

ORDINANCE NO. 92-6778

AN ORDINANCE APPROVING REZONE PETITION 92-R8, REZONING THE PROPERTY DESCRIBED HEREIN, FROM "R1-7.5", SINGLE FAMILY RESIDENCE, TO "PD", PLANNED DEVELOPMENT, ALLOWING FOR THE CONTINUATION OF AN EXISTING MOBILE HOME PARK AS A CONFORMING LAND USE; ESTABLISHING A SET OF DEVELOPMENT STANDARDS APPLICABLE TO THE MOBILE HOME PARK; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, Mrs. Darlene Stoneburner-Lofgren has submitted a request to rezone an 8.1 acre parcel of land, more particularly described herein, from "R1-7.5", Single Family Residence, to "PD", Planned Development, in order to accommodate up to 141 mobile homes and 31 Recreational vehicle spaces 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 the following described property is hereby rezoned from "R1-7.5", Single Family Residence, to "PD", Planned Development, in conformance with "General Site Plan, Naples Mobile Home Park", prepared by William C. McAnley and Associates dated July 1992 and the document "Naples Mobile Home Park A Planned Development" prepared by McAnley Ascher & Associates dated "Revised 1992":

The western 1/2 of Lot 86 Naples Improvement Company's Little Farms subdivision of the City of Naples recorded on Page 2 Book 2 of the Public Records of Collier County Florida.

SECTION 2. This rezoning is subject to the following conditions:

1. Utilization of the eastern lake for stormwater retention shall be reviewed and approved by the Natural Resources Manager and City Engineer.
2. Final dumpster locations shall be reviewed and approved by the City of Naples Solid Waste Division.

#92-6778

Anderson		Y
Herms		N
Korest	M	Y
Pennington	S	Y
Sullivan		Y
Van Arsdale		Y
Muenzer		N

(5-2)

M=Motion S=Second
Y=Yes N=No A=Absent

CITY OF NAPLES
REZONE TO PLANNED DEVELOPMENT PETITION

Date received 7/27/92

File Number 92-R8

Petitioner/Owner Darlene Stoneburner Lofgren

Address 2750 Gordon Drive, Naples, FL 33940 Phone N/A

Agent McAnly, Asher & Assoc., PA, 5101 E. Tamiami Tr., Ste. 202, Naples
Name, Address, and Telephone Number FL 33962 (813) 775-0721

Address/Location of Property Involved East of US 41 between 26th Avenue
North and 28th Avenue North

Legal Description of Property Involved Lots 1 & 2, Block B, Frank's
Subdivision, PB 3, Pg. 61, Public Records of Collier County, Florida

Existing Zoning "R1-7.5" Requested Zoning "PD"

Reason for request (proposed use) To establish a regulatory framework
for the existing Naples Mobile Home Park to comply with the City of
Naples Comprehensive Plan.

John Asher _____ Date 7/24/92
Signature of Petitioner _____
John P. Asher, P.E. (See attached Authorization)

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

NAPLES MOBILE HOME PARK

A

PLANNED DEVELOPMENT (PD)

PREPARED FOR:

DARLENE S. LOFGREN

PREPARED BY:

**McANLY, ASHER & ASSOCIATES, P.A.
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS
5101 EAST TAMiami TRAIL
SUITE 202
NAPLES, FLORIDA 33962**

**JULY 1992
(REVISED SEPTEMBER 1992)**

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EXHIBIT	TITLE
"A"	WARRANTY DEED
"B"	LETTER OF AUTHORIZATION
"C"	LOCATION MAP
"D"	GENERAL SITE PLAN
"E"	SPECIAL PURPOSE SURVEY

I. BACKGROUND INFORMATION

A. SHORT TITLE

This document shall hereforth be referred to as the "Naples Mobile Home Park Planned Development".

B. LEGAL DESCRIPTION

The lands to be governed by the Naples Mobile Home Park PD consists of real property located in the City of Naples, Florida, and legally described as follows:

The West half of Lot 86, Naples Improvement Company's Little Farms as recorded in Plat Book 2, Page 2, of the Public Records of Collier County, Florida;

Less and Except;

The West 280 feet of the North 199 feet of Lot 86 of the Plat thereof Naples Improvement Company's Little Farms as recorded in Plat Book 2, Page 2 of the Public Records of Collier County, Florida.

Less and Except;

The West 200 feet less the North 199 feet of Lot 86 of the Plat thereof, Naples Improvement Company's Little Farms as recorded in Plat Book 2, Page 2 of the Public Records of Collier County, Florida;

Containing 8.1 acres more or less. See Special Purpose Survey which is attached as Exhibit "E" hereto and made a part hereof.

C. PURPOSE

It is intended that the Naples Mobile Home Park PD will establish a regulatory framework incorporating mobile home/recreational vehicle land uses, development criteria, landscape screening, land use siting requirements and design standards which will be applied to any future improvements and, or alterations on the subject property in conformance with the City of Naples' Comprehensive Plan. The existing mobile home park will be compatible with the surrounding neighborhood through provision of screening standards. Traffic impacts on U.S. 41, from the Naples Mobile Home Park PD, the Blockbuster Plaza and motel land uses, will be effectively controlled through shared egress and ingress.

D. OWNER AND AGENT

The subject property is owned by Darlene S. Lofgren, as evidenced by the Warranty Deed, a copy of which is attached as Exhibit "A" hereto and made a part hereof. Darlene S. Lofgren has authorized the firm of McAnly, Asher and Associates, P.A. to act as her agent in submitting this Naples Mobile Home Park PD, with full power to act on her behalf under the Letter of Authorization dated June 9, 1992, a copy of which is attached as Exhibit "B" hereto and made a part hereof.

II. SITE INFORMATION

A. GROSS AREA AND PROPERTY DIMENSIONS

The subject property is a single parcel of land, generally rectangular shaped with dimensions of approximately 332 feet in the North - South directions, generally parallel to U.S. 41, and approximately 1,027 feet in the East - West directions, between and generally parallel with 26th. Avenue North, and 28th. Avenue North.

B. EXISTING CONDITIONS

The subject property is entirely developed with a mobile home park type land use. Although the majority of the 176 existing spaces are occupied with a variety of mobile and manufactured homes, motor homes and recreational vehicles occur both permanently and temporarily on some of the sites. Additionally, the subject property has several accessory uses and structures usually incidental to a mobile home park. Such uses and structures include laundry facilities, rest room facilities and recreational facilities composed of a picnic area, a social/recreational gazebo, shuffleboard courts and passive lake recreation opportunities.

The subject property is generally level, with little variation in natural topography. The property's only significant physical characteristic is a lake which is located along much of the east property boundary. The lake is generally maintained but in the early stages of eutrophication. It is anticipated that the lake will be utilized to satisfy some of the required improvements to the property's stormwater management system. A general site plan is attached as Exhibit "D" hereto and made a part hereof.

C. COMMON AREAS AND AGREEMENTS

Article III of the Naples Mobile Home Park Prospectus, as amended, or as may be amended, sets forth a description of recreational and other common facilities available to the residents of the park.

All residents of the Naples Mobile Home Park must agreed to adhere to the Rules and Regulations set forth in Article IX of the Naples Mobile Home Park Prospectus, as amended, or as may be amended.

D. GENERAL VICINITY

Over the past 50-60 years since the park was developed in the early 1930's, the area surrounding the subject property has evolved into a single family residential neighborhood, with the exception of lands to the west, which lie along Naples' primary North - South artery, U.S. 41. U.S. 41 is the primary commercial corridor in the Naples area, and is almost completely developed with a variety of office, retail, transient lodging and restaurant land uses. Specifically, a commercial retail plaza and hotel abut the subject property to the west. A Location Map is attached as Exhibit "C" hereto and made a part hereof.

III. GENERAL SITE DEVELOPMENT & PHYSICAL IMPROVEMENTS

A. TRAFFIC CIRCULATION AND DRIVEWAYS

Ingress and egress to the Naples Mobile Home Park is from U.S. 41 and 11th. Street North. Internal traffic circulation is efficiently controlled by a series of one-way and two-way drives. The key elements of access and traffic circulation are detailed below. Traffic information is incorporated as part of the general site plan attached as Exhibit "D" hereto and made a part hereof.

1. A driveway access for ingress and egress (at U.S. 41), shall be shared with the Blockbuster Plaza and Stoney's Courtyard Inn. The center line of the shared access shall be located approximately in the center of the existing middle, east-west drive of the subject property.
2. A driveway for ingress and egress is in existence at the terminus of 11th. Street North to provide access from 26th. Avenue North.
3. A driveway for emergency access is in existence east of the motel building at the northwest corner of the property for access from 28th. Avenue North.
4. Internal traffic circulation via 11 ± foot wide one-way drives and 20 ± foot wide two-way drives provide ingress and egress to each of the proposed 172 spaces.

B. WATER SERVICE

Water service to the subject property is provided by the City of Naples via the existing 6" water main located on the north side of 28th. Avenue North, and a 12" water main on the east side of U.S. 41. These connections utilize a 2¼" meter between spaces D-24 and D-25, and a 1½" meter off of U.S. 41 and are designed to service each of the 172 proposed spaces and provide fire protection.

No improvements are proposed to the existing water system.

C. SANITARY SEWER

The Naples Mobile Home Park's sanitary sewer service is provided by the City of Naples via 8" gravity sewer lines located along the north property line that flow west to east, and 8" gravity sewer lines that flow north to south located on the south side of the project between 10th. and 11th. Streets North, and east of 12th. Ct. North. The system is all gravity fed. The on-site gravity system consists of 6" and 4" sewer laterals laid at appropriate slopes with cleanouts where necessary.

No improvements are proposed to the existing sanitary sewage conveyance system.

D. STORMWATER MANAGEMENT

The existing site is generally flat with little topographic relief. The stormwater management system for the project consists of a combination of retention areas and rear yard swales along the project perimeter graded toward the existing lake. The City of Naples recently completed drainage improvements on 11th. Street North consisting of new catch basins and drainage culverts that connect to an existing off-site collection system. These improvements eliminated flooding in that area.

Based on observations after recent storm events, the project site experiences little, if any flooding. Standing water may exist for a short period of time in some cases, but does not create a significant nuisance. Since there would be little benefit compared to the costs involved, there are no major drainage improvements proposed.

It is proposed however, that additional retention areas and conveyance swales be created whenever possible. For instance, Exhibit "D" indicated proposed retention areas west of spaces C-5 and C-6, west of space A-1, and south of the southerly laundry and restroom facility. A conveyance swale/berm should be constructed along the north and south property lines to prevent runoff from leaving the property and to direct it east to the existing lake. This construction should take place in conjunction with the planting of the perimeter landscape screening.

E. PERIMETER SCREENING

The subject property features landscape screening around most of it's perimeter with the exception of the westerly and southerly boundaries. The commercial land use to the west, Blockbuster Plaza, has installed plant assemblages along it's easternmost property line, which will effectively screen the commercial use from the Naples Mobile Home Park PD. The southerly boundary will be further improved with plant assemblages, or a fence/wall constructed, that will effectively screen the Naples Mobile Home Park from the adjacent single family residential neighborhood. Such screening will, at a minimum, achieve the same average opacity standard as that existing along the northerly property boundary within two years of installation.

F. CLUBHOUSE/RECREATION FACILITIES

Although no new clubhouse or recreation facility construction is proposed currently, the property owner reserves the right to renovate, and or expand existing facilities, or construct new clubhouse/recreation facilities, subject to applicable permitting.

D. DIMENSIONAL STANDARDS

The following dimensional standards shall apply to all permitted and accessory uses in the Naples Mobile Home Park PD:

1. Minimum Site Area: Site area shall be no less than one thousand one hundred (1,100 SF) square feet per site.
2. Minimum Site Width: Site width shall be no less than twenty-four (24') feet.
3. Setbacks (for replacement or relocation of principal and accessory structures):

Principal Structures:

- a) Front Yard (to be measured from edge of pavement): Three (3') feet.
- b) Rear Yard (to be measured from project boundary): Five (5') feet.
- c) Minimum Principal Structure Separation: Any portion of a manufactured home, excluding the tongue, shall not be closer than ten (10') feet side to side, eight (8') feet end to side, or six (6') feet end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials that will provide a one-hour fire rating, or the structures are separated by a one-hour fire rated barrier. (Taken from NFPA 501A Standard for Firesafety Criteria for Manufactured Home Installations, Sites, and Communities 1987 Edition).

Accessory Structures:

Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials that do not support combustion, and provided that such buildings or structures are not less than three (3') feet from an accessory building or structure on an adjacent site. An accessory building or structure constructed of combustible materials shall not be located closer than five (5') feet from the site line of an adjoining site. (Taken from NFPA 501A Standard for Firesafety Criteria for Manufactured Home Installations, Sites, and Communities 1987 Edition).

E. MAXIMUM HEIGHT

No structure or other improvement shall exceed a maximum height of thirty-five (35') feet from average finished ground level. Exceptions to this requirement for usual appurtenances such as antennas may be provided for in applicable City Codes and Regulations.

F. SIGN REGULATION

All signage proposed after the adoption of this Naples Mobile Home Park PD shall be in compliance with the signage regulations for the City of Naples in force at the time the PD was approved.

G. REQUIRED FACILITIES FOR RECREATIONAL VEHICLE SPACES

1. Sanitary facilities, including flush toilets, and showers within walking distance from every recreational vehicle site, and as approved by the City of Naples Health Department. Lighting shall be provided in sanitary facilities at all times, and facilities shall be accessible to residents of the Naples Mobile Home Park at all times.
2. Potable water supply as approved by the City of Naples Health Department.
3. A trash container such as a dumpster shall be located in areas easily accessible and not obstructed by any unit site or other parking areas.
4. An enclosed space shall be accessible at all times where a portable fire extinguisher in operable condition and first aid equipment is available, and a telephone is available for public use.

H. SANITARY WASTE DISPOSAL

Every designated recreational vehicle site has a sanitary waste outlet, and therefore a central pump-out station is not required.

I. MOBILE HOME AND PARK TRAILER TIE DOWN REQUIREMENTS

Any owner of a mobile home or park trailer residing in the Naples Mobile Home Park shall secure their unit via tie-downs in accordance with Chapter 320.8325, Chapter 723.043, Florida Statutes, and Appendix H, Manufactured Homes Tie Down Standards, of the Southern Building Code, 1991 edition.

V. HURRICANE PREPAREDNESS

Collier County in general, including the City of Naples, are part of the Southwest Florida Special Hurricane District. The City of Naples follows the adopted provisions of the Collier County Natural Disaster Plan (Hurricanes), prepared by the Southwest Florida Regional Planning Council with guidance from the Collier County Emergency Management Department. This hurricane natural disaster plan for Collier County is optimistic in regard to the potential population demanding public hurricane evacuation shelter space. It is generally understood, that most people would go to public shelters as a last resort. However, assuming that all public evacuation shelters in the Category 3 Zone remain open, and 34.5 percent of the seasonal occupancy of the development prefer utilizing public evacuation shelters, the public shelter demand from the Naples Mobile Home Park is as follows:

	<u>July</u>	<u>November</u>
Demand (individuals):	55	98

Collier County's public evacuation shelter space is 89.5 percent deficient for storms occurring in July, and is 91.2 percent deficient for November storm occurrences. These individuals from the Naples Mobile Home Park which may require public shelter space have already been counted due to the existence of the mobile home park, and therefore, no increases in public shelter demand will result from the approval of this PD. Actually, the converse is true, public shelter demands will be decreased due to the reduction of sites from 176 to 172.

VI. AFFORDABLE HOUSING

Acknowledging that mobile homes and recreational vehicle may provide an appropriate low cost housing opportunity, the property owner has agreed to develop an accounting system to document resident income and housing costs with City Planning staff.

VII. CONFLICT

The standards and regulations contained in the Naples Mobile Home Park PD Document are to govern further improvement of the subject property. Conflicting standards in the City of Naples' Comprehensive Development Code are not applicable. Any applicable regulations, or definitions of words, or terms not defined in this Naples Mobile Home Park PD Document shall be as set forth in the City of Naples' Comprehensive Development Code at the time of the adoption of this PD Document.

WARRANTY DEED

THIS INDENTURE, made this 11th day of March, 1992, Between DARLENE STONEBURNER LOFGREN f/k/a DARLENE M. STONEBURNER, whose post office address is 2750 Gordon Drive, Naples, Florida 33940, GRANTOR, and DARLENE STONEBURNER LOFGREN, as Trustee of the DARLENE STONEBURNER LOFGREN REVOCABLE TRUST DATED MARCH 10, 1992, with full power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property hereinafter described, whose post office address is 2750 Gordon Drive, Naples, Florida 33940, GRANTEE.

WITNESSETH:

That said GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE, and GRANTEE's heirs and assigns forever, an undivided one-half interest in and to the following described land, situate, lying and being in Collier County, Florida, to-wit:

Lots 1 and 2, Block B, FRANK'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, at Page 61, of the Public Records of Collier County, Florida.

PROPERTY I.D. NUMBERS: 08131120000
08131160002
08131200001

THIS IS NOT AND HAS NEVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR. THE GRANTOR RESIDES AT 2750 GORDON DRIVE, NAPLES, FLORIDA 33940.

Subject to real estate taxes for 1992; zoning and use restrictions imposed by governmental authority; restrictions and easements common to the subdivision; and outstanding oil, gas and mineral interests of record, if any.

And said GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

GRANTOR and GRANTEE are used for singular or plural as context requires.

IN WITNESS WHEREOF, GRANTOR has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Katherine M. Randoan
Witness #1

Katherine M. Randoan
Printed Name of Witness #1

Margaret Sullivan
Witness #2

MARGARET SULLIVAN
Printed Name of Witness #2

Darlene Stoneburner Lofgren
DARLENE STONEBURNER LOFGREN
f/k/a DARLENE M. STONEBURNER

STATE OF FLORIDA

COUNTY OF COLLIER

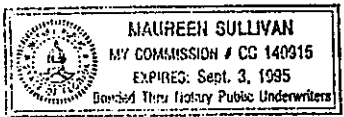
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared DARLENE M. STONEBURNER, who is (personally known to me to be the person described in or who produced the type of identification provided) and who (did or did not) take an oath and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of March, 1992.

License
Type of Identification Provided

My Commission Expires:

Maureen Sullivan
Notary Public
State of Florida



Maureen Sullivan
Printed Name of Notary Public

CG 140915
Notary's Commission Number,

THIS INSTRUMENT PREPARED WITHOUT OPINION BY:
Pamela S. Mac'Kie, Esquire
CUMMINGS & LOCKWOOD
3001 Tamiami Trail North
Naples, Florida 33940
(813) 262-8311

29303

LETTER OF AUTHORIZATION

April 16, 1992

McAnly, Asher & Associates, P.A.
5101 East Tamiami Trail, Suite 202
Naples, Florida 33962

To Whom It May Concern:

Please be advised that authorization is hereby given to McAnly, Asher & Associates, P.A. to act as agent for Darlene S. Lofgren, property owner, in all actions relating to the rezoning of the Naples Mobile Home Park property. Furthermore, the undersigned is aware of and concurs with the development intent set forth in the Planned Development Rezoning Application for approximately 8.1 acres of land in a portion of Section 27, Township 49 South, Range 25 East, all lying in the City of Naples, Collier County, Florida.

By: Darlene S. Lofgren
Darlene S. Lofgren, Property Owner

Witness my hand and seal this 9th day
of June, 1992.

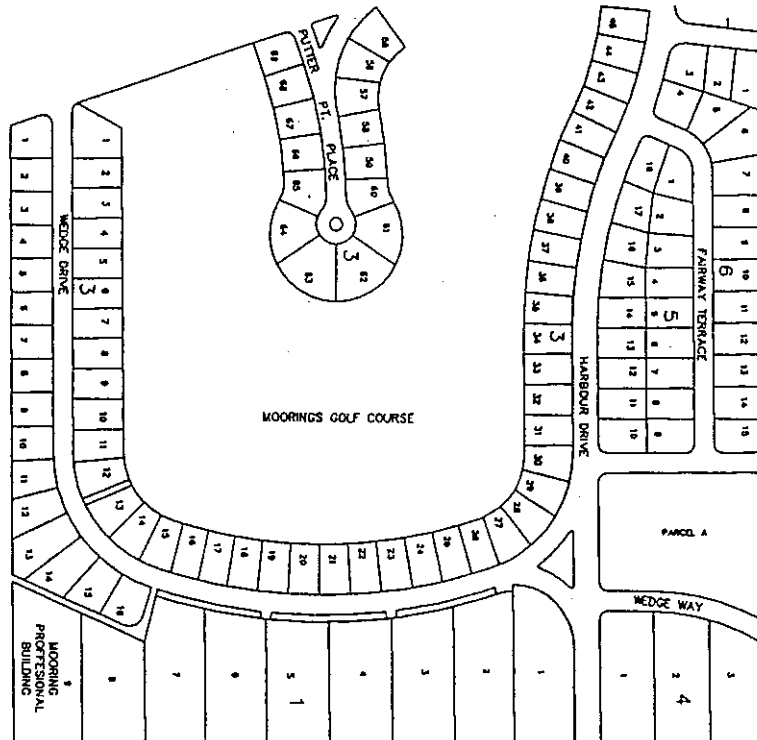
Lucan Rose

Notary Public

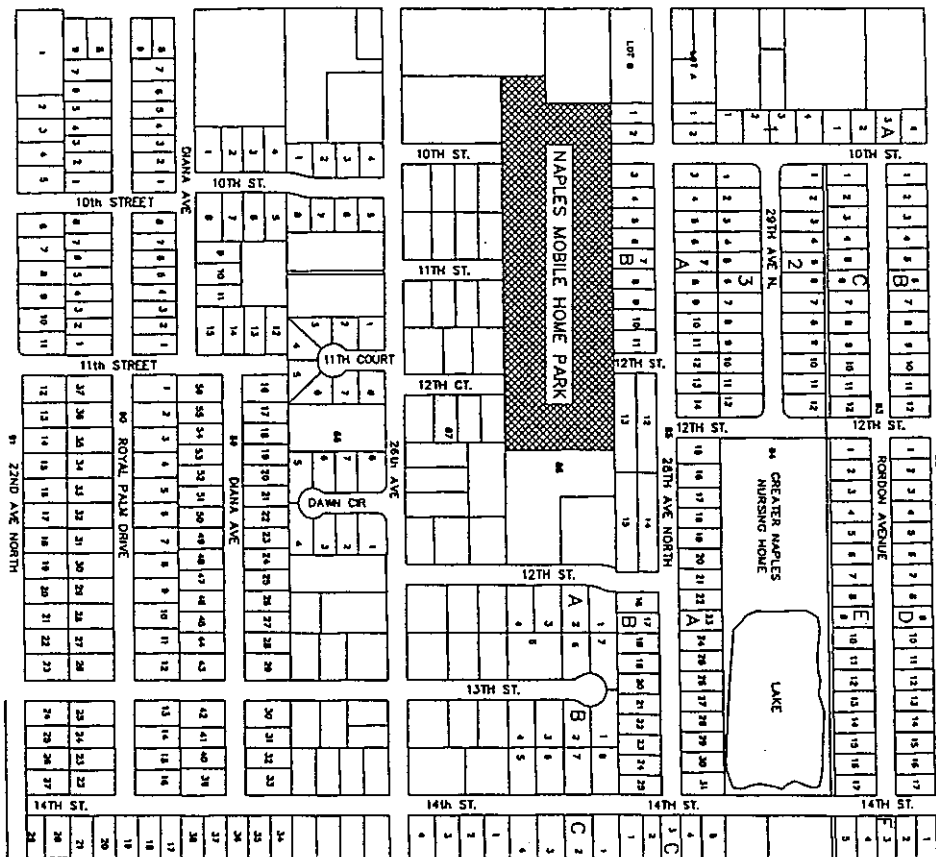
My Commission Expires:

NOTARY PUBLIC; STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPTEMBER 26, 1994
BONDED THRU AGENT'S NOTARY BROKERAGE

EXHIBIT "B"



U.S. 41 - TAMiami TRAIL NORTH



CR 851 COOLETTE ROAD

DESCRIPTION: EXHIBIT "C"
LOCATION MAP
 NAPLES MOBILE HOME PARK
 CITY OF NAPLES, COLLIER COUNTY, FLORIDA
 SECT 27, TNSHP 49 S, RNG 25 E

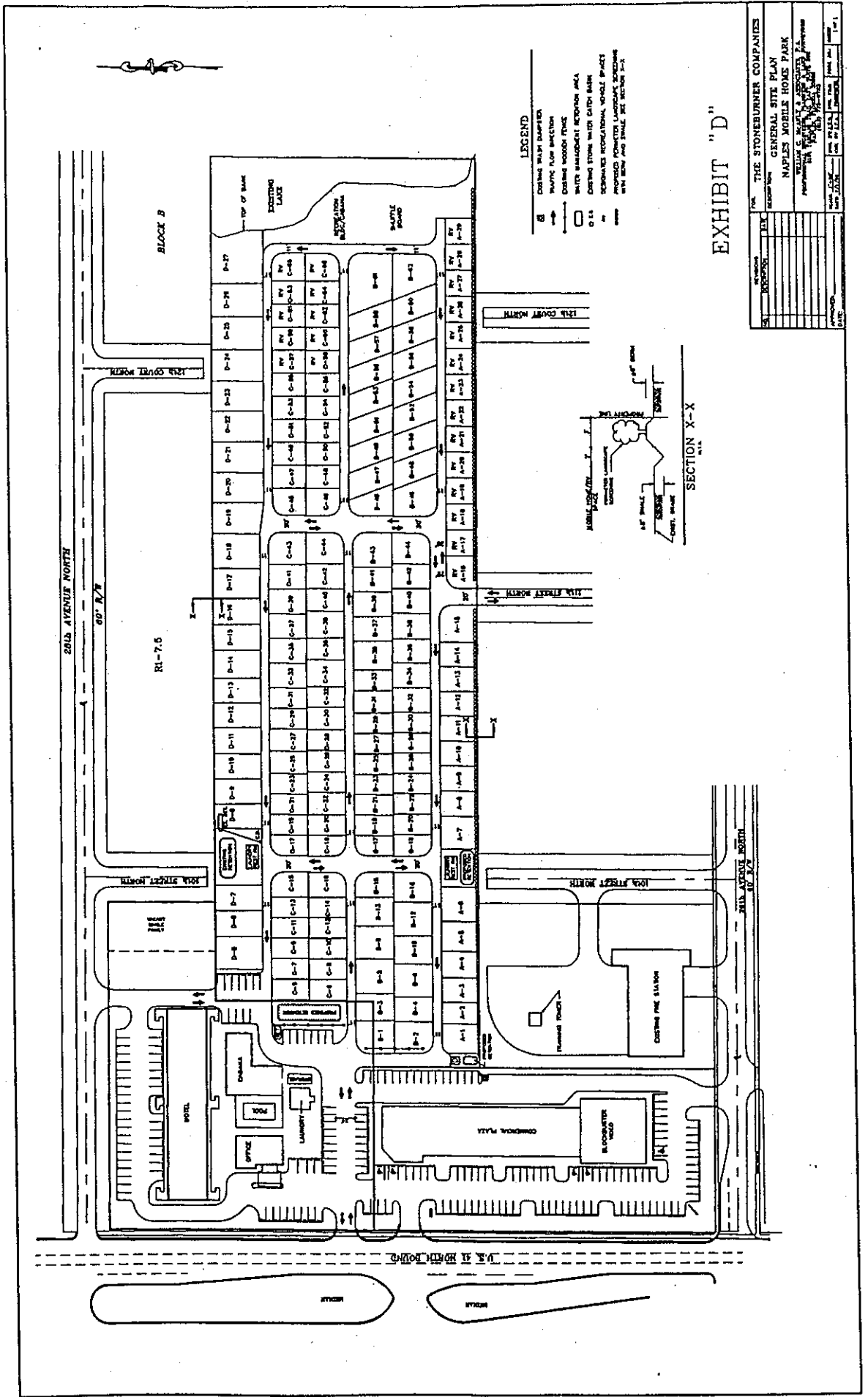
McANLY, ASHER & ASSOCIATES, P.A.
 PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS
 5101 TAMiami TRAIL EAST, SUITE 202
 NAPLES, FLORIDA 33962
 (813) 775-0723

SCALE: N.T.S.
 DATE: 7/7/92

DWN. BY: J.P.A.
 CHK. BY: J.P.A.

DWG. FILE: NMHPLOC

SHEET 1 OF 1



LEGEND

- ▬ EXISTING WALL SECTION
- ▬ WATER FLOW SECTION
- ▬ WATER TREATMENT SECTION
- ▬ RECREATION AREA SECTION
- ▬ EXISTING STONE WITH CATCH BASIN
- ▬ EXISTING RECREATIONAL WOODS SECTION
- ▬ EXISTING WOODS SECTION
- ▬ EXISTING FENCE SECTION

SECTION X-X

EXHIBIT "D"

DATE	BY	FOR
12/15/55	J. H. STONEBURNER	THE STONEBURNER COMPANIES
GENERAL SITE PLAN		
NAPLES MOBILE HOME PARK		
NAPLES, FLORIDA		
APPROVED	DATE	BY
DRAWN BY: J. H. STONEBURNER		
SCALE: AS SHOWN		