AN ORDINANCE REZONING PROPERTY LOCATED IMMEDIATELY SOUTH OF 20TH AVENUE SOUTH BETWEEN GORDON DRIVE AND THE GULF OF MEXICO AND NORTH OF AN ABUTTING PUBLIC BEACHWALK, MORE PARTICULARLY DESCRIBED HEREIN, FROM "RL-E", "RL-15", AND "RL-10" SINGLE-FAMILY RESIDENTIAL TO "PD" PLANNED DEVELOPMENT DESIGNATED FOR SINGLE FAMILY RESIDENTIAL LAND USE; DIRECTING THAT THE ZONING ATLAS OF THE CITY BE AMENDED ACCORDINGLY; AND PROVIDING AN EFFECTIVE DATE, PURPOSE: TO REZONE SAID PROPERTY AT THE REQUEST OF THE PROPERTY OWNER IN ORDER TO DEVELOP THE PROPERTY INTO A NINE-LOT SUBDIVISION.

WHEREAS, following a public hearing, the Planning Advisory Board has recommended approval of the petition of 2032 Associates and Palmer Communications, Inc., to rezone the herein described property; and

WHEREAS, after considering the recommendation of the Planning Advisory Board and City staff and comments of interested parties, the City Council has determined that the petition should be approved as provided herein;

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 "RL-E", "RL-15", and "RL-10" Single-Family Residential to "PD" Planned Development designated for single family residential land use:

All of Block 7, Mettgrove Subdivision

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

SECTION 3. This ordinance shall take effect immediately upon adoption at second reading.

APPROVED AT FIRST READING THIS 19TH DAY OF DECEMBER, 1984.


Stanley R. Billick
Mayor

Janet Cason
City Clerk

APPROVED AS TO FORM AND LEGALITY BY

David W. Rynders, City Attorney

<table>
<thead>
<tr>
<th>Reading 1st</th>
<th>Reading 2nd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council Members</td>
<td>Council Members</td>
</tr>
<tr>
<td>Anderson</td>
<td>Anderson</td>
</tr>
<tr>
<td>Barnett</td>
<td>Barnett</td>
</tr>
<tr>
<td>Bledsoe</td>
<td>Bledsoe</td>
</tr>
<tr>
<td>Richardson</td>
<td>Richardson</td>
</tr>
<tr>
<td>Schoener</td>
<td>Schoener</td>
</tr>
<tr>
<td>Wood</td>
<td>Wood</td>
</tr>
<tr>
<td>Billick (7-0)</td>
<td>Billick (7-0)</td>
</tr>
</tbody>
</table>
P.D. DEVELOPMENT STANDARDS

A. District Purpose: This is a single-family residence district.

B. Uses Permitted: No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:
   (1) Single family residences
   (2) Accessory structures which are incidental to and customarily associated with the uses permitted in this district.
   (3) Entry gate houses, flanking a vehicular entry/exit gate, are permitted as shown on the approved Preliminary Subdivision Plan.

C. Special Exceptions: None

D. Minimum Lot Area: As shown on the approved Preliminary Subdivision Plan.

E. Minimum Lot Width: As shown on the approved Preliminary Subdivision Plan.

F. Minimum Residence Setbacks: As shown on the approved Preliminary Subdivision Plan.

G. Minimum Floor Area: 1 story - 2,000 square feet, 2 story - 3,000 square feet.

H. Maximum Height: 30 feet, maximum of two stories.

I. Minimum Off-Street Parking: Two (2) spaces per residence, located within the permitted building area.

J. Maximum Lot Coverage by All Buildings: None, except all buildings must meet minimum setback requirements.

K. Residence Driveway Locations: No new residence drives shall connect to 20th Avenue South. When development of Gulf Shore Court Subdivision is complete, the existing drives which connect to 20th Avenue South shall be removed.

L. Walls and/or Hedges: The perimeter wall and/or hedge within the easement shown on the approved Preliminary Subdivision Plan shall not exceed 6 feet in height.

ON SUBDIVISION PLAN

Lot 2,3,4,5

- Front 40'
- Side 15'
- Rear 30'
- Rear (Reduced Pool) 15'

Lots 6,7,8

- Front 40'
- Side 15'
- Rear 25'
BACKGROUND INFORMATION DOCUMENT

GULF SHORE COURT

REZONE PETITION

AND

PRELIMINARY SUBDIVISION PLAN

This 6.13 acre property is the entirety of Block 7, Mettogrove Subdivision, which was platted in 1926. The block extends some 850 feet from Gordon Drive to the Gulf of Mexico. It is bounded on the north by 20th Avenue South and on the south by a public beach walk which extends from Gordon Drive to the beach. The other six blocks of this old seven block subdivision have long since been replatted and are developed in a quite different form than is indicated by the original plat. Three residences are located on the property at present: a beachfront residence (and guest house) in the northwest corner of the property; a residence which lies just east of the beachfront residence; and a residence at the corner of 20th Avenue South and Gulf Shore Boulevard. Driveways to each of these residences enter from 20th Avenue South.

The property is at present divided into three zoning districts: the southerly 150 feet is zoned R1-E; the northerly area R1-15, and the northeasterly area R1-10. The City's Comprehensive Plan indicates that the entire area should be utilized for low density residential development. The pattern of existing zoning will accommodate ten homesites: two would be zoned R1-E, three R1-15, and five R1-10. Eight of the lots permitted by existing zoning would be accessible via 20th Avenue South, with the other two being accessible via Gordon Drive. An exhibit which indicates the manner in which the existing zoning will accommodate the above described ten residential lots is attached.

In order to create a more logical pattern of homesites than can be developed under existing zoning, a nine lot subdivision plan has been prepared and is being submitted for formal city consideration. The plan for the nine lot
Gulf Shore Court Subdivision provides access to each of the lots via a private drive which will extend into the property from Gordon Drive. The driveway now serving the existing beachfront home in the northwest corner of the property will be relocated and connected to the private drive. The other two existing residences and their existing drives will be removed and replaced with new residences. When development is complete, no driveways will connect with 20th Avenue South. A wall and/or hedge will wrap around the 20th Avenue South, Gordon Drive, and beachwalk borders of the block. An ornamental entry drive feature will be developed and an electronically actuated entry/exit gate installed in the private drive near its intersection with Gordon Drive. The existing beachfront residence site will be enlarged and an additional beachfront residence site established. Both of the beachfront sites will exceed the R1-E Estates 67,500 square feet minimum area requirement. The other seven homesites will range in size from 15,000 square feet to 19,000 square feet. A pedestrian access easement for Gulf Shore Court residents will extend from the cul-de-sac at the end of the private drive to the public beachwalk.
REQUIRED G.D.S.P. APPLICATION INFORMATION

1. Proof of ownership: See letter from Attorney Tim Hains


3. Legal Description: Block 7, Mettogrove Subdivision, as recorded in Plat Book 1, Page 45, Collier County, Florida.

3.1. Covenants existing and proposed: Approval of planned residential structures by the subdivider or his assign will be required; a homeowners association will be established with mandatory membership in the association by all Gulf Shore Court property owners; contributions to the maintenance of all common homeowners association property will be a requirement of all property owners.

4. General vicinity map: See the preliminary subdivision plan.

5. Existing conditions map: See the preliminary subdivision plan.

6. General site plan: See the preliminary subdivision plan.

6.1. Typical architectural elevations: not applicable for private single family residences.

7. Traffic circulation plan: See the preliminary subdivision plan.

8. (a) Developer/land owner: 2032 Associates
   
   715 Tenth Street South
   Naples, Florida 33940
   262-4164

   Palmer Communications, Inc.
   333 Eighth Street South
   Naples, Florida 33940
   263-6590


   715 Tenth Street South
   Naples, Florida 33940
   262-4164
Engineer/Surveyor: Wilson, Miller, Barton, Soll & Peek, Inc.
1383 North Airport Road
Naples, Florida 33942
775-1124

8. (b) 6.13 gross acres; nine single family dwelling units; 1.46 dwelling units per acre.
8. (c) Not applicable
8. (d) Site coverage will not be determined until the nine individual homes are planned.
8. (e) This site will be served by all municipal utilities.
8. (f) See the attached statement from the project engineer.
8. (g) Basic land improvements will be initiated in early 1985 with the land improvement activity being complete by mid-1985. Individual residence construction dates are indeterminate.
8. (h) See the preliminary subdivision plan.
8. (i) The perimeter hedge and/or wall; the entry gate and gatehouse feature; and the landscaped islands within the private drive right-of-way will be commonly owned and maintained by the Gulf Shore Court property owners association.
8. (j) No areas are planned for public purposes, although the privately owned sand beach area between the existing seawall and the waters of the Gulf of Mexico have been and will continue to be informally utilized by the public.