

Agenda Item 6-a  
Meeting of 9/16/98

RESOLUTION 98-8355

A RESOLUTION ESTABLISHING THE VALUE OF AVAILABLE SPACES IN THE CITY PARKING GARAGE AT NINETEEN THOUSAND THREE HUNDRED DOLLARS (\$19,300); 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 and has determined that cost to be nineteen thousand three hundred dollars (\$19,300) per space; and

WHEREAS, it is in the best interests of the redevelopment of Fifth Avenue South to use the available parking spaces in the City Parking Garage to encourage the construction of residential units.

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 is hereby determined to be nineteen thousand three hundred dollars (\$19,300.00). Price will increase January 1<sup>st</sup> of each year by 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 area is hereby established:

- A. The total number of available parking spaces in the new City Parking Garage, is determined to be eighty-seven (87) spaces.
- B. Parking spaces may only be purchased by owners or developers for redevelopment of properties within blocks designated as 'D', 'E', 'F', 'G', 'H', and 'I' on Exhibit I, "Parking Reserve Allocation February 1998", attached. Proceeds from the sale of parking spaces shall be deposited into the City's Community Redevelopment Fund, the source of financing of the parking garage.
- C. Parking spaces will be made available only for development of properties that include new construction of residential units reasonably in proportion to the square footage of new commercial space.
- D. Parking requirements for new residential units developed, as part of property redevelopment will be met by a parking allocation for the required number of spaces at no cost to the developer. Parking requirements for commercial development as a part of the property which result in a shortfall must be purchased from the City Parking Garage. Sales of parking spaces for commercial spaces and allocation of parking spaces for new residential units will, in both cases, serve to reduce the available spaces in the City Parking Garage.
- E. All projects will be reviewed by the Staff Action Committee (SAC) for compliance with requirements of the Fifth Avenue Overlay District. Approval for purchase of parking spaces or allocation of parking spaces for residential units require the approval of the City Council based on Council's stated policy of encouraging new residential construction on Fifth Avenue South. Public hearing will be held before the

City Council at a regularly scheduled or special City Council meeting, with all property owners within five hundred feet (500') of the subject property notified on a timely basis of the date and time of the public hearing. Payment for required parking spaces shall be made to the City of Naples within thirty (30) days of approval by the City Council; payment must be made prior to approval of a building permit.

- F. Parking spaces in the City Parking Garage will be sold, and spaces for residential units allocated at no cost to the developer, 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 or allocated to a new developer when spaces previously sold or allocated 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, and repeal allocation for new residential units 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 City Council. Those spaces would then be available for purchase or allocation 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 16TH DAY OF SEPTEMBER, 1998.**

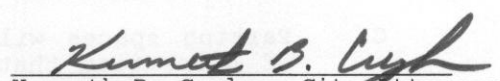


  
Bill Barnett, Mayor

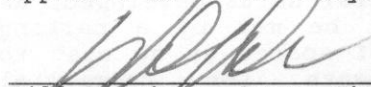
Attest:

  
Tara A. Norman, City Clerk  
M:\REF\COUNCIL\RES\98-8355

Approved as to form and legality:

  
Kenneth B. Cuyler, City Attorney

Approved as to accuracy:

  
Bill Harrison, Asst. City Manager

## EXHIBIT I

## Parking Reserve Allocation

February 1998

February 1998

\* (Cost of species has yet to be established by the City. The City must receive compensation for the species prior to the issuance of building permits.)