



City of Naples

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City Council Chambers
735 Eighth Street South
Naples, Florida 33940



Time 8:30 a.m.

Date 11/08/88

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

Present: Edwin J. Putzell, Jr.,
Mayor

Kim Anderson-McDonald
William E. Barnett
Alden R. Crawford, Jr.
John T. Graver
Paul W. Muenzer,
Councilmen

Absent: Lyle S. Richardson,
Councilman

Also Present:

Franklin C. Jones, City Manager
David W. Rynders, City Attorney
Mark W. Wiltsie, Assistant City Manager
Gerald L. Gronvold, City Engineer
Jon C. Staiger, Ph.D., Natural Res. Mgr.
Norris C. Ijams, Fire Chief
James L. Chaffee, Utilities Director
Frank "Bill" Hanley, Finance Director
Christopher L. Holley, Community Svc Dir
Ann "Missy" McKim, Community Dev. Dir.
Jodie M. O'Driscoll, Deputy Clerk

Lori Darvas, Naples Daily News

Scott Lutgert
Richard Baker
George Vega, Attorney
Charles Andrews

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PRESENTATION OF PROPOSED PARK SHORE
DEVELOPMENT PLAN.

Mr. Scott Lutgert, who has an interest in the proposed Park Shore Development Plan, gave a brief presentation regarding existing and planned structures (Attachment #1). He referred to a scale model on display at the meeting. This property is unique, he said, inasmuch as it has deep lots adjacent to the Gulf and is planned in such a way to allow maximum views of the scenic Gulf and Naples Bay from any site. Buildings are positioned in such a way as to allow passive park areas between them to create a feeling of "open space", Mr. Lutgert noted.

Referring to the boardwalk along the properties Gulf side, Mr. Lutgert explained that it was privately owned by the Park Shore Homeowner's Association. It would have to be the decision of the Association to open this boardwalk to the public, he said. Councilman Crawford expressed concern that should this area be annexed into the City with so few public beach accesses, it might jeopardize the City's ability to secure a renourishment grant. Staff, however, assured Council that there were plenty beach access points in the downtown area of the City which should more than qualify for State aid.

Instead of using unsightly seawalls in this project, developers chose to substitute elaborate sand dunes landscaped with sea oats and like vegetation. The developers have found that these scenic views in

COUNCIL MEMBERS	M O T I O N	S E C I O N	Y E N S O	VOT

COUNCIL MEMBERS

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

addition to higher buildings attract potential buyers. It has been established that the higher the structure, the faster units are sold at an increased price. Councilman Crawford expressed concern regarding increased density, but City Attorney Rynders pointed out that in many areas of the City density is much greater and with the proposed passive park areas, it is unlikely that the increased density would be noticeable.

This presentation was requested by the developer, City Manager Jones explained, because the area is presently under consideration for annexation by the City. State Statutes require that if 70% of an area considered for annexation is held by people not registered to vote, such as a corporation or other entity, then permission must be obtained by the group which holds property representative of half the area to be annexed. Mr. Lutgert has discussed this project with Council now in the hopes of obtaining approval via development agreements for the next 10 to 12-year build out.

Referring to a traffic study prepared by the County, Mr. Lutgert, in response to Councilman Graver's concern, advised that the proposed use of these sites and traffic generated therein were found to negligibly impact flow of traffic on Park Shore Drive. The group neither supports nor opposes the proposed connection of Crayton Road to Gulf Shore Boulevard.

Mayor Putzell asked about fire protection in the proposed high rise condominiums. Developer Lutgert assured Council that his group would meet or exceed the current Fire Code, including use of sprinkled emergency generators for elevators and state-of-the-art fire resistant building materials.

Councilman Muenzer said that if the City did annex this area, could Mr. Lutgert arrange a tour of the project site. Mr. Lutgert and his group agreed.

There being no further discussion by Council regarding this matter, Mayor Putzell adjourned the meeting so that Council could take up its previously scheduled strategic planning workshop.

ADJOURN: 9:17 a.m.

Janet Cason
 JANET CASON
 CITY CLERK

Edwin J. Putzell, Jr.
 EDWIN J. PUTZELL, JR., Mayor

Jodie M. O'Driscoll
 JODIE M. O'DRISCOLL
 DEPUTY CLERK

These minutes of the Naples City Council were approved on _____

PARK SHORE BEACH PLAN

INITIAL PLAN DEVELOPMENT

- *Goal - "Create" better land plan*
- *More scenic views*
- *More open space*
- *Creation of PUD*

GULF SHORE BLVD. ADJACENT TO VENETIAN BAY

- *Creates scenic waterfront drive*
- *Public parking and bay front promenade*

BUILDING CORRIDOR/OPEN SPACE

- *Creation of 46 acres of open space*
- *Buildings weave in and out of open space*
- *Designed for "taller" buildings*
- *Side yard setbacks increase with height of buildings*

DUNE CONSERVATION/WATER MANAGEMENT SYSTEM

- *Dune elevation increase five feet to 13.5 feet*
- *Planting of 40,000 sea oats*
- *Water management system*
- *Substantial beach set backs*
- *Beach front promenade*

CONSISTENT DEVELOPMENT

- *Developing for 20 years since 1968*
- *Predictable plan*
 - *Buyers know location of building lots*
 - *Buyers know location of open space*
 - *Buyers know future views*
- *10 to 12 years remaining to build out*