

ORDINANCE 96-7707

AN ORDINANCE GRANTING REZONE PETITION 96-R2, IN ORDER TO REZONE THE INN OF NAPLES PROPERTY, LOCATED AT 4055 TAMAMI TRAIL NORTH AND MORE PARTICULARLY DESCRIBED HEREIN, FROM "HC" HIGHWAY COMMERCIAL TO "PD" PLANNED DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Richard Vogel, on behalf of the Inn of Naples, has petitioned to rezone the property at 4055 Tamiami Trail North from "HC" to "PD" in order to establish development standards for an addition to the hotel; and

WHEREAS, the Planning Advisory Board, following an advertised public hearing, considered the public input and the recommendation of staff, and recommended by a vote of 3 to 1 that the petition be denied; but

WHEREAS, after considering the recommendation of the Planning Advisory Board and providing the petitioner an opportunity to speak, the City Council finds that the criteria for approving rezone petitions have been met and that the petition should be granted;

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

**Section 1.** That Rezone Petition 96-R2 is hereby granted, in order to rezone the Inn of Naples property at 4055 Tamiami Trail North from "HC" Highway Commercial to "PD" Planned Development, more particularly described as:

The South 200 feet of the following: Commencing at the Northeast Quarter of Section 21, Township 49 south, Range 25 East, Collier County, Florida; thence along the North line of said Section 21; South 89°08'25" West, 150.00 feet; thence along the West right-of-way line of U.S. 41 South, South 1°06'55" East, 470 feet to the Point of Beginning; thence continuing along said West right-of-way line South 1°06'55" East, 600 feet; thence South 88°53'05" West, 334.86 feet; thence North 13°13'15" West, 615.76 feet; thence North 89°08'25" east, 464.00 feet to the Point of Beginning; as recorded in O.R. Book 1537, page 1882, of the public records of Collier County, Florida.

**Section 2.** That all future development on the property shall be in conformance with the following documents, attached hereto and made a part hereof:

- 1) The planned development document, titled "Application for PD Zoning for the Inn of Naples," and prepared by Hole, Montes & Associates, Inc.
- 2) The general development site plan, prepared by Hole, Montes & Associates, Inc., and dated March 1996.
- 3) The architectural elevations, prepared by Barany Schmitt Weaver, Inc., and dated 11 March 1996.
- 4) The landscape buffer plan, dated 8 March 1996, and the parking addition landscape plan, dated April 1996, and prepared by McGee & Associates.

**Section 3.** That parking shall be provided at a ratio of one parking space per guest room. Should the parking prove to be insufficient at a later date, the remedies as listed in the planned development document shall be implemented as required by the Planning Director.

**Section 4.** That a fence shall be provided along the western property line.

**Section 5.** That the petitioner shall pursue the development of a driveway between the parking lot on the subject property and the parking lot

on the adjacent property to the south.

**Section 6.** That the Zoning Atlas of the City of Naples shall be amended to reflect said rezoning.

**Section 7.** This ordinance shall take effect immediately upon adoption at second reading.

APPROVED AT FIRST READING THIS 1ST DAY OF MAY, 1996.

PASSED AND ADOPTED AT SECOND READING AND PUBLIC HEARING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 15TH DAY OF MAY, 1996.

Bill Barnett, Mayor

Attest:

Approved as to form and legality:

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Tara A. Norman, Deputy City Clerk  
M:\REF\COUNCIL\ORD\96-7707

Maria J. Chiaro, City Attorney

96-R2

**Planned Development Document for  
The Inn of Naples**

**General:**

The Inn of Naples is primarily oriented to serve the business traveler with limited guest service facilities.

**Permitted Uses:**

Hotel with one hundred (100) guest rooms; guest service facilities consisting of a small meeting room, small dining/kitchen/breakfast buffet-cocktail service area; and accessory uses and structures incidental to and customarily associated with the permitted uses. Outside advertising of guest service facilities is not permitted.

**Site Development Plan:**

The attached Site Development Plan depicts the existing and proposed addition to the hotel, existing parking (including an area reserved for additional parking spaces, if required), open spaces, landscape buffers, and the relationship amongst uses.

**Minimum Floor Area:**

Three hundred (300) square feet per guest room.

**Maximum Floor Area:**

Meeting room or food service area - nine hundred (900) square feet.

**Maximum Height:**

Forty-eight (48) feet as measured from the sidewalk at the frontage line to the eaves of the existing and proposed pitched roof buildings, or five (5) stories for the existing building, or four (4) stories over parking for the proposed addition.

**Approximate setbacks from property lines to enclosed building:**

- West - Forty-three (43) feet
- East - Fifty-one (51) feet
- South - Forty-eight (48) feet
- North - Forty-five (45) feet.

**Minimum Off-Street Parking Requirements:**

Nine tenths (0.90) parking spaces per guest room.

Should these parking requirements be later determined to be insufficient, the property owners agrees and is authorized to remedy the situation by utilizing, in order of preference, the following remedies, subject to approval of the Community Development Director prior to implementation:

1. Additional parking on-site; up to six (6) spaces as depicted on the site development plan.
2. Valet parking plan.

The Community Development Director shall make a determination of insufficient parking by one of the following methods:

1. Monitoring of the parking.
2. Increased parking in the right-of-way caused by insufficient parking on-site for that property; or
3. Verified complaints of parking on neighboring properties.

**Signage:**

One (1) sign as generally depicted on site plan; one wall sign; and directional signs, as otherwise permitted by the Naples Land Development Code.

**Landscape Requirements:**

The rear yard buffer shall be a minimum of eight (8) feet in height and seventy-five (75) percent opaque at the time of installation, and shall replace a Brazilian Pepper hedge or portions thereof, located on the subject property.

**Building Coverage:**

Twenty-two (22) percent - However, the porte-cochere, comprising fifteen hundred and fifty (1,550) S.F. or covered room patio decks, comprising nine hundred and fifty (950) S.F., are not included in this coverage calculation.



I hereby certify that this page in the  
official records of the City of Naples was  
intentionally left blank.

*Sara C. Youman*

Deputy City Clerk