



City of Naples

Special Meeting July 24, 1985

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-	Ord. No.	Res. No.	Page
<u>ORDINANCE</u> - First Reading -Approve Amendment to a Previously-Approved Development Plan 85-R7 to change plans for a propose <u>marina</u> facility west of the airport, east of Gordon River and south of Avion Park	85-_____		1
<u>DISCUSSION</u> - Mayor Billick stated he would discuss with Community Development Director Barry a procedure for informing Council how much of a proposed development must be completed, either in total or in phases.			2

City Council Chambers
735 Eighth Street South
Naples, Florida 33940



Time 9:06 a.m.

Date July 24, 1985

Mayor Billick called the meeting to order and presided as Chairman.

ROLL CALL: Present: Stanley R. Billick
Mayor

R. B. Anderson
William F. Bledsoe
Lyle S. Richardson
Wade H. Schroeder
Councilmen

Absent: William E. Barnett
Councilman

Also present:

Franklin C. Jones, City Manager Steve Cramer, Chief Planner
David W. Rynders, City Attorney Ellen P. Weigand, Deputy Clerk
Roger Barry, Community Development Director

Michael Jones Mr. & Mrs. Thomas Bryant
Gary Carlson

News Media

Chuck Curry, Naples Carl Loveday, TV-9
Daily News Jerry Pugh, TV-9
Margaret Minarich, Naples Star

Reconsider tie vote on Planning Advisory Board recommendation to approve and first reading of an ordinance.

ORDINANCE 85-

AN ORDINANCE APPROVING AN AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN FOR PROPERTY LOCATED WEST OF THE AIRPORT, EAST OF GORDON RIVER, AND SOUTH OF THE AVION PARK SUBDIVISION; AND PROVIDING AN EFFECTIVE DATE. PURPOSE: TO APPROVE PROPOSED CHANGES TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN FOR A PROPOSED MARINA FACILITY THAT WOULD INCLUDE A "CLUB" AND COMMERCIAL SALES/SERVICE BUILDING, CERTAIN RECREATION FACILITIES AND BOAT STORAGE AND LAUNCHING FACILITIES.

Title read by City Attorney Rynders.

City Manager Jones reviewed the information in his memo dated July 23, 1985 (Attachment #1) and recommended approval of the ordinance as amended by Exhibit A (Attachment #2). Attorney Michael Jones, representing the developer, stated that they were satisfied with the proposed conditions. Avion Park resident Thomas Bryant indicated that if the City staff enforced the conditions, he would be satisfied. In response to a question from Mayor Billick, the City Manager stated that the amount of the bond referred to was \$100,000. Mr. Anderson confirmed with Attorney Michael Jones that the financing for this project was available.

MOTION: To APPROVE the ordinance as amended by Exhibit A on First Reading.

COUNCIL MEMBERS	M O T I O N	S E C O N D	VOTE		A B S E N T
			Y E S	N O	
Anderson			X	X	
Barnett					X
Bledsoe				X	
Richardson	X			X	
Schroeder				X	
Billick				X	
(5-0)					

COUNCIL
MEMBERS

M
O
T
I
O
N

S
E
C
O
N
D

Y
E
S
O

A
B
S
E
N
T

Mayor Billick expressed his intention to discuss with Community Development Director Barry a procedure for informing Council how much of a proposed development must be completed, either in total or in phases, and what those phases might be. Mr. Anderson suggested that the progress of this construction should be monitored closely. In response to a question from Mr. Anderson, Mr. Barry noted that there was a provision in the Code of Ordinances concerning how soon building must commence after a building permit is obtained and how long a builder has to complete the permitted construction.

ADJOURN: 9:24 a.m.

Janet Cason

Janet Cason
City Clerk

Stanley R. Billick
Stanley R. Billick, Mayor

Ellen P. Weigand

Ellen P. Weigand
Deputy Clerk

These minutes of the Naples City Council approved Aug. 7, 1985



City of Naples

--- MEMO ---

TO: Honorable Mayor and Members of City Council
 FROM: Franklin C. Jones, City Manager
 DATE: July 23, 1985
 RE: Development Plan for Naples Marine Realty, Inc.
 (Peter J. Takos, Agent) for 11 acres south of
 Avion Park - Petition 85-R7

Since the vote on the Ordinance to approve an amendment to the development plan for a proposed marina facility resulted in a tie, we have had requests from citizens who had opposed the project, the developer who proposed the change, and members of the City Council, to determine if there was any compromise plan or compromise amendment that would satisfy all the interests.

As a result of meetings with many of the interested parties, we have prepared a set of conditions (Exhibit "A"), which can be attached to an amendment to the development plan that we feel substantially address the concerns that have been expressed by all the parties. The conditions (Exhibit "A") would allow the developer to proceed with the construction of one (1) boat storage building to house up to 600 units and require that he complete the construction of amenities, landscaping improvements and road improvements prior to having the use of the building. It also provides that any further development of the property will come back for review as an amendment.

I would recommend that the Council, at their special meeting on Wednesday, July 24, 1985, approve the amended Ordinance citing these conditions and schedule a Public Hearing for the second reading of the Ordinance at their August 7, 1985, meeting.

Respectfully submitted,

Franklin C. Jones
 Franklin C. Jones
 City Manager

FCJ/plr

EXHIBIT "A"

The Naples Marine Realty, Inc. "Marina, Boat Storage and Recreation facility" is approved as represented on the site plan prepared by Donald E. Flock & Associates, dated June 21, 1985 (referred to as Exhibit "B"), as presented to, and with the conditions recommended by, the PAB at their meeting of July 10, 1985 - clarified and modified as follows:

1. Boat Storage Building

Only the northernmost 200 foot by 300 foot boat storage building (Building #1) is approved. The northeast and southeast corners of the building shall have stone facing applied for a horizontal distance of six (6) feet in each direction from each corner and vertically the full height of the building.

2. Boat Storage Capacity:

A maximum of 600 boats may be stored in the approved boat storage building.

3. Sales/Service and Club Facility Building

This proposed 60 foot x 130 foot building shall be completed as part of the initial phase of construction.

4. Recreational Amenities

The proposed swimming pool, whirlpool, sauna, cabana, tot-lot and picnic area shall be completed as part of the initial phase of construction.

5. Landscaping

In addition to the landscaping and perimeter berm detail presented to the PAB, the proposed 5 foot wide landscaping area on the east and north sides of Building #1 shall be increased to 8 feet.

A 6 foot wide landscaped area adjacent to the easternmost 150 feet of the south wall of Building #1 shall be provided.

The width of the perimeter water retention area rather than the width of the adjacent parking area or the perimeter berm and landscaped area shall be reduced to accommodate the 3 foot increase on the north and east sides.

These landscaped areas shall be irrigated and planted with hedges; 25 palm trees shall be planted along the north side of the building; 13 palm trees along the east side and 10 palm trees along the south side. One half of these trees shall be at least 7 feet high at the time of planting, and the other half shall be at least 15 feet high. Any dead trees shall be replaced. (planted trees only)

6. Road Improvements

----- North Road and County Road shall be paved from the north end of the subject property, south and east to the existing paved section of County Road at the entrance to the airport terminal.

The paved road shall be 18 feet wide with a 6 inch compacted base and 1 inch of asphalt.

7. Previously-approved Development Plan

The development plan approved by City Council in December 1983 is to be superceded by this development plan, and building permits will not be issued based on the previously-approved plan.

8. Minimum Ordinance Requirements

In addition to the specific conditions of approval, all zoning and other ordinance provisions are applicable to this project. All of the PAB-recommended conditions of approval and the above enumerated requirements must be complied with prior to the issuance of any certificates of occupancy. The developer may provide the City with a bond guaranteeing completion of items 3 and 4 only in lieu of actual completion prior to a certificate of occupancy being issued.