

MINUTES OF THE SPECIAL MEETING OF THE NAPLES CITY COUNCIL HELD IN THE PARKS & RECREATION BUILDING, NAPLES, FLORIDA, ON WEDNESDAY, JUNE 20, 1979, AT 5:35 P.M.

Present: R. B. Anderson
Mayor

C. C. Holland
James F. McGrath
Wade H. Schroeder
Edward A. Twerdahl
Kenneth A. Wood
Councilmen

Absent: Randolph I. Thornton
Councilman

Also Present: George M. Patterson, City Manager
David W. Rynders, City Attorney
Roger Barry, Community Development Director
Reid Silverboard, Planner
Franklin Jones, Finance Director

Gilbert Weil
Edward Flitton
George Hare
M/M John McGregor
William H. Cook
Robert E. Forsythe
Claude H. Haynes
M/M Donald A. Nash
Mrs. G. N. Gaynor
Josephine D. Wharton
Dudley Goodlette
Jeff Purse
Carl Hedin
W. D. Reynolds
Dale E. Chlumsky
Lodge McKee
Virginia B. Corkran
Carol Lowe
R. L. Fraser
Saul Gottlieb
Vernon McKenzie
Jack Conroy

News Media: Frank Rinella
Gary Baranik
Allen Bartlett
Jerry Arnold

Other interested citizens and visitors.

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AGENDA ITEM 1. PUBLIC HEARING: Consider proposed Comprehensive Plan for the City of Naples, Florida.

Mayor Anderson called the meeting to order and opened the Public Hearing at 5:35 p.m. He noted that this was the second Public Hearing as required by state statute and that the ordinance pertaining to accepting the Comprehensive Plan had been approved upon First Reading at the Special Meeting held on June 6, 1979. Community Development Director Roger Barry suggested reviewing his memorandum dated June 13, 1979 (Attachment #1) which addressed the suggestions made at the June 6th meeting and contained the Planning Staff's recommendations. He suggested discussion of the other comments that had been received after discussion of the memorandum. He also noted the Land Use map, the Traffic Circulation map and the proposed bike-way plan that were on the display board.

Memorandum Item 1. Site of the Former Elks Club

Mr. Barry reviewed the material in the memo; whereupon Realtor Jack Conroy spoke in support of his request to have the Comprehensive Plan recommend commercial zoning for this property. Mr. Barry noted a letter from Mr. & Mrs. Cramer, residents of the neighborhood supporting the land use recommendation for multi-family which the Plan contained. Saul Gottlieb, president of the Village Green Property Owners Association, spoke in support of Mr. Conroy's request. Ed Flitton president of Bay Terrace Condominium, Inc., spoke, supporting Mr. Conroy's request if the building would be restricted to an office building. After further discussion, Mr. Schroeder moved to accept the recommendation of the Planning Staff not to change the suggested land use in the Plan that called for multi-family zoning, seconded by Mr. Twerdahl and carried on roll call vote, 4-2, with Mr. Holland and Mr. McGrath voting no.

Memorandum Item 2. "R-1" Zoned Property SE of the Pier and 12th Ave. So.

Dudley Goodlette summarized his reasons for the requested increase in density and repeated his client's request for this increase; however, he noted that he felt that Council was not disposed to increase the density in this area. Mr. Twerdahl moved that Council follow the recommendation of the Planning Staff and retain the single family land use on this property, seconded by Mr. Schroeder and carried on roll call vote, 6-0.

Memorandum Item 3. Objection to Increasing the Ultimate Boundary of the Third Street Commercial Area and to Increasing the Permitted Density for Residential Development that is a part of a Commercial Complex.

Mr. Barry reviewed the background material relative to the boundaries of the commercial area and the increase in density of residential units within a commercial complex. He noted that the staff did not feel strongly about their recommendation to enlarge the boundaries; however, he added that if the original boundaries were retained, a intensive effort will be needed to maintain the residential properties that are adjacent to commercial areas. Lodge McKee, president of the Olde Naples Association was in the audience, but he said he did not have anything further to add to his objections to the increase in density at this time. Mayor Anderson stated that he would prefer to see any change based on an actual need, which apparently was not the case in this matter. Mr. Barry noted letters from William B. Spink, Naples Art Gallery, (Attachment #2) and Carlo Paterno (Attachment #3) supporting the plan as written. Rebecca Strand, a business person from Third

Street South, spoke of protecting the uniqueness of Olde Naples. Mr. Barry also noted a letter from Charles Long, Neapolitan Enterprises, (Attachment #4) supporting the changes as contained in the proposed Comprehensive Plan. Mr. Long was present and addressed Council in favor of the increased density. Mr. Twerdahl expressed his feeling that many people did not want any change. Mr. Twerdahl moved that the Plan be changed to reflect the present commercial boundaries of the Third Street Shopping area and to include a permitted density of 8 per acre for residential units within a commercial unit, seconded by Mr. McGrath. Mr. McKee did speak at this time in support of the lower density. Motion carried on roll call vote, 5-1, with Mr. Schroeder voting no.

Let the record show that Mr. Wood left Council Chambers at 6:18 p.m.

Memorandum Item 4. Proposed Lighting of Gulfview Middle School Site

Mr. Barry noted the objection by Joe Grimm at the June 6, 1979 Public Hearing and stated that the word "lighted" was in the proposed Plan to set up a cost estimate. He suggested that the word "lighted" be deleted from the Plan on page 308. Mr. Schroeder moved that Council accept the Staff's recommendation to delete the word "lighted", seconded by Mr. Twerdahl and carried on roll call vote, 5-0 with Mr. Wood being absent.

Memorandum Item 5. Plan Amendment Public Hearing Process

Mr. Barry reviewed the two procedures outlined; whereupon Mayor Anderson asked how much 5% of the total land area of the City would be. Mr. Barry replied that the total City acreage was 7,000 acres and 5% would be about one-half a square mile. It was the consensus of Council members present to approve both procedures.

Memorandum Item 6. Seaboard Coastline Railroad Right-of-Way

Mr. Barry referred to the stronger position on this matter added to the Plan as suggested by Mr. Schroeder at the June 6 Meeting. He noted there were several places where the statement appeared and they were all referred to in the memo. Mr. Schroeder moved that Council accept the recommendation of the Staff as reflected in the amendments in the memorandum, seconded by Mr. Twerdahl and carried on roll call vote, 5-0 with Mr. Wood being absent.

Let the record show that Mr. Wood returned to Council Chambers at 6:30 p.m.

Memorandum Item 7. Additional Proposed Revisions Not Discussed at the June 6th Meeting

Mr. Barry noted that the Staff was recommending some language changes to relate to the Barr-Dunlop Traffic Study. Mayor Anderson asked if "C." on page 10 of the memorandum would commit the Council to building a bridge at Central Avenue, to which Mr. Barry answered that it would not constitute a commitment. Mr. Schroeder moved that Council adopt the Staff recommendations as they appear in the June 13, 1979 memorandum on the Comprehensive Plan on page 10, seconded

by Mr. Twerdahl and carried on roll call vote, 6-0

Memorandum Item 8. Big Cypress Basin Board Comprehensive Plan Review Comments.

Mr. Barry noted that this was included in the memorandum for Council's information and no action was necessary.

Citizens' National Bank correspondence

Mr. Barry called Council's attention to letters from Robert E. Forsythe (Attachment #5), from Citizens National Bank (Attachment #6) and a map of the property in question (Attachment #7). Robert Forsythe, architect for Citizens National Bank, spoke to Council in support of the bank's request to have the Plan reflect an appropriate land use for one of the two parcels of land as commercial rather than multi-family so they would not have to apply to amend the plan after it is adopted in order to have this land re-zoned. After further discussion, Mr. Schroeder moved to amend the plan so it would indicate a dual appropriate land use of multi-family and commercial for parcels 3 and 4, seconded by Mr. McGrath. City Attorney Rynders indicated that this wording would not be indicative of Council having adopted a Comprehensive Plan for these two parcels. Scott Foster and Vernon McKenzie spoke in support of leaving the Plan the way it is. In view of the discussion, Mr. Schroeder withdrew his motion to amend the Comprehensive Plan and Mr. McGrath withdrew his second. Claude Haynes, president of Citizens National Bank, spoke in support of the bank's request to have the Comprehensive Plan changed before adoption. Inasmuch as the neighbors adjacent to parcels 3 and 4 had not been notified of the bank's intent to request a re-zoning, Mr. Schroeder moved not to make any change in the Comprehensive Plan regarding parcels 3 and 4 or 13 and 14, seconded by Mr. Twerdahl and carried on roll call vote, 4-2, with Mr. Holland and Mr. McGrath voting no.

Correspondence from Stanley Berg and Dale Chlumsky

Mr. Barry brought Council's attention to a telegram from Stanley Berg (Attachment #8) and a letter and petition from Dale Chlumsky (Attachment #9). Mr. Barry continued that the Staff had no opinions about these requested deletions other than not to delete "improved pedestrian circulation" and "common" from the third paragraph on page 47 of the proposed Comprehensive Plan. Mr. Chlumsky was present and spoke in support of his request and petition. Mr. Charles Long, Neapolitan Enterprises, made a statement in support of independent studies and the propriety of referring to such studies in the Plan. Mr. Bill Reynolds made a statement opposing closing Third Street to vehicular traffic. Mr. Schroeder moved that the suggested deletions be made except for "improved pedestrian circulation" and "common" on page 47 of the proposed Comprehensive Plan, seconded by Mr. McGrath and carried on roll call vote, 6-0

Vernon McKenzie addressed Council reading from a handwritten statement (Attachment #10) urging adoption of the Plan and containing some of his comments.

Anne Combs thanked Council for the work that had gone into the Comprehensive Plan. There being no one else to speak for or against, the Mayor closed the Public Hearing at 7:50 p.m.

AGENDA ITEM 2. An ordinance adopting a Comprehensive Plan for the City of Naples, providing elements for future land use and development; and providing an effective date. (Second Reading)

City Attorney Rynders read the above titled ordinance by title for Council's consideration on Second Reading.

Let, the record show that Mr. Wood left the Council Chambers at 7:53 p.m. ***

Mr. Schroeder moved adoption of Ordinance 3287 as amended and with provisions for editorial changes that will not change the substance, seconded by Mr. McGrath and carried on roll call vote, 5-0 with Mr. Wood being absent.

There being no further business to come before this Special Meeting of the Naples City Council, Mayor Anderson adjourned the meeting at 7:56 p.m.

R. B. Anderson

R. B. Anderson, Mayor

Janet Cason

Janet Cason
City Clerk

Ellen P. Marshall

Ellen P. Marshall
Deputy City Clerk

These minutes of the Naples City Council were approved on 07-18-79

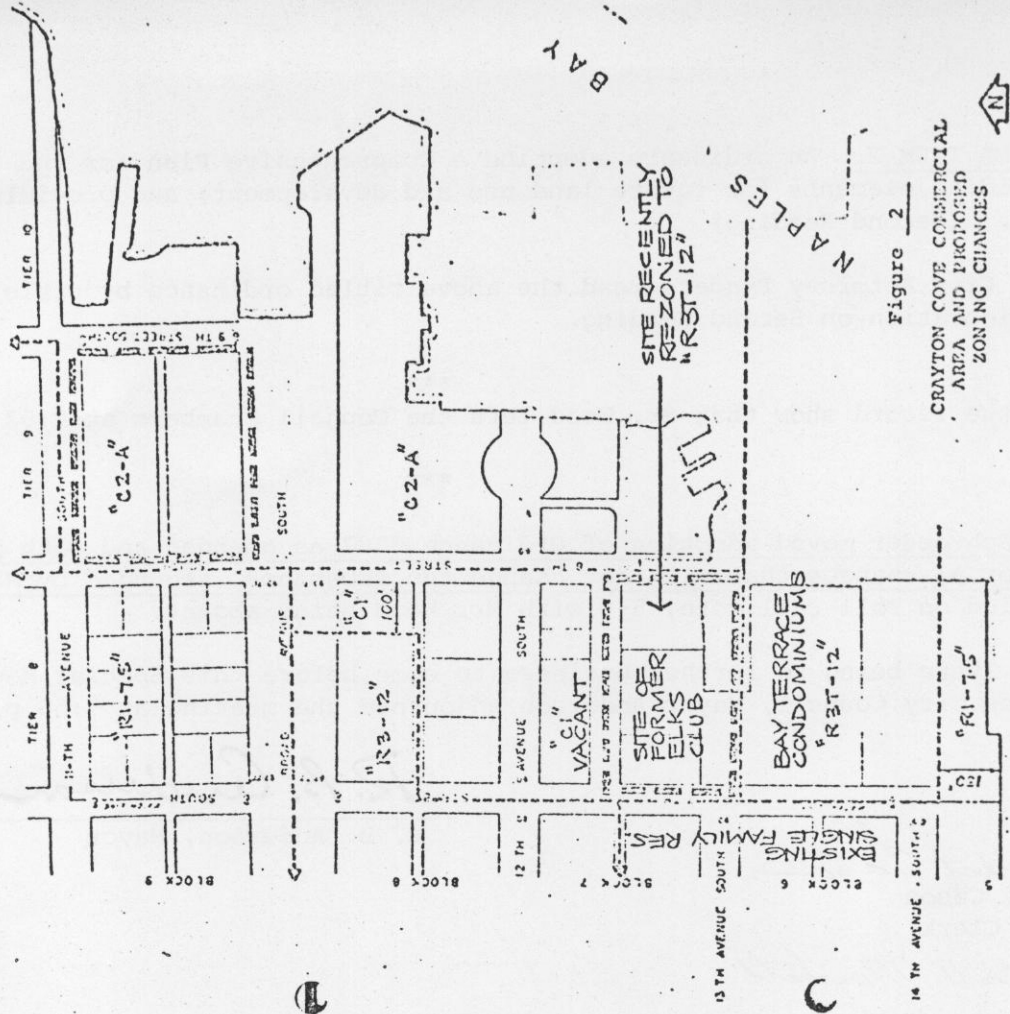


Figure 2

PROPOSED COMMERCIAL ZONING AREA TO BE REZONED TO MULTI-FAMILY



City of Naples
 735 EIGHTH STREET, SOUTH - STATE OF FLORIDA 33940

PLANNING DEPARTMENT

MEMORANDUM

TO: City Council
 FROM: Roger J. Barry, Director of Community Development
 SUBJECT: Comprehensive Plan
 DATE: June 13, 1979

The following specific matters were discussed at the Comprehensive Plan public hearing on June 6, 1979, and the City Council should take a specific position on each of these matters in conjunction with the adoption of the proposed Plan on June 20th.

1. Site of the Former Elks Club
 Mr. Jack Conroy, representing the owners of this "C1", Retail Commercial, zoned property NE of 13th Avenue South and 7th Street South (see attached map), requested that the site be designated in the Comprehensive Plan as an appropriate location for a commercial use; consistent with the existing commercial zoning of the property.

The Plan states that the subject site should be rezoned to accommodate a multi-family residential use.

Background/Elks Club Site

The PAB and City Council recently considered a Change of Zone (Dec. '78 & Jan. '79) from "C1" to "R3T-15" for this property.

The staff supported the proposed Change of Zone for a variety of reasons, including the fact that the proposed residential development was more appropriate than the commercial uses permitted by the existing "C1" zoning.

The PAB agreed that a residential use of the property was appropriate, but they objected to the height of the proposed structures.

The applicant, Mr. Jack Conroy, (after a number of pro-tests were made about the height of the proposed structures), withdrew the request before the Council took any action on the matter.

Background/Pier 8 Inc. Property to the East of Subject Site

In April 1979, the City Council approved a Change of Zone for the property immediately to the east of the subject site, from "C1" to "R3T-12".

Existing Zoning & Uses in the Vicinity of the Subject Site

The Bay Terrace project exists to the south; there are existing single family homes and multi-family residential development on the west side of 7th Street South; there is a vacant commercially-zoned property to the north and the above-referenced "R3T-12" zoned vacant Pier 8 Inc. property to the east.

Cramer and Bay Terrace Letters

The attached letters support a multi-family residential use for the subject property.

Staff Recommendation:

We recommend that the proposed Comprehensive Plan remain unchanged; that is, that the Plan indicate that the subject site is appropriate for a multi-family residential use and not for a commercial use.

We believe this designation is appropriate and justified because:

1. The immediately adjacent properties to the east and south are zoned and/or used for multi-family residential, and the properties to the west, across 7th St. South, are also residential; in fact, the property immediately to the west is improved with a single-family residential home. A commercial use of this property would not be compatible with these residential properties. Every effort should be made to have commercial uses separated from

685 - 14th Avenue South
Naples, Florida 33940
June 7, 1979

City Council
755 - 8th Street South
Naples, Florida 33940

Gentlemen:

As residents of the neighborhood in which the Elk's Club property is located, we wish to strongly support the plan to change the zoning of the Elk's Club property from commercial to multi-family or residential. We feel the property as zoned downgrades the neighborhood and was grossly in error when zoned commercial in the midst of private and multi-family residences. We urge your support of the re-zoning.

Further, the Elk's Club property, at the state it is in now would fit very nicely in the McDonald Quarters area which has been condemned. If a chebby-looking building such as this is allowed to exist in the City, then any amount of careful zoning and regulation of signs, with which we are in agreement, is useless.

We would appreciate your consideration of these matters.

Yours truly,

Don and Rosalind Cramer

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RECEIVED JUN 9 1979
1. Cramer

ATTACHMENT #1 - page 5

June 12, 1979

Mr. Roger Barry, Director
Naples City Planning Dept.
735 Eighth St. South
Naples, Fla. 33940

Re: The City Comprehensive Land Plan
for final hearing 6/20/79

Dear Mr. Barry,

The owners of apartments in Bay Terrace, Inc.,
1325 7th Street South, whose names are signed below, wish to
express our position on your plan.

Specifically we refer to zoning of the old Elk's Club
property located next door to us.

We supported the owner's effort to rezone to multiple
dwelling when they sought permission to build what was to be
called the West Shore Club. We still prefer your plan to rezone
to multiple dwelling, but if the present commercial zoning of
the Elk's Club property were to be reinitiated to only construc-
tion of a fine office building, we would be happy to support
such a plan.

Bay Terrace, Inc.
S. H. Ehlston Pres.
APR 66

NAME	APT. No.	NAME	APT. No
<i>George Ehlston</i>	4C	Mary E. Smith	3L
<i>John Ehlston</i>	2C	<i>John Ehlston</i>	8-A
<i>John W. McBurney</i>	3D	<i>Solomon W. Solomon</i>	5-D
<i>Arthur Ehlston</i>	7D	<i>John Fillmore</i>	6B
<i>Paul Ann Bayler</i>	7A	<i>M/M J. B. Bayler</i>	2A
<i>Oliver L. Arthur</i>	8B	<i>Margie G. Jones</i>	2B
<i>Ruth A. Clarke</i>	4B		
OUT OF TOWN - 8-B, C	APTS	OUT OF TOWN - 4-A, D	APTS.
" " " 7-B, C	"	" " " 3-A, B	"
" " " 6-A, D	"	" " " 2-D	"
" " " 1, 5, C	"		

If signatures were here, I'm sure
they would agree to our position
for rezoning of the property.

ATTACHMENT #1 - page 6

residential uses by at least the width of a
street right of way and normal front yard
setbacks and landscaping, but such incompatible
uses should not share a common property line. A
commercial use on the property could be materially
detrimental to the residential properties in the
area.

- The City of Naples has a more than adequate inventory of zoned and/or developed commercial properties.
- A multi-family residential designation on the subject site will still permit the owner of the property a reasonable use of this land.

2. "R-1" Zoned Property SE of the Pier and 12th Ave. So.

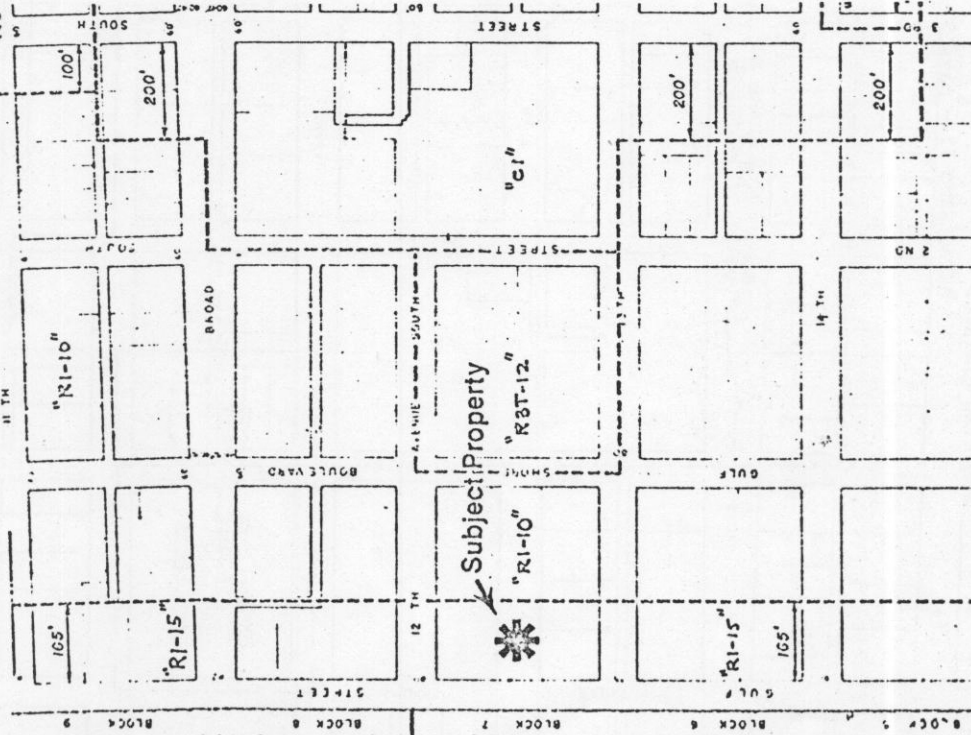
Mr. Dudley Goodlette, as best we can determine from the tape of the June 6th meeting, suggested that the half block SE of the Pier and 12th Avenue South should be designated for a higher density multi-family residential use rather than the low density ("R-1") residential use designated in the Comprehensive Plan.

The staff and, I'm sure, the PAB, are very much opposed to any such change for this property. The subject site is zoned "R1-15", as is all of the beachfront property in this area, and most of these parcels are already developed with single family homes, and in some cases, older guest houses. The subject property is not contiguous to any "R-3", multi-family residentially-zoned property and it would be a mistake to encourage a change in density of this type in the area.

There are problems associated with the activity around the Pier: some older non-conforming uses and structures exist in the area, but, in our opinion, the answer to these problems is not to permit a higher density residential use but to initiate a code enforcement effort, permit privacy fencing adjacent to the street, improve landscaped buffers and the like.

Staff Recommendation

We recommend that the Plan continue to designate this site as being appropriate for a low-density residential use.



3. Objection to Increasing the Ultimate Boundary of the Third St. Commercial Area and to Increasing the Permitted Density for Residential Development that is a part of a Commercial Complex.

Mr. Lodge McKee, representing the Olde Naples Association, objected to recommendations "A" and "B" on page 49 of "The Land Use Element" (see attached map.)

Mr. McKee suggested that the existing single-family residential zoning and the existing single-family homes on the sites identified on the attached map, should be retained; the present commercial boundary of the 3rd Street area should not be expanded.

Background/Change in Commercial Boundary

We suggest in the Comprehensive Plan that an "ultimate" boundary be established. We suggested increasing the size of the commercial area because we felt that 2nd Street South would, in the long run, be a more appropriate boundary than the existing one, which places commercial development immediately adjacent to single-family use. Such incompatible uses should be separated, as we have stated before, by at least a properly landscaped street right-of-way with proper setbacks. Such a change would also permit a reasonable expansion of the commercial area in the future. We stated in the Plan, however, that such a change should be accomplished only in conjunction with the submittal of a Development and Site Plan for the City's review and approval.

The Olde Naples Association and an expressed interest in retaining as many older homes in the area as possible have come into being since we prepared our original recommendation.

We do not feel strongly about the need to increase the size of the existing commercial area, but if the Council agrees that the commercial boundary should remain as it is, there should be a strong commitment on the part of the City to maintain the existing "R1" zoning in the area, and to encourage the maintenance of the subject single family homes because, in situations like this there is often a deterioration that takes place on residential properties immediately adjacent to commercial uses.

Background/Proposed Increase in Permitted Density

Our initial recommendation to increase the permitted density for residential uses that are incorporated into a commercial complex from the permitted 8 DU's per acre to 15 DU's per acre, was intended to bring this permitted density in line with the typical densities permitted in "R3" zoned areas;

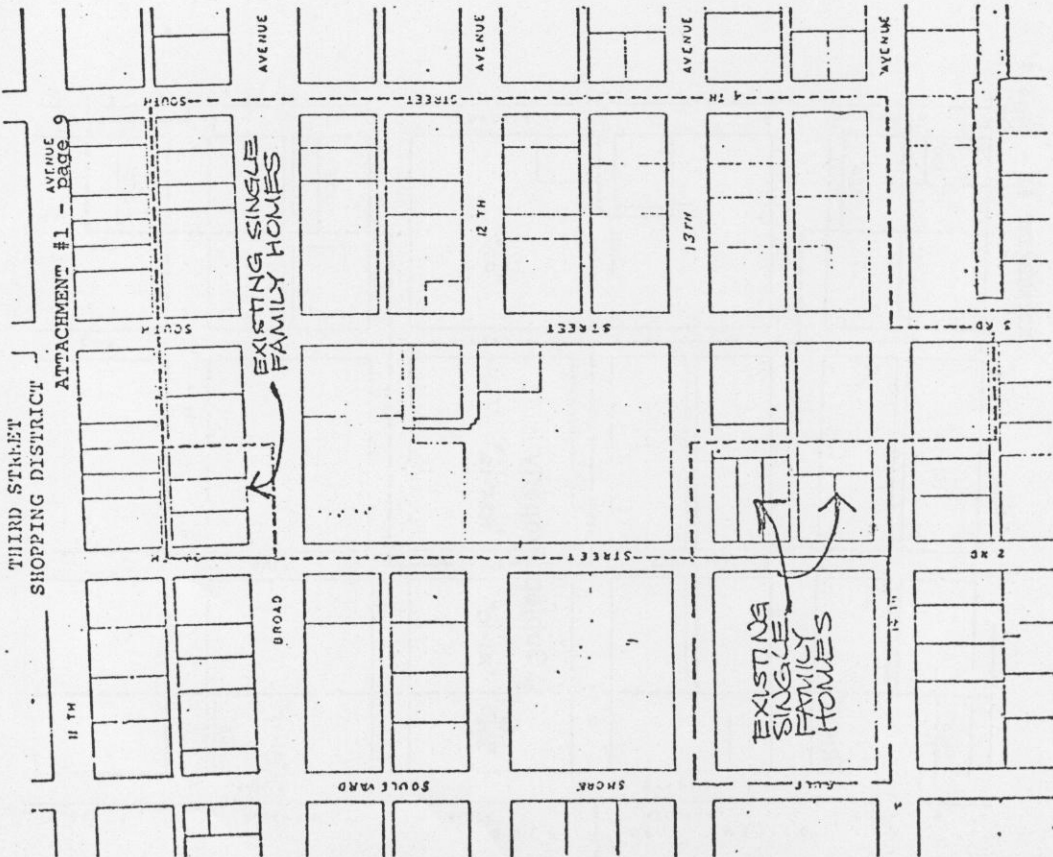
ATTACHMENT #1 - page 10

that is, 12 and 15 DU's per acre, and to encourage residential uses within the commercial area. The mixture of residential and commercial uses when they are properly designed within the same complex, has a variety of benefits, such a mixture provides a unique opportunity for people to live close to and enjoy a variety of activities, security is improved when larger numbers of people occupy an area on a 24-hour basis, and the commercial area would benefit economically from the increased close-in residential density.

In fact, however, we are talking about a relatively few units since there are few vacant properties in the area, and it is unlikely that any significant number of residential units would be added to existing commercial structures, and again, we do not feel strongly about this issue either.

Staff Recommendation

We recommend, assuming that the Council will take a strong position to retain the existing single-family homes on the subject site, that the existing commercial boundary of the 3rd Street Shopping District remain as it is; and we also recommend that the permitted density of residential units within a commercial complex be increased from 8 units per acre to 12 units per acre, and the proposed plan be revised accordingly.



- EXISTING DISTRICT BOUNDARY
- ULTIMATE DISTRICT BOUNDARY
- PROPOSED MULTI-FAMILY AT 12 DWELLING UNITS PER NET ACRE

ATTACHMENT #1 - page 11
4. Proposed Lighting of Gulf View Middle School Site

Mr. Joe Grimm objected to the above, and we recommend deleting the word "lighted" on page 308.

5. Plan Amendment Public Hearing Process

The Local Government Comprehensive Planning Act defines two procedures for the amendment of the Comprehensive Plan after it is adopted:

1. The procedure for amendment of an adopted Comprehensive Plan or Element, or portion thereof, other than for a future-land-use-plan element or portion thereof involving less than 5 percent of the total land area of the local governmental unit, shall be the same as the procedure we followed for the adoption of the Plan initially; that is, a 60 day review and comment period by other public agencies and public hearings by the City Council.
2. The procedure for amendment of the future-land-use-plan Element, or portion thereof which involves less than 5 percent of the total land area of the local governmental unit shall involve only due public notice to the property owner affected, and a public hearing by the City Council.

ATTACHMENT #1 - page 12
6. Seaboard Coastline Railroad Right-of-Way

At the June 6th public hearing, Councilman Schroeder requested that the Plan be revised to include "stronger" statements relative to public acquisition of the SCL RR right-of-way from Immokalee Road south to U.S. 41.

The staff, therefore, prepared the following proposed changes to the Comprehensive Plan:

Land Use Element

1. Page 63, Recommendation "D" - Change to:

It is the objective of the City to obtain for public transportation and recreation needs, the 100 ft. wide SCL RR right-of-way immediately adjacent to the west side of Goodlette Rd. and extending from Rt. 41 to Immokalee Rd.

2. Page 67, Recommendation E, second sentence - Change to:

It is the intent of the City to have the eastern most 100 ft. section of the railroad right-of-way (parallel to Goodlette Rd.) in this area, obtained for future public transportation and recreation needs.

3. Page 68-75, (9. Railroad Right-of-Way Redevelopment) Change to:

9. Railroad Right-of-Way Redevelopment

The Seaboard Coast Line Railroad (SCLRR) is considering, with the support of the City and the County, the abandonment of its tracks through the Naples Urban Area. The railroad right-of-way parallels Goodlette Road-Frank Blvd. from U.S. 41 (5th Ave. So.) to Pine Ridge Road. It is the intent of the City to ensure that if the right-of-way is abandoned, it will be used in a manner which will not create land use or circulation problems. It is the City's policy that at least the eastern-most 100 ft. of the SCLRR right-of-way, parallel to Goodlette Rd-Frank Blvd. be obtained for future public transportation and recreation needs. The railroad right-of way is identified in Figures 8 and 9.

Recommendations

- A. In conjunction with County, State and Federal agencies, the City will initiate a specific program for obtaining the eastern-most 100 feet of the railroad right-of-way, parallel to Goodlette Road-Frank Boulevard, from U.S. 41 north to Immokalee Rd., for future public transportation and recreation needs.
- B. It is the intent of the City that those portions of the railroad right-of-way, between U.S. 41 and 1st Avenue South, not needed for future public transportation uses, be incorporated into the Naples Depot Redevelopment area and made a part of the redevelopment plans for this area as previously mentioned.
- C. It is the intent of the City that those portions of the railroad right-of-way, between 1st Avenue South and 5th Avenue North, not needed for future public transportation uses, be incorporated into the industrial district to the west, as proposed in the McDonald Quarters Redevelopment area section of this element. A portion of the westerly spur line right-of-way will be required to be landscaped, to provide a buffer area between the industrial district and the multi-family residential district to the west, in and around the Carver site, by developers of this area.

D. It is the intent of the City that that portion of the right-of-way north of 5th Avenue North to 8th Avenue North, be rezoned from "C3" and "R1-7.5" to a multi-family residential "PD" designation, which would require the review and approval of development plans for this area. The right-of-way in this area is approximately 270 feet in width. As previously mentioned, it is the City's intent to have the eastern-most 100 feet obtained for future public transportation needs. The remaining 170 feet should be of sufficient size to allow development, with perhaps less than the standard (60') right-of-way for local access to the property on the west side.

The heavy commercial ("C 3") district on the north side of 5th Avenue North will be limited to the area that is already developed. Such heavy commercial uses are neither appropriate adjacent to Goodlette Road nor in such close proximity to residential areas. A multi-family residential project on the property in question would relate better to the existing residential development in the area, and should be designed in such a way that access is taken from a public street or private driveway along the west property line, with limited or no access from Goodlette Road but with

D. cont'd

- sufficient landscaping, noise insulation, and setback provisions such that any residential project is adequately separated from Goodlette Road. Other limitations to development of this site include a major drainage ditch and overhead power transmission lines.
- E. The balance of the right-of-way, from 8th Avenue North to Fleischmann Boulevard, should be obtained for future public transportation and recreation needs.
- F. At least a portion of the railroad right-of-way north of Fleischmann Boulevard to Creech Road (the northern City limits) will be acquired by the County in conjunction with the widening of Goodlette Road-Frank Blvd. The County will be urged to acquire all of the right-of-way in this area.
- G. The existing drainage ditch along much of the railroad right-of-way provides drainage for a large portion of the City area east of the Trail. Any proposed reuse of the right-of-way should consider this drainage function.

TRAFFIC CIRCULATION ELEMENT

4. Page 117, Program 2-5, Change to:

It is the intent of the City, in conjunction with County, State, and Federal agencies, to initiate a program for obtaining the eastern-most 100 feet of the railroad right-of-way, parallel to Goodlette Road-Frank Boulevard, from U.S. 41 north to Immokalee Road, for future public transportation needs.

5. Page 126, Para. 3, Sentence 3 - Change to:

The City intends to initiate, with County, State and Federal assistance, a program to obtain a portion of the SCLRR right-of-way for future transportation needs.

6. Page 137, Para. 3, Sentence 2, - Add:

It is the City's policy that a portion of the railroad right-of-way be obtained for future public transportation needs.

7. Make other minor revisions to reflect the above changes, as needed.

7. Additional Proposed Revisions Not Discussed at the June 6th Meeting ATTACHMENT #1 - page 15

We propose the following revisions in order to better relate the adopted Comprehensive Plan to the Barr-Dunlop Study, which is presently nearing completion:

- A. Page 63, Add:
 Recommendation E: Ensure that needed street improvements and street extensions, as recommended in the Traffic Circulation Element and the Barr-Dunlop Traffic Study, as approved by the City Council, are implemented.
- B. Page 67, Recommendation D, Change to:

Ensure that needed street improvements and street extensions, as recommended in the Traffic Circulation Element and the Barr-Dunlop Traffic Study, as approved by the City Council, are implemented.

- C. Page 76, Para. 3, Sentence 3, - Reword to:

The somewhat controversial proposed extension of Central Avenue, east of Goodlette Road, and a second bridge across the Gordon River would bisect the area. These projects are discussed in greater detail in the Traffic Circulation Element and the Barr-Dunlop Traffic Study.

- D. Page 126, Para. 1, Sentence 3, - Change to:

Because of the cost factors and various environmental issues involved, the undertaking of this project should be carefully considered.

- E. Page 143, Para. 4. - Add:

The Barr-Dunlop Traffic Study will make specific recommendations for improving the circulation system in this area, and the City should ensure that development proposals are consistent with those recommendations which are approved by the City Council.

- F. Page 118, Add:

Program 2-8: Appropriate recommendations of the Barr-Dunlop Traffic Study, as approved by the City Council, shall be incorporated into the Traffic Circulation Element.

ATTACHMENT #1 - page 16

8. Big Cypress Basin Board Comprehensive Plan Review Comments

The comments we have received from the Big Cypress Basin Board/South Florida Water Management District relative to the Comprehensive Plan, are attached for your information. No objections to the proposed Plan were raised.

ATTACHMENT #1 - page 17
JOHN R. MALLOY, Executive Director
FRED VIDZES, Basin Administrator

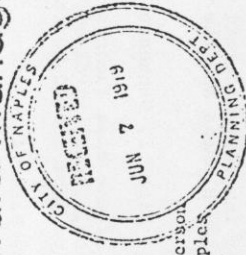


South Florida

Water Management District

Big Cypress Basin

3504 RADIO ROAD
POST OFFICE BOX 8325, NAPLES, FLORIDA 33941
June 5, 1979 TELEPHONE 813-775-3241



IN REPLY REFER TO:

The Honorable R. D. Anderson
Mayor of the City of Naples
735 Eighth Street South
Naples, Florida 33939

Dear Mayor Anderson:

District staff has completed its review of the draft Comprehensive Plan of March 1979 for the City of Naples. In the opinion of the staff the document is considered excellent, well thought out and with specific attention to land use, surface water management and potable water supply is consistent with objectives of regional water management.

We have heretofore participated, in an informal way, in review of this document with Mr. Silverboard of your Planning Department. Substantive comments have been directed to the Plan. In view of that, further comment would not add materially to the document. It might be pointed out however, that a water shortage conservation program should be instituted by the City as this is now a special condition of consumptive use permits issued by the District. The permittee is allowed eighteen months in preparation of such a program.

The District staff review of the City of Naples plan is a service provided for the purpose of assessing its adequacy and consistency with regional water resource management objectives and should not be construed as an official conceptual approval pursuant to Chapter 373, Florida Water Resource Act of 1972.

We appreciate the opportunity of reviewing the City's Plan and hope that our earlier comments have provided you with material assistance in the final development of the Plan.

Sincerely,

Fred Vidzes
Fred Vidzes
Basin Administrator

FV:b

cc: Reid Silverboard, City Planner; Wayne Daltry, SFR Pl. Council

Stanley W. Hole, Chairman, En office Naples
William W. Walters, Vice Chairman Marco Island
Ernie Yokel, Secretary Naples
Russell E. Kiser, Immokalee
John E. Price, Jr., Immokalee

[Signature]
Roger Barry

RJB:bd

cc: Jack Conroy
Investment Properties Corp. of Naples
1391 3rd St. South
Naples, FL. 33940;

Dudley Goodlette
600 5th Ave. South
Naples, FL. 33940

Lodge McKee
Olde Naples Assoc.
399 5th Ave. South
Naples, FL. 33940

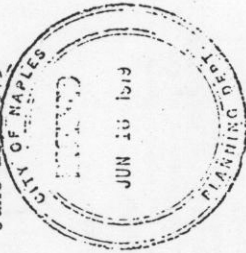


ATTACHMENT #2

THE NAPLES ART GALLERY

275 BROAD AVENUE SOUTH • NAPLES-ON-THE-GULF • FLORIDA 33940

June 18, 1979



Mr. Roger Barry
Planning Director
City of Naples
735 8th Street South
Naples, Fl. 33940

Dear Mr. Barry:

As a property owner in the Third Street South Area and as an abutter to a section of property being considered in a change of zoning from residential to commercial on the north-west side of Broad, I unhesitatingly recommend that this area be rezoned from residential to commercial, as recommended by the Planning Board.

I also approve of the rezoning from residential to commercial of the property on the southwest side of 13th Avenue South at the corner of Second Street South and 13th Avenue South.

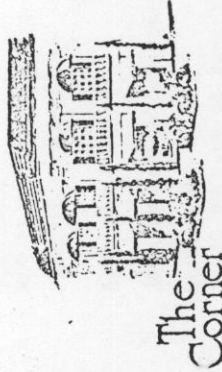
This zoning will square off the Third Street South Area shopping district and allow uniformity of the area.

You have my full support on the above matter at any public hearing.

Yours sincerely,

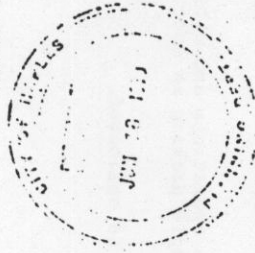
William B. Spink
William B. Spink
Owner, Windsor Plaza

WBS:wn



ATTACHMENT #3

June 18, 1979



Attention: Mr. Reid Silverboard
Planning Department
City of Naples
735 Eighth Street South
Naples, Florida 33940

Gentlemen:

As a property owner in the Third Street South area, I am writing this letter to express my approval of the Planning Board's proposal to change some of the presently zoned area east of Second Street South from residential to commercial.

I strongly believe this change would allow for "squaring off" our whole commercially zoned area and result in better overall planning.

It is my understanding there will be a public meeting on this matter on Wednesday, June 20, and you may wish to express my support at that time.

Sincerely,

Carlo M. Paterno

Carlo M. Paterno

NEAPOLITAN ENTERPRISES, INC.

ATTACHMENT #4

1300 THIRD STREET, SOUTH
NAPLES, FLORIDA
(813) 261-8936



June 20, 1979

Mr. Roger J. Barry
Director of Community Development
City of Naples
735 Eighth Street South
Naples, Florida 33940

Dear Mr. Barry:

The scheduled public hearing on June 20 in connection with the Comprehensive Plan for the City prompts me to write to endorse the staff recommendations for the Third Street Shopping District. This area has been a shopping and business area for 60 years with a record of continuous improvements and upgrading. Your recommendations recognizes this and encourages further progress. We are fortunate in the compactness of the area and the neighboring residential users. Our common goals in the enhancement of our areas are compatible.

Sincerely yours,

Charles M. Long
Charles M. Long

CML:ems

PLEASE REPLY TO:
P. O. BOX 515
NAPLES, FLA. 33939

242

ATTACHMENT #5

Robert E. Forsythe AIA Architect

900 SIXTH AVENUE, SOUTH • NAPLES, FLORIDA 33940 • (813) 261-8775

June 19, 1979

City of Naples
735 Eighth Street, South
Naples, Florida 33940

Attention: Mr. Roger Barry, Director of Community Development

Dear Mr. Barry:

Citizens National Bank of Naples, 3055 Tamiami Trail, North, has now reached a point in its growth whereby additional space is required at its main office if it is to continue to serve the people of Naples in a manner they expect and deserve.

Further, to show continued good faith, the Officers and Directors are of the opinion that they can best serve the public from its present location.

Citizens National Bank of Naples owns two large parcels immediately west of their existing main office. It is their opinion that an office space for certain internal functions can be located on one of these two sites and be completely compatible with the neighborhood. For these reasons, they respectfully request that the Comprehensive Plan be revised so that these parcels presently zoned "Multi-Family" can be rezoned "O", Office.

These offices will be daytime operations and will not generate large amounts of traffic. Ample parking is contained on these properties.

Your favorable consideration is solicited.

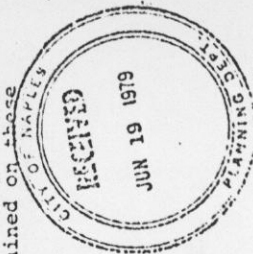
Very truly yours,

Robert E. Forsythe

ROBERT E. FORSYTHE AIA
Architect

NOTE: Legal description of these two properties are as follows:
Moorings Unit 6, Block D, Lots 3 and 4,
Moorings Unit 6, Block C, Lots 13 and 14.

rcf:pf
cc: Claude A. Haynes, President
Citizens National Bank of Naples



ATTACHMENT #6
CITIZENS NATIONAL BANK

P.O. Box 5 Naples, Florida 33941 (813)261-5522
 3055 North Tamiami Trail • 1135 Third Street South • 3301 Davis Boulevard

June 19, 1979

Mr. Roger Barry
 Director of Community Development
 City of Naples
 Naples, Florida 33940

Re: Moorings, Unit 6, Block D, Lots 3 and 4; and
 Moorings, Unit 6, Block C, Lots 13 and 14

Dear Mr. Barry:

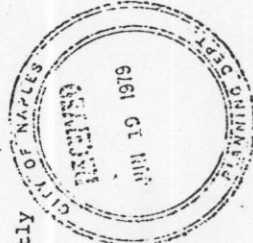
Citizens National Bank of Naples has grown to the point where more floor space is needed to house our internal operations. We feel that we can best serve our customers from our present location. In order to provide service in a manner expected and deserved by the public, we would like to erect a building on one of the two large parcels of land immediately west of our present building. A facility on these lots would be primarily a day time operation with a very low volume of traffic and would be appropriately landscaped and blend in with our existing structure.

We have owned these lots for many years and they are currently used for parking. The lots are presently zoned Multi-family and we would like a zoning change to Office. We request that an exception be made to the master plan concerning usage of the referenced parcels of land.

Your consideration and cooperation will be greatly appreciated.

Sincerely,

Claude A. Haynes
 Claude A. Haynes
 President



CAH/dw

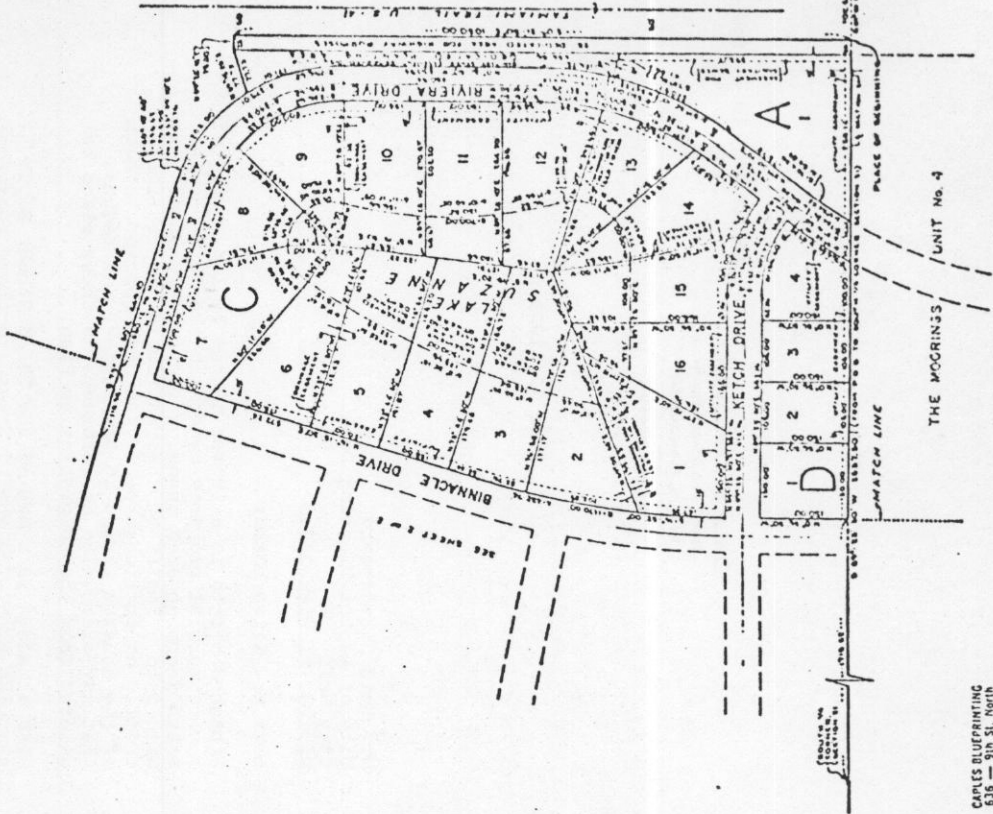
cc: Mr. Robert E. Forysthe

Naples only locally-owned independent bank.

ATTACHMENT #7
THE MOORINGS
 UNIT No. 6

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
 2. ALL DIMENSIONS ON CURVES ARE ARC LENGTHS UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS ON PREVIOUSLY RECORDED PLATS OF THE MOORINGS
 4. ** INDICATES PERMANENT REFERENCE MONUMENT

A SUBDIVISION OF PART OF
 THE SOUTH 1/2 OF SECTION 21,
 TOWNSHIP 49 SOUTH
 RANGE 25 EAST
 COLLIER COUNTY
 FLORIDA



CAPLES BLUEPRINTING
 638 - 9th St. North
 Naples, Florida 33940

243

ATTACHMENT #9 - page 1

DALE E. CHLUMSKY
1313 THIRD STREET, SOUTH
NAPLES, FLORIDA 33940
(813) 262-4469

June 19, 1979

Mr. Reid Silverboard
City of Naples Planning Dept.
City Hall
Naples, Florida 33940

Dear Mr. Silverboard:

Attached hereto is a letter signed by a majority of the commercial property owners in the Third Street South shopping area opposing the conversion of that area into a "mall" by the restriction of vehicular traffic on public streets. They are opposed to both of the studies stated in the letter, and request that any discussion or reference to these plans be deleted from the Comprehensive Plan.

Also attached is a map of the Third Street South shopping area. The shaded areas are those represented by the signatures on the letter. With this are copies of pages 46 & 47 of the Comprehensive Plan with the proposed deletions indicated as being crossed out. This includes the last word in the sixth line of the second paragraph on pages 46, as well as the rest of the second paragraph. The third paragraph shall also be deleted on page 46. The first and second paragraphs on page 47 shall be deleted. And, the words "improved pedestrian circulation" shall be deleted from the third paragraph on that page as well as the word "common", on the seventh line of the third paragraph of page 47.

We hope that our request will be considered and the appropriate changes made in the Comprehensive Plan.

Sincerely,

Dale E. Chlumsky

ATTACHMENT #8



VU TFC HIA
VU 9C NAPL

11PRA
42873689453(1-#05187A169)PD 06/18/79 0941
TLX S BERG CO PCH
ZCZC 471 PD PITTSBURGH PA 6-18-79 1835
PMS CITY OF NAPLES PLANNING DEPT
735 - 8TH STREET SOUTH
NAPLES, FLORIDA 33939

6-19-79
11:29 A.M.
42-5815
..V372

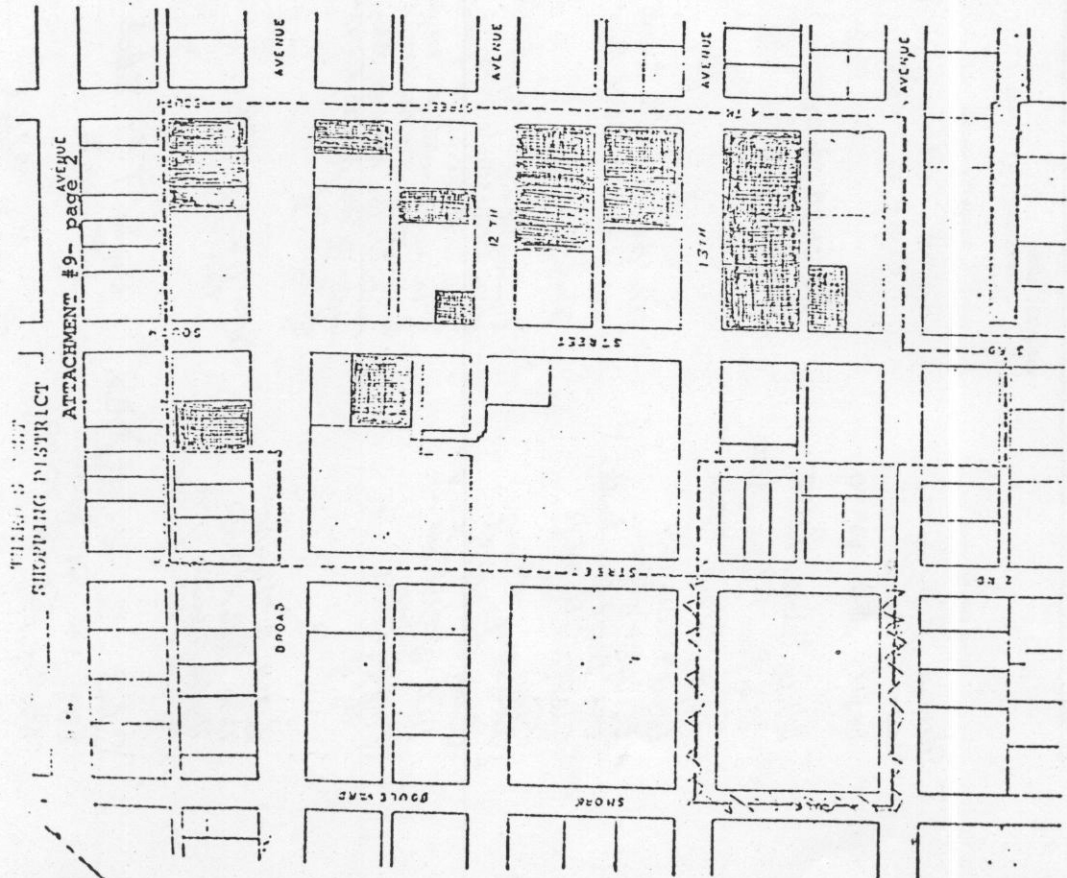
ATTENTION: MR. ROGER J. BERRY
I UNDERSTAND YOU WILL HAVE A PUBLIC MEETING ON JUNE 20, 1979, ON THE MASTER PLAN FOR THE CITY OF NAPLES, AND THAT IN THIS MASTER PLAN REFERENCE IS MADE TO TWO STUDIES WHICH WERE PRIVATELY FUNDED, THAT IS, THE STUDY BY VINES & ASSOCIATES DATED MARCH, 1975, AND THE STUDY BY INSTITUTE FOR ENVIRONMENTAL ACTION, INC. DATED AUGUST, 1978. ALONG WITH THE OTHER OWNERS IN THIS AREA, I AM VITALLY CONCERNED WITH THE CONTINUED ENHANCEMENT OF THIS AREA AND TO THIS PURPOSE THE THIRD STREET SOUTH ARE PROPERTY OWNERS ASSOCIATION

HAS BEEN FORMED.
I BELIEVE THAT SUGGESTIONS FOR THE FUTURE OF THIS AREA SHOULD PROPERLY COME BEFORE THE CITY THROUGH THE PROPERTY OWNERS ASSOCIATION AFTER REVIEW AND VOTE BY ALL OF THE PROPERTY OWNERS. SINCE THESE PRIVATELY FUNDED STUDIES WERE SPONSORED BY INDIVIDUAL OWNERS FOR THEIR PRIMARY ADVANTAGE AND ANY REFERENCE AT THIS TIME TO THE ABOVE STUDIES MIGHT BE MISCONSTRUED AS AN ENDORSEMENT, I HEREBY PETITION YOU TO DELETE SAID REFERENCES FROM THE MASTER PLAN OF THE CITY.

STANLEY BERG

CORRECTION..... SHOULD READ "THE THIRD STREET SOUTH AREA PROPERTY OWNERS....."
NNNN

Telegram Western Union Telegram Western Union Telegram Western Union



THIRD STREET SHOPPING DISTRICT
 ATTACHMENT #9 - page 2

--- EXISTING DISTRICT BOUNDARY
 _____ ULTIMATE DISTRICT BOUNDARY

PROPOSED MULTI-FAMILY, AT
 12 DWELLING UNITS PER NET ACRE
 PROPERTY OWNERS REPRESENTED BY
 THE ATTACHED LETTER DATED JUNE 13, 1979

June 13, 1979
 ATTACHMENT #9 - page 3

Honorable Mayor and City Council
 City Hall
 Naples, Florida
 Gentlemen:

We, the undersigned property owners in the Third Street South shopping area, are not in favor of the recommendations made by Vinen & Associates, Inc. in their study entitled a Long Range Development Concept Plan of the Third Street South Shopping District dated March 10, 1975; or those conclusions reached in another report entitled a Preliminary Feasibility Study for a Pedestrian Shopping District prepared by the Institute for Environmental Action, Inc. in August 1978. We are opposed to the conversion of the Third Street South shopping area to a "Hall" which would restrict automobile access to many of our properties and tenants' businesses. It is our opinion that these plans were designed to benefit primarily those property owners who initiated them. We therefore respectfully request that any reference to either of these plans be deleted from pages 46 & 47 of the City of Naples Comprehensive Plan until an impartial study can be made.

Name and Address

DAKY, INC.
 1313 THIRD STREET, SOUTH
 NAPLES, FLA. 33940
 By: Dale E. Blankenship, Pres.

Property Owned

LOTS 4 + 5, BLOCK 6,
 TIER 4
 1/4 OF LOTS 9-12,
 BLOCK 6, TIER 4
 5/8 OF LOTS 9-12,
 BLOCK 6, TIER 4
 1/4 OF LOTS 13-16,
 BLOCK 6, TIER 4
 1/2 OF LOTS 19 + 14, BLOCK 8,
 TIER 4

Dale E. Blankenship
 William X. Blankenship
 3345 7th Avenue Drive
 Naples, Fla. 33940

LOTS 6, 7, + 8,
 BLOCK 6, TIER 4

Naples T4 Bk 7 ft 7+E 1/2
 of lot 8.
 Naples T4 Bk 7 lot 5+6
 Naples T4 Bk 7 lot 3+4
 lots 19-20
 Block 8 Tier 4

Respectfully Submitted
 by W.D. Rappaport
 1895 Gulf Shores Blvd. 50
 Naples, Fla. 33939
 5/11/79 W.D. Rappaport

3. Third Street Shopping District

The Third Street Shopping District has developed into one of the most prestigious shopping and office areas in the Naples area, catering to the more affluent residents and visitors. The District differs substantially in character and function from the Fifth Avenue South and Trail Shopping areas. These areas are anchored by a number of financial institutions as well as consumer goods outlets which depend more heavily on high volume turnover rather than the specialty shop characteristics of the Third Street shopping area.

This District is bounded by Broad Avenue on the North, Fourth Street on the East, 14th Avenue South on the South, and Second Street South on the West. Predominantly single family residential neighborhoods surround the District on all sides except for the multi-family Village Green complex on the East. A long range development concept for the District has been developed by a local Planning Consultant retained by one of the major landowners in the area. Briefly the concept calls for a consolidation of the District by clearing portions of Third Street, 14th Avenue and 12th Avenue to vehicular traffic and using these rights-of-way for well integrated and more easily maintained parking and pedestrian walks, which are intended to better relate groups of buildings to each other in a more attractive environment and without conflict between vehicular traffic and the pedestrian.

Potential actions that would involve the City relative to such a plan, include enforcement of the Concept Plan, street and alley closings or vacations, permission to cease rights-of-way for pedestrian walks and parking, amending zoning regulations to permit the pooling of required parking spaces and possibly using the Parking Authority's ability to establish taxing districts. Some type of special tax for the district would probably have to be established to finance the various improvements that may be proposed.

Name and Address	Property Owned
Edward Fox 3550 Gordon Drive Naples, FL 33940	Lots 10-12 Block 8, Tier 4
William Warren Roberts 393 Broad Avenue, Suite Naples, Florida 33940	Lots 21-22-23-24 Block 9 Tier 4
David F. Clegeron Clegeron's Inc. 359 Broad Ave. South Naples, Fla. 33940	The East 1/2 of Lot 19 and all of Lot 20, Block 9, Tier 4
Stanley Long Bay Building 1166-3rd Street S. Naples, Fla.	Beginning at a point 92 feet north of the intersection corner of underwater. Block 7 + 8 Tier 3, extending north for 110 feet, then westerly for 140 feet, then northerly for 110 feet, then westerly 140 feet to the Point of Beginning.
Robert H. Myrtle 1230 Hatter's Drive Naples, Florida 33940 By: Dale P. Klingler 4/19/79	Lots 1, 2, + 3, Block 6, Tier 4
Clester B. Triplett DDS. 639 8th St. South Naples, Florida 33940	Naples T #4 Block 7 Lots 1 + 2
William B. Spaul 275 Broad Ave S Naples, Fla 33940	Lots 19, 20, 21 Block 9 Tier 3
Tomas Carr 2 Center	Lots 19-24, Block 7, Tier 4

The Institute for Environmental Action was recently retained to also analyze the potential for improving the area and to suggest programs that would protect its long term economic viability and the reader is referred to their report.

Although much building has taken place in the three years since the Concept Plan was first developed, many of the ideas and proposals are still valid and could be implemented.

This unique commercial area is an important asset to the City and every effort should be made to enhance and protect the economic viability and the attractive character of the area. The area would benefit from improved pedestrian circulation, more attractive and efficient landscaping, street furniture and lighting; better organized and more easily recognized parking areas; a greater resident population within the area (more residential units above the commercial spaces) and around its perimeter; and the introduction of a high quality hotel/motel complex. The ultimate boundary of the District should also be determined in such a way that there is adequate and logical expansion opportunities for the District in the future that would not jeopardize the residential character of the surrounding area.

There are "R1" zoned and improved properties adjacent to the northwest and southwest corners of the present commercial boundary that could accommodate future expansion of the commercial district, provided that any such expansion plans are reviewed and approved by the City to insure that they respect the surrounding residential areas and properly relate any buildings or activities to the existing cohesive district which presently exists. The commercial district should not be permitted to expand its development beyond the proposed ultimate boundary identified in Figure 1.

In addition, a well designed multi-family residential or limited transient lodging facility development on the vacant property bounded by 13th Avenue South,

V.S. Mackenzie writes for public viewing June 20, 1979 on City of Naples Comprehensive Land Use Plan.

Several Comments: -

A. City of Naples is complimented on the action it is taking and on the Comprehensive Plan which has been developed. This will contribute significantly in the future to keeping Naples a good place to live.

B. It is assumed that the Council's action in approving the plan by ordinance will make mandatory those standards currently listed as "Recommendations" and also such statements as are introduced by the words "The City should..."

Local Government

C. The State Planning Act is a strong law. The Introduction to the Plan might well include more specific references to the directives of the State Act to preserve, protect and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire protection and public welfare and the Act's stated intent to "prevent the overuse of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and other requirements and services, and conserve, develop, utilize..."

D. Your Draft Plan? I believe accomplishable
three purposes in the main I urge its adoption.

E. I have some suggestions, mostly of a policy
or clarifying character, which you may wish to
consider as modifications of the Plan before its
adoption. I will give to the Board or
Mr. Silverboard my annotated copy of the Draft Plan
together with my hand-written notes of
specific suggestions.

F. I find in the plan no specific reference as
to methodology for its enactment. Of a certainty
there will be amendments. Presumably, since the Plan is
to be approved by the Council, amendments (whether
general or minor) as specified in the State Law) will
also be subject to approval by the Council.

G. The Plan makes no specific provision as
reference to any needs for public school
addition or for the desirability of cooperation
with the School Board for these purposes.

H. I have detailed specific comments referring
to individual sections of the Plan that are
as follows:

Specifics -

As: Programs 1-4

1 P 25 - Develop - rather than
'study' - schedule for a part of an emergency
meeting

2 P 27 - Re: Prog. 2-6 - ~~to~~ Change
wording to "feasibility" & "desirability"
- ~~consider~~ wording implies high density
in good - ~~is~~ ^{is} ~~less~~ ^{is} ~~state~~ ^{is} L&CPT
~~state~~ That PLAN should present
overcrowding and unfulfillment of
population

3 P 27 - Program 2-2 - I endorse and applaud
the pledge that the City will develop
and implement a program for systematic
inspections and enforcement - ~~me~~ ^{me} ~~to~~ ^{to} ~~enforce~~
and other codes. This is and has
been needed - there are other instances
than M.C.D. Div. of substandard housing.
- a program of housing code enforcement
will significantly assist in keeping
Tupelo an attractive place in which to live

4 P 28 - Policy 3-2 - This needs to be
of commission on urban planning
too strict an endorsement - recent developments
- This would make this a
with the other 4 (P 29) and attached documents

⑤ P 37 - 1st A - Question the desirability of the City committing itself to a policy of maintaining high density limits established by the County with respect to land annexed into the City from the County. It would appear more appropriate that the density also be required to be compatible with the general city characteristics and the policies of the City's C.L.U.P.

⑥ P 40 - 1st A - Reference is made to "private beaches". It is my understanding that this is no such thing under Florida Law.

⑦ P 42 - "Recommendations" - Suggest that there be made definite - i.e. that "the Plan provides for the following" rather than "the City should consider the following".

⑧ P 44 - "Recommendations" - Suggest that be made definite - i.e. eliminate "we believe that..." in 2nd sentence.

⑨ P 51 - Recommendation 13. I agree with the substance of this recommendation. The directive is needed - but doesn't

9. McDowell's Masters - P 67 - P.B. - 1st A - Suggest in the interim period pending their graduation, the City shall take necessary steps, directly or in cooperation with state, to insure that the inhabitants of the quarters are not deprived of adequate housing.

10. P 112 - "Recommendations" - P.C. In addition to working with the Florida League of Cities on changes in ^{state} constitution law - suggest City also work directly with the local state legislative delegation.

11. P 154 - Program 1-1 - I endorse fully this program to develop adopt, and enforce an effective housing code. I should note that the City already has a housing code.

12. P 161 - 3rd A - Suggest clarify meaning of the statement that 2.8 miles of the City's beaches are in public ownership. (Aren't all beaches public - & the mean high tide mark?)

13. P 164 - Policy 1-9. I agree that the City should be encouraged to spend its vacation money. It should be recognized also that "day 5" & the City's beaches from outside the City are

increase in the future and will have to be accommodated, preferably in cooperation with the County.

14. Page 231 - Programs re: Beaches & consider desirable but do find my definite statement prohibiting ~~construction~~ reconstruction after damage ~~of~~ the State Construction Set-back line at a City established line more stringent than that of the State. (Construction is prohibited under Policy 4-4, Page 234)

15. Page 231 - Program 2-5. In addition to permitted motor vehicles on beaches for emergency and maintenance purposes, the Council may wish to permit such vehicle use for "research or similar public purposes specifically authorized by the Council"

16. Page 232 - Policy 3-10. In addition to banning violators of state air quality standards, it is suggested that this apply also to state water quality standards. (Add words, "of state water quality standards."

17. Page 232 - Policy 3-12. It is suggested that the policy be revised to discourage bridge and fill operations in coastal waters - specifically to state that "Bridge and fill operations in coastal waters will be discouraged and should be permitted only when unusual circumstances result in public benefits which are considered of such magnitude as to over-ride the ecological and other public damages."

18. P 235 - Policy 5-3 - 7 #1 - Exceptions to the policies relating to development in the "Conservation and Coastal Zone Management Element" should be permitted only if there is a positive public benefit greater than any public damage ~~rather than merely~~ a "public interest."