



City of Naples

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-	Page
<p>INTERVIEW WITH CANDIDATES FOR THE CODE ENFORCEMENT BOARD:</p> <ul style="list-style-type: none">Charles M. AndrewsThomas L. Campbell, Jr. (Absent)David J. SzempruchRobert P. Meister	1



City of Naples

-SUBJECT-	Page
-PRESENTATION BY PLANNING ADVISORY BOARD OF RECOMMENDATIONS WITH REFERENCE TO REGIONAL/URBAN DESIGN ASSISTANCE TEAM (R/UDAT) REPORT.	1-4
-PRESENTATION ON GROWTH MANAGEMENT IN COLLIER COUNTY BY COUNCILMAN RICHARDSON.	4
-DISCUSSION OF RECENT "GREAT DOCK CANOE RACE." REQUESTED BY MAYOR PUTZELL.	4-5
-PRESENTATION OF PROPOSED REFUSE COLLECTION RATES. PURSUANT TO COUNCIL DISCUSSION AT WORKSHOP OF MAY 27, 1987.	5-6
-DISCUSSION OF ACQUISITION OF OLD NAPLES BUILDING. REQUESTED BY COUNCILMAN ANDERSON-MCDONALD.	6-7
-DISCUSSION OF 1987 SPRING BEACH SURVEY. REQUESTED BY CITY MANAGER.	7-8
-DISCUSSION OF PROPOSED COLLIER COUNTY SEA TURTLE PROTECTION ORDINANCE. REQUESTED BY CITY MANAGER.	8-9

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 06/10/87

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

II, he said, is recommended by the FAB as the one which the City should partake.

Mr. Crawford said he was skeptical about the validity of the R/UDAT report due in part to the short period of time which the team spent in Naples. He asked how the FAB is defining "vitalization" and noted tremendous traffic problems in areas designated for this effort. Mr. McKee advised that the FAB has recognized several types of commercial districts in the City which are in need of vitalization. Each area has a different set of amenities and problems, he said, and noted that the term vitalization was intentional by the R/UDAT team in contrast to an effort for urban renewal or "re"-vitalization. The R/UDAT team was not trying to change what is already there, but merely improve it.

There is a real threat of major tenants leaving the City for larger commercial structures in the County, Mr. McKee continued. He pointed out business space limitations in Naples and noted the bank industry's cluster on Fifth Avenue. The main offices of these banks have moved north on the Trail, he said, due to insufficient space. All the businesses interrelate, Mr. McKee cautioned, and if one leaves, it would create a chain reaction which could result in a down grading of the business sector in the City.

Mr. Crawford said that the vitalization process appears to be happening on Third Street now and noted that by increasing commercial concentration, it would actually downgrade the adjacent residential areas, but he, too, expressed concern that major businesses are leaving and gravitating to the County. He said, however, that if the City replaces some of its residential zoning with commercial, it would aggravate the situation and quicken the rate of deterioration. Mr. Crawford took strong exception to expanding commercial districts south of the hospital and suggested that vitalization be implemented along U.S. 41 where it currently is needed. He also said that the R/UDAT report was basically a reiteration of what has previously been stated.

In response to Mr. Crawford Mr. McKee stated that the City is very protective of its residential housing; the R/UDAT team's approach was fresh and innovative as they did not have the long-standing, local knowledge of the area. Along the route to Gulfview Middle School, he pointed out, there are several multi-family homes which are old and rundown and this area could be incorporated into Scenario III.

In response to Mr. Richardson, Mr. McKee advised that the R/UDAT Citizens Committee and its task forces would consider each of the major areas outlined in the R/UDAT study and research their merits before presenting recommendations to the FAB.

Mr. Graver asked if the Board was looking for zoning application changes and Mr. McKee responded that

COUNCIL MEMBERS

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

those would be rather limited. The problem in the Trail area, Mr. McKee continued, is that when it was expanded many of the rights-of-way and landscape opportunities in front of the buildings were devoured. Vitalization can be used to encourage development of better and more aesthetic buildings. Third Street South, Mr. McKee pointed out, is the best developed area in Naples, but not without problems.

Mayor Putzell noted that the FAB is seeking guidance as to what role the City should play in relation to the County and whether or not it will confirm the continued vitality of the City of Naples. He further noted that the Council should decide whether its role will be passive or active but suggested an active posture to fulfill its obligation to the future. Once an attitude has been adopted, he said, then a critical look at each aspect of it can be studied; he recommended that the Council look at this report more conceptually before it is "picked apart".

Mr. Crawford said that he believed Scenarios II and IV are inappropriate and that a blend between I and III is applicable. He cautioned, again, that commercial concentration should not be increased. There is no question, he said, that the center of gravity will grow to the east and that certain retail opportunities will be lost. Further, Naples is unique because of the affluence of the people who live here and if retail concentration causes a deterioration of the area, this affluence will move elsewhere attendant with greater damage to the City.

Mayor Putzell urged the Council to determine to what extent the City wants to slow commercial and business growth to the east. The question of vitalization in the City, he said, is to decelerate movement out.

Mr. Graver said that he believed revitalization of the Trail may encourage interest from banks, brokerage firms, etc., to once again move to the Naples area. The City needs to maintain some sort of incentive to build in this area, he said, as there are certain trade-offs which could possibly be made.

Mr. Richardson said that he believed the Council should proceed with the FAB's recommendation to implement Scenario III and requested that the FAB bring to Council specific recommendations.

Mr. Bledsoe said the first thing which must be done is to make sure that the County realizes the City is trying to cooperate with them regarding growth management. He stressed the importance for the County to realize that the City's efforts benefit them also. Mr. McKee said that not only has the County staff thus far cooperated with the City, the County is also sensitive to many areas delineated in the R/UDAT report. Since the R/UDAT report was published, the County has shown a greater interest in the City's growth management, he concluded.

It was the consensus of Council to accept the Planning Advisory Board's request to continue with the implementation of Scenario III from the R/UDAT report.

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 06/10/87

COUNCIL MEMBERS

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

Mayor Putzell asked Mr. McKee to give Council a list of priorities regarding their progression into this endeavor.

*** **

ITEM 2

PRESENTATION ON GROWTH MANAGEMENT IN COLLIER COUNTY BY COUNCILMAN RICHARDSON.

Mr. Richardson gave a brief slide presentation (summary included herein as Attachment #2).

In response to Mr. Crawford, Mr. Richardson advised that the existing water lines were included in the County's estimates, and the County implements user fees which correlate to the City's tapping fees.

Mr. Graver asked if the County's Growth Management Report was in conjunction with the South Florida Water Management Board and Mr. Richardson advised that it was not.

Mr. Richardson noted that the Legislature did not pass a three cent gas tax which the County was going to use for road maintenance, but it did pass a local option one-cent sales tax with referendum which could generate approximately \$14-million for this purpose.

Mr. Richardson pointed out that the County Commission directed that the City be kept apprised of its growth management endeavors.

Mr. Crawford referred to page 14 of the R/UDAT report and asked if there had been any discussion of a limitation of land use and Mr. Richardson advised that County Commission Chairman Max Hasse had suggested a moratorium on building but had retreated from that position due to great opposition.

*** **

ITEM 3

DISCUSSION OF RECENT "GREAT DOCK CANOE RACE." REQUESTED BY MAYOR PUTZELL.

City Manager Jones advised that after this race, the involved departments were asked to prepare a critique of the related activities. In summary, he said, the staff believes the intensity of the races has increased and is concerned about crowd control and parking. Many of the problems experienced on the water, which was police patrolled, have however decreased. A future effort may be to organize the parking more adequately.

Mayor Putzell noted that the Fire Marshal's report indicated that another location would be more appropriate. Mr. Jones confirmed that this had been a consideration.

COUNCIL MEMBERS

MOTION

SECTION

Y E N VOTE

In response to Mr. Graver, Mr. Jones advised that there had however been no complaints regarding the race and reiterated that the biggest impact was parking.

Mayor Putzell confirmed with Mr. Jones that the Volunteer Police Corps had been utilized.

Mr. Jones also indicated in response to Mrs. Anderson-McDonald, that the staff was considering marking off parking for next year's event.

City Manager Jones suggested that when the organizers begin their plans for next year's race that staff present them to Council.

*** **

ITEM 4

PRESENTATION OF PROPOSED REFUSE COLLECTION RATES. PURSUANT TO COUNCIL DISCUSSION AT WORKSHOP OF MAY 27, 1987.

City Manager Jones explained that at the last workshop the Council was briefed regarding reasons for an increase in rates and would now be shown the proposed rates. Finance Director Hanley gave a brief presentation delineating the proposed rates (Attachment #3).

Mr. Bledsoe asked if the staff was certain the County would increase its tipping fees and Mr. Hanley advised that it was.

City Manager Jones explained that a multi-family residence with more than two apartments, but less than 12, still uses individual garbage cans and savings are generated because it is only one pick-up location versus 12; however, larger multi-family buildings are required to have dumpster units.

Mr. Hanley noted that the new annual rates would be \$135.85 for single family and \$117.11 for multi-family which just allowed recovery of the City's cost and does not include any tipping fees.

Mayor Putzell confirmed with Mr. Hanley that the basic rates would be constant for the full five years with tipping fees passed on to customers increasing as the County increased charges to the City.

Mr. Graver asked how the City was recouping the shortfall and Mr. Jones advised that it was not, although some cost elements include depreciation and non-cash elements allow the City to recover some of the loss.

Mr. Jones explained further that the proposed residential rate of \$12.66 is very close to the County's but that the City provides horticultural trash pick-up not included in the County service. In Sarasota, the same service would cost \$32.25, he added. Excluding the tipping fee, Mr. Hanley explained, this was a 36% increase in the rates for a five-year period.

Mayor Putzell asked how the County removes horticultural trimmings and Mr. Jones said that

COUNCIL MEMBERS

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

review process and although such designation carries no zoning powers whatsoever it is advantageous to a property owner in the district as he can obtain a 20% tax credit for restoration. The Old Naples Building will qualify for such a credit but the owner has asked that the Old Naples Building not be included in the historical district. However, the State did include it in its recommendation.

Mr. McKee outlined alternative courses of action. One is to work with the owners for a plan with some benefit in return for protection of the structure, he said, which can be accomplished by executing a facade easement which relinquishes certain rights to the outside of the building and its maintenance. Such an easement can be obtained by a group interested in undertaking responsibility for maintaining the facade of the building, he said. There currently is a long-term lease wherein the tenant is required to maintain the building.

Another alternative, he said, would be to move the building or buy it and continue to operate it either for commercial or City benefit; however, this endeavor would be dependent upon the owner's willingness to cooperate.

Mayor Putzell asked if the facade easement could require that the building remain on that site untouched. Mr. McKee said this could be stipulated in the easement but the owners would have to be compensated. Some advantage, he said, must be given to the owners as they have stated no interest in relinquishing property rights.

In response to Mr. Crawford, City Manager Jones advised that the building and property generate approximately \$500 in taxes.

Mayor Putzell read a letter from Harry M. Cunningham, Chairman of the Naples Historic District Committee, supporting restoration (Attachment #4).

Mrs. Anderson-McDonald said that she did not believe that there was any action the City could or would want to take at this time, but Mayor Putzell asked Mr. McKee if the Historic District Committee could take the lead in fundraising. Mr. McKee advised that he would contact the Committee. Mrs. Anderson-McDonald noted that the appropriate action might also be for the Historical Society to outline an offer to the owners copying the Council. Mr. Bledsoe said that perhaps this should be approached on the basis that the building may have to be moved.

ITEM 6

DISCUSSION OF 1987 SPRING BEACH SURVEY.
REQUESTED BY CITY MANAGER.

City Manager Jones advised that the intensity of beach use is increasing steadily and beach-end

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 06/10/87

COUNCIL MEMBERS

MOTION RECORDS VOTE

facility improvement studies are being implemented to determine the amount of parking available. Recently, he said, there have been complaints about the appearance of the beach after weekends and holidays as well as complaints regarding activities at the beach-ends. The staff would be bringing to Council recommended ordinance restrictions, he added.

Mayor Putzell asked if the rights-of-way along Gordon Drive would be included in the restrictions and Mr. Jones confirmed that they would.

Mrs. Anderson-McDonald asked if there has been any further study regarding the open container law and Mr. Jones advised that the City has not yet followed up on that. She noted that the County has already implemented this restriction.

Mr. Barnett asked if there were going to be fireworks during the July 4th weekend. Mr. Jones advised that last year the Jaycees had difficulty obtaining insurance and noted that so far the Jaycees have not finalized their plans.

Mr. Richardson said that the City must implement further restrictions as outlined in the earlier beach study and suggested that a permitting requirement for non-residents be studied. Mrs. Anderson-McDonald asked that the staff look at parking meters for non-residents and Mr. Bledsoe concurred. Mr. Richardson also asked for figures on trash maintenance and police patrol on the beach.

Mayor Putzell pointed out that the beach problems would be worse when Alligator Alley is expanded.

Natural Resources Manager Staiger advised that the Department of Natural Resources looks at available parking when determining grant awards and noted that the City has close to the required amount of parking.

Mayor Putzell noted that there have been several complaints from property owners on Gordon Drive wherein no parking signs have been removed and people are parking on private property. Mr. Jones advised that he would investigate the problem.

*** **

ITEM 7

DISCUSSION OF PROPOSED COLLIER COUNTY SEA TURTLE PROTECTION ORDINANCE. REQUESTED BY CITY MANAGER.

Mrs. Anderson-McDonald suggested that if this ordinance is adopted, it be corrected to refer to the Gulf and not the ocean.

Natural Resources Manager Staiger advised Council of the status of this proposed ordinance and explained

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 06/10/87

COUNCIL MEMBERS

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

that this may not be its final form. This is viewed by the Department of Natural Resources (DNR) as a positive step to beach improvements, he added. Mayor Putzell asked if the City Attorney had studied the ordinance and suggested that the City draft a letter to the County with its suggestions.

It was the consensus of Council to extend the Sea Turtle Protection ordinance to the City of Naples.

Mr. Graver noted that the railroad company which owns one segment of property on Goodlette-Frank Road behind the high school has indicated that they would accept an appraisal for the property by the City.

Mayor Putzell asked if the property owner would be bound by the City's appraisal and Mr. Graver said that an appraisal would only determine the property's value and whether it should be acquired.

Mayor Putzell asked if the Parks and Recreation Advisory Board has studied this and Mrs. Anderson-McDonald said that the Board should make this recommendation to the Council. Mr. Barnett concurred.

Citizen George Williams of Rum Row advised that the City's next budget calls for almost 1/4-million dollars to repave Rum Row. Mr. Williams said that he did not believe this expenditure was necessary and suggested that the City use the monies elsewhere.

In response to Mayor Putzell, City Manager Jones advised that all the City streets are rated and assigned a priority according to surface, drainage and condition. The amount of money is allocated according to priorities and Rum Row fit into the plan last year. After discussions with Mr. Williams, he said, staff has visited the site and will come back to Council with a recommendation.

Mayor Putzell asked that the staff study Gordon Drive and its drainage problems, as well.

*** **

ADJOURN: 11:40 a.m.

EDWIN J. PUTZELL, JR., Mayor

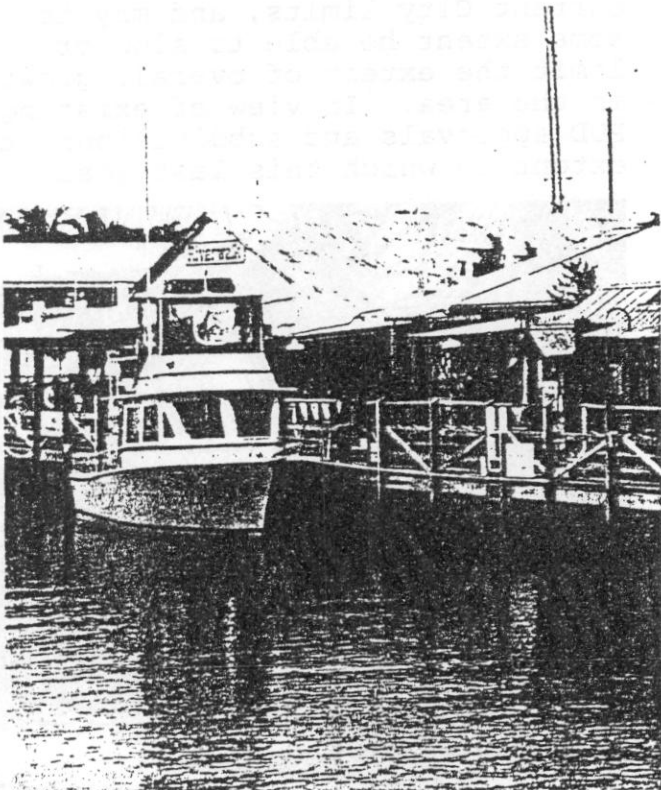
JANET CASON
CITY CLERK

JODIE M. O'DRISCOLL
DEPUTY CLERK

These minutes of the Naples City Council were approved on JUL 15 1987.

SCENARIOS FOR THE FUTURE

During the preceding sections we have described a wide variety of issues affecting the future of Naples and Collier County - population growth, transportation, environmental protection, housing, and many others. While each of these issues, and our recommendations on how they can best be addressed in the coming years, can be dealt with separately, they all relate to one another as elements in the future growth and direction of the Greater Naples Area. In this section we have framed four different scenarios, each of which summarizes a different but broad direction by which the City and County can seek to address that growth.



1. NO GROWTH IN NAPLES/WELL PLANNED GROWTH IN THE COLLIER COUNTY

This scenario reflects the sentiments of many community residents, based on discussions with the R/UDAT group. It reflects the deep-seated desire to keep Naples essentially as it is, as a community with a small-town flavor, and to protect it from development occurring in the County. As the County would develop, Naples would become a smaller and smaller part of the County, not only in terms of population, but also in terms of economic activity, and social and political influence.

More and more of the major economic activities - office, retail, industry - as well as the major institutions, both public and private, would be located outside the City. Within the City, economic activity would become more and more oriented to tourism. In the final analysis, a "no growth" strategy will not maintain the admittedly attractive status quo, but will result in a deterioration of the level and character of economic activity taking place.

As a result of good planning and environmental protection by the County, the overall quality of life in the area will remain high. Attractive centers created around major arterial intersections, supported by public and private investment, will attract economic activity, and eventually foster a more diversified regional economic base. At the same time, sound residential development planning, coupled with the creation of an

attractive open space network and the greater affordability of housing in the County, will make the unincorporated areas more attractive to energetic young households. Except for certain areas which will continue to attract a more diverse population by virtue of their particular charm, the City of Naples will continue to become more and more a city of retirees, with the more diverse population living in the unincorporated areas.



This scenario would, at least in the short run, represent a "low budget" alternative for the City, since it would not have to extend infrastructure, or make more than modest ongoing maintenance and repair expenditures within the existing municipal boundaries. As with any other growth alternative, the County will have to make major expenditures to provide infrastructure and facilities during the next two decades.

II. AGGRESSIVE ANNEXATION BY CITY TO CREATE SEPARATE GREATER NAPLES ENTITY

This scenario reflects a different perspective, but one also widely held by Naples residents; namely, that the City has a substantial stake in the way in which the unincorporated areas outside the City are planned and developed, and that the City should act aggressively to protect that stake. When we refer to "aggressive" annexation, we are referring to an annexation policy that is intended to extend beyond the limit of current city utility services and, indeed, is designed eventually to encompass all areas of urban-oriented development now within the County.

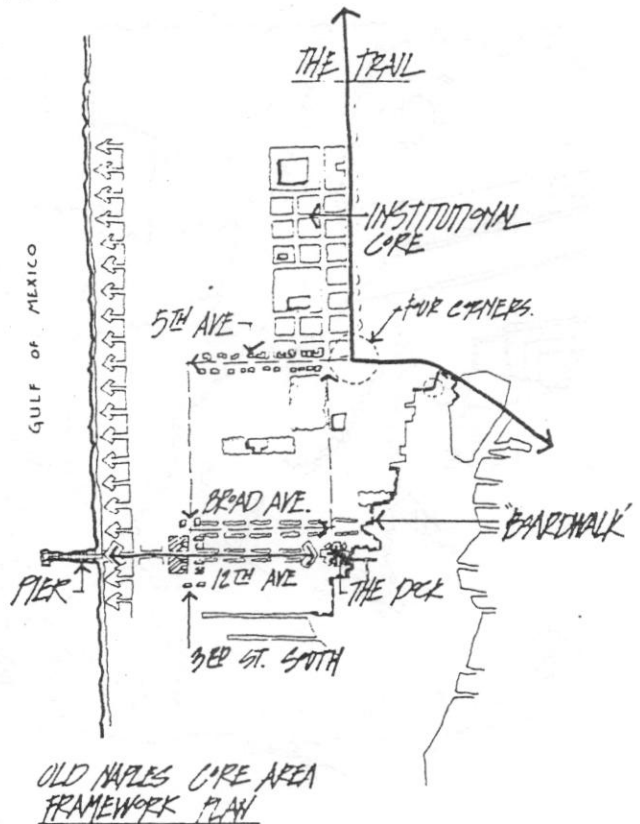
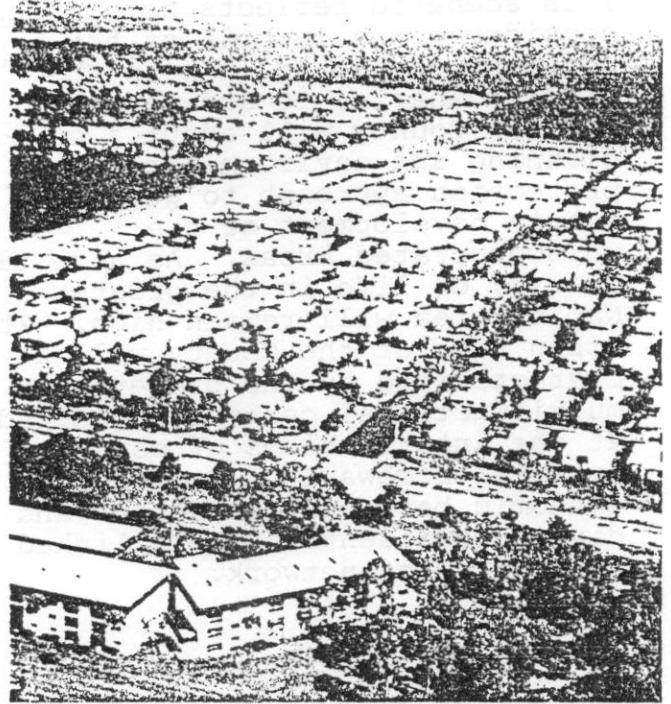
By controlling development throughout the growing area, the City may be able to ensure that the development that takes place is more oriented toward the commercial and other centers within the current City limits, and may to some extent be able to slow or limit the extent of overall growth in the area. In view of existing PUD approvals and subdivisions, the extent to which this last goal



could be accomplished is likely to be modest. In addition, it should be stressed that annexation would have to take place well in advance of actual development in order for it to have more than a nominal effect on the course of that development.

The City would have to spend substantial resources, however, in terms of the bonding needed to extend infrastructure to the annexed areas beyond current utility lines, as well as substantial expansion of the City's administrative and operating capacity; it is likely that new facilities, ranging from sewage treatment plants to police substations, as well as an extended network would be required. It should be noted, however, that the City would be realizing additional revenues from the areas annexed; extensive analysis would be required before the actual fiscal impact and tax consequences of such annexation on the City's citizens can be predicted. In addition, as the population of the new larger City of Naples grew - as it would inevitably - political power, and control over financial matters, may well shift from the existing leadership toward the new center of the City's population.

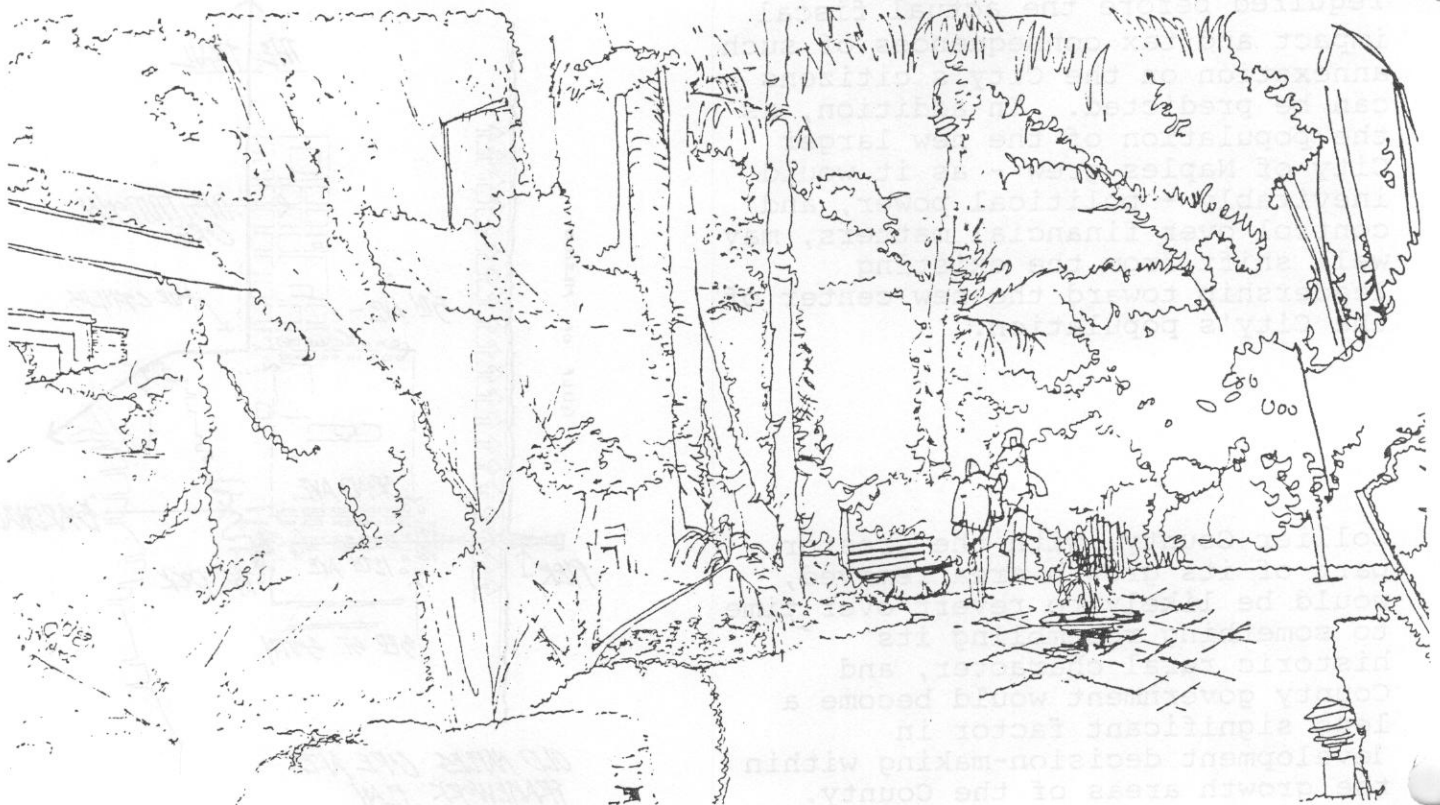
Collier County, with the greater part of its growth area removed, would be likely to revert over time to something resembling its historic rural character, and County government would become a less significant factor in development decision-making within the growth areas of the County.



III. VITALIZATION OF CENTRAL NAPLES/WELL PLANNED GROWTH IN COLLIER COUNTY

This scenario reflects some of the considerations in both of the previous scenarios. As in the first scenario, it assumes that Collier County will adopt a sound planning and environmental protection approach to guide the future development of the unincorporated areas. As a result, quality of life in the greater Naples area will remain high. The urban area of the County will be characterized by the presence of multifunctional centers organized at the intersections of major arterial highways, a strong economic base and attractive and diverse residential areas linked by an open space network.

In addition to development in the unincorporated area, the City of Naples would carry out a major effort to take advantage of its particular strengths and unique character to enhance the variety and level of activities taking place within its central area, including the Third Street South and Fifth Avenue shopping districts, much of Olde Naples, and other areas including the Tamiami Trail immediately north of Four Corners up to the area of the hospital. The City will seek to maintain a strong economic role as one of the major centers of activity within the greater Naples area, and as a major social and political factor in the development of the area. Increasing diversity in the business and cultural life of the City, coupled with increasing variety and choice of housing, attracting a diverse population of all ages, is likely to maintain the City as an economically and socially vital community.



This scenario will require more expenditures by the City than the first scenario, but fewer than the second. In order to trigger the vitalization activities sought, the City will have to initiate a variety of activities, including planning, possible land acquisition, creation of public amenities - pedestrian systems, open space, parking decks - to attract investment. It is likely, however, that much or all of the initial expenditures can be recovered through a variety of mechanisms, including impact fees, incentives, user fees, and increasing municipal revenues from added development.



The role of the County government is largely the same under this scenario as under the first. The major population growth will take place in the unincorporated areas for which the county will have to provide infrastructure and services. Although some additional housing units are likely to be created in the City of Naples under this scenario, their number is not likely to be enough to divert any substantial part of the population growth from the County. Since the total level of regional investment may not change drastically at least some of the economic activity that may move to the County under the first scenario will be retained within the City, or attracted to it.

IV. TREND GROWTH

The final scenario represents an extension of present development trends into the future, without any conscious redirection of those trends. Within Naples, the trend growth scenario is much like the first "no growth" scenario; little development will take place within the City, except for scattered intensification, including replacement of single family homes by condominiums in multifamily residential zones, and increased development capitalizing on the success of the Third Street South shopping district.

Massive growth will take place outside the City, but without overall planning in terms either of creating centers of activity or integrating residential developments with non-residential

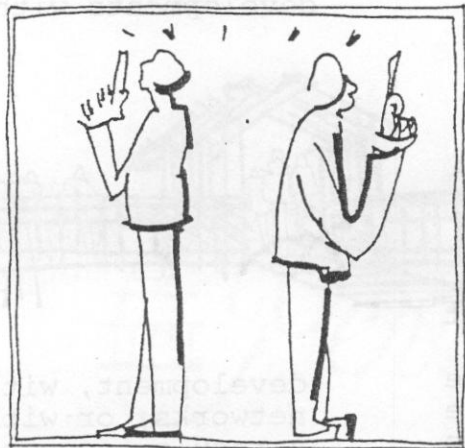
development, with open space networks, or with one another. As a result, economic development will be less effective and economic activities will be scattered between the City and County in strip development along major arteries and in a large number of modest concentrations at intersections.

The quality of life in the area may deteriorate as inefficient travel patterns coupled with the increase in population will result in greater traffic congestion and increased air pollution. As in the "no growth" scenario, the economy of the City will become more

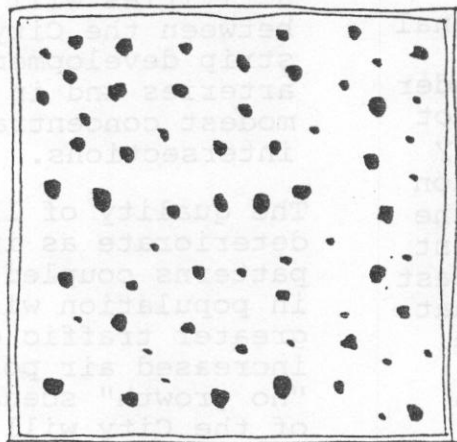
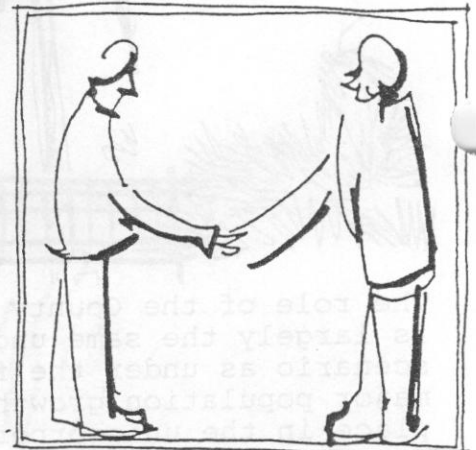
tourist oriented and more congested both during the high season and off season, and its population proportionately more and more made up of elderly retirees and seasonal residents. While the absence of strong regional centers may enable the city to retain a greater share of total economic activity than under the no growth scenario, it will be accompanied by more congestion and more negative impact on City residents and their quality of life. Although the County population will be more diverse, housing opportunities for low wage earners and their families will be limited and economic growth will suffer from the shortage of employees.

While the City will continue to maintain a financially sound position and will not, at least in the short run, have to incur any major new expenditures, the County will experience substantial financial strain providing extensive infrastructure for its growing population, expenditures that may or may not balance out in the long run by the increasing revenues derived from that development.

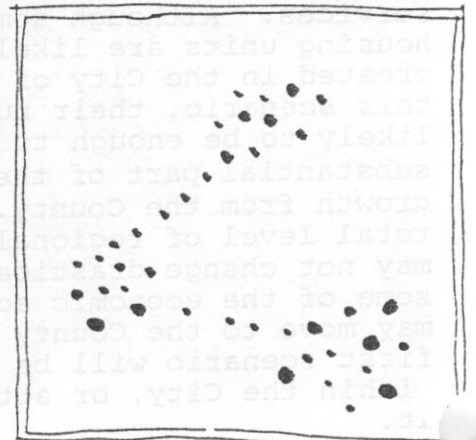
The future is in the hands of the people of Naples and Collier County, and their political, civic, and business leadership. It is not too late to make decisions that will fundamentally determine the course of growth in the Greater Naples Area and the quality of life for the Area's residents and visitors.



OR



OR



C.C.P.C./C.A.C. RECOMMENDATIONS FOR LEVEL OF SERVICE STANDARDS
CAPITAL IMPROVEMENT PROGRAM FUNDING FY88/92

ELEMENT	5-YEAR NEEDS	PRESENT FUNDING	UNFUNDED	PREFERRED FUNDING	BASIS FOR REVENUE		
					AD VALOREM	IMPACT FEE	OTHERS
ROADS AND STORMWATER							
Road Construction	\$ 45,308,000	\$36,600,630	\$ 8,707,370	3c gas tax	0.1121 mil \$ 4,353,685	60% increase \$ 4,353,685	
Water Management	\$ 27,000,000	\$ 6,500,000	\$ 20,500,000	County Wide/Prop. Benefit split	0.2698 mil \$10,475,000		\$10,025,000 HSTD, special assessment, or other Prop. Benefit fund
BUILDINGS AND LAND							
Government Buildings	\$ 20,749,271	\$ 6,480,650	\$ 14,240,621		0.3694 mil		
Library	\$ 2,598,492		\$ 2,598,492		0.0679 mil		
Library Books	\$ 1,189,250	\$ 575,000	\$ 614,250		0.0158 mil		
Jail	\$ 3,061,968		\$ 3,061,968		0.0789 mil		
EMS	\$ 610,155		\$ 610,155		0.0157 mil		
Fire							
Buildings and Land Total	\$ 28,209,136	\$ 6,983,650	\$ 21,225,486		0.5467 mil		
PARKS AND RECREATION	\$ 19,199,734	\$ 19,199,734		Ad Valorem and Impact Fee (growth)	0.3403 mil \$13,209,800	\$346/dwelling \$ 5,989,934	
SUB-TOTAL	\$119,716,870	\$50,084,280	\$ 69,632,590		1.2689 mil \$49,263,971	\$10,343,619	\$10,025,000
UTILITIES							
Water	\$41,470,000	\$38,280,000	\$ 3,190,000	User fees and System Develop. fees			5-15% increase in fees \$ 3,190,000
Sewer	\$ 52,085,000	\$10,000,000	\$ 42,085,000	Enterprise and System Develop. fees			70-80% increase in fees \$24,450,000 Additional \$17,635,000 in assessments
Solid Waste	\$ 5,000,000		\$ 5,000,000	Enterprise and System Develop. fees			60% increase in fees 5 yrs. from now \$ 5,000,000
TOTAL	\$218,271,870	\$98,364,280	\$119,907,590		1.2689 mil \$49,263,971	\$10,343,619	\$60,300,000

*Revised Numbers May 6, 1987

ELEMENT	LEVEL OF SERVICE STANDARD PREFERRED	BASIS FOR UNIT COSTS	KEY CAUSES FOR NEED
ROADS AND STORMWATER			
Road Construction	LOS C--based on annual traffic count LOS D--based on annual traffic count Lane Miles per Capita	Adopted county secondary road plan 2/87 \$272,000 per lane mile	Additional permanent growth More visitors
Water Management	Varies from 25 yr. to 10 yr. to existing level of storm design flood protection (see Table 1 in report)	Best estimates based upon existing information	Inadequate flood protection and need to improve management of water resources and natural systems
BUILDINGS AND LAND			
* Government Buildings	2.51 sf. per capita	\$85/sf. new office bldg. including land	Growth and New Services
Library (facility) (collection)	0.33 sf./capita based on weighted avg. pop. 1.0 books per capita	\$75/sf. for facilities	Catch up to recommended standards Growth
* Jail	0.00337 beds per capita	\$18,226 per cell	Sentencing Guidelines, State and Federal Standards, and Growth
* EMS	Greater Metropolitan--6.0 min response time Rural--today's standard		
Fire			
* PARKS AND RECREATION	Per capita standards applied to various facilities 1 Comm. Park/25,000 pop.	\$3,000,000 per New Community Park \$3,500,000 for Boat Ramps \$5,000,000 for Regional Park	Catch up to recommended standards Growth
UTILITIES			
* Water	335 GPD/EDU	\$2,960,000/MGD	60% service to existing developed areas 40% service to new growth
Sewer	225 gal/EDU or 100 gpcd	\$2,679,000/mgd	60% service to existing developed areas 40% service to new growth
* Solid Waste	1.55 tons of solid waste per weighted avg. per capita	\$10,000 per gross acre land purchase \$50,000 per gross acre liner	Serve existing population, increased cost of DER regulations, and growth
PRESERVATION AND BEAUTIFICATION			
Trust Fund	Better than Boca Raton	To be determined	Impact fee - % of building permit Tax increase 0.2 mil

SANITATION RATE COMPARISON

	Naples		Naples Proposed		Total	Back Yard Service			
	Current	Garbage	Trash	Landfill		Collier County	Sarasota	Punta Gorda	
Residential	\$8.34	\$8.13	\$3.19	\$1.34	\$12.66	\$11.06	\$32.25	\$24.40	
Multifamily	\$5.16	\$7.07	\$2.69	\$1.34	\$11.10	\$11.06	\$32.25	\$24.40	
Duplex	\$8.34	\$8.13	\$3.19	\$1.34	\$12.66	\$11.06	\$32.25	\$24.40	

Naples

Twice Weekly Back Yard Pick-up Service

Maximum of two 30 gal. cans or three 20 gal. cans

\$5.16 to \$8.34 per month

Includes horticultural trash pick-up

Collier County

Twice Weekly Back Yard Pick-up Service

Maximum of two garbage cans

\$11.00 per month

Does not include other refuse

Dumpster Size/# of Pickups	SANITATION RATES COMPARISON							
	NAPLES (Current)	NAPLES (Proposed)	COLLIER	FT MYERS	CAPE CORAL	SARASOTA	PUNTA GORDA	
2 yd	1	-	-	67.63	-	-	41.75	20.27
	2	48.12	51.71	108.49	-	90.38	83.50	40.55
	3	59.90	77.55	152.69	-	128.10	125.30	60.82
	4	71.68	103.40	195.24	-	165.78	167.05	81.08
	5	83.46	129.24	237.79	-	203.49	208.80	99.41
	6	95.24	155.08	280.34	-	241.19	250.60	121.62
4 yd	1	-	-	105.15	65.60	90.38	51.60	31.47
	2	71.68	103.40	177.67	131.20	165.78	103.25	62.92
	3	95.24	155.09	251.08	196.80	241.19	154.85	94.38
	4	118.80	206.78	323.59	262.40	316.57	206.50	125.85
	5	142.36	258.47	393.59	328.00	391.97	258.10	151.52
	6	165.92	310.16	470.33	393.60	470.40	309.70	188.75
6 yd	1	-	-	140.17	98.40	131.10	69.50	42.67
	2	95.22	155.10	251.08	196.80	244.20	139.00	85.30
	3	130.55	232.66	360.27	295.20	357.30	205.50	127.95
	4	165.88	310.22	470.33	393.60	470.40	278.00	170.60
	5	201.21	387.78	579.45	492.00	583.50	347.40	204.58
	6	236.54	465.34	691.28	590.40	696.60	416.90	255.90

June 9, 1987



Edwin Putzell, Mayor
City of Naples
Naples, Fl. 33940

Dear Ned,

The State of Florida Historic Register Review Board has sent their favorable recommendation to the Keeper of the National Register for an Old Naples District. We look forward to a completion of the process this summer.

The Old Naples Building is in the District, and a sense of responsibility must follow for those of us who want this most important landmark to remain in tact as a reminder of our city's past.

It has always been the concern of our group that this building be left at its present site and, as the Old Merchantile Building, become part of the future of Old Naples District.

We strongly suggest any relief the City of Naples may allow to the building owners to guarantee its preservation.

There is also urgent need now for the restoration of the Old Naples Building and a method by which the owners may be assisted in the endeavor. The "Conservation Easement" approach could allow the community to get involved with a project that would make the grand Old Building whole again.

Personal Regards,

Harry M. Cunningham
Harry M. Cunningham, Chairman
Historic District Committee
Naples Civic Assoc.

cc: Lodge McKee - Collier County Historical Society
Martha Kinkaid - Old Naples Association