

SCANNED

MAY 10 2001

AGENDA ITEM #6
9/7/88ORDINANCE NO. 88-5608

AN ORDINANCE REZONING THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF SEVENTH AVENUE NORTH AND GOODLETTE-FRANK ROAD FROM "PD", PLANNED DEVELOPMENT DESIGNATED FOR MULTIFAMILY RESIDENTIAL USES, TO "PD", PLANNED DEVELOPMENT DESIGNATED FOR OFFICE USES, SUBJECT TO THE CONDITIONS SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

PURPOSE: TO REZONE THE PROPERTY AT THE REQUEST OF THE PROPERTY OWNER TO UTILIZE IT FOR A BUSINESS AND MEDICAL OFFICE CENTER.

WHEREAS, the owner of the hereinafter described property, Minneapolis Gulf Coast Investors, has submitted a petition to rezone said property from "PD", Planned Development designated for multifamily residential uses, to "PD", Planned Development designated for office uses; and

WHEREAS, the Planning Advisory Board, having heard the Petitioner and all interested parties at a public hearing, has recommended approval of said rezone petition; and

WHEREAS, having considered the recommendation of the Planning Advisory Board and City staff, the City Council has determined that the petition should be approved as recommended;

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

SECTION 1. That the following described property is hereby rezoned from "PD", Planned Development designated for multifamily residential to "PD", Planned Development designated for office uses in accordance with the site plan prepared by John Hobart, P.A., Architect, a copy of which is attached hereto and made a part hereof:

Lot 2 of Seaboard uptown Subdivision, according to plat thereof as recorded in Plat Book 13, pages 63-64, Public Records of Collier County, Florida,

subject to the following conditions:

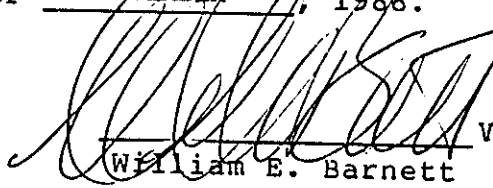
1. Compliance with Engineering Department drainage requirements.
2. Maintaining 20 feet between principal buildings.
3. Limited to office use only and an additional 48 parking spaces allocated for medical offices.
4. Main access to be taken off 7th Avenue North with one egress only on Goodlette Road.
5. The Petitioner shall conform the landscaping to that of the Corridor Management Committee to ensure consistency along Goodlette Road.

SECTION 2. The Zoning Atlas of the City of Naples shall be amended to reflect said rezoning.

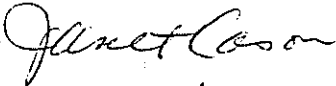
SECTION 3. This ordinance shall take effect immediately upon adoption at second reading. MAY 10 1988

APPROVED AT FIRST READING THIS 17TH DAY OF AUGUST, 1988.

PASSED AND ADOPTED AT SECOND READING AND PUBLIC HEARING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 7TH DAY OF SEPTEMBER, 1988.

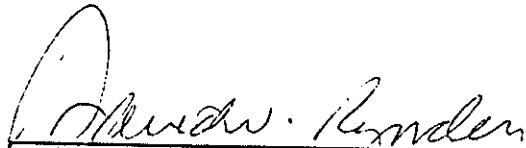

Vice Mayor
William E. Barnett

ATTEST:



Janet Cason
City Clerk

APPROVED AS TO FORM AND LEGALITY BY


David W. Rynders
City Attorney

FIRST READING	M O T I O N	S E C O N D	VOTE		A B S E N T	SECOND READING	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O					Y E S	N O	
Anderson-McDonald			X			Anderson-McDonald			X		
Barnett	X		X			Barnett		X	X		
Crawford			X			Crawford			X		X
Graver				X		Graver					X
Muenzer			X			Muenzer			X		
Richardson		X	X			Richardson	X		X		
Putzell			X			Putzell			X		X
(6-1)						(4-0)					



671 Goodlette Rd. N

Forsythe Architects Inc. 900 Sixth Avenue South Naples FL 33940-6786 813/261-8726
FAX 813/261-8560

MEMORANDUM

SCANNED
MAY 10 1991

DATE: January 11, 1991

REGARDING: Gulfshore Office Building - Meeting at City Hall

BY: Mark Dohrmann *MD*

PRESENT: Jon Staiger, Steve Ouman, Foster Bullard, Ed Aristazabal, Steve Sodeman, Stuart Hammerbacher, Keith Morgan, Mark Dohrmann

The purpose of the meeting was to discuss precautions necessary to protect sensitive vegetation areas on the Gulfshore Office Building site. The following was discussed:

1. At this time ~~the building for Phase I only~~ is being developed, as indicated on the site plan. The dark shaded areas on the site plan containing buildings 2 and 3 will be developed at a later date.
2. Kraft Construction will install an orange construction fence around the two sensitive areas on the site as indicated on the site plan by Hole Montes. Construction traffic and dumping of materials in or near these areas will not be allowed.
3. When Phases II and III are developed Jon Staiger will meet with a representative of Hole Montes to make a final and accurate definition of the sensitive areas prior to construction. It should be noted that the sensitive areas outline on the site plan were based on an earlier walk-thru on the site by John Staiger and Hole Montes.
4. Kraft Construction will begin placing fill for building number 1 as approved by the City of Naples during the week of January 21, 1991.

MAY 10 2001

CITY OF NAPLES
REZONE TO PLANNED DEVELOPMENT PETITION

Date received 4/6/92

File Number 92-R3

Petitioner/Owner Tom Romano, Gulfshore Land Management Company

Address 1930 Park Meadows Drive Phone 262-2399

Agent Gerald L. Gronvold, Barr, Dunlop & Assoc., Inc. 262-2399
Name, Address, and Telephone Number

Address/Location of Property Involved 671 Goodlette Road

Legal Description of Property Involved See attached Quit Claim and
Warranty Deed

Existing Zoning PD Requested Zoning -

Reason for request (proposed use) To add a right-in/right-out entrance
to property from Goodlette Road


Signature of Petitioner

4/6/92
Date

NOTE: If the petitioner wishes to have an agent represent him, the following power of attorney must be properly executed.

KNOW ALL MEN that I _____ do hereby
constitute and appoint _____ my true and lawful
attorney to execute the foregoing instrument in my name, place, and
stead this _____ day of _____, 199__.

Sworn to and subscribed before me this _____ day of _____, 199__

My commission expires: _____ Notary Public

MISCBL/rezonepd.pet

SCANNED
MAY 10 2001

PROPOSED DEVELOPMENT CRITERIA AND STANDARDS

Gulfshore Land Management Company is proposing to construct a new right-in/right-out entrance near the midpoint of their property on the west side of Goodlette Road between 7th Avenue North and 5th Avenue North. This entrance will be located about 615 feet south of 7th Avenue North and about 780 feet north of 5th Avenue North.

At the present time, the owner is permitted to build a right-out-only entrance on Goodlette Road. All traffic entering this complex would be required to use either 7th Avenue North or 6th Avenue North. By relocating this entrance and allowing right turns off Goodlette Road, the office complex will have much better ingress/egress, and it will take a lot of traffic off 7th Avenue North and some off 6th Avenue North. This will comply with many of the goals and policies of the City of Naples Comprehensive Plan, which are to protect the single family residential neighborhoods from the undesirable impacts of through traffic movements.

This entrance will have a landscaped divider and a deceleration lane which will meet Collier County standards. All standards will be met and the public will be benefited.

01542917

COLLIER COUNTY

DEC 20 AM 11:39

RECORDED

9

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 18th day of December, 1991, by SEVENTH AVENUE NORTH MEDICAL BUILDING, LIMITED, a Florida Limited Partnership first party to GOODLETTE OFFICE PARK, LIMITED, a Florida Limited Partnership, whose post office address 501 Goodletta Road North, Suite 206-C, Naples, Florida 33940, second party

REC 9M
PMT 1.50
DWC 1.50
INT
WD

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Collier, State of Florida, to-wit:

A portion of Lot 2 of SEABOARD UPTOWN SUBDIVISION, according to the Plat thereof recorded in Plat Book 13, Pages 63 and 64 of the Public Records of Collier County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 2 of SEABOARD UPTOWN SUBDIVISION, according to the Plat thereof recorded in Plat Book 13, Pages 63 and 64, of the Public Records of Collier County, Florida; thence run North 00°04'00" West, along the East line of said Lot 2, for a distance of 653.46 feet; thence run South 89°56'00" West, for a distance of 275.00 feet to the West line of said Lot 2; thence run South 00°04'00" East, along the West line of said Lot 2, for a distance of 765.11 feet to the Southwest corner of said Lot 2; thence run North 83°28'20" East, along the South line of said Lot 2, for a distance of 83.00 feet; thence run North 06°31'40" West, along the South line of said Lot 2, for a distance of 80.00 feet; thence run North 83°28'20" East, along the South line of said Lot 2, for a distance of 205.82 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record and real estate taxes for the current and succeeding years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Received \$ 100 Documentary Stamp Tax
Received \$ 1.50 Class "C" Intangible
Personal Property Tax
COLLIER COUNTY CLERK OF COURTS
BY Linda M. [Signature] DC

BUILDING
2nd
RICHARD J. ARON, ESQ.

OR BOOK
1672
PAGE
002051

01351807

1990 FEB -6 PM 5:00

11503

001173

178

COLLIER COUNTY

RECORDED

OR BOOK

PAGE

WARRANTY DEED

SCANNED

MAY 10 2001

REC 500
 PRM 702
 DOC 27120
 INT _____

THIS DEED, is made this 6th day of February, 1990, between MINNEAPOLIS GULF COAST INVESTORS, a Florida general partnership, grantor and GOODLETTE OFFICE PARK, LIMITED, a Florida Limited Partnership, grantee, whose post office address is Suite 202, 1000 Tamiami Trail North, Naples, Florida, 33940.

IND _____
 CONO
 1498,549.80

The grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by the grantee to the grantor, the receipt of which is hereby acknowledged, hereby conveys to grantee, the following described real property in Collier County, Florida:

Lot 2 of Seaboard Uptown Subdivision, according to plat thereof as recorded in Plat Book: 13, Pages 63-64, Public Records of Collier County, Florida.

Grantor fully warrants title to said land and will defend the same against the lawful claims of all persons whomsoever; except that this deed is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any.
2. Zoning and other governmental regulations.
3. Taxes and assessments for current and subsequent years.

Property I.D. Number 191100090008

Social Security/Tax ID Number _____

Witnesses:

MINNEAPOLIS GULF COAST INVESTORS
 a Florida general partnership

[Handwritten signature]

[Handwritten signature]

By: Walter F. Peterson
 Walter F. Peterson
 General and Managing Partner

(CORPORATE SEAL)

STATE OF FLORIDA
 COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared Walter F. Peterson as General and Managing Partner of Minneapolis Gulf Coast Investors to me known to be the person(s) described above in and who executed the foregoing deed, and acknowledged before me that said person(s) executed that deed.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of February, 1990.

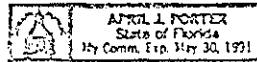
[Handwritten signature]

 NOTARY PUBLIC

(SEAL)

My Commission Expires:

This instrument prepared by:
 Timothy G. Hains, Esquire
 3174 East Tamiami Trail
 Naples, Florida 33962
 (813) 775-2888



RICHARD J. AARON, P.A.
 SUITE 304 AT THE COMMONS
 720 GOODLETTE ROAD
 NAPLES, FLORIDA 33940

slt2209

Received \$ 8242.30 Documentary Stamp Tax
 Received \$ N/A Class "C" Intangible
 Personal Property Tax

COLLIER COUNTY CLERK OF COURTS

BY [Handwritten signature] DC

ENTIRE PARCEL

March 31, 1992

TRAFFIC IMPACT STUDY
FOR GOODLETTE OFFICE PARK
NAPLES, FLORIDA

SCANNED

MAY 10 2001

INTRODUCTION

Site and Study Area Boundaries

The proposed and existing Goodlette Office Park site is located on 6.5 acres, bounded on the north by Seventh Avenue North, on the east by Goodlette Road, on the south by the existing "French Quarter" office complex, and on the west by a lake. According to City staff, the proposed development changes require submission of a "minor TIS."

The study area and requirements for this traffic impact study were previously discussed and agreed upon by City staff. The format of this TIS also follows City guidelines.

The study area contains Goodlette Road from Fifth Avenue North to Seventh Avenue North, including the signalized intersections. Figure 1 shows the site location and roadways serving the site and study area.

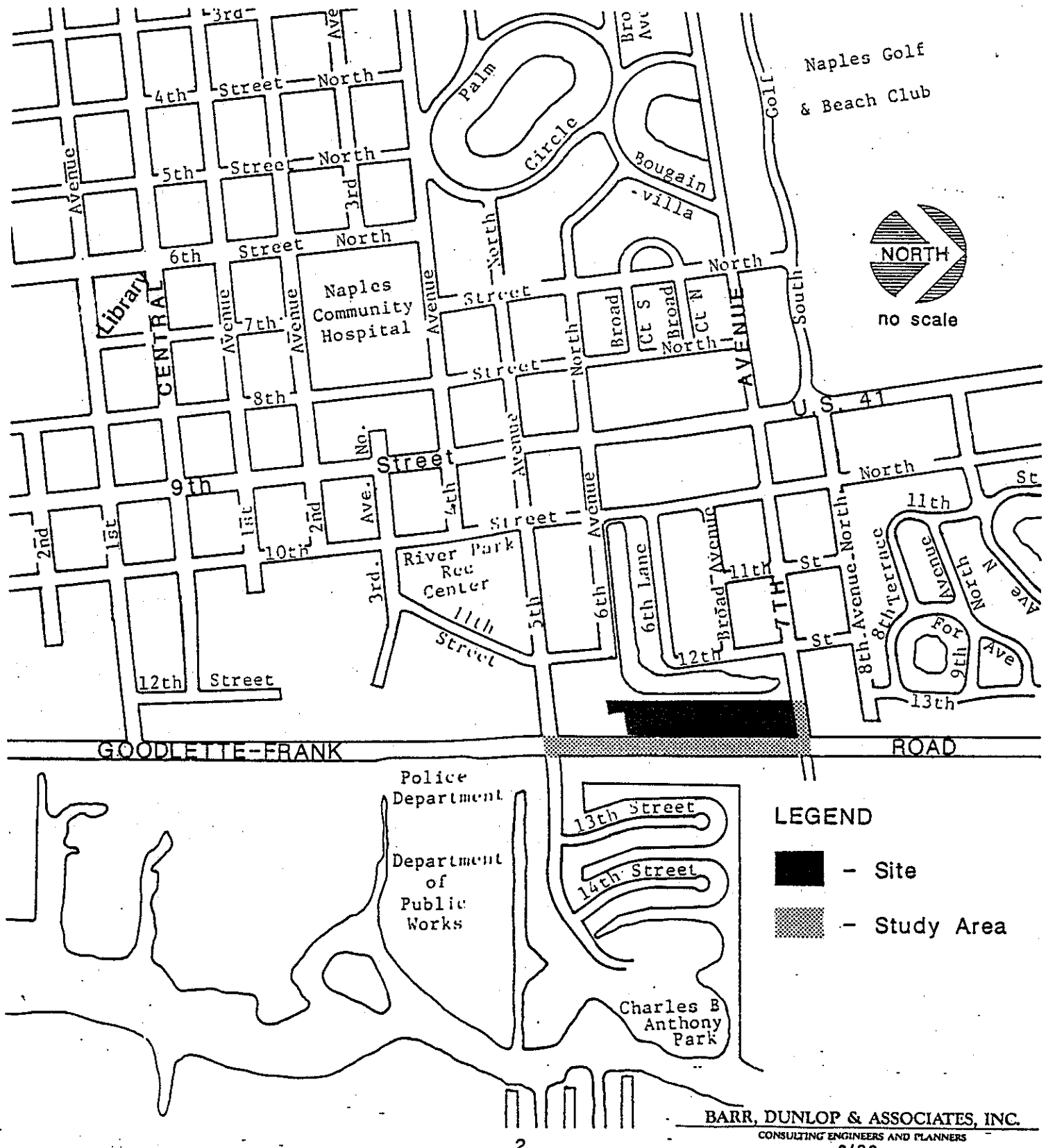
Existing and Proposed Site Uses

At present, Phase I is nearing completion, and construction of Phase II is starting. The present zoning of the site is PD. The total proposed development is to consist of approximately 67,000 square feet gross floor area (GFA) of medical office.

Figure 1

SITE LOCATION MAP

Goodlette Office Park



BARR, DUNLOP & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
2100

Existing and Proposed Uses in Vicinity of Site

The site is bordered on the south by an existing office complex. Westward from the site lie a powerline right-of-way, a lake and then residential uses. North of the site are apartments. East of Goodlette Road are vacant land and commercial uses.

Existing and Proposed Roadways and Intersections

Figure 2 shows existing peak season traffic volumes for roadways in the study area, the number of lanes and the intersections under traffic signal control. Existing intersection volumes (p.m. turning movements) and lane configurations are located on the Level of Service (LOS) worksheets found in the Appendix. No substantial roadway improvements are known to be proposed in the impact area.

TRIP GENERATION

Estimated trip generation of the proposed project is given in Table 1. Equations from the ITE publication *Trip Generation, 5th Edition* were used in this analysis. The equations are:

Medical Office (ITE Land Use Code 720)

Daily: $\ln(T) = 1.178 \ln(x) + 2.777$

P.M. Peak Hour: $\ln(T) = 1.015 \ln(x) + 1.302$

where: T = Trip ends
x = 1,000 square feet GFA

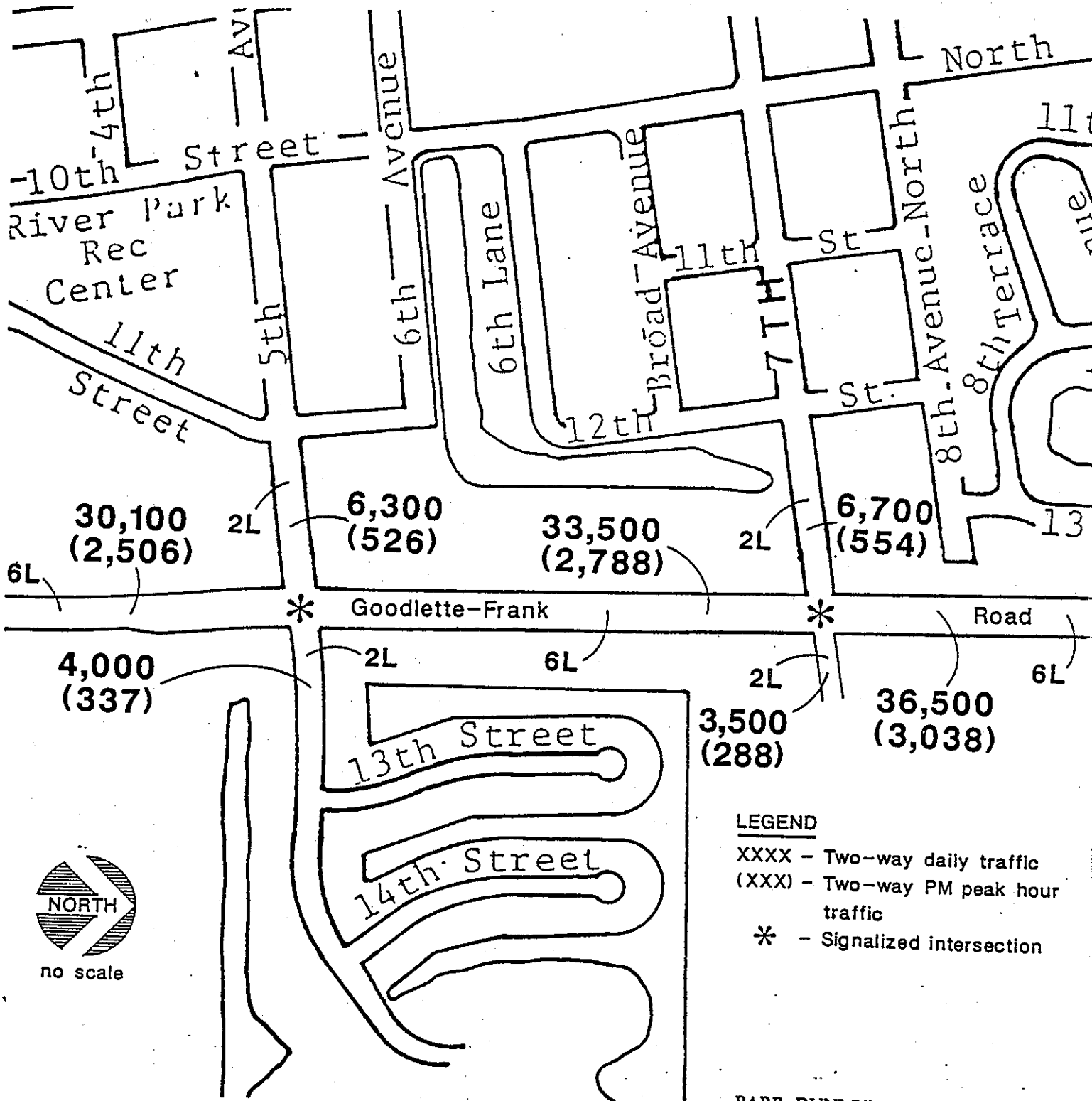
In the p.m. peak hour (one hour between 4:00 - 6:00 p.m.), 30% of the traffic is estimated to enter and 70% to exit the site. Due to the type of land use proposed for this site, no pass-by trips will be considered.

TABLE 1

<u>LAND USE</u>	<u>DAILY TRIP ENDS</u>	<u>P.M. TRIP ENDS</u>	<u>IN</u>	<u>OUT</u>
Medical Office	2,276	262	79	183

Figure 2

TOTAL TRAFFIC WITHOUT SITE TRIPS Existing Peak Season Conditions



no scale

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MAY 10 2001

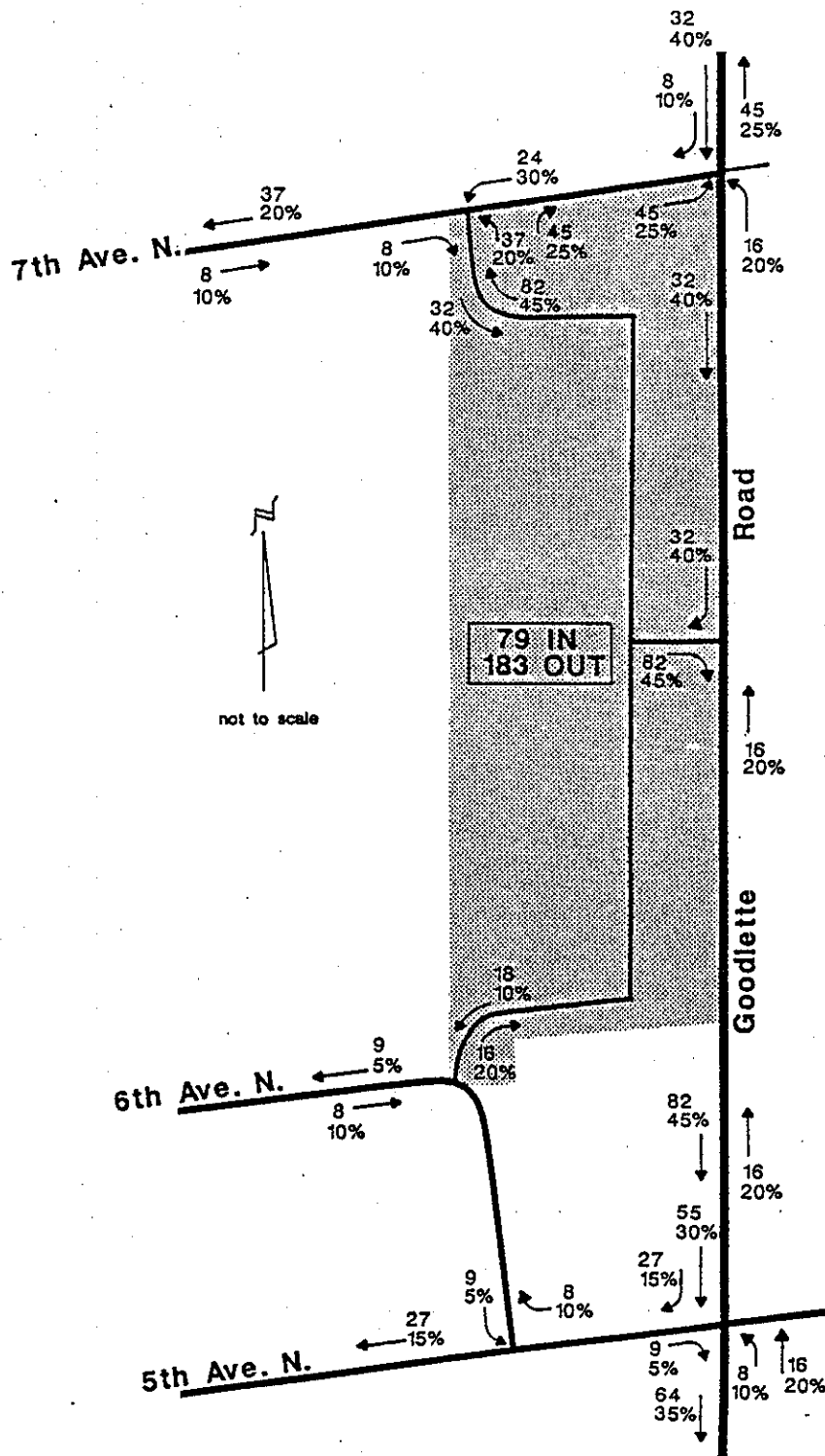
TRIP DISTRIBUTION AND ASSIGNMENT

The percent distribution and project volumes assigned to roadway links in the study area are shown in Figure 3. Trip assignment is based on observation and knowledge of travel patterns to existing land uses in the study area. Approximately 40% of the trips to the site are estimated to enter the proposed site from 7th Avenue North, since left turns into the site from Goodlette Road are prohibited. Traffic exiting the site heading northbound on Goodlette Road must exit the site on 7th Avenue North, while those heading south to U.S. 41 will utilize the driveway on Goodlette Road. The proposed right-turn-in/right-turn-out access driveway along Goodlette Road, with 100-foot taper and 75 feet of additional full lane width, is designed to reduce the impedance of traffic flow along Goodlette Road. This minimum distance has been approved by Collier County staff and is subject to approval by City of Naples traffic engineering staff. The existing right-turn-out driveway would then be eliminated.

TRAFFIC VOLUMES WITH AND WITHOUT SITE TRAFFIC

Existing 1991 two-way daily and p.m. peak hour traffic volumes are shown in Figure 2. Total traffic with site trips added in for the proposed project are shown on Figure 4. Total traffic volumes are based on the assumption that no growth in background traffic is occurring from the 1990 peak season to the 1991 peak season, even though Collier County traffic counts taken in peak season 1991 actually indicate a decline in volumes on numerous links in the area when compared to 1990 peak season volumes.

Figure 3 ESTIMATED DISTRIBUTION OF PEAK HOUR SITE TRIPS



CAPACITY ANALYSIS

A capacity analysis was conducted for major intersections and site entrances using the operational procedures contained in the *Highway Capacity Manual (HCM)*, 1985. The results, summarized in Table 3 for "with and without site traffic," show that development traffic will not degrade existing levels of service below adopted level of service standards. The intersection analysis calculation sheets are contained in the Appendix.

TABLE 3
INTERSECTION LEVELS OF SERVICE
PEAK SEASON

<u>INTERSECTION</u>	<u>1991 TOTAL TRAFFIC WITHOUT SITE TRIPS LEVEL OF SERVICE</u>	<u>1991 TOTAL TRAFFIC WITH SITE TRIPS LEVEL OF SERVICE</u>
1. Goodlette Rd./5th Ave. N.	B	B
2. Goodlette Rd./7th Ave. N.	B	B
3. 7th Ave. N./north site entrance	A	A

Table 4 presents the roadway link capacity analysis. Results show no change in link levels of service due to the addition of Gulf Shore Office Park site traffic.

Figure 4

TOTAL TRAFFIC WITH SITE TRIPS
Peak Season Conditions

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MAY 10 2001

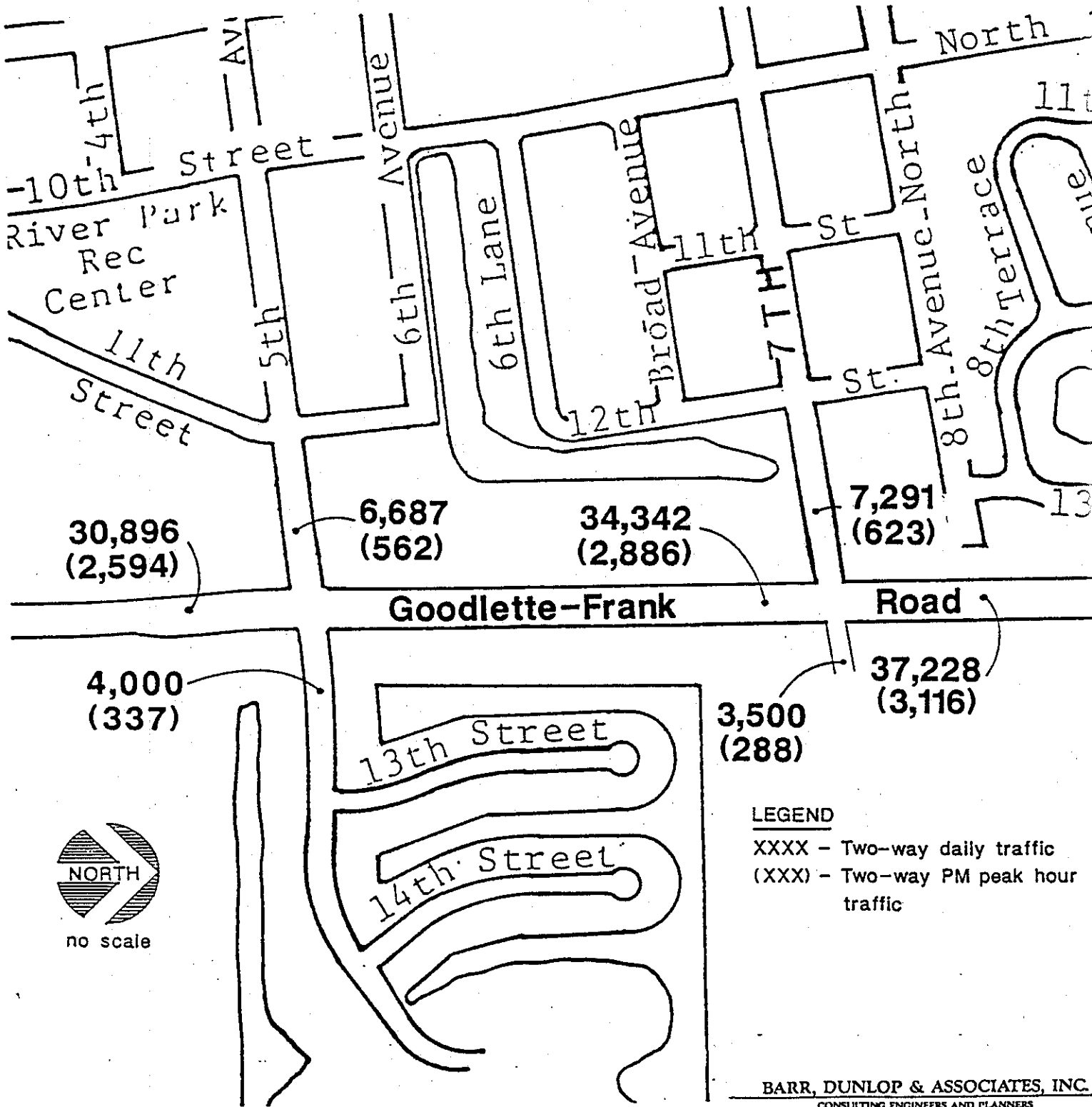


TABLE 4

LINK SERVICE VOLUMES AND LEVELS OF SERVICE
TWO-WAY PEAK HOUR ANALYSIS

<u>LINK</u>	<u>LOS C SERVICE VOLUME</u>	<u>LOS D SERVICE VOLUME</u>	<u>LOS E SERVICE VOLUME</u>	<u>RESULTING LOS (WITHOUT SITE TRAFFIC)</u>	<u>RESULTING LOS (WITH SITE TRAFFIC)</u>
1. Goodlette Road: Entrance to Disposal Plant to 5th Avenue North	4,160	5,190	5,540	C	C
2. Goodlette Road: 5th Avenue North to 7th Avenue North	4,160	5,190	5,540	C	C
3. Goodlette Road: 7th Avenue North to 12th Avenue North	4,160	5,190	5,540	C	C

Notes:

- (1) Service volumes were obtained from "Roadway Service Volumes, Collier County Generalized Service Volumes and Collier County Highway Capacity Analysis and Transportation Systems Management Analysis Study," July 1990.
- (2) The Naples Comprehensive Plan lists LOS E as the adopted standard for the above road segments.

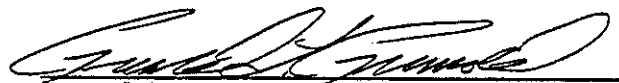
TRAFFIC SIGNALS

No additional traffic signals would be warranted due to the construction of the proposed project.

STUDY AREA IMPACTS AND CONCLUSIONS

As proposed, the Goodlette Office Park traffic is 2.4 percent of the existing LOS C service volume (1.9 of LOS D service volume) on the most impacted link of Goodlette Road (north of Fifth Avenue South). In Collier County, the threshold of project significance is five percent of the existing LOS C service volume. Under this test, the project traffic is not significant in its impact on Goodlette Road. Also, project traffic does not degrade any intersection or roadway link below the acceptable level of service.

I hereby certify that the Traffic Impact Study for this project, as described herein, was performed under my direction and was reviewed and approved by me.



Gerald L. Gronvold, P.E., P.L.S.
Florida Registration No. 23971





City of Naples

SCANNED
MAY 10 2001

DEPARTMENT OF COMMUNITY DEVELOPMENT

December 14, 1992

Mr. Terris Levan
McHale, Ezzell, Caruso & Co.
8191 College Parkway, Suite 302
Ft. Myers FL 33919
Via Fax # 481-7128

Dear Mr. Levan:

As a follow up to our recent conversations regarding the "Gulfshore Office Park" located on Goodlette Road, south of Seventh Avenue, North, I offer the following information.

A Viral laboratory is considered a general office use if there is no direct contact with patients at the facility. If there is direct patient contact, then it falls under the definition of a "medical office/clinic". This is also allowed within the Gulfshore Office Park by city zoning regulations but subject to a higher parking requirement. Medical office uses must provide 1 parking space/200 square feet, gross floor area vs. 1 parking space/300 square feet gross floor area for general office uses.

I believe you have a copy of Ordinance 88-5608 approving this Planned Development. This document, together with the specific site plan approved by City Council, allowed for the construction of 65,340 square feet of general office space in three, two story buildings. An additional 48 parking spaces were also provided to support limited medical uses within the project.

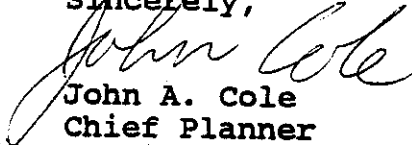
City records indicate that the two recently constructed office buildings on this property are 21,549 square feet and 25,000 square feet in size leaving 18,791 square feet available for construction on the southern building site #3.

I believe that the project is being constructed in compliance with its original "Planned Development" rather than any subsequent request to operate the entire center at a reduced size but entirely as a medical facility. If the developer's interest in pursuing this option has been renewed, then my calculations, based on correspondence from Mark Dorhman of Forsyth Architects, (attached) indicate that approximately 10,851 square feet remains available

for construction on building site #3. This may still be acceptable but it is my suggestion that your client reconfirm this intention through the submittal of an "as-built" site plan and proposed elevations for building site #3 at the reduced square footage. Our office could then respond in writing to the specific proposal.

I hope that this information is of some use to you. If you have any additional questions on this topic please contact me at this office.

Sincerely,


John A. Cole
Chief Planner

xc. Missy McKim
PAB file 88-R13
Property File ✓

SCANNED
MAY 1 1988



City of Naples

SCANNED
MAY 10 2001

DEPARTMENT OF COMMUNITY DEVELOPMENT

July 27, 1990

Mark E. Dohrmann, AIA
Director
Forsythe Architects, Inc.
900 Sixth Avenue South
Naples, FL 33940-6786

RE: Gulfshore Office Park

Dear Mark:

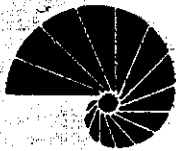
Your proposal, as presented in your letter dated 6/27/90 and the conceptual site plan and Table attached to the letter will not require any further review by the PAB since it clearly falls within the limits of a 10% change and is an improved site plan overall. The Table clearly shows that the building square footage and impervious coverage has decreased and green space has increased with the wetland preserved.

Thank you for your cooperation.

Sincerely,

Missy McKim, AICP
Community Development Director

MM/lc
b: dohrmann



Forsythe Architects Inc. 900 Sixth Avenue South Naples FL 33940-6786 813/261-8726
FAX 813/261-8560

June 27, 1990

Ms. Ann Walker
City of Naples
735 Eighth Street South
Naples, Florida 33940

SCANNED
MAY 10 2001

Re: Gulfshore Office Park

Dear Ann:

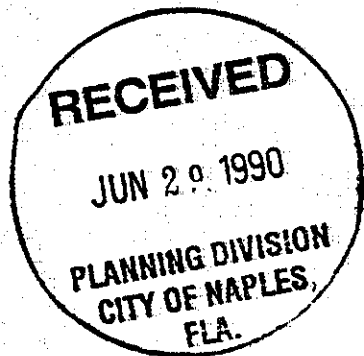
At your request we have prepared a comparison of the proposed plan for the Gulfshore Office Park with the original plan approved by the City. A table comparing a number of details for the project is included on the following page. The Owners are proposing to make the buildings 100% medical use and thus the square footage of the office building is less than the original proposal. The original proposal contained 261 parking spaces, and as there is a 10% variance allowed in the original PD statement, we have provided 287 parking spaces on the site. This is how we arrived at the total allowable square footage for office building space based on medical use. Please let us know what additional information you need for your final staff review for the project. Thank you.

Sincerely,

Mark E. Dohrmann, AIA
Director

Enclosure as stated.

XC: David Pittman



SCANNED
MAY 10 2001

GULFSHORE OFFICE PARK

	<u>PROPOSED PLAN</u>	<u>ORIGINAL PLAN</u>
BUILDING SQUARE FOOTAGE	57,300	65,340
% BUILDING COVERAGE	20.1%	22.9%
PARKING SPACES	287	261
PAVING SQUARE FOOTAGE	113,275	107,961
TOTAL IMPERVIOUS AREA	170,675	173,301
% IMPERVIOUS AREA	59.8%	61%
% GREEN SPACE	40.2%	39%



City of Naples

PROP. FILE
671 GOODLETTE/FRANK RD.

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
735 8TH STREET SOUTH, NAPLES, FL 33940
813-434-4626
FAX NO. 813-434-4652

SCANNED

MAY 10 2001

January 31, 1994

Goodlette Office Park Ltd.
501 Goodlette Road North
Suite 206-C
Naples, Fl 33940

Dear Sirs:

The Goodlette Office Park was originally approved as a "Planned Development" by the City of Naples through Rezone petition 88-R13 (Ordinance # 88-5608;). This approval was for 65,340 gross square feet of general office uses. An additional 48 parking spaces were shown on the approved site plan to support some more intensive medical office uses. The distinction is important because City Code requires one parking space for each 300 gross square feet of general office and one parking space for each 200 gross square feet of medical office use.

In July of 1990, this office approved a proposal by Mark Dohrmann of Forsythe Architects to reduce the overall size of the Goodlette Office Park from 65,340 square feet in size to 57,300 square feet, and increased the amount of parking which was provided in return for allowing medical uses throughout the project.

Phase I and Phase II of this project have been occupied primarily by medical uses and yet our office is getting inquiries on phase III as if 65,430 square feet is still the permissible development potential. We are also being told that the existing two buildings are 19,256 square feet (phase I) and 22,677 square feet (phase II) in size when building permit records list them as 21,549 and 25,000 square feet respectively.

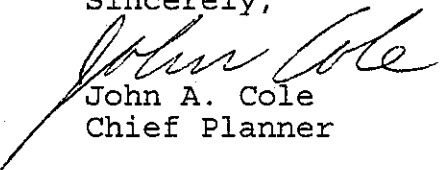
I am asking for your help in resolving this confusion. Please have the appropriate owner's representative contact me so that I can determine that the Goodlette Office Park is currently in compliance with its development approvals.

Also, please note that the sale of the third phase of the original Goodlette Office Park represents a subdivision under the City Code, and requires formal City Council review and approval.

Goodlette Office Park
Page Two

Your prompt attention to this matter will prevent any possible delay in additional medical tenant approvals or confusion in the marketing of phase III.

Sincerely,


John A. Cole
Chief Planner

SCANNED

MAY 10 2001



City of Naples

PROP. FILE 671
GOODLETTE - FRANK
ROAD

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
735 8TH STREET SOUTH, NAPLES, FL 33940
813-434-4626
FAX NO. 813-434-4652

January 31, 1994

Michael Fernandez:
Agnoli, Barber & Brundage
7400 Tamiami Trail
Naples, Fl 33940

SCANNED
MAY 10 2001

Dear Michael:

As you requested, I have reviewed your proposal for the development of the third building within the Goodlette Office Complex and offer the following comments. The pertinent city approval documents used in this review were:

- * the original Planned Development Rezone petition 88-R13 approved through Ordinance # 88-5608;
- * Planned Development amendment 92-R3 approved through Ordinance # 92-6780.
- * administrative amendment approved in correspondence between Missy McKim, Community Development Director on July 27, 1990 and Mark Dohrmann, Forsythe Architects on July 27, 1990
- * City Building Permit # 90122981 for 681 Goodlette Road
- * City Building Permit # 92020975 for 671 Goodlette Road.

A review of your submitted site plan "Phase III Land Use Study Preliminary Plan" dated January 19, 1993 prompts the following comments:

- 1) The existing right turn out drive within Phase II must be removed before the full turning movement driveway you indicate will be permitted. The City Engineer must approve the relocation of this curb cut south from that location which was submitted as an exhibit to the Planned Development Amendment 92-R3.
- 2) Access easements must be provided between the Goodlette Office Park (all phases) and adjoining French Quarter in order for the indicated Goodlette Road access to be permitted. Your plan shows the required physical connection of these two properties.
- 3) The occupancy characteristics of the first two phases indicates that the owner(s) of this property are developing it as a medical office building. Accordingly, the maximum gross square feet of building

area permitted on the total Planned Development (Phase I, Phase II and Phase III) is 57,300 square feet. Our records indicate that 681 Goodlette Road is 21,549 square feet in size and 671 Goodlette Road is 25,000 square feet in size, leaving only 10,871 gross square feet available to Phase III. Your plan indicates 18,067.

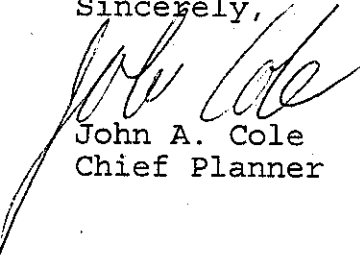
- 4) Goodlette Office Park has already been split into two parcels since its original Planned Development approval in 1988. The creation of a third parcel will prompt the need for a formal subdivision of this property.

I have tried to respond completely to your request but I confess that the parking issue jumped out at me and became the focus of my review. Because of this I reserve the ability to raise other issues in the future if and when building permits or subdivision plats are applied for.

I do not believe that separating Phase III from Phase I and II is in the City's best interest in light of the unresolved parking issues and hope to resolve them through either the building permit or subdivision process if not sooner.

I am communicating this information to the listed property owner of the Goodlette Office Complex.

Sincerely,



John A. Cole
Chief Planner

SCANNED

MAY 10 2001

Approved 10/31/94



City of Naples

M E M O

SCANNED
MAY 10 2001

TO: AMICUS NIESS GROUP
FROM: Bill Overstreet, Bldg. Official
City of Naples
DATE: October 31, 1994

All property on the mainland in the City of Naples including 671 Goodlette Rd. N. does not come under the jurisdiction of the Coastal Barrier Resource Act.

If you have any questions, please do not hesitate to contact me at 813-434-4898.

Thank you.

FAP TO
AMICUS NIESS GROUP
813-793-2842

All property on the mainland
in the city of Naples including
671 Goodlette Road, North
does not come under the
jurisdiction of the Coastal
Barrier Resources Act
(CBRA).



BLDG. OFF.



City of Naples

671
Goodlette P.N.
perf
filed 8/28
mailed
8-31-98

SCANNED
MAY 10 2001

DEPARTMENT OF DEVELOPMENT SERVICES
BUILDING & ZONING DIVISION

August 28, 1998

Jim Boughton Architects, Inc.
900 6th. Avenue South
Naples, Florida 34102

Ref: Your Memo regarding Goodlette Medical Park (Phase III) Review Meeting

Dear Jim:

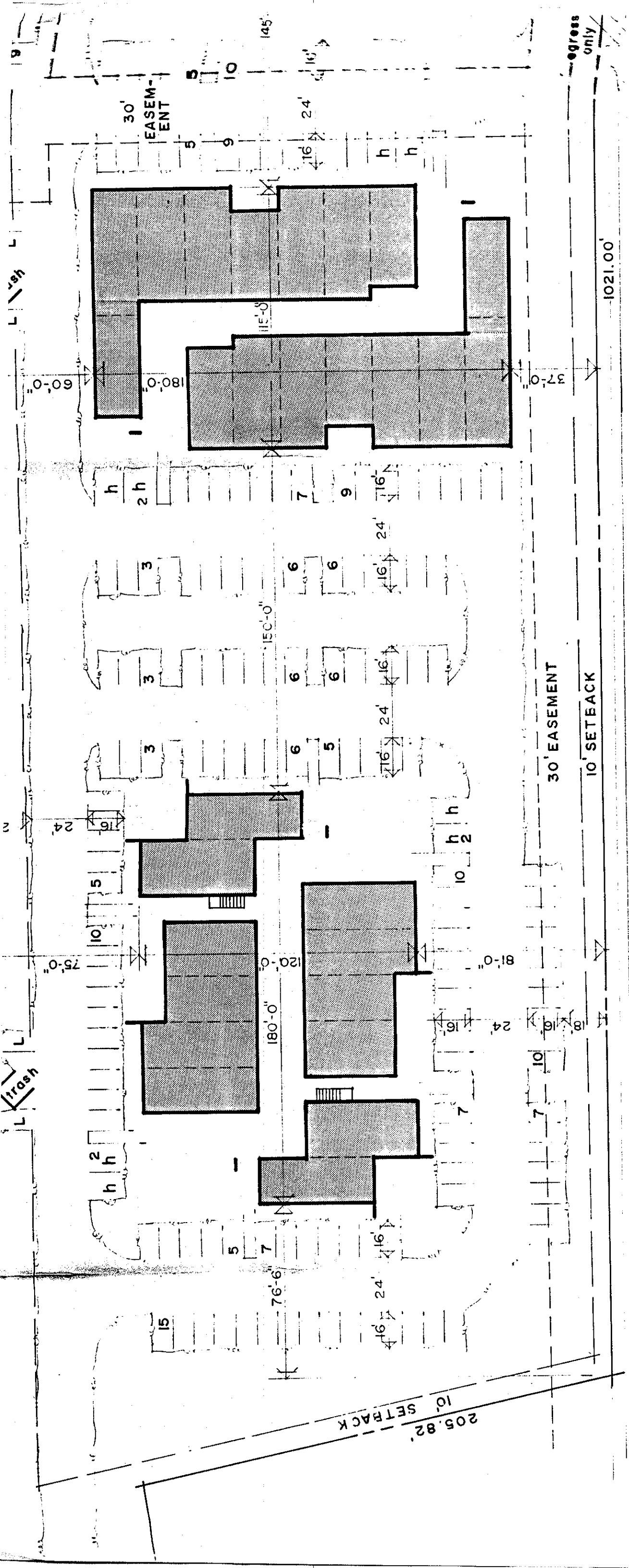
Your memorandum dated August 24, 1998 regarding the Goodlette Medical Park is correct and what we agreed upon.

You would be allowed to have a total of 63,030 sq. ft. of building area with a total of 133 required parking spaces. You may proceed with the project based on these limitations.

Cordially,

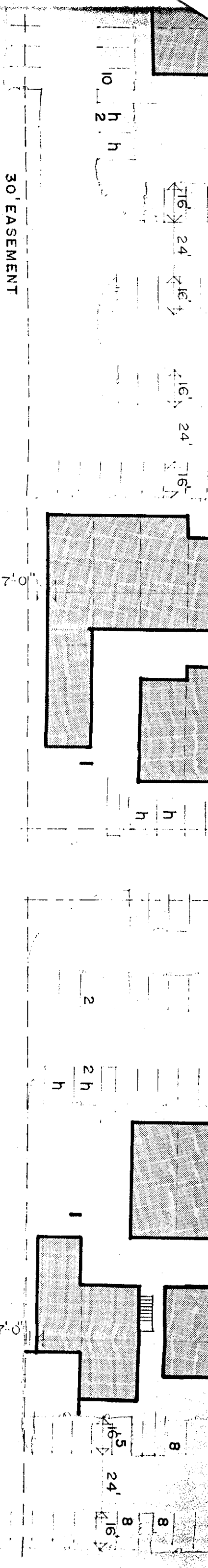
W.L. Overstreet
William L. Overstreet, AIA
Building Official

Xc: Don Barber, BCBE
Bruce Siciliano, Agnoli Barber Brundage, Inc.
prf



SCANNED
 MAY 10 2001

Business & Medical Office



GOODLETTE ROAD

Business & Medical Office Centre

SITE 289,000± SF (6.6 ACRES±)

BUILDINGS 63,800 GSF

PARKING 261 (REQ'D. 213)
 STANDARD 249
 HANDICAPPED 12
 LOADING 6

LAND COVERAGE
 BUILDINGS 39,600 GSF (14%)
 PARKING & WALKS 104,100 GSF (35%)
 GREENSPACE 148,300 GSF (51%)

CONCEPTUAL SITE PLAN

SCANNED
 MAY 10 2007

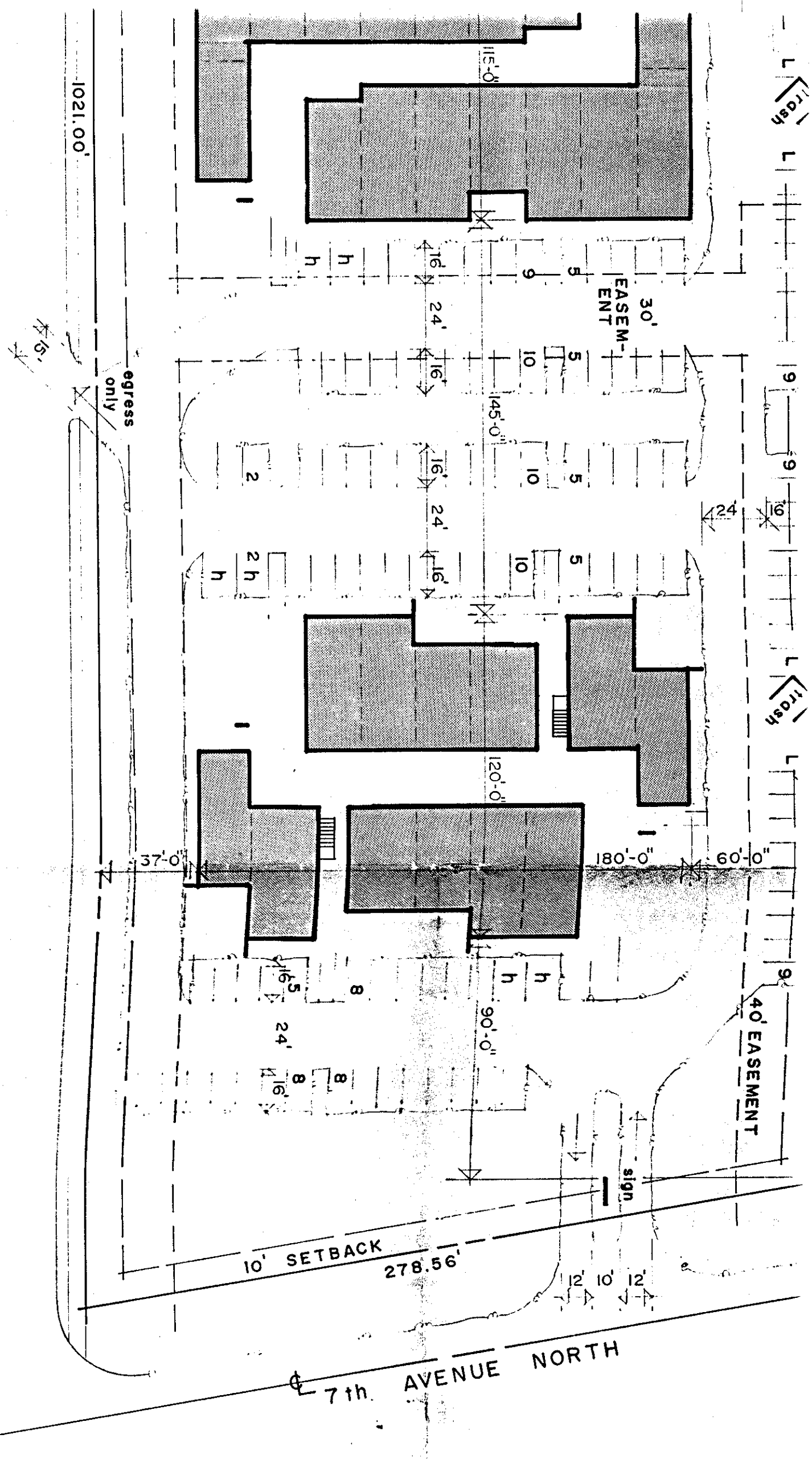
671 Goodlette

SCALE 1" =
 11 JULY 1988
 88392

ical Office Centre

GOODLETTE ROAD

7th AVENUE NORTH

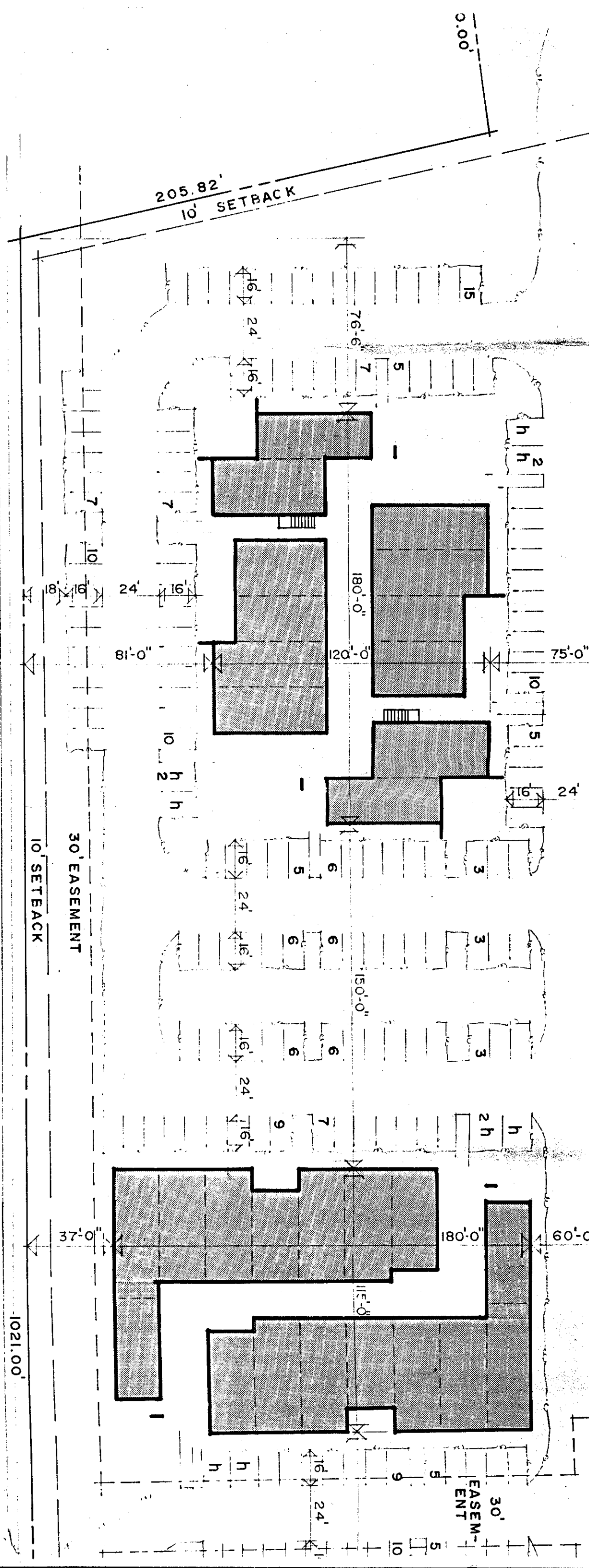


SCANNED
MAY 10 2007

671 Goodlette

p. a.

architect
naples, florida



SITE 289,000± SF (6.6 ACRES±)

Business & Medical Office

SCANNED
MAY 10 2001
671 Woodlark

ORD. 88-5608

PD. ^{fr}

88-CU5
88-R3
88-R13
92-R3

Existing BLOBS

10 FT SETBACK on Goodlette
30 FT EASEMENT

10 FT SETBACK on 7th Ave N

25' SETBACK - REAR
40 FT EASEMENT

10 FT SETBACK SWTH side