

Agenda Item 13
Meeting of 5/7/08

RESOLUTION 08-12053

A RESOLUTION ESTABLISHING THE VALUE OF AVAILABLE SPACES IN THE NEW CITY PARKING GARAGE (6TH AVENUE SOUTH AND 8TH STREET SOUTH); ESTABLISHING A POLICY FOR ALL FUTURE SALES OF AVAILABLE PARKING SPACES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City has conducted a financial analysis to determine the cost per parking space in the new City Parking Garage at 6TH Avenue South and 8th Street South and has determined that cost to be twenty-eight thousand nine hundred dollars (\$28,900) per space; and

WHEREAS, it is in the best interests of the redevelopment of 5th Avenue South to use the available parking spaces in the City Parking Garage to encourage the construction of mixed use development;

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

Section 1. That the price per parking space in the new City Parking Garage at 6TH Avenue South and 8th Street South is hereby determined to be Twenty-Eight Thousand Nine Hundred Dollars (\$28,900.00). The price will increase January 1st of each year by the latest available data on the prior twelve months change in the consumer price index (C.P.I.).

Section 2. That the following policy for the sale of available parking spaces for future redevelopment in the Fifth Avenue South District is hereby established:

- A. The total number of available parking spaces in the new City Parking Garage is determined to be three hundred and twenty-nine (329) spaces.
- B. Parking spaces may only be purchased by owners or developers for redevelopment of properties within the Fifth Avenue South Overlay District. Proceeds from the sale of parking spaces shall be deposited into the City's Community Redevelopment Parking Trust Fund.
- C. Sales of parking spaces for commercial and residential units will serve to reduce the available spaces in the City Parking Garage.
- D. All projects will be reviewed by the Fifth Avenue South Action Committee (FASAC) for compliance with requirements of the Fifth Avenue Overlay District. Approval for purchase of parking spaces is the responsibility of the Fifth Avenue South Action Committee (FASAC). Payment for required parking spaces shall be made to the City of Naples within twelve (12) months of approval by the Fifth Avenue South Action Committee (FASAC), preceded by the submission of a building permit application. Payment must be made prior to approval of a building permit.
- F. Parking spaces in the new City Parking Garage will be sold on a first-come, first-served basis. When available parking spaces in the City Parking Garage are no longer available, spaces may only be sold to a


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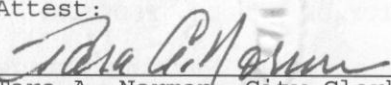
new developer when spaces previously sold for a specific development are not required due to the lack of redevelopment on that project. The City reserves the right to refund funds paid for parking spaces, without interest, in cases where a building permit has not been obtained for a period of twelve (12) months from the date of approval of parking by the Fifth Avenue South Action Committee (FASAC). Those spaces would then be available for new development on a first-come, first-served basis. Parking spaces are only eligible for meeting the new parking requirements for the specific development shown in the application.

Section 3. This resolution shall take effect immediately upon adoption.

PASSED IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 7TH DAY OF MAY, 2008.

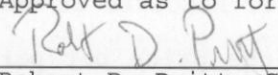

Bill Barnett, Mayor

Attest:


Tara A. Norman, City Clerk

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Approved as to form and legality:


Robert D. Pritt, City Attorney

Date filed with City Clerk: 5-21-08