

# Naples Planning and Land Use Public Hearing and Regular Meeting Minutes December 9, 2008

## Public Hearing

### **Welcome:**

Chairman Dale Harrison welcomes the public to the meeting.

### **Public Present:**

Chairman Dale Harrison, Vice Chairman Jim Garner, Stanley Johnson, Lane Webb, Jim Richards, Walter Gale, Craig Blunt, Chris Hoem, Cherag Patel, Pradeg Patel, Chetam Patel, Bill Zitting, Vic Condie, Rae Rasmussen, John Wood, JoAnne Hancock, Larry Thyberg and Brandy Salazar

### **Open Ceremonies**

Chairman Dale Harrison called the meeting to order at 7:00 p.m. The pledge of allegiance was led by Chairman Dale Harrison followed by a prayer given by Jim Richards.

The Commission excused Jim Richards to present Fort Knox Storage.

Stanley Johnson moved to open the Public Hearing for Fort Knox Storage. Walter Gale seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Garner</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>

The motion passed with all voting Aye.

### **Fort Knox Storage 2225 East 3250 South Parcel # 05:135:0047**

Jim Richards presents a letter of support to the Commission from the closest neighbor, The National Leadership School. Chairman Dale Harrison adds the letter to the record. Jim Richards: At this time I plan on developing only the five acres across from the house but I would like to apply for approval on the entire parcel for later development. We are going to offer 20 foot by 12 foot parking spaces, 12 foot by 30 foot and 12 foot by foot 40 ft spaces. Vice Chairman Jim Garner: Is this all gravel? Jim Richards: Not right now. I budgeted \$5000.00 to put gravel down. Vice Chairman Jim Garner: Will this create a dust problem? Jim Richards: There won't be much traffic, vehicles will only be there long enough to park a camp trailer then it could be next April before they come and get it. I have made arrangements for pit liner to be put under the gravel. When the ground is all level, I want to put the pit liner down and cover it with gravel. This will create a weed barrier. Vice Chairman Jim Garner: What about the undeveloped portion of this parcel, how will you deal with weed control? Jim Richards: I work with the County for weed killer. Chairman Dale Harrison: How are you going to secure the property? Jim Richards: I have seven foot barb wire fence. I would like to be able to see into the lot for security purposes

and I don't think anyone will want to climb a barb wire fence. Eventually I would like to have a secure gate and a recording device. Vice Chairman Jim Garner: asks about runoff and drainage. Jim Richards points out to the Commission the water will drain off onto Mr. Rasmussen's property and all of the drainage to the east will run off into a catch basin. Chairman Dale Harrison asked for public comment, none was given.

Walter Gale moved to close the Public Hearing for Fort Knox Storage. Stanley Johnson seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Garner</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>

The motion passed with all voting Aye.

The Commission welcomes Jim Richards back.

Walter Gale moved to open the public Hearing for One and Two Family Dwellings and Residential 3 Zone. Jim Richards seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Garner</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with all voting Aye.

**One and Two Family Dwellings** Craig Blunt: We review ordinances from time to time. The title needs to be changed from Administrative Procedures to One and Two Family Dwellings and the code we are using needs to be changed from 2008 to 2009. In this particular ordinance we have changed guidelines for manufactured housing to follow the International Residential Codes. The requirements for the landings and entryways for these homes have become specific. Minimum over hangs on the homes including rain gutters is 6 inches. Mobile Homes can be set up in the City if they are at least 20 ft wide. The homes have to have the proper pitch and meet all codes and they would have to have a permanent foundation set according to the International Building Code. Chairman Dale Harrison asked for public comment, none was given.

**Residential 3 Zone (R3)** Craig Blunt: Currently Naples City has RA-1(residential agriculture one) which allows agriculture based on square footage of your yard.

RA-2 (residential agriculture two), R1 (residential one) doesn't allow agricultural animals but allows the density to be five units per acre. R2 (residential two) allows ten units per acre. The City is looking for an ordinance for more density. The R3 zone would be fifteen units per acre with mandatory onsite management for rental units, no on street parking, and a rental rate of 70% individually owned/30% rental units. This ordinance discusses Form Based Codes. This will show how the City would like the buildings to look, how open space is used, etc. Craig Blunt gives the Commission an example of Form Based Codes. With the codes, it would be difficult to see the difference between a four plex to a duplex. Staff's recommendation is to set up Form Based R3 Code. Chairman Dale Harrison asked for public comment, none was given.

Jim Richards moved to close the Public Hearing for One and Two Family Dwellings and Residential 3 Zone. Vice Chairman Jim Garner seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Garner</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Regular Meeting**

**Commission Present:** Chairman Dale Harrison, Vice Chairman Jim Garner, Stanley Johnson, Lane Webb, Jim Richards, and Walter Gale

**Commission Absent:** Cresta Slaugh

**Council Rep Absent:** Kenneth Reynolds

**Others Present:** Craig Blunt, Chris Hoem, Cherag Patel, Pradeg Patel, Chetam Patel, Bill Zitting, Vic Condie, Rae Rasmussen, John Wood, JoAnne Hancock, Larry Thyberg and Brandy Salazar

**Verification of Full Quorum:** Chairman Dale Harrison verifies a full quorum.

**Approval of Agenda:** Craig Blunt requests to move Commercial Development before Public Hearing. Vice Chairman Jim Garner moved to accept the agenda with the changes. Walter Gale seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Garner</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Disclosures:** Jim Richards has a personal item, Fort Knox Storage, on the agenda. The Commission will excuse Jim Richards for the presentation.

**Approval of Minutes:**  
**November 18, 2008**

Stanley Johnson moved to approve the Minutes for November 18, 2008. Walter Gale seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Garner</b>	<b>Abstain</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with the majority voting Aye.

**Commercial Development**  
**Mainstay Suites-Preliminary/Final**  
**1365 East 2850 South**  
**Parcel # 06:021:0039**

Cherag Patel: The Commission requested we change the building orientation from north and south to east and west. I think that if you put our site plan with the Master Plan, this orientation goes against the Master Plan. The building orientation from north to south, I think, goes better with Naples Master Plan. I am open to do this project with either orientation. Jim Richards: This would take up all of the parking for the big box stores. Cherag Patel: We couldn't put the hotel on the south property line because there isn't enough room for an egress/ingress. There would be no room to have parking in the back of the building because there would be no room to get to the back of the building. Jim Richards: the big box stores are a big part of the Master Plan. I would like to see the hotel moved to accommodate the parking for the big box stores. Is there a way you could reduce the width of the building? Cherag Patel: If I reduced the width of the building it would reduce the size of the rooms. Vice Chairman Jim Garner: Is this going to be fenced? Cherag Patel: No. Vice Chairman Jim Garner: Either way the hotel is oriented it would still bottle neck the box stores. Vice Chairman Jim Garner moved to recommend to the council to deny the approval based on bottle necking the big box stores in the Master Plan. Jim Richards: If you could make the building a little narrower east to west and move the building to the south end of the property, it wouldn't bottle neck the big box stores as much. Stanley Johnson: If we stick with the Master Plan, this piece of property isn't big enough to put a hotel on. If you look at the Master Plan the hotel is shown on the parcel further to the south. JoAnne Hancock: Is there already box stores looking at purchasing the land? Craig Blunt: Not at this time. JoAnne Hancock: How can you deny Mr. Patel the right to develop his property? Mayor Dean Baker: In Craig's absence I have had a few conversations with Mr. Patel and Kenneth Reynolds. The thing we have to remember is that the Master Plan is exactly that, a plan. With the different owners of the parcels it will be a struggle to get it just so. We need to get some development started. If we get too nit picky we won't have anyone developing. We need to be flexible with the developers to get the Downtown started. Stanley Johnson: Do you see this hotel fitting into the Master Plan running east and west or north and south? Mayor: With the building running the east and west, I believe it does fit. Stanley Johnson: In seeing the actual size of the property with the hotel on it and the road curving through it, in some respects obstructs everything less running the building north and south. Chairman Dale Harrison: We have developers on both sides of this project. These developers are trying to work with our Master Plan. Why would we stick with our Master Plan on one side of the highway and not the other? Jim Richards: Mayor Baker has brought up some really important points. We asked Mr. Patel to turn the building and he has. We need to get some development started. Chris Hoem shows slideshow and talks about ordinance 02-27-005, Urban Design: we require reciprocal cross access between parcels in order to minimize multiple entrances and curb cuts. Shared Parking, Cherag Patel does not have to have shared parking. It would be beneficial in big commercial areas like Downtown. Jim Richards asks Mr. Patel if he would feel comfortable with moving the building further south and having shared parking with the commercial development to the North. Cherag Patel: We are an extended stay; there will be a need for parking greater than an original hotel. The franchise will not allow shared parking. Walter Gale: The way you have it proposed right now, would

it be adequate for your needs? Cherag Patel: I would rather have it oriented north and south but this would work. Jim Richards: Because of the ownership of the land and based on the Mayor's comments, I agree we need to start development, and I believe other development can work around this project. I move to recommend to Council to accept preliminary approval for Mainstay Suites. Walter Gale seconds the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Nay</b>
<b>Vice Chairman Jim Garner</b>	<b>Nay</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with the majority voting Aye.

**Microtel Inn  
Revision of Plans  
Reduction of Rooms  
2900 South 1500 East  
Parcel # 06:047:0023**

Larry Thyberg: We are going to cut down the southwest side of the hotel by thirty six feet, sixteen rooms. The footprint will stay the same, infrastructure, etc. Craig Blunt: Everything will still meet the City's ordinances. Larry Thyberg: The hotel will be finished like a regular building. We will add more landscaping on the thirty six feet. Vice Chairman Jim Garner moved to recommend to the Council to approve the revision of the plans for Microtel Inn for future development. Jim Richards seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Garner</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with all voting Aye.

The Commission excuses Jim Richards to present Fort Knox Storage.

**Public Hearing Discussion**

**Fort Knox Storage**  
**2225 East 3250 South**  
**Parcel # 05:135:0047**

Vice Chairman Jim Garner: I have a question about the barb wire. Jim Richards: I don't want anyone to be able to get in. I am located on the extreme southwest end of the city. The purpose of the barb wire is to keep people out of the fence. Chairman Dale Harrison: propane is becoming a precious commodity. I like the idea but I am concerned about the security. Vice Chairman Jim Garner: Is there a required type of fence in our ordinances for a project like this? Jim Richards: I plan on having a screen for the security system that would be monitored from inside of my house. I would like to have an intercom system too. Chairman Dale Harrison: Will there be operation hours? Jim Richards: Operation hours are daylight hours only. If they want to come in after hours they can call me personally and pay an additional call out fee. Vice Chairman Jim Garner: I would like to see a final plat before we recommend final approval showing the fence detail, location of security cameras, fence posts, retention area, and weed strip, gates, etc. Vice Chairman Jim Garner moved to recommend to the Council to approve the concept for Fort Knox Storage. Walter Gale seconded.

Roll Call Taken:

<b>Vice Chairman Jim Garner</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>

The motion passed with all voting Aye.

Jim Richards is welcomed back by the Commission.

**One and Two Family Dwellings** Craig Blunt: If you do not have any additional input and the Commission is comfortable with the changes, I will bring this back in the next meeting.

**Residential 3 (R3) Zone** Craig Blunt asks the Commission if they are comfortable with adding the Form Based Codes to this ordinance. The Commission is in favor of Form Based Codes in the R3 zone.

**Administrative Updates** Craig Blunt introduces the new City Planner, Chris Hoem.

**Adjourn:** Walter Gale moved to adjourn. Vice Chairman Jim Garner seconded the motion.

Roll Call Taken:

<b>Vice Chairman Jim Garner</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Next Planning and Land Use Meeting will be held on January 13, 2009 at 7:00 p.m.**