

ORDINANCE NO. 93-7014

AN ORDINANCE APPROVING REZONE PETITION 93-R6, REZONING PROPERTY SOUTH OF 3RD AVENUE NORTH AND WEST OF 12TH STREET NORTH AS DESCRIBED IN EXHIBIT "A" FROM "I" INDUSTRIAL TO "PD" PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF AFFORDABLE HOUSING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Council solicited proposal to develop this site for affordable housing; and

WHEREAS, rezoning the site to "PD" Planned Development brings the subject site into compliance with the City's Comprehensive Plan; and

WHEREAS, Robb, Dering & Associates and Wilder Property Companies, Inc. proposes to develop 72 units of rental housing in a mix of 1, 2, and 3 bedrooms together with accessory uses; and

WHEREAS, the Planning Advisory Board, having heard the petitioner and all interested parties at a public hearing, recommended approval of this rezoning;

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

Section 1. That Rezone Petition 93-R6 is hereby approved, rezoning property located south of 3rd Avenue North, west of 12th Street North and east of the alley, legally described as Lots 11 and 12, Seaboard Downtown Subdivision and a parcel of land in the Northwest 1/4 of Section 3, Township 50 South, Range 25 East as more fully described in Exhibit "A" attached hereto and made a part hereof.

Section 2. The rezoning of the site is subject to substantial conformance with the following documents and conditions:

- a. General Site Plan drawn by Van Auken Miller dated September 8, 1993; Schematic Floor Plans dated May 4, 1993; Elevations dated May 12, and August 26, 1993; Schematic Landscape Plan dated July 12, 1993, and a Conceptual Drainage Plan prepared by McAnly, Asher and Associates and certified August 8, 1993, attached hereto and made a part hereof.
- b. Planned Development Narrative for Jasmine Cay

Affordable Housing Project dated July 9, 1993.

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- c. The developer will coordinate with the Natural Resources Manager and the Naples Police Department on the retention of some native vegetation while ensuring the safety of the residents.
- d. A lighting plan be provided to the Planning Staff and Police Department for future review and input.
- e. No solid wood on wood fencing be allowed which would obscure visibility into the development.

Section 3. The Zoning Atlas of the City of Naples shall be amended to reflect said rezoning.

Section 4. This ordinance shall take effect upon the developer providing satisfactory documentation to the City of Naples which demonstrates that the necessary financing has been secured to develop the 72 units of affordable housing.

APPROVED AT FIRST READING THIS 1ST DAY OF SEPTEMBER, 1993.

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 SEPTEMBER, 1993.

Paul W. Muenzer, Mayor

Attest:

Approved as to form and
legality:

Janet Cason, City Clerk

Maria J. Chiaro, City Attorney

Prepared by: Susan Golden, Community Development Department
M:\REF\COUNCIL\ORD\93-7014

93-7014	
Anderson	S Y
Herns	A
Korest	M Y
Pennington	Y
Sullivan	Y
VanArsdale	Y
Muenzer	Y
(6-0)	
M=Motion S=Second	
Y=Yes N=No A=Absent	

CITY OF NAPLES
REZONE TO PLANNED DEVELOPMENT PETITION

Date received 7-12-93

File Number 93-R6

Petitioner/Owner Robb, Dering & Associates / Wilder Property Companies, Inc.

Address 570 Taxter Road, Suite 430, Elmsford, N.Y. 10523 Phone 914-347-3333

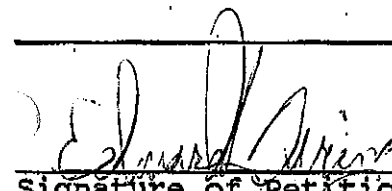
Agent Edward L. Dering, Robb, Dering & Assoc. 6508 Thomas Jefferson Court, Naples, FL
Name, Address, and Telephone Number 33963
813-592-0180

Address/Location of Property Involved between Second Avenue North and Third Avenue North, east of Tenth Street North

Legal Description of Property Involved attached to Planned Development Narrative as Exhibit 'A'

Existing Zoning Industrial Requested Zoning Planned Development

Reason for request (proposed use) to construct a 72 unit affordable housing rental complex with supporting uses.


Signature of Petitioner

7/12/93
Date

NOTE: If the petitioner wishes to have an agent represent him, the following power of attorney must be properly executed.

KNOW ALL MEN that I _____ do hereby constitute and appoint _____ my true and lawful attorney to execute the foregoing instrument in my name, place, and stead this _____ day of _____, 199__.

Sworn to and subscribed before me this _____ day of _____, 199__

My commission expires: _____ Notary Public

ACKNOWLEDGEMENT OF NOTIFICATION

I do hereby acknowledge that the City staff in the Community Development Department has explained to me that I have the ability to rezone my property to either a conventional zoning district or to a PD. I understand that conventional zoning provides me with certain automatic rights if that zoning is approved by the City Council, and also understand that PD zoning limits my ability to use the property to those uses and to the site plan specifically approved by the City Council.

With this statement of acknowledgement, I do hereby select:

_____ Conventional zoning to _____ zoning district,

or

PD zoning

Edward L. Deris 7/12/93
Petitioner /Date

PLANNED DEVELOPMENT NARRATIVE

JASMINE CAY
AFFORDABLE HOUSING PROJECT

NAPLES, FLORIDA

EDWARD L. DERING
ROBB, DERING & ASSOCIATES
6508 THOMAS JEFFERSON COURT
NAPLES, FLORIDA 33963
813-592-0180

JULY 9, 1993

GENERAL PROJECT DESCRIPTION:

This Planned Development to be called "Jasmine Cay" is located east of Tenth Street North between Second Avenue North and Third Avenue North with access off Second Avenue North. The proposed use is a 72 unit affordable housing rental complex plus supporting uses of a management office, community room, a small resident only laundry room, and maintenance storage.

OWNERSHIP AND CONTROL:

The subject property is currently under the ownership of the City of Naples with a sale or lease to the developer to be completed once planning, loan, and subsidy approvals have been secured.

The developer is to be a to be formed Florida limited partnership which will construct the project as proposed herein and operate the project according to all requirements and conditions of the Planned Development rezone. On behalf of the to be formed limited partnership, co-managers of this development are:

Edward L. Dering
Robb, Dering & Associates
6508 Thomas Jefferson Court
Naples, Florida 33963
813-592-0180

Robert H. Wilder
Wilder Property Companies, Inc.
570 Taxter Road
Elmsford, New York 10523
914-347-3333

ATTORNEY:

Mr. David N. Morrison will prepare all necessary legal documents required for approval of this Planned Development.

Mr. David N. Morrison
Morrison & Conroy
975 Sixth Avenue South
Naples, Florida 33940
813-649-5200

PLANING DOCUMENTS:

Mr. Van A. Miller AIA has been retained as agent to prepare the Planned Development planning documentation for this project.

Van A. Miller AIA
5551 Ridgewood Drive
Naples, Florida 33963
813-597-5082

SURVEY AND ENGINEERING:

The firm of McAnly, Asher and Associates, P.A. has been retained to conduct a survey of the subject site and to prepare engineering studies for this project.

Mr. John P. Asher, P.E.
McAnly, Asher and Associates, P.A.
5101 Tamiami Trail East
Naples, Florida 33962
813-775-0723

LEGAL DESCRIPTION:

"Exhibit A" attached to this narrative contains a legal description of the subject site.

PROPOSED LEGAL CONVENANTS:

Land covenants may be required per the Comprehensive Development Code under affordable housing provisions and may be part of the Planned Development approval conditions.

PROJECT DATA:

Site Data:	GSF	Acres	Percent of Total
Total Site Area	217,300	4.9	100%
Total Parking & Drives	62,950	1.4	29.0%
Sidewalks & Basketball	5,850	.1	2.7%
Building Coverage	42,932	1.0	19.8%
Total Impervious	111,732	2.6	51.4%
Total Pervious	105,566	2.4	48.6%

PROPOSED BUILDINGS:

Bldg. Type	No. of Bldgs.	No. of Units Per Bldg.	Unit Type	Liv. Area	Lanai/Storage	Area Per Unit	Area/Bldg.
"A"	2 (16 units)	8	1bdr/1bath	668	96	764	6,112
"B"	2 (16 units)	8	2bdr/2bath	964	96	1,060	8,480
"C"	2 (24 units)	12	2bdr/2bath	964	96	1,060	12,720
"D"	1 (8 units)	8	3bdrm/2bath	1115	96	1,211	9,688
"E"	1 (8 units)	8	2-1bdrm/1ba	668	96	764	7,888
			6-2bdrm/2ba	964	96	1060	
"F"	1		Commons Bldg.			1850	1,850

TOTAL PROJECT BLDG AREA: = 74,050 sq. ft.
 DWELLING UNITS PER ACRE: = 14.7

PARKING DATA:

Family Residential:	1.5 space per unit @ 54 units	= 81 spaces
Elderly Residential:	1.0 space per unit @ 18 units	= 18 spaces
Project office	700 gsf 1 space per 475 gsf	= 3 spaces (3 spaces)
	TOTAL	= 102 spaces (102 TOTAL)

WATER AND SEWER SERVICE:

Water and sewer service shall be provided by the City of Naples. The developer will pay for on-site work as needed to complete the project. The water supply, storm water and sanitary sewer systems will be completed so as to comply with all City, County, and State requirements.

FIRE PROTECTION:

All new construction will be provided with fire protection sprinkler systems as required and new water lines and hydrants will be installed in accordance with City of Naples requirements at the developer's expense.