



City of Naples

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-

Page

PRESENTATION BY NEAPOLITAN ENTERPRISES REGARDING PROPOSED 215-ACRE, MIXED-USE
DEVELOPMENT AT THE INTERSECTION OF GOLDEN GATE PARKWAY AND GOODLETTE-FRANK ROAD.

1-2



Time 11:05 a.m.

Date 01/18/89

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
Lyle S. Richardson,
Councilmen

Also Present:

Franklin C. Jones, City Manager
David W. Rynders, City Attorney
Patricia "Trish" Heinonen, Planner II
Susan Matthews Golden, Planning Tech.
George Henderson, Sergeant-At-Arms
Jodie M. O'Driscoll, Deputy Clerk

Roger Barry, Neapolitan Enterprises

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GATE PARKWAY AND GOODLETTE-FRANK ROAD.

Mr. Roger Barry of Neapolitan Enterprises gave a brief presentation of a project his group has drafted a Development Agreement for which would incorporate old Florida architecture into its design as well as preserve much of the area wetlands. In response to Councilman Richardson, Mr. Barry advised that staff has not yet reviewed these plans.

Councilman Crawford referred to a previous meeting wherein Mr. Barry advised that his group did not have definitive plans at that time; however, Mr. Barry said they did have some design ideas, nothing on paper though. The purpose of this presentation, he said, is to conjure up an image or character since that would be difficult to do from the Development Agreement's text. Mr. Crawford said that he believed it important that these agreements retain the integrity of the City's zoning regulations relating to height and density.

Mr. Barry continued that his group did not believe the City's translation of County zoning designations, as outlined in the Comprehensive Plan, to be realistic and, therefore, supported execution of a Development Agreement. City Attorney Rynders pointed out that Neapolitan Enterprises under this Agreement would voluntarily annex into the City should the referendum be defeated. It has this capability since it is contiguous to the City's boundaries.

Architect Richard Rauh showed a slide presentation which gave examples of old Florida architect, aerial photographs of the site, conceptual design and historical accounting of its land use.

Referring to the southwest portion of the property outlined for transient use, Mr. Crawford asked if a hotel was planned for that area. Mr. Rauh explained that the site would be similar to permanent resort

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COUNCIL
MEMBERS

VOTE		A B S E N T
M O T I O N	S E C O N D	
21	3	

type hotels with a small residential component. Councilman Muenzer expressed concern that the drawings indicated possible entrance into this site via 14th Street. That basically is a very quiet neighborhood, he said, and such an increase in traffic would disrupt this.

Mr. Muenzer then asked what was planned for a commercial site on the west side of Goodlette-Frank Road. Mr. Barry explained that they have not considered any plans for that property but supposed it would be something permitted in the Highway Commercial (HC) zone.

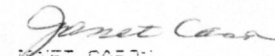
City Attorney Rynders asked the group what it wanted from Council at this meeting. Mr. Barry responded that he had hoped to answer any questions it might have and through the Planning Advisory Board (PAB) hearings it could continue to refine the project.

The only concern verbalized from Council was that of possible traffic impacts upon 12th and 14th Streets and asked Mr. Barry's group to provide more information about the proposed impacts.

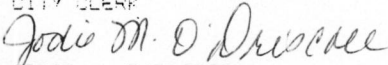
ADJOURN: 11:55 a.m.



EDWIN J. PUTZELL, JR., Mayor



JANET O'BRIEN
CITY CLERK



JODIE M. O'DRISCOLL
DEPUTY CLERK

These minutes of the Naples City Council were approved on _____.

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