

MASTER PLAN
AND
RETAIL RECOMMENDATIONS
FOR

FIFTH AVENUE SOUTH

CITY OF NAPLES
FLORIDA

FINAL DRAFT
JUNE 1994

RETAIL RECOMMENDATIONS

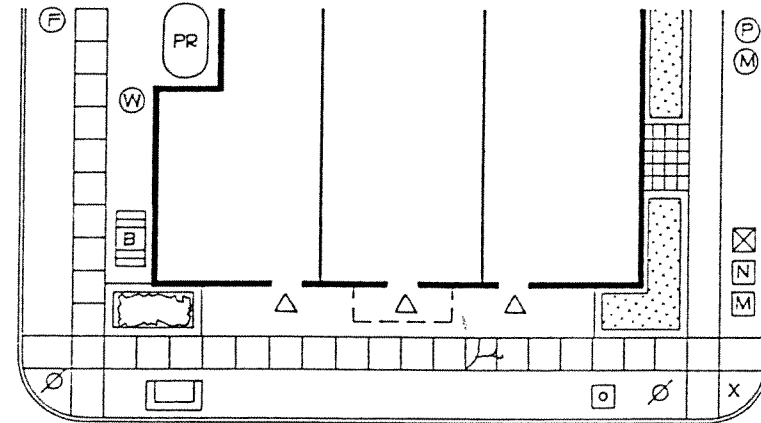
VOLUME 2 OF 2
PART 2 - SPECIFIC RECOMMENDATIONS

ANDRES DUANY
ELIZABETH PLATER-ZYBERK
ARCHITECTS AND TOWN PLANNERS

ROBERT GIBBS
RETAIL CONSULTANT





CHARRETTE TEAM: ANDRES DUANY, ROBERT GIBBS, THOMAS LOW, ALISA BLOCK, DANA LITTLE, LAURENCE QAMAR, ISKANDAR SHAFIE, RICHARD SHEARER, JEFF SPECK, AND CURTIS WOODHOUSE

Fifth Avenue South








Legend

LANDSCAPE

-  EXISTING TREE / TREE WELL
-  GRASS/ LANDSCAPE
-  HEDGES / GREEN
-  PLANTER


SIDEWALK

-  ENTRANCE
-  CONCRETE
-  DAMAGED CONCRETE
-  SPECIAL PAVING MATERIAL
-  OVERHANG ABOVE

STREET FURNITURES

-  EXISTING BENCHES
-  BICYCLE RACK
-  MAIL BOX
-  NEWSPAPER STAND
-  PUBLIC RESTROOM
-  TRASH CAN / DUMPSTER
-  STREET SIGN
-  WATER FOUNTAIN

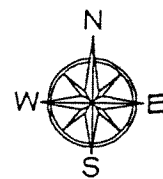
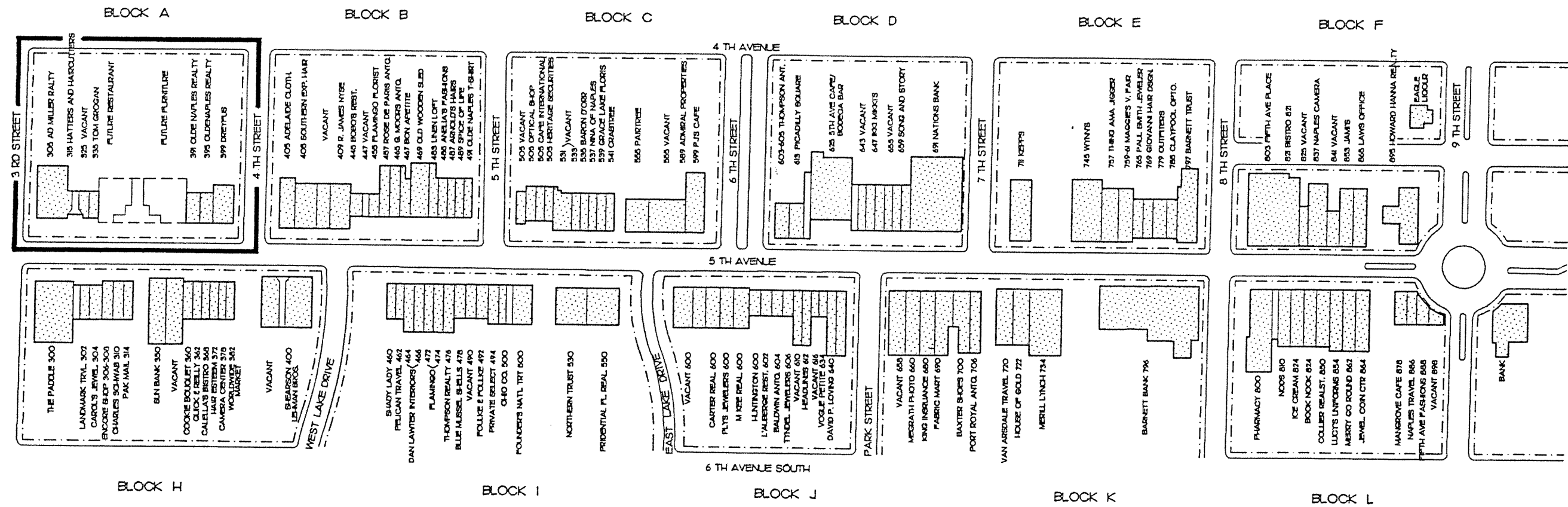
UTILITIES

-  FIRE HYDRANT
-  EXISTING STREET LIGHT
-  MANHOLE
-  TELEPHONE POLE
-  TRAFFIC LIGHT POLE

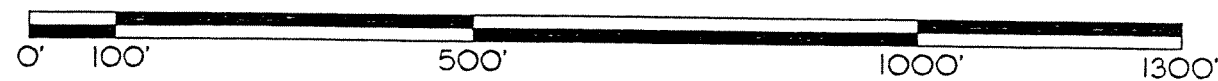
Fifth Avenue South

Specific Recommendation Key

Block A



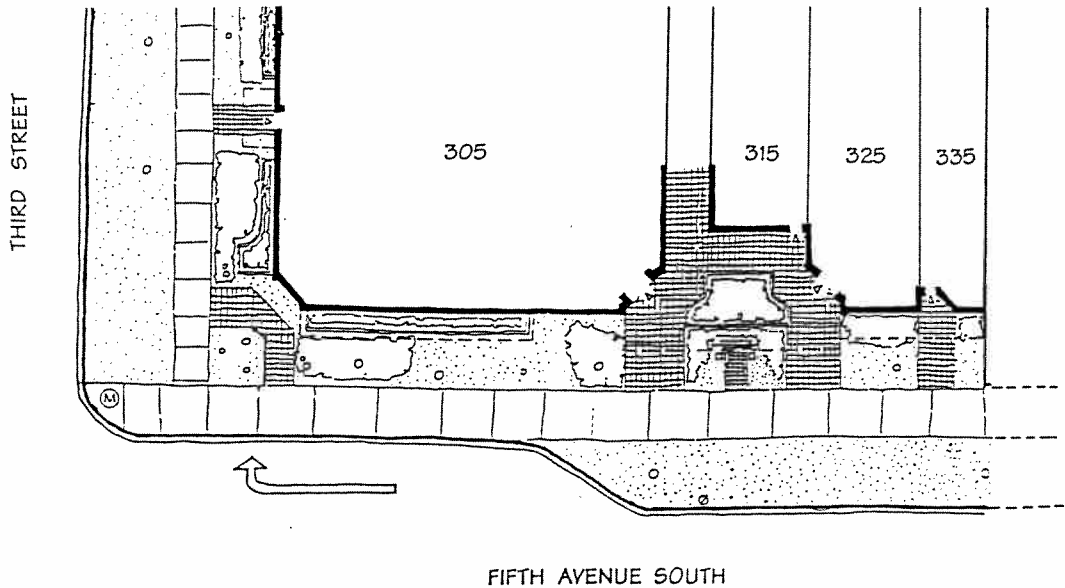
A FIVE MINUTE WALK



FIFTH AVENUE SOUTH, NAPLES, FLORIDA

EXTERIOR RECOMMENDATIONS

OBSERVATIONS	PROBLEMS	RECOMMENDATIONS
GOOD BUSINESS TYPE FOR FIFTH AVENUE WELL MAINTAINED BUILDING	LANDSCAPING IS TOO DENSE AND HIGH	DISPLAY PHOTOS OF HOMES AND PROPERTIES IN DISPLAY CASE FOR PEDESTRIANS UPGRADE AND TRIM LANDSCAPING LEAVE LIGHTS ON INTO EVENING



SPECIFIC RECOMMENDATIONS

INTERIOR RECOMMENDATIONS

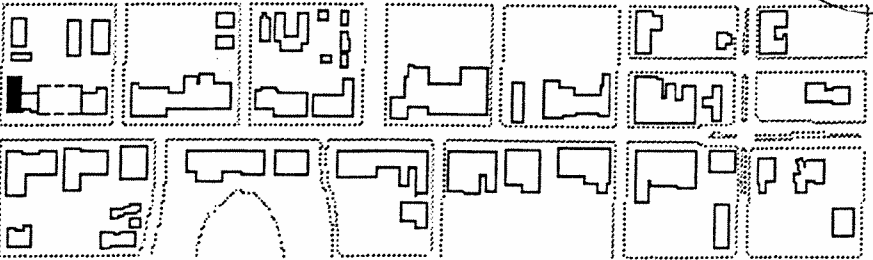
OBSERVATIONS
NONE NOTED
PROBLEMS
NONE NOTED
RECOMMENDATIONS
NONE NOTED

*In the specific
Recommendations
page in a report
for each floor
(W. Miller's)*

BUILDING SPECIFICATIONS

PLAT / LOT:	R4-16[4] 14020800001
OWNER:	ADDISON D. MILLER
OWNER'S ADDRESS:	305 5TH AVENUE SOUTH NAPLES, FLORIDA 33940
TENANTS / USES:	305 - AD MILLER & ASSOCIATES, REALTOR, OFFICE 315 - HATTERS & HAIRCUTTERS RETAIL 325 - AD MILLER'S RENTAL DEPARTMENT, RETAIL 335 - TOM GROGAN OFFICE
LAND AREA:	20,025 SF
GROSS LEASE AREA:	16,858 SF
BUILDING CONDITION:	GOOD
NUMBER OF FLOORS:	2
PARKING ON SITE	20
PARKING ON STREET	2

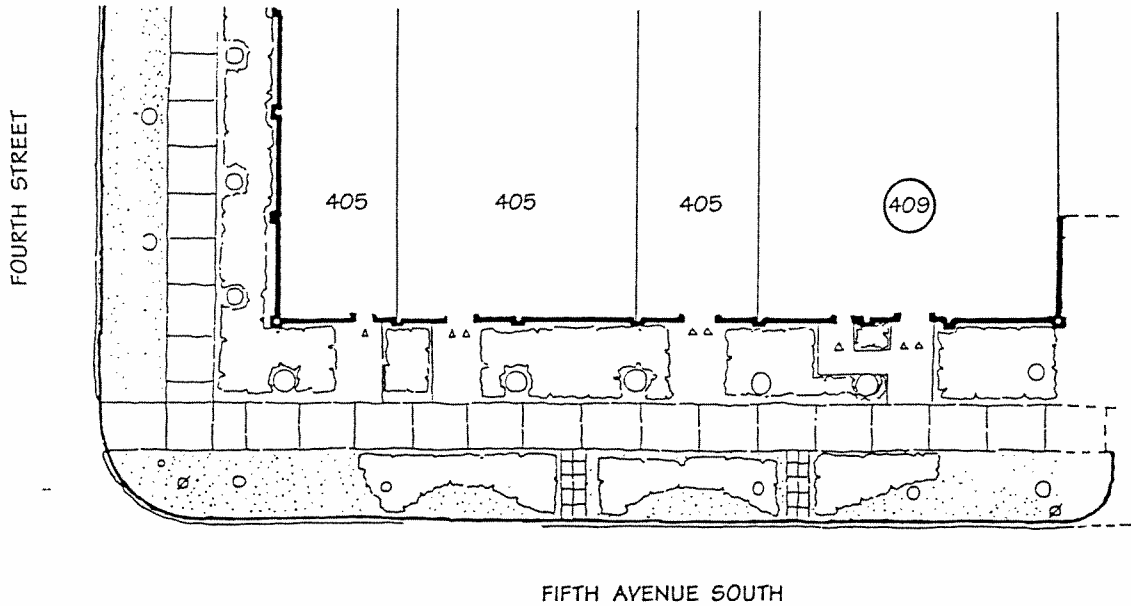
305-335 FIFTH AVENUE SO. 1 OF 127



FIFTH AVENUE SOUTH, NAPLES, FLORIDA

EXTERIOR RECOMMENDATIONS

OBSERVATIONS	PROBLEMS	RECOMMENDATIONS
BUILDING HAS VERY NICE FLORIDIAN STYLE VERY WELL MAINTAINED LANDSCAPING OF CLIPPED BOXHEDGES AND EVENLY SPACED PALMS SIDEWALK IN GOOD CONDITION VERY GOOD PARKING IN REAR WITH NICE LANDSCAPING NICE ENTRY THROUGH REAR OF BUILDING QUITE PLEASANT	NONE NOTED	REPLACE TINTED GLASS WITH CLEAR GLASS IMPROVE SIGNAGE AND ITS VISABILITY FROM THE STREET UPGRADE HARDWARE ON THE FRONT DOOR



SPECIFIC RECOMMENDATIONS

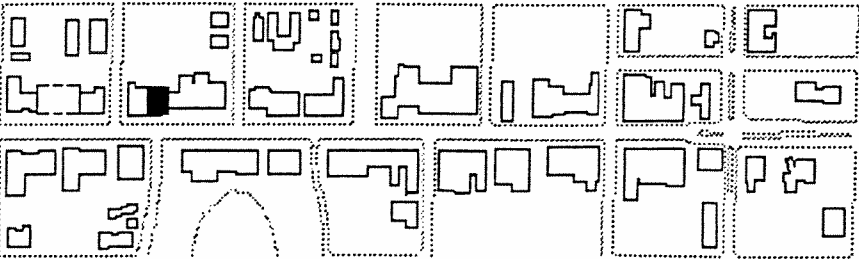
INTERIOR RECOMMENDATIONS

OBSERVATIONS
NONE NOTED
PROBLEMS
OBSTRUCTED VIEW OF INTERIOR FROM STREET AND SIDEWALK
RECOMMENDATIONS
UPDATE DOOR HARDWARE LEAVE LIGHTS ON INTO THE EVENING OPEN VIEW TO INTERIOR FROM SIDEWALK AND STREET

BUILDING SPECIFICATIONS

PLAT / LOT:	R5-16[5] 14026960000
OWNER:	REGENCY ROW ASSOCIATES LTD.
OWNER'S ADDRESS:	851 5TH AVENUE SOUTH NAPLES, FLORIDA 33940
TENANTS / USES:	405 - ADELAIDE (CLOTHING) RETAIL 405 - SOUTHERN EXPOSURE HAIR DESIGN RETAIL 405 - VACANT [ONE BAY] 409 - RAYMOND JAMES & ASSOCIATES, NYSE OFFICE
LAND AREA:	22,500 SF
GROSS LEASE AREA:	20,090 SF
BUILDING CONDITION:	GOOD
NUMBER OF FLOORS:	2
PARKING ON SITE	13
PARKING ON STREET	5

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FIFTH AVENUE SOUTH, NAPLES, FLORIDA

EXTERIOR RECOMMENDATIONS

OBSERVATIONS

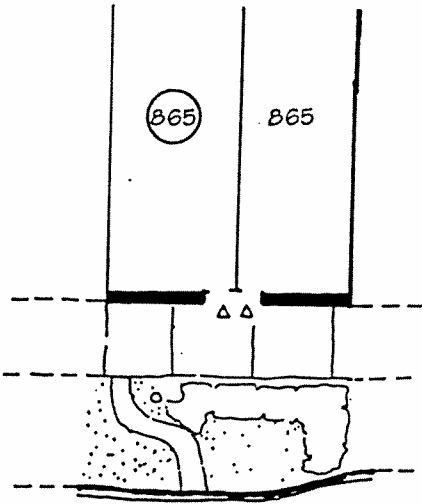
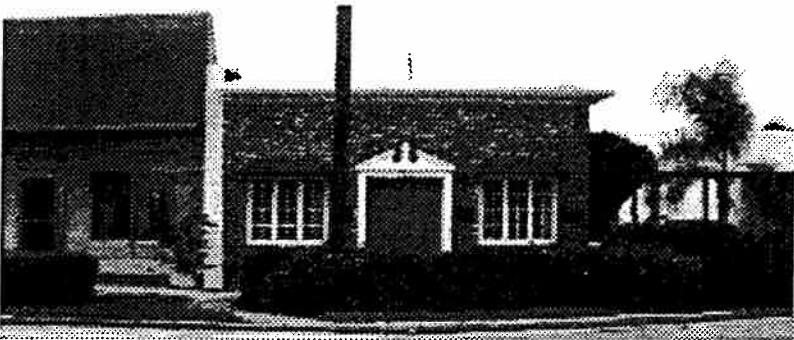
NONE NOTED

PROBLEMS

TALL LANDSCAPING OBSTUCTS ACCESS

RECOMMENDATIONS

UPDATE LANDSCAPING.
USE LOW GROUND COVER, NOT 4' TALL SHRUBS
BEST LAND USE WOULD BE COMMERCIAL SHOPS,
BUT GOOD FOR AN OFFICE
PAINT BRICK WHITE



FIFTH AVENUE SOUTH

SPECIFIC RECOMMENDATIONS

INTERIOR RECOMMENDATIONS

OBSERVATIONS

NONE NOTED - DID NOT VISIT

PROBLEMS

NONE NOTED - DID NOT VISIT

RECOMMENDATIONS

NONE NOTED - DID NOT VISIT

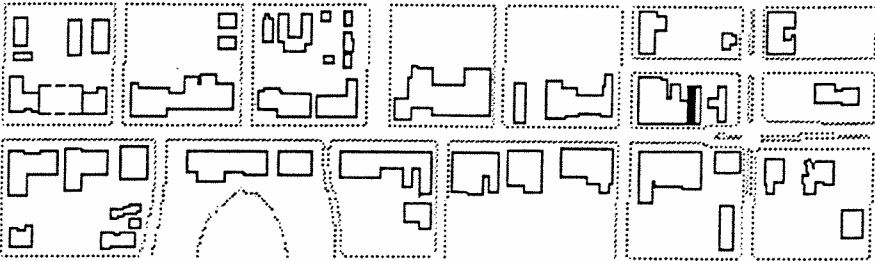
BUILDING SPECIFICATIONS

PLAT / LOT: R9-16 [11] 19012600007
OWNER: BENJAMIN G. PARKS
OWNER'S ADDRESS: 525 KINGSTOWN DRIVE
NAPLES, FLORIDA 33940

TENANTS / USES: 865 - GULF REALTY, OFFICE
865 - LAW OFFICE, OFFICE

LAND AREA: 3,313 SF
GROSS LEASE AREA: 2,613 SF
BUILDING CONDITION: GOOD
NUMBER OF FLOORS: 1
PARKING ON SITE 2
PARKING ON STREET 0

865 FIFTH AVENUE SO. 59 OF 127



SPECIFIC RECOMMENDATION KEY

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