



City of Naples

CITY COUNCIL MINUTES

Workshop Meeting January 16, 199

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-

PAGE

DISCUSSION OF TEXT CHANGES TO COMPREHENSIVE DEVELOPMENT CODE PERTAINING
TO SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS

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City Council Chambers
735 Eighth Street South
Naples, Florida 33940



CITY COUNCIL MINUTES

Workshop Meeting

Time 7:00 p.m.

Date 1-16-91

Mayor Crawford called the meeting to order and presided.

ITEM 1

ROLL CALL: Present: Alden R. Crawford, Jr.,
Mayor

Kim Anderson
William E. Barnett
R. Joseph Herms
Paul W. Muenzer
John M. Passidomo
Fred L. Sullivan
Councilmen

Also Present:

Rand-Scott Coggan,
Acting City Manager
David W. Rynders,
City Attorney
Mark W. Wiltsie,
Assistant City Manager
Janet L. Cason,
City Clerk
Missy McKim,
Community Dev. Dir.
John Cole,
Chief Planner
Jon C. Staiger, Ph.D.,
Natural Res. Manager
Michael Fernandez,
Planner III

Ann Walker,
Planner II
Tara Norman,
Public Info. Officer
Paul C. Reble,
Police Chief
James Byrne,
Police Captain
Steve Uman,
Building Official
George Henderson,
Sergeant-At-Arms,
Marilyn McCord,
Recording Secretary

See Supplemental Attendance List - Attachment #1

ITEM 2

CONSIDERATION OF TEXT CHANGES TO
EXISTING REGULATIONS CONTAINED WITHIN
THE COMPREHENSIVE DEVELOPMENT CODE WHICH
PERTAIN TO SINGLE FAMILY RESIDENTIAL
ZONING DISTRICTS AND CONTROL THE HEIGHT,
NUMBER OF STORIES, SETBACKS AND LOT
COVERAGE OF SINGLE FAMILY HOMES AND
RELATED STRUCTURES. THIS PACKAGE OF
PROPOSED CHANGES HAS COME TO BE MORE
COMMONLY REFERRED TO AS THE CITY OF
NAPLES' SPATIAL PERCEPTION STUDY. THESE

CITY OF NAPLES, FLORIDA

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COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
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PROPOSED REGULATIONS WOULD BE APPLICABLE
TO ALL SINGLE FAMILY RESIDENTIAL ZONING
DISTRICTS.

PUBLIC HEARING: Opened: 7:10 p.m.
 Closed: 8:50 p.m.

Community Development Director McKim advised that the purpose of the Special Meeting was to review the proposed text changes to the Comprehensive Development Code, the presented options and their implications, and to provide staff with specific direction on those changes. Mrs. McKim explained that formal initiation of the Study was made by the Planning Advisory Board subsequent to a petitioner's request, Change of Text Petition 89-T2, in March, 1989. The petition was a request to address the many issues reviewed by the Spatial Perception Study. The initial public workshop was held on March 26, 1990. Mrs. McKim said that the goal of the Study was to maintain the existing character of Naples' single family neighborhoods, and she outlined its objectives which include seeking a development standard which will provide for an effective spatial transition from traditional low profile single story homes to contemporary high profile structures of one or more stories, re-evaluating and simplifying the current Comprehensive Development Code's development standards and related definitions for single family residential districts, developing reasonable performance standards wherein the residential character of the City, the balance between landscaping and building size in relation to lot size available is maintained and fostered, and maximizing freedom of design within the building envelope.

Mrs. McKim reviewed the background leading to the Spatial Perception Study, referring to a memorandum from Acting City Manager Coggan to Mayor and Council dated January 9, 1991 (Attachment #2) and said concerns surrounding the "mega house" contributed to initiation of the Study. She further explained that City Council approved the first reading of the ordinance on October 3, 1990, and that after consideration of the options

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presented at this and any future workshops will decide if an ordinance is ready for Council action at second reading. Mrs. McKim described the participatory process, which included a Study Committee consisting of primarily architects but also including landscape architects, realtors, contractors, lawyers and representatives of homeowner associations and other interested citizens.

In conclusion, Mrs. McKim said that many options can be chosen, or none of them, and asked for City Council guidance.

Planner Michael Fernandez, who has been the major project coordinator, reviewed in depth each of the existing elements involved in the Spatial Perception Ordinance, beginning with heights in stories and setbacks. Mr. Fernandez explained the existing standards and said that there have been many cases of requests for variances for a second story, which in a community such as Naples can be very restrictive, but that a great deal of variety will be possible using the proposed options and the concept of building "envelopes".

Mr. Fernandez also outlined the Department of Natural Resource requirements, which apply only to beachfront homesites.

Next Mr. Fernandez reviewed the existing standards for maximum height development. The City now has some "mega homes" and could conceivably have homes comparable in height to a five-story office building in height. An option to the current standard, said Mr. Fernandez, is a 35-foot height maximum. He explained that the proposed maximum height option allows for additional height for properties required to meet DNR first floor height requirements: one foot for every one foot required above ten feet.

Mr. Fernandez said that Federal Emergency Management Agency (FEMA) requirements involve the

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100 year flood plain, measured above sea level. He cited Aqualane Shores, where some lots are only two feet above sea level, as compared to Royal Harbor, where lots range from five to seven feet above sea level. With the 35 foot maximum height standard, there would be room to build two stories even if the entire first level were lost to the flood plain.

Councilman Anderson added that formerly the 30 foot elevation was considered to be over the flood plain.

Lot coverage was the third standard reviewed by Mr. Fernandez, who displayed graphics to better contrast existing standards with the suggested options. He said additional green space would be created with use of the new lot coverage standards and displayed examples of different size homes on lots in R1-10 and R1-15 districts, describing the different ways a house could be placed to allow for maximum green space.

In answer to a question from the audience, Mr. Fernandez said that structure size quoted does include pool enclosures but not walks, driveways, or decking.

Pool enclosure provisions for rear yard encroachment was the fourth standard addressed. Mr. Fernandez explained that the existing provision allows for encroachment by pool enclosures of open mesh screening to within 15 feet of the property line and the pool enclosure height limitation is the same as for the principle structure. A possible option, said Mr. Fernandez, is to allow no provision for pool enclosure encroachment, which would be a hardship for some lots.

Community Development Director McKim noted that another option would be to have the same height requirement for pool structure and the main structure.

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A citizen commented that 15 feet above the level of the pool would be less arbitrary than 15 feet from ground level to the top of a pool.

Mr. Fernandez was asked if staff is considering leaving the rear setback standard as it is, and he explained that this option is for screen enclosures only, and only sideyard setbacks are being modified.

Planner Fernandez also said that because of the flood plain some living area would be lost in certain areas of the City, but that this area could be used for parking or storage rather than for habitable space. He further explained that current standards limit homes to two stories and the difference would be in the way the space is utilized.

A citizen asked if there is any consideration pending to raise the FEMA flood plain level, and Mr. Fernandez said that to his knowledge no changes are being made in those restrictions. He pointed out further, however, that if there were changes, the City would have to take immediate action to review those heights and changes most likely would be made to height restrictions.

Using Aqualane Shores with its two or three foot existing grade as a worst case, the question was raised as to whether the City would consider using footage on side yards as opposed to 15 feet. Mr. Fernandez answered that the rationale behind going beyond the standard height was to assure uniformity in fairness to everyone in the City.

A citizen pointed out that it would be unfortunate to develop a code to force people into substandard spaces and asked if more flexibility could be allowed so that people have only eight-foot ceilings or else end up with a smaller lot. Mr. Fernandez said that if a higher structure is desired, the habitable area could be moved to anywhere within the green area and that 15 feet was reasonable in the vast majority of cases.

BREAK: 8:30 p.m. - 8:38 p.m.

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Mayor Crawford reopened the meeting and asked that any remaining comments or questions be limited to the two points which seemed to be in contention, height of pool enclosures and the present FEMA level as opposed to a 15-foot restriction.

Mrs. McKim said that three areas will be explored further: an 18-foot height standard, maintaining the same height for pool structure and main structure, and utilizing the phrase "screen enclosures" rather than "pool enclosures."

In answer to a question from the floor, Mr. Fernandez confirmed that there are extremely few nonconforming houses.

It was suggested by a citizen that staff investigate alternatives to FEMA and asked if there are other regulations. Councilman Anderson explained that most of the homes west of U.S. 41 fall with the FEMA floodplain, and plans of multi-million dollar homes must be sent directly to FEMA for an insurance rating. She said further that there are excess flood coverages available, but those cannot be obtained without falling under FEMA requirements.

Ms. Carol Lynn Kendall of 495 Galleon Drive said that in its current form this regulation is discriminatory and, as such, is constitutional and would expose the City to substantial lawsuits.

City Attorney Rynders will investigate alternatives to FEMA requirements.

Architect Al French commented that FEMA is not the sole villian and are not the sole cause for "mega-houses."

Mayor Crawford announced that the next workshop will be held on Wednesday, February 6, 1991 at 7:00 p.m. and asked that all input regarding spatial perception be directed to Mrs. McKim before that time.

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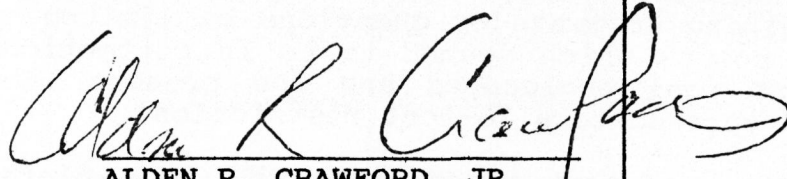
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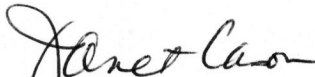
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ADJOURN: 8:50 p.m.


ALDEN R. CRAWFORD, JR.,
Mayor


JANET CASON
City Clerk


Marilyn McCord
Recording Secretary

These minutes of the Naples City Council were
approved on February 6, 1991.

SUPPLEMENTAL ATTENDANCE LIST

Herb Anderson
Alan Korest
Nick Turner
Carol Lynn Kendall
Sue B. Smith
John Anson Smith
Pat Masters
John Remington
Ray J. Hill
Fred Swetland
Andrea Brown
Don Flock
Gail Boorman

Tom Cook
Debbie Cook
Paul Jacobson
Larry Warner
Janice Ward
Richard Baker
Doug Shepherdson
Lyle Richardson
William Tracey
Tom Thompson
Al French
Denny Samblanet

Other interested citizens and visitors.

NEWS MEDIA

Eric Strachan, Naples Daily News
Jerry Pugh, Palmer TV 10
John Lundsford, Naples Daily News
Sally Kidd, WINK



City of Naples

Naples City Council
Agenda Item 2
For The Meeting Of 1-16-91

*SPECIAL
MEETING*

--- MEMO ---

TO: Honorable Mayor and Members of City Council

FROM: Rand-Scott Coggan, Acting City Manager

SUBJECT: Change of Text Petition 90-T4:
Spatial Perception Ordinance

DATE: January 9, 1991

WORKSHOP GOAL: To review the proposed Text Changes to the Comprehensive Development Code, the herein presented options and their implications, and to provide Staff with specific direction on the same.

STUDY PURPOSE: Formal initiation of the Study was made by the Planning Advisory Board subsequent to a petitioner's request, Change of Text Petition 89-T2, in March of 1989. The petition submitted by David Humphrey was a request to address the many issues reviewed by the Spatial Perception Study. The PAB embraced the petitioner's offer of his time and that of other interested design professionals to work on the project. The project, which had been on the work program of the Planning Division for two years, began in January, 1990.

The goal and objectives were agreed upon by the Planning Advisory Board at their initial public workshop on March 26, 1990. The mission of the study, which was the basis for the Spatial Perception Study was to satisfy the goal and objectives that follow:

Goal: To maintain the existing character of Naples' Single Family Neighborhoods.

Objective: Seek a development standard which will provide for an effective spatial transition from traditional low profile single story homes to contemporary high profile structures of one or more stories.

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Objective: To re-evaluate and simplify the current Comprehensive Development Code's development standards and related definitions for single family residential districts.

Objective: To develop reasonable performance standards wherein the residential character of the City, the balance between landscaping and building size in relation to lot size available, is maintained and fostered.

Objective: Maximize freedom of design within the building envelop.

BACKGROUND: The City of Naples Comprehensive Plan is dedicated to maintaining the existing character and ambiance of the community. In the past, the City has experienced a development pattern characterized as suburban estate wherein the landscape is generally dominate over the improvements. Now there is a significant trend to increase the size of homes in relation to the size of the lot. The balance between landscaping and building size in relation to lot size is causing a perceived change in our community's character.

Four major issues contribute to the perceived imbalance in Naples' spatial qualities. Two are related to the changing styles of residential structures, another is the result of pools and pool enclosures which have become a common component of residential homes, and the fourth is the consequence of our community's real estate development pressures.

- 1) Homes developed prior to the 1970's generally had very low profile roofs with roof pitches of less than 4/12. Between the 1970's and the 1980's there was a tendency to develop roofs with a greater profile, but still relatively low; pitches generally ranged between 4/12 and 6/12. Since 1980, pitches have generally increased to pitches of 8/12 to 12/12.
- 2) The 1980's have seen a development trend toward increasingly larger interior volumes which have contributed to larger homes.

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- 3) The swimming pool which has become a common component of the residential home in the last 10 years is usually complemented by a screened enclosure.

The City's original setback requirements did not have a special setback for swimming pool screen enclosures. In 1974, an ordinance was enacted which provides the current provision for encroachment of screen enclosures into the rear yard when associated with a swimming pool.

- 4) Home sizes have generally increased as land values have escalated.

EXISTING LAND USE: All single family residential districts are affected.

COMPREHENSIVE PLAN: The Comprehensive Plan addresses the issue of maintaining the existing single family residential character of the City of Naples in the following objective and policy:

Future Land Use Element:

Objective 1: Manage community growth and redevelopment to ensure that it is orderly, balanced, and compatible with the City's desire to maintain and improve its' existing residential character, to maintain the viability of its' commercial and industrial areas and to coordinate future land use with the constraints of the City's natural resources and public service capabilities. Development will be managed through the adoption and implementation of appropriate land development regulations.

Policy 8-2: Maintain and enhance the unique and attractive character of Naples and ensure that all subsequent development is compatible with it.

PENDING AND/OR SUBSEQUENT ACTION: City Council approved the first reading of the ordinance on October 3, 1990. After consideration of the options presented at the workshop on Wednesday, January 16, 1991, City Council will decide if additional workshops are needed or if an ordinance is ready for Council action at second reading. City Council may wish to consider another first reading of an ordinance due to the revision of the current options.

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The Park Shore Homeowner Association's Board of Directors has asked Staff to attend their annual meeting on January 29, 1991 to explain the Spatial Perception Project.

PARTICIPATORY PROCESS: The Study Committee was a loosely defined group of interested parties. It consisted of primarily architects but included landscape architects, realtors, contractors, lawyers and representatives of homeowner associations and other interested citizens. Participation varied dependent on the current agenda and during the technical transformation of the document, active participation was comprised of a small core group of architects.

The Study Committee worked closely with Staff to develop the potential development standards and then to evaluate the pros and cons of the numerous variations explored. The Committee's aid was invaluable. The Study's proposed options presented in this report are more effective, concise and tested due to the Committee's participation.

Study Committee Conclusions: The Committee's study of the existing character of the residential single family districts of our community and current development trends within them concluded that if the desire is to maintain the existing character of our neighborhoods, then there is a need to adopt development standards that will maintain and foster compatibility within the existing neighborhood environment.

The options developed jointly by Staff and the Committee which were reviewed by the Planning Advisory Board, were not endorsed by the all the individual participants. Rather, the Committee has endorsed the comprehensive amendments as a viable compromise to a complex problem and a difficult assignment. Letters of this support were presented to the Planning Advisory Board from the local chapter of the AIA (American Institute of Architects) and the CCBCA (Collier County Builders and Contractors Association).

Development standards that were considered but are not incorporated include an impervious lot coverage standard, a maximum square footage standard, and cubic area standard. Numerous variations of the maximum building height were considered; including the use of a equation considering the flood plane and incentives dependent on roof form and design. Maximum heights considered ranged from 24 feet to 35 feet. The options presented in this report are the most liberal within the range of the individual development standard as presented in the many reports issued during the Committee and public input process. These options are more stringent than the current standards and will address the initial goals and objectives of the study.

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PAB RECOMMENDATION: The Planning Advisory Board, at their September 6, 1990 regular meeting, voted separately on the base Change of Text Petition No. 90-T4 and the option of including a lot coverage development standard. The PAB voted unanimously in favor of recommending the proposed text changes as presented in the base petition, with strong comments of support. The PAB voted 4-1 for the inclusion of the lot coverage development standard. The PAB's general comment relative to the lot coverage standard was that it is a standard that is incorporated and has been effective in all other zoning districts in the City. The objection to the lot coverage standard was that the development standard was a duplication of regulation relative to the impervious area standard that was proposed in the base document.

The petition that was forward to City Council contained the following development standards:

- 1) Maximum Height of 35 feet measured to the top of the roof from crown of road or natural grade. The number of stories would no longer be a consideration.
- 2) Side yard simplified by removing an additional setback requirement to second story.
- 3) The side yard setback for the initial 15 feet of height only, additional height must remain within a 12:12 slope.
- 4) A new development standard for impervious lot coverage.
- 5) A new development standard for lot coverage.
- 6) Pool enclosures would be required to meet yard (setback) requirements.
- 7) The recommended petition included a proposed grace period and review process.

See Attachment [D]: The Staff Report dated August 30, 1990, inclusive of the text changes they favorably forwarded to City Council.

CITY COUNCIL ACTION AT FIRST READING:

City Council approved the comprehensive amendments as recommended by the Planning Advisory Board with the following instruction to Staff:

- 1) To include a general exemption for the continuation and replacement of existing screen pool enclosures which encroach the rear yard setback as long as they maintain the original configuration.
- 2) To hold a public workshop with notice to property associations for the purpose of acquainting seasonal residents which were not present during the summer and early fall workshops.

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Furthermore, individual Council Members made individual observations and comments. These comments included:

- 1) Concern over the definition and use of an impervious surface development standard. (eliminated)
- 2) Concern over elevated area, pool decks, landscaped terraces, etc., and that they would not be addressed if the impervious development is dropped. (the complexity of the issues would require complex development and design standards)
- 3) Complexity of several of the development standards; impervious (eliminated), lot coverage (now in easy to read table form)
- 4) Suggested a general exemption for existing pool enclosures, but reaffirmed the desirability and need for the text change, although this expression was not unanimous.
- 5) Concern over the elimination of the use of the two story maximum which may encourage three story homes. (The current restriction of a maximum of two stories exempts stilt homes which are perceived as being three stories.)
- 6) Concern and confusion over the change of the maximum height from 30 feet to 35 feet.
- 7) Requested further information relative to the loss of developable area due to the suggested changes.

STAFF FINDINGS:

Staff has identified individual elements of the study, any one of which can be adopted. Each one will further the intent of the Study's goal and objectives as well as the intent of the Comprehensive Plan's Future Land Use Element's Objective 1: and Policy 8-2:. Five elements of the proposal can be considered independently.

The five elements which are explained in the tables which follow are:

- 1) STORIES / SETBACKS
- 2) MAXIMUM HEIGHT DEVELOPMENT STANDARD
- 3) LOT COVERAGE DEVELOPMENT STANDARD
- 4) POOL ENCLOSURE PROVISION FOR REAR YARD ENCROACHMENT
- 5) MISCELLANEOUS AMENDMENTS

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In addition, Staff recommends an immediate effective date of adopted amendments. Furthermore, Staff recommends retaining the existing development standards, referred to as a grace period, for a period of three (3) months from the effective date. A project which requires DNR (State of Florida Department of Natural Resources) approval shall have a 3 months grace period from the time the DNR approval is received, provided that it does not exceed six (6) months from the effective date.

Another integral part of this project has been the proposal for a review committee which will monitor development and the impacts of any adopted amendments. The review committee is proposed to review submitted plans and built structures on an annual basis for a period of four years. This committee will forward findings and recommendations to the Planning Advisory Board and City Council for their consideration. The program will provide an effective means of adjustment, as may be warranted.

As an alternative, City Council may adopt these elements for only a particular subdivision if so desired by that subdivision (i.e., portion(s) could be adopted and made applicable to only Port Royal). Although this would provide particular subdivisions with specific regulations tailored to their desires, it may increase the complexity of and administration of development standards in the City.

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INDIVIDUAL ELEMENTS:

(1) STORIES / SETBACKS

option:

- * side yard setback applies to initial 15 feet of height, then modified by a 12/12 slope
 - more effective in achieving the desirable transitional open space between homes than current standards
 - number of stories no longer a factor
 - difficult to visualize

existing:

- * definition of story with limit of two stories
- * additional setback for the second story of a home in all residential districts except R1-7.5
- a homeowner with a home built to single story limits is restricted from building a second story, regardless of location or size, without demolition of that portion of the home within the required second story setback
- difficult to administer and visualize story restriction

(2) MAXIMUM HEIGHT DEVELOPMENT STANDARD

option:

- * maximum height: 35 feet
- * additional height for properties required to meet DNR first floor height requirements; one foot for every one foot required above 10 feet
- * measured from the greater of the average crown of the adjacent road(s) or natural grade
 - maximum height is known; it is not dependent on the type of roof

existing:

- * maximum height: 30 feet
- * measured from 100 year flood plane or average crown of the adjacent road(s)
- * measured to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof or to the mean height between eaves and the ridge of a gable, hip or gambrel roof
 - low lying home sites have additional height potential; from 1 to 9 feet above 30 feet
 - mean height roof measurement provides additional height potential; from 1 to 30 feet above the 30 feet maximum
 - realistic maximum: 56 feet; theoretical maximum: 69 feet
 - potential height equivalent to a five story building
 - does not have needed provisions for DNR requirement above the 100 year flood plane
 - difficult for people to visualize

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(3) LOT COVERAGE

option:

- * the most restrictive of the area defined by yard (setback) requirements or the lot coverage development standard
- the lot coverage development standard is generally more restrictive; yard requirements may govern unusual lot formations and lots that have a greater width than depth

existing:

- * the area defined by yard (setback) requirements

(4) POOL ENCLOSURE PROVISION FOR REAR YARD ENCROACHMENT

option:

- (A) no provision for pool enclosure encroachment
- (B) maintain exemption with limitation on height: a maximum of 15 feet; measured from the greater of the average crown of the adjacent road(s) or natural grade
- * provides for all existing pool enclosures to become permitted accessory structures which may be altered to a maximum height of 15 feet; measured from the greater of the average crown of the adjacent road(s) or natural grade
- proposed option (A) will be a hardship for developed residential properties having the following attributes:
 - 1) house plan which is rectilinear; and,
 - 2) R1-10 lot of minimum or near minimum required area; and,
 - 3) a lot with a shallow depth to width ratio

existing:

- * provision allows rear yard encroachment by pool enclosures of open mesh screening to within 15 feet of property line
- * pool enclosure height limitation is same as for principle structure

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(5) MISCELLANEOUS AMENDMENTS

option:

- * exemption of minor cupolas from maximum height development standard
- * delete exemption for rooftop heating, ventilating and air conditioning equipment, and ornamental screening for such equipment from the maximum height development standard
- * exemption of dormers from maximum height development standard;
add definition of dormer

existing:

- * exemption of cupolas from maximum height development standard
- * exemption of rooftop heating, ventilating and air conditioning equipment, and ornamental screening for such equipment from the maximum height development standard
- * dormers not addressed; no exemption

Change of Text Petition 90-T4: Spatial Perception Ordinance
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Analysis Relative to the Study's Goal and Objectives:

Goal: To maintain the existing character of Naples' Single Family Neighborhoods.

Comprehensive adoption the proposed elements will meet the goal. Comprehensive adoption includes the adoption of elements (1), (2), (3), (4.A), (5) and the proposal for a review committee and four year review period.

Individual element adoption(s) will further the intent of the goal.

Objective: Seek a development standard which will provide for an effective spatial transition from traditional low profile single story homes to contemporary high profile structures of one or more stories.

This objective is met by element (1).

Objective: To re-evaluate and simplify the current Comprehensive Development Code's development standards and related definitions for single family residential districts.

This objective is met by the combination of elements (1) and (2).

Objective: To develop reasonable performance standards wherein the residential character of the City, the balance between landscaping and building size in relation to lot size available, is maintained and fostered.

This objective is met by elements (1), (2), (3), (4.A), (5) and the proposal for a review committee and four year review period.

Objective: Maximize freedom of design within the building envelop.

This objective is met by elements (1) and (5).

TEXT CHANGES: The text changes, as presented in Attachment [A], are refined and simplified from previous drafts.

Change of Text Petition 90-T4: Spatial Perception Ordinance
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STAFF RECOMMENDATION: Staff recommends

- 1) that City Council direct staff to prepare an ordinance with those options they feel are reflective of the current needs and desires of all the city; or,
- 2) that City Council direct staff to prepare an ordinance with those options they feel are reflective of the current needs and desires of part of the City.


Furthermore, Staff recommends that the herein effective date proposal and the provision for a review committee and that committee's task assignment within a four year review period be adopted as part of the adoption ordinance.

Respectfully submitted,



Rand-Scott Coggan,
Acting City Manager

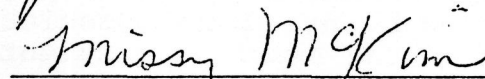
Prepared by:


Michael Fernandez, Planner III

Reviewed by:


John Cole, Chief Planner

Reviewed by:


Missy McKim, Community Development Director

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ATTACHMENTS:

- Attachment [A]: Draft of optional text changes to the Comprehensive Development Code. This draft will be modified for subsequent reading of the adoption ordinance as may be required by the selection of individual elements of the proposal.
- Attachment [B]: Staff notes on the Staff hosted public workshop on Spatial Perception Ordinance held on November 28, 1990. This workshop was requested by City Council at first reading of the adoption ordinance for the purposes of soliciting additional public input.
- Attachment [C]: Copy of the adoption ordinance at first reading on October 3, 1990.
- Attachment [D]: The Staff Report dated August 30, 1990, inclusive of the text changes the Planning Advisory Board favorably forwarded to City Council on September 6, 1990.
- Attachment [E]: Spatial Perception Study: Background and Program
- Attachment [F]: Dates of Spatial Perception Study Public Workshops and Other Meetings Held
- Attachment [G]: Partial collect of newsprint articles on the Spatial Perception Study or related topic
- Attachment [H]: Two Story Single Family Residences: Observational Survey
- Attachment [I]: Letters of support from the Collier County Builders and Contractors Association and the local chapter of the American Institute of Architects.