

## Storage On The Trail

So many self-storage units are showing up on the East Trail. Do we really need them? Do they draw people to the area? Should they be on the main thoroughfare? Will adding separation between them help?

There is an item on the Board of County Commissioners (BCC) Consent Agenda (16A1) recommending a future public hearing on an ordinance amending the Land Development Code related to the creation of separation standards for self-storage buildings on U.S. 41 between the east side of Airport-Pulling Road to the west side of Price Street/Triangle Boulevard, pursuant to the recommendations of the U.S. 41 Corridor Study. Our commissioner, Donna Fiala, pulled it off Consent Agenda for discussion with other County Commissioners. Here is a brief history from the County recommendation:

**...67 percent of the public outreach meeting respondents did not support self-storage facilities.**

A segment of the U.S. 41 corridor, generally located between the intersection of Airport-Pulling Road and Collier Boulevard, has been under much scrutiny in recent years. In April of 2010, the East Naples Foundation completed Vision for the East Trail Corridor ("Vision"), which was a privately-initiated planning effort that resulted in the completion of a strategic plan for an approximately 14-mile stretch of the U.S. 41 corridor.

On December 13, 2016, the Board of County Commissioners (Board) expressed concern over the proliferation of certain uses on U.S. 41 in this area of the U.S. 41 corridor. The Board considered adopting a one-year moratorium for all development orders involving self-storage, gas stations, car washes, and pawnshops on properties zoned General Commercial District (C-4) and Heavy Commercial District (C-5) along U.S. 41, from the Palm Street/Commercial Drive intersection to the Price Street intersection. However, rather than adopting a moratorium, the Board instead directed staff on February 14, 2017, to begin the process of developing a corridor study with the goal of obtaining community input and creating incentives for the desired development types.

In April of 2018, Johnson Engineering, Inc. completed the U.S. 41 Corridor Study and it was presented to and accepted by the Board on April 24, 2018. The

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## Another Big Thank You To Our Newest Member

The ENCA Board of Directors wants to again send out a huge thank you and welcome to our new and renewing members. We really need you and you have stepped up to help make our East Naples voices louder.

**BIG Thank you for joining:**

Alice Sweetwater's Bar & Grille

## **ENCA September Luncheon** **Featuring** **Donna Fiala** **History and Accomplishments of ENCA**



### **Donna Fiala, County Commissioner District 1**

Donna Fiala, our Commissioner since 2000, and a member and past President of ENCA for many years longer will be speaking about the history of the area and how it has built up through the support and encouragement of the East Naples Civic Association. Donna will also be bringing actual newspaper clippings starting after Hurricane Donna, and the county decision to move the county seat from Everglades City to East Naples. She thanks Lila Zuck for seeking her out to bring them over in perfect condition!

Everyone is welcome to bring their own memories and information to share.

**Thursday, September 19, 2019**  
**11:30am - 1:00pm**  
**The Players Club at Lely Resort**  
**8060 Grand Lely Dr., Naples, FL 34113**  
**Members \$22 Non-Members \$25**

Please RSVP no later than 6:00pm Monday prior to the luncheon. It's easy to make your reservation or cancel one, go online to <http://www.eastnaplescivic.com/luncheon-reservations> or call 239-434-1967.

**We now accept credit card payments on-line . Checks & cash only accepted at the door.**

## **Join or Renew for 2020 Today!**

Help us represent you, the residents and businesses of East Naples with one united voice. Join or renew online and pay by credit card at [www.EastNaplesCivic.com](http://www.EastNaplesCivic.com) or use the attached membership form and mail it in.

Ask your neighbors, ask your friends, ask your co-workers to join ENCA today!

**You Need You! We Need You!**

## Hurricane Flooding & Stormwater Taxes

by John Hooley, ENCA Board of Directors, Stormwater Committee

In an effort to stay ahead of the "Stormwater Issue" when it comes back up for approval, the East Naples Civic Association opposes a county scheme to charge everyone an additional tax to handle hurricane flooding. The East Naples Civic Association first became aware of this in 2018 when the County attempted to charge most single-family residential homeowners an annual fee of \$194.00. The County intended to use this to raise more than \$21,000,000.00.

The County historically recognized the need for storm water management and handled it through allocation of *ad valorem* tax revenue. By passing this "utility" they free up all of the funds that were normally allocated to storm water management. It will increase your taxes and pay \$21 million to the County each year.

The County staff claims that your impervious surfaces, driveways, roofs etc. cause the storm water flooding. This is completely false. We do not have

storm water flooding in afternoon rainstorms. If that were the case, there could be some argument that impervious surfaces contributed to storm water flooding.

This flooding is only caused by hurricanes. When a hurricane comes with its huge amount of rain, the issue of the runoff from your driveway and roof are completely immaterial. Shortly after the initial rainfall, no more rain will be absorbed by the soil. All of the water will run off, causing flooding. No amount of hurricane tax will lessen flooding that would occur if a storm the size of Dorian sat over Collier County for thirty hours.

You need to be aware of this and oppose it when it comes up on the County agenda again. County government is determined to take your money if you do not guard it carefully.

We will keep you posted when the county moves forward with any new proposals.

## Storage

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length of U.S. 41 that was studied was approximately 6.8 miles. The public input portion of the Corridor Study included three stakeholder outreach meetings and four public input meetings. When reviewing image preference surveys, 67 percent of the public outreach meeting respondents did not support self-storage facilities. As such, one of the recommendations of the Corridor Study was aimed at further regulating this use. One recommendation suggested having a minimum distance separation between new self-storage facilities, which according to the Corridor Study is "the distance a pedestrian will typically walk comfortably within five minutes. This would relieve the sense of proliferation by providing a separation that is consistent with the basic building block of a pedestrian scale environment."

For this Land Development Code Amendment (LDCA) and in keeping with the Corridor Study, the proposed language requires a separation of a quarter-mile between new and existing self-storage buildings. A distance waiver may be approved if an adequate supply of neighborhood goods and services are

available within a quarter-mile radius of a new facility.

The waiver may also be approved for a self-storage facility if at least 25 percent of its gross floor area is dedicated to a different principal use that is permitted in the Community Professional and General Office District (C-1) or Commercial Convenience District (C-2) zoning district.

The geographic area subject to this LDCA does not include the properties located within the Bayshore Gateway Triangle Community Redevelopment Area or existing Planned Unit Developments (PUDs), and this LDCA is only applicable to new self-storage buildings that are currently allowed as a permitted use in the C-5 zoning district.

Is adding separation enough?

And with all that being said, there is a **Neighborhood Information Meeting (NIM)** Tuesday, September 10, 2019 at the East Naples Library (next to St. Andrews Square) at 4:30pm. Land America is proposing to build a 122,556 SF storage facility on 2.05 acres across from Culver's at the corner of Valley Stream Drive and US41 East Trail.

## Dine Out for Education On Thursday the 26th!

To help raise monies for the ENEE awards there will be a Dine Out fundraiser.

Restaurants have generously donated a



portion of proceeds for the DINE OUT East Naples fundraiser Thursday, September 26, 2019. ALL Proceeds benefit the 2020 East Naples Excellence in Education Awards.

ENCA is a proud sponsor of the ENEE program. For more information please visit [www.ENEEAwards.org](http://www.ENEEAwards.org).

So mark your calendar to Dine Out September 26th! Don't forget to tell them you are an ENEE dining customer.

We've attached a flyer with all the participating restaurants you can print out and take with you and share with friends and family.

## Nominations Please!

The East Naples Civic Association is a proud Sponsor of the East Naples Excellence in Education Awards (ENEE). Nominations have begun!

Please Nominate and recognize your favorite outstanding individual in the education field who is dedicated to the success of students. This can be a teacher, an assistant, the janitor, anyone working in the school system. Schools include Avalon Elementary, Calusa Park Elementary, Lely Elementary, Manatee Elementary, Parkside Elementary, Shadowlawn Elementary, East Naples Middle, Manatee Middle, and Lely and Lorenzo Walker High Schools. Nominations accepted September 3 - November 15, 2019.

Please go to [www.ENEEAwards.org](http://www.ENEEAwards.org) and click on NOMINATIONS on the top tool bar. The Nomination Form can be typed and submitted on line, e-mailed to [eneeawards@gmail.com](mailto:eneeawards@gmail.com) or direct mailed to the address at the bottom of the form. (We've attached one to this newsletter also.)

The ENEE Awards are a unique program created by ENcompass Magazine. The Program is also recognized by the Collier County Public School District. Please contact Shirley Calhoun at (239) 435-9410 or e-mail [eneeawards@gmail.com](mailto:eneeawards@gmail.com) with questions.

SAVE THE DATE: SEPTEMBER 26, 2019



Fundraising Event to Benefit  
the East Naples Excellence in  
Education (ENEE) Awards

**1ST: MARK YOUR CALENDAR:**

Thursday, September 26, 2019

**2ND: DINE OUT!**

Restaurants listed will donate a  
portion of sales to support

*The East Naples Excellence in Education  
(ENEE) Awards*

**3RD: ANNOUNCE TO STAFF OR SERVER:**

that you are participating in the  
**DINE OUT** for the  
*ENEE Awards Fundraiser*



*All Proceeds benefit The East Naples  
Excellence in Education (ENEE) Awards*

**DINE OUT** only available at  
Restaurant Locations Specified.

Sam Snead's Tavern - Lely Resort  
Lunch & Dinner

21 Spices by Chef Asif - Sugden Plaza  
Dinner

Napoli on the Bay  
Hitching Post Plaza, Sugden Plaza &  
910 Collier Blvd., Marco Island  
TAKE OUT & DELIVERY - All Day

Five Guys - Stock Plaza  
Dinner

Rib City - Naples Towne Centre  
Dinner

BURGERFI - Eagle Creek Plaza  
All Day

Brooks Burgers - Freedom Square  
Lunch & Dinner

Palumbo's Pizzeria - Stock Plaza  
Lunch & Dinner

Crooked Shillelagh - Courthouse Shadows  
Dinner

Mitch's Cookies - King's Lake Square  
All Day

Foxboro Sports Tavern -  
Shops at Hammock Cove  
Lunch & Dinner

The Real Macaw - Bayshore Drive  
Dinner

485 Degrees - Pelican Larry's Plaza  
All Day

Flavors by Brazil - St. Andrews Square  
Breakfast, Lunch & Dinner

[www.ENEEawards.org](http://www.ENEEawards.org)





## ARE YOU CONCERNED ABOUT THE FUTURE OF EAST NAPLES?

If you are, the East Naples Civic Association would like to have you as a member. You will find socializing with other interested and caring people gratifying.

***ENCA Members participate in local organizations in East Naples such as:***

- East Naples Kiwanis • Friends of the Library • Cultural and Performing Arts Centre
- Champions for Learning • Latchkey League • East Naples Foundation • Naples Botanical Gardens
- East Naples Merchants' Association • NAF Advisory Board for Collier County Schools
- Junior Achievement • Lely High School Incubator Program

Please join us to help make East Naples a better, safer community. Complete the application below, enclose your check and mail in.

Membership is open to all residents/businesses of East Naples and others interested in supporting the future of East Naples.

Follow us on  at [www.facebook.com/eastnaplescivic](http://www.facebook.com/eastnaplescivic)

New Application       Renewal       Address Change      Date: \_\_\_\_\_

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_ Website: \_\_\_\_\_

Annual Membership Dues (check the one that applies):     Single \$25     Couple \$30     Business \$60

Referred by: \_\_\_\_\_ Interested in Volunteering     YES     NO

Mail checks to:  
East Naples Civic Association  
PMB #49  
8595 Collier Blvd., Suite 107  
Naples, FL 34114  
[www.EastNaplesCivic.com](http://www.EastNaplesCivic.com)

For Office Use Only
Dues Paid: _____
Date: _____
Check#: _____
Payment Received By: _____