



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Planning Advisory Board Regular Meeting – November 10, 2004 – 8:30 a.m.

Chairman Price called the meeting to order and presided.

ROLL CALL ITEM 1

Present:

Gary Price, Chairman
Falconer Jones, Vice Chairman
James Black
David Miller
James Siedel
Amy Taylor, School Board Rep. (non-voting)

Absent:

Samuel Noe (excused)
Gene Scanlan (excused)

Also Present:

Robin Singer, Community Development Director	William Dempsey
Ann Walker, Planning Manager	Michael Maxwell
Kerry Nielson, Planner	David Hyatt
Brenda Blair, Recording Specialist	John English
Robert Pritt, City Attorney	Other interested citizens and visitors.

APPROVAL OF MINUTES ITEM 2

***MOTION** by Siedel to **APPROVE** the October 13, 2004 regular meeting minutes as submitted; seconded by Black and carried without objection (Noe and Scanlan absent).*

CHANGES TO THE AGENDA ITEM 3

It was noted for the record that the petitioner requested that Item 4 be continued (see below).

..... ITEM 5

Public Hearing: Easement Vacation 04-EV4

Petitioner: Estuary at Grey Oaks, Ltd.
Agent: David J. Hyatt, Wilson Miller, Inc.
Location: 1376, 1380, & 1384 Great Egret Trail

This is a request from Estuary at Grey Oaks, Ltd., for approval of the vacation of a 15-foot drainage easement between Lots 10 and 11 in Tract "D" in order to create two home sites from the three adjoining lots (Lots 10, 11, and 12).

During ex parte disclosures, all except Members Black and Jones indicated visits to the site; Member Black indicated that he had driven by the site; Member Jones indicated that he was familiar with the site. In addition, Chairman Price noted a conversation with petitioner's agent

David Hyatt; and Member Siedel reported a conversation with a salesperson connected with the project. Notary Public Brenda Blair administered an oath to those intending to offer testimony; all responded in the affirmative. Planner Kerry Nielson reviewed the request summarized in the petition description above, noting that the drainage easement will be relocated along the northern lot line of Lot 11.

Chairman Price noted staff's conditions for approval:

1. The City engineering staff must agree with installation of the replacement drainage easement before undertaking permitting and before a Certificate of Occupancy will be issued.
2. The petitioner will be responsible for, and bear the cost of, relocating the drainage easement.

Planner Nielson clarified that no utilities must be located within the easement; and no additional staff comments were received concerning the proposed location.

David Hyatt, representing the petitioner, distributed a letter from City Plans Review Engineer Paul McAllister citing South Florida Water Management District (SFWMD) approval to relocate the drainage easement. (It is noted for the record that a copy of the aforementioned correspondence is contained in the file for this meeting in the City Clerk's Office.) John English, Wilson Miller engineer, then reviewed the existing and proposed location of the drainage easement on the site plan displayed (a copy of which is contained in the file for this meeting in the City Clerk's Office).

Public Input: (8:43 a.m.) None.

In response to City Attorney Robert Pritt, Mr. Hyatt clarified that the easement will straddle the new lot line created in the middle of the current Lot 11. City Attorney Pritt advised staff to assure that City Council include acceptance of a new drainage easement since conveyance is not effective until it has been accepted by the governing body.

MOTION by Siedel to APPROVE Easement Vacation 04-EV4, including staff recommendations, and the City Attorney's advisory relative to accepting a replacement drainage easement; seconded by Jones and carried 5-0 (Black-yes, Jones-yes, Miller-yes, Noe-absent, Scanlan-absent, Siedel-yes, Price-yes).

.....ITEM 6

Public Hearing: Subdivision Petition 04-SD2

Petitioner: Estuary at Grey Oaks, Ltd.

Agent: Michael H. Maxwell, Wilson Miller Inc.

Location: Residential Tract "A"

This is a request for preliminary plat approval in order to subdivide certain portions of the Estuary at Grey Oaks consisting of 137.02 acres and known as Residential Tract "A".

During ex parte disclosures, all except Members Black and Jones indicated visits to the site; Member Black indicated that he had driven by the site; and Member Jones indicated no contact. Notary Public Brenda Blair administered an oath to those intending to offer testimony; all responded in the affirmative. Planner Kerry Nielson reviewed the request summarized in the petition description above, noting that the 137.02 acres consists of 35 lots, a golf course, and right-of-way; staff recommends approval of both the preliminary and final subdivision of Tract A.

Engineer John English, representing the petitioner, noted the presence of Michael Maxwell, project surveyor, and reviewed the proposed subdivision on the site plan displayed (a copy of which is contained in the file for this meeting in the City Clerk's Office).

Public Input: (8:49 a.m.) None.

MOTION by Siedel to APPROVE Subdivision Petition 04-SD2 including staff recommendations; seconded by Jones and carried 5-0 (Black-yes, Jones-yes, Miller-yes, Noe-absent, Scanlan-absent, Siedel-yes, Price-yes).

.....ITEM 4

Public Hearing: Easement Vacation Petition 04-EV3

Petitioner: Goodlette Self Storage, LLC

Agent: William J. Dempsey

Location: 400 Goodlette Road North

This is a petition requesting the City’s vacation of a 30-foot wide easement that was originally intended to extend Third Avenue North eastward to Goodlette-Frank Road in order to re-convey the property to the owner of Goodlette Self Storage, LLC.

Petitioner's agent William Dempsey explained that the request for continuance is due to concern on the part of the petitioner regarding perceived inconsistencies between staff's recommendation and the results of lengthy negotiations with the City Manager's Office the previous year.

Public Input: (8:51 a.m.) None.

MOTION by Miller to CONTINUE Easement Vacation Petition 04-EV3 to the December PAB meeting; seconded by Black and carried 5-0 (Black-yes, Jones-yes, Miller-yes, Noe-absent, Scanlan-absent, Siedel-yes, Price-yes).

STAFF CORRESPONDENCE.....ITEM 7

Planning Manager Ann Walker introduced Robin Singer, the new Community Development Director.

Chairman Price acknowledged the presence of Amy Taylor, Collier County School Board Representative. Ms. Taylor reported that within the school district’s five-year plan is an addition of 10 classrooms at Seagate Elementary to accommodate the class size reduction amendment to the State Constitution approved the previous year. She also noted that she planned to attend more PAB meetings in the future.

Member Siedel welcomed Ms. Taylor’s attendance and insights and pointed out that community demographics are shifting from winter tourism to year-round residents with young families. Member Taylor noted that she has neglected to attend PAB meetings due to her work schedule, and agreed with Member Siedel that the various communities in the area are in fact changing. Input from the PAB would therefore be very beneficial to the School District, she added, and further noted that, prior to school district employment; her entire career had been in long-range planning with local government.

ADJOURN
8:57 a.m.

Gary Price, Chairman

Robin Singer, Community Development Director

Minutes prepared by:

Brenda A. Blair, Recording Specialist

Minutes Approved: December 8, 2004