



# City of Naples

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940

-SUBJECT-	Ord. No.	Res. No.	Page
<u>ANNOUNCEMENTS</u>			
-MAYOR PUTZELL - None			1
-CITY MANAGER JONES - reported an "Open House" at City Hall, 04/19/86			1
- noted Council packets at Collier County Library			1
<u>PURCHASING</u>			
-BID AWARD - manhole replacement - Solana Oaks		86-4942	1
<u>RESOLUTIONS</u>			
-REMOVE FROM AGENDA - CCL Pet 85-6 - request for rock revetment - Toendury - 20 Fifth Av So		86-_____	2
- Approve Spec Ex Pet 86-S1 - permit covered basketball court- recreation area - River Park		86-4945	3
-Approve Var Pet 86-V2 - permit encroachment into setbacks-River Park		86-4946	4
-Approve Vacation Pet 86-EV1 - vacate drainage easement - River Park		86-4947	4
-Award contract for eng serv - River Park Open Air Shelter-Kris Jain		86-4948	5
-Approve sewer main extension - Sandpiper Square, No. Naples Estates		86-4949	5
-Approve rescheduling Council meetings - March, April & May		86-4950	5
-Oppose tourist development tax and County's proposed referendum		86-4951	6
<u>ORDINANCES - First Reading</u>			
-RETURN TO PAB - Request to amend Comprehensive Plan, 85-CP4 - no. side of 7th Av So between 9th & 10th Sts	86-_____		2&3
-RETURN TO PAB - Rezone Pet. R-11 - request to rezone the above	86-_____		2&3
-DENY - Comprehensive Plan Amendment 86-CP1 - SW cnr of 10th St No and 8th Av No	86-_____		4&6
-NO ACTION NECESSARY - Rezone Pet 86-R2 - request to rezone above	86-_____		4&6
<u>-Second Reading</u>			
-Amend boundaries in Charter - annex Lakeview Pines condo	86-4943		2
-Adopt Rezone Pet 86-R1 - rezone River Park to "PS"	86-4944		3
<u>DISCUSSION</u>			
-Discussion of Residence Versailles Hotel - <u>Motion to rescind Council's previous approval FAILED</u>			7&8
-Mr. Crawford asked staff to prepare ordinance amending maximum height allowances in Appendix "A" - Zoning, 5.9, 5.12, 5.13, 5.14, and 5.16 - (h) from 50' to 35'.			8

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940



Time 9:01 a.m.

Date March 5, 1986

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

ROLL CALL: Present: Edwin J. Putzell, Jr. ITEM 2  
Mayor

Kim Anderson-McDonald  
William E. Barnett  
William F. Bledsoe  
Alden R. Crawford, Jr.  
John T. Graver  
Lyle S. Richardson  
Councilmen

Also present:

Franklin C. Jones, City Manager	Christopher L. Holley, Community Services Director
David W. Rynders, City Attorney	Stewart K. Unangst, Purchasing Agent
Mark W. Wiltsie, Assistant City Manager	Ellen P. Weigand, Deputy Clerk
Roger J. Barry, Community Development Director	Norris C. Ijams, Fire Chief
Gerald L. Gronvold, City Engineer	James L. Chafee Utilities Director
Steven R. Ball, Chief Planner	Paul A. Reneau, Equipment Management Director
Paul C. Reble Police Chief	

See Supplemental Attendance list - Attachment #1

INVOCATION: Father Thomas Goggins ITEM 1  
St. Ann Roman Catholic Church

\*\*\* \*\*\* \*\*\*

ANNOUNCEMENTS ITEM 3

Mayor Putzell - None ITEM 3-a

City Manager Jones - stated that there would be ITEM 3-b  
"Open House" at City Hall on April 19.

- announced that packets of Council meeting  
material were available to the public at the Collier County  
Library, Central Avenue, on the Thursday before each meeting.

\*\*\* \*\*\* \*\*\*

PURCHASING ITEM 4

RESOLUTION 86-4942

A RESOLUTION AWARDING THE BID FOR A MANHOLE  
REPLACEMENT AT SOLANA OAKS; AUTHORIZING THE CITY  
MANAGER TO ISSUE A PURCHASE ORDER THEREFOR; AND  
PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Council reviewed the information provided in the meeting packet  
which is on file in the City Clerk's office.

MOTION: To ADOPT the resolution as presented.

\*\*\* \*\*\* \*\*\*

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
Anderson-McDonald					
Barnett			X		
Bledsoe	X		X		
Crawford			X		
Graver			X		
Richardson			X		
Putzell			X		
(7-0)					

COUNCIL MEMBERS

M S A  
O E C  
T I O N Y  
I O N E N  
O N D S O  
N O T

-----ADVERTISED PUBLIC HEARING-----

PUBLIC HEARING to consider a request for ITEM 5  
a coastal construction setback line variance to allow  
construction of a wave energy absorbing rock revetment, City File  
CCL 85-6.

Location: Lots 8-12, inclusive, and the west ten feet of the  
north/south alley, block 15, tier 1 (20 Fifth Avenue  
South).

Owners: Fiametta Anni Toendury-Way  
Otto Toendury

Agent: Q. Grady Minor, P.E.

City Manager Jones noted that this public hearing had been  
continued from January 15. He further explained that a  
representative from the Department of Natural Resources (DNR) was  
to have sent a representative to explain their philosophy of  
handling this type of request. He said, however, that further  
communication with this person indicated a schedule conflict and  
the likelihood that DNR would not approve this petition as  
presented. The City Manager indicated that the petitioner  
intended to revise his petition. IT WAS THE CONSENSUS OF COUNCIL  
TO REMOVE THIS ITEM FROM THE AGENDA.

\*\*\*

\*\*\*

\*\*\*

---ORDINANCE 86-4943

ITEM 6

AN ORDINANCE AMENDING SECTION 1.2 OF THE CHARTER  
OF THE CITY OF NAPLES, RELATING TO THE BOUNDARIES  
OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.  
PURPOSE: TO ANNEX LOT 19 AND THE SOUTH 65' OF LOT  
20, NORTH NAPLES ESTATES, TO THE CITY OF NAPLES AT  
THE REQUEST OF THE PROPERTY OWNERS AND TO REDEFINE  
THE BOUNDARIES OF THE CITY OF NAPLES TO INCLUDE  
SAID PROPERTY.

Title read by City Attorney Rynders.

Public Hearing: Opened - 9:11 a.m. Closed 9:12 a.m.  
No one present to speak for or against.

City Attorney Rynders noted that the advertising requirements  
for this annexation had been completed.

MOTION: To ADOPT the ordinance as presented on Second Reading.

-----END ADVERTISED PUBLIC HEARINGS-----

COMMUNITY DEVELOPMENT DEPARTMENT/NAPLES  
PLANNING ADVISORY BOARD

ITEM 7

---ORDINANCE 86---

ITEM 7-a-1

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF  
THE CITY OF NAPLES RELATING TO PROPERTY LOCATED ON  
7TH AVENUE SOUTH BETWEEN 9TH AND 10TH STREETS, AND  
MORE PARTICULARLY DESCRIBED HEREIN; AND PROVIDING  
AN EFFECTIVE DATE.  
PURPOSE: TO CHANGE THE EXISTING COMPREHENSIVE  
PLAN DESIGNATION FOR SAID PROPERTY AT THE REQUEST  
OF THE PROPERTY OWNER FROM MEDIUM-DENSITY  
RESIDENTIAL TO LIMITED COMMERCIAL TO PERMIT  
CONSTRUCTION OF AN OFFICE AND RETAIL COMMERCIAL  
DEVELOPMENT.

Title read by City Attorney Rynders.

Anderson-  
McDonald  
Barnett  
Bledsoe  
Crawford  
Graver  
Richardson  
Putzell  
(7-0)

X  
X  
X  
X  
X  
X  
X  
X

COUNCIL MEMBERS

M  
O  
T  
I  
O  
N  
S  
A  
B  
S  
E  
N  
T  
S  
O  
T

COMMUNITY DEVELOPMENT DEPARTMENT/NAPLES  
PLANNING ADVISORY BOARD (Cont)

ITEM 7  
(Cont)

---ORDINANCE 86---

ITEM 7-a-2

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED ON 7TH AVENUE SOUTH BETWEEN 9TH AND 10TH STREET, AND MORE PARTICULARLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

PURPOSE: TO REZONE SAID PROPERTY AT THE REQUEST OF THE PROPERTY OWNER TO PERMIT CONSTRUCTION OF AN OFFICE AND RETAIL COMMERCIAL DEVELOPMENT.

Title not read.

City Attorney Rynders explained that no action would be necessary on the rezone petition if the amendment to the Comprehensive plan was not approved. Community Development Director Barry reminded Council that both the staff and the Planning Advisory Board (PAB) had recommended denial of these petitions. The petitioner's attorney, Clark Nichols, had suggested a revised petition and Mr. Barry reported that he advised him to ask Council to refer this matter back to the PAB. Attorney Nichols confirmed this request. IT WAS THE CONSENSUS OF COUNCIL TO REFER THIS MATTER BACK TO THE PLANNING ADVISORY BOARD.

\*\*\*

\*\*\*

\*\*\*

---ORDINANCE 86-4944

ITEM 7-b-1

AN ORDINANCE REZONING THE PROPERTY DESCRIBED HEREIN FROM 'R3T-12' MULTIFAMILY RESIDENTIAL TO 'PS' PUBLIC SERVICE, FOR A PUBLIC PARK IMPROVEMENT; DIRECTING THAT THE ZONING ATLAS BE REVISED TO REFLECT SAID REZONING; AND PROVIDING AN EFFECTIVE DATE.

PURPOSE: TO REZONE SAID PROPERTY AT THE REQUEST OF THE CITY OF NAPLES COMMUNITY SERVICES DEPARTMENT TO ALLOW CONSTRUCTION OF A COVERED BASKETBALL/RECREATION COURT WHICH IS PRESENTLY NOT PERMITTED IN A 'R3T-12' ZONE DISTRICT.

Title read by City Attorney Rynders.

Public Hearing: Opened - 9:16 a.m. Closed 9:17 a.m.  
No one present to speak for or against.

Community Development Director Barry reviewed the information presented to Council at the First Reading of this ordinance. Mr. Crawford suggested some citizen involvement to "dress-up" the structure.

MOTION: To ADOPT the ordinance as presented on Second Reading.

---RESOLUTION 86-4945

ITEM 7-b-2

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO PERMIT THE CONSTRUCTION OF A COVERED BASKETBALL COURT/RECREATION AREA IN A "PS" ZONE DISTRICT LOCATED NORTHWEST OF 11TH STREET NORTH AND 3RD AVENUE NORTH - JUST NORTH OF THE EXISTING BASKETBALL COURT; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

MOTION: To ADOPT the resolution as presented.

Anderson-  
McDonald X X  
Barnett X X  
Bledsoe X X  
Crawford X X  
Graver X X  
Richardson X X  
Putzell X X  
(7-0)

Anderson-  
McDonald X X  
Barnett X X  
Bledsoe X X  
Crawford X X  
Graver X X  
Richardson X X  
Putzell X X  
(7-0)

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

COMMUNITY DEVELOPMENT DEPARTMENT/NAPLES  
PLANNING ADVISORY BOARD(Cont)

ITEM 7  
(Cont)

---RESOLUTION 86-4946

ITEM 7-b-3

A RESOLUTION GRANTING A VARIANCE FROM SECTION 5.2 OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES IN ORDER TO PERMIT CONSTRUCTION OF A COVERED BASKETBALL COURT/RECREATION AREA WITH A FRONT YARD SETBACK OF NINE (9) FEET AND A REAR YARD SETBACK OF FIVE (5) FEET, LOCATED NORTHWEST OF 11TH STREET NORTH AND 3RD AVENUE NORTH; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

MOTION: To ADOPT the resolution as presented.

---RESOLUTION 86-4947

ITEM 7-b-4

A RESOLUTION VACATING AND ABANDONING A 20 FOOT WIDE DRAINAGE EASEMENT LOCATED NORTHWEST OF 11TH STREET NORTH AND 3RD AVENUE NORTH, MORE PARTICULARLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

MOTION: To ADOPT the resolution as presented.

\*\*\*

\*\*\*

\*\*\*

---ORDINANCE 86-

ITEM 7-c-1

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF NAPLES RELATING TO PROPERTY LOCATED AT THE SOUTHWEST CORNER OF 10TH STREET NORTH AND 8TH AVENUE NORTH; AND PROVIDING AN EFFECTIVE DATE.  
PURPOSE: TO CHANGE THE EXISTING COMPREHENSIVE PLAN DESIGNATION FOR SAID PROPERTY FROM "LOW DENSITY RESIDENTIAL" TO "LIMITED COMMERCIAL" TO CONVERT THE EXISTING RESIDENCE ON THE SUBJECT PROPERTY TO AN OFFICE USE PURSUANT TO THE REQUEST OF THE PROPERTY OWNER.

Title read by City Attorney Rynders.

---ORDINANCE 86-

ITEM 7-c-2

AN ORDINANCE REZONING THE FOLLOWING DESCRIBED PROPERTY FROM "R1-7.5" LOW DENSITY RESIDENTIAL TO "C-2" GENERAL COMMERCIAL; DIRECTING THAT THE ZONING ATLAS BE REVISED TO REFLECT SAID REZONING.  
PURPOSE: TO REZONE SAID PROPERTY AT THE REQUEST OF THE OWNER TO REMODEL AND EXPAND AN EXISTING STRUCTURE FOR USE AS OFFICES OF A SMALL GRAPHICS AND INTERIOR DESIGN FIRM.

Title not read.

City Attorney Rynders explained that no action would be necessary on the rezone petition if the amendment to the Comprehensive Plan was not approved. Mayor Putzell noted that there had been considerable discussion of this item at the February 19 meeting. He stated that this item had been scheduled for later in the meeting, and since the petitioner was not present, the Mayor called a recess.

\*\*\*

\*\*\*

\*\*\*

Anderson-  
McDonald  
Barnett  
Bledsoe  
Crawford  
Graver  
Richardson  
Putzell  
(7-0)

X  
X  
X  
X  
X  
X  
X

Anderson-  
McDonald  
Barnett  
Bledsoe  
Crawford  
Graver  
Richardson  
Putzell  
(7-0)

X  
X  
X  
X  
X  
X  
X



COUNCIL MEMBERS

M O T I O N S Y E S N O A B S E N T

RETURN TO AGENDA ITEM 7-c

See titles on page 4

Mayor Putzell called for the petitioner or his representative, but no one was present. Citizen Albert Bayer, who lives in the area, again spoke against the petition. Ed McMahon, representing the Old Naples Association, also spoke against it.

MOTION: To DENY the request to amend the Comprehensive Plan.

\*\*\* \*\*\* \*\*\*

RESOLUTION 86-4951

ITEM 8

A RESOLUTION OPPOSING THE PROPOSED TOURIST DEVELOPMENT TAX; REQUESTING THAT THE COUNTY COMMISSIONERS RECONSIDER THE PLAN PRIOR TO REFERENDUM CONSIDERATION ON THIS MATTER; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Mr. Richardson noted his reasons for objecting to this proposal; i.e., he did not think there was a consensus among the hotel and motel people in favor of it and he did not think the recreational vehicle and rental-condominium people were aware of what was going on. He said he believed tourism was increasing and did not need any encouragement. Citizen Charles Andrews spoke in favor of a referendum. Ed McMahon spoke in opposition to a local bed tax, particularly because it was not clear how the money would be spent. Philip Francoeur, speaking for many of the large hotel/motel businesses in the area, said that private funds could and were doing as good a job. Chuck Mohlke spoke in support of a referendum. Mayor Putzell noted he had gained an impression of dislike for this tax from the people who contacted him during the recent campaign. Mr. Graver expressed his feeling that although the decision was up to the County Commissioners, he was in favor of referendum. Mark Moran, owner of the Seashell-Motel, stated that the small hotel/motel owners were definitely opposed to the bed tax.

Michael Watkins, president of the Collier County Hotel/Motel Association, stated that the Association's Board of Directors supported the bed tax by a 6 to 2 vote. He also contended that the earlier statement that the majority of hotels and motels were against the bed tax was erroneous. He spoke at length in support of the bed tax, especially to encourage tourism in the off-season, adding that counties with a bed tax showed increases in tourism for the summer months. Carlos Pellerano, who said he had been in the tourist business for 30 years and a foreign minister of tourism, spoke in support of the bed tax to encourage tourists to stop in Naples rather than just driving through.

In response to questions from members of Council, Mr. Richardson stated his belief that the proposed ordinance for referendum now was not complete on how the money was to be spent. He further noted a letter from David Bennett, chairman of the President's Association (Attachment #2), which indicated their opposition which he said he felt indicated the feeling for most of the people in Naples. Mr. Barnett suggested delaying any action until the proposed ordinance was more complete. Mr. Bledsoe stated his belief that the citizens of Naples did not want any more visitors than were already coming.

MOTION: To APPROVE the resolution as presented.

\*\*\* \*\*\* \*\*\*

Anderson-McDonald  
Barnett  
Bledsoe  
Crawford  
Graver  
Richardson  
Putzell  
(7-0)

X  
X  
X  
X  
X  
X  
X

Anderson-McDonald  
Barnett  
Bledsoe  
Crawford  
Graver  
Richardson  
Putzell  
(6-1)

X  
X  
X  
X  
X  
X

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
<p><u>DISCUSSION/ACTION REGARDING COUNCIL'S APPROVAL AT THE NOVEMBER 20, 1985, REGULAR MEETING OF THE PROPOSED RESIDENCE VERSAILLES HOTEL PROJECT TO BE LOCATED AT 1345-1355 EAST TAMiami TRAIL.</u> Continued from Regular meeting of February 19, 1986.</p> <p>Mayor Putzell noted that this was the third time this item was being heard with 25 people speaking at the February 19 meeting over a period of 2-1/2 hours. Unless overruled by a majority of the Council, he said he was going to exercise his prerogative to have no discussion from the public unless it concerned new issues. He noted receipt of a communication from John McCord which he directed the clerk to make a part of the record (Attachment #3). <u>Mr. Graver moved to rescind the original approval of the Council for this project; seconded by Mr. Crawford.</u> Mr. Graver then asked City Attorney Rynders if Council had the legal right to deprive an interested citizen of his right to speak on any motion on the floor. City Attorney Rynders replied that the Mayor was the presiding officer of the meeting and that the parties who are affected in terms of their ownership of property or other contractual relationships had had an opportunity to present Council with evidence and do not have an unending right to continue to come before Council. Mr. Graver said he could understand this ruling, if it had been stated at the last meeting that this would be the procedure followed.</p> <p><u>MOTION:</u> To reopen discussion to the public.</p> <p>Citizen Harry Rothchild addressed the Council concerning possible liability should there be an aircraft accident at this site. Mayor Putzell ruled that this was not a new fact and the discussion, therefore, was out of order. Mr. Graver said that the City now had an opportunity to maintain a clear way for the airport and this building would create an obstacle for pilots and a noise problem for the occupants. He also maintained that there would be increased traffic. Mr. Bledsoe stated his belief that the discussion of noise was irrelevant and noted the statement by the traffic engineer that the traffic would not be increased. He reported on conversations with members of the Airport Authority who had objected to this building to be consistent with their objections to another development north of the airport. Mr. Crawford stated his concern for the safety of the occupants of the building. Mr. Richardson explained his interpretation of the legality of the special exception for the hotel and his belief that the criteria for the special exception had been met by the developer. City Attorney Rynders made observations about the possibility of success in a lawsuit considering the amount of monies expended by the developer in reliance on the original approval. Mr. Barnett noted that an office building could be built there without special exception approval from Council that could create the same safety problems and more traffic than the proposed hotel. During roll call Mrs. Anderson-McDonald stated that the rules had been made when the original approval was given, and should not now be changed. She said she could find no legal reason to rescind the approval. Each council member reviewed their reason for their vote during roll call.</p> <p><u>MOTION:</u> To <u>RESCIND</u> the original approval granted by Council at the November 20, 1985 meeting.</p>	<p>Anderson-McDonald</p> <p>Barnett</p> <p>Bledsoe</p> <p>Crawford</p> <p>Graver</p> <p>Richardson</p> <p>Putzell</p> <p>(2-5)</p> <p><u>FAILED</u></p>	<p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>
<p>Anderson-McDonald</p> <p>Barnett</p> <p>Bledsoe</p> <p>Crawford</p> <p>Graver</p> <p>Richardson</p> <p>Putzell</p> <p>(2-5)</p> <p><u>FAILED</u></p>	<p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>





Father Thomas Goggin  
Charles Andrews  
Otus Albright  
George Wilson  
Albert Bayer  
Robert Galloway  
Bill Hill  
Ed McMahon  
Art Karnis  
Tish Gray

Jack Amaral  
Robert Tiffany  
Monique MacGlothin  
Herb Anderson  
Robert Russell  
John Nagel  
Henry Watkins  
Harry Rothchild  
Dorothy Putzell  
Charles Long  
Lodge McKee

George Vega  
David Humphrey  
Charles Mohlke  
Michael Watkins  
Mark Moran  
Carlos Pellerano  
Reverend Walter Lauster  
Joseph Kingsley  
B. C. Nichols  
Philip Francouer

#### News Media

Jerry Pugh, TV-9  
Hillary Hutchison, TV-9  
Bev Cameron, WINK TV-11

Lori Rozsa, Miami Herald  
Mark Hart, News Press  
Gary Arnold, WEVU TV-26

Chuck Curry, Naples Daily News  
Maggie Minarich, Naples Star  
Curt Johnson, WEVU TV-26

Other interested citizens and visitors.



Park Store Association, Inc.

P. O. BOX 1435

NAPLES, FLORIDA 33939 1435

March 4, 1986

The Honorable Edwin J. Putzell, Jr., Mayor  
City of Naples  
735 Eighth Street, South  
Naples, Florida 33940

Re: Collier County Tourist Tax

Dear Ned:

The Presidents Council of Naples Civic and Property Owners Association has received pros and cons of the proposed Tourist Development Council's two (2) percent tax on hotel/motel and transient lodging facilities.

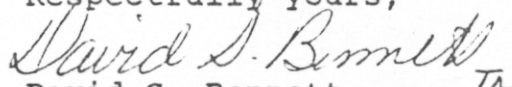
At our meeting today, the Presidents Council voted unanimously to oppose such a tax and recommend that it not be placed on a referendum ballot.

Data from Collier County planners shows that there are currently about 5,000 hotel/motel rooms available and another 5,000 plus rooms planned over the next 15-20 years. All this has been done without a tax and we feel that there is no reason to spend money to further advertise the "beauty of Naples' areas"; it's growing too fast now.

The infrastructure needed to keep up with our current and planned growth staggers the imagination. The county is behind in road and traffic development, water resource development (both for potable and irrigation purposes), surface water run-off canals, garbage and trash disposal facilities, etc. The tax dollars to support these mandatory programs have not been found as yet.

Let's slow down a little and let growth catch-up with available funds to support our facility needs. We've advertised and oversold our "paradise" already.

Respectfully yours,



David S. Bennett

President

Naples Area Presidents Council

xc: City Council Members  
Franklin C. Jones, City Manager

John R. McCord  
719 Fourth Ave. South  
Naples, Florida 33940

February 26, 1986



Honorable Mayor Edwin "Ned" Putzell  
735 Eighth Street South  
Naples, Florida 33940

Dear Ned:

I appreciate the time you spent with me last Monday. I believe each of us now better realizes we share a common interest in service to our community of Naples.

As expressed to you, I am quite obligated to those who recently lent me their valued support as far as staying involved with the proposed, previously approved, Le Versailles Facility. Hopefully, the March 5th meeting will result in bringing a finality to this issue. This, in order that you and our other elected representatives may move on to those other pressing issues that brought about change on February 4th.

To this end and because of a prior business commitment in the Caribbean necessitating my being out of Naples on March 5th, I respectfully request the reading aloud and into the record of the March 5th meeting, the attached statement.

In conclusion, I wish you strength and fortitude in preserving our City of Naples and remain,

Very truly yours,

  
John R. McCord

xc: Mr. George Vega, Esq.  
City Clerk

Attachment: Statement w/Exhibit "A"

xc: Council  
Atty.  
Mgr.

## STATEMENT

by

John R. McCord  
719 Fourth Ave. South  
Naples, Florida 33940

For: City Council Meeting Records -  
March 5, 1986 Meeting

Agenda Item: Proposed Le Versailles Hotel Complex

Honorable Mayor and Members of City Council:

At Council's meeting of February 19, 1986, I provided you with "just and reasonable cause" to rescind the actions taken by the previous City Council in granting their approval for this project. Restated, the previous Council's action was, in part, based on incorrect and misleading vehicular trip generation data credited to technical literature published by the Institute of Transportation Engineers.

The error resulted in portraying the data to the previous Council as being based on a "per 1,000 square feet" unit when, in fact, the Institute's data is based on a "per (hotel) employee" unit. This incorrect portrayal of data was further utilized in comparisons with other land use, vehicular trip generation data. Again, since the "per unit" base for data comparisons was incorrect (not the same) a reasonable individual could not have possibly arrived at a logical, well thought out decision in these matters. Thus, it is my conclusion, the previous Council's decisions were based on incorrect and misleading "facts" surrounding the proposed complex.

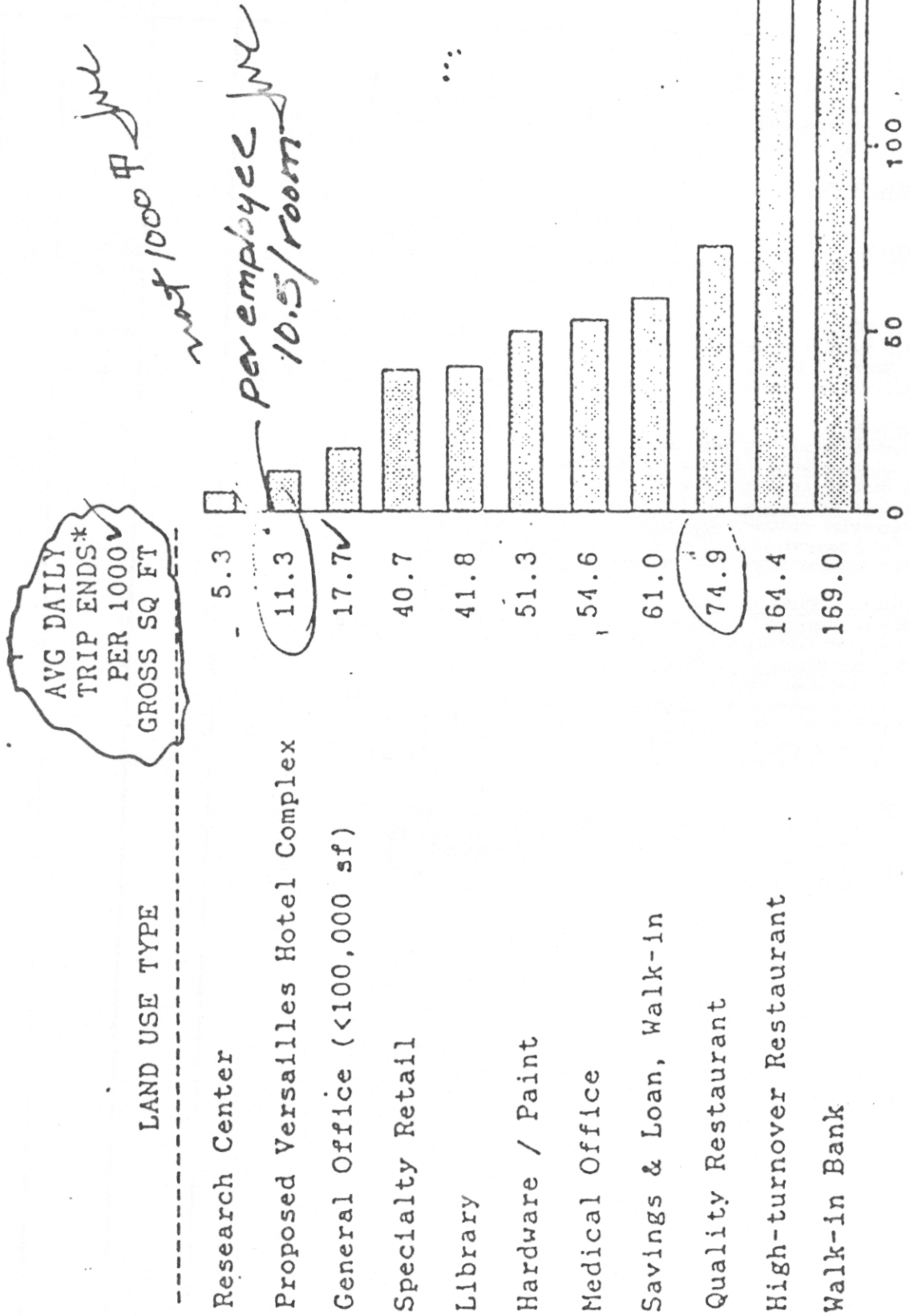
In conclusion, a rescission of the previous Council's approval actions by this Council, based on the above, will give Mr. Vega and his clients little opportunity at a successful, timely litigation. More importantly, I believe we are involved in these matters with a responsible, community minded, group of developers. These folks will "go back to the drawing board" rather than risk an unsuccessful, high cost litigation effort. Right now, they have a project with little community support. With slight changes and better site planning, they can and will return to our P.A.B. and the Council with a well thought out and thought of asset to our City of Naples.

In order that these good people can proceed on this cause, I urge each Member of Council to vote to rescind the previous Council's actions.

Thank you.

  
John R. McCord

# COMPARISONS OF TRAFFIC GENERATION RATES



Source: Research compiled and published by the Institute of Transportation Engineers, Trip Generation, 1983.