

**CITY OF NAPLES, FLORIDA
NOTICE OF ZONING IN PROGRESS**

Please take Notice that the Naples City Council has declared that Zoning is in Progress to consider whether to amend the maximum height limits in commercial districts for a period of six months effective June 17, 2020. The City may accept applications for variance to the City's height limitations in commercial districts for the duration of this zoning in progress. However, it will not process these applications until the zoning in progress is completed. Once the zoning in progress is completed, applications will be processed based on the existing height ordinances. During the Zoning in progress, property owners should not assume stability in the code upon which they can rely in making investment backed decisions concerning the possibility of variances to City's height restrictions regarding buildings that may be built on their property. Rather, they are on notice that there are proposed changes to the code that could eliminate variances for height. Florida case law (specifically *Smith v. City of Clearwater*, 383 So.2d 681 {Fla. 2d DCA 1980}) and other law provides that the right to claim estoppel of the government or vested rights in pre-existing zoning ceases when there is reasonable notice or knowledge that a change of zoning is in progress. Unless extended, the Zoning in Progress will expire 180 days after the effective date. Any inquiries concerning this notice should be directed to Robin Singer, Planning Director, Phone No. 239-213-1040, rsinger@naplesgov.com.

Patricia L. Rambosk, MMC
City Clerk

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Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

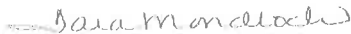
Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the 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; distributed in Collier and Lee counties of 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 one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Published: 07/25/2020



Subscribed and sworn to before on August 10, 2020:



Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$217.00

Ad No: 0004294077

Customer No: 1304319

PO #:

of Affidavits: 1

This is not an invoice

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