



# Judge favors city on parking credits for Olde Naples Building

The judge concluded that the planning director was following city code, and that a proposal by Neapolitan Enterprises wouldn't be practical.

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By Alexa Santos

A nearly eight-year-long argument over parking in Naples has finally concluded. The fight centered around the Olde Naples Building on Third Street and Broad Avenue.

A judge ruled against other business owners on the street, who had concerns about parking. The Naples city manager said recent studies show parking is not a significant problem on Third Street. He said that doesn't mean it's easy to park there, but it's not a huge concern for the city.

Owner and landlord for many businesses along the street, Neapolitan Enterprises, worried the judge's decision would put parking for their business in jeopardy.

That's because the owners of the long-vacant Olde Naples Building were granted 76 parking credits if they were to revamp the building for future use.

"In today's world, if this building was built, it would have to have a parking lot," **Case Attorney for the City of Naples Kara Jursinski Murphy** said.

Since the building's construction in 1921, it has not had a parking lot or any outside parking. The latest tenants used the building for a restaurant that closed in 2006. In 2011, the City of Naples planning director granted the building owners the same parking credits they had for the restaurant, meaning the building could operate for a similar function.

Murphy said, "The city didn't authorize the Olde Naples building to take somebody's parking."

Instead, the potential new customers would be parking in the other public spots nearby.

Neapolitan Enterprises said their nearby properties would have to pick up the slack. They filed a lawsuit against the City of Naples for this decision, saying the city's planning director didn't have the authority to make that decision.

The judge ruled Tuesday in favor of the City, saying the planning director was following city code, and what Neapolitan Enterprises was suggesting wouldn't be practical.

Murphy said, "It just doesn't make sense, their argument, and it's essentially illogical, and it's not supported by the code."

The judge also said the 76 credits didn't harm the area before, so they shouldn't now.

Neapolitan Enterprises said they had no comment for this story.

The City of Naples is unaware of what the plans are for the Olde Naples Building.

Although a judge made a final decision, there is always the option of an appeal.

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