

ORDINANCE 2017-13978

AN ORDINANCE RELATING TO REZONING; REZONING APPROXIMATELY 22 ACRES FROM PD, PLANNED DEVELOPMENT (NAMED PARK SHORE PLANNED DEVELOPMENT) TO A NEW PD, PLANNED DEVELOPMENT (TO BE NAMED PARK SHORE PLAZA PLANNED DEVELOPMENT) AND ADOPTING A NEW PLANNED DEVELOPMENT DOCUMENT WITH SITE SPECIFIC DEVELOPMENT STANDARDS FOR PROPERTY OWNED BY BRIXMOR PARK SHORE SC, LLC AND BRIXMOR PARK SHORE OUTPARCEL, LLC, LOCATED AT 4135-4255 9TH STREET NORTH MORE PARTICULARLY DESCRIBED HEREIN; ADOPTING THE PLANNED DEVELOPMENT DOCUMENT INCLUDED HEREIN; DETERMINING REZONE PETITION 17-R2; PROVIDING A SEVERABILITY CLAUSE, A REPEALER PROVISION AND AN EFFECTIVE DATE.

WHEREAS, Brixmor Park Shore SC, LLC, a Delaware limited liability company, and Brixmor Park Shore Outparcel, LLC, a Delaware limited liability company, owners of the property located at 4135-4255 9th Street North have petitioned to rezone an approximately 22-acre portion of Park Shore Planned Development from PD, Planned Development to a new PD, Planned Development; and

WHEREAS, John M. Passidomo, Esq., Cheffy Passidomo P.A., agent, has been authorized by the owners to file this petition; and

WHEREAS, following an advertised public hearing on May 10, 2017, the Planning Advisory Board considered the public input, staff recommendations and criteria in the Code and has recommended by a vote of 6 to 0 that Rezone Petition 17-R2 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, staff and the public an opportunity to present testimony and evidence, the City Council has determined that Rezone Petition 17-R2 should be approved;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA:

Section 1. That Rezone Petition 17-R2, rezoning approximately 22 acres from PD, Planned Development (Park Shore Planned Development) to a new PD, Planned Development (Park Shore Plaza Planned Development) adopting a new Planned Development Document with site specific development standards, is hereby approved for property owned by Brixmor Park Shore SC, LLC and Brixmor Park Shore Outparcel LLC, located at 4132-4255 9th Street North, said property more particularly described as follows:

See Section II of the Planned Development Document attached as Exhibit "A"

in accordance with the revised Planned Development Document, named Park Shore Plaza Planned Development, attached hereto as Exhibit "A" and incorporated herein; and that the Zoning Atlas of the City of Naples shall be amended to reflect said zoning.

Section 2. Disclaimer & Permit Condition (Applicable only if federal or state permits are required): Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project.

Section 3. If any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance. However, if any word, phrase, clause, subsection or section is determined to be an unreasonable condition affecting the overall development plan contained herein, it shall not be severed.

Section 4. Repealer. This PD Ordinance adopting this Planned Development Document shall supersede and take priority over the existing Planned Development Ordinance and any portions of the Naples Land Development Code which conflict with this PD Ordinance.

Section 5. This ordinance shall take effect immediately upon adoption at second reading.

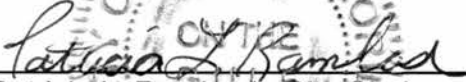
APPROVED AT FIRST READING THE 7TH DAY OF JUNE, 2017.

Ordinance 2017-13978

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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 14TH DAY OF JUNE, 2017.

Attest:


Patricia L. Rambosk, City Clerk


Bill Barnett, Mayor

Approved as to form and legality:


Robert D. Pritt, City Attorney

M:\REF\COUNCIL\ORD\2017\2017-13978

Date filed with City Clerk: 6-15-17

EXHIBIT "A"

PLANNED DEVELOPMENT DOCUMENT

FOR

PARK SHORE PLAZA



Date of Submittal: May 3, 2017
Prepared by: Cheffy Passidomo

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SECTION I

LIST OF EXHIBITS

Sketch illustrating Shopping Center Subdistrict and Highway Commercial Subdistrict Boundaries (Schedule A).

Sketch illustrating Monument Sign (Schedule B).

SECTION II**LEGAL DESCRIPTION****Parcel 1 (as identified on survey)****PIN: 20760400001 –****OWNER: Brixmor Park Shore SC LLC, a Delaware limited liability company)**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 16, SOUTH 89°31'50" WEST 150.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. 41 (TAMIAMI TRAIL); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 0°24'40" WEST 585.00 FEET FOR THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED: THENCE SOUTH 89°35'20" WEST 175.00 FEET; THENCE SOUTH 0°24'40" EAST 175.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD TRAIL DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°35'20" WEST 236.18 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTHWESTERLY, 257.85 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 663.00 FEET AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°26'50" WEST 256.22 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF LOTS 1 AND 2 OF BLOCK 23 OF PARK SHORE UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 59 AND 60, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, NORTH 44°07'30" WEST 314.64 FEET; THENCE NORTH 0°24'40" WEST 515.09 FEET; THENCE NORTH 26°22'34" EAST 576.91 FEET; THENCE NORTH 89°35'20" EAST 620.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID U.S. 41; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 0°24'40" EAST 526.00 FEET; THENCE SOUTH 89°35'20" WEST 100.00 FEET; THENCE SOUTH 0°24'40" EAST 100.00 FEET; THENCE NORTH 89°35'20" EAST 100.00 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 0°24'40" EAST 60.00 FEET; THENCE SOUTH 89°35'20" WEST 100.00 FEET; THENCE SOUTH 0°24'40" EAST 100.00 FEET; THENCE NORTH 89°35'20" EAST 100.00 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 0°24'40" EAST 247.00 FEET TO THE PLACE OF BEGINNING; BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

Parcel 3 (as identified on survey)**PIN: 20760400001 –****OWNER: Brixmor Park Shore SC LLC, a Delaware limited liability company)**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 16, SOUTH 89°31'50" WEST 150.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. 41 (TAMIAMI TRAIL); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 0°24'40" WEST 1618.00 FEET FOR THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED: THENCE SOUTH 89°35'20" WEST 100.00 FEET; THENCE NORTH 63°01'25" EAST 111.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID U.S. 41; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 0°24'40" EAST 50.00 FEET TO THE PLACE OF BEGINNING; BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA. TOGETHER WITH ACCESS AND PARKING RIGHTS BENEFITTING THE ABOVE PARCELS AS SET FORTH IN THE RECIPROCAL PARKING INDENTURE RECORDED IN OFFICIAL RECORD BOOK 535, PAGE 709, AND GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 609, PAGE 900, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Outparcel 26 (as identified on survey)**PIN: 20760480005 –****OWNER: Brixmor Park Shore SC LLC, a Delaware limited liability company)**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 16, SOUTH 89°31'50" WEST 150.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S.-41 (TAMIAMI TRAIL); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 0°24'40" WEST 832.00 FEET FOR THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 89°35'20" WEST 100.00 FEET; THENCE NORTH 0°24'40" WEST 100.00 FEET; THENCE NORTH 89°35'20" EAST 100.00 FEET TO THE WEST RIGHT-OF-WAYLINE OF SAID U.S.-41; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 0°24'40" EAST 100.00 FEET TO THE PLACE OF BEGINNING; BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

Perkins Parcel**PIN: 20760520004 –****OWNER: Brixmor Park Shore Outparcel, LLC a Delaware limited liability company)**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 16, SOUTH 89°31'50" WEST 150.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S.-41 (TAMIAMI TRAIL); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 0°24'40" WEST 992.00 FEET FOR THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 89°35'20" WEST 100.00 FEET; THENCE NORTH 0°24'40" WEST 100.00 FEET; THENCE NORTH 89°35'20" EAST 100.00 FEET TO THE WEST RIGHT-OF-WAYLINE OF SAID U.S.-41; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 0°24'40" EAST 100.00 FEET TO THE PLACE OF BEGINNING; BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

(the "Land" or the "Property").

SECTION III

DISTRICT DEVELOPMENT STANDARDS

District purpose

The district provides for general commercial development along arterial or major highways. Development in this district is intended to be planned and provided in integrated units, of high quality, visually attractive and designed so as to control the impact of traffic on arterial or major streets.

Subdistrict boundaries

The district is divided into a Shopping Center Subdistrict and a Highway Commercial Subdistrict as illustrated on the attached Schedule A which is incorporated herein by reference. References to "the district" are intended to apply individually and cumulatively to the Shopping Center Subdistrict and the Highway Commercial Subdistrict. Regulations which apply only to the Shopping Center Subdistrict or the Highway Commercial Subdistrict are indicated accordingly.

District Development Regulations

Unless indicated otherwise, the following development regulations shall apply to the entire district regulated under this Planned Development, including both Subdistricts.

Uses permitted

In the district, 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, and all merchandise shall be stored and displayed in an enclosed building:

1. General retail sales establishments, including shopping centers (see chapter 56) or department stores. Retail sales establishments may include incidental processing, repair and rental services except rental of motor vehicles which requires a conditional use, provided they are accessory and subordinate to the retail sales use, and provided that all storage, processing and repair of merchandise occurs within the principal building. Retail sales of secondhand merchandise shall require conditional use approval.
2. Art or photography studios.
3. Bakery, retail, with baking on the premises, with all baked goods sold at retail on the premises.
4. Convenience service establishments such as tailoring, garment alteration and repair, shoe repair and the like.
5. Financial institutions, excluding drive-up windows, which are permitted only by conditional use petition approval.
6. Laundry or dry cleaning pickup establishments, with no laundering or dry cleaning on the premises.
7. Medical offices or clinics (not animal).
8. Parking lots, noncommercial, with no meters or on-site parking fee collection.
9. Personal service establishments such as barbershops and beauty shops.
10. Professional, business, financial, civic or public utility offices.

11. Restaurants, conventional, with or without cocktail lounges. Dancing or staged entertainment facilities are permitted only by conditional use petition approval. Outdoor dining is a permitted use in the district.
12. Accessory uses or structures which are incidental to and customarily associated with the permitted uses in this district listed in subsections (1) through (11) of this section.

Conditional uses

Conditional uses in the district are as follows:

1. Amusement parlors having coin-operated amusement games.
2. Automobile agencies franchised to sell new automobiles.
3. Bowling alleys.
4. Child care centers.
5. Churches.
6. Cultural facilities, including libraries or museums, and publicly owned buildings.
7. Drive-up windows which are accessory to permitted uses.
8. Gasoline service stations. See chapter 56 for regulations pertaining to gasoline service stations.
9. Motion picture theaters or live theaters (no drive-in theaters).
10. Nursing, rest or community residential homes. Maximum density shall not apply to nursing homes, rest homes or group homes in Highway Commercial District; except that, when nursing homes include any units with kitchens or cooking facilities, the maximum density for such facilities shall be 18 units per net acre.
11. Parking garages.
12. Pool or billiard parlors.
13. Residential dwelling units when such dwelling units are compatible with a permitted use and are located within the same building or group of buildings as the permitted use (up to eight units per net acre).
14. Schools and colleges, and commercial schools.
15. Transient lodging facilities (up to 26 units per net acre).
16. Cocktail lounges.
17. Rental of motor vehicles accessory and subordinate to the retail sales use.
18. Retail sale of secondhand merchandise.
19. Funeral homes, with or without crematories.
20. On-site laundry and dry cleaning services.

The planning advisory board may, through the review and approval of a conditional use petition and with the approval of the city council, permit other uses which are similar to and no more intense than those enumerated for this Planned Development.

Limitations on permitted and conditional uses

All establishments or uses are subject to the following limitations:

1. No more than 30 percent of the gross floor area shall be devoted to storage.
2. Products are to be sold only at retail.

Minimum lot areas and dimensions

1. Minimum lot area in the overall Planned Development is 10.1 acres of land area.
2. Minimum dimension in the overall Planned Development on public street: 400 feet.

Minimum lot width

Minimum lot width for the overall Planned Development in the district is 150 feet.

Minimum yards

Shopping Center Subdistrict

1. Front yard: 65 feet, the front 20 feet of which shall be landscaped, except where paved walkways or vehicular accessways are provided which lead to parking areas or structures*. No parking shall be permitted within the 20-foot required landscaped area, which shall be landscaped in accordance with the landscaping requirements of chapter 50.
** There are existing nonconformities from the front yard minimum yard requirement at the southwest and northeast corners of the Shopping Center Subdistrict. These shall be regulated as nonconformities by the Code of Ordinances.*
2. Side yard: 65 feet where abutting any land zoned residential, otherwise 30 feet.
3. Rear yard: 100 feet where abutting any land zoned residential, otherwise 65 feet.
4. Landscaping and buffer adjacent to residential areas. No less than 20 feet of the required side yard and rear yards abutting residential property shall be landscaped and contain an ornamental buffer.
5. Arbors, trellises or pergolas
 - a. Shall not be enclosed, can be open to the sky above or fully covered, and may be used only to provide shade or serve as a decorative architectural or horticultural support element and may not be used as a carport, storage shed, boat shelter or the like.
 - b. Shall maintain the following setbacks:
 1. Side yard; same as primary structure for the subdistrict.
 2. Rear yard; same as primary structure for the subdistrict.
 3. Front yard; five feet or minimum required to maintain visibility for ingress and egress to neighboring properties, whichever is more restrictive.

Highway Commercial Subdistrict:

1. Front yard: 20 feet, all of which shall be landscaped in accordance with the landscaping requirements of chapter 50.
2. Side yard: 10 feet as measured to an outparcel boundary or side lot line of the overall Planned Development, except where the adjoining lot is in a residential district, in which case a minimum side yard of 25 feet shall be provided.
3. Rear yard: 10 feet as measured to an outparcel boundary, 25 feet as measured to a rear lot line of the overall Planned Development.
4. Arbors, trellises or pergolas
 - a. Shall not be enclosed, can be open to the sky above or fully covered, and may be used only to provide shade or serve as a decorative architectural or horticultural support element and may not be used as a carport, storage shed, boat shelter or the like.
 - b. Shall maintain the following setbacks:
 1. Side yard; same as primary structure for the subdistrict.
 2. Rear yard; same as primary structure for the subdistrict.
 3. Front yard; five feet or minimum required to maintain visibility for ingress and egress to neighboring properties, whichever is more restrictive.

Maximum height

The maximum height in the Shopping Center Subdistrict shall be limited to 3 stories and 42 feet, measured from the 1st-floor FEMA elevation to the peak of the roof or the highest point of any appurtenance attached to the roof, except that the development of any zoned property adjacent to or across the street from any R1 zoned property shall be limited to 2 stories in height.

The maximum height in the Highway Commercial Subdistrict shall be limited to 2 stories and 30 feet, measured from the 1st-floor FEMA elevation to the peak of the roof or the highest point of any appurtenance attached to the roof.

Maximum lot coverage by all buildings

Maximum lot coverage by all buildings in the district is 28 percent.

Minimum off street parking

1. Minimum off street parking in the district shall be 1,113 parking spaces subject to the following conditions (collectively, the Parking Conditions):
 - a. There shall be a maximum of 265,758 square feet of gross floor area in the district;
 - b. There shall be a maximum of 15% of the maximum of 265,758 square feet of gross floor area used for restaurants, cocktail lounges or clubs which serve food or beverages (excluding outdoor dining) in the district;
 - c. There shall be a maximum of 16,507 square feet of outdoor dining in the district, the parking for which is included in the overall 1,113 parking spaces required for the Planned Development;
 - d. There shall be a maximum of 25,000 square feet of gross floor area of grocery stores in the district; and
 - e. Parking for bowling alleys, theaters, or transient lodging facilities in the district shall be according to the parking requirements established in the Code of Ordinances

The Parking Conditions are intended to stipulate conditions under which the minimum off street parking of 1,113 parking spaces in the district is permitted. Deviations from the Parking Conditions may be authorized only through a parking needs analysis approved by Naples City Council. The Parking Conditions shall not otherwise limit the nature or extent of permitted or conditional uses in the district.

Driveways and accessways

1. Driveways and accessways shall not provide both ingress and egress unless a landscaped dividing island is provided. There are existing nonconformities that excuse noncompliance with the foregoing provision. The combined entrance-exit, including the island, shall not exceed 60 feet in width at the property line, with an aggregate paved width not to exceed 48 feet. There shall not be more than one driveway or accessway for every 500 feet of street frontage or fraction thereof. Driveways or accessways shall not be closer than 100 feet to the intersecting right-of-way lines of any street intersection located on the same side of the street, and they shall not be closer than 15 feet to abutting property unless a joint driveway or accessway is provided with the abutting property.

2. There shall be no access to or from minor residential streets or alleys where the streets or alleys are parallel or approximately parallel to main arterial streets. For the purpose of this section, minor residential streets or alleys are those designed to carry local residential traffic or which are not frequently traveled, and main arterial streets are those designed to carry heavy traffic or which are frequently traveled.

Signage

The following signs are permitted:

1. Freestanding Signs*
 - a. Minimum Setbacks
 1. Front Yard: 10 feet from front property line
 2. Side Yard: 25 feet from side property line
 3. Intersections: 50 feet from extensions of the curblines
 4. Driveways: 10 feet from the edge of any driveway
 - b. Number permitted: Two signs on 9th Street North, one sign on the Old Trail Drive
 - c. Maximum size: One sign at 120 square feet on 9th Street North; one sign at 100 square feet on Old Trail Drive; one sign at 72 square feet on 9th Street North (See Schedule B)
 - d. Maximum height: 15-feet. The second sign on 9th Street North shall be limited to a height of 4'4" (See Schedule B)
2. Pedestrian Signs
 - a. Number permitted: One sign per tenant under covered pedestrian walkway
 - b. Maximum size: 6 square feet
 - c. Shall be located perpendicular to the building façade
 - d. Shall maintain 8-foot height clearance above pedestrian walkway
3. Window signs
 - a. Located on the interior of the window or painted on the window and shall be limited to no more than 30% of a window up to a maximum of 12 square feet

**There are existing nonconforming freestanding signs. These nonconformities shall be regulated as nonconformities by the Code of Ordinances.*

Highway Commercial Sub District

1. Wall, integral roof, canopy, awning or marquee signs
 - a. Maximum of two per tenant, may face the street or Shopping Center sub district.
 - b. Maximum size: 60 square feet, further limited by the following:
 1. Signage shall not exceed 20% of the visual façade of the building on which it is located.
 2. No individual wall sign shall exceed 80% of the width of the tenant space, with a minimum of 10% clear area on each outer edge of the tenant space.

Shopping Center Sub District

1. Wall, integral roof, canopy, awning or marquee signs
 - a. Number permitted: One sign per tenant per street frontage
 - b. Maximum size: 80 square feet, further limited by the following:
 1. Signage shall not exceed 20% of the visual façade of the building on which it is located.
 2. No individual wall sign shall exceed 80% of the width of the tenant space, with a minimum of 10% clear area on each outer edge of the tenant space.
 - c. Resolution 16-13865 remains in effect.

Landscaping

In addition to the parking, vehicular use and front yard setback area landscaping requirements, all areas not improved for parking per city ordinance requirements, or occupied by a structure, paved walkway or the like, shall be landscaped in accordance with the landscaping requirements of Chapter 50.

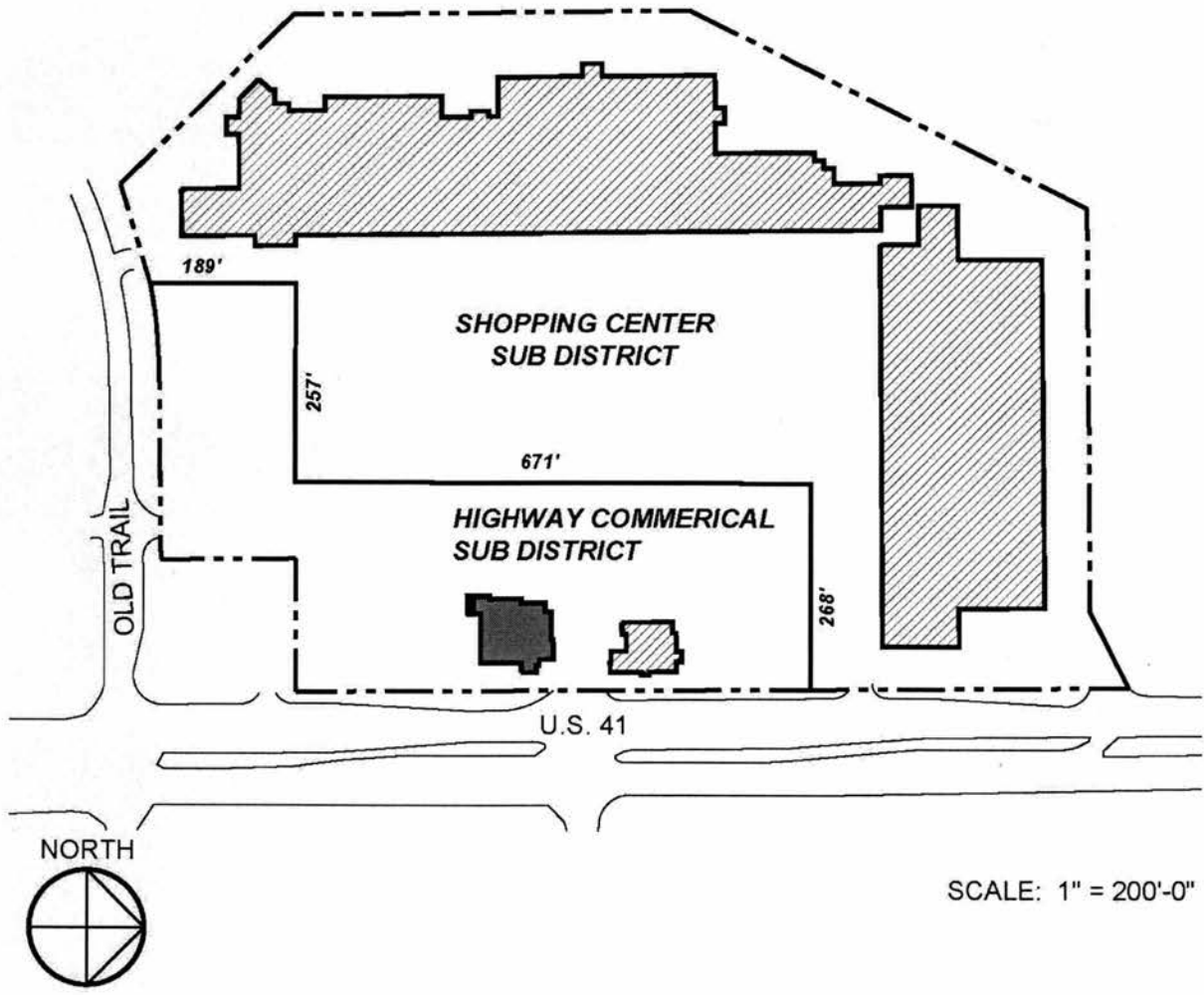
Design Review and Site Plan Review

Design Review and administratively approved Site Plan Review shall be required in accordance with the Code of Ordinances. Should 50% or more of the gross square footage of the existing shopping center be demolished, the site plan for the replacement construction shall require City Council approval.

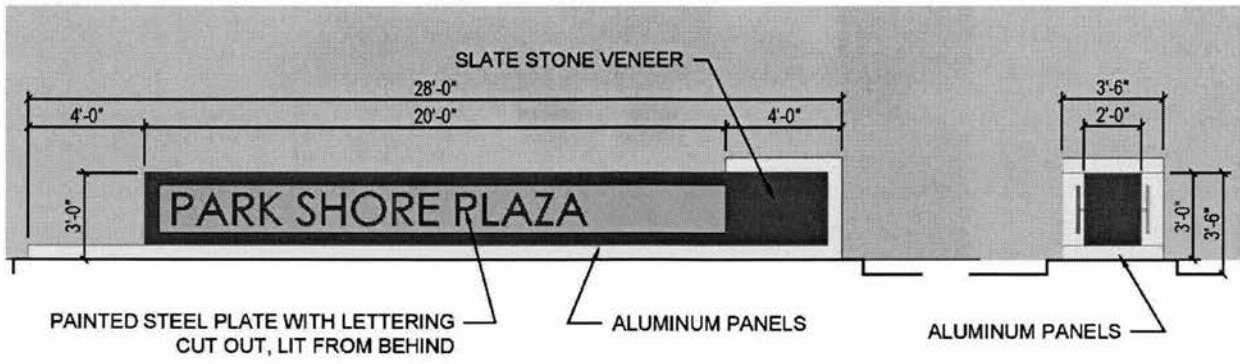
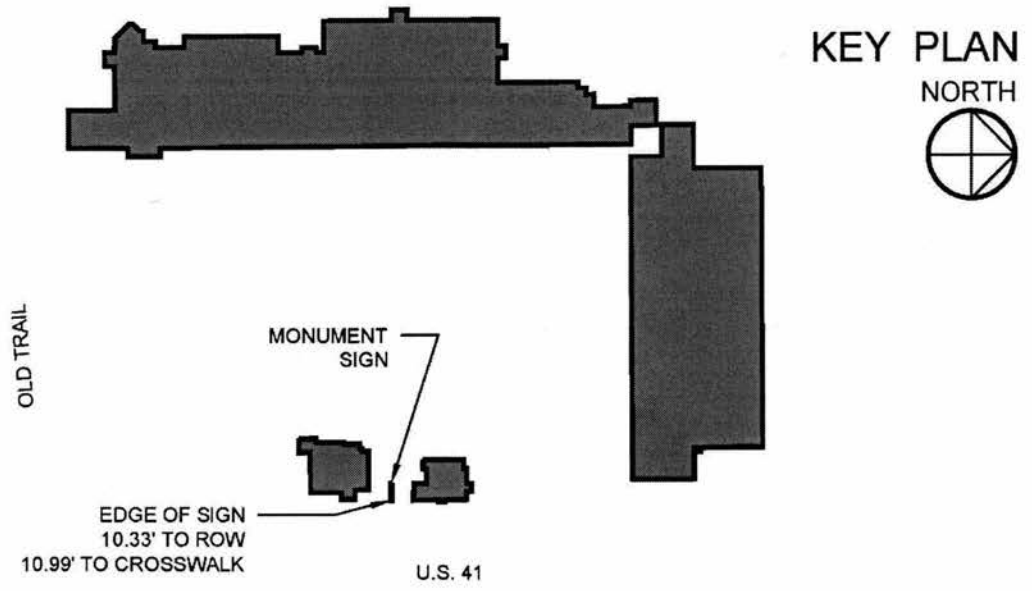
SECTION IV**CONFLICTING REGULATIONS**

Where in conflict, the regulations contained herein take priority over any setback, maximum height, parking, lot coverage, density, intensity, or other regulation contained in the Naples Code. To the extent that this document does not provide a regulation, the regulations of the Naples Code shall apply, unless governed by the nonconformity provisions of the Naples Code.

Schedule A



Schedule B



MONUMENT SIGN ELEVATIONS



VIEW FROM NORTH

