABOVE  
THE REST**

**EDGEWATER  
BEACH  
HOTEL**

**EDGEWATER  
BEACH  
HOTEL**

**NAPLES ONLY  
ALL-SUITE HOTEL  
DIRCTLY ON THE  
GULF OF MEXICO**

115 one and two bedroom suites and nine penthouses, with large gulfside terraces. Heated pool, fully-equipped exercise room, and specialty shops. Two lounges, Gulfside bar and an elegant sixth floor Gulf-front restaurant. Personalized service clearly highlighted. Complimentary croissant breakfast served daily in your suite. An afternoon tea with pastries, gourmet cheeses and select wines is featured in our lobby. Board room and banquet rooms are available for meetings and receptions.

Winter, Spring, Fall rates include room service breakfast, daily newspaper, afternoon tea with fresh pastries and wine tasting party with fresh fruit and imported cheeses.  
\*\*\*\*\*

Summer Room service breakfast available from \$2.50 per person and up. Afternoon tea and wine tasting open to public.

All Rates Subject to 5 Percent Sales Tax.

**General Information**

- Children under 18 years sharing suite with parents free (EP).
- A 1 bedroom suite will accommodate 4 adults
- A 2 bedroom suite will accommodate 6 adults
- Roll-a-way - \$10.00 Cribbs - Free
- Sorry, no pets allowed.
- Check-in time - 3:00 p.m.
- Check-out time - 12:00 Noon.
- Credit cards accepted for final payment - American Express, MasterCard/VISA and Diners/Carre Blanche.
- Checks accepted with proper identification.

**Advance Deposit Policy**

Advance deposit of one nights suite rate required on all stays of seven days or less  
On stays of more than seven days, a deposit of 20% of your stay is required.  
Advance deposits on reservations are refunded if cancellation is received seventy two hours prior to scheduled arrival.

City Council Meeting - June 19, 1985

Good Morning, Mr. Mayor and City Councilmen:  
For the Record: My name is J. Sandy Seaton  
and I reside at 2990 Pinacle Drive.

As A Concerned Citizen, I Appear before  
you today to discuss Agenda Item 8-c, and  
As you not to approve Special Exception  
Petition 85-510.

To support my position, at this time,  
I will place into the Record, the following  
Exhibits marked No. 1 through No. 4 which  
I will comment on.



AN ORDINANCE DECLARING A MORATORIUM ON THE ISSUANCE OF ALL BUILDING PERMITS IN THE CITY OF NAPLES FOR MULTI-FAMILY CONSTRUCTION AS AN EMERGENCY MEASURE IN ORDER THAT A STUDY MAY BE CONDUCTED RELATIVE TO DENSITY, SIZE OF BUILDINGS, SETBACKS, OPEN SPACE REQUIREMENTS, PARKING AND RECREATIONAL FACILITIES IN THE CONSTRUCTION OF MULTI-FAMILY DWELLINGS.

WHEREAS, it is deemed advisable by this Council that in the best interest of the citizens of the City of Naples and to promote the general health and welfare of the City, a study should be conducted to determine what action, if any, should be taken to alleviate present problems and prevent future problems relating to density, size of buildings, setbacks, open space requirements, parking and recreational facilities in the construction of multi-family dwellings, and to assure the continued orderly growth of the City of Naples; and

WHEREAS, in order to allow time to effect said study, this Council has determined that a 90-day moratorium should be placed on the issuance of all building permits for multi-family construction in the City of Naples;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Naples, Florida:

SECTION 1. That a moratorium is hereby declared and no building permits shall be issued for the construction of multi-family dwellings in the City of Naples for a period of ninety (90) days from the effective date of this ordinance.

SECTION 2. That a study be conducted relative to density, size of buildings, setbacks, open space requirements, parking and recreational facilities in the construction of multi-family dwellings, and that recommendations be made by the proper city officials as to corrective measures, if any, which should be taken to preserve the aesthetic values of the City of Naples, prevent overcrowding of land, avoid undue concentration of population and assure the continued orderly growth of the City of Naples.

SECTION 3. The provisions of this ordinance shall become null and void and this ordinance shall stand repealed as of ninety (90) days from the date hereof.

SECTION 4. This ordinance shall take effect immediately upon passage.

PASSED IN OPEN AND SPECIAL SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 2 DAY OF MARCH, 1973.

ATTEST:

*Elsie Lehman*

Elsie Lehman  
City Clerk

*William J. Thomas* Mayor  
*W. J. Thomas* Vice-Mayor

*W. J. Thomas*  
*Frank J. ...*  
*Goodie McDowell*  
*Phyllis ...*  
*Fred ...*  
Councilmen

APPROVED AS TO FORM AND TEXT BY CITY ATTORNEY

*Charles K. Allan*  
Charles K. Allan

ORDINANCE NO. 1989

AN ORDINANCE DECLARING A RESPITE ON THE ISSUANCE OF ALL BUILDING PERMITS IN THE CITY OF NAPLES FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY CONSTRUCTION FOR A PERIOD OF NINETY (90) DAYS FROM DATE HEREOF AND DIRECTING THAT HEARINGS AND CONSIDERATIONS OF ALL SPECIAL EXCEPTIONS, NON-CONFORMING USE EXPANSIONS AND REZONE PETITIONS RECEIVED AFTER THE PASSAGE OF THIS ORDINANCE BE STAYED FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE HEREOF AS AN EMERGENCY MEASURE TO ALLOW SUFFICIENT TIME FOR THE CITY COUNCIL TO ADOPT AND IMPLEMENT THE COMPREHENSIVE PLAN OF THE CITY, INCLUDING THE TECHNICAL REPORT COMPREHENSIVE PLANNING PROGRAM FOR THE NAPLES URBAN AREA, THE SUMMARY REPORT AND THE SECTOR PLANS AS PREPARED BY CANDEUB, FLEISSIG & ASSOCIATES; AND FURTHER TO AFFORD THE PLANNING DEPARTMENT AN OPPORTUNITY TO PREPARE A GROWTH POLICY PREDICATED UPON SAID REPORTS; DECLARING THIS TO BE AN EMERGENCY ORDINANCE FOR THE PURPOSE OF PROMOTING THE HEALTH, SAFETY AND GENERAL WELFARE OF THE CITIZENS OF THE CITY OF NAPLES, DISPENSING WITH THE REQUIREMENT FOR SECOND READING HEREOF.

- WHEREAS, on March 2, 1973, a moratorium was declared on the issuance of all building permits in the City of Naples for multi-family construction for a period of ninety (90) days in order that a study could be conducted relative to density, size of buildings, setbacks, open space requirements, parking and recreational facilities; and
- WHEREAS, ordinances were enacted as a result of said moratorium which did not effectively control the rate of growth within the City of Naples, inasmuch as 1073 dwelling units have been permitted within the City since said moratorium; and
- WHEREAS, the City of Naples is one of the fastest growing areas in the State and Nation and this growth rate cannot be sustained without adversely affecting the health, safety and welfare of the citizens of Naples; and
- WHEREAS, the present sewage system of the City is operating at close to full capacity and will be unable to absorb projected population increases, and
- WHEREAS, existing community services and facilities are incapable of accommodating the rapidly increasing population; and
- WHEREAS, this Council desires to encourage and facilitate desirable growth of the City in a manner deemed essential for maintaining a safe and healthful environment; and
- WHEREAS, a sufficient time period is needed to prepare a growth plan, and to review, adopt and implement the comprehensive plan of the City, the summary report and the sector plans as prepared by Candeb, Fleissig & Associates;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Naples, Florida:

- SECTION 1. That a respite is hereby declared on the issuance of all building permits in the City of Naples for commercial, industrial and multi-family construction for a period of ninety (90) days from the date hereof.
- SECTION 2. That hearings and considerations of all special exceptions, non-conforming use expansions and rezone petitions received after the passage of this ordinance are hereby stayed for a period of ninety (90) days from the date hereof.

ORDINANCE NO. 1986

PAGE TWO

SECTION 3. That this Ordinance is hereby declared an emergency for the purpose of promoting the health, safety and general welfare of the citizens of the City of Naples.

SECTION 4. The provisions of this ordinance shall become null and void and this ordinance shall stand repealed as of ninety (90) days from the date hereof.

SECTION 5. This ordinance shall take effect immediately upon adoption, dispensing with the second reading hereof.

PASSED AND ADOPTED AT FIRST READING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 20<sup>th</sup> DAY OF FEBRUARY, 1974.

Harry E. O. Heineman Mayor  
Harry E. O. Heineman

ATTEST:

Janet L. Davis  
Janet L. Davis  
City Clerk

APPROVED AS TO FORM AND LEGALITY BY CITY ATTORNEY

Charles K. Allan  
Charles K. Allan

ORDINANCE NO. 2033

AN ORDINANCE AMENDING ORDINANCE NO. 1988, WHICH DECLARED A RESPITE ON THE ISSUANCE OF ALL BUILDING PERMITS IN THE CITY OF NAPLES FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY CONSTRUCTION FOR A PERIOD OF NINETY (90) DAYS FROM DATE THEREOF, BY EXTENDING THE EXPIRATION DATE OF SAID RESPITE AN ADDITIONAL THIRTY (30) DAYS; FURTHER DECLARING THIS ORDINANCE TO BE AN EMERGENCY ORDINANCE, DISPENSING WITH THE SECOND READING HEREOF.

WHEREAS, on February 20, 1974, Ordinance No. 1988 was adopted as an emergency measure, declaring a respite on the issuance of all building permits in the City of Naples for commercial, industrial and multi-family construction for a period of ninety (90) days from date thereof, and directing that hearings and considerations of all special exceptions, non-conforming use expansions and rezone petitions be stayed for a period of ninety (90) days from date thereof; and

WHEREAS, said ordinance was adopted as an emergency measure in order to provide sufficient time required to prepare a growth plan and to review, adopt and implement the comprehensive plan of the City of Naples; and

WHEREAS, an additional time period is needed to implement said comprehensive plan of the City and it is the desire of this Council that said respite be extended for a period of thirty (30) days from the expiration of said Ordinance No. 1988;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Naples, Florida:

SECTION 1. That Section 1 of Ordinance No. 1988 is hereby amended to read as follows:

That a respite is hereby declared on the issuance of all building permits in the City of Naples for commercial, industrial and multi-family construction, excluding therefrom office buildings in all zoning districts, for a period to expire June 20, 1974.

SECTION 2. That Section 2 of Ordinance No. 1988 is hereby amended to read as follows:

That hearings and considerations of all special exceptions, non-conforming use expansions and rezone petitions received after the passage of this ordinance, with the exception of such petitions initiated by governmental agencies, are hereby stayed for a period to expire June 20, 1974.

SECTION 3. That Section 4 of Ordinance No. 1988 is hereby amended to read as follow:

The provisions of this ordinance shall become null and void and this ordinance shall stand repealed as of June 20, 1974.

ORDINANCE NO. 2033

PAGE TWO

SECTION 4. That this Ordinance is hereby declared an emergency ordinance for the purpose of promoting the health, safety and general welfare of the citizens of the City of Naples and the requirement for second reading hereof is hereby waived.

SECTION 5. This ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED AT FIRST READING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 1 DAY OF MAY, 1974.

Harry E. O. Heineman Mayor  
Harry E. O. Heineman

ATTEST:

Janet L. Davis  
Janet L. Davis  
City Clerk

APPROVED AS TO FORM AND LEGALITY BY CITY ATTORNEY Charles K. Allan  
Charles K. Allan

AN ORDINANCE AMENDING ORDINANCE NO. 1988, WHICH DECLARED A RESPITE ON THE ISSUANCE OF ALL BUILDING PERMITS IN THE CITY ATTACHMENT # 9 OF NAPLES FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY CONSTRUCTION page 6 FOR A PERIOD OF NINETY (90) DAYS FROM DATE THEREOF, AS AMENDED BY ORDINANCE NO. 2033, WHICH EXTENDED SAID RESPITE AN ADDITIONAL THIRTY (30) DAYS AND EXCLUDED THEREFROM OFFICE BUILDINGS IN ALL ZONING DISTRICTS; BY FURTHER EXTENDING SAID RESPITE AN ADDITIONAL THIRTY (30) DAYS AS TO THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION IN "H" HIGHWAY COMMERCIAL DISTRICT AND "P" PLANNED DEVELOPMENT DISTRICT (AREAS DESIGNATED FOR COMMERCIAL DEVELOPMENT) AND STAYING HEARINGS ON ALL REZONE PETITIONS FOR A PERIOD TO EXPIRE JULY 20, 1974, WITH THE EXCEPTION OF SUCH PETITIONS INITIATED BY GOVERNMENTAL AGENCIES; FURTHER PROVIDING THAT THE PROVISIONS OF ORDINANCE NO. 1988, AS AMENDED BY ORDINANCE NO. 2033, APPLICABLE TO ALL OTHER ZONING DISTRICTS SHALL EXPIRE AS OF JUNE 20, 1974: FURTHER DECLARING THIS ORDINANCE TO BE AN EMERGENCY ORDINANCE, DISPENSING WITH THE SECOND READING HEREOF.

WHEREAS, on February 20, 1974, Ordinance No. 1988 was adopted as an emergency measure, declaring a respite on the issuance of all building permits in the City of Naples for commercial, industrial and multi-family construction for a period of ninety (90) days from date thereof, and directing that hearings and considerations of all special exceptions, non-conforming use expansions and rezone petitions be stayed for a period of ninety (90) days from date thereof; and

WHEREAS, on May 1, 1974, Ordinance No. 2033, amending said Ordinance No. 1988, was adopted, which extended said respite an additional thirty (30) days, expiring June 20, 1974, excluding therefrom office buildings in all zoning districts; and

WHEREAS, said ordinances were adopted as emergency measures in order to provide sufficient time to prepare a growth plan and to review, adopt and implement the comprehensive plan of the City of Naples; and

WHEREAS, an additional time period is needed to implement said comprehensive plan of the City and it is deemed in the best interest of the citizens of the City of Naples that said respite be extended as hereinafter provided;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Naples, Florida:

SECTION 1. That Section 1 of Ordinance No. 1988, as amended by Ordinance No. 2033, is hereby amended to read as follows:

That a respite is hereby declared on the issuance of all building permits in the City of Naples for construction in "H" Highway Commercial District and "P" Planned Development District (areas designated for commercial development), excluding therefrom office buildings, for a period to expire July 20, 1974.

SECTION 2. That Section 2 of Ordinance No. 1988, as amended by Ordinance No. 2033, is hereby amended to read as follows:

That hearings and considerations of all proposed rezone petitions received after the passage of this ordinance, with the exception of such petitions initiated by governmental agencies, are hereby stayed for a period to expire July 20, 1974.

ORDINANCE NO. 2055

PAGE TWO ATTACHMENT #9 - page 7

SECTION 3. That Section 4 of Ordinance No. 1988, as amended by Ordinance No. 2033, is hereby amended to read as follows:

The provisions of this ordinance as to "H" Highway Commercial District and "P" Planned Development District (areas designated for commercial development) shall expire on July 20, 1974. The provisions hereof as to all other zoning districts shall expire June 20, 1974.

SECTION 4. This ordinance is hereby declared an emergency ordinance for the purpose of promoting the health, safety and general welfare of the citizens of the City of Naples and the requirement for second reading hereof is hereby waived.

SECTION 5. This ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED AT FIRST READING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 19 DAY OF JUNE, 1974.

Harry E. O. Heineman Mayor  
Harry E. O. Heineman

ATTEST:

Janet L. Davis  
Janet L. Davis  
City Clerk

APPROVED AS TO FORM <sup>and Legality</sup> BY CITY ATTORNEY Charles K. Allan  
Charles K. Allan

6/17/85

We the residents of Avion Park Subd. request that the Naples City Council uphold the PAB's ruling, that the community development director approved a significant or major change in the plans submitted, Naples Marine Dev., Inc., when he allowed them to remove 100% of the recreational and restaurant facilities and to add 50% to the boat storage area. We feel that not only did the allotment of recreational bldgs. to boat storage bldgs. change, but indeed the whole concept that was originally perceived by the Naples City Council when they first approved the plan -- that of a bonafide recreational boating club. We do not feel that the City Council would have approved the plan as it now exists, in that it is strictly commercial in nature. We feel that this project should not be developed on a PD zoned parcel sandwiched between two residentially zoned areas.

Since the PAB's decision on June 6, we have had discussions with the developer concerning a possible compromise. The builder is willing to pave an access road to his property and to shield his buildings with landscaping. Everything that he is willing to do is to his benefit. At one point we asked him for a financial settlement to counteract the decrease in our property values that we expect to occur at the completion of his project. He felt that this was unreasonable. We do not, as he stands to gain significantly at our expense, from a project that really belongs on commercial zoning.

Gentle men, there is no way that a huge Marina-boat storage can blend into the character of this attractive residential area.

At this time we would request that the developer submit a new plan to the PAB to allow the residents and the property owners of this area to become informed of the developers intentions.

Sincerely,

Thomas A. and Sarah Bryant  
~~11/17/85~~  
 residents of Avion Park

*Sheri Margaret Fletcher*  
 \_\_\_\_\_  
*Tom Bryant*  
 \_\_\_\_\_  
*James H. ...*  
 \_\_\_\_\_  
*John ...*  
 \_\_\_\_\_  
*Mary ...*  
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