ORDINANCE 95-7515

AN ORDINANCE APPROVING REZONE PETITION 95-R10, IN ORDER TO REZONE A 1.85 ACRE PORTION OF THE NAPLES BEACH HOTEL GOLF COURSE, MORE PARTICULARLY DESCRIBED HEREIN, FROM "R1-15" SINGLE-FAMILY RESIDENTIAL TO "PD" PLANNED DEVELOPMENT, IN ORDER TO ACCOMMODATE THE DEVELOPMENT OF A TENNIS FACILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Naples Golf & Beach Club, Inc. has petitioned to rezone a 1.85 acre portion of the Naples Beach Hotel Golf Course from "R1-15" to "PD" in order to facilitate the development of a tennis facility; 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 for approval of PD zoning, and recommended by a vote of 4 to 1 that the property be rezoned; and

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 have been met and that the petition should be approved;

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

Section 1. That Rezone Petition 95-R10 is hereby approved, rezoning a 1.85 acre portion of the Naples Beach Hotel Golf Course from "R1-15" single-family residential to "PD" planned development, in order to accommodate the development of a tennis facility, more particularly described in Exhibit 2 of the PD Document, a copy of which is attached hereto and made a part hereof.

Section 2. That all development on the 1.85 acre parcel shall be in accordance with the "Naples Beach Hotel & Golf Club Tennis Court PD Document," which includes the architectural elevations submitted by Walter Chatham, dated 7 July 1995, and in accordance with the site plans submitted by the firm of J. Roland Lieber and dated 10 July 1995, copies of which is attached hereto and made a part hereof.

Section 3. That the following conditions shall apply:

1. Any tennis tournament open to the general public shall obtain a temporary use permit in order to address issues of parking, spectator seating, and noise.

2. The facility shall be used primarily by guests of the hotel.

3. Signage at the tennis courts shall identify the property as part of the Naples Beach Hotel complex.

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

APPROVED AT FIRST READING THIS 6TH DAY OF SEPTEMBER, 1995.

PASSED AND ADOPTED AT SECOND READING AND PUBLIC HEARING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA.
Ordinance No. 95-7515


Alan R. Korest, Vice Mayor

Attest:

Tara A. Norman, Deputy City Clerk

Approved as to form and legality:

Maria J. Chiare, City Attorney

Approved as to accuracy:

Finn Fagg, Planner
Planning Department

For the diagrams noted as attached, please refer to Supplemental Map Book No. 2.
I. General Description

The project consists of a portion of the overall Naples Beach Hotel & Golf Club site which is to be developed with six tennis courts, parking, and structures which will contain approximately 4,000 square feet of floor area. They are located as reflected on the attached General Site Plan.

II. Proof of Ownership

Attached as Exhibit 1 is a copy of the 1994 tax bill reflecting ownership by Naples Golf & Beach Club, Inc.

III. Covenants to Run with the Land

There are no covenants which exist or are proposed to run with the land other than the statement of proposed development criteria and standards set forth in this PD document.

IV. Project Description

Attached as Exhibit 2 is a legal description for the property which is the subject of this PD document (the Property).

V. Statement of Proposed Development Criteria Standards

The following uses will be permitted on the Property.

A. Up to six tennis courts of standard size and dimension as reflected on the General Site Plan attached as Exhibit 3;

B. On-site parking for up to twelve (12) vehicles;

C. A structure to house tennis-related operations to contain not more than 3,000 square feet of indoor and outdoor area;

D. Retail sales to be conducted from within the tennis structure mentioned above;

E. Food sales and service;
F. Tennis, including the provision of tennis lessons, tennis tournaments and all related tennis activities;

G. The sale, service and consumption of alcoholic beverages to the extent permitted under general city ordinances and regulations and licensing applicable to the adjoining Naples Beach Hotel and Golf Club pursuant to applicable State of Florida Department of Alcoholic Beverage regulations;

H. Equipment storage facilities not to exceed 1,000 square feet of floor area and other structures as shown on the site plan; and

I. Activities related to and consistent with all of the foregoing and with resort hotel operations.

VI. Minimum Dimensions and Sizes

The Property contains approximately 80,000 square feet, measuring approximately 160 feet north to south and approximately 500 feet in an east to west direction.

VII. Minimum Setbacks

A. Building setbacks:

- Front: 30 feet
- Side: 10 feet
- Rear: 10 feet

B. Tennis Court fence setbacks from all property boundaries: 10 feet.

C. Maximum height: Thirty (30) feet; measured from the greater of:

1. The FEMA first habitable floor height requirement; or
2. Eighteen (18) inches above the DNR requirement for the first habitable floor structural support; or
3. Eighteen (18) inches above the elevation of the average crown of the adjacent road(s); or
4. The average natural grade (natural contours of a land area generally unaltered by man’s intervention).
VIII. Existing Conditions—General Vicinity

Drawings showing the general vicinity, existing conditions and the location of existing parcels of land in the vicinity and existing zoning are attached as Exhibit 4.

IX. Elevations

Typical architectural elevations for the Property are attached as Exhibit 5.

X. Traffic Circulation Plan

Traffic circulation will take place as reflected on the attached general Site Plan Exhibit 3.

XI. Name of Owner and Project Representatives

The names of the Owner and Project Representatives are as follows:

Owner: Naples Golf & Beach Club, Inc.
851 Gulf Shore Boulevard North
Naples, FL 33940
Attn: Michael E. Watkins, President
Telephone: 941/261-2222

Project Planner/Landscape Architect: Ellin Goetz, ASLA
J. Roland Lieber, PA, Landscape Architects
399 Twelfth Avenue South
Naples, FL 33940
Telephone: 941/261-4007

Project Engineers: Frederick R. Barber, P.E.
Agnoli, Barber & Brundage
7400 Tamiami Trail North
Naples, FL 33963
Telephone: 941/597-3111

Owner’s Attorneys: Richard C. Grant, Esq.
Grant, Fridkin & Pearson, P.A.
5801 Pelican Bay Blvd., Ste. 400
Naples, FL 33963
Telephone: 941/514-1000
XII. Tabulation of Gross Acreage and Building Area

Total Area: 80,000 s.f.
Building Area: 4,000 s.f. or 2% of Property Area.

XIII. Utilities and Availability Thereof

Public utilities are available to the Property. The proposed utility construction will meet the requirements of Ch. 17-600 Florida Administrative Code as administered by FDEP as well as City of Naples Utility requirements.

XIV. Water Management

To be provided by and within the existing Naples Beach Hotel & Golf Club property. The proposed stormwater management system will meet the requirements of the SFWMD and the City of Naples drainage requirements.

XV. Development Schedule

The Owner expects to commence construction of the project by the fall of 1995 and to complete it within 90 days once commenced. Owner may, however, delay commencement until the fall of 1997.

XVI. Commonly Owned and Used Areas and Dedications

There are no proposed commonly owned areas and no proposed dedications planned.

XVII. Signage

Signage will be permitted in the location of the proposed signage as shown on the General Site Plan - Exhibit 3. Each sign may not be greater than nine (9) square feet in area.
SCHEDULE OF EXHIBITS

1. Tax Bill
2. Legal Description
3. General Site Plan
4. Vicinity map, existing conditions and adjacent zoning
5. Typical architectural elevations (See Supplemental Map Book 2)
## 1994 Collier County Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

**Assessed Value:** 4,001,275

### Mill Rate

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### Ad Valorem Taxes

- **County School - State School - Local City:** 5.6552
- **Dependent Water Hot., Indep. Special, Voter Appr. Debt:** 4.1800
- **4,1800:** 4210
- **1,684.53:** 2150
- **2,924.76:** 560.27
- **13,757.27:** 55,154.32

### Non-Ad Valorem Assessments

- **Property ID:** 13600040004
- **Legal Desc:** Naples Golf & Bch Club Golf Links Containing 104.13AC & That Portion of Vacated Golf Continued (Per Tax Roll - Page 2007)

**Combined Total:** 11/29/94 26 64 66 R 2266 DSC/FEN 4

ID #: RE 13600040004
$52,759.72 CK P-A-I-D

Guy L. Carlton
Collier County Tax Collector

See reverse side for further information

This area for tax collector's office use only
DESCRIPTION OF PROPOSED TENNIS COURT AREA

ALL THAT PART OF SECTION 33, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF UNIT NO. 1, COQUINA SANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 21 AND 22, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°00'00" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NINTH STREET (TAMMIAMI TRAIL - STATE ROAD 90) A DISTANCE OF 1123.11 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 90°00'00" WEST 90.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HERENIN BEING DESCRIBED; THENCE NORTH 76°07'30" WEST 14.87 FEET TO THE BEGINNING OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 815.51 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°45'00" AN ARC DISTANCE OF 394.97 FEET TO THE BEGINNING OF A REVERSE CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 435.51 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'29" AN ARC DISTANCE OF 96.47 FEET; THENCE SOUTH 01°11'00" EAST ALONG A NON-TANGENT LINE A DISTANCE OF 160.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH GOLF DRIVE (60 FOOT RIGHT-OF-WAY) AND THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS NORTH 01°11'00" WEST 595.51 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°41'29" AN ARC DISTANCE OF 131.91 FEET TO THE BEGINNING OF A REVERSE CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 655.51 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°45'00" AN ARC DISTANCE OF 317.48 FEET; THENCE SOUTH 76°07'30" EAST 19.39 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°36'51" AN ARC DISTANCE OF 34.23 FEET;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00°00'00"
WEST ALONG A NON-TANGENT LINE A DISTANCE OF 158.83 FEET TO THE
POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 1.85 ACRES OF LAND MORE OR LESS;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS

ARIOE R. ALVAREZ, P.L.S.  NO. 5358
### Curve Data

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### Section 33

TOWNSHIP 49 SOUTH
RANGE 25 EAST

PROPOSED TENNIS COURT AREA
(1.85 ACRES ±)

NORTHWELL R.O.W. LINE
SOUTH GOLF DRIVE
(60' R.O.W.)

### Notes

1. BEARINGS ARE BASED ON A SOUTHERLY LINE OF THE PLAT OF UNIT NO. 1 COQUINA SANDS (P.B. 3 PGS. 21 & 22) COLLIER COUNTY, FLORIDA AS BEING N 88°55'33"W.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. R.O.W. = RIGHT-OF-WAY
4. CURVE DIMENSIONS ARE AS FOLLOWS:
   - A = DELTA ANGLE, R = RADIUS, A = ARC DISTANCE, CH = CHORD DISTANCE
   - CHB = CHORD BEARING
5. P.O.B. = POINT OF BEGINNING
6. P.O.C. = POINT OF COMMENCEMENT

### Not a Survey

for:

NAPLES BEACH HOTEL AND GOLF CLUB

SKETCH AND DESCRIPTION OF PROPOSED TENNIS COURT AREA
PART OF SECTION 33, TOWNSHIP 49 SOUTH, RANGE 25 EAST,
COLLIER COUNTY, FLORIDA

AGNOLI BARBER & BRUNNAGE, INC.
Professional engineers, planners, & land surveyors
Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 33903 (239)349-0997
Lee County: Suite 101, 1525 Hendry Street, Fort Myers, FL 33901 (239)337-3111
Fax: (239)349-9977

bk: pg: date: JULY 7, 1995
scale: 1" = 100'
cogo #: 6889

LIMITS
project #: 6889
sheet #: 3 of 3
file #: 5211
EXHIBIT 4
General Vicinity Map

SCALE: 1" = 1000'

Gulf of Mexico

PAB Meeting 8/9/95
Petition #95-R10
I hereby certify that this page in the official records of the City of Naples was intentionally left blank.

[Signature]

Deputy City Clerk