

ORDINANCE 00-8865

AN ORDINANCE GRANTING REZONE PETITION 00-R5 IN ORDER TO REZONE THE PROPERTY LOCATED AT 681 4TH AVENUE NORTH, MORE PARTICULARLY DESCRIBED HEREIN, FROM PD, PLANNED DEVELOPMENT, TO PD, PLANNED DEVELOPMENT, FOR THE RAYMOND L. LUTGERT CANCER CENTER WEST BUILDING, SUBJECT TO CONDITIONS; PROVIDING A SEVERABILITY CLAUSE, A REPEALER PROVISION AND AN EFFECTIVE DATE.

WHEREAS, Naples Community Hospital, owner of property at 681 4th Avenue North, has petitioned to rezone 0.65 acres to PD, Planned Development, in order to construct the Lutgert Cancer Center; and

WHEREAS, following a public hearing, the Planning Advisory Board has considered the recommendation of the staff and the public input and has recommended by a vote of 7 to 0 that Rezone Petition 00-R5 be approved; and

WHEREAS, after considering the recommendation of the Planning Advisory Board and City staff, following a public hearing on the subject, and providing the petitioner an opportunity to speak, the City Council has determined 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 00-R5 is hereby granted in order to rezone the property located at 681 4th Avenue North, and more particularly described as follows:

Lots 1 and 2, Block 5, Ridge Lakes, as per plat thereof recorded in Plat Book 3, Page 23, Public Records of Collier County, Florida,

from PD, Planned Development, to PD, Planned Development, in conformance with the Planned Development Narrative for the Raymond L. Lutgert Cancer Center West Building, dated June 21, 2000.

Section 2. This ordinance shall take effect immediately upon adoption at second reading.

APPROVED AT FIRST READING THIS 7TH OF JUNE, 2000.

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 JUNE, 2000.

Bonnie R. MacKenzie
Bonnie R. MacKenzie, Mayor

Approved as to form and legality:

Beverly Grady
Beverly Grady, City Attorney

Attest:

Tara A. Norman
Tara A. Norman, City Clerk
M:\REF\COUNCIL\ORD\00-8865

Approved as to accuracy:

Ann Walker
Ann Walker, Planning Department

PLANNED DEVELOPMENT NARRATIVE

**RAYMOND L. LUTGERT
CANCER CENTER
WEST BUILDING**

Revised
June 21, 2000

PLANNING DOCUMENTS

Hole Montes & Associates, Inc.
715 10th Street South
Naples, FL 34102

ARCHITECTS

Miles Price and Associates, P.A.
2335 9th Street North, Suite 510
Naples, FL 34103

LANDSCAPE ARCHITECTS

Renfro Landscape Company
1076 Goodlette Road North
Naples, FL 34102



PLANNED DEVELOPMENT NARRATIVE

INTRODUCTION

This Planned Development for the Raymond L. Lutgert Cancer Center -- West Building is intended to amend the existing PD zoning for 0.65 acres located at 681 4th Avenue North, further described in Exhibit "B" and as shown on location map Exhibit "C". The existing Planned Development zoning was the subject to Ordinance 85-4681. A Planned Development Master Plan is also provided as Exhibit "A", which the land use relationships of the Planned Development.

I. STATEMENT OF INTENT

The Raymond L. Lutgert Cancer Center -- West Building provides for 17,074 square feet of floor area within two stories and thirty (30) feet. The maximum height of the building will be forty (40) feet, of which ten (10) feet includes architectural treatments, including mechanical equipment, screening for the equipment, and skylights. (See Exhibit "D", Architectural Elevations.) The existing PD zoning for the subject property at the time of application for this Planned Development amendment permitted one (1) story and 6,900 square feet.

The primary component of the center will be infusion therapy. The site will continue to provide parking around the building with entry from 4th Avenue North and exit via the alley to the north of the subject property.

A six-foot wall is provided along the west property line except in the front yard setback area next to 4th Avenue North, which is presently three feet in height. The wall is proposed to be extended along the north property line adjacent to the alley.

II. BUILDING DESIGN CHARACTER

The building is a contemporary style in a residential scale. Windows (fixed glass) are provided on all sides of the building to accent the openness of the facility to visitors and the community. Site elements such as walkways and shade structures provide amenities for pedestrians and passers-by. The building colors enhance the style while maintaining a connection to the rest of the hospital campus.

III. DEVELOPMENT CRITERIA AND STANDARDS

A. Uses Permitted

In this Planned Development, no building or structure or part thereof shall be erected, altered, or used, in whole or in part, for other than the following:

1. Medical offices and clinics
2. Parking lots
3. Accessory uses or structures, which are incidental to and customarily associated with the permitted uses, noted above.

B. Setbacks for Principal Structures

Per site plan attached as Exhibit "A"

C. Land Use Breakdown

The following table depicts the total land area devoted to each functional portion of the Planned Development.

	Impervious		Pervious		Percentage
	Sq. Ft.	Acreage	Sq. Ft.	Acreage	
Building	8,537	0.19			30%
Pavement	12,815	0.29			45%
Walkways	843	0.02			3%
Misc.	213	0.01			1%
Open Space			6,006	0.14	21%
TOTAL	22,408	0.51	6,006	0.14	100%

D. Minimum Floor Area

Minimum floor area in this Planned Development is 1,000 square feet per building on the ground floor.

E. Maximum Height

Maximum height in this Planned Development is two (2) stories and thirty (30) feet, measured from the required first floor elevation to the top of the parapet wall, plus an additional ten (10) feet for mechanical equipment, screening of such equipment, and

architectural embellishments, in accordance with architectural elevations submitted as Exhibit "D".

F. Minimum Off-Street Parking

The parking standard proposed for this Planned Development is one space for each 400 square feet of floor area as an alternative to the requirement of one space per 200 square feet required by the Naples Comprehensive Development Code. The total number of parking spaces required, therefore, is 43. Twenty-four (24) spaces are provided on the subject property. The balance of the parking (19 spaces) will be provided in the Naples Community Hospital parking garage, which provides for 1,400 spaces for all existing uses and proposed facility expansions. The parking garage was built to reduce parking impacts on adjacent and nearby residential areas.

The justification of the alternate parking standard is that a majority of the patients for infusion therapy at the proposed center are dropped off and picked up after therapy. This reduces the need for on-site parking.

G. Maximum Lot Coverage

The maximum lot coverage is forty (40) percent.

H. Landscaping

Designed and constructed in accordance with the requirements of Article III, Chapter 106 of the City of Naples Comprehensive Development Code unless otherwise provided for on the Site Development Plan attached as Exhibit "A".

I. Signage

One ground sign not to exceed 40 square feet and five feet in height and one wall sign not to exceed 40 square feet

IV. STATEMENT OF WATER AND SEWER AVAILABILITY

The property falls within the water and sewer service area of the City of Naples. Both water and sewer service is presently available to the site.

V. STATEMENT OF STORM WATER MANAGEMENT STRATEGY

A storm water management system is presently constructed on the site. Minor modifications will be made to this system to accommodate the proposed development. A specific water management plan will be provided at the time of the application for the building permit.

VI. DEVELOPMENT SCHEDULE

Demolition of the existing structure will commence subsequent to the approval of the Planned Development. The project is anticipated to be finished within eighteen months after PD approval.

VII. COMMON AREAS

There are no proposed common areas to be contained within the Planned Development. Maintenance will be provided by Naples Community Hospital.

LOT 12
BLOCK 25-8
PLAN OF NAPLES
P.B. 1, PG. 8

ALLEY

LOT 13
BLOCK 25-8
PLAN OF NAPLES
P.B. 1, PG. 8

LOT 14
BLOCK 25-8
PLAN OF NAPLES
P.B. 1, PG. 8

80' RIGHT-OF-WAY

7TH STREET

7TH STREET

LOT 13
RIDGE LAKES
P.B. 3, PG. 23

LOT 12
RIDGE LAKES
P.B. 3, PG. 23

LOT 11
RIDGE LAKES
P.B. 3, PG. 23

ALLEY

ALLEY

LOT 1
RIDGE LAKES
P.B. 3, PG. 23

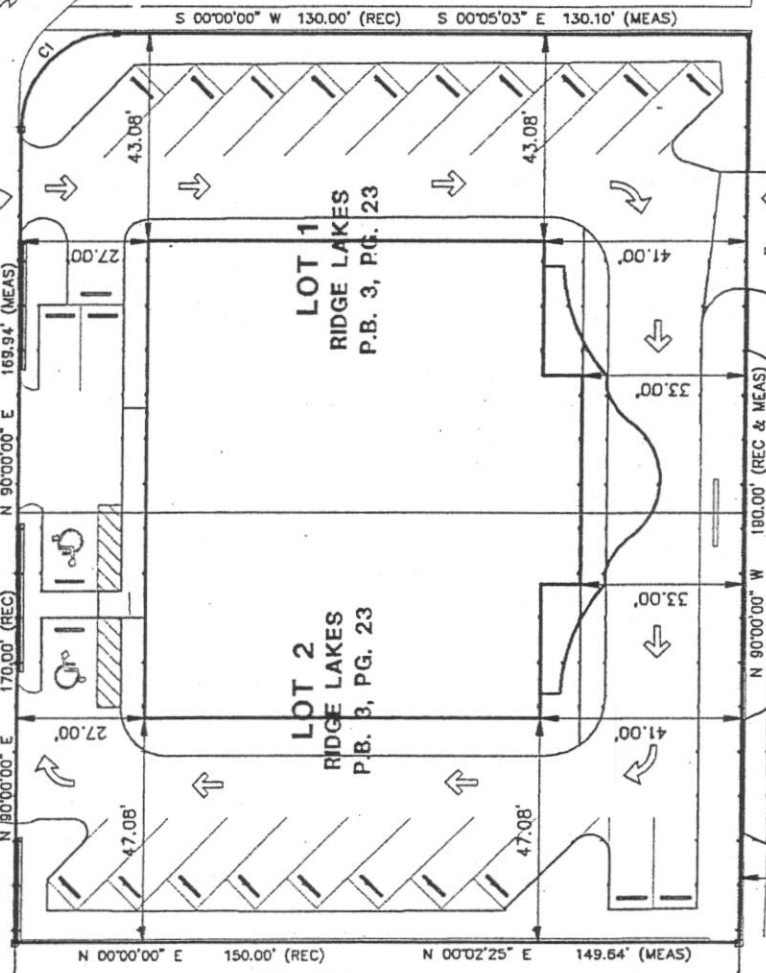
LOT 2
RIDGE LAKES
P.B. 3, PG. 23

LOT 3
RIDGE LAKES
P.B. 3, PG. 23

4TH AVENUE NORTH

80' RIGHT-OF-WAY

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S 45°00'00" E	90°00'00"

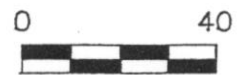


SITE SUMMARY:

BUILDING FOOTPRINT AREA	8,537 S.F.	0.19 Ac.	30.1%
PAVEMENT AREA	12,815 S.F.	0.29 Ac.	45.1%
WALKWAYS	843 S.F.	0.02 Ac.	3.0%
LANDSCAPE AND OPEN SPACE	6,006 S.F.	0.14 Ac.	21.1%
MISC. (SIGNS, PADS, ETC.)	213 S.F.	0.01 AC.	0.7%
TOTAL SITE AREA	28,414 S.F.	0.65 Ac.	100.0%

MAXIMUM BUILDING HEIGHT IS 30 FEET OF FLOOR AREA AND 10 FEET FOR ARCHITECTUAL TREATMENT.

PARKING REQUIRED (1 SPACE PER 400 S.F.) = 43
PARKING PROVIDED ON SITE = 24 BALANCE TO BE PROVIDED BY NAPLES COMMUNITY HOSPITAL PARKING GARAGE



SCALE IN FEET

HMA & A HOLE, MONTES & ASSOCIATES, INC.
Engineers-Planners-Surveyors

715 10th Street S., Naples, FL. 34102 - Phone : (941) 262-4617

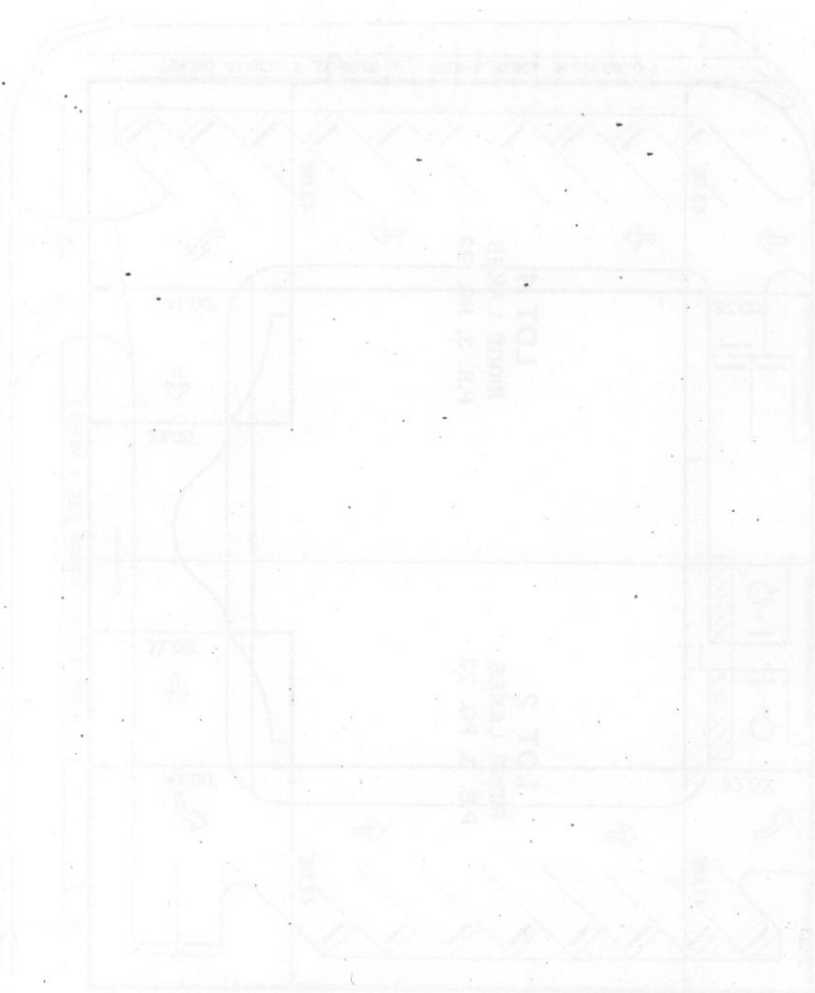
**PD MASTER PLAN
EXHIBIT A
Lutgert Cancer Center (West)**

CHECKED BY : W.T.C.	PROJECT No. 00.22
DRAWN BY : JON	REF. FILE No. 0022VM
DATE : 04/00	EXHIBIT - ITEM 2 OF 2

Exhibit "B"

LEGAL DESCRIPTION

Lots 1 and 2, Block 5, Ridge Lakes (Plat Book 3, Page 23), Town of Naples, according to the plat thereof, recorded in Collier County, Florida.



PD MASTER PLAN
EXHIBIT A
Luigen Center (West)

HOE MONTE & ASSOCIATES, INC.
Engineers - Planners - Surveyors

SCALE IN FEET

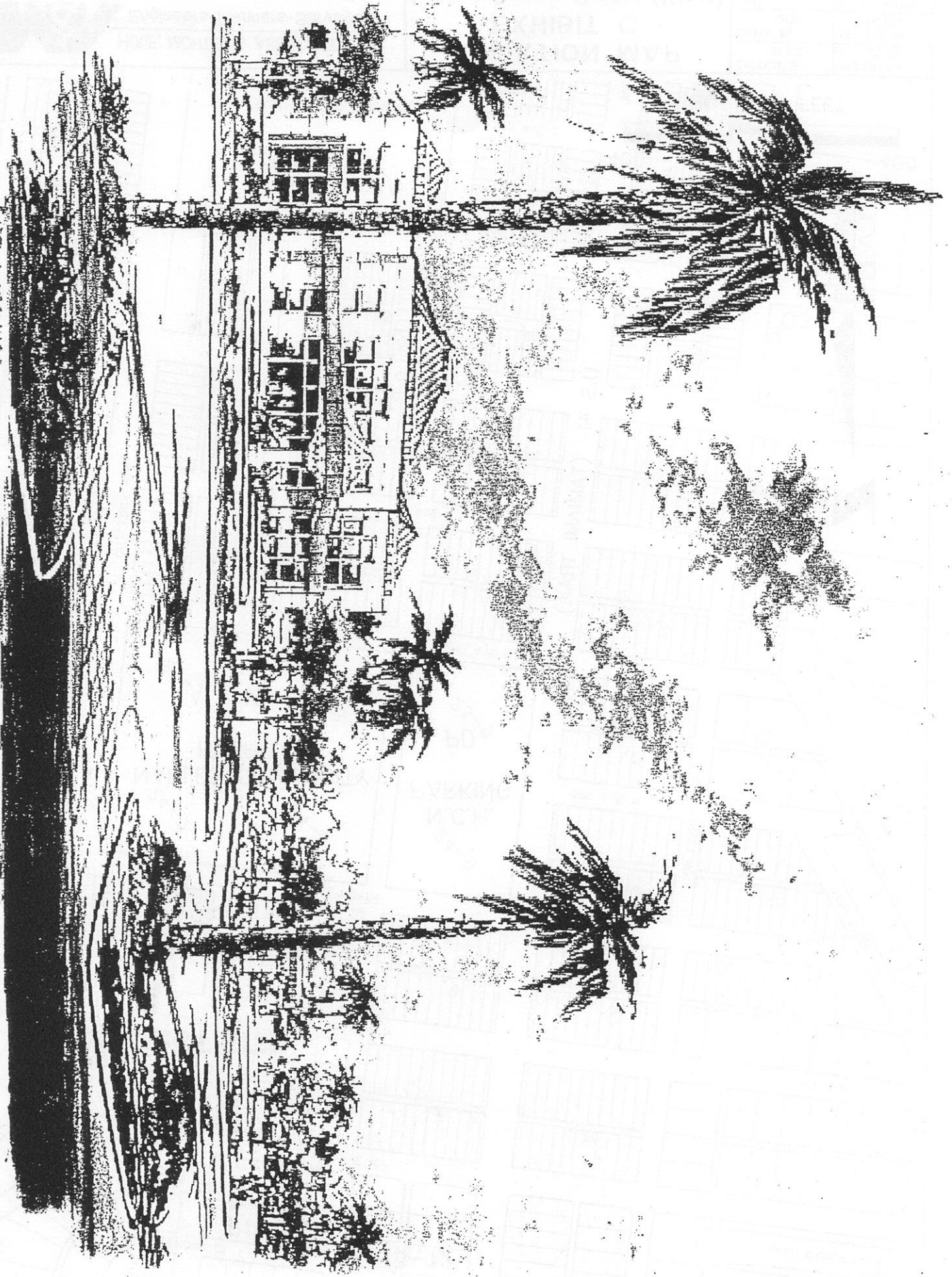
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HMA HOLE, MONTES & ASSOCIATES, INC.
 Engineers-Planners-Surveyors
 715 10th Street S., Naples, FL. 34102 - Phone : (941) 262-4617

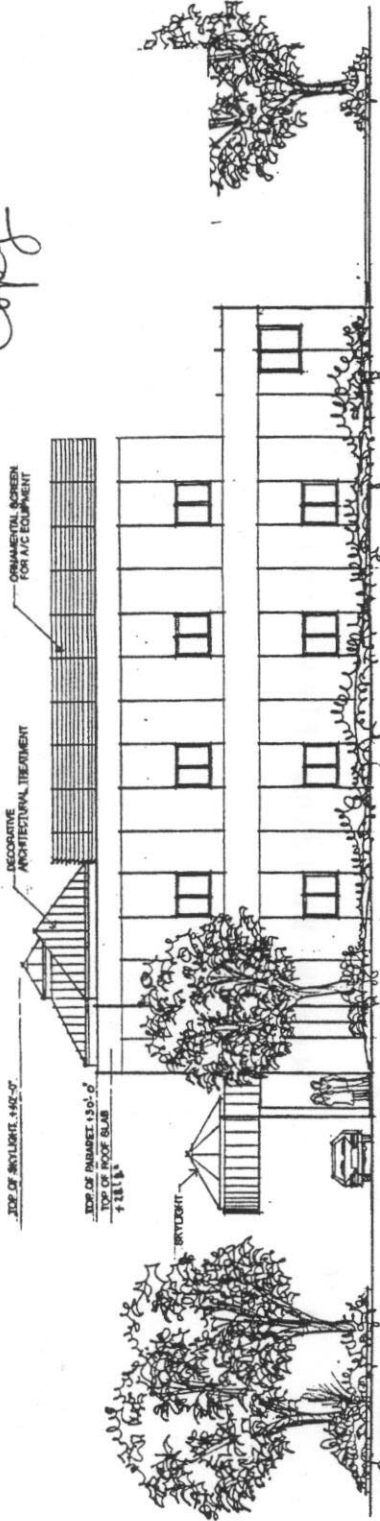
**LOCATION MAP
 EXHIBIT C
 Lutgert Cancer Center (West)**

CHECKED BY : W.T.C.	PROJECT No. 00.22
DRAWN BY : JON	REF. FILE No. 0022VM
DATE : 04/00	EXHIBIT - ITEM 1 OF 6

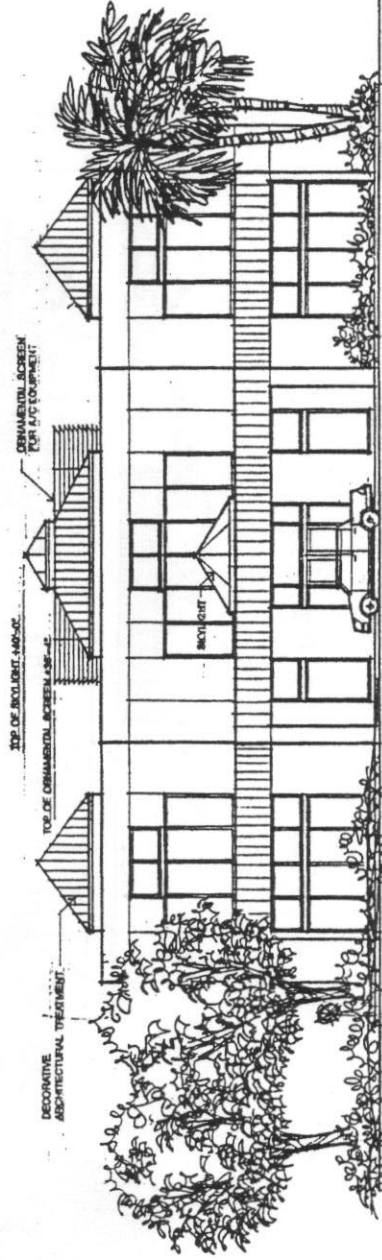


Lilgert Cancer Center West

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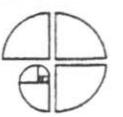


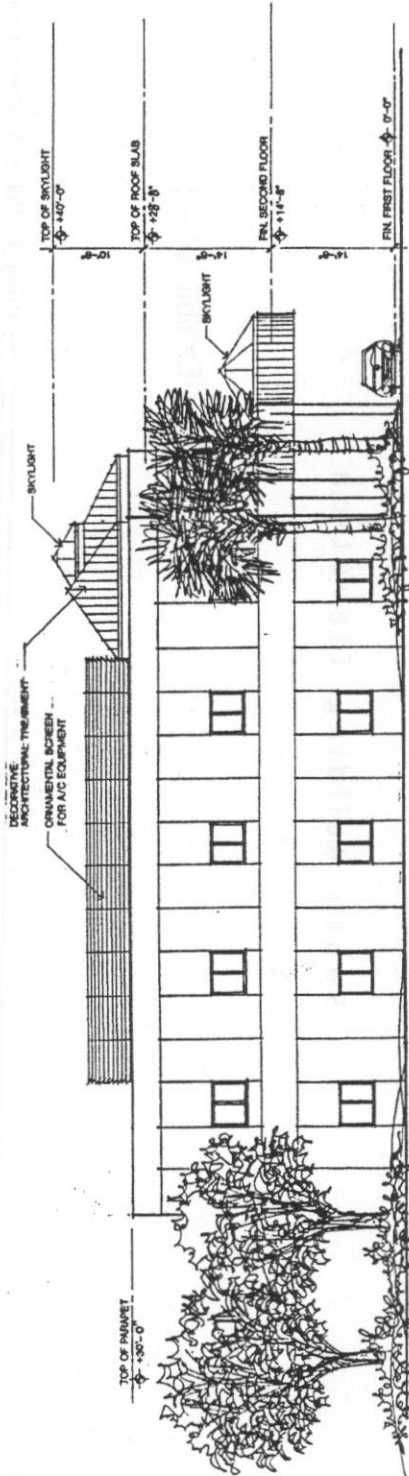
East Building Elevation



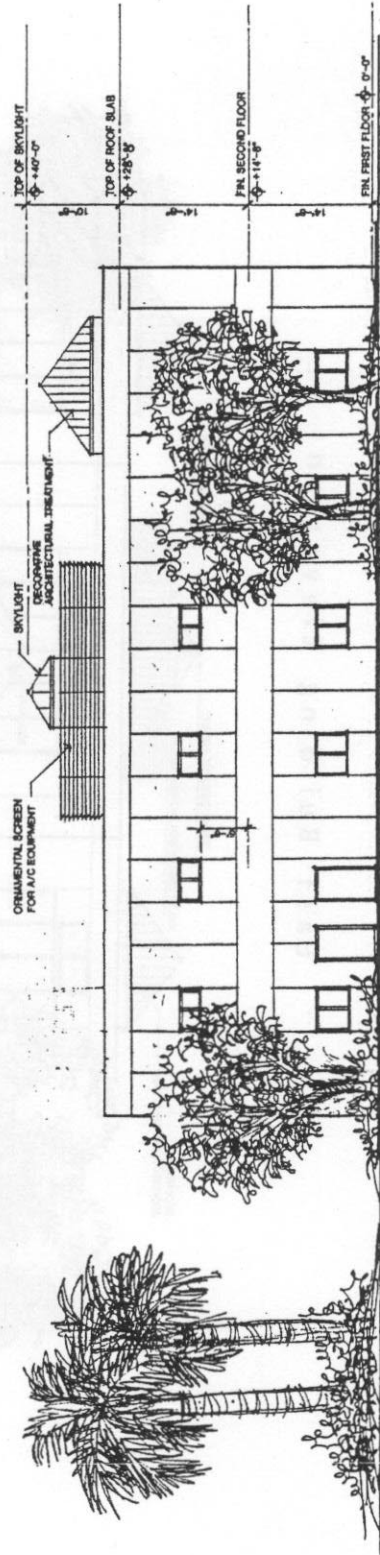
South Building Elevation

Exhibit "D" - I





West Building Elevation



North Building Elevation

Exhibit "D" - 2

Elevations

Lutg Cancer Center West
Naples Community Hospital

Miles A. Price & Associates, P.A.

Scale: 1/8" = 1'-0"
Date: 6-14-00

