AN ORDINANCE ADOPTING LARGE SCALE COMPREHENSIVE PLAN AMENDMENT 08-CPA3 CHANGING 204.73 ACRES FROM A COLLIER COUNTY FUTURE LAND USE DESIGNATION OF URBAN RESIDENTIAL SUB-DISTRICT TO A CITY OF NAPLES FUTURE LAND USE DESIGNATION OF RECREATIONAL PUBLIC, SEMI PUBLIC, PRIVATE, IN ORDER TO ALLOW THE CONTINUED USE OF THE SUBJECT PROPERTY AS A GOLF COURSE AND CLUB ON PROPERTY LOCATED AT 3880 GOODLETTE FRANK ROAD, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 46-31 of the Code of Ordinances of the City of Naples and Chapter 163.3184 of the Florida Statutes provide for amendment of the City's Comprehensive Plan adopted January 21, 1998 by Ordinance 98-8165; and

WHEREAS, 204.19 acres of the subject property is owned by the Hole-in-the-Wall Golf Club, Inc., and .54 acres is owned by the Royal Poinciana Golf Club, Inc.; and

WHEREAS, John M. Passidomo, Esq., of Cheffy, Passidomo, Wilson & Johnson LLP, has been authorized by the owners to file this petition and act as agent for the petitioners; and

WHEREAS, the property owners have petitioned to amend the Future Land Use Map of the Comprehensive Plan to change the future land use designation of the 204.73 acre parcel from a County designation of Urban Residential Sub-district to a City of Naples designation of Recreational Public, Semi-public, Private in order to allow the continued use of the property as a golf course; and

WHEREAS, following a public hearing, the Planning Advisory Board has considered the recommendation of the staff and the public input and has recommended by a vote of 7 to 0 that Petition 08-CPA3 be approved; and

WHEREAS, after considering the recommendation of the Planning Advisory Board and City staff, following a public hearing on the subject, and providing the petitioner, staff and the public an opportunity to present testimony and evidence, the City Council has determined that the petition should be granted;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPLES, FLORIDA:

Section 1. Large Scale Comprehensive Plan Amendment 08-CPA3 is hereby granted, amending the Future Land Use Map of the Comprehensive Plan to change the future land use designation of the 204.73 acre parcel from a Collier County designation of Urban Residential Sub-district to a City of Naples designation of Recreational Public, Semi-public, Private on property located at 3880 Goodlette Frank Road more fully described in the attached Exhibit A.

Section 2. The effective date of this plan amendment shall be the earliest date permitted under Section 163.3189, Florida Statutes.
APPROVED AT FIRST READING THIS 4TH DAY OF JUNE, 2008.


Bill Barnett, Mayor

Attest:
Tara A. Norman, City Clerk

Approved as to form and legality:
Robert D. Pritt, City Attorney

Date filed with City Clerk: 10-2-08
Exhibit A


SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 49 SOUTH RANGE 25 EAST COLLIER COUNTY FLORIDA;

THENCE SOUTH 01°04'01" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 A DISTANCE OF 666.42 FEET TO THE NORTHEAST CORNER OF LOT 32 OF SAID NAPLES IMPROVEMENT COMPANY’S LITTLE FARMS AND THE POINT OF BEGINNING OF THE PARCEL HEREBIN BEING DESCRIBED;

THENCE SOUTH 89°24'38" WEST ALONG THE NORTH LINE OF SAID LOT 32 A DISTANCE OF 2591.92 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED GOODLETTE FRANK ROAD;

THENCE SOUTH 00°57'59" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 3311.14 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE AFOREMENTIONED LOT 23;

THENCE NORTH 89°51'56" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 2597.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23;

THENCE NORTH 01°04'22" WEST ALONG THE EASTERN LINE OF THE AFOREMENTIONED LOTS 23 THROUGH 26 A DISTANCE OF 1205.47 FEET;

THENCE LEAVING SAID LINE NORTH 36°04'54" EAST ALONG THE BOUNDARY OF PARCEL "D" AS RECORDED IN OFFICIAL RECORDS BOOK 3537 PAGES 4108 THROUGH 4113 PUBLIC RECORDS OF COLLIER COUNTY FLORIDA A DISTANCE OF 137.45 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY NORTH 38°45'50" EAST A DISTANCE OF 21.60 FEET;

THENCE LEAVING SAID LINE NORTH 88°54'01" EAST A DISTANCE OF 35.74 FEET;

THENCE NORTH 35°32'50" EAST ALONG THE BOUNDARY OF PARCEL "B" AS RECORDED IN OFFICIAL RECORDS BOOK 3537 PAGES 4102 THROUGH 4107 PUBLIC RECORDS OF COLLIER COUNTY FLORIDA A DISTANCE OF 35.89 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY NORTH 32°01'31" EAST A DISTANCE OF 25.39 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY NORTH 24°05'47" EAST A DISTANCE OF 46.76 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY NORTH 27°00'26" EAST A DISTANCE OF 21.88 FEET;

THENCE LEAVING SAID BOUNDARY NORTH 01°03'02" WEST ALONG THE EASTERLY BOUNDARY OF THE WESTERLY 198.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TOWNSHIP 49 SOUTH RANGE 25 EAST COLLIER COUNTY FLORIDA A DISTANCE OF 121.79 FEET;

THENCE LEAVING SAID LINE NORTH 13°42'35" EAST ALONG THE BOUNDARY OF PARCEL "C" AS RECORDED IN OFFICIAL RECORDS BOOK 3537 PAGES 4108 THROUGH 4113 PUBLIC RECORDS OF COLLIER COUNTY FLORIDA A DISTANCE OF 32.39 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY OF PARCEL "C" FOR THE FOLLOWING 20 COURSES;

THENCE NORTH 26°08'47" EAST A DISTANCE OF 43.29 FEET;

THENCE NORTH 51°45'44" EAST A DISTANCE OF 49.62 FEET;

THENCE NORTH 24°49'56" EAST A DISTANCE OF 48.02 FEET;
THENCE NORTH 07°46'47" EAST A DISTANCE OF 21.12 FEET;
THENCE NORTH 18°07'01" WEST A DISTANCE OF 35.65 FEET;
THENCE NORTH 59°17'51" WEST A DISTANCE OF 11.23 FEET;
THENCE NORTH 13°55'41" WEST A DISTANCE OF 23.82 FEET;
THENCE NORTH 12°53'05" EAST A DISTANCE OF 39.20 FEET;
THENCE NORTH 23°26'05" WEST A DISTANCE OF 11.48 FEET;
THENCE NORTH 46°31'46" WEST A DISTANCE OF 9.64 FEET;
THENCE NORTH 21°12'44" WEST A DISTANCE OF 81.61 FEET;
THENCE NORTH 11°17'34" WEST A DISTANCE OF 41.72 FEET;
THENCE NORTH 00°16'46" WEST A DISTANCE OF 52.13 FEET;
THENCE NORTH 10°22'33" EAST A DISTANCE OF 35.20 FEET;
THENCE NORTH 10°15'09" WEST A DISTANCE OF 31.07 FEET;
THENCE NORTH 12°45'32" EAST A DISTANCE OF 25.62 FEET;
THENCE NORTH 33°51'45" WEST A DISTANCE OF 21.85 FEET;
THENCE NORTH 12°19'53" WEST A DISTANCE OF 136.08 FEET;
THENCE NORTH 07°10'32" WEST A DISTANCE OF 15.60 FEET;
THENCE LEAVING SAID BOUNDARY OF PARCEL "C" NORTH 01°03'02" WEST ALONG THE
EASTERLY BOUNDARY OF THE WESTERLY 198.00 FEET OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 23 TOWNSHIP 49 SOUTH RANGE 25 EAST COLLIER
COUNTY FLORIDA A DISTANCE OF 91.29 FEET;
THENCE NORTH 53°25'20" WEST ALONG THE BOUNDARY OF PARCEL "A" AS RECORDED IN
OFFICIAL RECORDS BOOK 3537 PAGES 4102 THROUGH 4107 PUBLIC RECORDS OF COLLIER
COUNTY FLORIDA A DISTANCE OF 33.78 FEET;
THENCE CONTINUING ALONG SAID BOUNDARY OF PARCEL "A" FOR THE FOLLOWING 18
COURSES;
THENCE NORTH 54°24'44" WEST A DISTANCE OF 30.62 FEET;
THENCE NORTH 31°33'28" WEST A DISTANCE OF 53.27 FEET;
THENCE NORTH 04°11'51" EAST A DISTANCE OF 11.28 FEET;
THENCE NORTH 47°04'38" EAST A DISTANCE OF 9.15 FEET;
THENCE NORTH 47°30'05" EAST A DISTANCE OF 34.95 FEET;
THENCE NORTH 58°17'59" WEST A DISTANCE OF 18.87 FEET;
THENCE SOUTH 89°41'10" WEST A DISTANCE OF 10.73 FEET;
THENCE SOUTH 32°14'57" WEST A DISTANCE OF 8.80 FEET;
THENCE NORTH 04°43'32" WEST A DISTANCE OF 9.48 FEET;
THENCE NORTH 20°23'21" WEST A DISTANCE OF 41.72 FEET;
THENCE NORTH 51°04'36" WEST A DISTANCE OF 32.24 FEET;
THENCE NORTH 68°43'18" WEST A DISTANCE OF 15.23 FEET;
THENCE NORTH 72°40'24" WEST A DISTANCE OF 21.96 FEET;
THENCE NORTH 63°49'18" WEST A DISTANCE OF 18.83 FEET;
THENCE NORTH 31°13'48" WEST A DISTANCE OF 21.70 FEET;
THENCE NORTH 07°59'10" WEST A DISTANCE OF 9.96 FEET;
THENCE SOUTH 88°47'48" WEST A DISTANCE OF 34.14 FEET;
THENCE LEAVING SAID BOUNDARY OF PARCEL "A" NORTH 01°04'01" WEST ALONG
THE EASTERLY LINE OF THE AFORESAID PLAT AND ALONG THE EASTERLY LINE OF
LOTS 31 AND 32 A DISTANCE OF 666.42 FEET TO THE POINT OF BEGINNING OF THE
PARCEL HEREIN DESCRIBED;

CONTAINING 204.19 ACRES OF LAND MORE OR LESS;

TOGETHER WITH PARCELS "A" AND "B" AS RECORDED IN OFFICIAL RECORDS BOOK 3537
PAGES 4102 THROUGH 4108, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
(PARCEL "A" LEGAL DESCRIPTION)

ALL THAT PART OF THE WEST 198 FEET OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE NORTH 88°47'48" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 34.14 FEET TO AN INTERSECTION WITH THE EASTERLY TOP OF BANK OF GORDON RIVER DRAINAGE DITCH, SAID INTERSECTION BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE CONTINUE ALONG SAID QUARTER SECTION LINE NORTH 88°47'48" EAST 163.86 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WEST 198 FEET;

THENCE SOUTH 01°03'02" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 273.03 FEET TO AN INTERSECTION WITH SAID EASTERLY TOP OF BANK OF SAID DRAINAGE DITCH;

THENCE LEAVING SAID EASTERLY LINE ALONG SAID EASTERLY TOP OF BANK OF SAID DITCH ON THE FOLLOWING (15) DESCRIBED COURSES:

THENCE NORTH 53°25'20" WEST 33.78 FEET;
THENCE NORTH 31°33'28" WEST 53.27 FEET;
THENCE NORTH 04°11'51" EAST 11.28 FEET;
THENCE NORTH 47°24'49" EAST 44.09 FEET;
THENCE NORTH 58°17'59" WEST 18.87 FEET;
THENCE SOUTH 89°41'10" WEST 10.73 FEET;
THENCE NORTH 32°14'57" WEST 8.80 FEET;
THENCE NORTH 04°43'32" WEST 9.48 FEET;
THENCE NORTH 20°23'31" WEST 41.72 FEET;
THENCE NORTH 51°04'36" WEST 32.24 FEET;
THENCE NORTH 71°03'18" WEST 37.17 FEET;
THENCE NORTH 63°49'18" WEST 18.83 FEET;
THENCE NORTH 31°13'48" WEST 21.70 FEET;
THENCE NORTH 07°59'10" WEST 9.96 FEET;
THENCE NORTH 20°35'44" WEST 29.93 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 0.46 ACRES OF LAND MORE OR LESS;
ALL THAT PART OF THE WEST 198 FEET OF THE SOUTHWEST \( \frac{1}{4} \) OF THE NORTHWEST \( \frac{1}{4} \) OF SECTION 23, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIERS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST \( \frac{1}{4} \) OF THE NORTHWEST \( \frac{1}{4} \) OF SAID SECTION 23; THENCE SOUTH 01°03'02" EAST ALONG THE WESTERLY LINE OF SAID SOUTHWEST \( \frac{1}{4} \) OF SAID NORTHWEST \( \frac{1}{4} \) A DISTANCE OF 133.83 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID SOUTHWEST \( \frac{1}{4} \) OF SAID NORTHWEST \( \frac{1}{4} \); THENCE NORTH 83°54'01" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 132.59 FEET TO AN INTERSECTION WITH THE EASTERLY TOP OF BANK OF THE GORDON RIVER DRAINAGE DITCH, SAID INTERSECTION BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF SAID SOUTHWEST \( \frac{1}{4} \) OF SAID NORTHWEST \( \frac{1}{4} \) NORTH 88°54'01" EAST 65.41 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WEST 198 FEET;

THENCE NORTH 01°03'02" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 111.67 FEET TO AN INTERSECTION WITH SAID EASTERLY TOP OF BANK OF SAID DRAINAGE DITCH;

THENCE LEAVING SAID EASTERLY LINE ALONG SAID EASTERLY TOP OF BANK OF SAID DITCH ON THE FOLLOWING (4) DESCRIBED COURSES:
THENCE SOUTH 27°00'26" WEST 21.88 FEET;
THENCE SOUTH 24°05'47" WEST 46.76 FEET;
THENCE SOUTH 32°01'31" WEST 25.39 FEET;
THENCE SOUTH 35°32'50" WEST 35.89 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 3,319 SQUARE FEET OF LAND MORE OR LESS