

Naples Planning and Land Use Commission
Minutes
09/18/2007

The regular meeting of the Naples Planning and Land Use Commission was called to order at 7:45 p.m.

Commission present Chairman Dale Harrison, Jim Garner, Wally Gale, Jim Richards, Lloyd Barton

Commission absent Vice Chairman Bruce Cook, Stanley Johnson

Council representative Ken Reynolds

Others present Dave Austin, Bret Stringham, Greg Platt, James Demita

Welcome Chairman Dale Harrison welcomed commission & visitors to the regular Planning and Land Use Commission meeting.

Disclosures of Conflict No disclosures.

Approval of Agenda Jim Richards moved to approve the September 18, 2007 agenda. Wally Gale Seconded the motion. The motion passed with all voting aye.

Roll call taken:

Jim Richards	Aye
Jim Garner	Aye
Wally Gale	Aye
Lloyd Barton	Aye

Approval of August 28, 2007 minutes Following the review of August 28, 2007 minutes, changes to be made are as follows: Halliburton Preliminary plan presentation, Mrs. Steven's addresses to the board need to be changed to Mrs. Butler, 6ft chain link fence to be installed will have slats with 80% privacy, plants and vegetation will be planted above the burm along 1750 South. Adolf Vieya billboard presentation, change wording about the height of sign to state: Sign height should not be higher than 30 feet. With changes made a motion to approve August 28, 2007 minutes was given by Wally Gale, Jim Richards seconded the motion. The motion passed with all voting aye.

Roll call taken:

Jim Richards	Aye
Jim Garner	Aye
Wally Gale	Aye
Lloyd Barton	Aye

**Administrator's Updates
Master Plan
Naples Downtown**

Greg Platt, City Planner, presents Master plan for Naples City Center. Would like to have our master plan finalized. We are beginning to get several people asking for the plans and what we are wanting for our down town area. We are going to start getting proposals of what the costs will be. Next regular meeting, scheduled for September 25, 2007 will address the Master Plan. Land owners will be invited to attend. Notices will be sent out to the land owner on Friday, September 21, 2007.

**General Business
Potential Annexation
James Damite**

James Demita, Ashley Creek Ventures, made the following presentation to get the Planning Commission's views before going to concept. Potential project that Ashley Creek Ventures would like to develop will be East of Naples at 3500 South 4000 East. The project will consist of 270 acres. The vineyards will be a small community that will have outdoor activities, retail shopping, office suites and professional services, dining, two bedroom one and a half bath townhouses, twin homes and single family homes starting at \$125,000.00. Everything will be within walking distance from the homes. The ideas came from all the companies that are appealing to the county for affordable housing. The only thing that would not be there will be service stations. The property is not in the Naples City limits and would need to go through the annexation procedure. Ashley Creek Ventures has talked to several of the property owners about the development and annexation.

Lloyd Barton has concerns about the sewer being above the project and whether it would have to be pumped and the clay typed soil in that area.

James Demita states that the soil and the sewer has been addressed and would be at the expense of the developer along with a bridge that would have to be built.

Jim Richards asks how many houses will be built in the area. James Demita responds that if it is a PUD it will have 4 units per acre that will include the entire development, houses and retail together. The project will stay within or above the green space required.

Lloyd Barton: What is the interest to be annexed into Naples City? This type of project has come before the County board

meetings several times. The property line is not close to the boundary of the Naples City lines. Would have to annex several other acres to get this project into the City Boundaries. Would this be cost effective on the developer and the City? Without retail this type of project would be a financial drain on the City. That would be something that would be a big consideration to the commission.

James Demita: We feel that it would be within our best interest to have this project within Naples City. We have not talked to the County or the City boards at this time. We would do all the leg work to present this project. We are not asking for a motion, just whether this type of project might be something Naples City would be interested in.

Jim Richards: You are aware the majority of people drive big vehicles. What would be the design to accommodate this?

James Demita: Everything would be close together. There would be no acre lot sales. We could make a perimeter road with walking on the inside with several areas of parking along the outside of the shopping and retail areas.

Dale Harrison: What would it take to change the annexation policy and is that something that could be done.

Greg Platt: The boundary for the Naples City annexation policy would have to be changed. We would have to go through the State mandated process to adopt a new map under State Law.

The commission does not have a problem with this type of project and would like to see if this is something that could be done. The City would benefit from the shopping and retail if the community is set up the way it should be. This would keep money within the City.

**Ordinance for Review
Clarifications Final
Review
Chairman Dale Harrison**

Jim Garner motioned to accept permitted uses 02-26-004 as final review. Wally Gale seconded motion. The motion passes will all voting aye.

Roll call taken:

Jim Richards	Aye
Jim Garner	Aye
Wally Gale	Aye
Lloyd Barton	Aye

**Chairman Dale Harrison
Addresses Commission**

Chairman Dale Harrison would like to address the Planning Commission about the concerns he has with the public outcry at the commission meetings. The meetings need to be addressed at the beginning of each meeting stating whether it is a public meeting, which the public will not have a chance to for public

input or a public hearing where the public will be heard. We will state which type of meeting we will be holding on every agenda so the public will know in advance what meeting they will be attending. If the public would like to input comments they must be added to the agenda on public meetings. Chairman Dale Harrison will from now on take control of all the meetings, the only people that will be heard will be the people that have gone through the process and been added to the agenda. It is not fair for the people that have gone to all the trouble to get their presentation ready for the meetings and not be able to give their presentation because of the public input. Lloyd Barton and other commissioners make suggestions to Chairman Dale Harrison to address this issue at the beginning of every meeting. The commission will support any decisions or comments Chairman Dale Harrison will have to do to keep the meetings going smoothly with all voting aye.

Roll call taken:

Jim Richards	Aye
Jim Garner	Aye
Wally Gale	Aye
Lloyd Baron	Aye

Adjourn: With no other business before the Commission, Lloyd Barton moved to adjourn the meeting at 8:45 p.m. Jim Garner seconded the motion. The motion passed with all voting aye.

The next regular meeting of the Planning and Land use Commission will be Sept 25, 2007