RESOLUTION 08-12113
Meeting of 6/18/08

A RESOLUTION DETERMINING CONDITIONAL USE PETITION 08-CU01 TO ALLOW FOR EXPANSION OF THE EXISTING PARKING LOT AT FIRST PRESBYTERIAN CHURCH OF NAPLES, 250 6TH STREET SOUTH, TO USE AN ADDITIONAL 39 PARKING SPACES ON PROPERTY LOCATED AT 584 1ST AVENUE SOUTH, SAID PROPERTY MORE FULLY DESCRIBED HEREIN; PROVIDING AN EXPIRATION DATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 58-293(3) of the Code of Ordinances requires that parking lots be permitted in the R3-12, Multifamily zoning district, through the conditional use process according to Section 46-34; and

WHEREAS, Patrick G. White and Margaret Perry, agents, have been authorized by First Presbyterian Church of Naples, the owner of the property, to file the petition; and

WHEREAS, the Planning Advisory Board, following an advertised public hearing, considered the public input, the recommendation of the staff, and the standards and guidelines of Subsection 46-34, Conditional Uses, and recommended by a vote of 7 to 0 that Conditional Use Petition 08-CU01 be approved, finding that the criteria had been met; and

WHEREAS, after considering the recommendation of the Planning Advisory Board and after providing the petitioner, staff and the public an opportunity to present testimony and evidence, the City Council finds that the criteria for conditional uses, set forth in Subsection 46-34 of the Comprehensive Development Code, have been met and that the petition should be granted;

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

Section 1. That Conditional Use Petition 08-CU01 is hereby approved for the expansion of the existing parking lot at First Presbyterian Church of Naples at 250 6th Street South to use an additional 39 parking spaces on property located at 584 1st Avenue South, in addition to the existing 85 parking spaces at the church property for a total of 124 parking spaces, said property being more fully described as:

Lots 7, 8 and 9, Block 19, Tier 6, Plan of Naples, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 8, Public Records of Collier County, Florida.

Section 2: That this Conditional Use Petition 08-CU01 approval is subject to the following conditions:

1. The Petitioner shall extend the existing 5-foot sidewalk along 6th Street South, north 125 feet, to 1st Avenue South and provide a 5-foot sidewalk along the 1st Avenue South frontage in accordance with Section 50-181 of the Land Development Code.
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2. The Petitioner shall maintain an adequate landscape buffer as shown in petitioner's landscaping plan.

3. Petitioner shall incorporate stormwater improvements in compliance with City Ordinance 07-11807 for both rainfall-runoff water quality treatment and runoff conveyance.

4. The petitioner shall coordinate with FPL to modify the existing FPL-owned poles and lights located in the alley to prevent light from trespassing into surrounding residential neighborhoods in accordance with Sec. 50-102 (e) while maintaining safety and security.

Section 3. That this approval shall expire on June 18, 2009, unless a building permit based upon and incorporating the conditional use is issued before that date, or, if a building permit is not required, the approved uses have not commenced.

Section 4. This resolution shall take effect immediately upon adoption.


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: 7-22-08