

The First Presbyterian Church of Naples

REZONE TO PLANNED DEVELOPMENT and GENERAL
DEVELOPMENT AND SITE PLAN REVIEW (Conceptual)

Prepared for:
The First Presbyterian Church of Naples, Inc.

Prepared by:
WilsonMiller, Inc.
Wilson Professional Center, Suite 200
3200 Bailey Lane
Naples, FL 34105

Date of Submittal: July 9, 1999
City Ordinance: _____

TABLE OF CONTENTS

Section I	Project Team
Section II	General Project Description
Section III	Planned Development Standards
Section IV	Development Criteria and Standards
Exhibit A	General Vicinity Map
Exhibit B	Existing Conditions Map
Exhibit C	General Site Plan
Exhibit D	Typical Architectural Elevations
Exhibit E	Parking Location Map and Agreements

SECTION I
PROJECT TEAM

Owner/Petitioner	First Presbyterian Church of Naples, Inc. William L. Barton, Chairman Building Committee Mr. Franklin Ellis, President 250 6 th Street N. Naples, FL 34102 941/262-1311 941/262-1275 (fax)
Agent/Planning/Engineering	Wilson, Miller, Barton & Peek, Inc. Wayne Arnold, AICP, Planning Manager 3200 Bailey Lane, Suite 200 Naples, FL 34105 941/649-4040 941/643-5716 (fax)
Agent/Architect	Dyehouse, Geshay & Comeriato Architect John Geshay, AIA 999 5 th Ave. Pkwy Naples, FL 34102 941/434-5455 941/434-5736 (fax)

The First Presbyterian Church of Naples

REZONE TO PLANNED DEVELOPMENT and GENERAL
DEVELOPMENT AND SITE PLAN REVIEW (Conceptual)

Prepared for:
The First Presbyterian Church of Naples, Inc.

Prepared by:
WilsonMiller, Inc.
Wilson Professional Center, Suite 200
3200 Bailey Lane
Naples, FL 34105

Date of Submittal: July 9, 1999
City Ordinance: _____

SECTION I
PROJECT TEAM

Owner/Petitioner

First Presbyterian Church of Naples, Inc.
William L. Barton, Chairman Building Committee
Mr. Franklin Ellis, President
250 6th Street N.
Naples, FL 34102
941/262-1311
941/262-1275 (fax)

Agent/Planning/Engineering

Wilson, Miller, Barton & Peek, Inc.
Wayne Arnold, AICP, Planning Manager
3200 Bailey Lane, Suite 200
Naples, FL 34105
941/649-4040
941/643-5716 (fax)

Agent/Architect

Dyehouse, Geshay & Comeriato Architect
John Geshay, AIA
999 5th Ave. Pkwy
Naples, FL 34102
941/434-5455
941/434-5736 (fax)

- B. First Presbyterian Church of Naples proposes to modernize the structure and expand the church facilities. A conceptual site plan is attached as Exhibit C. Prior to construction, a specific site plan will be submitted for approval by the Naples Planning Advisory Board.

2.6 UTILITIES

- A. Water and Sewer service for the project is availability and will be provided by the City of Naples. The proposed sanitary sewer system will connect into the existing 8" gravity collection system located in the alley between 2nd Avenue South and 3rd Avenue South. The proposed potable water system will be connected into the existing 2" water main located in the alley between 2nd Avenue South and 3rd Avenue South.
- B. The overhead power lines will be buried.

2.7 BASIC WATER MANAGEMENT STRATEGY

The excess storm water run-off generated within the site will be captured and conveyed by inlet structures, pipes, and swales to a water quality detention system. The run-off will undergo treatment through detention as required by the South Florida Water Management District. Following the proposed water quality treatment and volume detention, the system will mimic the historical, pre-developed drainage pattern by discharging in to the City of Naples storm sewer system.

2.8 DEVELOPMENT SCHEDULE

The project is planned to be constructed in one phase. It is anticipated that construction will commence on or about March 27, 2000, with approximately a ten month construction period.

The First Presbyterian Church proposal increases the existing open/green space by 8.5%. The court-yard concept is retained and enhanced.

Policy 1-9: Signage shall be provided in accordance with the Code of Ordinances. Sign plans for all complexes are to be filed with the City. Monument ground signs are encourage rather than pole signs. Smaller signs and fewer signs than permitted by the Code of Ordinances are preferred in most circumstances.

The First Presbyterian Church signage will be in accordance with the City of Naples Code of Ordinances.

Policy 1-10: Lighting shall be provided in an aesthetically pleasing manner with illumination levels compatible with adjacent areas and designed to ensure safe movement of pedestrian and vehicular traffic and promote security and crime prevention.

The First Presbyterian Church lighting will be aesthetically pleasing, compatible with the adjacent areas and designed to ensure the safe movement of pedestrians and vehicles.

Policy 1-12: Dumpsters and mechanical equipment shall be effectively screened from street view and adjacent residential property.

Landscape buffering will ensure that garbage dumpsters and mechanical equipment at the First Presbyterian Church will be effectively screened from view.

Policy 5-2: Development shall be consistent with standards for subdivisions, signs, and stormwater management.

The First Presbyterian Church will be developed in accordance with required applicable standards.

Policy 6-2: Encourage private preservation and renovation of historically significant structures.

The First Presbyterian Church has been established in its current location since 1952. It is a significant landmark in the neighborhood. The proposed improvements will continue its viability and enhance the structure and its character.

3.3 The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.

SECTION IV

DEVELOPMENT CRITERIA AND STANDARDS

4.1 **Permitted Principal Uses:** 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:

- A. Churches, up to 54,000 SF
- B. Recreation areas including gazebos, and uses including community organization meetings

4.2 **Permitted Accessory Uses:** Accessory uses and structures which are incidental and customarily associated with the above permitted use as follows:

- A. Chapel
- B. Memorial Garden
- C. Child care/pre-school
- D. Storage facilities, up to 250 SF
- E. Live musical performances and recitals
- F. Parking lots and carports
- G. Landscape buffers
- H. Signage, including internal directional signage
- I. Water management facilities
- J. Accessory uses and structures which are incidental to and customarily associated with the permitted uses listed above.

4.3 **Minimum Yards**

Principal and Accessory Structures

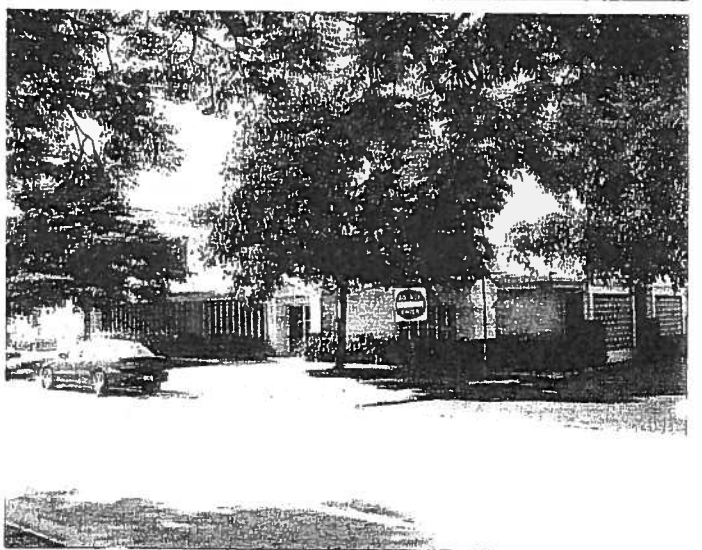
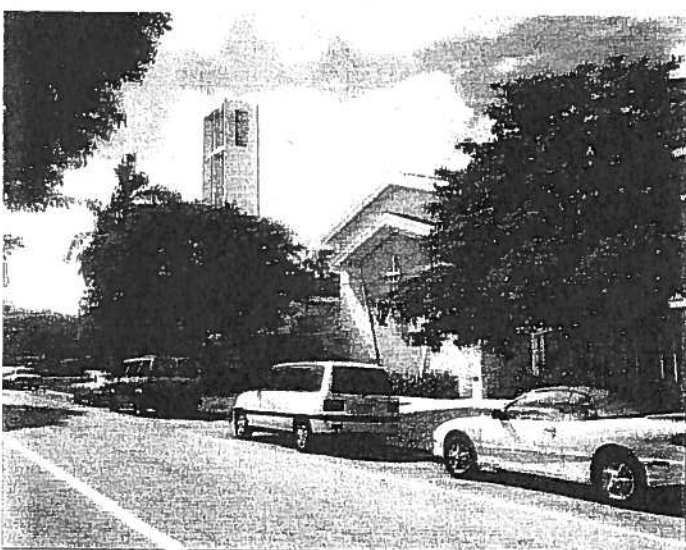
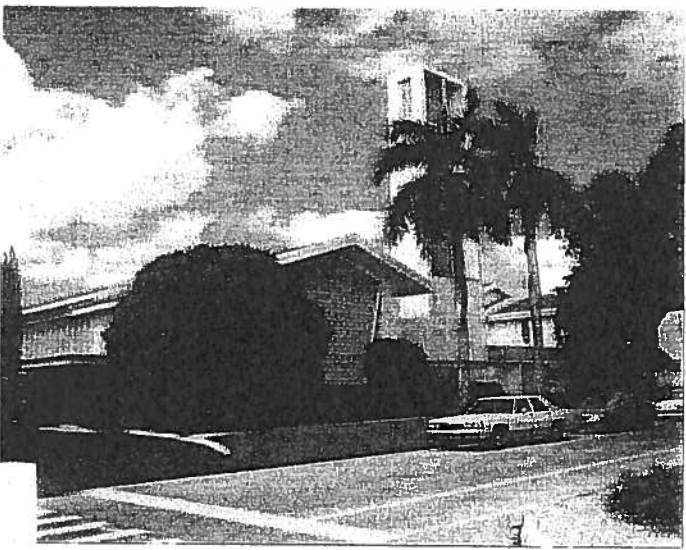
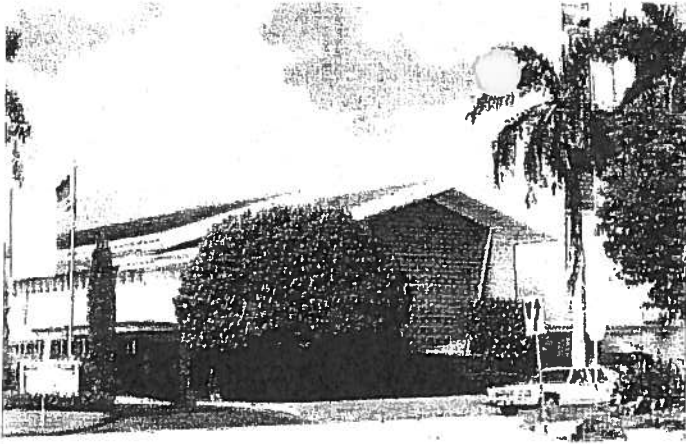
- A. Front yard 15 feet
- B. Side yard 10 feet
- C. Rear yard 25 feet
- D. Principal and accessory uses, which are not structures, may encroach in yard areas.

4.4 **Maximum Building Height**

- A. Building 35 feet
- B. Sanctuary lantern 44 feet
- C. Church Spire 72 feet

Building height shall be defined as the measurement from the required minimum first finished floor elevation to the mid point of the roof.

4.5 **Maximum Lot Coverage:** Shall not exceed 45 percent





FIRST PRESBYTERIAN CHURCH

LOCATION MAP

EXHIBIT A

Number: 01-FL-12020119
 SEC: TWP ROC
 Designated by: CMR/1278
 Drawn by: CMR/1278
 Checked by:
 Approved by:
 Date: 7-1-99
 Scale: AS SHOWN
 P#: N1060-002-000
 File #: 00160-01

WilsonMiller

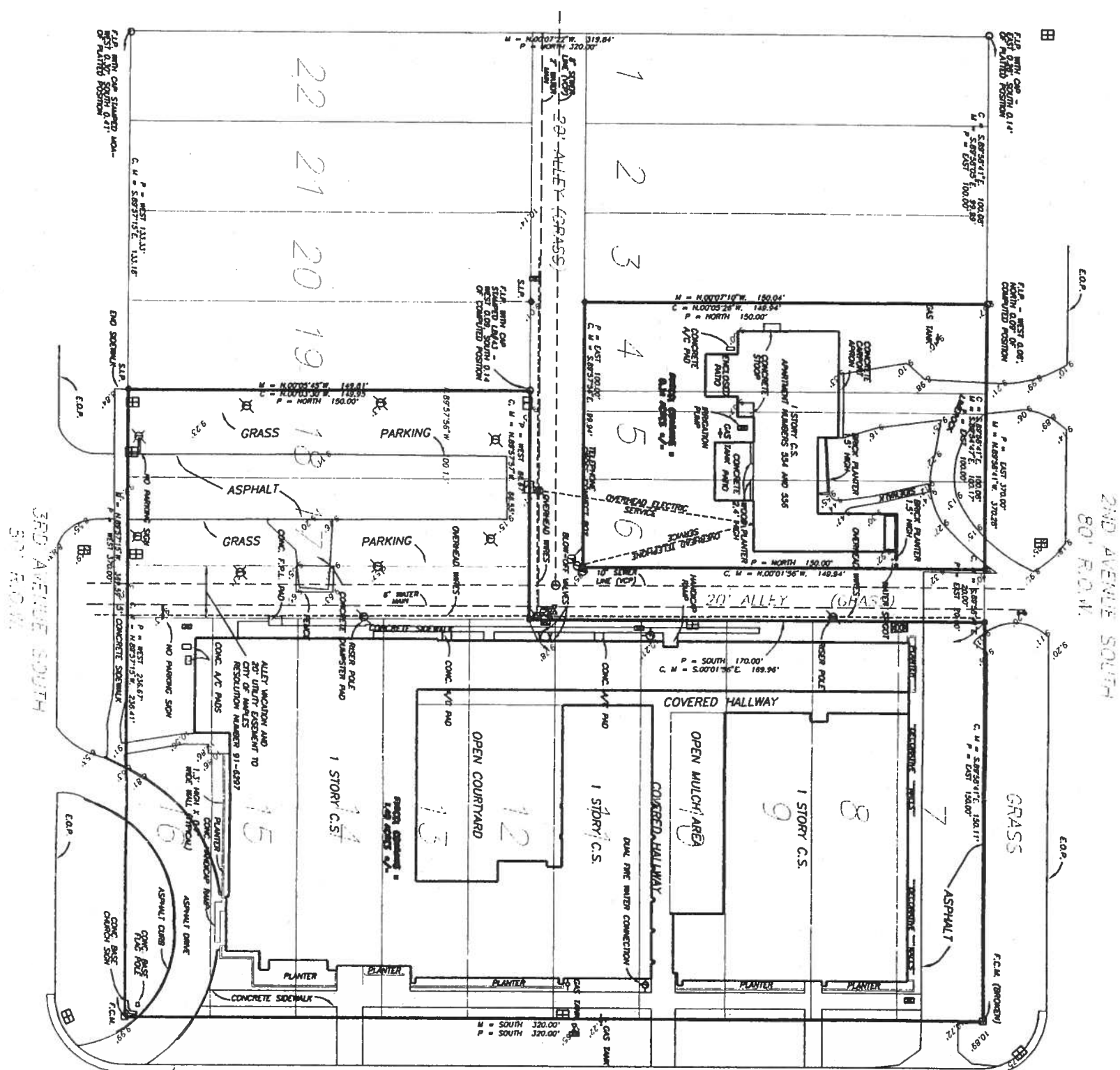
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

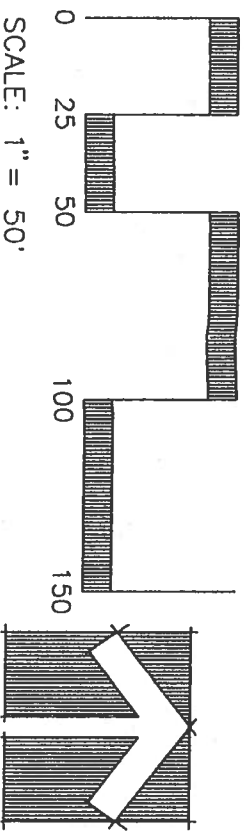
Naples • Fort Myers • Sarasota • Bradenton • Tampa
3200 Bailey Lane, Suite 200 • Naples, Florida 34105-6507

Phone 841-649-4040 • Fax 841-643-5716 • Web-Site www.wilsonmiller.com

5TH STREET SOUTH
60' R.O.W.



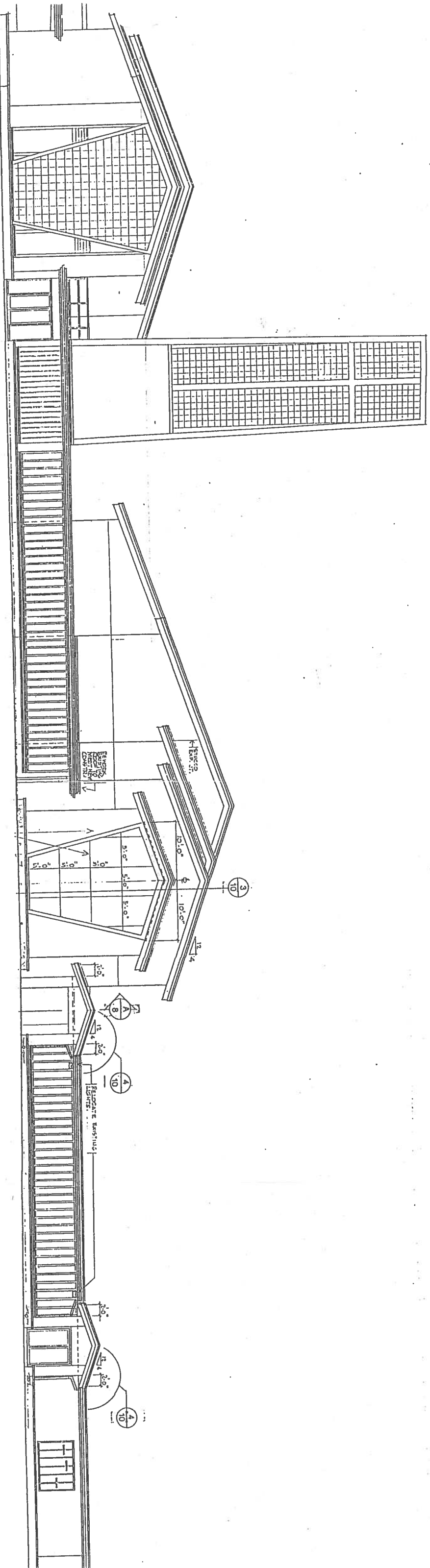
6TH STREET SOUTH
120' R.O.W.
(SOUTHBOUND LANE)



Author: W. R. L. L. L. L. L.
SEC: TRP
ROE: RCE
Designed by: CLK/1278
Drawn by: CLK/1278
Checked by:
Approved by: 7-1-98
Date: AS SHOWN
Scale: N 1080-002-000
PN: C0180-01
File #:

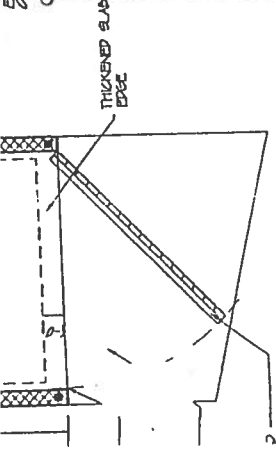
FIRST PRESBYTERIAN CHURCH
EXISTING CONDITIONS
EXHIBIT B

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa
3200 Bailey Lane, Suite 200 • Naples, Florida 34105-8507
Phone 941-649-4040 • Fax 941-643-5716 • Web Site www.wilsonmiller.com

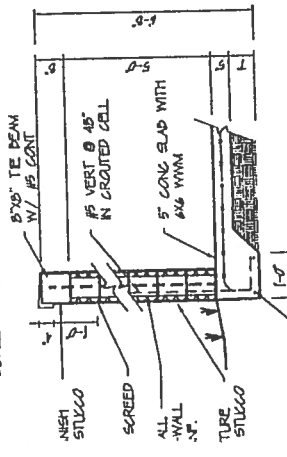


EXISTING BUILDING ELEVATION;
 EAST (SIXTH ST. SOUTH)

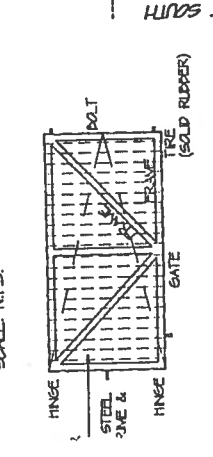
THE
 FIRST PRESBYTERIAN CHURCH
 OF NAPLES, FLORIDA



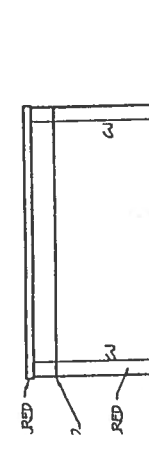
PLAN VIEW OF DUMPSTER
SCALE: N.T.S.



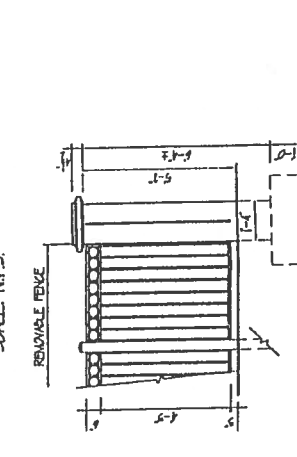
SECTION VIEW OF DUMPSTER
SCALE: N.T.S.



FRONT ELEVATION
SCALE: N.T.S.



SIDE ELEVATION (REAR SIMILAR)
SCALE: N.T.S.



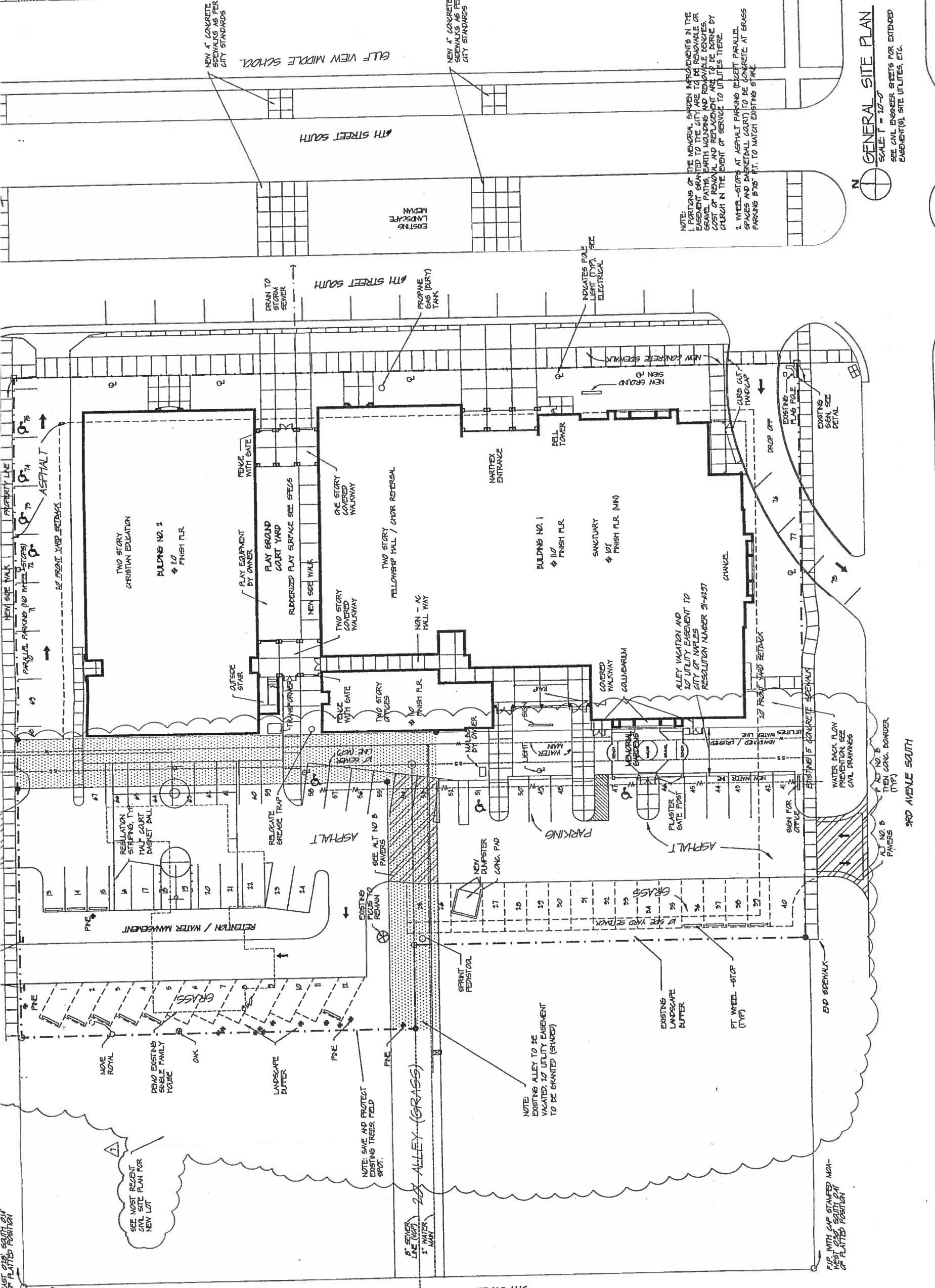
SITE AT MEMORIAL GARDEN
SCALE: N.T.S.

DATE	07-05-2000
CHKD	KMG
DRWN	KMG

PROJECTS
DESIGN
FOR
FIRST PRESBYTERIAN CHURCH OF NAPLES
250 6TH STREET SOUTH

SIGN
SEAL

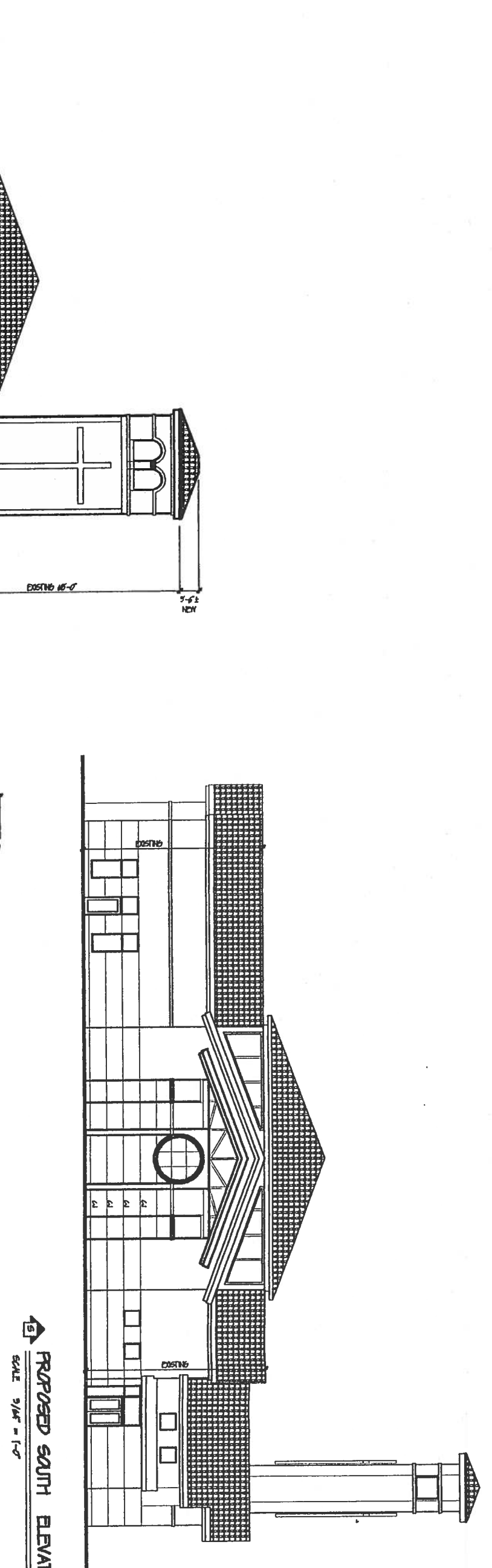
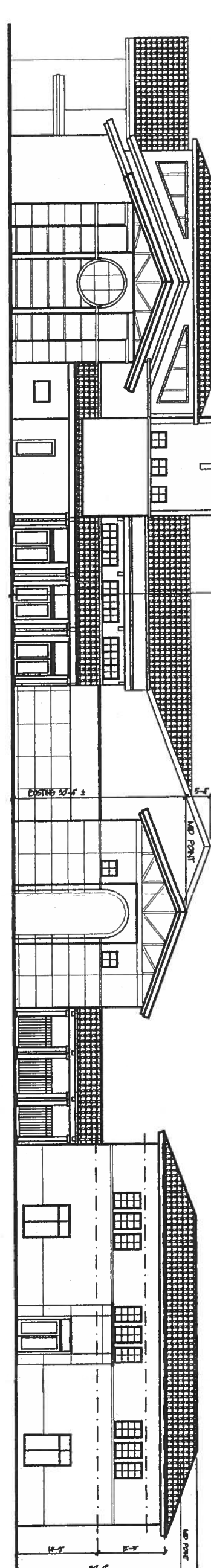
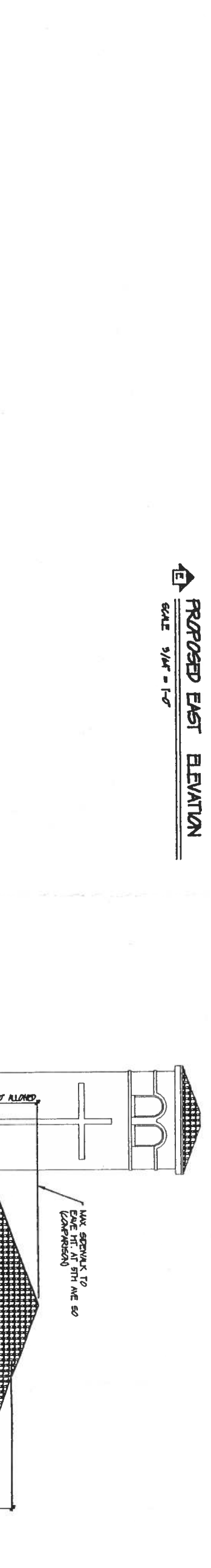
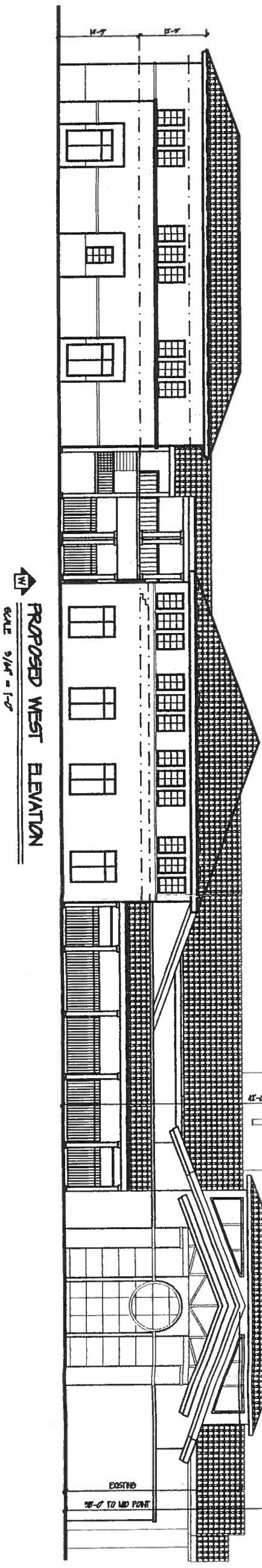
SHEET	A1
DATE	07-05-2000
CHKD	KMG
DRWN	KMG



GENERAL SITE PLAN
SCALE: 1" = 10'-0"
SEE CIVIL ENGINEER SHEETS FOR EXTENDED EASEMENT(S), SITE UTILITIES, ETC.

CHURCH OWNED PARKING LOT

IMPROVED ALLEY



12'-0" ALLOWED

MAKE SIGNAGE TO
FACE THE N. SIDE AVE 50
(LOOK NORTHERN)

EXHIBIT D

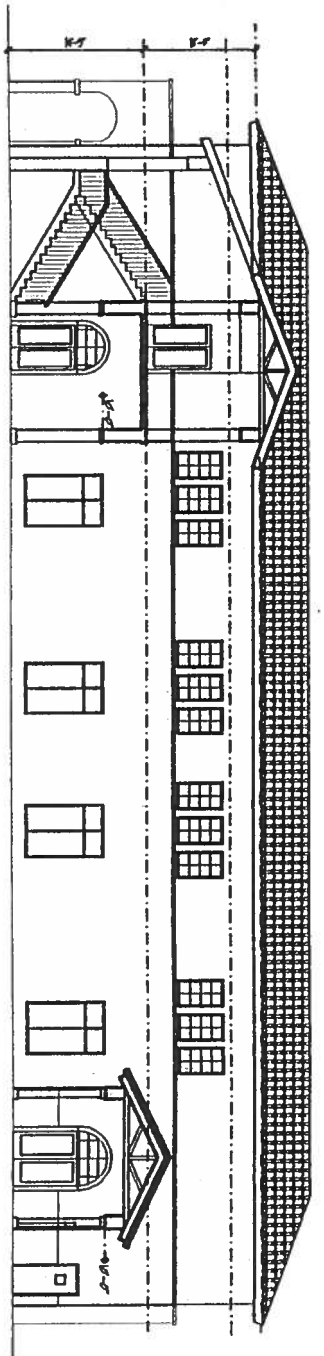
SHEET	
A2	
2 of 3	

DYEHOUSE GESHAY & COMERIATO ARCHITECT
988 FIFTH AVE PARKWAY NAPLES, FLORIDA 34102

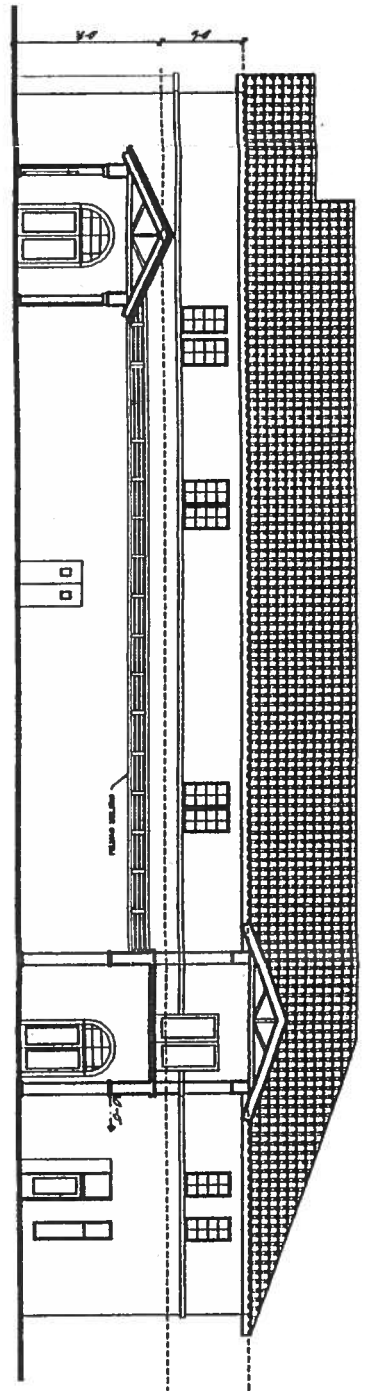
SIGN	SEAL

PROJECTS	OR	DESIGN	FOR
FIRST PRESBYTERIAN CHURCH OF NAPLES			
250 6TH STREET SOUTH			
NAPLES		FLORIDA	

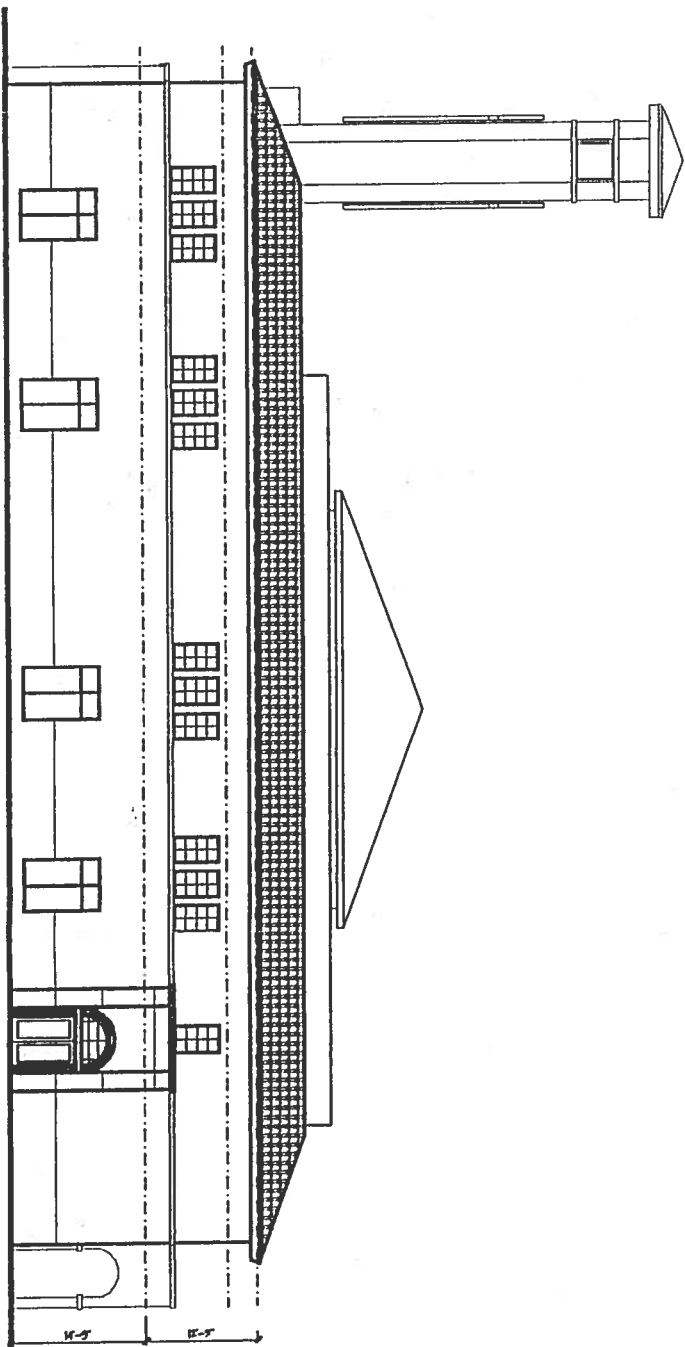
DRAWN	REV
KMO	
CHECKED	
JTB	
DATE	
7/02/00	
COMM	
0041	



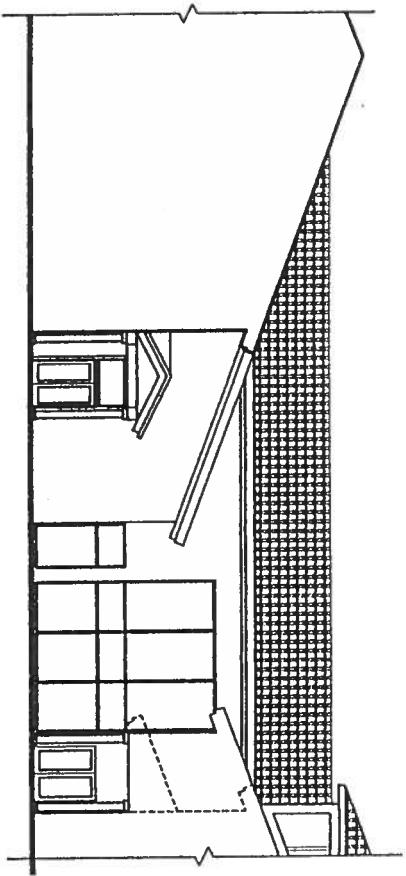
PROPOSED COURTYARD SOUTH ELEVATION ⑧
SCALE 3/4" = 1'-0"



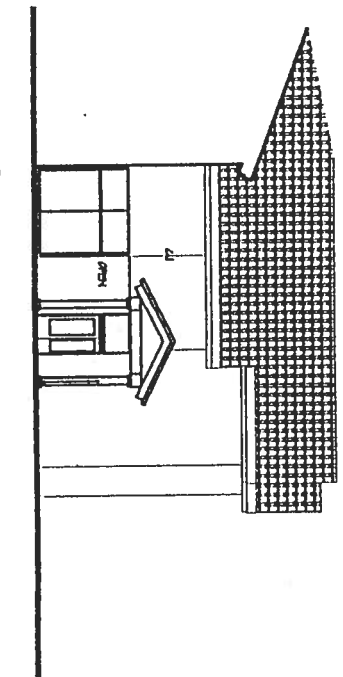
PROPOSED COURTYARD NORTH ELEVATION ⑦
SCALE 3/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE 3/4" = 1'-0"



⑤



④

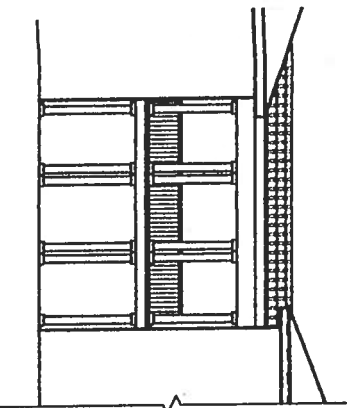


EXHIBIT D

SHEET	
A3	
3 of 3	

DYEHOUSE	
GESHAY &	
COMERIATO	
ARCHITECT	
900 FIFTH AVE PARKWAY	
NAPLES, FLORIDA 34102	

SIGN	SEAL



PROJECTS	OR	DESIGN	FOR
FIRST PRESBYTERIAN			
CHURCH OF NAPLES			
250 8TH STREET SOUTH			
NAPLES			
FLORIDA			

DRAWN	REV
KMC	
CHECKED	
JTB	
DATE	
7/02/00	
COMM	
0641	

Jul 28, 1999 15:45:21

CKOFSK\X:\Plo\0160\01\01600103.dwg



 OFF STREET PARKING
 ON STREET PARKING

FIRST PRESBYTERIAN CHURCH
PARKING LOCATIONS
EXHIBIT E

SHEET 3 of 3
 Date: 7-1-99
 Scale: AS SHOWN
 PLOT: N1060-002-000
 FILE #: C0160-01

WilsonMiller
 Planners • Engineers • Ecologists • Surveyors
 Landscape Architects • Transportation Consultants
 WilsonMiller, Inc.
 Naples • Fort Myers • Sarasota • Bradenton • Tampa
 3200 Bailey Lane, Suite 200 • Naples, Florida 34105-8507
 Phone 941-649-4040 • Fax 941-643-5716 • Web-Site www.wilsonmiller.com

SECTION II

GENERAL PROJECT DESCRIPTION

2.1 PURPOSE

The purpose of this Section is to set forth the location and ownership of the property, and to provide a general description for the project to be developed under the name of First Presbyterian Church of Naples, Florida.

2.2 LEGAL DESCRIPTION

Lots, 4 thru 18
Tier 6
Block 18
Plan of Naples, Collier County, FL
1, Page 8

2.3 PROPERTY OWNERSHIP

The subject property is currently owned by First Presbyterian Church of Naples, Inc.

2.4 GENERAL

- A. Regulations for development of the First Presbyterian Church shall be in accordance with the contents of this PD ordinance and applicable sections of the City of Naples Code of Ordinances (to the extent they are not inconsistent with this PD ordinance) which are in effect at the time of issuance of any development order to which said regulations relate, which authorizes the construction of improvements such as, but not limited to: final site development plan, excavation permit, preliminary work authorization or early work permit. Where this PD ordinance fails to provide development standards, then the provisions of the most similar zoning district or section of the City of Naples Code of Ordinances shall apply.
- B. Unless otherwise defined herein, or as necessarily implied by context, the definition of all terms shall be the same as the definition set forth in the City of Naples Code of Ordinances in effect at the time of development order application.

2.5 PROJECT PLAN

- A. The First Presbyterian Church has outgrown their existing space and has a need to meet the continued growth of their youth group, adult education, mid-week special ministry program, choir and staff. Worshipers currently exceed the available sanctuary space.

- B. First Presbyterian Church of Naples proposes to modernize the structure and expand the church facilities. A conceptual site plan is attached as Exhibit C. Prior to construction, a specific site plan will be submitted for approval by the Naples Planning Advisory Board.

2.6 UTILITIES

- A. Water and Sewer service for the project is availability and will be provided by the City of Naples. The proposed sanitary sewer system will connect into the existing 8" gravity collection system located in the alley between 2nd Avenue South and 3rd Avenue South. The proposed potable water system will be connected into the existing 2" water main located in the alley between 2nd Avenue South and 3rd Avenue South.
- B. The overhead power lines will be buried.

2.7 BASIC WATER MANAGEMENT STRATEGY

The excess storm water run-off generated within the site will be captured and conveyed by inlet structures, pipes, and swales to a water quality detention system. The run-off will undergo treatment through detention as required by the South Florida Water Management District. Following the proposed water quality treatment and volume detention, the system will mimic the historical, pre-developed drainage pattern by discharging in to the City of Naples storm sewer system.

2.8 DEVELOPMENT SCHEDULE

The project is planned to be constructed in one phase. It is anticipated that construction will commence on or about March 27, 2000, with approximately a ten month construction period.

SECTION III

PLANNED DEVELOPMENT STANDARDS

3.1 Land uses within the development shall be appropriate in their proposed location, in their relationships to each other, and in their relationships with uses and activities on adjacent and nearby properties.

- A. The proposed project is located in the City of Naples along Sixth Street South, between Third Avenue South and Second Avenue South.. Also located on 6th Street South are the Naples Community Hospital, another church, and Gulfview Middle School. The use for church facilities is compatible with the adjacent residential land uses, and will fulfill specific public benefits, such as the need for counseling, education, relevant fellowship and worship, for the citizens of the City of Naples.
- B. Prior to the issuance of a building permit, a specific General Development and Site Plan petition shall be approved by the Planning Advisory Board.

3.2 The development shall comply with applicable city plans and planning policies, and shall have a beneficial effect both upon the area of the city in which it is proposed to be established and upon the city as a whole.

- A. Regulations for development of the First Presbyterian Church shall be in accordance with the contents of this PD ordinance and applicable sections of the City of Naples Comprehensive Plan and the City of Naples Code of Ordinances. The Church will serve the counseling, education, relevant fellowship and worship needs for the surrounding neighborhood and the citizens of the City of Naples.
- B. The specific objectives and policies which apply to this project include:

1. Vision 2005

Objective 2-1: It is the objective of the City to retain and enhance neighborhood character.

The First Presbyterian Church has been established in its current location since 1952. The proposed improvements will allow the Church to remain in its current location and will enhance the quality of the neighborhood. The architectural character is in context to nearby re-development such as the Gulfview Middle School and 5th Avenue South.

2. Future Land Use Element

Policy 1-5: Increase the amount of green space in the City through appropriate project design and attributes

The First Presbyterian Church proposal increases the existing open/green space by 8.5%. The court-yard concept is retained and enhanced.

Policy 1-9: Signage shall be provided in accordance with the Code of Ordinances. Sign plans for all complexes are to be filed with the City. Monument ground signs are encourage rather than pole signs. Smaller signs and fewer signs than permitted by the Code of Ordinances are preferred in most circumstances.

The First Presbyterian Church signage will be in accordance with the City of Naples Code of Ordinances.

Policy 1-10: Lighting shall be provided in an aesthetically pleasing manner with illumination levels compatible with adjacent areas and designed to ensure safe movement of pedestrian and vehicular traffic and promote security and crime prevention.

The First Presbyterian Church lighting will be aesthetically pleasing, compatible with the adjacent areas and designed to ensure the safe movement of pedestrians and vehicles.

Policy 1-12: Dumpsters and mechanical equipment shall be effectively screened from street view and adjacent residential property.

Landscape buffering will ensure that garbage dumpsters and mechanical equipment at the First Presbyterian Church will be effectively screened from view.

Policy 5-2: Development shall be consistent with standards for subdivisions, signs, and stormwater management.

The First Presbyterian Church will be developed in accordance with required applicable standards.

Policy 6-2: Encourage private preservation and renovation of historically significant structures.

The First Presbyterian Church has been established in its current location since 1952. It is a significant landmark in the neighborhood. The proposed improvements will continue its viability and enhance the structure and its character.

3.3 The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.

Approximate land area shall be devoted to each functional portion of the project as follows:

Building foot print	31,360 SF
Open space, buffers, water management	21,452 SF
Parking	28,586 SF
<hr/>	
Total	81,398 SF

The total lot coverage will not exceed 45%.

- 3.4 Streets; utilities; drainage facilities; recreation areas; building heights, sizes and yards; and vehicular parking and loading facilities shall be appropriate for the particular use or uses involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.**

Site improvements shall be constructed according to the requirements of the City of Naples. The proposed development standards contained herein are appropriate for the intended use of the property.

- 3.5 Visual character and community amenities shall be equal or better in quality than that required by standard zoning districts for similar development.**

The proposed architectural design of the First Presbyterian Church will enhance the quality of the neighborhood. The proposed improvements are to meet the worship, counseling and educational needs of the growing community.

- 3.6 Open space shall be adequate for the type of development and the population densities proposed.**

Approximately twenty-six percent (26%) of the project will be open space.

- 3.7 Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.**

The First Presbyterian Church will be under common ownership of the First Presbyterian Church of Naples, Inc., and will be maintained by the owner, their successor or assigns.

- 3.8 In the case of developments which are to be constructed in several units, the proposed units shall be shown on the overall development plan. The proposed construction units shall individually comply with the standard set forth in this section in order that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants and will not cause a general public problem.**

Site improvements shall be constructed according to the requirements of the City of Naples.

SECTION IV

DEVELOPMENT CRITERIA AND STANDARDS

4.1 Permitted Principal Uses: 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:

- A. Churches, up to 54,000 SF
- B. Recreation areas including gazebos, and uses including community organization meetings

4.2 Permitted Accessory Uses: Accessory uses and structures which are incidental and customarily associated with the above permitted use as follows:

- A. Chapel
- B. Memorial Garden
- C. Child care/pre-school
- D. Storage facilities, up to 250 SF
- E. Live musical performances and recitals
- F. Parking lots and carports
- G. Landscape buffers
- H. Signage, including internal directional signage
- I. Water management facilities
- J. Accessory uses and structures which are incidental to and customarily associated with the permitted uses listed above.

4.3 Minimum Yards

Principal and Accessory Structures

- A. Front yard 20 feet
- B. Side yard 10 feet
- C. Rear yard 25 feet
- D. Principal and accessory uses, which are not structures, may encroach in yard areas.

4.4 Maximum Building Height

- A. Building 35 feet
- B. Sanctuary lantern 44 feet
- C. Church Spire 72 feet

Building height shall be defined as the measurement from the required minimum first finished floor elevation to the mid point of the roof.

4.5 Maximum Lot Coverage: Shall not exceed 45 percent

4.6 Parking

The total number of parking spaces required by the Naples Code of Ordinances is 225. The available spaces within 600 feet of the First Presbyterian Church are more than double what is required. The spaces are located as follows:

Location of parking	Number of spaces available
Off-street parking within PD limits	74
Off-street parking in church owned lots	88
Shared parking by agreement:	
Gulfview Middle School	83
Collier County Pubic Library	25
City of Naples	60
On-street parking	143
Total spaces available	473

A parking location diagram and shared parking agreements are attached as Exhibit E.