



# City of Naples

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940

-SUBJECT-	Ord. No.	Res. No.	Page
<u>ANNOUNCEMENTS:</u>			
-MAYOR PUTZELL - Introduced the students participating in the Government Day activities.			1
-CITY MANAGER JONES - None.			1
<u>APPROVAL OF MINUTES:</u>			
April 28, 1987, Interviews of Planning Advisory Board Candidates.			
April 29, 1987, Interviews of Planning Advisory Board Candidates.			
April 29, 1987, Special Meeting			
April 29, 1987, Workshop Meeting			
May 6, 1987, Regular Meeting.			1
<u>RESOLUTIONS:</u>			
-DENY conditional use permit to all the Edgewater Beach Hotel to advertise their restaurant and/or lounge.		87-_____	2-3
-DENY expansion of a non-conformity and granting a conditional use permit for the Ad Miller Office Building.		87-_____	3
-DENY variance from the Code to construct carport structures at the Harbour Cove Club.		87-_____	4
-APPROVE variance to allow passengers of charter boats at E. Turner & Sons, Inc.		87-5275	4-5
-APPROVE variance to permit a 2.4 inch encroachment into a side yard setback area.		87-5276	5-6
-DENY variance to permit proposed additions at 495 Galleon Drive.		87-_____	6
-TABLE affirming the decision of the City Staff and Planning Advisory Board in R. Joseph Herms' administrative appeal.		87-_____	8
-APPROVE authorization for a temporary office trailer at the Naples Airport for the Humane Society.		87-5277	9
-APPROVE a dredge and fill permit at 721 16th Avenue South.		87-5278	9-10
-APPROVE a dredge permit at 3555 Rum Row.		87-5279	10
-APPROVE an agreement with Southeast Innovation Group, Inc. for training and implementation of the quality improvement program.		87-5280	12
-APPROVE appointment of Arlene Guckenberger to fill position on the General Retirement System.		87-5281	13
-APPROVE agreement with Dean Witter Reynolds, Inc. in connection with the water and sewer revenue refunding bonds.		87-5282	13-14
<u>ORDINANCES - First Reading:</u>			
-APPROVE rezone of the First Church of Christ Scientist.		87-_____	6
-APPROVE rezone of property on Goodlette Road.		87-_____	7
-APPROVE rezone of Third Street commercial area.		87-_____	8
-APPROVE expansion of the Planning Advisory Board.		87-_____	10
-APPROVE addition to Code to provide rules and regulations applicable in school yards within the City of Naples.		87-_____	12
<u>CORRESPONDENCE AND COMMUNICATIONS:</u> None			14

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940



CITY COUNCIL MINUTES  
Regular Meeting

Time 9:00 a.m.

Date 05/20/87

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  
(left at 11:00 a.m.)  
Lyle S. Richardson  
Councilmen

Also Present:

Franklin C. Jones,  
City Manager  
David W. Rynders,  
City Attorney  
Gerald L. Gronvold,  
City Engineer  
George Smith,  
Asst. Fire Chief  
Steven R. Ball,  
Chief Planner  
Jodie M. O'Driscoll,  
Deputy Clerk

Christopher L. Holley,  
Community Services Dir.  
Roger J. Barry,  
Community Devlpmt. Dir.  
Frank W. Hanley,  
Finance Director  
Paul Sireci,  
Police Captain  
Jon Staiger, Ph.D.,  
Natural Resources Mgr.  
George Henderson,  
Sergeant-At-Arms

See Supplemental Attendance List - Attachment #1.

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INVOCATION: Reverend Walter Lauster ITEM 1  
Church of God

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ANNOUNCEMENTS ITEM 3

Item 3-a

MAYOR PUTZELL: Asked Department Heads and Council Members to introduce the students participating in Student Government Day. Each counterpart also made a brief statement about his or her background and college plans (Attachment #2).

Item 3-b

CITY MANAGER JONES: None.

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APPROVAL OF MINUTES ITEM 4

April 28, 1987, Interviews of Planning  
Advisory Board Candidates  
April 29, 1987, Interviews of Planning  
Advisory Board Candidates  
April 29, 1987, Special Meeting  
April 29, 1987, Workshop Meeting  
May 06, 1987, Regular Meeting

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

MOTION: To APPROVE the minutes as presented.

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COMMUNITY DEVELOPMENT DEPARTMENT/NAPLES  
PLANNING ADVISORY BOARD

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	

---RESOLUTION NO. 87-

ITEM 5

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE EDGEWATER BEACH HOTEL, 1901 GULF SHORE BOULEVARD NORTH, TO ADVERTISE THEIR RESTAURANT AND/OR LOUNGE DURING THE "OFF SEASON" (MAY TO NOVEMBER); AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

Community Development Director Barry explained that the petitioner was asking Council to approve advertising of the hotel restaurant during "off-season" months (May to November). When the hotel expansion was approved by Special Exception Permit in 1984, it was, however, dependent upon the assurance that the restaurant/lounge would not be advertised due to insufficient parking. Mr. Barry noted. The Planning Advisory Board (PAB) recommended denial of this request, he added.

Mayor Putzell referred to page 7 of the PAB's May 7 minutes where Mr. Barry stated that the staff felt if advertising were limited to "off-season" months with only patrons of the restaurant/lounge parking exclusively on-site, they could recommend approval. Mr. Barry pointed out, however, that if problems occurred, approval of the special exception could be revoked at any time.

In response to Mr. Graver, Mr. Barry clarified that at the time of the hotel's "initial" approval, there was sufficient parking.

Hotel General Manager Louis V. Pelosi then clarified his statement from the PAB minutes in that there are currently 156 parking spaces for 124 suites and that the restaurant's seating capacity is only 90. Because during the summer the hotel is only between 29-45% occupied, this would provide ample parking for additional restaurant patrons, he said, and help prevent financial difficulties.

Mr. Barnett noted, however, that when the Council approved the hotel's expansion request, it was dependent upon the hotel's assurance that it would never advertise the restaurant. Mr. Pelosi said he was not working for the hotel then.

Mr. Bledsoe suggested that the restaurant/lounge become a private club, open only to members and hotel guests which would allow the hotel to better control parking. Mr. Pelosi, however, pointed out that the restaurant was ranked by the Gulf Shore Life magazine as one of the best restaurants in this area.

Mayor Putzell said that while he believed an occupancy level of less than 50% should call for the hotel to advertise the restaurant to prevent financial failure, if the advertising adversely impacted parking, the request could be denied. Mr. Bledsoe concurred.

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	

Mr. Graver expressed concern that advertisement of the restaurant now might carry over to present a parking problem next "season". It was noted that, according to the PAB minutes, hotel employees are asked to park off-site.

Mr. Crawford suggested that the Council adhere to the original special exception conditions and deny this request.

Mr. Felosi reminded Council that if he is not permitted to advertise the restaurant/lounge, he could still advertise the hotel and reiterated his concerns about financial stability if the request is denied.

Mr. Richardson cited a previous denial of a request because of insufficient parking and said that, although he was sympathetic to Mr. Felosi's situation, the Council must enforce and uphold the City's regulations.

MOTION: To DENY the resolution as presented.

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---RESOLUTION NO. 87---

ITEM 6

A RESOLUTION AUTHORIZING EXPANSION OF A NONCONFORMITY AND GRANTING A CONDITIONAL USE PERMIT TO ALLOW EXPANSION OF AN EXISTING NONCONFORMING BUILDING AND TO PROVIDE THE REQUIRED PARKING FOR THE PROPOSED ADDITION ON A NEARBY VACANT LOT AT THE AD MILLER OFFICE BUILDING, 305 FIFTH AVENUE SOUTH, SUBJECT TO THE CONDITIONS SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

Community Development Director Barry explained that the petitioner was requesting approval to expand a non-conforming building and to provide parking for this addition on a nearby vacant lot. Both the Planning Advisory Board (PAB) and staff recommend approval, providing certain criteria are met.

(It is noted that there were two letters of objections from neighboring property owners herein provided as attachments #3 and #4.)

Mr. Bledsoe moved that the petitioner's request be granted; however, the motion failed for lack of a second, therefore, the request was denied.

Mayor Putzell advised that the petitioner could refile his request for Council's consideration at its next meeting, June 3, 1987.

Mr. David J. Lawless, chairman of the Sundial Apartments, opposed the petitioner's request and expressed concern because the vacant lot which was designated for parking is zoned residential.

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

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	

---RESOLUTION NO. 87-

ITEM 7

A RESOLUTION GRANTING A VARIANCE FROM SECTION 5.9F OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES IN ORDER TO CONSTRUCT CARPORT STRUCTURES AT THE HARBOUR COVE CLUB, INC., 3000 GULF SHORE BOULEVARD NORTH; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

Community Development Director Barry stated that the petitioner was requesting a setback variance for carport structures; both the Planning Advisory Board (PAB) and staff recommend denial.

Mr. Graver asked if it were feasible to place the structures in a different location. Mr. George Benckenstein, representing the petitioner, Harbour Cove, Inc., advised, however, that for security reasons this was the best location.

Mr. Benckenstein then read a prepared statement supporting the petitioner's position (Attachment #5).

Mr. John Verdon, representing the nearby Bordeaux Club Condominium, advised that his group opposed the proposed structure as it would impair their view.

Mr. Frederick G. Reiter, representing Holly Green Villas, also advised that his condominium group was not opposed to the structures per se but believed they could be more appropriately placed so as not to impair their view of the Bay.

Mayor Putzell pointed out that the Council has a responsibility to uphold existing laws of the City, therefore, it must seriously weigh and consider any and all variance requests as to what, if any, public benefit is served by their approval.

MOTION: To DENY the request as presented.

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RECESS: 9:55 a.m. - 10:06 a.m.

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---RESOLUTION NO. 87-5275

ITEM 8

A RESOLUTION GRANTING A VARIANCE FROM SECTION 6-23I(2) OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES IN ORDER TO ALLOW PASSENGERS OF CHARTER BOATS AT E. TURNER & SONS, INC. TO BE DELIVERED AND PICKED UP BY PUBLIC CONVEYANCE (BUS OR VAN) FOR A PERIOD OF ONE YEAR, SUBJECT TO THE CONDITIONS SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

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

Community Development Director Barry advised that the petitioner was requesting a variance to operate a charter boat for "drop-off" clientele only; the staff and Planning Advisory Board (PAB) both recommend approval for a 12-month period. Mr. Barry explained further that the petitioner did not have adequate parking to support a charter business but with the stipulation that only drop-off clientele would be served, the request could be granted by a variance.

In response to Mayor Putzell, Mr. Barry stated that his department is responsible for monitoring such a variance, but he further pointed out that a similar request by the "Natalie II" had been denied based on insufficient parking.

Petitioner Duke Turner pointed out that the charters in question would only accommodate transient clientele but there is also parking available for those with cars. In response to Mr. Graver, Mr. Turner confirmed that there are other charter boats operating out of his marina and they have adequate parking. Mr. Turner also pointed out that his charter business is operated through a travel agent who is contacted by area hotels which are aware of the drop-off stipulation and have agreed to comply.

In response to Mayor Putzell, Mr. Turner explained that while they currently have no plans for use of the newly cleared area on their property, it could temporarily be used for parking.

Citizen Charles Andrews spoke in favor of the variance.

In response to Mr. Bledsoe's concerns, Mr. Barry advised that through occupational licenses, the staff could adequately monitor the parking situation.

**MOTION:** To APPROVE the resolution as presented.

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Mayor Putzell read a statement into the record regarding the Troy Property and asking for public input regarding the City's possible acquisition. (Attachment #6).

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---RESOLUTION NO. 87-5276 ITEM 9

A RESOLUTION GRANTING A VARIANCE FROM SECTION 5.3F(2) OF APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES IN ORDER TO PERMIT A 2.4 INCH ENCROACHMENT INTO A SIDE YARD SETBACK FOR A NEW RESIDENCE THAT IS NOW UNDER CONSTRUCTION AT 145 SECOND AVENUE SOUTH; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

Community Development Director Barry advised that both the staff and Planning Advisory Board recommend

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

X  
X  
X  
X  
X  
X  
X  
X

COUNCIL MEMBERS	MOTION	S E C O N D	VOTE		A B S E N T
			Y E S	N O	

approval of this variance because they believe it to be an "honest mistake"; the contractor made an error when laying the foundation which resulted in a 2.4 inch encroachment into the setback.

Mr. Crawford asked if the plans delineated the proper setback requirements and Mr. Barry confirmed that they had.

**MOTION:** To APPROVE the resolution as presented.

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---RESOLUTION NO. 87- ITEM 10

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 PROPOSED ADDITIONS TO AN EXISTING RESIDENCE AT 495 GALLEON DRIVE; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

Community Development Director Barry explained that a portion of the petitioner's house already encroaches into the required 10 foot side yard area and the petitioner is requesting a variance to construct an addition to this non-conforming structure. Mr. Barry also noted that both the staff and Planning Advisory Board (PAB) recommend denial.

Mr. Richard W. Morris, representing the petitioner, advised that the petitioner wishes to create a courtyard effect surrounding the pool by adding to the existing wing. This addition would not, however, destroy the 100-year-old banyan trees west of the house.

In response to Mr. Graver, Mr. Morris also advised that the addition would be approximately 14' x 40'; the existing structure is 12' x 40'.

Mr. Crawford observed, however, that if the petitioner does not extend the addition to the southern tip of the existing structure, no variance would be required.

Mr. Allan Slaff, Architectural Chairman for Port Royal, advised that his group was strongly opposed to this variance because the existing structure is an "eye-sore".

**MOTION:** To DENY the request as presented.

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---ORDINANCE NO. 87- ITEM 11

AN ORDINANCE REZONING THE FIRST CHURCH OF CHRIST SCIENTIST AT 649 CENTRAL AVENUE FROM "R1-7.5" RESIDENTIAL TO "PS" PUBLIC SERVICE WHICH IS THE PROPER DISTRICT FOR A CHURCH; DIRECTING THAT THE ZONING ATLAS BE REVISED TO REFLECT SAID REZONING; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

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

COUNCIL MEMBERS

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

Community Development Director Barry explained that some time ago churches were permitted in both residential and public service districts but are now included only in public service. This church, he continued, is requesting a change to public service district and the staff and Planning Advisory Board (PAB) recommend approval.

Mr. Richardson moved to approve the rezone and Mr. Barnett seconded the motion; however, Mr. Crawford asked that the motion be amended to include the landscaping requirements as delineated in the staff's report. Messrs. Richardson and Barnett accepted the amendment.

The Council directed the City Clerk to advertise this proposed rezone for second reading.

MOTION: To APPROVE the ordinance as amended at its first reading.

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---ORDINANCE NO. 87- ITEM 12

AN ORDINANCE REZONING THE PROPERTY DESCRIBED HEREIN RELATIVE TO A PROPOSED COMMERCIAL PROJECT ON GOODLETTE ROAD FROM "I" TO "PD"; DIRECTING THAT THE ZONING ATLAS BE REVISED TO REFLECT SAID REZONING; APPROVING THE DEVELOPMENT PLAN FOR A PROPOSED COMMERCIAL PROJECT, SUBJECT TO THE CONDITIONS SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

Community Development Director Barry stated that the Comprehensive Plan requires major developments to seek a "PD" (planned development) zone status. This petitioner is requesting a zone change to support a car wash facility and the staff and Planning Advisory Board (PAB) recommend approval, subject to the conditions outlined in the staff's memo dated May 8, 1987 (Attachment #7).

Architect Van Miller, representing the petitioner, advised that they plan to improve the existing building to make it conform to the City's present zoning code.

Mr. Graver asked how many entrances would be utilized from Goodlette-Frank Road and if the petitioner was going to provide a landscape buffer. Mr. Miller responded that they planned to landscape the entrances, including a "stacking" lane.

In response to another question posed by Mr. Graver, Mr. Miller explained that the car wash would be open 24 hours a day with a security guard on the premises for ten hours.

Mayor Putzell asked if the car wash bays would provide maximum visibility from the street for security and Mr. Miller pointed out that the bays would be open to assure its patrons' safety.

Mr. Merrell V. Snitchler, owner of the proposed car wash facility, indicated his presence to answer any questions by the Council.

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 E C O N D	VOTE		A B S E N T
		Y E S	N O	

Mr. Crawford noted that the Regional/Urban Design Assistance Team (R/UDAT) recommended fewer curb cuts in this area and asked if it were possible for the City to acquire land to construct a parallel road to reduce such curb cuts. Mr. Barry replied that the City at one time had an opportunity to acquire such land, but this opportunity no longer existed.

Mayor Putzell noted that curb cuts and connecting roads would also be discussed in the City's Comprehensive Plan review.

MOTION: To APPROVE the ordinance as presented at first reading.

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---RESOLUTION NO. 87- ITEM 13

A RESOLUTION AFFIRMING THE DECISION OF THE CITY STAFF AND PLANNING ADVISORY BOARD IN CONNECTION WITH THE ADMINISTRATIVE APPEAL BY R. JOSEPH HERMS REQUIRING A GENERAL DEVELOPMENT AND SITE PLAN FOR REUSE OF THE FORMER TRAIL BUILDERS BUSINESS PROPERTY AT THE NORTHEAST CORNER OF FIRST AVENUE SOUTH AND 12TH STREET; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Manager Jones.

Mayor Putzell suggested that this item be tabled due to the fact that the Council had just been presented with a letter from the petitioner's attorney. He further noted that the City Attorney has not had time to fully review the packet information as he has been out of town.

It was the consensus of Council to table this item until its next regular meeting, June 3, 1987.

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---ORDINANCE NO. 87- ITEM 14

AN ORDINANCE REZONING THE PROPERTY DESCRIBED HEREIN IN THE THIRD STREET COMMERCIAL AREA FROM "C1" TO "PD"; DIRECTING THAT THE ZONING ATLAS BE REVISED TO REFLECT SAID REZONING; APPROVING THE DEVELOPMENT PLAN FOR CONSTRUCTION OF A MIXED USE, PLANNED UNIT DEVELOPMENT CONSISTING OF RETAIL SHOPS, RESTAURANTS, PROFESSIONAL OFFICES, RESIDENTIAL UNITS AND A MULTI-LEVEL PARKING STRUCTURE CONNECTED BY LANDSCAPED COURTYARDS; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director Barry explained that the petitioner is requesting a change in zone from "C-1" (retail shopping district) to "PD" (planned development) to permit redevelopment of a portion of their properties. The staff and Planning Advisory Board (PAB) recommend approval of this rezone.

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

Anderson-  
McDonald  
Barnett  
Bledsoe  
Crawford  
Graver  
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Putzell

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COUNCIL MEMBERS

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Mr. Benjamin Wood, representing Neapolitan Enterprises, Inc., described the project using a scale model.

Mr. Anthony Ridgway, representing area Third Street Merchants, advised that his group supported the petitioner's efforts.

Mr. Graver asked what type of security provisions would be used in the multi-level garage and Mr. Wood explained that the garage would be lighted 24 hours a day and assured Council that the management would provide uniformed security guards.

City Attorney Rynders urged the Council to discuss any questions regarding the alley vacation at this first reading as it was an inherent part of the petitioner's development.

Mrs. Anderson-McDonald stated that the petitioner had done an exemplary job and that she believed this type of development was needed to maintain and upgrade existing commercial areas. Mayor Putzell concurred.

Mr. Crawford expressed his concerns that the ultimate result of the massive increase in retail space and traffic will actually downgrade the area. He pointed out that this development triples the retail space and parking and that in conjunction with an additional large new development in the area, the combined increases in retail space and traffic will possibly result in a very "touristy" atmosphere as there won't be enough quality shops to fill the additional retail space. As a result, all effected parties will attempt to fill their spaces and pay their rents with whatever type stores and activities they can get.

MOTION: To APPROVE the ordinance as presented at first reading.

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

---RESOLUTION NO. 87-5277 ITEM 15

A RESOLUTION EXTENDING AUTHORIZATION FOR THE HUMANE SOCIETY TO USE A TEMPORARY OFFICE TRAILER AT THE NAPLES AIRPORT FOR THE HUMANE EDUCATION PROGRAM UNTIL MAY 28, 1988; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

Community Development Director Barry advised that both the staff and Planning Advisory Board (PAB) recommend approval of this temporary structure for a one-year period.

MOTION: To APPROVE the resolution as presented.

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

---RESOLUTION NO. 87-5278 ITEM 16

A RESOLUTION AUTHORIZING A DREDGE AND FILL

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

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

X  
X  
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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
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REQUEST FOR THE CONSTRUCTION OF A BOAT SLIP LANDWARD OF AN EXISTING CONCRETE SEAWALL AT 721 16TH AVENUE SOUTH, SUBJECT TO THE STIPULATIONS SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened: 10:45 a.m.  
Closed: 10:46 a.m.

Natural Resources Manager Staiger explained that the petitioner was requesting this permit to create a boat slip. By dredging this boat slip, Dr. Staiger continued, it would do less environmental damage to the canal bottom than dredging the canal area adjacent to the boat dock.

Petitioner B. Roy Ertell advised that he was present to answer any questions.

MOTION: To APPROVE the resolution as presented.

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---RESOLUTION NO. 87-5279 ITEM 17

A RESOLUTION AUTHORIZING A PERMIT REQUEST AND DREDGING ACTIVITIES IN GALLEON COVE FOR CONSTRUCTION OF A DOCK AND DREDGING OF APPROXIMATELY 60 CUBIC YARDS OF CANAL BOTTOM IN FRONT OF THE NEWLY-CONSTRUCTED DOCK AT 3555 RUM ROW, SUBJECT TO THE STIPULATIONS SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened: 10:48 a.m.  
Closed: 10:49 a.m.

Natural Resources Manager Staiger advised that the petitioner was requesting a dredge and fill permit to remove approximately 60 cubic yards of material from a newly-constructed dock. Dr. Staiger further advised that the staff recommended approval.

In response to Mr. Bledsoe, Mr. William Johnson, agent for the petitioner, stated that, to his knowledge, the Port Royal Property Owners Association has no objection. Dr. Staiger pointed out that The Conservancy received a copy of this petition and also has no objection.

MOTION: To APPROVE the resolution as presented.

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

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

---ORDINANCE NO. 87- ITEM 18

AN ORDINANCE AMENDING SECTION 1A-60 OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES TO INCREASE THE MEMBERS OF THE PLANNING ADVISORY BOARD FROM FIVE (5) TO SEVEN (7); AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

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

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

COUNCIL MEMBERS

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Mayor Putzell advised that this proposed ordinance was a result of some past attendance problems of the Planning Advisory Board (PAB). He stressed the importance of citizens being fairly represented on a board as important as this one. The Mayor also cited two incidents which resulted in only a two to three member board being present. He further pointed out that since 90% of the PAB's recommendations are adopted by the Council it is most important for the Community to be fully represented on the PAB.

Mr. Bledsoe moved to approve this ordinance at first reading and Mr. Richardson seconded the motion.

Mr. Crawford suggested that the Council obtain present PAB members' sentiments regarding expansion of the board.

Mr. C. Lodge McKee, Chairman of the PAB, advised that the consensus of the board was against expansion because it would be cumbersome to deal with a seven-member board. He, however, supported the "alternate" approach which had been utilized by the appointment of Earle Johnson for one meeting.

Mayor Putzell asked Mr. McKee if he believed the community was fairly represented by a vote of 2-1 in a matter as critical as the proposed rezone for Neapolitan Enterprises, Inc. Mr. McKee concurred that it may not have been in that case but reiterated his concern about expansion of the PAB.

Mr. Bruce C. Kixmiller, previous PAB member, reiterated Mr. McKee's statements and further warned that the meetings could become rather lengthy with a seven-member board. He also supported the alternate system.

Mrs. Anderson-McDonald reiterated Mr. Crawford's suggestion of a joint workshop with the PAB members and asked if board members John Passidomo or Hubert Howard had any comments, and Mr. Passidomo reiterated his comments about expansion from his letter addressed to the Council (Attachment #B).

Mr. Bledsoe pointed out that the Council was not questioning the integrity of the current board but wanted to assure an adequate number of members present at each meeting to provide fair representation of the community.

Mr. Crawford said that he believed the alternate system should be tried to see if it could work.

In Mr. Graver's absence, his student counter-part, Dawn Berry, read a brief statement from Mr. Graver which said that he strongly opposed a change in the structure of the PAB and supported the Board's opinion.

Mr. Richardson pointed out that the alternate system was tried in the County and failed. He further noted that the PAB was instrumental in determining the future of the City.

Mrs. Anderson-McDonald moved that the item be tabled until further discussion with the PAB members. Her motion failed for lack of a second.

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

Mr. Alan Korest, a new member of the PAB, advised that he would make every effort to attend all Board meetings.

Mrs. Anderson-McDonald referred to paragraph three of Mr. Passidomo's letter wherein it states: "I urge you to require a finding that the PAB as currently constituted does not adequately serve the existing needs of the City before adopting the proposal to expand the size of the Planning Advisory Board." She reiterated that a workshop should be held with the PAB members.

Mayor Putzell asked Mr. Passidomo if he believed an action by a board consisting of three members was adequate representation of the community. Mr. Passidomo said it was not but reiterated that only due to an unfortunate, isolated circumstance, two of the PAB members were unable to attend some meetings.

MOTION: To APPROVE the ordinance as presented at first reading.

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

---ORDINANCE NO. 87- ITEM 19

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF NAPLES, FLORIDA, BY ADDING A SECTION TO BE NUMBERED 16-33; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO PROVIDE RULES AND REGULATIONS APPLICABLE IN SCHOOL YARDS WITHIN THE CITY OF NAPLES.

Title read by City Attorney Rynders.

City Manager Jones advised that the school system was requesting this amendment as area school fields and playgrounds are being utilized by people other than school personnel after hours. With the passage of this ordinance, the City Police Department could enforce the City laws on school property as it now does in the City parks, he added.

MOTION: To APPROVE this ordinance as presented at first reading.

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

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

---RESOLUTION NO. 87-5280 ITEM 20

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF NAPLES AND SOUTHEAST INNOVATION GROUP, INC. FOR TRAINING AND IMPLEMENTATION OF THE QUALITY IMPROVEMENT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

City Manager Jones explained that the Florida Innovation Group (FIG) has developed a program which provides managers and supervisors the opportunity to learn the quality improvement process. FIG and Florida Power and Light (FPL) have collaborated to

Anderson-McDonald					X
Barnett			X		
Bledsoe	X		X		
Crawford				X	
Graver					X
Richardson		X	X		
Putzell (4-2)			X		

Anderson-McDonald	X		X		
Barnett			X		
Bledsoe			X		
Crawford			X		
Graver					X
Richardson		X	X		
Putzell (6-0)			X		

COUNCIL MEMBERS

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

provide this to local governments at a reduced cost. Many other communities, such as Ft. Lauderdale, Altamonte Springs and Volusia County, have participated in this innovative program, Mr. Jones said.

In response to Mayor Putzell, Mr. Jones also advised that the contract price is approximately \$20,560 for the program implementation. He pointed out, however, that should the City wish to train additional personnel, there would be a per-participant fee. This training will enable supervisory personnel to identify problem areas and solve them in an expeditious manner.

Mr. Crawford asked how many employees would be involved and Personnel Director/ Assistant City Manager Brown advised that initially 40 employees would participate.

Jerry Maxwell, representing FIG, explained that ordinarily this program is offered to Fortune 500 companies, but FIG members are offered the opportunity to participate.

Mr. Crawford noted that the contract appeared to be reasonable. Mayor Putzell concurred.

**MOTION:** To APPROVE the resolution as presented.

\*\*\*

---RESOLUTION NO. 87-5281 ITEM 21

A RESOLUTION APPOINTING ONE MEMBER TO THE BOARD OF TRUSTEES OF THE GENERAL PENSION SYSTEM TO FILL THE VACANCY CREATED BY THE UNEXPIRED TERM OF FOREST WALTER; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

City Manager Jones advised that the Code of Ordinances requires a member of the bargaining unit be appointed to the General Pension System and recommended that Arlene Guckenberger fill that position.

Mrs. Anderson-McDonald expressed her satisfaction with the nomination and said that Mrs. Guckenberger would be an invaluable addition to the Board.

**MOTION:** To APPROVE the resolution as presented.

\*\*\*

---RESOLUTION NO. 87-5282 ITEM 22

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT BETWEEN DEAN WITTER REYNOLDS, INC. AND THE CITY OF NAPLES IN CONNECTION WITH THE WATER AND SEWER REVENUE REFUNDING BONDS; AND PROVIDING AN EFFECTIVE DATE.

Title read by City Attorney Rynders.

City Manager Jones explained that Council previously had directed the staff to continue efforts to refund the Series 1984-B Water and Sewer Revenue Bonds and appointed Dean Witter Reynolds, Inc., as

Anderson-McDonald  
Barnett  
Bledsoe  
Crawford  
Graver  
Richardson  
Putzell  
(6-0)

Anderson-McDonald  
Barnett  
Bledsoe  
Crawford  
Graver  
Richardson  
Putzell  
(6-0)

X

X

X

X

X

X

X

X

X

X

X

X

X

X

X

X

X

COUNCIL MEMBERS	M	S	Y		A
	O	E	E	N	B
	T	C	S	O	S
	I	O	O		E
	O	N			N
	N	D			T
Anderson-					
McDonald				X	
Barnett		X		X	
Bledsoe				X	
Crawford				X	
Graver					X
Richardson		X		X	
Putzell				X	
(6-0)					

consultants. However, since interest rates have not been favorable for a refund at this time, the Council has stymied further action, he said. Mr. Jones pointed out, however, that should the Council wish to proceed in the near future with this refunding, it would be advantageous to already have the consultant's contract executed. Dean Witter Reynolds, Inc., would not receive their fee unless the bond was refunded, Mr. Jones assured the Council.

Mr. Crawford suggested that, in the future, staff negotiate more cautiously with potential consultants to assure that the City obtains a competitive fee.

**MOTION:** To APPROVE the resolution as presented.

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

CORRESPONDENCE AND COMMUNICATIONS: None.

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

ADJOURN: 11:31 a.m.

  
 EDWIN J. PUTZELL, JR., Mayor



JANET CASON  
 CITY CLERK



JODIE M. O'DRISCOLL  
 DEPUTY CLERK

These minutes of the Naples City Council were approved on JUN 17 1987.

SUPPLEMENTAL ATTENDANCE LIST:

Charles Andrews  
Lee Layne  
W. W. Haardt  
Egon Hill  
Ed Beekman  
Lodge McKee  
Blair Huddart  
Brian Pappas  
Duke Turner  
Robert E. Forsythe  
Benjamin Wood  
Bruce C. Kixmiller

Raymond Thomas  
Robert Schroer  
Josephine Kovacek  
Anita Hill  
Ray Berry  
David J. Lawless  
Kim Kobza  
George W. Benckenstein  
Richard W. Morris  
Van Miller  
Tony Ridgway

Lou Pelosi  
Steve Casolino  
Dick Sykes  
John Verdon  
Reverend Walter Lauster  
H. W. Poston  
Joseph Herms  
Frederick G. Reiter  
Allan P. Slaff  
Merrell V. Snitchler  
B. Roy Ertell

NEWS MEDIA:

Chris Wallace, TV-9  
William Upham, Naples Times  
Pete Scovill, TV-9

Marty Bonvechio, Naples Daily News  
Gary Arnold, WEVU-TV

Other interested citizens and visitors.





# City of Naples

## STUDENT GOVERNMENT DAY

### GOVERNMENT OFFICIAL

Mayor Edwin J. Putzell, Jr.  
Vice Mayor Lyle S. Richardson  
Councilwoman Kim Anderson-McDonald  
Councilman William E. Barnett  
Councilman William F. Bledsoe  
Councilman John T. Graver  
Councilman Alden Rudd Crawford, Jr.  
City Manager Franklin C. Jones  
Police Captain Paul Sireci  
Assistant Fire Chief Tom Smith  
City Attorney David W. Rynders  
Finance Director Frank W. Hanley

### STUDENT

Jason Butera  
Joe Locker  
Liza Cluthe  
Nelson Stephenson  
Michelle McCord  
Dawn Berry  
Scott Whitcomb  
Anne Budd  
Jeff Topczynski  
Tom Cunningham  
Tiffany Strand  
Melissa Vickery

To: Naples City Council

Date: May 20, 1987

Re: Petition 87-CU 8  
Petition 87-N2

From: Blair G. Huddart

My name is Blair Huddart. I reside at 364 Fourth Avenue South, The Raintree Court.

Our condo unit is situated on the East half of lot 6; the parking lot is proposed for the West half of that same lot, with other areas to the West. Our bedroom windows are but fifteen (15) feet from the parking area.

The area of the proposed parking lot is currently being used as such, and is paved more than half the distance from the alley north toward Fourth Avenue South. The presently paved area is lined and marked for 28 parking spaces, and there is overflow parking on the unpaved area of from 6 to 12 cars daily.

Whether the proposed addition to the Keystone Building is approved or not, the fact of the lot north of the alley being used as a parking facility exists. Some cars using the lot have exited onto Fourth Avenue South until recently and are now stopped by stakes, but they continue to park on the unpaved portion of the lot. If the conditional use petition is approved and the lot is to continue to be used for parking, sufficient landscaping and shrubbery should be installed on the North to prohibit any access to or from Fourth Avenue South, and to the East and West to provide a higher level of privacy for the neighboring residents.

We ask that Council take the necessary steps to insure that the off-site parking lot in question be completed as recommended by the Engineering Department.

We ask that the owners of the property pave the remaining area, provide sufficient landscaping to buffer neighboring buildings and insure entry/exit is from the alley only. Also sidewalk and swale/sod along 4th Avenue South should be required.

We request that the parking be of designated spaces for the use of the tenants of the building, not visitors to the building. This will minimize traffic flow with the corresponding dirt and noise factors.

We ask that the parking lot be marked for the exclusive use of the Keystone Building, and open for parking only between 7:00 AM and 9:00 PM, to eliminate night traffic and noise. There is currently (and not infrequently) some use of the lot during the night, which is disturbing.

We are also concerned about the water drainage from the increased paved area. The unpaved area accumulates water in any kind of rainstorm. The drainage of surface water is insufficient. Water lies in pools in the center of the alley until evaporated. Surface drain grids are not located properly to carry off the present water flow, which will increase with the additional paved surface.

We understand the preliminary plans call for, but we wish to emphasize the absolute need for:

<1> Insuring no access from the proposed parking area to Fourth Avenue, South.

<2> The installation of the proper sidewalk and swale/sod along Fourth Avenue to eliminate the present dusty, unsightly appearance of that area.

<3> Sufficient landscaping to provide an adequate buffer between the parking lot and the residential areas (not only to the North, as mentioned in the Development Department staff report), but to the East and West as well.

## STATEMENT FOR THE NAPLES MAYOR &amp; CITY COUNCIL MAY 20, 1987

MY NAME IS H. WALLACE POSTON & I REPRESENT THE FRANKLIN ARMS CONDOMINIUM AT 411 TO 425 THIRD ST. S. WHICH IS ADJACENT TO THE MILLER PROPERTIES. CONDITIONAL USE & NONCONFORMITY PETITIONS FOR THESE MILLER PROPERTIES ARE BEFORE YOU THIS DATE.

THE FRANKLIN ARMS IS A SIX UNIT CONDOMINIUM WITH ITS MAIN ENTRANCE FACING EAST AND THE MILLER LOT WHICH IS PROPOSED FOR ZONING CHANGE FROM RESIDENTIAL TO COMMERCIAL. ADJACENT LOTS TO THE NORTH AND WEST ALSO HAVE RESIDENTIAL ZONING AND HAVE RESIDENTIAL BUILDINGS ON THEM. OUR BUILDING IS JUST 22 FEET FROM THE PROPOSED PARKING LOT.

OUR CONCERNS ARE NOISE, TRAFFIC, DRAINAGE, & AIR POLLUTION. WHICH ARE ALREADY WITH US TO A DISTURBING DEGREE.

THE IDEA HAS BEEN ADVANCED THAT THE PARKING HAS BEEN GRANDFATHERED IN SINCE THE LOT HAS EXISTED FOR FIVE YEARS. IT WAS PAVED WITHOUT A CITY PERMIT. THE LOT SHOULD RETAIN THE RESIDENTIAL ZONING IT HAS HAD.

THE RUDAT REPORT CALLS FOR DEVELOPMENT OF THE NAPLES CORE BUSINESS SECTION BETWEEN 6TH STREET AND THE TRAIL. PREVIOUS PLANNING STRATEGIES CALLED FOR ZONING RESIDENTIAL AREAS ALONG 4TH AVENUE. THERE IS NO NEED TO CHANGE THE RESIDENTIALLY ZONED LOT TO A COMMERCIAL LOT.

AT THE MAY 7TH HEARING OF THE ADVISORY BOARD IT WAS REPORTED THAT THE SELLING PRICE OF THE CONDOMINIUM ,ACROSS THE STREET, WAS DEPRECIATED BY \$30,000. IT SEEMS TO ME THAT THE DEPRECIATION WILL APPLY TO OTHER ADJACENT PROPERTIES IF APPROVAL FOR THESE ZONING CHANGES ARE GRANTED.

THE OPPORTUNITY TO APPEAR HERE TODAY IS APPRECIATED.

PETITION TO THE NAPLES MAYOR AND CITY COUNCIL

THE UNDERSIGNED PETITIONERS RESECTFULLY REQUEST THAT THE NAPLES MAYOR AND CITY COUNCIL DENY THE NON-CONFORMITY PETITION NO.87-N3 AND CONDITIONAL USE PETITION 87-CU8.

THE PARKING LOT IS PRESENTLY ZONED "R3-12" RESIDENTIAL MULTIFAMILY AND HAS BEEN USED ILLEGALLY AS A PARKING LOT WITHOUT A PERMIT. IT WAS PAVED WITHOUT A PERMIT AND ENCROACHES ON ADJACENT PROPERTIES ON THE EAST & WEST. THE LOT IS AND HAS BEEN MAINTAINED IN AN UNSIGHTLY MANNER AND USED FOURTH AVENUE AS AN EXIT. NOISE, TRAFFIC, AIR POLLUTION, AND DRAINAGE PROBLEMS WILL RESULT IF THE LOT IS PAVED AND USED FOR PARKING.

SIGNED- ADDRESS DATE

H. Wallace Portin - 415-3<sup>RD</sup> ST S. May 13, 1987

Frances Engesser 425 3<sup>RD</sup> ST S May 13 1987

August V. Peterson  
423 3<sup>RD</sup> South May 13, 1987

Jean T Bean 423 3<sup>RD</sup> street South May 13, 1987.

Elsie A. Warren - 333 - 4<sup>TH</sup> N AVE - So  
May 13<sup>AL</sup> 1987 APT #102

Betty M. Portin  
(415 - 3<sup>RD</sup> ST S)

E N Koch - 333 4th Ave S. Apt. #103

Raymond C Couch 333 4th Ave So Naples

Barbara J. Portin - 333 4<sup>th</sup> Avenue So Naples

Charles Sigmond - 333 - 4<sup>th</sup> Ave So Naples. 33940

Helen Domhusch 355 - 4th Av. So.

John M. Wood P.O. Box 5<sup>th</sup>

Jessie T. Hully 360 4<sup>th</sup> Ave, So

Advar F. Hult  
Stephen K Maravich  
Kelly Maravich

PETITION TO THE NAPLES MAYOR AND CITY COUNCIL

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SIGNED-	ADDRESS	DATE
David J. Lawless President of Am Dial	265 <sup>5</sup> / <sub>11</sub> Ave So.	May 13-1997
Edward J. Lawless, Secy Treas	" " 295- <sup>5</sup> / <sub>11</sub> Ave So.	" "
Mary A. Daley, Vice Pres.	" " 285 " "	" "
Betty Garvey Vice Pres.	" " 285 " "	" "
Kose Mary Pallard Alcosa	292-4 <sup>th</sup> Ave. S.	
George Pallard	" " " "	Treas
Carol Hubser Alcosa	294 Fourth Ave So.	
Robert Chandler	424 3rd St. So., Naples, Fla.	
Florence R. Chandler	424 3rd St. So. Naples. Fla.	

We have noted the primary objection of Mr. Roger Barry, of the Planning Advisory Board staff, that if our requested variance was granted, others would also want similar variances. We respectfully point out then, that there possibly are others with the same sort of need, as we, for the protection of our automobiles. Why is this so bad? This would suggest that the request, or requests be re-examined, on an individual basis, to determine if a real need exists, which might affect many Naples residents.

Most all of the new Condominium complexes which are built today, have provided for protected parking. The same sun, the same salt air and the same rain from which these Condominiums have provided shelter, affects our unprotected cars just the same. Further, we at Harbour Cove have noted that those Condominiums which have sheltered parking command a better resale price than those which do not. Actually we are in an adverse competitive position.

Just around the corner from us, at 322 Harbour Drive, 3/10ths of a mile away, the Moorings Bay Club was permitted to erect carports with the roof overhang high above, or close to the property line. I realize that this is probably in a zone different than ours, but it certainly is in the same neighborhood and our problems are the same as theirs.

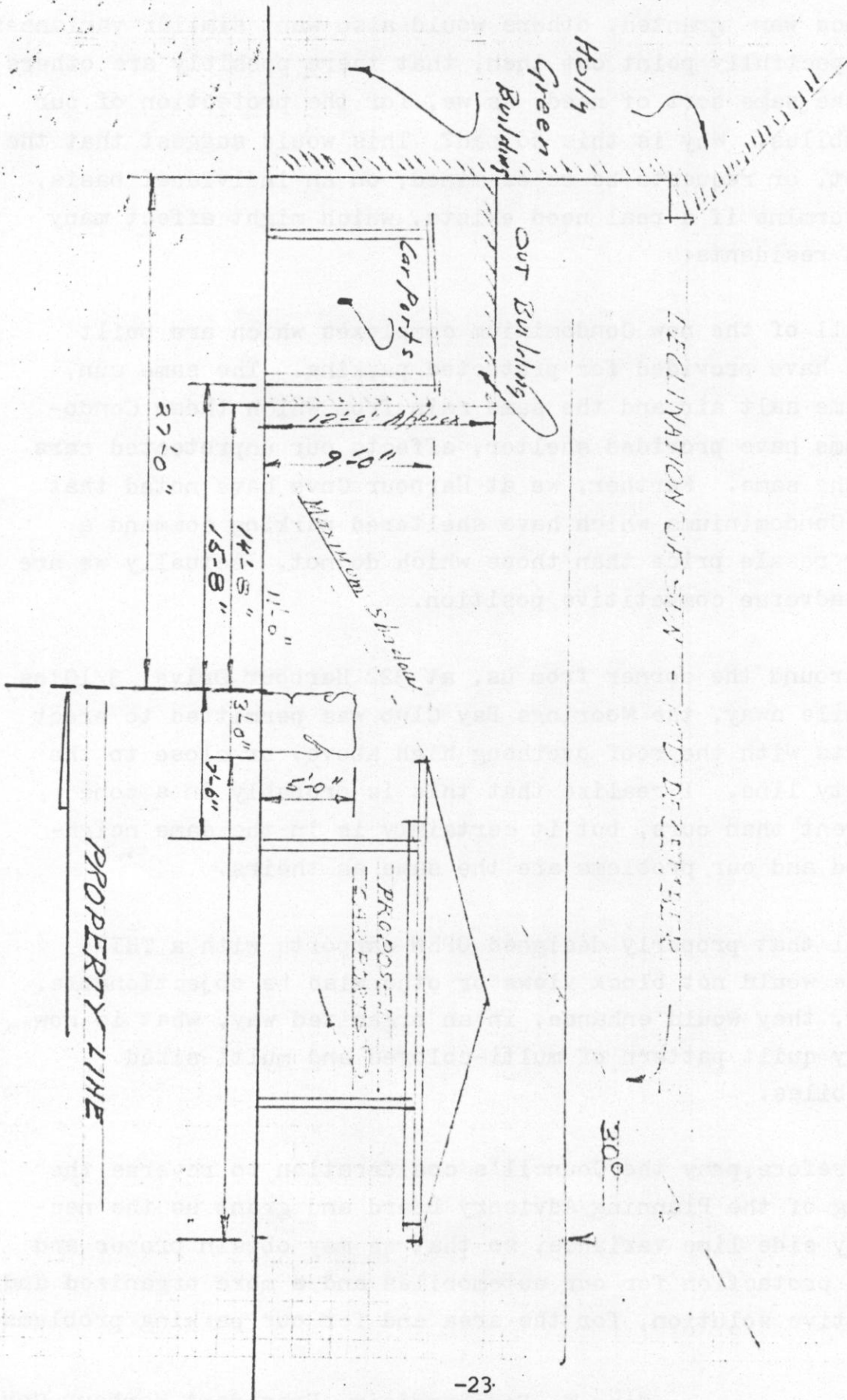
We feel that properly designed OPEN carports with a THIN profile would not block views or otherwise be objectionable. Rather, they would enhance, in an organized way, what is now a crazy quilt pattern of multi-colored and multi-sized automobiles.

We therefore, pray the Council's consideration to reverse the finding of the Planning Advisory Board and grant us the necessary side line variance, so that we may obtain proper and needed protection for our automobiles and a more organized and attractive solution, for the area and for our parking problems.

Thank you.

Geo. W. Benckenstein, President, Harbour Cove, Inc.

*Northern Cove*





## S T A T E M E N T

May 20, 1987

Troy Property

As the Council is aware, I was authorized by you to negotiate for the purchase of the Troy property. Pursuant to that action, both parties, the City and the Owner, have obtained appraisals on the property.

The city's appraiser set the value of the 17.2-acre property at \$5.74 million with zoning of 50% residential and 50% commercial. The owner's appraisal was \$11 million on the basis of 100% commercial zoning. Were the owner's appraisal to be on the same 50-50 basis as the City's, it would be several million dollars higher than the City's.

As is well known, this is the last large piece of available undeveloped land in Naples. The R/UDAT report reminds us that open space is vitally important to our quality of life and the character of our city.

The opening of the Golden Gate exit off I-75, at Golden Gate Parkway will provide a major new gateway into Naples. It would seem to us that a green area with a community-use type of building would be most appropriate for this very desirable location and would cause it to be more in keeping with the residential areas of Naples.

The community-use building, surrounded by open space with shade trees and benches, like the courthouse square we knew up north, would certainly enhance the quality of life in Naples as well as its appearance.

Page 2

Whatever use we eventually would make of the Troy property, we should give serious thought to adding this property to our program of "Let's Keep Naples Green", because let's face it, it's our last opportunity.

The owner has said he will accept not less than \$9 million for the property. We feel this is unreasonably high. Since negotiations have terminated because the parties are so far apart, that leaves the situation as follows:

The pending law suit, filed by the Troy family against the City some two or more years ago, for its not having rezoned the entire property highway commercial, will go to trial this fall. Counsel for the City is optimistic, but no one can predict the outcome with certainty.

Were the City to lose the litigation, the property would then be subject to development under highway commercial zoning.

Thus, the only other alternative now available to the City would be an action for eminent domain. Once we do this, we must be prepared to pay the costs of these proceedings and, should we decide to acquire the property, also the established value of the land within a very short time after the decision is rendered.

We estimate the cost of the land, if obtained by eminent domain, to be a maximum of \$7 million, with improvements costing perhaps an additional \$2 to \$3 million.

A \$10 million 20-year bond issue would increase the taxes on a home valued at \$100,000 by \$51.75 per year for the 20 years.

Therefore, I, for one, feel that before the Council were to seriously consider using the eminent domain procedure, we need input from the public as to its views. I urge the public to write us at the City Hall, 735 Eighth Street South, Naples, FL 33940, until June 2, and give us their opinions, pro or con. We can't emphasize too strongly how much we should and will be guided by their opinions.

In brief, this is the public's decision perhaps even more than ours: do we want to maintain the Troy property as an open space with a civic center for the benefit of all our citizens, or should the site become yet another shopping/commercial complex?



# City of Naples

## --- MEMO ---

TO: Honorable Mayor and Members of City Council

FROM: Franklin C. Jones, City Manager

SUBJECT: Rezone Petition 87-R5  
Ref. Springfield Holding Co. Commercial Project

DATE: May 8, 1987

-----

### Background:

The City's Comprehensive Plan requires that all major development in the Naples Industrial Area be approved through the "PD" Change of Zone process.

The petitioner is complying with this requirement and has submitted the attached development proposal.

### PAB Recommendation:

The PAB held a public hearing on May 7, 1987 on this petition, concluded that the criteria had been met and recommended approval of the change of zone as requested and approval of the development plan subject to the following conditions:

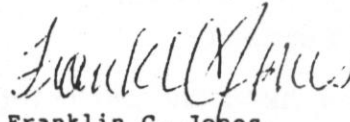
1. The Utilities Department noted that utility lines in the area may be marginal and any upgrading needed will be at the expense of the developer.
2. Concrete sidewalk required within the existing 12th Street North right of way along the property line. Sidewalks must be carried through driveways. Sidewalk elevations and grades will be furnished by Engineering Department.
3. Swale/sod required between the sidewalk and existing pavement on 12th Street North.
4. Proposed driveway culverts are not allowed.
5. On-site water retention plan signed and sealed by registered professional engineer and approved by the Collier County Water Management Department required for review and approval.
6. The proposed driveway off 12th Street North must be redesigned to conform to Section 6.9(D) of the Zoning Ordinance.

To: Mayor and City Council  
From: F. C. Jones C.M.  
Subj: Rezone Petition 87-R5

Page 2  
5/8/87

7. Traffic signing and marking plan signed and sealed by a registered professional engineer or architect must be submitted for review/ approval prior to building permit.
8. "STOP" and "RIGHT TURN ONLY" signs must be posted at egress onto Goodlette Road.
9. Plans/specifications for proposed 36" storm drainage pipe signed and sealed by a registered professional engineer must be submitted for approval prior to issuance of building permit.
10. The car wash facility, which fronts on Goodlette Road is, of necessity, a utilitarian building. Landscaping on the Goodlette Road frontage and the traffic control island should be designed in excess of City codes to screen the building from traffic. All landscaped areas must be fully irrigated.

Respectfully submitted,



Franklin C. Jones,  
City Manager

Prepared by:



Roger J. Barry  
Community Development Director

## FROST &amp; JACOBS

1300 THIRD STREET SOUTH  
NAPLES, FLORIDA 33940-7287

TELEPHONE (813) 261-0582  
TELECOPIER (813) 261-2729

CINCINNATI OFFICE  
2500 CENTRAL TRUST CENTER  
CINCINNATI, OHIO 45202-4182  
TELEPHONE (513) 651-6800

MIDDLETOWN OFFICE  
400 FIRST NATIONAL BANK BLDG.  
MIDDLETOWN, OHIO 45042-1981  
TELEPHONE (513) 422-2001

NORTHERN KENTUCKY OFFICE  
990 LOOKOUT CORPORATE CENTER  
FORT WRIGHT, KENTUCKY 41011-2774  
TELEPHONE (606) 331-8488

DIRECT DIAL NUMBER

813/261-0582  
May 20, 1987

MARCO ISLAND OFFICE  
985 NORTH COLLIER BLVD.  
MARCO ISLAND, FLORIDA 33937-1576  
TELEPHONE (813) 394-8192

Honorable Edwin J. Putzell, Jr.  
City Hall  
735 8th Street South  
Naples, Florida 33940

Dear Mayor Putzell:

It has been my privilege during the past twelve months to serve the City of Naples as a member of the Planning Advisory Board. There are many ways in which each of us can fulfill our civic responsibility to our community and I have found being a member of the PAB to be a particularly rewarding one. I therefore feel compelled to join all of my colleagues on the PAB and register my objection to the proposed expansion of the board to seven members.

The Planning Advisory Board has during my experience served as an efficient, proactive and cohesive arm of city government. Every member of the PAB has made a personal commitment of service and dedication to the city. I take pride in the fact that I have never missed a meeting or a workshop and, until an unavoidable conflict arose with a long standing commitment to The Florida Bar earlier this month, I had never failed to attend any portion of a meeting. Former members are available and willing to serve as alternates during those rare occasions when a member may have to miss a meeting.

I respectfully request City Council to carefully consider the possibility that expanding the PAB without a compelling reason to do so might result in an unwieldy, cumbersome and less effective board. I urge you to require a finding that the PAB as currently constituted does not adequately serve the existing needs of the city before adopting the proposal to expand the size of the Planning Advisory Board.

Very truly yours,

  
John M. Passidomo

JMP:bjs