

ORDINANCE 96-7777

AN ORDINANCE GRANTING REZONE PETITION 96-R4, IN ORDER TO REZONE THE PROPERTY ON THE NORTH SIDE OF 7TH AVENUE SOUTH AND BETWEEN 9TH STREET SOUTH AND 10TH STREET SOUTH FROM R3T-12 "RESIDENCE DISTRICT" TO PD "PLANNED DEVELOPMENT"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the petitioner has requested to rezone the subject property from R3T-12 "Residence District" to PD "Planned Development" in order to accommodate the development of a 61-unit transient lodging facility; 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 6 to 0 that Rezone Petition 96-R4 be denied; however

WHEREAS, after considering the negative recommendation of the Planning Advisory Board and providing the petitioner an opportunity to speak, the City Council finds 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-R4 is hereby granted, in order to rezone the property on the north side of 7th Avenue South between 9th Street South and 10th Street South from R3T-12 "Residence District" to PD "Planned Development" in order to permit the development of a 61-unit transient lodging facility, said property more particularly described as:

Lots 13-24 of Block 14, Tier 10, Plat of Naples, as recorded in OR 1590, page 564, and OR 1734, pages 456-457, of the Public Records of Collier County, Florida.

Section 2. That all development on this property shall be in accordance with the PD document, and the plans submitted by Boughton Architects Inc., attached hereto and incorporated herein.

Section 3. That this approval is subject to the following conditions:

1. The existing residence on the property may be retained at the owner's discretion. Lot coverage for the property, exclusive of the existing residence, shall be limited to 24%.
2. Two parking spaces on the east side of the east parking lot shall be replaced with a landscape island.
3. A minimum of one parking space per guest unit shall be provided on site.
4. If parking problems arise, the landscape island in the east parking lot shall be removed to accommodate additional parking spaces.
5. A landscape plan shall be submitted to the Planning Advisory Board for final review and approval.
6. Use of the single-family residence will be limited guests of the hotel. The residence may not be used for long-term residential rental or commercial uses not associated with the hotel.
7. A sign plan shall be submitted to the Planning Director for review and approval; signage shall be of a similar size and

type as permitted for multifamily properties.

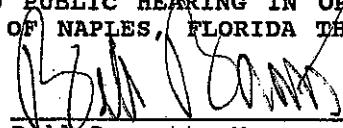
8. All utilities servicing the property shall be located underground.

Section 4. That the Zoning Atlas of the City of Naples shall be amended to reflect said rezoning.

Section 5. This ordinance shall take effect immediately upon adoption at second reading.

APPROVED AT FIRST READING THIS 7TH DAY OF AUGUST, 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 21ST DAY OF AUGUST, 1996.



Bill Barnett, Mayor

Attest:


Tara A. Norman, City Clerk
M:\REF\COUNCIL\ORD\96-7777

Approved as to form and legality:


Maria J. Chiaro, City Attorney

For the plans noted as attached, see Supplemental Map Drawer 3.

**PLANNED DEVELOPMENT DOCUMENT
FOR OLDE NAPLES GRAND HOTEL**

General:

Olde Naples Grand Hotel is primarily oriented to serve the leisure/business traveler with limited guest service facilities. Guest rooms include comfortable sitting areas and large work desks.

Permitted Uses:

Hotel with 61 guest rooms; and accessory uses and structures/spaces which are incidental to and customarily associated with the permitted uses. Outside advertising of guest service facilities is not permitted. Existing structure will be for accessory uses to the hotel.

Minimum Floor Area:

300 square feet per individual guest room.

Maximum Floor Area:

Meeting Room - 500 square feet.
Lobby and Reception Area - As shown.

Maximum Height:

35 feet as measured from finished floor elevation to mid point of the roof, not to exceed three stories.

Approximate setbacks from property lines to proposed enclosed building:

West - 126 Feet
East - 68 Feet
South - 25 Feet to Porte-cochere; 44 Feet to Building
North - 23 Feet

Existing building is not being moved and does not currently meet setbacks of R3T-12.

Minimum Off-Street Parking Requirements:

Parking spaces provided: 67 (on site)
13 (street)
80 total or 1.3 per guest room which includes two loading spaces.

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**Planned Development Documents for
Olde Naples Grand Hotel
Page 2**

Signage:

One sign on Southwest corner and one sign on Southeast corner of property as generally depicted on site plan, directional signs, and one exterior wall sign.

Landscape Buffer:

As shown on Plan.

Lot Coverage (Excluding existing building):

23.9%

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Inventory of Motels/Hotels City of Naples

Existing Properties:

Name	Address	Units
Beachcomber Club	290 5th Ave. S.	69
Best Western Buccaneer Inn	2329 9th St. N.	80
Blue Marlin Apartments	512 4th Ave. S.	6
Caribbean Apartments	499 11th St. S.	8
Comfort Inn	1221 5th Ave. S.	*101
Cove Inn	1191 8th St. S.	102
The Deauville	266 3rd Ave. S.	7
Edgewater	1901 Gulf Shore Blvd. N.	125
Flamingo Apartments & Motel	383 6th Ave. S.	11
Garden Villa	495 3rd Ave. S.	4
Gondolier Apartments	407 8th Ave. S.	8
Hampton Inn	3210 Tamiami Trail N.	107
Holiday Inn	1100 9th St. N.	137
Howard Johnson	221 9th St. S.	100
Inn of Naples	4055 Tamiami Trail N.	*64
Janus Apartments	494 3rd Ave. S.	7
Linda Apartments	249 4th Ave. S.	6
Mahalo Apartments	441 8th Ave. S.	8
Mariner Motel	1295 Gulf Shore Blvd. S.	49
Naples Beach Club	851 Gulf Shore Blvd. N.	325
Naples Motor Lodge	250 9th St. S.	*21
Neptune Apartments	651 3rd St. S.	21
Park Shore Resort	4535 Tamiami Trail N.	118
Quality Inn Gulf Coast	2555 Tamiami Trail N.	122
Royal Palm Motel	70 Tamiami Trail N.	20
Sea Crest Apartment Motel	175 5th Ave. S.	14

Sea Horse Lodge	526 2nd St. S.	5
Sea Shell Motel	82 9th St. S.	30
Sea Court Inn	40 9th St. N.	30
Seawind	3123 7th Ave. S.	5
Southernaire Apartments	546 3rd Ave. S.	5
Stoney's Courtyard Inn	2630 Tamiami Trail	76
Tarpon Apartments	242 3rd Ave. S.	4
Tides Motor Inn	1801 Gulf Shore Blvd. N.	36
Trails End Motel	309 9th St. S.	49
Tropical Apartments & Motel	745 4th Ave. S.	9
Tropics in Old Naples	373 8th Ave. S.	60
Wellesley Inn	1555 5th Ave. S.	106
Total:		<hr/> 2055

**Approved for additional units*

Approved Properties/Under Construction:

Name	Address	Units
Inn of Naples	4055 Tamiami Trail N.	36
Naples Motor Lodge	250 9th St. S.	13
Marriott Courtyard Inn	Tamiami Trail N.	100
Comfort Inn	1221 5th Ave. S.	3
Wingate Inn	Tamiami Trail N.	N/A
Total:		<hr/> 152