



# City of Naples

City Council Minutes **281**

Regular Meeting 03/01/89

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940

-SUBJECT-	Ord. No.	Res. No.	Page
<u>ANNOUNCEMENTS:</u>			
MAYOR PUTZELL: Welcomed all the citizens in attendance and reviewed Council's meeting procedures.			1
CITY MANAGER JONES: Announced that the City had implemented its second phase of recycling and that the State had approved the City's Comprehensive Plan.			1
<u>APPROVAL OF MINUTES:</u> February 8, 1989, Neighborhood Town Meeting February 15, 1989, Regular Meeting			1
<u>PURCHASING:</u>			
-APPROVE purchase of various automobiles and trucks.		89-5755	2
-BID AWARD for one 24-hp tractor with reel mower, Community Services.		89-5756	2
-BID AWARD for light duty road maintenance grader, Engineering.		89-5757	2-1
-APPROVE contract with McDonnell Douglas Computer to upgrade Police Department computer.		89-5758	3
<u>RESOLUTIONS:</u>			
-TABLE a dredge and fill request to dredge an access channel, Harbour Head.		89-_____	3-4
-APPROVE Interlocal Agreement for DRI reviews and issuance of building permits.		89-5759	15
-APPROVE Avion Park Assessment District for street paving.		89-5760	15
-APPROVE ranking top firms for renovation of Fire Station #2, award to John Hobart, P.A.		89-5761	16
<u>ORDINANCES - First Reading:</u>			
-APPROVE zoning amendments to Appendix "A" of the Code.	89-_____		7-8
-DENY rezone and Development Order for the Collier DRI.	89-_____		8-14
<u>ORDINANCES - Second Reading:</u>			
-ADOPT voluntary annexation of identified property to the City and amend Section 1.2 of the Charter.	89-5766		4-6
<u>DISCUSSION/ACTION:</u>			
-APPROVAL of Implementation Recommendations in conjunction with the Corridor Management Study.			14-1

City Council Chambers  
735 Eighth Street South  
Naples, Florida 33940



Time 9:05. a.m.

Date 03/01/89

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  
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

Mark W. Wiltsie,  
Assistant City Manager

Gerald L. Gronvold,  
City Engineer

Ann "Missy" McKim  
Com. Development Dir.

Norris C. Ijams,  
Fire Chief

Susan Golden,  
Planning Technician

Jodie M. O'Driscoll,  
Deputy Clerk

Christopher L. Holley,  
Community Services Dir.

Steven R. Ball,  
Chief Planner

Stewart K. Unangst,  
Purchasing Agent

James L. Chaffee,  
Utilities Director

Patricia "Trish" Heinonen,  
Planner II

Jon C. Staiger, Ph.D.,  
Natural Resources Mgr.

Linda Cote,  
Secretary II

George Henderson,  
Sergeant-At-Arms

See Supplemental Attendance List - Attachment #1.

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INVOCATION: Reverend Robert G. Bruce, Jr. ITEM 1  
East Naples United Methodist Church.

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ANNOUNCEMENTS: ITEM 3

MAYOR PUTZELL: Welcomed all the citizens in attendance and reviewed Council's meeting procedures.

CITY MANAGER JONES: Announced that the City had implemented its second phase of recycling utilizing the same procedures for newspapers. On the day designated for horticultural clipping service, sanitation workers will also pickup packaged aluminum cans.

Staff has received word from the State that the City's Comprehensive Plan has received final approval. Mr. Jones then commended those who participated in this process.

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-----CONSENT AGENDA-----

APPROVAL OF MINUTES ITEM 4

February 8, 1989, Neighborhood Town Meeting  
February 15, 1989, Regular Meeting

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PURCHASINGITEM 5---RESOLUTION NO. 89-5755Item 5-a

A RESOLUTION AUTHORIZING THE PURCHASE OF VARIOUS AUTOMOBILES AND TRUCKS FOR THE CITY OF NAPLES; AUTHORIZING THE CITY MANAGER TO ISSUE PURCHASE ORDERS THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

Autos and trucks  
Various vendors  
\$277,193.27 (Total exp.)

Title not read.

Councilman Graver referred to the staff memorandum, dated February 14, 1989, which indicated on some of these purchases that funding would be procured from anticipated CIP (Capital Improvement Program) surplus funds and asked how these amounts were determined. City Manager Jones advised that several of the vehicles purchased were less expensive than expected and, therefore, created an excess of monies. If the City should exceed total amounts budgeted in the CIP, it will bring a future recommendation to Council for transfer of monies from the Contingency Fund.

The vehicles which are not used elsewhere in the fleet or traded are then held for auction by the City.

In response to Mr. Muenzer, Purchasing Agent Unangst advised that all bids were awarded to the vendor who met or exceeded City specifications.

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---RESOLUTION NO. 89-5756Item 5-b

A RESOLUTION AWARDED CITY BID NO. 89-38 FOR ONE (1) 24-HORSEPOWER TRACTOR WITH REEL MOWER FOR THE COMMUNITY SERVICES DEPARTMENT; AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

Neff Machinery, Inc.  
Ft. Myers, Florida  
\$15,580.50

Title not read.

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---RESOLUTION NO. 89-5757Item 5-c

A RESOLUTION AWARDED CITY BID NO. 89-41 FOR A LIGHT DUTY ROAD MAINTENANCE GRADER TO BE PURCHASED BY THE ENGINEERING DEPARTMENT; AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER THEREFOR; AND PROVIDING AN EFFECTIVE DATE.

COUNCIL  
MEMBERS

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O	N	N		

H. F. Mason Equipment Corp.  
Ft. Myers, Florida  
\$36,131.00

Title not read.

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---RESOLUTION NO. 89-5758

Item 5-d

A RESOLUTION AUTHORIZING THE CITY MANAGER  
TO EXECUTE A CONTRACT WITH MCDONNELL  
DOUGLAS COMPUTER SYSTEMS COMPANY FOR  
UPGRADE COMPONENTS OF THE POLICE  
DEPARTMENT COMPUTER; AND PROVIDING AN  
EFFECTIVE DATE.

McDonnell Douglas Computer Systems, Inc.  
Ft. Lauderdale, Florida  
\$36,173.00

Title not read.

In response to Councilman Graver, City Manager Jones  
explained that this upgrade was anticipated and  
would increase the programs' speed including CAD  
(Computer Aided Dispatch). The recommended vendor  
is the sole source for this additional software.

MOTION: To APPROVE the Consent Agenda as presented.

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-----END CONSENT AGENDA-----

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

---RESOLUTION NO. 89-

ITEM 6

A RESOLUTION AUTHORIZING A DREDGE AND FILL  
REQUEST TO DREDGE AN ACCESS CHANNEL INTO  
THE MOUTH OF HARBOUR HEAD, A WATERWAY  
BETWEEN NELSON'S WALK AND ADMIRALTY  
PARADE, PORT ROYAL; AND PROVIDING AN  
EFFECTIVE DATE.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened: 9:13 a.m.  
Closed: 9:25 a.m.

Natural Resources Manager Staiger explained that  
this request was to dredge an access channel from an  
existing dock to the mouth of Harbour Head to  
accommodate a 93-foot yacht. The channel's depth  
ranges from six feet at the mouth to greater than  
seven feet as you travel westward. Staff has  
recommended approval of the request inasmuch as this  
dredging would help flush the waterway and improve  
its water quality.

Engineer William J. Johnson, representing the  
petitioner, advised that spoils from this activity  
would be placed on vacant lots upland from the  
dredging; however, if the seawall dikes were topped,  
dredging activities would cease until the water had  
evaporated.

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

X	X	X
X	X	X
X	X	X
X	X	X
X	X	X
X	X	X

In response to Councilman Richardson, Dr. Staiger noted that adjacent property owners were aware of this request through the public notice process.

Mr. Graver then asked if any samples of the spoil had been taken and, if so, what type material it consisted of. Engineer Johnson noted that it was largely a sandy, shell material. In response to Mayor Putzell, Dr. Staiger advised that affirmation by the City was indeed a prerequisite for State approval in such requests.

Citizen Edwin Williams spoke in opposition to the request and said he did not believe a 100-foot wide channel sufficient to house such a large vessel. The yacht captain would have to either back the boat into the dock area or back it out, either way would impede progress of other vessels. Councilman Graver expressed concern about the boat's stern position when it is moored and if it would obstruct the ingress or egress of other vessels. Mayor Putzell said that Council and staff should be provided more information before it's asked to make such a determination.

**MOTION:** To TABLE the resolution indefinitely to allow the petitioner opportunity to provide more project details to Council.

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---ORDINANCE NO. 89-5766

ITEM 7

AN ORDINANCE AMENDING SECTION 1.2 OF THE CHARTER OF THE CITY OF NAPLES, RELATING TO THE BOUNDARIES OF THE CITY; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO ANNEX THE IDENTIFIED PROPERTY TO THE CITY OF NAPLES AT THE REQUEST OF THE PROPERTY OWNERS AND TO REDEFINE THE BOUNDARIES OF THE CITY OF NAPLES TO INCLUDE SAID PROPERTY.

Title read by City Attorney Rynders.

**PUBLIC HEARING:** Opened: 9:30 a.m.  
Closed: 10:54 a.m.

City Attorney Rynders advised that at the first reading of this ordinance several parcels were withdrawn and the legal description had to be amended. He further noted that DeVoe Cadillac had not signed its Voluntary Annexation Agreement and was, therefore, not included.

Councilman Muenzer expressed his desire to discuss each parcel individually. However, the City Attorney advised that should one or more of these parcels be taken out of this document and discussed separately, there was no vehicle before the Council by which to approve them.

Mr. Muenzer moved to discuss the Fleischmann properties separately. This motion was seconded by Councilman Graver. The motion failed by a vote of (2-5).

Chief Wayne J. Martin of the East Naples Fire Department and the Department's attorney, Paul

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

X	X
X	X
X	X
X	X
X	X
X	X
X	X

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

X	X
X	X
X	X
X	X
X	X
X	X
X	X



COUNCIL  
MEMBERS

M	S		A
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T	C	E	S
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O	N	O	N
N	D		T

Nuckolls presented each member of Council with a map to indicate a possible enclave which approval of these voluntary annexations might create. The Wilderness Country Club, currently partly in the East Naples Fire District, would create an enclave (which is illegal and against the basic policy of the State of Florida) if the Fleischmann property were voluntarily annexed into the City. Attorney Nuckolls contended. East Naples Fire Department would have to enter the City limits in order to service a call at the Wilderness Country Club. City Attorney Rynders, however, disagreed and said that presently they use Goodlette Road to access this area and in his opinion did not believe an enclave would be created. (See Attachment #2)

Citizen J. Sandy Scatena spoke in opposition to the ordinance and said he believed this should be sent via referendum for citizen approval. He then entered several items into the record herein included as Attachment #3. Mr. Scatena referred to 1986 building height discussions wherein Council approved a limitation on such elevations and said he believed if that issue had gone to referendum, these development agreements would not be able to exceed the 35-foot height limitation. Referring to Councilman Muenzer's position regarding the Fleischmann properties, Mr. Scatena said that he fully supported Mr. Muenzer in this matter.

Councilman Crawford took exception to Mr. Scatena's remarks regarding height limitation and also comments regarding Council's approval of the development agreements. He said that if these parcels did not agree to the requirements in those agreements and were developed according to County Code, there could be up to 35 acres of heavy commercial use and increased density with a decrease in the required setback and landscaping requirements.

Referring to both City and County Comprehensive Plans, Councilman Muenzer cited several excerpts from those documents (copies of which can be reviewed from the meeting packet in the Office of the City Clerk). He again asked that discussion regarding the Fleischmann properties be considered separately. The City's Comprehensive Plan provides that property zoned A-2 be rezoned to the newly created district, RE (rural estates), not the proposed commercial, residential mixed use as outlined in the development agreement, he said.

The City currently has 437 acres of commercial property, Mr. Muenzer said, and when this property is added at the proposed rezoning it would increase that amount considerably. He reiterated his position that these properties should come into the City designated RE as outlined in the adopted Plan. By adopting this ordinance, Mr. Muenzer continued, the City would not be in compliance with its current Comprehensive Plan.

Mr. Muenzer again asked Council to remove these properties from the voluntary annexation ordinance and consider any rezone request through the established City procedures.

Community Development Director McKim reviewed the procedures used thus far in establishing policies within the Comprehensive Plan confines. The development agreements submitted for Council's approval were thoroughly examined by staff and studied as to possible compatible uses to adjacent properties. She then distributed maps indicating existing and proposed uses for the Fleischmann and surrounding properties (Attachment #4).

Referring to the map (Attachment #4), Mayor Putzell asked if there was commercially zoned property west of the Wilderness Golf Course along Goodlette Road. Mrs. McKim confirmed that there was and noted the commercial zoning in that area was part of an existing PUD (planned urban development). The conceptual plan, submitted by the Fleischmann interest, for an activity center is the type use recommended in the R/UDAT report for this particular area. It would decrease the commercial concentration on the property as well as density.

At Mayor Putzell's request, Mrs. McKim detailed the proposed site plan for the Fleischmann properties as fully outlined on Attachment #4. She then pointed out that staff will have the opportunity to review and approve a GDSP (general development site plan) prior to construction.

City Attorney Rynders spoke to the issue regarding this property's current zoning and advised that once it voluntarily annexes into the City, the property taxes would increase considerably because of the previously approved development agreement. The County has historically approved every commercial zoning request brought before it, Mr. Rynders noted.

Councilman Crawford said that while he originally opposed this development agreement, he believed it would help to monitor the type use and density of those properties. The purpose of annexation, he said, is to allow the City to maintain a greater control over what is developed in and near its boundaries. Mr. Richardson concurred and said that staff would be required to review the GDSP and, should it not meet with its approval, can ask for revisions prior to final approval.

Referring to his earlier statements, Councilman Muenzer reiterated his position and said he did not believe Council was complying with its adopted Comprehensive Plan if it permitted these properties to voluntarily annex into the City as proposed. Mayor Putzell asked legal counsel if the City was indeed violating its Comprehensive Plan by approving the voluntary annexation of these properties. City Attorney Rynders said it was his opinion that Council would not be violating its Plan nor creating an inconsistency as previously stated.

**MOTION:** To ADOPT the ordinance as presented at second reading.

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

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



COUNCIL  
MEMBERS

M	S			A
O	E			B
T	C	Y		S
I	O	N		E
O	N	S		N
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COMMUNITY DEVELOPMENT DEPARTMENT/NAPLES  
PLANNING ADVISORY BOARD

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

---ORDINANCE NO. 89---

ITEM 8

AN ORDINANCE AMENDING APPENDIX "A" - ZONING OF THE CODE OF ORDINANCES OF THE CITY OF NAPLES BY AMENDING SECTION 3F, PROPERTY IN TWO ZONING DISTRICTS, BY PROVIDING FOR THE APPLICATION OF THE MOST RESTRICTIVE REGULATIONS WHERE PROPOSED DEVELOPMENT CROSSES A ZONE LINE; BY CREATING SECTION 5.1A "RE", RURAL ESTATES DISTRICT; BY CREATING SECTION 5.4A "R3-6", MULTIFAMILY DISTRICT; BY AMENDING SECTION 5.5 "R3-12", MULTIFAMILY DISTRICT, TO DELETE LANGUAGE IN SUBSECTION D; AMENDING SECTION 5.10 "HC", HIGHWAY COMMERCIAL DISTRICT, BY ADDING A CONDITIONAL USE; AMENDING SECTION 5.11 "C1", RETAIL SHOPPING DISTRICT, SUBSECTION A, BY DELETING "ACCESSORY TO AND"; FROM SUBSECTION C; AMENDING SECTION 5.12 "C1-A", RETAIL SHOPPING DISTRICT, SUBSECTION A, BY REVISING THE DESCRIPTION OF THE CITY'S COMMERCIAL CORE, AND SUBSECTION C, BY DELETING "ACCESSORY TO AND"; AMENDING SECTION 5.21 "PS", PUBLIC SERVICE DISTRICT, BY ADDING TO SUBSECTION H. MAXIMUM HEIGHT, A PROVISION FOR EXTRA HEIGHT BEING APPROVED AS A CONDITIONAL USE FOR CERTAIN BUILDINGS; CREATING SECTION 5.22 "C", CONSERVATION ZONING DISTRICT; AMENDING SECTION 6.3 ANNEXED TERRITORY, BY PROVIDING A TABLE FOR CLASSIFYING ANNEXED PROPERTY; AMENDING SECTION 6.8, DENSITIES, MAXIMUM PERMITTED, SUBSECTION A, RELATING TO "R3-6", ZONING DISTRICT DENSITIES; AMENDING SECTION 6.8, DENSITIES, MAXIMUM PERMITTED, SUBSECTION D, DEFINING DENSITY; AMENDING SECTION 6.15 HEIGHT REQUIREMENTS, EXCEPTIONS THERETO, BY ADDING LANGUAGE RELATING TO RELIGIOUS SYMBOLS; ADDING TO SECTION 6.18, LOT COVERAGE, MAXIMUM PERMITTED, SUBSECTIONS A AND C, WITH LANGUAGE RELATING TO DISTRICT "R3-6," ADDING TO SECTION 6.18, LOT COVERAGE, MAXIMUM PERMITTED, A NEW PARAGRAPH (E) RELATING TO PUBLIC PARKING GARAGES; AMENDING SECTION 6.23(I)(10), PARKING REQUIREMENTS FOR MEDICAL OFFICES AND CLINICS, BY DELETING THE FORMULA FOR DOCTORS' PARKING; AMENDING SECTION 6-23(I)(11), PARKING REQUIREMENTS FOR MULTIFAMILY DWELLING UNITS BY ADDING THE "R3-6" ZONING DISTRICT; AMENDING SECTION 6.29, SIDEWALKS REQUIRED, BY ADDING AN OPTION FOR DEVELOPERS TO CONTRIBUTE TO THE SIDEWALK PROGRAM; AMENDING SECTION 6.30, SIGNS, SUBSECTION (B)(2), ROOF SIGN, BY CHANGING THE DEFINITION OF ROOF SIGN, ADDING SUBSECTION (B)(2.1) PROVIDING FOR A DEFINITION OF ROOFLINE, AMENDING SUBSECTION (C)(4) TO INCREASE CONTROL OF SIGNS IN COMMERCIAL DEVELOPMENTS, AND



AMENDING SUBSECTION (F)(1)(a) BY ADDING THE ZONING DISTRICT "R3-6"; AMENDING SECTION 6.32, SWIMMING POOLS AND ENCLOSURES, SUBSECTION (A), BY EXCLUDING THE "RE", RURAL ESTATES DISTRICT; AMENDING SECTION 6.41(A), YARDS: ENCROACHMENTS, BY ADDING BAY WINDOWS, TRELLISES AND CANTILEVERED AWNINGS; AMENDING SECTION 16, DEFINITIONS, BY CREATING SUBSECTION 11.1, DEFINING CLUSTERS; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO AMEND AND CLARIFY CERTAIN PROVISIONS OF THE ZONING CODE PURSUANT TO THE ANNUAL REVIEW THEREOF BY THE STAFF AND THE RECOMMENDATION OF THE PLANNING ADVISORY BOARD.

Title read by City Attorney Rynders.

Community Development Director McKim explained that most of the items in this Code amendment were of a housekeeping nature. There are two new districts to be added as a result of annexation, she said, RE (rural estates) and R3-6. The remainder of the changes were affected by Council's adoption of the Comprehensive Plan.

Local Businessman Joseph Herms asked that Council review each item prior to its approval for the citizens' benefit. Mayor Putzell, however, pointed out that this item had been discussed in depth at an earlier public workshop meeting, February 22, 1989, and advised Mr. Herms that he should have attended that meeting. City Attorney Rynders asked Mr. Herms for specific questions which he could address. Mr. Herms declined his offer. City Manager Jones then noted that copies of the staff report, which clearly identifies each and every change, could be obtained from the City Clerk's Office or the public library.

Citizen J. Sandy Scatena presented some exhibits for the record herein included as Attachment #5. He specifically opposed the section which allowed developers to pay into a sidewalk/bikepath fund should the required sidewalk for their project make no viable connection. Annual rises in the cost of inflation should be taken under consideration, Mr. Scatena said. Staff, however, supported its recommendation and asked Council to consider approval at first reading.

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

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---ORDINANCE NO. 89-

ITEM 9

AN ORDINANCE REZONING A PARCEL OF LAND APPROXIMATELY 50. ACRES LOCATED SOUTH OF DANFORD STREET AND BAYVIEW PARK AND THE EAST SIDE OF NAPLES BAY EXTENDING TO THE EASTERN CITY LIMITS, MORE PARTICULARLY DESCRIBED HEREIN, FROM "R1-15", SINGLE FAMILY RESIDENTIAL, TO "PD", PLANNED DEVELOPMENT; DIRECTING THAT THE ZONING ATLAS BE REVISED TO REFLECT SAID REZONING; APPROVING DEVELOPMENT ORDERS IN CONJUNCTION WITH A DEVELOPMENT OF REGIONAL IMPACT; APPROVING A DEVELOPMENT OF

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

		X
		X
		X
	X	X
		X
X		X
		X

COUNCIL  
MEMBERS

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SIGNIFICANT ENVIRONMENTAL IMPACT  
ASSESSMENT; AND PROVIDING AN EFFECTIVE  
DATE. PURPOSE: TO REZONE SAID PROPERTY  
AT THE REQUEST OF THE PROPERTY OWNER; TO  
APPROVE DEVELOPMENT ORDERS FOR DREDGING  
MARINA ACCESS CHANNELS AND DEVELOPMENT OF  
PARK SITES AND ENVIRONMENTAL MONITORING  
AND MITIGATION PLANS.

Title read by City Attorney Rynders.

PUBLIC HEARING: Opened: 11:00 a.m.  
Recessed: 11:12 a.m.  
Reconvened: 11:23 a.m.  
Recessed: 1:25 p.m.  
Reconvened: 1:37 p.m.  
Closed: 2:40 p.m.

City Attorney Rynders reviewed the requirements for public hearings relating to DRI (Development of Regional Impact) applications. Mayor Putzell then summarized Council's procedures for speaking and noted that the Sergeant-At-Arms was responsible for timing the proceedings. He also asked speakers not to be redundant.

Mr. Miles Collier, Managing Partner of Collier Enterprises, Inc., said he believed the proposed villages of Sabal Bay would offer the City and County solutions to their growth problems by creating additional docking facilities. In addition, this project would also help with existing flooding experienced adjacent to these properties. Sabal Bay is a well-planned project which takes conservation of the environment seriously, Mr. Collier said.

Mayor Putzell noted at this point that it was incumbent upon the petitioner to prove that facts presented at this proceeding were accurate and enough to warrant approval.

Mr. Cliff Barksdale, Vice-president of Development for Collier Enterprises, Inc., reviewed his support staff's credentials, those who have worked diligently on this project for the past four years. He then showed two video presentations which detailed the project and reported estimated growth of the waterways.

After the video presentation, Mr. Barksdale continued by noting that the developer had agreed to donate 940 acres to the State's Natural Preserve and, additionally, would provide three waterfront park sites open to the public. The developer has further agreed to provide three boat slips for law enforcement agencies' use, City, County and State. Mr. Barksdale then presented a package of approximately 76 letters to the Clerk for inclusion in the record (copies of which can be reviewed from the meeting packet in the Office of the City Clerk).

Community Development Director McKim reviewed the history of this project originally submitted in 1986 and continued by the Planning Advisory Board (PAB) February, 1987. Since that time, the developer has reconfigured the marina entrance channels and researched alternative sites for the marina. After



careful consideration, both the staff and PAB have recommended approval of this project.

Natural Resources Manager Staiger then briefly reviewed the site using visual display boards and showed where the proposed channels would be placed. The configuration of these two channels would allow for a flushing of the waterway to maintain better water quality.

In response to Councilman Graver, Dr. Staiger advised that the State Department of Environmental Regulation (DER) was the only authority which could issue permits for destruction of mangroves. DER recently has allowed destruction of several thousand acres of mangroves in exchange for the replanting of several thousand more, Dr. Staiger explained.

Mr. Graver expressed concern about moored boats pumping their disposables into the waterway which eventually would be flushed into Naples Bay by the incoming tide. Water quality is established by the State's Administrative Code, Dr. Staiger advised, and has been incorporated in the Development Order presented to Council at this first reading. Should the water quality deteriorate, the marina would be forced to cease operation either in part or completely, he said.

Referring to the Rookery Bay tidal area, several members of Council expressed concern that the marina would adversely affect those waters because of the nodal point where the tide changes. Dr. Staiger said he did not believe this project would damage water quality of the Rookery Bay system.

Mrs. Anderson-McDonald then asked about newly constructed vessels with head facilities which are unable to dump disposables, they must be pumped out. Dr. Staiger, however, noted that those vessels can install a "sea cock" which enables them to dump such waste easily. She then asked if the State had enacted a regulation prohibiting the use of copper based paint on vessels. Dr. Staiger said that he was unaware of such a law.

Councilman Anderson-McDonald asked if the issuance of a DER permit would hold up at hearings regarding this project. Dr. Staiger noted that the DER's intent to permit was immediately challenged and must be reviewed at an administrative hearing before it can be issued.

Referring to the hiring of a consultant to review the developers' studies, Mrs. Anderson-McDonald asked for a progress report. City Manager Jones advised that he was prepared to finalize the contract today for the consultant to proceed with that study.

Mayor Putzell then opened the public hearing.

Mr. Wheeler Conkling, along with Captain Allan P. Slaaff, J. Richard Young, William R. Blaikie, Betty Van Arsdale and James P. Lennane, formed a small group representing several property owners in the Port Royal area who are strongly opposed to this project. Each spoke at great length regarding



COUNCIL  
MEMBERS

MOTION		SECTION		VOTE		ABSENT
Y	N	S	O	Y	N	

safety on Naples Bay, impact such a large marina would have on the quality of life in Naples, increase in boat traffic on the Bay, conservation of mangroves as a natural resource and, finally, pollution of the Bay.

Captain Allan Slaff began the discussion by reciting several of his past experiences as a trained mariner. Naples Bay is overcrowded, he said, and currently has the potential for several serious accidents, the percentage of which would increase should this project be approved. He elaborated that 800 boat slips was too great an impact for this area to safely absorb.

J. Richard Young then spoke regarding other marinas in southwest Florida which today are considered some of the largest in the area. If this project was approved and constructed as planned, it could qualify as the biggest marina in southwest Florida. He said he did not believe such notoriety would maintain the current quality of life which attracted most of Naples' citizens to this area.

William R. Blaikie reiterated previous complaints regarding safety and added that the pollution from such a marina could adversely affect the sensitive wetland environment of this area. The flushing experienced from tidal action would push the marina pollutants into Naples Bay.

Betty Van Arsdale spoke briefly regarding the environmental benefits achieved from mangrove forests, like the one proposed for destruction by the petitioner. These trees help feed the plankton which in turn is food for the fish which inhabit the Bay waters.

James P. Lennane gave an overhead presentation (Attachment #6) which identified pollutants that could come from the Sabal Bay Marina. He then showed two water samples from Naples Bay and added the aforementioned pollutants to one sampling which he said was like a "witches brew".

Wheeler Conkling then reiterated the group's concerns and restated their opposition to the proposed project. He then presented the Clerk with a petition signed by those citizens in attendance also opposing the project (a copy of which can be reviewed from the meeting packet in the Office of the City Clerk).

Citizen Robert Ott concurred with comments from the Port Royal group.

Mr. G.E. Williams spoke briefly regarding his naval experience and said that he believed a marina of this magnitude would adversely affect Naples' quality of life.

Dr. Mark Benedict, Director of Environmental Protection for the Conservancy, spoke at great length regarding ramifications such a project could have on the environment. He noted that DER's staff had recommended denial for the intent to permit; however, it was overridden by the secretary of the Department prior to issuance. The Conservancy

believes, he said, that the proposed marina would not be in compliance with uses designated in the Comprehensive Plan. This project could be presented in such a manner as to be less destructive to the environment, Dr. Benedict noted.

Dr. Bernard Yokel, representing the Florida Audubon Society, also spoke at great length regarding the environmental impacts this project could have on the area. It would adversely affect the habitat by polluting the water, he said. Dr. Yokel further concurred with Dr. Benedict's aforementioned statements.

In response to Mr. Graver, Dr. Yokel said that he was focusing his remarks on the marina only and not what benefits the developer could provide by improvements to the Lely Canal.

Attorney Joe Fleming, representing the Conservancy, said he did not believe it possible to prove that additional pollutants from the marina, once constructed, as responsible for contamination of the Bay. Tidal action would flush the entire marina every one or one and one-half tides, thereby, not showing any degradation of water quality in that area. He supported previous comments in opposition to the project.

Ms. Elizabeth Berg cited a few philosophical comments for the Council's consideration in opposition to the project.

Eileen Arsenault concurred with Drs. Benedict and Yokel and encouraged a more comprehensive boat study of Naples Bay be completed.

Mr. James Jones, of Naples Boat Mart, spoke to the growing community's needs and said he fully supported the petitioner. This is a much needed facility, Mr. Jones commented.

Citizen Ed Dates spoke briefly about the history of Naples and its evolution from a small fishing village to the growing community of today. He also supported the development and said he believed it would not be as detrimental to the environment if built by Collier Enterprises, Inc., then another firm. Mr. Duke Turner of Turner Marine concurred and said he believed this facility was greatly needed.

Mr. Richard A. Botthof, Chairman of the Economic Development Council (EDC), read a letter in support of the project into the record (Attachment #7).

Mr. Fred Sullivan, President of Coquina Sands Homeowners Association, advised that his group was unanimously opposed to the project and requested Council to deny this petition.

Messrs. John Van Arsdale and Ned Steckel concurred with previous remarks. Mr. Steckel noted that the Windstar Marina would provide approximately 100 slips and was located directly north of this project contiguous to Bayview Park.



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	

Citizen Dan Spina reviewed the State's newly enacted laws regarding boat safety and operation. He also indicated that he was opposed to the project.

Mr. Jim Logie, Vice-president of the Collier County Marine Trade Association, spoke in support of this project and said the area was in need of those boat slips now.

Mayor Putzell closed the public hearing and made a brief statement regarding the area's environmental concerns and the impact such a marina could have upon that quality of life. He fully commended Collier Enterprises, Inc., for their presentation and cooperation with City staff; however, he could not, in good faith, support such monumental destruction of natural habitat as proposed by the developers. In addition, the proposed marina has to adversely impact the waterways because it would add as many as 800 vessels to the current boat traffic problem in the Bay, he noted.

Councilman Barnett said that while he originally supported the project, after presentations and discussions at this proceeding, he could not approve the addition of 800 boats to the waterways.

Mr. Richardson suggested that this project be put on hold until Council has the benefit of the consultant's study of Naples Bay, then it could be judged against that study.

Referring to his memorandum of February 22, 1989 (Attachment #8), Councilman Muenzer reiterated his concerns of funding for a patrol boat in that area and pump-out facilities for both wet and dry boat slips. In addition, he asked if there would be guaranteed parking for the public to use this facility and whether the developer would be responsible for maintaining the proposed public boardwalk as well. Mr. Cliff Barksdale assured Council that the answer to all those concerns was yes, but the developer's responsibility for park maintenance would be limited to five years.

Councilman Crawford said that he did not believe a resort community such as this appropriate for the area and, therefore, would not support approval of the project.

Mrs. Anderson-McDonald said that while she believed this to be a good project, she could not support it because of the environmental damage which must occur for the project to be viable. She further explained that her constituency was not in favor of the project and since she is a staunch supporter of environmental protection, she could not take a position in favor either.

After a brief discussion regarding the scope of work which the consultant would be asked to perform, it was the consensus of Council that a complete and thorough study be done of Naples Bay so that a master plan can be obtained.

City Attorney Rynders pointed out that the Council, regardless of today's outcome, must still hold a



public hearing for this project on March 15. Mr. Barksdale asked that Council consider continuing this matter until that time so the consultant's study can be used to validate their project. In addition, he asked that his group be permitted to rebut some of the testimony heard at this proceeding with their experts.

Attorney John R. Aurell, representing the petitioner, said he believed the best way to handle this would be to table it until the 15th then take up the first reading at such time when the consultant's study has been prepared and is ready for Council's review.

MOTION: To DENY the ordinance as presented.

Councilman Graver said that there would be a second public hearing on March 15, at which time the petitioner would be able to provide additional studies or analyses to the Council. He, however, at this time could not support the current proposal.

Mr. Muenzer reiterated his previous remarks regarding law enforcement in that area and said he believed at least three patrolmen would be needed; the petitioner has conceded thus far to fund only one.

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-----END COMMUNITY DEVELOPMENT/FAB-----

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

ITEM 10

APPROVAL OF IMPLEMENTATION RECOMMENDATIONS  
IN CONJUNCTION WITH THE CORRIDOR  
MANAGEMENT STUDY.

Title not read.

Community Development Director McKim explained that staff was asking Council to confirm the Implementation Recommendations for the Corridor Management Study so that design guidelines and Code requirements could be correlated between the City and County governments.

Councilman Richardson recommended that Council approve this and moved as such. Mr. Graver seconded the motion.

However, Mr. Crawford expressed some reservation about the last sentence in paragraph one wherein it states that: "to assure that these regulations and guidelines are uniform for both the City and County." He suggested that it read "if possible" after the word uniform. This was acceptable to Messrs. Richardson and Graver.

After a brief discussion regarding the study and areas which it affects, Council expressed reservation about a joint City/County corridor study for Airport Road. Mr. Richardson amended the motion to approve only paragraphs one and two of the Implementation Recommendations for the Corridor

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


COUNCIL MEMBERS		MOTION	SECONDS	Y	N	ABSENT
Management Study. Mr. Graver accepted this amendment.						
MOTION: To APPROVE the Implementation Recommendations for the Corridor Management Study, excepting paragraph three.			X			
***						
---RESOLUTION NO. 89-5759						
ITEM 11						
A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF NAPLES AND COLLIER COUNTY FOR DRI REVIEWS AND ISSUANCE OF BUILDING PERMITS; AND PROVIDING AN EFFECTIVE DATE.						
Title read by City Attorney Rynders.						
City Attorney Rynders advised this Agreement would provide that the County be responsible for issuing Development Orders for DRI (Developments of Regional Impact) and also issue building permits and Certificates of Occupancy for the same. He further noted that he had read and approved the contract.						
After a brief discussion regarding the proposed 50-foot height limitation in this Agreement, Mr. Crawford asked for clarification since the Code requires a 35-foot limitation. City Manager Jones explained that because the development agreements called for 50-foot heights, staff carried that over into this Agreement. Mr. Crawford suggested that the height be limited to 35-feet as stipulated in the Code.						
MOTION: To APPROVE the resolution limiting the height to 35-feet.			X			
***						
---RESOLUTION NO. 89-5760						
ITEM 12						
A RESOLUTION ORDERING A LOCAL IMPROVEMENT, TO WIT: CONSTRUCTION OF STREET PAVING IN THE AVION PARK SUBDIVISION, HEREIN DESCRIBED AS "AVION PARK ASSESSMENT DISTRICT"; DESCRIBING THE BOUNDARIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.						
Title read by City Attorney Rynders.						
City Attorney Rynders advised that this was the initial act in establishing an assessment district for road improvements in the Avion Park area. He recommended that Council move forward with this request.						
Barbara Hansen, representing Avion Park property owners, presented their petition for such work via Alternate "A" which included one inch of asphalt on the existing road (Attachment #9).						
MOTION: To APPROVE the resolution as presented.			X			
***						

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

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

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

ITEM 13

These minutes of the Naples City Council were approved on \_\_\_\_\_.

X  
X  
X  
X  
X  
X  
X



11-22-61

CONFIDENTIAL

A summary of the information received from the various sources in the field is being furnished to the Bureau for your information. The information received from the field is being furnished to the Bureau for your information. The information received from the field is being furnished to the Bureau for your information.

This is a copy of the information received from the field.

The information received from the field is being furnished to the Bureau for your information.

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1-1-62  
1-1-62  
1-1-62

The information received from the field is being furnished to the Bureau for your information.

SUPPLEMENTAL ATTENDANCE LIST

Richard Botthof  
 Cliff Barksdale  
 Douglas McNeil  
 Dave Armbruster  
 Albert Frell  
 Robert Ott  
 Stanley Hole  
 Eric Heald  
 Bill Blaikie  
 Julie Culp  
 Sidney Swensrud  
 Ann Doherty  
 Craig Buchanan  
 Olga Hieshhorn  
 Joseph Clausen  
 Lindsey Sagar  
 Wendy Lindner  
 William Harvey  
 Betty Banks  
 William Barton  
 Allan Wright  
 Walter Kenyon  
 Cameron Tait  
 Ralph Martin  
 Judith Taves  
 Ray Russell  
 Janet Short  
 Durbin Tabb  
 William Frank  
 Jay Strong  
 R. J. Baker

Barbara Hansen  
 Miles Collins  
 Egon Hill  
 William Fader  
 Betty Albrecht  
 Steve Bertone  
 Jeff Lytle  
 Charles Andrews  
 Dan Daniels  
 Lura McBride  
 Susan Gohl  
 Arthur White  
 Vivian Treat  
 C. E. McBride  
 Kim Rodgers  
 Janne Parker  
 W. W. Haardt  
 Tom Missimer  
 Jean Mutz  
 Holland Salley  
 John Hobart  
 Lee Layne  
 Dick Sykes  
 Joe Sinero  
 Roger Barry  
 Mary Crosby  
 Gaynor Layng  
 John Crosby  
 Harry Timmins  
 Mardin Collins

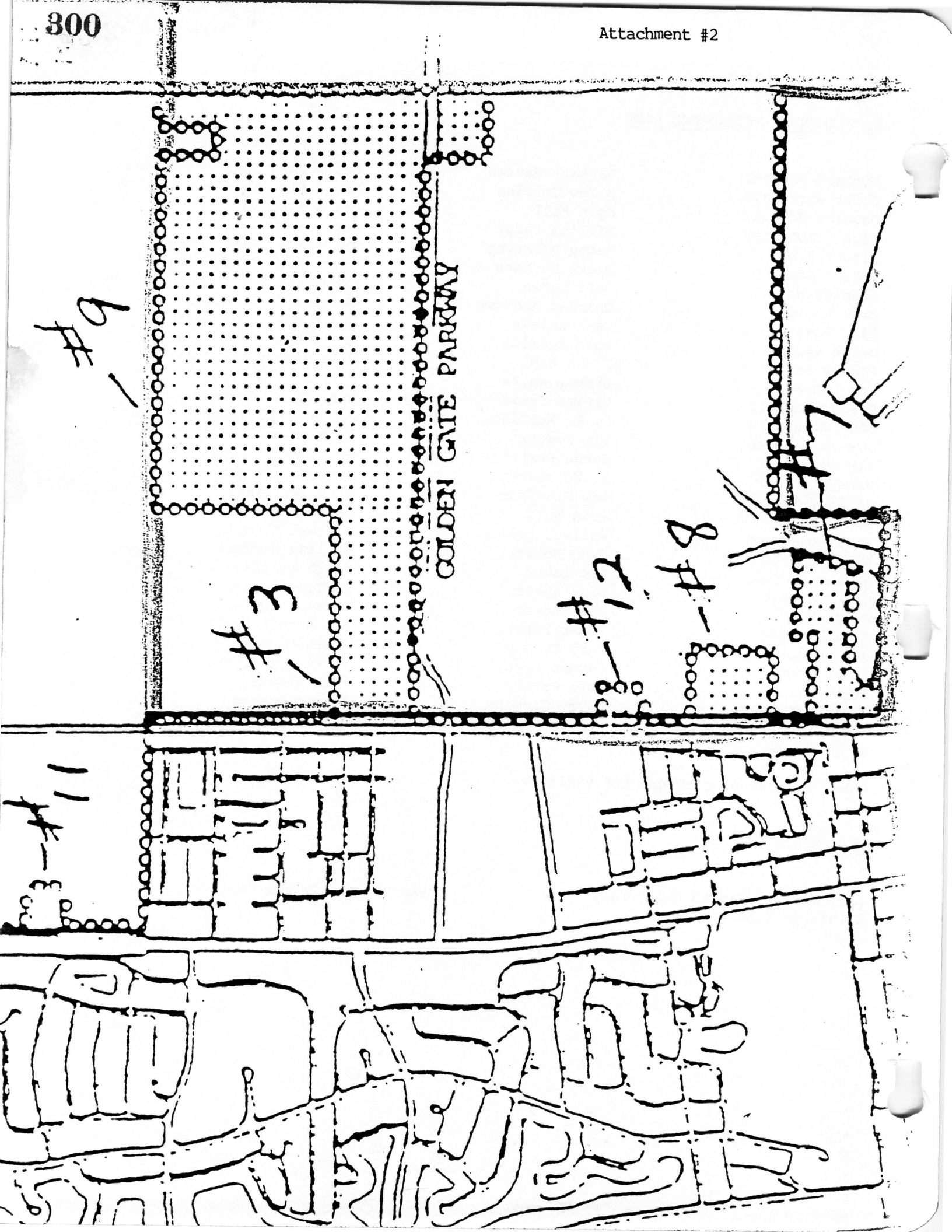
Mr. & Mrs. John Van Arsdale  
 Mr. & Mrs. Wheeler Conkling  
 Mr. & Mrs. John Burnham  
 Capt. & Mrs. Allan Slaff  
 Mr. & Mrs. Jack Paley  
 Mr. & Mrs. Gene Kreusch  
 Catherine Motley Herbert  
 Douglas F. I. McGiu  
 Mr. & Mrs. John Hall  
 Mr. & Mrs. Mark Butell  
 Mr & Mrs. David Lewis  
 Mrs. A. F. Sarosdy  
 Mrs. J. N. Sherwin  
 Jay Richard Young  
 C. A. Reinboldt  
 Mr. & Mrs. Skuman  
 Jack W. Thompson  
 G. E. Williams  
 Chief Wayne Martin  
 Michael McComas  
 William Hardman  
 Edith Williams  
 Harold Fischer  
 Alfred Dowgiello  
 Dr. Albert Frell  
 George Gogarty  
 Charles Brafford  
 Herb Anderson  
 Jeanne Houston  
 Bolton Drackett

Other interested citizens and visitors.

NEWS MEDIA

Lori Darvas, Naples Daily News  
 Alicia Callahan, WEVU-TV

Bryan Hoopes, Palmer Cablevision





# Voluntary annexation questioned

*Handwritten: No.*  
By ORI DARVAS  
Staff Writer

Naples City Councilman Paul Muenzer says City Council is giving at least one developer license to construct what annexation is supposed to prevent.

Muenzer was speaking of two recent development agreements with Neapolitan Enterprises over agriculturally zoned land on the northeast and southeast corners of Goodlette-Frank Road and Golden Gate Parkway. The land is owned by the estate of the late Julius Fleischmann.

These agreements go against the purpose of annexation, which is supposed to give the city a chance to use its strict land-use standards to control county growth, Muenzer said.

It was the most vocal criticism of annexation to date from within City Hall. The Fleischmann property is part of the city's voluntary annexation area. It is not part of the area being voted on by residents in the city and other proposed incorporation areas.

Muenzer declined to comment on if he favored annexation of the areas being decided by voters.

As for the Fleischmann property, Muenzer said he is concerned the city is agreeing to allow too much development in an area already plagued by traffic problems. Currently, there is a strip shopping center being built on the southeast corner, and a 100-foot tall office building is being planned for the northeast corner. If property on the other corners also is developed, motorists will be faced with absolute gridlock, Muenzer said.

"We caused it, we'll have to correct it by six-laning the roads and building another bridge to avoid another disaster like Davis Boulevard," Muenzer said.

Normally, when a property owner requests rezoning, the city must study what impact the proposed development will have on traffic, Muenzer said. He said this

• Please see MUENZER, 3A

## Muenzer

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From Page 1A

was not done with Neapolitan Enterprise properties.

Muenzer said he would air his concerns at Wednesday's City Council meeting, when council votes on the voluntary annexation agreements.

Mayor Edwin Putzell said Muenzer's concerns are unjustified. He said land-use impact studies will be required before any development can begin.

"Nobody's given them any approval to do any building," Putzell said. "This is purely conceptual."

Roger Barry, who represents Neapolitan Enterprises, said his company will submit a traffic study in conjunction with a site plan for the properties. If the city believes the additional traffic could cause a problem at the intersection, Barry said the company will be responsible for any road improvements, such as turn lanes into and out of the development.

Barry said the plans for the northern parcel were in greater detail, setting building heights and including limits for the number of structures. But Barry said council approved only a concept on the southern parcel, agreeing with the company's ideas for a hotel, a convention center and housing units on the property.

The city still has the right to deny development on the property if council feels the plans would cause too much traffic or would hurt the environment, Barry said. Similarly, if the property owners feel the city backed out of an agreement, they have the right to take the city to court, Barry said.

But he stressed that there is no way of predicting what will happen in the future.

"The plan is so conceptual in nature, that a whole host of details are going to have to be provided to the decision-makers of the time," he said.

The city is trying to annex 4,100 acres of land north and east of the city into city limits. Development agreements set forth land use standards for land before it is annexed. As part of the agreements, nine property owners whose land is next to the city

will be voluntarily annexed by council March 1, six days before the annexation ballots are counted.

When City Council approved 12 development agreements Feb. 15, Putzell said the city was not compromising any of its standards. Instead, he said council was able to pare down many of the plans through a series of negotiations and public hearings.

According to the Neapolitan Enterprises development agreements, the northern parcel of land would allow 23 acres of shopping centers and 30 acres of condominiums and apartment buildings. The southern parcel can be developed in a mixed use of shopping centers, hotels, private housing and open space.

■ Muenzer said the land should be annexed under its current zoning — agriculture. All planning for commercial and residential that may be built on the land should not be considered until after annexation.

The two properties currently are appraised at over \$3.3 million, according to Sam Colding, Collier County property appraiser. Colding said if the land was rezoned to allow commercial and residential development, and if developers decided to do away with the current Caribbean Gardens tourist attraction, property values could quadruple.

This annoyed Muenzer. "I don't think it's up to the city to create wealth for the Fleischmann estate."

Muenzer believes the city is giving more to the landowners than the Collier County Board of Commissioners would have given. He believes the county has a rule of thumb that limits commercial highway frontage in a rezoned area to 10 percent, less than is called for in the city's development agreement.

But county planner Barbara Cacchione said the Fleischmann property is in a county activity center. Activity centers are where the county will encourage future commercial development, and allow for apartment buildings and condominiums. Cacchione said the 10 percent rule of thumb does not exist.

# Land rezoning disputed

## Councilman opposes voluntary annexation deal

By JOHN LUNSFORD  
and LORI DARVAS  
Staff Writers

Naples City Councilman Paul Muenzer intends to turn Wednesday's meeting into a confrontation with the council majority on the wisdom of granting lucrative rezoning to one property owner in exchange for voluntary annexation.

City Council is scheduled to vote on an ordinance Wednesday that would redefine the city's boundaries to include 10 parcels of land on the outskirts of the city. The property owners have asked to be voluntarily annexed.

While Muenzer said he doesn't want to dump annexation, involuntarily or voluntarily, he said he will ask the council Wednesday to exclude one large property, owned by the Fleischmann family, from the new city boundaries. He said the owner's land-use plans have not been properly aired, and the impact on traffic and the environment not adequately studied. City officials strenuously disagreed, promising that such concerns will be addressed when specific project plans are presented.

According to an agreement approved by the council on Feb. 15, 53 acres near the northeast corner of Golden Gate Parkway and Goodlette-Frank Road would be allowed 25 acres of highway commercial and 28 acres of multi-family residential development.

Muenzer said he will insist that the 53 acres of

development agreement with the Fleischmanns for 160 acres near the southeast corner of the intersection, including Jungle Larry's, which will come into the city if annexation is accepted by voters in the city and in the area on March 7.

The 160 acres, surrounding The Conservancy's Nature Center, would be a combination of residential, village shopping and transient housing, according to the conceptual agreement with the city. It would include a convention center and a seafood restaurant on Point Manatee, east of the wetlands comprising the nature center. The conceptual plan includes a tram to carry visitors to the restaurant and an observation tower.

The southern parcel cannot be voluntarily annexed because there is an island of land in the middle of it owned by two people who have not agreed to voluntary annexation. Annexation cannot create enclaves, or areas of unincorporated land entirely surrounded by city land.

If Muenzer is successful in getting the northern parcel dropped from the voluntary annexation ordinance, another large development, owned by the Barron Collier Corp., would be dropped from the annexation plan because it would not be contiguous to the city as required by state law before voluntary annexation can occur.

He said he's hoping to round up at least four votes to delay accepting the northern Fleischmann property — the 53 acres north of Golden Gate Parkway — at least until the city can study the implications of the guaranteed rezoning.

City officials said all that will come later, and that the plan accepted by the city is more stringent than what the county would allow if the land is not annexed.

The points to be debated include:

- Muenzer said the city gave up nothing in order to lure the Fleischmann property into the city and, in fact, the county might not be so generous.

City officials said the conditions of the agreement are much more stringent than if the county rezones the same property. They pointed out that the heights of the

ment have been reduced from 70 feet to a maximum of 50 feet; that setbacks have increased from 35 feet to 55 feet; and that the amount of highway commercial development has been reduced from as much as 35 acres under the county plan to 25 acres in the city's conceptual agreement.

- Muenzer insisted that although 35 acres of the northern parcel are within what is deemed an activity center in the county comprehensive land use plan, that doesn't mean the county would automatically grant extensive rezoning.

Activity centers are areas pinpointed for commercial activity in the county's comprehensive plan. The county's chief long-term planner Charles Gauthier said, "The fact that an area is designated an activity center does not guarantee rezoning. The language in the plan says this designation makes it pos-

sible to apply for commercial zoning. But there is no guarantee it will be granted. That would depend on criteria in the plan and in the county zoning ordinance."

Attorney Dave Rynders said, "We're dealing with the real world here, not science fiction. What's been the history in the county? They'll get what they apply for so long as it's reasonable." He said that comprehensive plans "take the thrill out of government." The city and the county must grant zoning comparable to what's called for in the land-use plan.

- Councilman Muenzer also said that granting more than 200 acres of mixed-use zoning — heavily commercial — reduces the value of other commercial property in the city. He pointed out that while the city has said it wants to encourage redevelopment of older commercial areas — such as along U.S. 41 North — the voluntary annexation will do exactly the opposite. Property owners will be discouraged from improving present commercial buildings when more relatively inexpensive commercial land becomes available.

Mayor Edwin Putzell didn't agree: "That land eventually will be zoned commercial whether its in the city or in the county. Redevelopment is an entirely different issue."

• Please see VOLUNTARY, Page 2A

## Voluntary

Fleischmann land come into the city under the city's equivalent to county agricultural zoning, and undergo formal public rezoning hearings. The councilman opposed inclusion of this land in the voluntary-annexation ordinance on Feb. 15, but he lost 5 to 2.

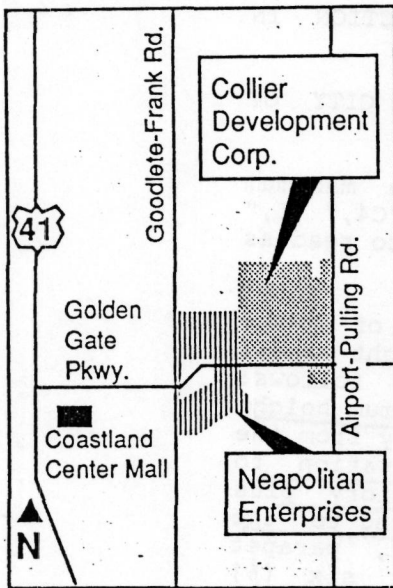
City officials said there already have been two public hearings over the changes: one in front of the Planning Advisory Board on Jan. 31 and one before the council on Feb. 15.

Most of the parcels up for voluntary annexation, including the two parcels owned by the estate of the late Julius Fleischmann, have development agreements attached to them that set land-use standards.

Muenzer also questioned the



Naples Daily News, Tuesday, February 28, 1989



Staff art by Ron Stallcup

## Rezoning referendum Muenzer's ace in hole

Naples City Councilman Paul Muenzer will heft a heavy club at Wednesday's city council meeting.

• He will threaten to call for a separate referendum on rezoning approximately 200 acres owned by Neapolitan Enterprises, if the land is annexed into the city without further discussion of what will be built there.

• Muenzer said he is confident he can get the signatures of 10 percent of city voters to place the issue on the ballot.

Muenzer will ask fellow council members to exclude 55 acres,

slated for mixed-use residential and highway commercial development, when the council establishes new city boundaries on Wednesday.

The new city boundaries would include the land regardless of the annexation vote by residents.

He also questions the conceptual agreement the city has signed with Neapolitan Enterprises for 160 acres, south of Golden Gate Parkway and including Jungle Larry's African Safari Park. The

• Please see MUENZER, 2A

## Muenzer

From Page 1A

ment, when the council establishes new city boundaries on Wednesday.

The new city boundaries would include the land regardless of the annexation vote by residents.

He also questions the conceptual agreement the city has signed

with Neapolitan Enterprises for 160 acres, south of Golden Gate Parkway and including Jungle Larry's African Safari Park. The conceptual plan would allow mixed-use residential, highway commercial, a convention center and a hotel.



Exhibit No. 1

Attachment #3 -  
Page 4

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

PURPOSE: TO RESTRICT THE HEIGHT OF BUILDING CONSTRUCTION IN ZONING DISTRICTS "C2," "C2A," "C3," "C4," "I," AND "HC".

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPLES, FLORIDA:

SECTION 1. That the following sections relating to maximum building heights in the "C2," "C2A," "C3," "C4," "I," and "HC" zone districts are hereby revised to read as follows:

SECTION 5.12H. Notwithstanding the provisions of Section 14-5, the maximum height shall be limited and measured as follows: Three (3) stories up to a maximum height of 35 feet, measured vertically from the established 100 year flood elevation to the ceiling of the highest story plus six (6) feet from said ceiling to the highest point of a flat roof, parapet wall or "mansard" detail; or six (6) feet from said ceiling to the mean distance between the eaves and the ridge of a gable, hip or gambrel roof.

SECTION 5.13H. Notwithstanding the provisions of Section 14-5, the maximum height shall be limited and measured as follows: Three (3) stories up to a maximum height of 35 feet, measured vertically from the established 100 year flood elevation to the ceiling of the highest story plus six (6) feet from said ceiling to the highest point of a flat roof, parapet wall or "mansard" detail; or six (6) feet from said ceiling to the mean distance between the eaves and the ridge of a gable, hip or gambrel roof; except that boat storage buildings in this district shall be limited to a maximum height of 40 feet, measured vertically from the established 100 year flood elevation to the eave of the building. In the C2A district north of U.S. 41, all property is limited to a maximum height of 35 feet, measured vertically from the established 100 year flood elevation to the top of the highest structure.

SECTION 5.14H. Notwithstanding the provisions of Section 14-5, the maximum height shall be limited and measured as follows: Three (3) stories up to a maximum height of 35 feet, measured vertically from the established 100 year flood elevation to the ceiling of the highest story plus

six (6) feet from said ceiling to the highest point of a flat roof, parapet wall or "mansard" detail; or six (6) feet from said ceiling to the mean distance between the eaves and the ridge of a gable, hip or gambrel roof.

SECTION 5.15H.

Notwithstanding the provisions of Section 14-5, the maximum height shall be limited and measured as follows: Three (3) stories up to a maximum height of 35 feet, measured vertically from the established 100 year flood elevation to the ceiling of the highest story plus six (6) feet from said ceiling to the highest point of a flat roof, parapet wall or "mansard" detail; or six (6) feet from said ceiling to the mean distance between the eaves and the ridge of a gable, hip or gambrel roof, with the exception of the control tower at the airport, which shall not be limited by this ordinance.

SECTION 5.16G.

Notwithstanding the provisions of Section 14-5, the maximum height shall be limited and measured as follows: Three (3) stories up to a maximum height of 35 feet, measured vertically from the established 100 year flood elevation to the ceiling of the highest story plus six (6) feet from said ceiling to the highest point of a flat roof, parapet wall or "mansard" detail; or six (6) feet from said ceiling to the mean distance between the eaves and the ridge of a gable, hip or gambrel roof.

SECTION 5.9H.

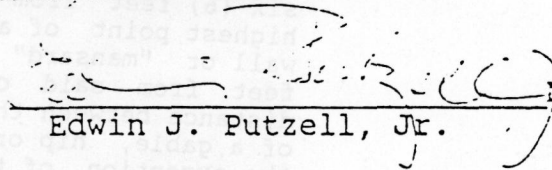
Maximum Height: Maximum building height shall be as limited in accordance with the following schedule:

Building Height	Min. Lot Area	Min. Lot Width	Min. Building Setback
36 feet to 40 feet	40,000 sq.ft.	150 ft.	<p><u>Front</u> - 20 feet, plus 1 foot for each foot of building height over 35 feet.</p> <p><u>Side</u> - 10 feet, plus 1 foot for each foot of building height over 35 feet.</p> <p><u>Rear</u> - 25 feet, plus 1 foot for each foot of building height over 35 feet</p>
41 feet to 45 feet	50,000 sq.ft.	150 ft.	same as above

BBF266


46 feet to 50 feet 60,000 sq.ft. 150 ft. same as above  
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SECTION 2. This ordinance shall take effect immediately upon adoption at second reading.

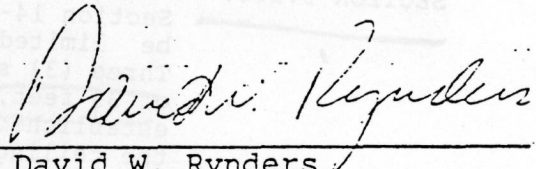
APPROVED AT FIRST READING THIS 18TH DAY OF JUNE, 1986.✓ PASSED AND ADOPTED AT SECOND READING AND PUBLIC HEARING IN OPEN AND SPECIAL SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 1ST DAY OF JULY, 1986. ✓  
Edwin J. Putzell, Jr.

Mayor

ATTEST:

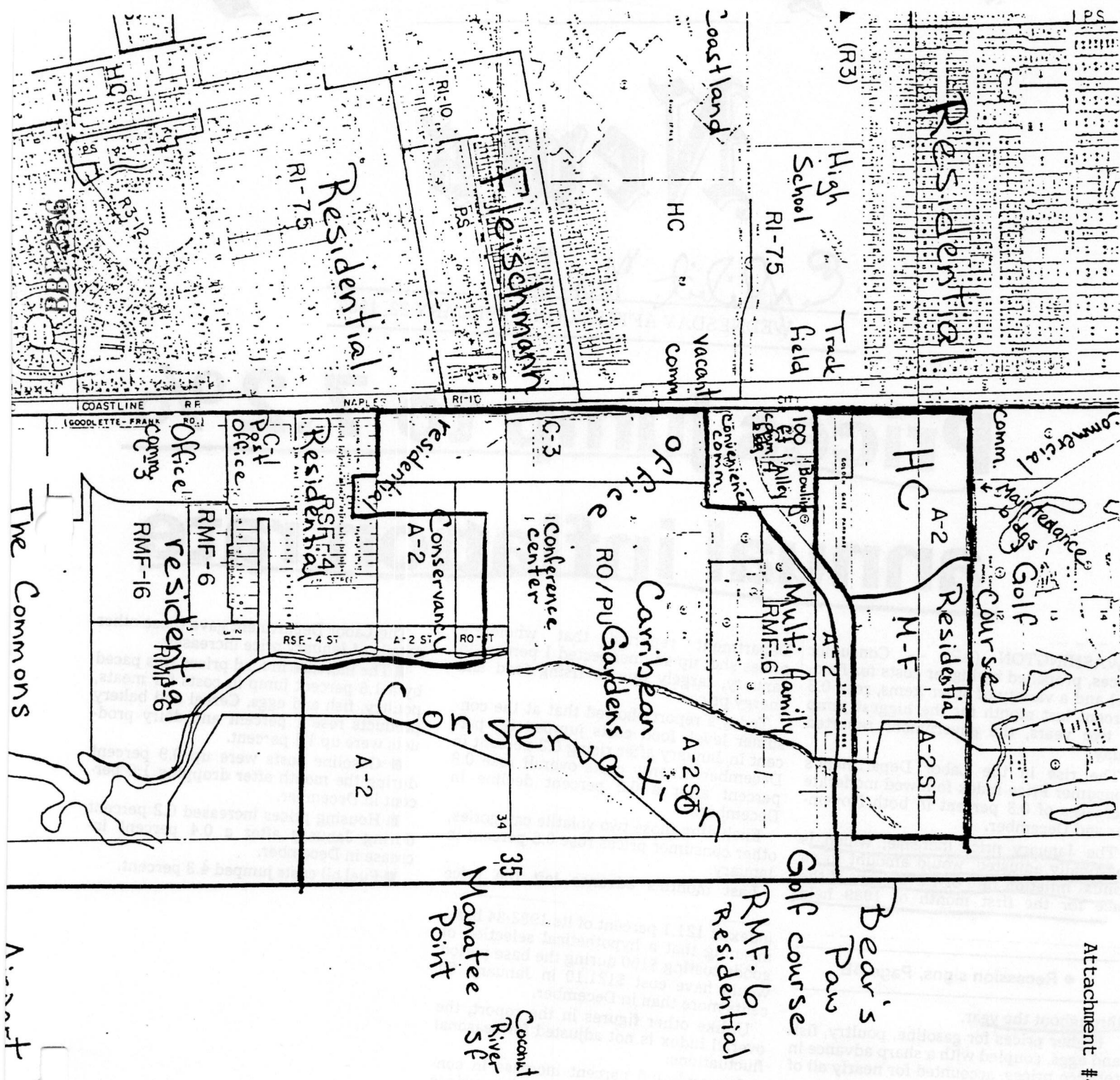
  
Janet Cason  
City Clerk

APPROVED AS TO FORM AND LEGALITY BY

  
David W. Rynders  
City Attorney

	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y	N	
			E	S	
			O	O	
First Reading					
COUNCIL MEMBERS					
Anderson-McDonald			X		
Barnett		X	X		
Bledsoe				X	
Crawford			X		
Graver			X		
Richardson	X		X		
Putzell			X		
(6-1)					
	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y	N	
			E	S	
			O	O	
Second Reading					
COUNCIL MEMBERS					
Anderson-McDonald					X
Barnett		X	X		
Bledsoe			X		
Crawford			X		
Graver			X		
Richardson	X		X		
Putzell			X		
(6-0)					





# Naples Daily

Attachment #5 -  
Page 1

## News

*Exhibit No 2*

WEDNESDAY AFTERNOON, FEBRUARY 22, 1989

# Prices jump to 7.2% annual inflation rate

WASHINGTON (AP) — Consumer prices, propelled by higher costs for food, fuel and a variety of other items, rose 0.6 percent last month for the biggest jump in two years, the government reported today.

The rise in the Labor Department's Consumer Price Index followed moderate increases of 0.3 percent in both November and December.

● The January price increase, which is seasonally adjusted, would amount to an annual inflation rate of 7.2 percent if the pace for the first month of 1989 held.

### ● Recession signs, Page 4B

throughout the year.

Higher prices for gasoline, poultry, fish and eggs, coupled with a sharp advance in tobacco prices, accounted for nearly all of the acceleration.

Consumer prices advanced 4.4 percent last year, the same rate as in 1987, but analysts are expecting the pace to quicken this year.

Worries about spiraling inflation intensified earlier this month after the Labor

Department reported that wholesale prices shot up an unexpected 1 percent in January, largely due to rising food and energy prices.

Today's report showed that at the consumer level, food costs jumped 0.7 percent in January after rising 0.3 percent in December. Energy costs overall rose 0.8 percent after a 0.3 percent decline in December.

Excluding those two volatile categories, other consumer prices rose 0.5 percent in January.

Last month's advance left the price

index at 121.1 percent of its 1982-84 base, meaning that a hypothetical selection of goods costing \$100 during the base period would have cost \$121.10 in January, 60 cents more than in December.

Unlike other figures in the report, the overall index is not adjusted for seasonal fluctuations.

January's 0.6 percent increase in consumer prices was the biggest jump since a 0.7 percent rise in January 1987.

One of the biggest increases came in costs for tobacco and other smoking products, which jumped 4.7 percent.

The Labor Department gave these other details of January price increases:

■ The increase in food prices was paced by a 1.6 percent jump in costs for meats, poultry, fish and eggs. Cereal and bakery products rose 1 percent and dairy products were up 1.1 percent.

■ Gasoline costs were up 0.9 percent during the month after dropping 1.6 percent in December.

■ Housing prices increased 0.2 percent during January after a 0.4 percent increase in December.

■ Fuel oil costs jumped 4.3 percent.

BBF256



*Encl. No. 1*

Attachment #5 -  
Page 2

# City of Naples

735 EIGHTH STREET, SOUTH - NAPLES, FLORIDA 33940

DEPARTMENT OF PLANNING

December 21, 1979

Mr. J. S. Scatena  
2990 Binnacle Drive  
Naples, FL. 33940

Ref: Sidewalks for Duplex Development

Dear Mr. Scatena:

Mr. Patterson asked me to review our policy relative to requiring sidewalk improvements in conjunction with duplex development.

Although the duplexes in your area are located in an "R3" multi-family zone district in which we normally require sidewalks, the duplexes have been treated as single-family residences in that sidewalks have not been required.

We checked the two vacant duplex lots in your area, and concluded that it would not be appropriate to require sidewalk improvements in conjunction with the development of either lot.

Sidewalks are intended to accommodate pedestrian traffic in areas where there are generally high concentrations of people; that is, multi-family residential or commercial areas.

I hope this explanation answers your question.

Sincerely,

Roger J. Barry  
Director of Community Development

RJB:bd



POLLUTION FROM SABLE BAY MARINA  
A WITCHES BREW

..... PETROCHEMICAL

..... CLEANING SOLUTIONS

..... NOISE

..... HUMAN WASTE

I hope this explanation answers your question.

Director of Community Development

RJB:db

PETROCHEMICAL POLLUTION

..... AUTOMATIC BILGE PURGING  
-- DIESEL  
-- GASOLINE  
-- POWER STEERING FLUID  
-- CRANKCASE OIL AND GREASE

..... FUEL SPILLS

BBF256

CLEANING SOLUTION POLLUTION

..... DETERGENTS

..... BLEACHING CHLORITES

..... SOOT REMOVERS

..... DECK WASHDOWNS



BBF256

NOISE POLLUTION

..... DRY STORAGE ATTRACTS  
HIGH PERFORMANCE BOATS

..... HOW LOUD IS A HIGH PERFORMANCE BOAT

---	BEACH KING AIR	72.1 dBA
---	LEARJET 35	83.9 EPNdb

---	TROJAN 12 METER	93.0 dBA
---	CIGARETTE 31	98.0 dBA

... GENERAL NOISE SATURATION

HUMAN WASTE POLLUTION

..... DIFFICULTY OF POLICING LIVE ABOARD  
RESIDENTS

..... FREQUENT DISCHARGING OF GRAY WATER  
(SHOWERS AND GROUND UP GARBAGE)

..... ENORMOUS INCREASE OF FLUSHABLE HEADS  
ON VESSELS OVER 40 FEET

..... FREQUENT DISCHARGE OF URINE AND  
MACERATED FECES INTO SABLE BAY AND  
NAPLES BAY

..... ADDITIONAL LOAD OF RAW SEWAGE TO  
ENTIRE SOUTHWEST GULF COAST

Chairman  
Richard A. Botthof  
City Executive  
First Union Bank

Chairman-Elect  
Joseph Front, Jr.  
Regional Vice President  
Manager  
T. Carlton Hotel

Partner  
J. Duane Goodlette, Esq.  
Managing Partner  
Cummings and Lockwood

President  
Ross P. Obley  
President  
Economic Development  
Council

Vice President  
Tom Garlick, Esq.  
Managing Partner  
Harter, Secrest & Emery

Vice President  
Kevin Hale  
President, CEO  
First Bank - Naples

Vice President  
Dennis Klaus  
President  
Economic Development  
Corporation

Director  
William L. Barton  
President  
Wilson, Miller, Barton, Soil  
& Peck

Director  
Bernie Brown  
President  
Cuisine Management

Director  
Gordon  
it  
Harris General  
Contractors, Inc.

Director  
Richard L. Cavallaro, M.D.  
Medical Director  
Naples Community  
Hospital

Director  
Timothy Hains, Esq.  
Managing Partner  
Ashell, Hains, Doyle &  
Pickworth

Director  
Robert Hazzard  
President  
Bell Plastics, Inc.

Director  
Robert Moss  
Executive Vice President  
Weichert-Moss-Bennett  
Advertising

Director  
William Price  
CEO, Chairman of the  
Board  
First Bank of Immokalee

Director  
Connie Purvis  
Director of Marketing  
Holland Salley Interiors

February 28, 1989

Mayor and Members of City Council  
City of Naples  
735 Eighth Street South  
Naples, Florida 33940

Re: The Village of Sabal Bay

Dear Mayor and City Council Members:

The Economic Development Council of Collier County (EDC) urges the City Council to support your professional staff's recommendations and the unanimous action of your Planning Advisory Board and to approve those portions of the Village of Sabal Bay's planned development which are within its jurisdiction. As Council may recall, the purpose of the Economic Development Council is "to achieve a balanced economy, while maintaining a high quality of life" and our motto is "progress by design".

The proposed Sabal Bay Community is to be a high quality community, clearly in keeping with the tradition of Park Shore, Pelican Bay, Port Royal and other upscale Naples area communities. As such, it has the opportunity to contribute to a general upgrading of communities on the east side of Naples.

The Economic Development Council believes that Sabal Bay has gone "above and beyond" in preparing technical support for its development, has studied and resolved boat traffic issues and has moderated its original request to reflect legitimate concerns of the community and nearby property owners. Although we frequently are in agreement with and support the Conservancy and its positions, in this instance, we believe that the community will be better served by permitting this high quality development which has been determined to be in compliance with the City's and County's Growth Management Comprehensive Plans.

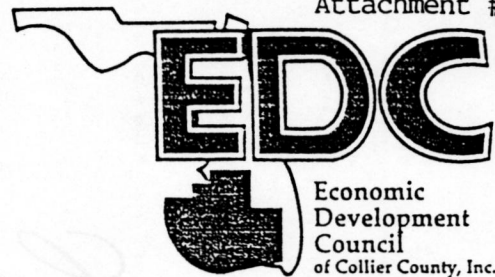
Lastly, but importantly, we understand that the Ladies Professional Golf Association (LPGA) considers Sabal Bay as its choice location in the competition for the relocation of its National Headquarters and Hall of Fame. To win the competition for this LPGA Headquarters facility is vital; perhaps the most important new business opportunity consistent with Naples ideals, since the founding of the Economic Development Council of Collier County in 1976. The Marina, Sabal Bay, and the LPGA National Headquarters opportunity are tied together.

Many thanks for the opportunity to present this position in support of the Village of Sabal Bay.

Respectfully,

Richard A. Botthof, Chairman  
Economic Development Council

RAB/bsm



Economic  
Development  
Council  
of Collier County, Inc.  
4501 Tamiami Trail North  
Suite 106  
Naples, Florida 33940  
(813) 263-8989

"Progress by Design"



A Certified Florida  
Blue Chip Community





# City of Naples

## --- MEMO ---

TO: MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: PAUL W. MUENZER, COUNCILMAN  
DATE: FEBRUARY 22, 1989  
SUBJECT: SABAL CAY D.R.I.

---

I have previously expressed two major areas of concern regarding the Sabal Cay D.R.I. to the developer. They indicate that these are two topics which no other Council member has brought up to them in your personal discussions with them.

1. A guarantee must be made to pay for the permanent operation of a police boat to patrol the area continuously between the marina and Gordon Pass. Their commitment must include cost of boat, operation, maintenance and all salaries and fringe benefits of the personnel.

This financial commitment must be guaranteed and paid for by the developer since the City will be collecting virtually no taxes on the area included in the City, and City taxpayers should not pick up the burden.

I think that Council needs to again consider making this stretch of water a "no wake" zone.

2. Marina design must include sewer hook-ups brought out to all wet boat slips. This will help to guarantee that holding tanks will not be pumped out into the bay or the marina area when the boat operators are ready to secure their boats after a weekend usage.

They also must make available pump-out facilities for dry storage boats that they must use before being lifted from the water.

P.W.M.

xc: Frank Jones  
Missy McKim



# City of Naples

ENGINEERING DEPARTMENT

February 3, 1989

Barbara Hanson  
1625 Avion Place  
Naples, Florida 33940

RE: Avion Park Street Assessment

Dear Mrs. Hanson:

We are in the process of establishing a special assessment district for Avion Park Subdivision for street paving.

The steps we will be taking are as follows:

1. Resolution by Council establishing the district and defining the improvements.
2. Prepare plans, specifications, estimates and tentative apportionment of cost.
3. Notice of hearing.
4. Hearing.
5. Contract for work.
6. Preliminary assessment roll.
7. Notice of hearing upon assessment roll.
8. Hearing and confirmation of assessment roll.
9. Payment of assessments - Any assessment may be paid in 30 days after confirmation without interest, thereafter all assessments shall be payable in equal annual installments with interest at a rate set by the Council and may be paid up to 10 years or less as determined by Council.

BBF256

Barbara Hanson  
Avion Park Street Assessment  
Page 2

Attachment #9 -  
Page 2

Also enclosed is a preliminary cost schedule for each lot in the subdivision with three alternate paving sections. Since this area does not have sanitary sewers which may have to be installed in the near future, I would recommend that alternate "A" be installed. This alternate is just a 1" layer of asphalt on the existing road surface, without any type of drainage.

Please let us know if this procedure is acceptable to you and other residents in Avion Park.

Sincerely,



Gerald L. Gronvold, P.E., P.L.S.  
City Engineer

GLG:vg  
xc: Frank Jones



## AVION PARK STREET ASSESSMENT

1/31/89

T NO.	BLOCK NO.	OWNER	ADDRESS	F.F.	ALTERNATE		
					"A"	"B"	"C"
1 A		mel. Denny		67.33	\$309.98	\$1,446.58	\$2,944.82
2 A				75	\$345.29	\$1,611.37	\$3,280.29
3 A		Monique M. DeVigili		75	\$345.29	\$1,611.37	\$3,280.29
4 A		Claude M. Viola Forbes		75	\$345.29	\$1,611.37	\$3,280.29
5 A		METMPS SNOW		75	\$345.29	\$1,611.37	\$3,280.29
6 A				75	\$345.29	\$1,611.37	\$3,280.29
7 A				90	\$414.35	\$1,933.64	\$3,936.34
8 A				91	\$418.96	\$1,955.13	\$3,980.08
9 A				60	\$276.23	\$1,289.09	\$2,624.23
10 A				100	\$460.39	\$2,148.49	\$4,373.71
11 A				75	\$345.29	\$1,611.37	\$3,280.29
12 A				75	\$345.29	\$1,611.37	\$3,280.29
13 A		Barbara Hansen		75	\$345.29	\$1,611.37	\$3,280.29
14 A				75	\$345.29	\$1,611.37	\$3,280.29
15 A		SARA D. BENARD		75	\$345.29	\$1,611.37	\$3,280.29
16 A				64.04	\$294.83	\$1,375.89	\$2,800.93
1 B		Barrett Wright		63.3	\$291.43	\$1,360.00	\$2,763.66
2 B		Franky Williams		75	\$345.29	\$1,611.37	\$3,280.29
3 B				75	\$345.29	\$1,611.37	\$3,280.29
4 B				75	\$345.29	\$1,611.37	\$3,280.29
5 B				75	\$345.29	\$1,611.37	\$3,280.29
*6 B		SEE PAGE # 4		90	\$414.35	\$1,933.64	\$3,936.34
7 B		Mark H.		85	\$391.33	\$1,826.22	\$3,717.66
8 B				85	\$391.33	\$1,826.22	\$3,717.66
9 B		Edwina A. White		75	\$345.29	\$1,611.37	\$3,280.29
10 B		Alma R. Love		75	\$345.29	\$1,611.37	\$3,280.29
11 B				75	\$345.29	\$1,611.37	\$3,280.29
12 B		Thomas Z. W.		75	\$345.29	\$1,611.37	\$3,280.29
13 B				75	\$345.29	\$1,611.37	\$3,280.29
14 B		Mardon Collins		60	\$276.23	\$1,289.09	\$2,624.23
TOTAL					\$10,500.00	\$49,000.00	\$99,750.00
TOTAL				2280.67 FEET			

ALTERNATE "A": 1" Asphalt on existing road =

\$4.50 / FRONT FT.

ALTERNATE "B": 1" Asphalt on 6" base, no drainage =

~~\$21.48 / FRONT FT.~~

ALTERNATE "C": 1" Asphalt on 6" base with drainage =

~~\$43.74 / FRONT FT.~~

DD784

## AVION PARK STREET ASSESSMENT

1/31/89

Attachment #9 -  
Page 4

LOT NO.	BLOCK NO.	OWNER	ADDRESS	F.F.	"A"	ALTERNATE	"B"	"C"
1	A			67.33	\$309.98	\$1,446.58	\$2,944.82	
2	A			75	\$345.29	\$1,611.37	\$3,280.29	
3	A	Margaret M DeVinoli		75	\$345.29	\$1,611.37	\$3,280.29	
4	A	Laurel M Viola Forbes		75	\$345.29	\$1,611.37	\$3,280.29	
5	A	Mr. DICKS SNOW		75	\$345.29	\$1,611.37	\$3,280.29	
6	A			75	\$345.29	\$1,611.37	\$3,280.29	
7	A			90.	\$414.35	\$1,933.64	\$3,936.34	
8	A			91	\$418.96	\$1,955.13	\$3,980.08	
9	A			60	\$276.23	\$1,289.09	\$2,624.23	
10	A			100.	\$460.39	\$2,148.49	\$4,373.71	
11	A			75	\$345.29	\$1,611.37	\$3,280.29	
12	A			75	\$345.29	\$1,611.37	\$3,280.29	
13	A	Barbara Hansen		75	\$345.29	\$1,611.37	\$3,280.29	
14	A			75	\$345.29	\$1,611.37	\$3,280.29	
15	A	William D. Bennett		75	\$345.29	\$1,611.37	\$3,280.29	
16	A			64.04	\$294.83	\$1,375.89	\$2,800.93	
1	B			63.3	\$291.43	\$1,360.00	\$2,763.56	
2	B			75	\$345.29	\$1,611.37	\$3,280.29	
3	B			75	\$345.29	\$1,611.37	\$3,280.29	
4	B			75	\$345.29	\$1,611.37	\$3,280.29	
5	B			75	\$345.29	\$1,611.37	\$3,280.29	
* 6	B	Dr. Gordon (ERSIN OKANDAN)		90	\$414.35	\$1,933.64	\$3,936.34	
7	B			85	\$391.33	\$1,826.22	\$3,717.66	
8	B			85	\$391.33	\$1,826.22	\$3,717.66	
9	B	Edwin A. Kibler		75	\$345.29	\$1,611.37	\$3,280.29	
10	B	Alma R. Jones		75	\$345.29	\$1,611.37	\$3,280.29	
11	B			75	\$345.29	\$1,611.37	\$3,280.29	
12	B	Thomas Z. [unclear]		75	\$345.29	\$1,611.37	\$3,280.29	
13	B			75	\$345.29	\$1,611.37	\$3,280.29	
14	B	Mardon Collier		60	\$276.23	\$1,289.09	\$2,624.23	
TOTAL					\$10,500.00	\$49,000.00	\$99,750.00	
TOTAL				2280.67 FEET				

✓ ALTERNATE "A": 1" Asphalt on existing road =

ALTERNATE "B": 1" Asphalt on 6" base, no drainage =

ALTERNATE "C": 1" Asphalt on 6" base with drainage =

\$4.50 / FRONT FT.

~~\$21.48 / FRONT FT.~~~~\$43.74 / FRONT FT.~~