

NAPLES Y.M.C.A.
DEVELOPMENT PROPOSAL
FOR
FLEISCHMANN PARK

INTRODUCTION

We, the members of the Board of Directors of the Naples Y.M.C.A. propose to the citizens of Naples and the Greater Naples Area a plan for the development of Fleischmann Park which will bring to this community a much needed recreational facility. This facility can serve to augment existing facilities and to provide a single multi-use area where a whole family can enjoy a number of different activities.

This Plan is presented for consideration by the public taking into consideration the following concepts:

- 1) The need for open space and recreational facilities in a rapidly developing area.
- 2) The need to preserve certain natural growth native to South Florida while still providing useful, attractive facilities.
- 3) The necessity of maintaining government funds which have already been allocated and working within the terms of the existing Grant while still creating multiple use structures:

Thus, with the view in mind that all facilities shown on the attached plat plan are subject to further study as to size, specific location and use, the Board presents to Naples its plan for part of Naples' Future.

THE LOCATION

Fleischmann Park is an area comprising roughly 15 acres of land South of Fleischmann Boulevard between Goodlette Road and the Tamiami Trail, and access to the land is available by several existing city streets.

It is a location acquired by the City in 1966 by a deed (a copy of which is attached) from the Fleischmann interests, and the location was approved by the City and the Fleischmann interests as being ideal for a recreational facility. We agree.

The proximity to our population center, ready access, and sufficient area to carry baseball/football areas, handball courts, tennis courts, an olympic pool, a large gymnasium, steam rooms and showers, and walkways make the location almost ideal for a recreation facility in a rapidly growing community.

THE GRANT

At the present moment, the City of Naples owns the Park cite by virtue of an outright purchase from the Fleischmann's for \$80,000.00. Part of this money came from a H.U.D. grant wherein the Federal Government provides 50% of the costs of purchase and development or \$170,901.00, whichever is less.

On February 1, 1966, the City of Naples received the property by Warranty Deed and expended certain other money, leaving roughly \$134,000.00 left to be drawn from Atlanta. Since 1966, virtually nothing has been done to develop the Park and one extension of time was given to the Grant deadline of 1971, putting the completion date from June of 1971 to December of 1971. Thus, only 1-1/2 years remain to complete the "open space" portions of the Park before the Grant is lost.

What is meant by the "open space" portions of the Park is the areas or facilities which do not involve enclosures, such as roads, parking, tennis courts, baseball/football areas, walkways and lighting. The grant covers no structures.

However, under the H.U.D. guidelines, it is possible to use 10% to 15% of the total land area for structures which are funded from other sources. Based on a minimum of 15 acres, it would be possible to have 98,010 sq. ft. of space used for buildings without any loss in federal assistance.

It is also possible under the Grant to lease areas or the whole area covered by the Grant to qualified organizations so long as the area is kept for public use. As the Y.M.C.A. meets government standards, the "Y" has worked with the government for development of recreational park facilities in other areas of the country and stands ready to do so here as dealing directly with the "Y" releases the City from certain management and development responsibilities and gives the "Y" freedom to develop without constantly referring back to the City for time consuming approval once a plan has been adopted and contracts have been executed.

THE PROBLEM

At the present moment, the City is unable to meet its commitment under the Grant due to the fact that the funds allocated for the Park are tied to a bond issue that has been validated but not released for sale. We are informed that the bonding agent has recommended that the bonds not be released for sale until 1971. Tie to this the fact that this bond money is already pledged to the First National Bank of Miami, Florida, to repay money already loaned to the City and spent, and we are left with the possibility of losing a much needed park, a park which the Council recognized a need for as far back as 1965.

The Board also feels that the City may be reluctant to get into Park development even if it had the funds, due to the fact that any extensive facility would be expensive to maintain and it would be used in part by persons who pay no city taxes. There is also the problem of added costs due to a need for greater staff to supervise programs.

Add to this the fact that since the present plan was adopted in 1966, the rising costs of construction have effectively limited the buying power of the Grant, and we find a situation that virtually precludes any development of the Park by the City alone in the near future.

THE Y.M.C.A.

The local chapter of the Y.M.C.A. filed its charter as a non-profit corporation with the State of Florida on May 27, 1969, and has sponsored several programs in the community since that time. In less than a year, the "Y" has served 5 families, 145 adults and 335 children in the following programs:

- 1) Swimming
- 2) Arts
- 3) Wrestling
- 4) Girls' Softball

Although the name is "Y.M.C.A.," the policy is to provide the whole community and each family with recreational programs. The Pigtail and Ponytail slow pitch softball for our girls and the summer swimming program are good examples of this policy at work.

The local group has advanced so fast that the "Y" received its Charter as a National Y.M.C.A. chapter on the 10th day of April, 1970, after a very short period of affiliation with the Fort Myers "Y." However, the future of our programs depends on obtaining facilities that can house a large number of activities; so that we may offer to the community a complex which is well staffed and supervised where parents can have or join their children in activities adequately supervised or proceed on to other programs of interest in the same facility.

Modern delinquency and family problems have cost this country untold billions; and, the "Y" feels that it has at least a partial answer to getting families together and providing a safe, supervised place for our young and young adults to gather.

OUR PLAN

If you will refer to the drawing attached hereto, you will see a plan which greatly changes the 1966 Plan by adding several structures and moving several others.

The first phase of development under this plan would be to construct:

- an olympic size swimming pool
- offices and locker rooms
- tennis courts and a pro-shop
- one baseball/football area
- lighting and parking

The second phase would include:

- a major gymnasium
- a second, small scale baseball/football area
- two more tennis courts
- added parking and handball courts
- walkways

The third phase would see additions to then existing facilities and additions of tennis courts and attendant facilities for baseball and football.

To accomplish this, it will be necessary for the "Y" to lease certain areas from the City and to have a management and development contract with the City for the rest of the Park. The "Y" would then commence major fund raising drives for construction of the buildings and structures shown in the development plan which cannot be built with

government money. Those facilities that can be constructed with government funds would be solicited for by the "Y" and the funds or donations funneled through the City's non-profit corporation to count as the City's share.

The "Y" has been informed that under the Grant there could be a lease for up to 15% of the Park in favor of the "Y" and that the City could still get maximum benefits from the government. If the "Y" could then get private donations to the City to count as the City's share, then the City could draw the government matching funds for further development, there being no City liability or obligation for the building of structures.

This would permit immediate development under the management of the "Y" with little or no cost to the City, except for "open space" maintenance. The user or interested party would bear the cost of the buildings and other facilities with little tax burden being placed on the city taxpayer.

Due to the fact that this proposal depends on federal and city approval and contracts, it was impossible at this time to present a detailed plan. However, to avoid delay, the "Y" proposes that Council approve a contract and lease with the "Y," the drafting to be worked out immediately with the City Attorney and City Manager. The "Y" also requests that the Board of the "Y" be appointed as a special board for the development of the Park so that past delays with reports, studies and boards of approval can be avoided.

The time is NOW to develop a Park that has lain idle for four years. The "Y" stands ready to work with the City and the Federal Government for this Park. The Board of the "Y" can only hope for the City's enthusiastic and immediate response to a long acknowledged community need.

DEED CITY PLAN

THIS DEED made this 1st day of February, 1966 between JULIUS FLEISCHMANN, joined by his wife, DOROTHEA E. FLEISCHMANN, of the County of Hamilton in the State of Ohio, parties of the first part, and CITY OF NAPLES, FLORIDA, a municipal corporation, of the County of Collier in the State of Florida, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of EIGHTY THOUSAND (\$80,000.00) DOLLARS to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to wit:

ITEM #1: All of Block 37, Tier 12;

ITEM #2: All of Block 37, Tier 13;

ITEM #3: All of Block 37, Tier 14;

ITEM #4: All of Block 37, Tier 15;
EXCEPT from said Block 37, Tier 15, all that part thereof which lies east of a line 125.0 feet west of, (measured at right angles to), and parallel with the east line of the Original Plan of Naples;

ITEM #5: All of Block 38, Tier 13;

ITEM #6: All of Block 38, Tier 14;

ITEM #7: All of Block 38, Tier 15;
EXCEPT from said Block 38, Tier 15, all that part thereof which lies east of a line 125.0 feet west of, (measured at right angles to), and parallel with the east line of the Original Plan of Naples;

All of the foregoing Items #1 through #7, inclusive, being according to the Original Plan of Naples, as recorded in Plat Book 1, at page 8, Collier County Public Records, Collier County, Florida: SUBJECT to: (1) 1966 City of Naples taxes; (2) 1966 Collier County taxes, if any, which will be prorated as of the date of this deed; and (3) The following use restrictions which will run with the land: Said land shall be used for public park purposes and no buildings will be erected within 50 feet of so much of 17th Avenue, North (as it will be widened to 120 feet) lying between the East line of 10th Street, North, and the West line of 14th Street, North (as it will be relocated).

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

J. W. Archer
Calvin D. Archer

(JF) Julius Fleischmann (SEAL)

(DKF) Dorotha E. Fleischmann (SEAL)

As to Julius Fleischmann

Charles M. Long

R. E. Remigan
As to Dorotha E. Fleischmann

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