

PLANNED DEVELOPMENT DOCUMENT

FOR

NAPLES SAILING AND YACHT CLUB

Date of Submittal: September 9,
2002

as revised effective December 4,
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Wilson & Johnson, LLP

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SECTION I

LIST OF EXHIBITS

Exhibit A	Total Tract Boundary Survey
Exhibit B	Vicinity Map
Exhibit C	Architect's Elevations
Exhibit D	Landscape Plan
Exhibit E	Site Plan, including information showing compliance with District Development Criteria and Standards

SECTION II

LEGAL DESCRIPTION

Lots 8, 9, 10 and 11, BEAUMARIS REPLAT, according to plat thereof recorded in Plat Book 4, page 107, of the Public Records of Collier County, Florida (the "Upland Parcel") and approximately 125,956 square feet, more or less, of existing sovereignty submerged land and 30,990 square feet, more or less, of expansion area sovereignty submerged land located immediately adjacent to the Upland Parcel (the "Sovereignty Submerged Land Lease Parcel") (collectively, the "Upland Parcel" and the "Sovereignty Submerged Land Lease Parcel" are referred to herein as the Property").

SECTION III

PROJECT TEAM

Owner/Petitioner: Naples Sailing & Yacht Club, Inc.
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Naples, Florida 34102
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Cheffy Passidomo
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Architect: Daniel A. Summers, AIA
Barany Schmitt Summers Weaver and Partners, Inc.
5185 Castello Drive, Suite 4
Naples, Florida 34103
Telephone: 643-3103

Landscape Architect: Ellin Goetz
439 3rd Avenue North
Naples, Florida 341024
Telephone: 643-0077

Environmental Consultant: Todd T. Turrell, P.E. Christian
Spilker
Michael Hawkins
Turrell & Associates, Inc.
3584 Exchange Avenue, Suite B
Naples, Florida 34104
Telephone: 643-0166

Civil Engineer: Christopher D. Hagan, P.E.
Darren M. Weimer, P.E.
Johnson Engineering, Inc.
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Naples, Florida 34105
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SECTION IV

PLANNED DEVELOPMENT (PD) CRITERIA

1. **Land uses within the development shall be appropriate in their proposed location, in their relationships to each other, and in their relationships with uses and activities on adjacent and nearby properties.**

The uses, heights, densities, and intensities proposed for the Planned Development are all permitted in the underlying C2-A Waterfront Commercial District. The Naples Sailing and Yacht Club has operated a private yacht and sailing club on the Property for approximately 30 years. The City of Naples' Marina Siting Criteria prefers that existing marina facilities be upgraded or expanded and that marinas be situated, as this one is, in or close to well flushed deep channels or natural waterways.

2. **The development shall comply with applicable city plans and planning policies, and shall have a beneficial effect both upon the area of the city in which it is proposed to be established and upon the city as a whole.**

Development will comply with all applicable city plans and planning policies, and beneficially impact the East Tamiami Trail and the entire City of Naples by bringing club facilities into compliance with current city codes; eliminating an antiquated storm water system and uncontrolled discharge of surface water into Naples Bay; improving storm water runoff and storm water quality pretreatment in accordance with South Florida Water Management District criteria and best management practices; dredging and formally marking a channel to enhance navigability around the site; revitalizing, improving and beautifying one of the principal waterfront entryways into the city; promoting water dependent and water related uses; encouraging the retention and development of marine related facilities; providing public access to Naples Bay; and enhancing the economic viability of the Naples Bay waterfront area.

3. **The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.**

All dimensional standards will be met or exceeded.

4. **Streets; utilities; drainage facilities; recreation areas; building heights, sizes and yards; and vehicular parking and loading facilities shall be appropriate for the particular use or uses involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.**

All design and construction standards will be met or exceeded.

- 5. Visual character and community amenities shall be equal or better in quality than that required by standard zoning districts for similar development.**

Architectural design of the new club facilities and a new landscape plan will create a greatly improved visual character from land and sea and allow the Naples Sailing & Yacht Club to continue a thirty year tradition as a treasured community amenity allowed to make improvements to meet the needs of its members in the same way the only other private yacht club on Naples Bay, the Naples Yacht Club, was allowed to make improvements a few years ago.

- 6. Open space shall be adequate for the type of development and the population densities proposed.**

All open space, lot coverage, and landscaping standards will be met or exceeded. No population densities are proposed.

- 7. Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.**

No areas are proposed for common ownership.

- 8. In the case of developments which are to be constructed in several units, the proposed units shall be shown on the overall development plan. The proposed construction units shall individually comply with the standard set forth in this section in order that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants and will not cause a general public problem.**

Required infrastructure will be constructed in one phase.

SECTION V

DEVELOPMENT CRITERIA AND STANDARDS

Purpose.

This district provides for a private yacht and sailing club.

Uses permitted.

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, in this district, for other than the following:

- (1) Yacht or sailing clubs, including, without limitation, dining facilities, cocktail lounges, dancing or staged entertainment, meeting rooms, and banquet facilities.
- (2) Marinas with the number of boat slips permitted on the Sovereignty Submerged Land Parcel determined under the City of Naples Marina Siting Criteria. Incidental loading and unloading of marine supplies is permitted provided it is accessory and subordinate to the principal use.
- (3) Accessory uses and structures which are incidental to and customarily associated with the permitted uses in the district.

Conditional uses.

There are no conditional uses in this district.

Minimum lot area.

Minimum lot area in this district is 10,000 square feet.

Minimum lot width.

Minimum lot width in this district is 65 feet.

Minimum yards required.

Minimum yards in this district are as follows:

- (1) Front yard: 20 feet, six feet of which shall be landscaped in accordance with the requirements of Chapter 8 (section 8-2,] Landscaping Requirements, of the Naples Comprehensive Development Code (the "Code").

- (2) Side yard: Buildings may be placed either on the side lot line or a minimum of ten feet from it, except when the adjoining lot is in a zone other than C2-A with a different side yard requirement, in which case a minimum side yard of ten feet shall be provided.
- (3) Rear yard: No rear yard is required.

Minimum floor area.

Minimum floor area in this district is 1,000 square feet per building on the ground floor.

Maximum height.

Maximum height in this district shall be limited to two stories and 42 feet, measured from the first floor FEMA elevation to the peak of the roof or the highest point of any appurtenance attached to the roof.

Minimum off-street parking.

Minimum off-street parking in the district shall be provided as follows:

- (1) One space per 200 feet of gross floor area devoted to food or beverage preparation, service and consumption areas.
- (2) One space per 300 feet of gross floor area devoted to other club facilities and uses.
- (3) One space per four wet slips.

A credit of one parking space shall nonetheless be applied where the Property provides a bicycle rack in an accessible location. A credit of five parking spaces shall nonetheless be applied where the Property provides public access to Naples Bay as and to the extent provided in this Planned Development Document, and the accompanying Site Plan and Landscape Plan.

Maximum lot coverage by all buildings.

Maximum lot coverage by all buildings in this district is as follows:

- (1) Marinas: 50 percent.
- (2) All other buildings: 40 percent.

Minimum Landscaping.

In addition to the parking, vehicular use and front yard setback area landscaping requirements, all areas not improved for parking, per city ordinance requirements, or occupied by a structure, paved walkway or the like shall be landscaped in accordance with the requirements of the Code.

Minimum Signage.

All signage shall be in accordance with the Code.

SECTION VI

WATER AND SEWER ADEQUACY AND AVAILABILITY

Water and sewer service for the project is available and will be provided by the City of Naples in accordance with its adequate public facilities criteria. The Property owner shall be responsible for the construction and cost of the water and sewer facilities within the project.

SECTION VII

BASIC WATER MANAGEMENT STRATEGY

Storm runoff will be attenuated on site by means of underground storage facilities, such as vaults, tanks, piping and other customary methods, or, where practicable, by means of above ground retention areas, swales and holding ponds, in accordance with South Florida Water Management District criteria. Storm water quality pretreatment will be provided on site via best management practices in accordance with South Florida Water Management District criteria.

SECTION VIII

PUBLIC ACCESS EASEMENTS

On or before issuance of a certificate of occupancy for the clubhouse facilities, Owner shall execute, deliver and record non-exclusive Public Access Easements in favor of the City of Naples along the northern and western perimeters of the Property for use during daylight hours with dimensions and at locations depicted on the Site Plan and Landscape Plan which accompany this Planned Development Document.

SECTION IX

COMMONLY USED CHANNEL

The Owner shall assume responsibility for maintenance dredging for a period of five (5) years from the date that the Natural Resources Manager certifies the dredging was completed in accordance with the approved plans.

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