



City of Naples

City Council Minutes

Workshop Meeting 09/21/89

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-

REVIEW OF UNIFIED DEVELOPMENT CODE REGULATIONS (UDC).

Page

1

Date 09/21/89

-1-

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	

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 09/21/89

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

Corridor Management

Community Development Director McKim explained that the guidelines for setback requirements and landscaping were more stringent in this district. The guidelines established for this district are very similar to those recommended by consultants working on the Corridor Management Study.

In response to Councilman Graver, Mrs. McKim advised that the County and City had similar requirements; however, there were a few minor differences, such as: signage, retention of native vegetation, and the like. Staff anticipates that any improvements to the Golden Gate Parkway corridor could be funded through the joint City/County study currently underway, she noted

Mrs. McKim further noted that the Jacobsons (Troy property) have expressed some concerns relative to the required setback and landscaping requirements of this district, and how it might affect their Comprehensive Plan amendment. Staff believes that through mitigation, it could require additional landscaping to provide for a lesser setback at the corner of Golden Gate Parkway and U.S. 41 through the UPD (urban planned development) process.

Attorney George Vega, representing the Jacobsons, said that if his clients did not receive this proposed amendment to the Comprehensive Plan, the Troy property could only be used for multifamily residential. Such a use would require a wall to be erected, not only for privacy but noise abatement. Mr. Vega said that he believed it was too late to consider beautifying the corridor from Golden Gate Parkway to U.S. 41 inasmuch as most of the land had already been developed. City Manager Jones, however, disagreed and said that there were many opportunities for improvement along that corridor.

Mr. Jeff Jacobson, developer of the Troy property, said that this property is currently zoned residential and the setback requirements for that use is 100 feet. This is unacceptable, he said,

CITY OF NAPLES, FLORIDA

City Council Minutes

Date 09/21/89

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	

from a development standpoint. Mr. Jacobson then said he did not believe it would be an aesthetic improvement to have a bare parking lot (Coastland Mall) across from a lavishly landscaped development. The landscaping should be adequate, he said, but not overdone.

Community Development Director McKim pointed out that within that 100 feet of setback area, parking could be included as well as water management and retention. Approximately 25 feet of landscaping is required for a residential development, she concluded.

Ms. Anne McCoy, representing the Naples area Chamber of Commerce, Corridor Management Subcommittee, suggested that type of landscaping be considered, not amount. She said she believed the corridor could be just as beautiful with a row of royal palms or hibiscus planted along the right-of-way.

Community Services Director Holley then brought the Council up-to-speed relative to the existing Corridor Management Study and Naplescape '90. Phase II of that study includes those medians north of the City from Neapolitan Way to Pine Ridge Road, and Phase III includes work on Goodlette Road from the Comfort Inn north to Golden Gate Parkway. Councilman Richardson expressed concern that two groups would be working on the same section of roadway and asked staff to make sure it coordinates its work with the County and other outside groups.

Historic District

Community Development Director McKim advised that at the last Planning Advisory Board (PAB) workshop, public dissent regarding a Historic District was phenomenal. Most of the objections received were not relative to the district itself, but guidelines established within that district for preservation. Staff is currently in the process of preparing a survey for the residents of the proposed district to obtain additional input,

City Council Minutes

[illegible]

ATTACHMENT #1

SUPPLEMENTAL ATTENDANCE LIST

Jean Snellings
Richard Webb
Fred Sullivan

Jeff Jacobson
John Anson Smith

Anne McCoy
George Vega

Other interested citizens and visitors.

NEWS MEDIA

Dave Bristow, WNOG

Jerry Pugh, Palmer Cablevision