

AN ORDINANCE REZONING THE PROPERTY DESCRIBED HEREIN RELATIVE TO A PROPOSED COMMERCIAL PROJECT ON GOODLETTE ROAD FROM "I" TO "PD"; DIRECTING THAT THE ZONING ATLAS BE REVISED TO REFLECT SAID REZONING; APPROVING THE DEVELOPMENT PLAN FOR A PROPOSED COMMERCIAL PROJECT, SUBJECT TO THE CONDITIONS SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

PURPOSE: TO REZONE SAID PROPERTY AND TO APPROVE THE DEVELOPMENT PLAN AT THE REQUEST OF THE PROPERTY OWNER IN ORDER TO BRING THE PROPOSED DEVELOPMENT IN CONFORMANCE WITH THE LAND USE DESIGNATION IN THE COMPREHENSIVE PLAN.

WHEREAS, the owner of the hereinafter described property has submitted a petition to rezone said property from "I" to "PD" and has requested approval of a Development Plan for a commercial project; and

WHEREAS, the Planning Advisory Board has recommended approval of said rezone petition and Development Plan, subject to the conditions set forth in the City Manager's memorandum dated May 8, 1987, a copy of which is attached hereto and made a part hereof;

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

SECTION 1. That the following described property is hereby rezoned from "I" to "PD":

A parcel of land lying in Section 3, Township 50 South, Range 25 East, more particularly described in the legal description attached hereto as Exhibit "A".

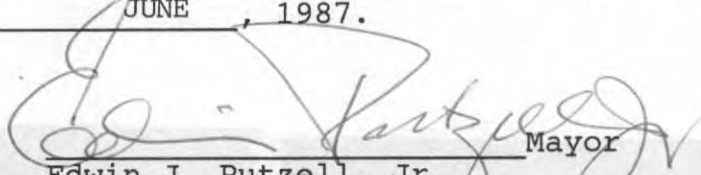
SECTION 2. The Zoning Atlas of the City of Naples shall be amended to reflect said rezoning.

SECTION 3. That the Development Plan as submitted by petitioner for a proposed commercial project to be constructed on said property is hereby approved, subject to the conditions set forth in the City Manager's memorandum dated May 8, 1987, a copy of which is attached hereto and made a part hereof.


SECTION 4. This ordinance shall take effect immediately upon adoption at second reading.

APPROVED AT FIRST READING THIS 20TH DAY OF MAY, 1987.

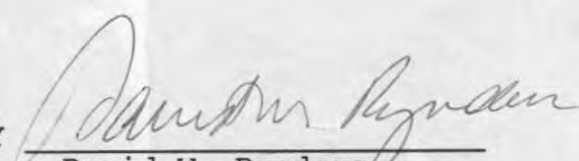
PASSED AND ADOPTED AT SECOND READING AND PUBLIC HEARING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 3RD DAY OF JUNE, 1987.


Edwin J. Putzell, Jr. Mayor

ATTEST:


Janet Cason
City Clerk

APPROVED AS TO FORM AND LEGALITY BY


David W. Rynders,
City Attorney

PARCEL 1

The North 150 feet of a lot or parcel of land lying and being in the town of Naples, Florida, in an undivided part of the replat of the Naples Seaboard and Gulf Railway Company as recorded in Plat Book 1, at Page 59, of the Public Records of Collier County, Florida, said parcel being specifically described as follows: Beginning at the point of intersection of the East line of a public street, as conveyed by deeds of record, in Deed Book 18, at Page 311, and Deed Book 22, at Page 346, of the Public Records of Collier County Florida, with the projection of the Southline of 1st Avenue North, according to the said Plat of records, run Southerly on the East line of said Deeded street for a distance of 150.55 feet, more or less, to a point; thence Easterly on a line 150 feet South and parallel to said projected South line of 1st Avenue South a distance of 149.03 feet, more or less, to a point of intersection with the West right-of-way line of the Main Line of the Atlantic Coast Line Railway; thence Northerly along said West right-of-way line for a distance of 150.98 feet, more or less, to a point of intersection with said projected South line of 1st Avenue North; thence Westerly along said projected South line of 1st Avenue North for a distance of 153.17 feet more or less, to the point of beginning.

PARCEL 2

A tract or parcel of land lying within the area designated "Naples Seaboard and Gulf Railway Company" on a plat recorded in Plat Book 1, at Page 59, of the Public Records of Collier County, Florida, which tract or parcel is described as follows: From the point of intersection of the East line of 12th Street, as shown on the Plat of Industrial Addition recorded in Plat Book 2, at Page 108, of said Public Records, with a prolongation of the South line of First Avenue North, as shown on said plat recorded in Plat Book 1, at Page 59, run North along a prolongation of said East line of 12th Street for 50 feet to the point of beginning of the lands hereby conveyed. From said point of beginning continue North along said prolongation of the East line of 12th Street for 80.48 feet; thence run Easterly, parallel to and 130 feet (measured on a perpendicular) North of said prolongation of the South line of First Avenue North to the Westerly right-of-way line of the Wye track of the Fort Myers Southern (Atlantic Coast Line) Railroad; thence run Southeasterly along said right-of-way line to the West right-of-way line of the main line of said railroad; thence run South along said right-of-way line 100 feet West from and parallel to the North and South quarter section line of Section 3, Township 50 South, Range 25 East to an intersection with a line through the point of beginning parallel to said South line of First Avenue North; thence run West along said parallel line for 154.6 feet to the point of beginning.

PARCEL 3

Beginning at a point of intersection of the East line of Twelfth Street as shown on the Plat of Industrial Addition, according to Plat in Plat Book 2, Page 108, Public Records of Collier County, Florida, with a prolongation of the South line of First Avenue North, as shown on said plat recorded in Plat Book 1, Page 59, run North along a prolongation of said East line of Twelfth Street for 50 feet; thence run Easterly parallel to said prolongation of the South line of First Avenue North for 154.60 feet to the West right-of-way line of the Fort Myers Southern (Atlantic Coast Line) Railroad; thence run South along said right-of-way line 100 feet West from and parallel to the North and South quarter section line of Section 3, Township 50 South, Range 25 East for 50.15 feet to an intersection with said prolongation of the South line of First Avenue North; thence run Westerly along said prolongation for 153.17 feet to the Point of Beginning.

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City of Naples

--- MEMO ---

TO: Honorable Mayor and Members of City Council

FROM: Franklin C. Jones, City Manager

SUBJECT: Rezone Petition 87-R5
Ref. Springfield Holding Co. Commercial Project

DATE: May 8, 1987

Background;

The City's Comprehensive Plan requires that all major development in the Naples Industrial Area be approved through the "PD" Change of Zone process.

The petitioner is complying with this requirement and has submitted the attached development proposal.

PAB Recommendation:

The PAB held a public hearing on May 7, 1987 on this petition, concluded that the criteria had been met and recommended approval of the change of zone as requested and approval of the development plan subject to the following conditions:

1. The Utilities Department noted that utility lines in the area may be marginal and any upgrading needed will be at the expense of the developer.
2. Concrete sidewalk required within the existing 12th Street North right of way along the property line. Sidewalks must be carried through driveways. Sidewalk elevations and grades will be furnished by Engineering Department.
3. Swale/sod required between the sidewalk and existing pavement on 12th Street North.
4. Proposed driveway culverts are not allowed.
5. On-site water retention plan signed and sealed by registered professional engineer and approved by the Collier County Water Management Department required for review and approval.
6. The proposed driveway off 12th Street North must be redesigned to conform to Section 6.9(D) of the Zoning Ordinance.

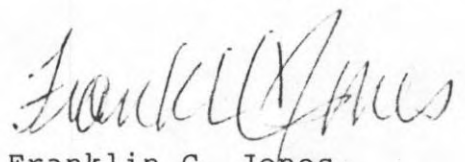
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To: Mayor and City Council
From: F. C. Jones C.M.
Subj: Rezone Petition 87-R5

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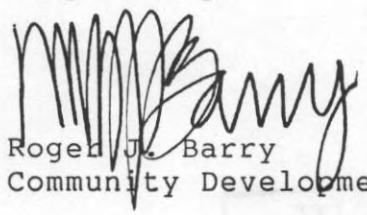
- 7. Traffic signing and marking plan signed and sealed by a registered professional engineer or architect must be submitted for review/ approval prior to building permit.
- 8. "STOP" and "RIGHT TURN ONLY" signs must be posted at egress onto Goodlette Road.
- 9. Plans/specifications for proposed 36" storm drainage pipe signed and sealed by a registered professional engineer must be submitted for approval prior to issuance of building permit.
- 10. The car wash facility, which fronts on Goodlette Road is, of necessity, a utilitarian building. Landscaping on the Goodlette Road frontage and the traffic control island should be designed in excess of City codes to screen the building from traffic. All landscaped areas must be fully irrigated.

Respectfully submitted,



Franklin C. Jones,
City Manager

Prepared by:



Roger J. Barry
Community Development Director

87-5788