



City of Naples

DDD784

-SUBJECT-	Ord. No.	Res. No.	Page
<u>ANNOUNCEMENTS</u>			
-MAYOR PUTZELL - Asked everyone to keep their comments concise.			1
-CITY MANAGER JONES - Advised that the next regular meeting, July 2, 1986 has been rescheduled for July 16. There will be a special meeting on July 1, 1986 at 7:00 p.m.			1
<u>APPROVAL OF MINUTES</u> - Workshop Meeting, 05/14/86 Regular Meeting, 05/21/86 Special Meeting, 05/27/86			
			1
<u>ORDINANCES - Second Reading</u>			
-Adopt amendment to City Charter repealing sections 8.1, 8.2, 8.3, 8.4, 8.6, 8.7, 8.8 and 8.9.	86-5017		1 & 2
-Adopt amendment to City Charter - section 9.1.	86-5018		2
-Adopt amendment to City Charter repealing sections 12.8, 12.9, 12.10, 12.11 and 12.12.	86-5019		2
-Adopt amendment to City Charter requiring six month's residency for election as mayor or councilman.	86-5020		2 & 3
-Adopt amendment to City Charter relating to the term of the councilman.	86-5021		3
<u>ANNOUNCEMENTS</u>			
-MAYOR PUTZELL - Requested a telephone poll from the TV audience, to the City Clerk's office, regarding one evening Council meeting per month.			3
<u>RESOLUTIONS</u>			
-Adopt special exception permit to the Whisle Stop Lounge in Waterloo Station, 200 South Goodlette Road.		86-5022	3 & 4
- <u>DENY</u> variance from zoning ordinances, Section 6-15(13) of Appendix A - to allow four stools at Natural Nutrition, 784 12th Avenue South.			4
- <u>DENY</u> special exception to permit construction of a laundry/dry-cleaning facility, with a drive-up window, in Neapolitan Way II.			4 & 5
-Adopt variance from Section 6.29(b) of Appendix A - zoning ord. to approve liquor license - Jeff's Restaurant, 261 9th St. S.		86-5023	5
-Adopt approval of subdivision plat known as Somerdale - located Northeast corner of Fourth Street South and Second Avenue South.		86-5024	6
<u>ORDINANCES - First Reading</u>			
-Approve building height limitations in zoning districts, C2, C2A, C3, C4, I, and HC.			6,7,8
- <u>CONTINUE</u> Fire Codes update.			8
<u>DISCUSSION</u>			
-Authorize \$1,000 to Naples Little League Girls Softball.			8
<u>RESOLUTION</u>			
-Adopt approval of seven members to the Code Enforcement Board.		86-5025	9

City Council Chambers
735 Eighth Street South
Naples, Florida 33940



Time 9:00 a.m.

Date June 18, 1986

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

ROLL CALL:	Present:	Edwin J. Putzell, Jr. Mayor	ITEM 2	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	
		Kim Anderson-McDonald William E. Barnett William F. Bledsoe Alden R. Crawford, Jr. John T. Graver Lyle S. Richardson Councilmen							
	Franklin C. Jones, City Manager Roger J. Barry, Community Development Director George D. Dampier, Assistant Police Chief Mark W. Wiltsie, Assistant City Manager Tom Smith Fire Department	David W. Rynders, City Attorney Steven R. Ball, Chief Planner Paul C. Reble, Police Chief Janet Cason, City Clerk Ellen P. Weigand, Deputy Clerk							
	See Supplemental Attendance list - Attachment #1								
	INVOCATION:	Reverend H. Peter Lyberg Sheperd of the Glades Lutheran Church	ITEM 1						
	***	***	***						
	ANNOUNCEMENTS:		ITEM 3						
	Mayor Putzell:		ITEM 3-a						
	-Asked everyone to keep their comments concise.								
	City Manager Jones:		ITEM 3-b						
	-Reminded everyone that the next regular meeting, July 2, 1986, has been rescheduled for July 16. There would be a special meeting to be held on July 1, 1986, at 7:00 p.m.								
	APPROVAL OF MINUTES	- Workshop Meeting, 05/14/86 Regular Meeting, 05/21/86 Special Meeting, 05/27/86	ITEM 4						
	MOTION:	To APPROVE the minutes as presented.							
	***	***	***						
	-----ADVERTISED PUBLIC HEARINGS-----								
	-----SECOND READINGS-----								
	---ORDINANCE NO. 86-5017		ITEM 5-a						
	AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF NAPLES REPEALING SECTIONS 8.1, 8.2, 8.3, 8.4, 8.6, 8.7, 8.8 AND 8.9 AND NUMBERING THE REMAINING SECTIONS OF ARTICLE 8 ACCORDINGLY; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO REPEAL THE PROCEDURES FOR ADOPTION OF THE BUDGET SO AS TO CONFORM SAID PROCEDURES TO GENERAL LAW.								
	Title read by City Attorney Rynders.								
	PUBLIC HEARING: Opened 7:06 p.m. Closed 7:07 p.m.								
				Anderson-McDonald	X		X		
				Barnett		X	X		
				Bledsoe			X		
				Crawford			X		
				Graver			X		
				Richardson			X		
				Putzell			X		
				(7-0)					

COUNCIL MEMBERS

MOTION RECORD

PRESENT

ABSENT

---ORDINANCE NO. 86-5017 (cont.)

ITEM 5-a

No one present to speak for or against.

MOTION: To ADOPT the ordinance as presented on second reading.

*** *** ***

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

X
X
X
X
X
X
X

---ORDINANCE NO. 86-5018

ITEM 5-b

AN ORDINANCE AMENDING SECTION 9.1 OF THE CHARTER OF THE CITY OF NAPLES; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO CHANGE THE DATE FOR SUBMITTAL OF THE CAPITAL PROGRAM FROM MAY 1ST TO JUNE 1ST OF EACH YEAR; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened 7:08 p.m. Closed 7:09 p.m.

No one present to speak for or against.

MOTION: To ADOPT the ordinance as presented on second reading.

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

X
X
X
X
X
X
X

---ORDINANCE NO. 86-5019

ITEM 5-c

AN ORDINANCE AMENDING THE CHARTER OF THE CITY OF NAPLES REPEALING SECTIONS 12.8, 12.9, 12.10, 12.11 AND 12.12; AMENDING THE TITLE TO ARTICLE 12; AMENDING THE TITLES AND DELETING REFERENCE TO RECALL TO SECTIONS 12.13 AND 12.14; AND AMENDING SECTION 2.10 TO CONFORM TO THE REVISIONS HEREIN; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO AMEND THE CHARTER OF THE CITY OF NAPLES TO REMOVE PROVISIONS CONFLICTING WITH GENERAL LAW.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened 7:10 p.m. Closed 7:11 p.m.

No one present to speak for or against.

MOTION: To ADOPT the ordinance as presented on second reading.

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

X
X
X
X
X
X
X

---ORDINANCE NO. 86-5020

ITEM 5-d

AN ORDINANCE PROPOSING TO THE ELECTORS OF THE CITY OF NAPLES, FLORIDA, AN AMENDMENT TO THE CHARTER OF THE CITY OF NAPLES RELATING TO THE QUALIFICATION PERIOD FOR CANDIDATES FOR CITY ELECTION; PROVIDING FOR SAID AMENDMENT TO BE SUBMITTED TO THE ELECTORS OF THE CITY OF NAPLES AT THE NEXT GENERAL ELECTION TO BE HELD ON NOVEMBER 4, 1986; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO PROPOSE TO THE ELECTORS OF THE CITY OF NAPLES AN AMENDMENT TO THE CITY CHARTER REQUIRING SIX MONTH'S RESIDENCY FOR ELECTION AS MAYOR OR COUNCILMAN AND TO CORRECT CERTAIN LANGUAGE TO MAKE IT CONFORM TO EXISTING LAW.

Title read by City Attorney Rynders.

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COUNCIL MEMBERS

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ORDINANCE NO. 86-5020 (cont.)

ITEM 5-d

PUBLIC HEARING: Opened 7:12 p.m. Closed 7:15 p.m.

Mr. Bledsoe asked the City Attorney how the length of residency was determined. City Attorney Rynders explained that the candidate should have been a resident in the City of Naples six months prior to his filing candidacy papers. Mayor Putzell added that when a person files for candidacy, he will be asked to fill out an affidavit to the effect that he has been a resident of the City of Naples for at least six months. Mr. Graver asked about possible repercussions as to this ordinance. City Attorney Rynders responded that there was one case in Florida where the Federal Courts ruled against a one year residency law for candidates, but he was confident that a six month's residency law would be acceptable.

MOTION: To ADOPT the ordinance as presented on second reading.

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

ORDINANCE NO. 86-5021

ITEM 5-e

AN ORDINANCE PROPOSING TO THE ELECTORS OF THE CITY OF NAPLES, FLORIDA, AN AMENDMENT TO THE CHARTER OF THE CITY OF NAPLES RELATING TO THE TERM OF THE COUNCILMAN; PROVIDING FOR SAID AMENDMENT TO BE SUBMITTED TO THE ELECTORS OF THE CITY OF NAPLES AT THE NEXT GENERAL ELECTION TO BE HELD ON NOVEMBER 4, 1986; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO PROPOSE TO THE ELECTORS OF THE CITY OF NAPLES AN AMENDMENT TO THE CITY CHARTER PROHIBITING THE SERVING OF MORE THAN TWO (2) FULL CONSECUTIVE TERMS AS COUNCILMAN.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened 7:16 p.m. Closed 7:17 p.m.

No one present to speak for or against.

MOTION: To ADOPT the ordinance as presented on second reading.

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

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

ANNOUNCEMENTS:

Mayor Putzell:

- Requested a telephone poll from the TV audience, to the City Clerk's office, regarding one evening Council meeting per month.

COMMUNITY DEVELOPMENT DEPARTMENT/NAPLES PLANNING ADVISORY BOARD

ITEM 6

RESOLUTION NO. 86-5022

ITEM 6-a

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO PERMIT DANCING AND LIVE ENTERTAINMENT AT THE "WHISTLE STOP LOUNGE" IN THE WATERLOO STATION AT 200 SOUTH GOODLETTE ROAD, NAPLES; AND PROVIDING AN EFFECTIVE DATE.

COUNCIL MEMBERS

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---RESOLUTION NO. 86-5022 (cont.) ITEM 6-a

Title read by City Attorney Rynders.

Community Development Director Barry explained that the "Whistle Stop" Lounge had been granted approval of this petition in June, 1985 and it expired in June, 1986. He further explained that in this 12-month period there have been no complaints from the residents, Fire Department or Police Department.

MOTION: To ADOPT the resolution as presented.

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---RESOLUTION NO. ITEM 6-b

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF SECTION 6-15(13) OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES IN ORDER TO PERMIT FOUR (4) STOOLS FOR SIT-DOWN EATING AT NATURAL NUTRITION, 784 12TH AVENUE SOUTH, WHICH HAS NO OFF-SITE PARKING; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director Barry explained to Council that the petitioner did not have ample parking to warrant approval of this resolution. He noted that the Planning Advisory Board had reviewed this portion of the zoning ordinance and had not seen any reason to change it. He further explained that similar requests have been denied by Council. Citizen David Weigel, Olde Naples Association, urged denial to be consistent with the zoning code enforcement. Citizen Ronald Bell requested Council to allow any establishment selling over-the-counter food to be allowed at least four seats or stools for their customers. Citizen Richard Martohue, Mermaid's At The Cove, was in favor of the variance. Citizen Charles Andrews opposed the motion to deny. Petitioner Garry Dines expressed his concern that parking was the problem, not the stools. He asked Council for a variance to the rule. Mr. Graver said that if this variance was approved, there would be a number of people in a similar situation petitioning Council for a variance. Mr. Dines asked about a separate special exception permit. Mayor Putzell invited Mr. Dines to apply for such a permit.

MOTION: To DENY the resolution as presented.

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---RESOLUTION NO. ITEM 6-c

A RESOLUTION GRANTING A SPECIAL EXCEPTION TO PERMIT CONSTRUCTION OF A LAUNDRY/DRY CLEANING FACILITY, WITH A DRIVE-UP WINDOW, IN AN APPROVED DEVELOPMENT PLAN KNOWN AS NEAPOLITAN WAY II, LOCATED AT THE SOUTHWEST CORNER OF NEAPOLITAN WAY AND U.S. 41; SUBJECT TO THE CONDITIONS ENUMERATED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director Barry explained that the petitioner was not only asking for a drive-up window provision, but also for dry-cleaning performed on the

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

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

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COUNCIL MEMBERS

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premises. The Planning Advisory Board concluded that the petitioner met the requirements of the special exception permit, and they recommended approval of this permit subject to a number of conditions (Attachment #2).

Mayor Putzell asked the City Attorney if the Council had a legal right to deny this petition. The City Attorney explained that Council would have to have a basis for that denial, such as the proposed construction of the business is not compatible with the community. Mayor Putzell read letters (Attachment #3) from area dry-cleaners in opposition to the special exception permit. Mrs. Anderson-McDonald asked for clarification whether this business was considered hazardous by the Environmental Protection Agency. Mr. Barry explained that the State has set standards that the petitioner would have to meet. In response to Mr. Crawford, Mr. Barry explained the special exception process whereby the Planning Advisory Board may review a specific use and determine whether it should recommend approval or not. Mayor Putzell asked if the dry-cleaning facility was included in the developers planned development. Mr. Barry said they didn't anticipate this type of business at the time.

Attorney John Cardillo represented Mr. Fife, owner of Jerry's Cleaners, who is against this petition. Mr. Cardillo expressed his view that if this special exception permit were approved, it would be unfair to the rest of the industry and come close to being a variance. City Attorney Rynders commented that this was a special exception not a variance to that particular zoning area. Mr. Barry pointed out that there are criteria that must be met for a special exception permit. Attorney Richard Baker, representing the petitioner, advised Council that the potential owners, Mr. & Mrs. Don Burns were in attendance. Mr. Baker explained that the proposed dry-cleaning facility would not service commercial accounts. Mr. Baker asked Council to approve the resolution for the sake of the shopping center and the community. Mr. Bledsoe asked if it was possible for the cleaning to be done outside the City limits and the store used as a pick-up. Mr. Baker anticipated no problems with that scenario. Mrs. Anderson-McDonald moved to table this resolution. Motion died for lack of a second.

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

MOTION: To DENY the resolution as presented.

ANNOUNCEMENT:

Mayor Putzell:

- Asked everyone in the TV viewing audience to participate in a telephone poll with their preference regarding night meetings.

---RESOLUTION NO. 86-5023

ITEM 6-d

A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF SECTION 6.29(B) OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES IN ORDER TO APPROVE A LIQUOR LICENSE FOR JEFF'S RESTAURANT LOCATED AT 261 9TH STREET SOUTH; AND PROVIDING AN EFFECTIVE DATE.

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---RESOLUTION NO. 86-5023 (cont.)

ITEM 6-d

Title read by City Attorney Rynders.

Community Development Director Barry explained that the petitioner had let his license lapse and was not aware of the City's ordinance. The Planning Advisory Board was unable to make a recommendation. Citizen Jeff Japari, owner of Jeff's Restaurant, explained to Council that they had the license for five years without any problems. Mr. Graver questioned Mr. Japari as to why he allowed his license to lapse. Mr. Japari explained that he had not been serving dinner during that time. Mr. Crawford asked how Jeff's Restaurant and Howard Johnson, who are not 500 feet away from each other, both had a liquor license. Mr. Barry said that that could have been before the ordinance was adopted. Mr. Barry expressed the staff's approval of this resolution. Mr. Graver suggested that the resolution be amended to read "this petitioner only". Mr. Barnett, motioner, agreed to the amendment.

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

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MOTION: To ADOPT the resolution, as amended, available to this petitioner only.

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---RESOLUTION NO. 86-5024

ITEM 6-e

A RESOLUTION APPROVING THE PRELIMINARY AND FINAL SUBDIVISION PLAT FOR A PROPOSED FOUR (4) LOT SUBDIVISION TO BE KNOWN AS SOMERDALE LOCATED AT THE NORTHEAST CORNER OF FOURTH STREET SOUTH AND SECOND AVENUE SOUTH; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director Barry explained that Council had passed a similar resolution in the past and that the Planning Advisory Board recommended approval. Mr. Graver asked if this could be considered a condominium. Mr. Barry responded that it is a different type of ownership. Mr. Graver asked the City Attorney if there was legal exposure to the City regarding the contracts these owners would have to sign. The City Attorney said there was no liability to the City.

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

X
X
X
X
X
X
X
X

MOTION: To ADOPT the resolution as presented.

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-----END COMMUNITY DEVELOPMENT/P.A.B.-----

BREAK: Recessed: 8:30 p.m. Reconvened: 8:35 p.m.

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-----FIRST READINGS-----

---ORDINANCE NO.

ITEM 7

AN ORDINANCE AMENDING SECTIONS 5.12H, 5.13H, 5.14H, 5.15H, 5.16G, AND 5.9H OF APPENDIX A - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES LIMITING THE BUILDING CONSTRUCTION HEIGHTS IN ZONING DISTRICTS "C2," "C2A," "C3," "C4," "I," AND "HC"; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO RESTRICT THE HEIGHT OF BUILDING CONSTRUCTION IN ZONING DISTRICTS "C2," "C2A," "C3," "C4," "I," AND "HC".

COUNCIL MEMBERS

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ORDINANCE NO. (cont.)

ITEM 7

Title read by City Attorney Rynders.

Community Development Director Barry explained that the Planning Advisory Board had reviewed this ordinance many times and recommended its approval. Mayor Putzell asked Mr. Barry to state which areas the PAB recommends to be maintained at a height of 35' or three stories. Mr. Barry said that north of Four Corners to 8th Avenue North, west side of US 41, east to and including the airport property, commercial zoning on either side of the Trail, south of 8th Avenue North, either side of 10th Street, Goodlette Road, and east of Goodlette Road are all 35' maximum. The only 50' portion would be permitted in the highway commercial north of 8th Avenue North and a small portion around the Bay, he concluded. Mr. Richardson moved to approve on first reading with request for amendments at second reading. Seconded by Mr. Bledsoe. Mayor Putzell read to Council letters regarding this item (Attachment #4). Mayor Putzell asked the audience speakers to be concise.

Citizen Brad Estes, president of the Naples Civic Association, spoke in favor of the ordinance but asked Council to review the technical standards regarding the 35' limit. Ed Oates, past member of the Planning Advisory Board, was opposed to the 35' limitation. Mr. Oates expressed concern that it would drastically change the architectural style of the City. Citizen Ronald Bell, representing the Naples Board of Realtors, requested that Council notify all property owners who this zoning ordinance would affect. Mr. Bell then spoke on his own behalf, asking Council to let the waterfront property have a 5 story limitation with setbacks. Citizen Walter Keller, architect, spoke against the building height limitation. He asked Council to consider a modification of the height limitation. Mr. Keller further added that between each floor of a building there is a required 46" - 48" space, for wiring, air conditioning, etc., and the 35' height limitation does not provide for this. Citizen David Weigel, president of the Olde Naples Association, spoke in favor of the ordinance. Mr. Weigel asked Council to include areas around the Bay in the 35' height limitation. Citizen Donald Flock, architect, spoke against the height limitation. Scott Brown, president of the Collier County Builder's and Contractor's Association, spoke in favor of the ordinance with a redefinition of three stories. Citizen Herb Anderson spoke in favor of the ordinance. Citizen Philip Morse spoke against the ordinance and asked for further explanation on the height issue on boat storage buildings. Citizen William Vines opposed the building height ordinance. Mr. Bledsoe asked Mr. Vines if the building height limit will have an effect on a proposed development he is planning. Mr. Vines said that they would anticipate some tall buildings in their plans. Attorney George Vega, representing the Fleishmann interest, opposed the ordinance as it is written regarding definition of three stories. Citizen Henry Watkins, representing the Chamber of Commerce, spoke in favor of the ordinance. David Bennett, president of the Park Shore Association, spoke in favor of the height limitations ordinance. Citizens Duke Turner and Charles Andrews opposed the ordinance. Citizen Jack Conroy also opposed the ordinance (Attachment #5).

Mayor Putzell advised that the City is considering bringing in a special team to advise and recommend on the long-term planning of the City. Mr. Barry suggested changing the 35' building height to address the specifications between floors. Citizen James Finn spoke in support of the ordinance

COUNCIL MEMBERS

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---ORDINANCE NO. (cont.) ITEM 7

(Attachment #6). Mr. Graver moved to approve the ordinance with the following amendment:

Maximum permitted building heights in C2, general commercial; C2A, waterfront commercial; C3, heavy business; C4, airport commercial; and I, industrial zone districts be reduced from 50' to three stories to a maximum of 35' to the ceiling of the third floor with the exception of the control tower and a 35' maximum within the corridor of the airport. Maximum permitted building heights remain at 50' in the highway commercial with the proviso with greater lot size and lot widths that are presently required and as noted in the ordinance.

Mr. Barry suggested a maximum height limit for what is above the third floor. Mr. Bledsoe made a motion to table the ordinance. The motion failed for lack of a second. Mr. Crawford suggested that the Council try to resolve this issue before a referendum becomes imminent. Mr. Richardson amended his first motion and moved that the ordinance be approved on the first reading with a request that amendments with regard to the bay area and the "C2A" area be presented at the second reading. Mayor Putzell made a brief statement (Attachment #7).

MOTION: To APPROVE the ordinance on first reading with request for amendments at second reading.

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---ORDINANCE NO. ITEM 8

AN ORDINANCE AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES TO CONFORM WITH THE NATIONAL FIRE PROTECTION ASSOCIATION CODE AND STANDARDS, 1985 EDITION; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO ADOPT THE NATIONAL FIRE PROTECTION ASSOCIATION CODE AND STANDARDS, 1985 EDITION, IN ORDER TO UPDATE CURRENT FIRE CODES.

Title not read.

Continued from Regular Meeting of May 21, 1986 - further continuance requested to July 16, 1986 (Attachment #8). It was the consensus of Council to so so.

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

ITEM 9

REQUEST BY GREATER NAPLES LITTLE LEAGUE GIRLS SOFTBALL FOR CONTRIBUTION TOWARD TOURNAMENT EXPENSES.

Title read by City Manager Jones.

Mr. Crawford suggested donating the money this year but phasing this sort of practice out in the future. Mr. Graver asked "what if the girls do not go to the tournament?". City Manager Jones said that a provision could be included to

Anderson-McDonald		X	X		
Barnett				X	
Bledsoe				X	
Crawford				X	
Graver	X		X		
Richardson				X	
Putzell (2-5)				X	
Anderson-McDonald				X	
Barnett		X	X		
Bledsoe				X	
Crawford				X	
Graver				X	
Richardson	X			X	
Putzell (6-1)				X	

DD784

COUNCIL MEMBERS

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ITEM 9 (cont.)

support their activities at the tournament only. Mr. Richardson said that this type of practice was good public relations for Naples. Mr. Crawford said he believed Council was setting a precedent.

MOTION: To ADOPT the resolution, as amended to limit that the \$1000.00 be used only for tournament travel.

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RESOLUTION NO. 86-5025

ITEM 10

A RESOLUTION APPOINTING SEVEN (7) MEMBERS TO THE CODE ENFORCEMENT BOARD AS SET FORTH BY CITY ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

No discussion by Council.

MOTION: To ADOPT the resolution as presented.

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ANNOUNCEMENT:

City Attorney Rynders

- announced that there would be an organizational meeting for the Code Enforcement Board early next week.

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CORRESPONDENCE AND COMMUNICATIONS - None

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ADJOURN: 10:35 p.m.

Edwin J. Putzell, Jr.
Edwin J. Putzell, Jr., Mayor

Janet Cason
Janet Cason
City Clerk
Ellen P. Weigand
Ellen P. Weigand
Deputy Clerk

These minutes of the Naples City Council approved AUG 0 6, 1986

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

Supplemental Attendance List - Regular Meeting, June 18, 1986

Reverend H. Peter Lyberg	Ronald Bell	Jeff Jafari
Jack Conroy	Dick Martohue	George Vega
Hubert Howard	Brad Estes	Nick Turner
Herb Anderson	David S. Bennett	W. W. Gilman
Robert Forsythe	John Cardillo	Sewell Corkran
Robert Schroer	Chuck Mohlke	John Kreuckeberg
David Weigel	Ed Oates	Scott Foster
Ed Smith	Tish Gray	Donald Flock
Ed McMahon	Mr. Fike	James F. Finn
Walter Keller	Mr. & Mrs. Burns	Jim Weigel
Gary Dines	Charles Long	Scott Browne
Henry Watkins	Philip Morse	William Vines

News Media

Chris Wallace, TV-9	Lori Rozsa, Miami Herald	Chuck Curry, Naples Daily News
Bill Upham, Naples Times	Toni Guinyard, WEVU TV-26	
	Jerry Barlow, WEVU TV-26	

Other interested citizens and visitors

DDD784

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City of Naples

--- MEMO ---

TO: Honorable Mayor and Members of the City Council

FROM: Franklin C. Jones, City Manager

SUBJECT: Special Exception Petition 86-S4
Raymond L. and Scott F. Lutgert - Petitioners
(Neapolitan Way II Shopping Center)

DATE: June 10, 1986

Background:

The petitioner is requesting permission to construct a laundry and dry cleaning facility, with a drive-up window, in an approved planned development known as Neapolitan Way II, located at the southwest corner of Neapolitan Way and U.S. 41.

PAB Recommendation:

The PAB held a public hearing on this petition at its meeting on June 5, 1986 and recommended approval of the petition, based on the following conditions:

1. Redesignating of the direction of traffic on the south side of the development, to allow one-way traffic from east to west, and relocating trash bins accordingly.
2. The drive-through window lane should be increased to a width of 12 feet throughout to enable traffic to negotiate the turn.
3. The drive-through window should be located near the north side of the building to accommodate vehicles that are waiting to use the window.
4. The development should also include pavement markings for the drive-through, appropriate traffic signs, and the reduction of adjacent traffic separator as designated by Engineering Department.
5. The use, treatment and disposal of all cleaning chemicals should be approved by the Public Works Director.
6. The location and size of trash bins is to be coordinated with the Sanitation Division of the Public Works Department.

Respectfully submitted,

Franklin C. Jones
Franklin C. Jones
City Manager

Prepared by:

Steve Ball
Steve Ball
Chief Planner

Prather's
INCORPORATED

UNIFORM RENTAL
LINEN RENTAL
LAUNDRY
DRY CLEANING



Serving Southwest Florida

June 13, 1986

The Naples City Council
735 Eighth Street, South
Naples, Florida 33940



Dear Council Members,

It has come to my attention that the Naples Planning Advisory Board has voted in favor of a special exception to allow a laundry, dry cleaning store to be built at Neapolitan Way II. In the past the board and council have denied local merchants this special exception. This has been done at least three times and my own company would not even request this special privilege. It just does not seem to be fair and consistent governing to allow one developer what has been denied in the past.

A glaring weakness in the past administrations has been their inconsistent voting on zoning matters. I hope that this council will not duplicate the past voting records.

I certainly hope that you will give this matter careful thought before making a decision.

Sincerely,
Prather's, Inc.
Naples Division

William A. Hendry
William A. Hendry
General Manager

WAH/pah

DDD784

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PAVILION DRY CLEANING
PARK SHORE PLAZA
4115 N. Tamiami Trail, Naples, Florida 33940

June 13, 1986

City of Naples, Florida
333 8th Street, South
Naples, Florida 33940

Honorable Mayor, City Council, Citizens of Naples:

With regard to the proposed variance of the Naples City Ordinance concerning boilers or drycleaning operations on U.S. 41.

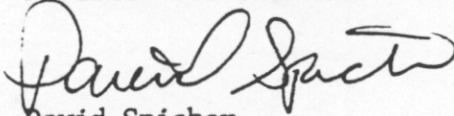
My store is located in Park Shore Plaza 1/4 mile south of Neopolitan Way. Numerous people have attempted to locate a drycleaning plant at this site and have been refused because of the above ordinance. I was forced to open a pick-up store only.

The EPA has listed drycleaners as hazardous waste generators. I find the need to expose the citizens in this area totally unnecessary with already 8 locations in North Naples to serve them.

If a variance is granted, I will also apply for the necessary permits to install drycleaning equipment at my Park Shore location as I feel it will be necessary to remain competitive in a shrinking market.

Sincerely,

PAVILION DRY CLEANING



David Spicher
Owner

DS/11c



ONE HOUR MARTINIZING
3050 TAMiami TRAIL NORTH
NAPLES, FLORIDA 33940
261-4324

June 14, 1986



Naples City Council
City Hall
Eighth Street
Naples, Florida 33940

Dear Sirs:

Please let this letter be evidence of our displeasure of the possibility of the Naples City Council voting in favor of the proposed Laundry and Dry Cleaners planned for the Neapolitan Shopping Center. We feel that granting a variance would be showing favoritism because our cleaners was originally proposed for the Naples Shopping Center and was turned down by the then City Council so we were forced to change our location to beyond the city limits to our present Creech Road location. The need for a dry cleaner and Laundry was More evident at that time then it is now. In addition we feel the the public would not be adversely affected by the denial of this variance. The four dry cleaners within a two mile radius of the proposed site are certainly adequate to handle the demand in season, as well as the summer slump.

We feel there is a responsibility on the part of the City Council to protect the laws and regulations of our City and that responsibility is as important to existing businesses as it is to the residents in the Naples area.

Sincerely,

A handwritten signature in cursive script, appearing to read "N. A. Shirghio".

Nicholas A. Shirghio
One Hour Martinizing

DDDD784



City of Naples

AIRPORT AUTHORITY

100 AVIATION DRIVE SOUTH • NAPLES, FLORIDA 33942

18 June 1986

Mr. Roger J. Barry
Community Development Director
735 Eighth Street South
Naples, Florida 33940

Re: Building Heights

Dear Roger:

I have been asked to again review and respond to the proposed revision of permitted building heights in certain commercial zone districts in the City of Naples.

In areas located within the existing approach and departure corridors the proposed 35 foot height limitation would be an acceptable or recommended elevation.

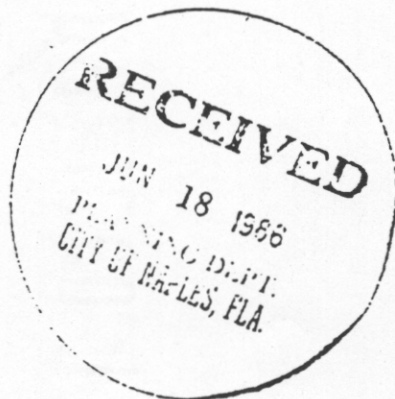
However in reviewing the FAA criteria for protection of the approach clearance surface and taking into consideration the possibility of ultimate runway development with precision instrument capability the maximum allowable height at, as an example the Versaille site would be 49'. The above would be the most stringent interpretation which is not in effect today.

The Authority is not only concerned about the height of a structure but that there is in fact a structure within the approach and departure path of a given runway. Structures within these areas are not compatible with aircraft operations.

Again we thank you for the opportunity to comment on the proposed amendments.

Respectfully,

Jerry L. Sealy
Jerry L. Sealy
Executive Director



JLS/sb

June 18, 1986

Honorable Edwin J. (Ned) Putzell Jr.,
Mayor
City of Naples
735 8th St. South
Naples, Florida 33940

Re: Proposed Ordinance Amending Sections of the
Zoning Code Limiting Building Construction
Heights

Dear Mayor Putzell;

As President of the Naples Area Chamber of Commerce I have been requested by the Board of Directors to advise you and the members of the City Council that the Naples Area Chamber generally supports the adoption of the above referenced Ordinance. However, we would recommend that the Council give consideration to removing or amending the maximum height limitation of thirty-five (35) feet in the "C2", "C2-A", "C3", "C4" and "I" Zoning Districts. We believe that there are instances in which aesthetic and design considerations would justify exceeding the thirty-five (35) foot height limitation in a three story building.

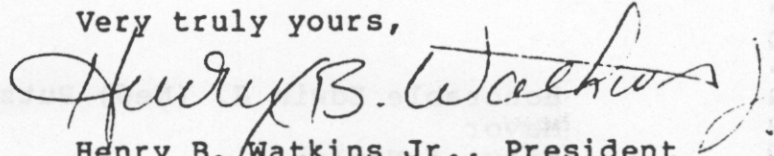
The Chamber of Commerce has requested that I convey to you their general opposition to the proposed referendum addressing the height limitation issues. We believe that our elected officials, in properly discharging the duties and responsibilities reposed in them by the electors of the City of Naples, are most capable of making the type of decisions addressed by the proposed referendum. Although the Charter of the City of Naples does provide for the manner in which issues can be resolved by referendum, we do not believe that "government by referendum" is a general proposition that should be encouraged.

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It is our hope that the petitioners who have requested that this issue be addressed by referendum will be satisfied with the decision that is made by you and the members of the City Council on the proposed Ordinance. Your action should obviate the need for any referendum.

We trust that the expressions contained in this writing will be accepted in the spirit in which they are offered. We appreciate your consideration of these matters.

Very truly yours,



Henry B. Watkins Jr., President
Naples Area Chamber of Commerce

cc: All City Council Members

MEMORANDUM

TO: CITY COUNCIL

FROM: JACK CONROY

DATE: JUNE 18, 1986

RE: BUILDING HEIGHTS

This set of comments relates to the underlying issue of "Building Heights", which is the PLANNING issue. I should like to make the position that Council is permitting a kind of mythology to determine the future configuration of our urban area, as opposed to some rational, well-thought out plan for the future. While I expect opposition, I will propose a kind of action.

Point 1. BACKGROUND. "Homo Sapiens" (we'uns) has wandered this planet for about a quarter of a million years. And for about 96% of that time, our species survived with incredible success as "Hunters/Gatherers". The society was simple; all possessions could easily be carried as the extended family of 30 or so individuals moved from place to place. The most significant element of this society was its stability. Social change was virtually unknown. It took nearly 100,000 years for stone tools to change, from the Acheulean form to the Mousterian form--and this change can be detected only by experts. The key point is that resistance to change is part of our history; we are the

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CITY COUNCIL
JUNE 18, 1986

the first generation where change is considered anything of a value. We feel this when we hear people say, "Let's keep Naples just the way it is!"

Point 2. WHAT ARE WE? 23 years ago, when I arrived, we were a small town. We had:

- a. a 2-lane US 41;
- b. 15,000 people in the County, where the population of the City of Naples was dominant;
- c. One Winn-Dixie and One Publix, both about 10,000 sf each.
- d. About five restaurants;
- e. A 50-bed, single story hospital, and about 10 doctors.

Now, Naples is nothing like a "small town"; we are at the center of a small urban community. Our growth makes the entire urban community one that requires integrated planning, so that my children, when (hopefully) they settle here to raise their children, will have a life-style that will contain the human values that have always made Naples unique. To try to visualize ourselves as a "quaint little fishing village", or as a place where the elderly can passively await the grim reaper, is to misunderstand who we are.

An urban community has a combination of needs, and one of these is the need to provide employment for families, and to diversify the economic base so that my children can find work here, after having completed University educations. We are not some mythological "paradise", where there is no economic activity; we are a vital, growing community, with new businesses starting every day; with people coming here and staying here to work and to live a life close to the Nature within which we are nestled.

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CITY COUNCIL

JUNE 18, 1986

Page Three

Point 3. SO WHAT DOES THIS MEAN? An urban community needs a "Center"; it needs some place where business can concentrate, where face-to-face meetings are convenient, where people can work in proximity to banking, insurance, legal, accounting and other professions. Every city needs a HEART.

This is what we have not planned for.

Our comprehensive plan gives lip-service to maintaining the vitality of the Center City; but the current zoning and land use restrictions (which you are considering making even more stringent) virtually preclude any intensive development to make a HEART of Naples. Developers are forced to put office buildings up and down US 41--in the County, dispersed and away from the City Center. In 20 years, Naples will be a hodge-podge, in the same type of pattern as Dallas, (though smaller); you should not be making development more difficult, you should be making certain types of development, such as in the City Center, vastly easier, to promote concentration; to construct arteries to make access easy; to have a real PLAN for a City Center 20 years from now.

The real issue before you tonight is not Building Heights; it is Building Heights within a PLAN, which plan is based upon rationality, and not the mythology of keeping Naples as though no change were occurring. Naples will change; no amount of primitive resistance will stop such change. It is time to give more than lip service to "Planned Growth"; then the issue of building height will be put into perspective, and out of the emotion-laden, non-rational debate that we have heard for the past six months.

Thank you.

DDD784

721 Springline Drive
Naples, Fla. 33940
June 18, 1986

Honorable Mayor and Council:

This is an historic occasion. The last revision of Comprehensive land use was made on June 20, 1979. In September of 1979 I secured a copy of the ordinance #3287 on a Comprehensive land use map for the City of Naples and it has been particularly interesting to see the development of our commercial business areas since then; just 7 years ago.

Since 1979 with the exception of multi-family use buildings in the area of Gulf Shore Blvd. most multi use residential buildings were limited to 30 to 35 feet in height.

The major shopping centers on 9th St. and other commercial development areas built since 1979 are one story in height. There are also several major two story developments that are far below the 50' foot building height permitted. Most of these developments on 9th St. North are under 35' in height.

Why are the majority of our Commercial buildings less than 35 feet in height or 3 stories? Certainly it wasn't happenstance. Rather, just as a regional shopping center must be established to a given and projected set of economic conditions, the planning of any commercial building facility has to plan its growth in terms of economic potential. That is the reason basically for lower scale buildings in the City of Naples, and particularly on 9th St. which is permitted a 50 foot high building height.

A building height design parameter of less than 35 feet has been established for most of the businesses built since 1979 on 9th St. from 8th Ave. North to the City limits, just beyond Neopolitan Way.

The Naples Advisory Board and this Mayor and Council are to be congratulated for their fine efforts to date in revising the building heights in keeping with the established building scale and environment that makes our City so attractive and a delightful place to live.

However, I think it is essential that we take a few further steps to protect multi family, condominiums and single home residential areas on 9th St. in our City limits. The encroachment of high rise buildings 50 feet in height on present available land or rebuilding of existing buildings to a 50 foot height adjacent to residential developments can be disastrous.

Five story buildings simply are not in scale aesthetically with one or two story buildings.

In addition 5 story buildings or 50 foot high buildings simply overpower adjacent residential areas especially when there is only an alley or setback easement separating them apart.

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Presently on the West side of 9th^{St.} North of Orchid Blvd. Multi story residential occupancies 35 feet high or lower would be negatively affected on Alamanda Drive, Wedge Drive, Riviera Drive, Pinnacle Drive and on Belaire Lane up to and including Neopolitan Way to the North City limits. These areas could be subjected to 50 foot high rise intrusion of their current air space and visual environment.

A setback in these instances is not a solution, it is a horrible problem!

A comfortable residential environment is not possible with a concrete structure that towers one or two stories over a residential space.

How often we have heard from visitors to our city that Naples has more stores per capita than anywhere else in the United States. We even have office and industrial condominiums for rent, lease and sale. Mayor Putzell recently stated a significant fact of life, "Being as explosive as the growth is in the County we've just got to look ahead."

Land planners and economic analysts are predicting a major land development growth in residential, commercial and industrial building east of Airport Rd. in Golden Gate and in North Naples and in the East Naples areas.

In the Naples area, however, we have seen the growth of our community stack business upon business, trade area upon trade area upon trade area.

In the years to come we will face more store vacancies because of movement, economic problems, etc., and vacancies in stores and residential areas. This means we must cope with another problem--blight! This is simply a natural result of functional decline of inconsistent overbuilding and uneconomical land use.

Blight starts on the fringe of a business district and as buildings become vacant they deteriorate and it moves closer and closer to the center of the business areas until they in turn become blighted.

However, we can cope with this possible future problem now by not overbuilding developments and scaling down commercial building heights to reduce vacancies.

This is not an emotional issue and it is not an abstract artistic issue but rather is a prudent concern of most of our citizens. Certainly this is a subject suitable for a public vote, because it will certainly put to rest the lobbyists for developers, and absentee owners of properties who are only interested in profit dollars, not necessarily Naples environment.

DDD784

Councilman Rudd Crawford has certainly had the public interest foremost in his sincere efforts to reduce building heights. We are also appreciative of Mayor Butzell's concern, and Councilman Earnett, Councilwoman Anderson McDonald, Councilmen Graver and Councilman Richardson's interest and their efforts to produce a practical and effective ordinance.

Recently my wife and I visited 65 neighbors in Moorings neighborhood to secure names on a petition to the City Council of the City of Naples to adopt an ordinance which state no building or structure shall be constructed greater than 3 stories in height up to a maximum of 35 feet in the HC area, (which should be changed to 9th St. Commercial) and the C2 General Commercial, C2A Waterfront Commercial, C4 Airport Commercial, and Industrial across from the Police Department on Goodlette Rd.

62 of the 65 residents in our Mooring Su division neighborhood signed the petition with a general expression "this is a necessary cap on building heights at 35 feet."

A concern was expressed that 3 stories might be a better dimension than a 35 foot cap for building height.

This is a valid consideration and am sure most citizens in Naples would accept 3 stories as a proper cap on building heights.

There are two additional points that could be helpful in maintaining Naples ambience for our future.

1. Naples has an excellent complement of fine architects and we need their help in developing some basic design parameters or philosophy, for commercial buildings in Naples.

Also our fine Mayor has the respect and interest of professional people. Through his good offices am sure a Committee of architects would volunteer their services for free to help establish some good basic parameters of design--to offer a pleasing continuity of design of appearance that would be uniquely Naples.

2. It certainly isn't necessary that every bit of frontage in our commercial areas be occupied with buildings.

Wouldn't it be nice to have a few green belt areas throughout our City?

Perhaps again through our Mayor and Council, the Parks and Recreation, Director Chris Holley and the Community Development Director, Roger Barry could spearhead likely sites for green belting.

Once such sites have been approved by the City Council for purchase and or secured by gift, etc., Messr's. Barry and Holley could be part of an (ALA) 2 or 3 architect committee to develop some basic design criteria, which could then be submitted to our high schools for student contest design entries.

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Possibly the Chamber of Commerce, Florida Power and Light and United Telephone could sponsor or assist in the development of annual contests for students to benefit Naples.

In closing, as you know, we have a beautiful city. Let's support and keep our business in Naples and limit commercial building heights in the City with a cap of 3 stories or 35 feet, whichever meets your approval.

Thank you.

James J. Finn

DDD784

JFF:dwf

Initiative - a procedure by which a specified no. of voters may propose a statute, countl amend or ordinance and compel a popular vote on its adoption

Referendum - The principle or practice of referring measures proposed or passed by a legislative body to the vote of the electorate for approval or rejection

Mayor's Statement

It has been reported to me several times lately that people say they are signing the referendum petitions because I am in favor of the referendum.

The fact is that I have never stated that I support or that I oppose it. The week's Daily News article on the subject was accurate in stating that I have not yet taken a position.

In view of the wrong impression that I have stated a position on the matter and because of the several impressive statements offered to us tonight, I would like to say a few words - now.

First, let me restate the position that I took throughout the campaign - namely, that I am strongly for appropriate height restrictions on commercial buildings in the various sections of Naples. Towards that end, shortly after taking office, I asked the PAB to examine the question of heights - and the recommendations before us tonight, and which we just voted on, are the results of the Board's painstaking efforts over many public sessions with lots of citizen input.

Further, I favor additional restrictions in certain areas even beyond the PAB recommendations as we just said.

And in addition, ever since I began to campaign, I have pushed for making Olde Naples an historic district, which also has obvious implications for the height issue.

Having said that, let me add that I cherish and will fight to protect the right of every individual to express himself. Nothing is more basic to our society and form of government. My concern about the referendum (which, technically, is an ini-

tiative and not a referendum) is that it might create a dangerous precedent. If only the matter of a commercial building heights were to be considered, the answer could be easy - but, in less than four months in office, I have been urged by different individuals to propose four distinct items for referendum-hence, my real concern about the present height referendum being a dangerous precedent.

In this specific instance before us now, I believe the referendum route is inappropriate both as a technique or mechanism of arriving at this decision, namely a zoning ordinance revision, and also as a substantive matter.

As to technique - The citizens of Naples chose their own form of government in approving and updating the charter, including specific provisions for amending zoning ordinances, among others. As is uniform throughout the fifty states, the citizens chose to elect individuals to represent them in conducting the ordinary routine of government - to make the decisions, to see to the public's health, welfare, safety and general well-being. Only in most exceptional situations is it the custom and practice to have the public take action by referendum or initiative such as adopting or amending charters, adopting a new form of taxation and the customary remedies for disapproval by the electorate of officials' conduct is impeachment, recall, voting the individual out of office, etc.

In my view, the referendum route being pushed now is, with all due respect an inappropriate method which is an artificial way of dealing with a very important, complicated piece of governmental business and will result in placing height zoning of commercial structures in a veritable straight jacket.

Now, as for the substance of the proposed referendum, I believe it is arbitrary and, again, artificial. Every district of this lovely city is unique - The Park Shore area is different from the Moorings, The Moorings is different from the Coastland Mall area, it differs from Olde Naples which in turn differs from Fifth Avenue South-Port Royal differs from Royal Harbor and so on.

No one would be so naive as to propose that every man in Naples must wear the same size suit - nor every lady must wear the same style dress. So why, I ask, must one arbitrarily apply the same height restriction uniformly throughout the city. It seems to me to be too obvious to require stating that each area is unique and must be considered separately.

And lastly, a word about the future of our city. I dare say that ever since its founding, every generation of Neapolitans has cherished the city and fervently wanted to keep it as it was. Those of us living here today did not invent that idea. But the unavoidable reality of living in such a lovely place is that we cannot keep others from seeing its charms and insisting on moving into the county, if not the city. With the explosive county growth now under way, we are aware of a number of attractive large, new regional or area complexes being designed and planned. As is well known, the newest and most modern structures inevitably attract tenants from older office and shop space. If that occurs here in Collier County close by our city - as most surely it shall - what will be the impact on the city's offices, stores, shops, etc? Will it result in empty spaces with consequent loss of revenue to the city and an adverse impact on land

values including residential property? I don't have the answer but I surely have the concern for the future welfare of our city. What we do through the referendum vote or otherwise too rigidly and into the distant future put an arbitrary cap on commercial building height can be counterproductive to our desire to keep the city as it is and as we love it. I feel that very strongly. Thank you.

No one would be so naive as to propose that every man in Naples must wear the same size suit - nor every lady must wear the same style dress. So why, I ask, must one arbitrarily apply the same height restriction uniformly throughout the city. It seems to me to be too obvious to require stating that each area is unique and must be considered separately.

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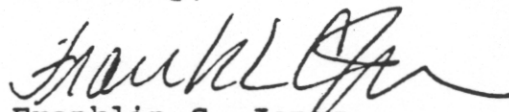
City of Naples

--- MEMO ---

TO: HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: CITY MANAGER FRANKLIN C. JONES
SUBJECT: FIRE CODE AMENDMENT
DATE: JUNE 12, 1986

We are requesting that the first reading of the ordinance amending the fire codes be deferred until the July 16 regular meeting. Although the Council postponed the first reading for staff to meet with the various interested parties, we have been unable to schedule all the necessary meetings, largely because of vacations.

Sincerely,


Franklin C. Jones
City Manager

FCJ/tan

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