

CITY OF MARCO ISLAND
ORDINANCE NO. 99- 5

AN ORDINANCE AMENDING ORDINANCE NUMBER 98-9 WHICH AUTHORIZED AND APPROVED THE OLDE MARCO INN PUD (PLANNED UNIT DEVELOPMENT) FOR THE PURPOSE OF REVISING THE PUD MASTER PLAN MAP (EXHIBIT "A") TO ELIMINATE THE PARKING GARAGE STRUCTURE AND PROVIDE FOR HOTEL UNITS, PROVIDE FOR UNDER-BUILDING PARKING FOR TWO HOTEL STRUCTURES, REDESIGN OF INTERNAL VEHICULAR AND PEDESTRIAN CIRCULATION, AND RECONFIGURATION OF INTERNAL LANDSCAPING AND WATER MANAGEMENT ON SITE; PROVIDING FOR ADDITIONAL STIPULATIONS AS DESCRIBED IN EXHIBIT 1, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 10, 1998 City Council approved the "Olde Marco Inn PUD" by Ordinance 98-8; and,

WHEREAS, the applicant Marco Cat L.L.P. desires to amend the PUD Master Plan Map (Exhibit "A") to eliminate the parking garage structure to provide for hotel units, to allow for under-building parking for two hotel structures, to redesign the internal vehicular and pedestrian circulation on the property, and to reconfigure the internal landscaping and water management on site; and,

WHEREAS, the change from the garage structure to a hotel structure as presented on the proposed PUD Master Plan map (Exhibit "A") represents a change in building height that necessitates review and approval by City Council; and,

WHEREAS, no change to the written text, permitted maximum building heights or any other development standard contained in the approved Olde Marco Inn PUD document are proposed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MARCO ISLAND, FLORIDA, THAT:

SECTION ONE: Ordinance No. 98-9 approved by City Council on August 10, 1998 be amended by revising the PUD Master Plan map as presented and described as Exhibit "A" (attached) and with all additional stipulations as described in Exhibit 1 (attached).

The revisions to the PUD Master Plan map include the following:

1. Elimination of the parking garage structure and replacement with hotel units not to exceed a total of sixty-two (62) units for the entire project.
2. Allowing under-building parking for both of the hotel structures.
3. Relocation (re-alignment) of the principal hotel structure.
4. Redesign of internal vehicular and pedestrian circulation.
5. Reconfiguration of internal landscaping and water management.

SECTION TWO: EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption by the Marco Island City Council.

Passed in open and regular session through roll call vote by the City Council of the City of Marco Island, Florida, this 15th day of March, 1999.

Attest:

CITY OF MARCO ISLAND, FLORIDA


A. William Moss
City Manager/City Clerk

By: 
David E. Brandt, Chairman

Approved as to form and
legal sufficiency:

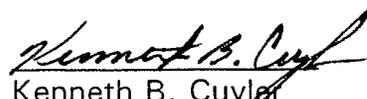

Kenneth B. Cuyler
City Attorney

EXHIBIT 1
Olde Marco Inn PUD
ADDITIONAL STIPULATIONS

1. The existing unoccupied commercial buildings located at the northeast section of the subject site shall be restored to resemble the “Olde Florida” (Queen Anne) architectural style (Exhibit “B”) prior to being reoccupied for business. For those buildings currently occupied, each building shall be refurbished to comply with Exhibit “B” prior to the first anniversary of a certificate of occupancy for the first hotel building.
2. The petitioner shall provide a monetary contribution to the City of Marco Island, in an amount not to exceed \$1,900¹, for the purpose of installing a five-foot wide sidewalk along the north side of Palm Street, from the eastern PUD property boundary to the intersection of Bald Eagle Drive and Palm Street. The City may install the sidewalk at any time, but if improvements in addition to a sidewalk are installed and assessed to the property owners along Palm Street, the petitioner shall be given credit for this contribution.
3. The petitioner shall record a deed restriction on the subject property to prohibit the parking spaces on the subject site from being leased to others for off-site parking.
4. Eight off-street parking spaces, restricted to employee parking, as shown on Exhibit “A”, shall be permitted as long as a hammerhead turnaround is provided in the 30’ ingress/egress easement at the entrance of Ville’ de Marco and the terminus of the subject property.
5. Prior to the issuance of a building permit a complete archaeological assessment is required for each phase of development.
6. The petitioner shall provide the necessary easement area for the enlargement of Palm Street/Edington Place intersection if a cul-de-sac is warranted at this location. Any easement required to accommodate a cul-de-sac will not render any adjacent structures as non-conforming shown on Exhibit “A”. Any easement required will be provided at no cost to the City of Marco Island.
7. The petitioner shall be required to restrict all garbage collection services and loading/unloading of goods and merchandise between the hours of 8 a.m. and .
8. The petitioner shall provide a cul-de-sac turnaround at the intersection of Palm Street and Edington Place. The petitioner shall have full responsibility for all improvements including signage, water management, engineering and utility costs.

¹ Engineer’s estimate of probable cost: 290 lineal feet @ \$6.50/lineal foot = \$1,885.00

Naples Daily News
Naples, FL 34102

Affidavit of Publication
Naples Daily News

CITY OF MARCO ISLAND
ATT: DEE PHILLIPS
950 N COLLIER BLVD #308
MARCO ISLAND FL 34145

REFERENCE: 054361
57839346 PUD 98-2(1) PUBLIC H

State of Florida
County of Collier

Before the undersigned authority, personally appeared B. Lamb, who on oath says that she serves as the Assistant Corporate Secretary of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; that the attached copy of Advertising was published in said newspaper on dates listed.

Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHED ON: 03/04

AD SPACE: 51.000 INCH
FILED ON: 03/04/99

Signature of Affiant

Sworn to and Subscribed before me this 4 day of Mar 1999

Personally known by me

PUD 98-2(1)
PUBLIC HEARING
CITY OF
MARCO ISLAND
The City Council of Marco Island is meeting in regular session at 6:00 P.M. on March 15, 1999 at the Marco Island YMCA, 101 Sand Hill Street, Marco Island, Florida, will conduct public hearing in regard to the following petition:
PUD 98-2(1), Dwight Nadeau of McAvity Engineering and Design, Inc., as agent for Marco Cat, L.L.P., is requesting a PUD Master Plan map change for the Olde Marco Inn PUD (Ordinance 98-9) to eliminate the parking garage structure and provide for hotel units, provide for under-building parking for two hotel structures, redesign of internal vehicular and pedestrian circulation, reconfiguration of internal landscaping and water management on site and provide for additional stipulations. The Olde Marco Inn PUD is located at the northeast intersection of Palm Street and Edington Place, in Section 5, Township 52 South, Range 26 East, Marco Island, Florida.
Members of the public are invited to make oral or written comments in regards to this public petition.
March 4 No. 1372167



Joyce E. Blazier
MY COMMISSION # CC702521 EXPIRES
April 10, 2002
BONDED THRU TROY FAIN INSURANCE, INC.