

Vines & Associates Inc
urban planning · land planning

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PARK SHORE UNITS 2 AND 5
PLANNED DEVELOPMENT DOCUMENT

I. BACKGROUND INFORMATION

a. General Description of Project

The essential development components of Park Shore Units 2 and 5 are as follows:

1. Sites for tall elevator apartments, and specifically approved clustered low-rise residential structures, along the gulf.
2. Six large beachfront common areas.
3. Four access commons areas located on the beach side of Gulf Shore Boulevard.
4. Five bayfront residential clusters which extend over water.

"SCHEDULE 3"

5. Two commercial parcels located at the intersection of Park Shore Drive and Gulf Shore Boulevard.
6. A bayfront apartment site.
7. A 100 ft. wide public beach access strip at the south end of Unit 2, platted as Horizon Way. It includes parking facilities and provides beach access for the general public and for emergency, maintenance, and other authorized vehicles.
8. A 20' wide public beach access easement at the north end of Unit 5, improved with a pedestrian beach walk which extends to the offstreet parking facilities on Gulf Shore Boulevard.
9. A 200 ft. wide, 2.7 acre private beachfront recreational use parcel which is owned by the Park Shore property owners association, for use by its members.
10. 230 boat slips, extending into the waters of Venetian Bay adjacent Gulf Shore Boulevard. These slips are accessory to the residential and commercial properties in Park Shore Units 2 & 5.

11. A fuel dock extending into the waters of Venetian Bay from commercially designated Block 17.

12. Portions of Gulf Shore Boulevard and Park Shore Drive.

The above listed project development components are indicated on attached Exhibit "A", the Park Shore Units 2 and 5 Master Development Plan, which is an integral part of this PD document.

b. Development and Sales Mechanism

The basic land improvements within Park Shore Units 2 and 5 have been accomplished by the Scottsdale Company, which is the project development sponsor. Buildings have been and will be developed by the Scottsdale Company and by development groups which have acquired or will acquire building parcels from the Scottsdale Company.

Administrative and sales offices are maintained and operated by the development organization, with locations occurring both within the commercially designated area and on or in close proximity of the site of residential development projects which are being marketed. The Scottsdale Company maintains its own marketing forces and also markets in a conventional manner through all other area real estate organizations.

II. SPECIFIC PROJECT INFORMATIONa. Description of Project Participants

Developer: The Scottsdale Company, 4200 Gulf Shore Blvd.,
North, Naples, Florida 33940

Land Planner: Vines & Associates, Inc., 715 Tenth Street
South, Naples, Florida 33940

Engineer: Wilson, Miller, Barton, Soll & Peek, Inc., 1383
Airport Road, North, Naples, Florida 33942

Traffic Engineer: Barr, Dunlop & Associates, Inc., 1208
Hayes Street, P.O. Box 5885, Tallahassee, Florida 32301

Coastal Engineer: Tackney and Associates, Inc., 9385 North
56th Street, Suite 309, Temple Terrace, Florida 33617

Environmental Consultant: Tropical BioIndustries, Inc., 9869
East Fern Street, Miami, Florida 33157.

Attorney: Vega, Brown, Stanley & Martin, P.A., 2660 Airport
Road, Naples, Florida 33942.

b. Legal Description of Property

Unit 2: Park Shore Unit 2, Plat Book 8, Pages 54 and 55,
Public Records of Collier County, Florida.

Unit 5: Park Shore Unit 5, Plat Book 12, Pages 39 and 40,
Public Records of Collier County, Florida.

c. Topographic Modifications

Planned modifications of the original natural topographic conditions in Units 2 and 5 are complete, in accord with all required local, state, and federal permits. The only future topographic modifications which will occur will be finished grading in connection with individual building construction and landscaping projects.

d. Gross Area

Unit 2 contains 92 acres of land, 34 acres of water, for a gross platted area of 126 acres.

Unit 5 contains 88.6 acres of land, 29.4 acres of water, for a gross platted area of 118 acres.

Combined area of Units 2 and 5 is 180.6 acres of land, 63.4 acres of water, for a gross platted area of 244 acres.

e. Density

A maximum of 3,590 multi-family units are planned for Units 2 and 5's 244 acres. These units would produce a gross density of 14.7 dwelling units per acre. Deducting the 8.4 acres of commercial sites from the acreage used in density calculations would increase the gross density to 15.24 dwelling units per acre. If the maximum density is calculated for the platted land area, exclusive of the platted water area, the figure is 19.88 dwelling units per acre.

f. Natural Features

Existing natural features which have been and are to be preserved consist of the gulf beach, foredune, and a sizeable portion of the native cabbage palm hammock which lies landward of the foredune. A low wall and stabilized fill has been placed landward of the natural foredune in Unit 2, broadening the dune and raising its peak elevation. A man-made dune has been constructed along the rear portion of the natural foredune in Unit 5, and stabilized with native vegetation.

g. Traffic Ways

Public streets within Units 2 & 5 consist of Gulf Shore Blvd., Park Shore Dr., and Horizon Way. All other traffic circulation within Unit 2 will occur on private drives. Gulf Shore Blvd. has a 110 ft. wide right of way and has been developed as a divided bayfront boulevard with pedestrian facilities along the bayshore.

h. Fire Protection

Access for fire control equipment, fire resistant construction, and internal fire control features, including standpipes, hoses and pressure pumps, in elevator structures, have been and are to be provided in full compliance with applicable fire codes.

i. Utilities

The entirety of Units 2 and 5 is supplied with central water and sewer service by the City of Naples. Electric power, telephone, and cable television service is underground throughout the project.

III. RECREATIONAL OPEN SPACE LANDS AND FACILITIES

- a. At the southern end of Unit 2, extending from Gulf Shore Blvd. to the Gulf, 100 ft. wide Horizon Way has been platted and dedicated to the general public. Horizon Way functions as a general public beach access point, and has been developed with 43 offstreet parking spaces.
- b. West of the junction of Park Shore Drive and Gulf Shore Blvd., a 200 ft. wide tract of gulf front land, 2.7 acres in area, has been dedicated to the Park Shore property owners association, whose members include both mainland owners (Units 1, 3, and 4) and beach to bay owners (Units 2 and 5). The Developer has installed offstreet parking spaces, lighting and landscaping within the tract. Any additional improvements made to this tract will be an obligation of the Park Shore property owners association.
- c. Platted beachfront park commons "R", "S", "T", "U", "V", and "W" lie between beachfront building sites and the gulf mean high water line. These beachfront commons, owned and/or leased by owners of dwellings in the adjoining building sites, are to be natural sand beach in part, landscaped open space in part, and are to contain no structures other than small recreation shelters, seat benches, walkways, ornamental retaining walls, statuary, fountains, outdoor lighting, etc.

A meandering beachfront promenade extends the length of the beach within the beachfront commons, partially atop the previously mentioned artificial dune.

- d. In the easterly edge of the Gulf Shore Blvd. right of way, the Developer has installed intermittent pods of offstreet parking, along with sidewalks in landscaped strips which front on the bay.

- e. At the north end of Unit 5, the Developer has installed a public beach access walk between the Gulf Shore Blvd. offstreet parking areas and the beach.

- f. Boat slips have been developed in Venetian Bay as shown on Exhibit A.

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IV. USES PERMITTED AND DEVELOPMENT STANDARDS

The following standards govern development in Park Shore Units 2 and 5. Conflicting standards in the City of Naples Zoning Ordinance are not applicable. Definitions of words and terms not defined by this PD document shall be as set forth in the City of Naples Zoning Ordinance at the time of adoption of this PD Document. Any change in definitions applicable to this PD Document shall be effected by modification of this PD Document.

a. Platted Beachfront Commons "R", "S", "T", "U", "V", and "W"

These beachfront commons lands, lying between the beachfront building corridor and the Gulf of Mexico, shall function as permanent gulf-front open space. The lands shall be owned and/or permanently leased in common by owners of the property within the building corridor, shall be commonly used by occupants of buildings in the building corridor, shall be devoted to landscaped open space and recreation facilities, and may only contain such structures as are necessary to their open space and recreational function. No portion of these lands shall be utilized for offstreet parking or access drives. These common lands may contain water management facilities and underground utilities.

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b. Lots 1 thru 29, Block 12

These building sites shall be used solely for tall, elevator served multiple family residence structures except for Lots 2 and 26 which have been designated for low-rise, low-density clustered dwelling units. Customary accessory uses and structures are permitted on all 29 lots. Building sites may consist of platted lots, portions of platted lots, or any combination of lots and/or portions of lots.

1. Setbacks - Principal and Accessory Buildings:

Lots 1, 3 thru 25, and 27 thru 29, Block 12

Any accessory building which is in excess of two stories in height is defined as a principal building. No building, principal or accessory, shall be closer than 50 feet to a lot line which abuts a beachfront commons. No building, principal or accessory, shall be closer than 50 feet to the Gulf Shore Boulevard right-of-way. No building, principal or accessory, shall be closer to a side yard line than 25 feet. No building, principal or accessory, shall be closer than 50 feet to an access commons lot line. In addition to compliance with the above minimum setbacks, buildings shall be no

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closer than 1/2 their building height to Gulf Shore Boulevard or to a side lotline. Buildings on adjoining lots may be closer to their common side lines than required by the above rules so long as they are not closer together than 50 feet or 1/2 of their combined heights, whichever is greater, and so long as the lots are in common ownership or the separate owners are in agreement regarding the planned building separation.

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These setback requirements are designed to insure adequate separation between and open space around residential structures, most of which involve tall residential towers which rise above one or two story parking structures, which may or may not be physically connected to the residential towers. In cases where buildings of different heights are physically attached or where single buildings have sections with different heights, required setbacks which are height-related shall be separately determined for each building or portion of a building, i.e., in the case of a 10 story building which has a projecting two story wing, a greater setback shall be required for the 10 story portion of the building than for the two story portion. Tall buildings shall comply with principal building setbacks, while attached lower garage or other

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structures may comply with accessory building setbacks. In the case of two or more detached principal buildings on one lot, minimum separation between buildings shall be 1/2 the sum of the required side setbacks, between the two buildings. Below ground and partially below ground structures, principal and accessory, which are covered with landscaping and/or with outdoor recreational facilities which are no higher than 2 feet above the finished grade, may be built within required yards. No building, principal or accessory, shall be constructed seaward of the Coastal Construction Control Line unless necessary variances or agreements from the State of Florida have been secured. In no event shall structures be located closer to the Gulf than a line 75 feet landward of the vegetation line or closer than a line 150 feet landward of the mean high water line.

2. **Setbacks - Principal and Accessory Buildings:**

Lots 2 and 26

Same as the other Block 12 lots, except that lesser setbacks from side lot lines and/or from beachfront commons or access commons may be authorized via the General Development and Site Plan approval process.

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3. Maximum Permitted Dwelling Units

As shown on Table Number 1, located at the rear of this document.

4. Minimum Dwelling Unit Floor Area

1,200 square feet for principal dwelling units; 600 square feet for one manager's unit and up to three guest suites per principal residential building. Useable floor area on covered or uncovered balconies which are integral to dwelling units shall be calculated as a part of the dwelling unit floor area.

5. General Development Site Plan required

In the case of two or more platted lots being combined into a single building site, the GDSP approval process shall be required. The GDSP approval process shall not be required for development of single lots, or for development of adjoining lots which utilize the IV.b.1. provision relating to agreed upon separation of buildings from a common side line.

6. Minimum Offstreet Parking

1.5 spaces per dwelling unit, which may be located on the building site and/or within the adjoining parking commons.

7. Minimum Recreational Open Space

750 square feet for efficiency or one bedroom apartments, 150 additional square feet for each additional bedroom. Recreational open space includes landscaped ground area; ground and roof area which has been developed for recreational use by apartment residents; and open apartment balconies. Open space credited to each apartment project includes that which is on the building site plus that which occurs in the fractional commons areas assigned to that building site. (See Table Number 1)

8. Minimum Lot Coverage

None. Lot coverage is controlled by setbacks and recreational open space requirements.

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9. Maximum Building Height

As shown on Table 2. Building height is measured from the minimum permitted elevation for the first habitable floor. Chimneys, elevator shafts, television and radio antennae, rooftop heating, ventilating, and air conditioning equipment and ornamental screens, stair towers and small cupolas used as architectural ornamentation may extend a maximum of 20 feet above the maximum permitted building height, and shall not be included in the building height measurement .

10. Maximum Horizontal Dimension of Principal Buildings

250 feet, measured by straight horizontal line between the end points of the longest perimeter wall of a principal building. This standard does not apply to privacy walls or other accessory structures.

c. The Southerly 200 ft. of Platted Lot 13, Block 12.

This tract of land shall be owned and used by Park Shore property owners for beach access, offstreet parking, landscaping, and outdoor recreation facilities. A beach club, pavilion, or other recreation structure may be

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developed subject to approval via the General Development and Site Plan approval process.

d. Access Commons "A", "B", "C", and "D".

These tracts are to be used for vehicular access drives, covered or uncovered vehicular parking, landscaping, ornamental entry structures and signage, statuary, fountains, walks, and public utilities facilities. Each access commons will be owned, improved, and maintained by the owners of the abutting lots. Parking spaces developed within the commons may be credited as part of the required parking for any adjoining building, so long as each parking space is credited only once. The commons parking spaces shall be utilized as an overflow parking pool for all abutting sites, and are not to be marked for use by a particular apartment or building. No covered parking structures within the access commons shall be taller than one story, nor closer to Gulf Shore Blvd. right of way than 50 ft., nor closer to any other boundary of the access commons than 25 ft. Upon issuance of a Temporary Use Permit, temporary sales facilities may occur in an access commons adjacent a Block 12 building site on which dwelling units are being marketed by the site developer.

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e. Blocks 14, 15, 36, 37, and 38.

These blocks are in part land and in part man-made waters within Venetian Bay. These blocks shall be used for single or multiple family residential structures, offstreet parking, and accessory recreational facilities. The residential structures may extend on pilings from the land mass within the blocks over the waters of Venetian Bay, so long as the structures extend no further than the platted building limit lines. Each of the blocks constitutes a site for either a multiple family complex not exceeding 33 dwelling units and not exceeding 3 stories in height, or a maximum of 5 single family detached residences, not exceeding 3 stories in height. Each dwelling unit shall be provided a minimum of 2 on site parking spaces. No more than 72 on site parking spaces per block may be developed. Minimum dwelling unit floor area shall be 1,500 sq. ft., except for one manager's apartment per block which shall be a minimum of 600 sq. ft. Detached principal buildings within each block shall be no closer to each other than 25 ft.

f. Platted Blocks 16 and 17.

These two tracts may be utilized for development of an integrated commercial complex, comprising retail shops,

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offices, restaurants, cocktail lounges, (no facilities for dancing or staged entertainment other than solo performances shall be permitted) personal service establishments, financial institutions, clinics, private clubs, boat docking and fueling facilities, and uses which are customarily accessory in commercial areas. Structures may extend over the waters of Venetian Bay so long as they do not extend past the platted property and building limit lines. Blocks 16 and 17 may be connected by internal vehicular and pedestrian pathways, so that upon completion of development they will function as a single commercial complex.

1. Minimum Setbacks

10 ft. from Park Shore Drive right of way within 100 ft. of the pedestrian walkway under the bridge approach; 25 ft. from all other right of way lines. Minimum separation between detached principal buildings: 12 feet.

2. Maximum Building Height

3 stories

3. Minimum Offstreet Parking

1 space per 300 square feet of retail or office g.l.a.
1 space per 100 square feet of restaurant or lounge

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g.l.a. In the case of restaurants and/or cocktail lounges which are located above the ground floor, the ground floor entry area, stairway, and elevator areas which serve the restaurant and/or lounge shall be excluded from the g.l.a. calculation.

1 space per 300 square feet of g.l.a. for all other uses.

4. Outdoor Lighting

Shall be indirect or of such low intensity as to avoid glare or other interference with the enjoyment of nearby residential properties. No flashing or moving lights shall be permitted.

g. Platted Block 11

This building site shall be used solely for multiple-family residence development and customary multi-family residence accessory uses and structures.

1. Minimum Setbacks

Front yard: 30 ft. plus 1 ft. for each 2 ft. over 45 ft.

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Side yard: 15 ft. plus 1 ft. for each 2 ft. over 45 ft.

Rear yard: 25 ft. from the seawall plus 1 ft. for each
2 ft. over 45 ft.

2. Minimum Floor Area

720 sq. ft. per unit

3. Maximum Building Height

55 ft.

4. Minimum Offstreet Parking

2 spaces per dwelling unit

5. Minimum Recreational Open Space

750 sq.ft. for 1 bedroom dwellings, 150 additional sq.
ft. for each additional bedroom.

h. Landscaping Requirements in Offstreet Parking Areas

Blocks 14, 15, 36, 37 and 38: None

Development of all other offstreet parking areas in Park
Shore Units 2 and 5 shall comply with City offstreet parking
area landscape requirements in force at the time the Park
Shore Units 2 & 5 PD document is approved by the City.

i. Sign Regulations

Signs in Park Shore Units 2 and 5 shall comply with the City Zoning Regulations in force at the time sign permits are requested.

j. Overnight Parking Prohibited

No commercial vehicle, mobile home, motor home, or recreational camper shall be parked overnight within Park Shore Units 2 and 5 except when such vehicle is parked on a construction site and is legitimately associated with permitted construction activity.

k. Boat Docking Facilities

Boat docking facilities may be developed in the waters of Venetian Bay extending from the seawall adjacent Gulf Shore Boulevard and from Blocks 11, 14, 15, 16, 17, 36, 37, and 38. Construction, reconstruction, modification or expansion of docking facilities shall be authorized by applicable permit issuing agencies.

1. Residential Docking Facilities:

All docking facilities except those which are associated with commercially designated Blocks 16 and 17 shall be limited to use by residents of Park Shore Units 2 & 5 and shall be limited to 219 boat slips. Boat slip

maintenance responsibilities will be that of the owner. Boat slips shall be owned or leased, and exclusively used, by residents of Units 2 and 5. Slip facilities may be constructed either by the Park Shore development organization, by condominium associations or by bay front single family homeowners in Units 2 and 5. The minimum slip lease period shall be 3 months. Subleases are prohibited. Overnight lodging on boats is prohibited. Charter or other commercial fishing operations are prohibited.

2. Blocks 16 and 17 Docking Facilities:

Two boat slips are permitted at the junction of commercially designated Block 16 and Gulf Shore Boulevard. These slips may be utilized by the owner and/or by visitors to commercial properties in Block 16. A dock is permitted to extend from commercially designated Block 17 as shown on Exhibit A. The Block 17 dock may accommodate up to nine boat slips; may accommodate fueling and marine convenience item sales; may be utilized in connection with a boat rental operation; and may be briefly utilized by persons who visit the Block 17 commercial complex by boat. Charter fishing or other commercial fishing operations are prohibited.

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The following table provides statistical data on the various building sites within Park Shore Units 2 and 5.

<u>PARCEL</u>		<u>AREA (Acres)</u>	<u>PRINCIPAL USE</u>	<u>MAXIMUM NO. OF D.U.'S</u>	<u>11/88 ACTUAL D.U.'S</u>
Access Commons	A	2.26	Parking	-	
"	B	4.27	"	-	
"	C	2.88	"	-	
"	D	2.41	"	-	
Beach Commons	R	5.25	Recreational Open Space	-	
"	S	6.50	" " "	-	
"	T	4.25	" " "	-	
"	U	4.71	" " "	-	
"	V	7.14	" " "	-	
"	W	6.62	" " "	-	
Block 11		2.51	Multiple Family Dwelling	60	60
Block 14, within building limit line		3.09	Dwelling Units	33	33
Block 15, within building limit line		3.07	Dwelling Units	33	3
Block 16, within building limit line		3.94	Commercial	-	-
Block 17, within building limit line		4.46	"	-	-
Block 36, within building limit line		3.09	Dwelling Units	33	33
Block 37, within building limit line		2.60	"	33	33
Block 38, within building limit line		2.60	"	<u>6</u>	<u>6</u>
TOTAL				198	168

Commons "A" area is distributed equally among Lots 5, 6, 7, 8.

Commons "B" area is distributed 1/4 to Lot 11, 1/4 to Lot 12,
1/2 to fractional Lot 13 and Lot 14.

Commons "C" area is distributed equally among Lots 17, 18, 19, and 20.

Commons "D" area is distributed equally among Lots 23, 24, 25, and 26.

Commons "R" area is distributed equally among Lots 1, 2, 3, 4, 5, and 6.

Commons "S" area is distributed equally among Lots 7, 8, 9, 10, 11, and 12.

Commons "T" area is distributed 1/2 to fractional Lot 13 and Lot 14, 1/2 to
Lot 15.

Commons "U" area is distributed equally among Lots 16, 17, and 18.

Commons "V" area is distributed equally among Lots 19, 20, 21, 22, 23, and
24.

Commons "W" area is distributed equally among Lots 25, 26, 27, 28, and 29.

Lot No. (Blk. 12)	Lot Area (Acres)	Fractional Commons Area (Acres)	Lot Area & Fractional Commons Area (Acres)	Principal Use	Maximum No. Of D.U.'s	Actual D.U.'s Aug. '88
1	2.77	.875	3.65	Residential	78	78
2	2.5	.875	3.37	"	12	12
3	2.29	.875	3.17	"	79	
4	2.43	.875	3.31	"	83	
5	3.14	1.44	4.58	"	115	
6	2.96	1.44	4.4	"	113	113
7	3.17	1.65	4.82	"	113	113
8	3.38	1.65	5.03	"	126	
9	2.75	1.08	3.83	"	96	
10	2.89	1.08	3.97	"	99	77
11	3.85	2.15	6.0	"	150	142
12	3.81	2.15	5.96	"	148	105
S 200 ft.						
13	2.7	-	2.7	Beach Park	-	
Remainder	13			Residential	229	
14	4.88	4.26	9.14	"	134	
15	3.21	2.12	5.33	"	123	
16	3.37	1.57	4.94	"	180	76*
17	4.91	2.29	7.20	"	162	91
18	4.21	2.29	6.50	"	152	
19	4.19	1.91	6.10	"	156	138
20	4.37	1.91	6.28	"	107	107
21	3.09	1.19	4.28	"	107	
22	3.12	1.19	4.31	"	158	122
23	4.54	1.79	6.33	"	142	
24	3.88	1.79	5.67	"	136	132
25	3.52	1.92	5.44	"	27	27
26	4.21	1.92	6.13	"	108	118
27	3.0	1.32	4.32	"	121	85
28	3.52	1.32	4.84	"	138	79
29	4.2	1.32	5.52	"		
	100.86	46.25	147.11		3392	1615

NOTE: The "Maximum Number of D.U.'s" column in the above table is based on a maximum of 25 dwelling units per acre, except in the case of Lots 2 and 26 which have been approved for low-rise low density cluster development. To accommodate definitive building and site plans, permitted dwelling units may be transferred from one Block 12 lot to another, so long as the total number of dwelling units in Lots 1 through 29, Block 12, does not exceed 3392. Except for the specifically authorized low rise cluster developments on lots 2 and 26, the number of dwellings listed in the above table for the various lots in Block 12 was computed on the basis of the lot area, plus the fractional area of the abutting commons assigned to that lot, times 25, rounded to the nearest whole number.

* Partial lot development only. The remaining development will occur at a later date.

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BUILDING HEIGHTS
PARK SHORE UNITS 2 AND 5

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<u>LOT #</u>	<u>BUILDING</u>	<u>MAXIMUM HEIGHT</u>
1	HORIZON HOUSE	130' *
2	CASA MAR	60' *
3		180'
4		180'
5		180'
6	SURFEDGE	130' *
7	GULFSIDE	130' *
8		200'
9		200'
10	ALLEGRO	137' *
11	SAVOY	170' *
12	LA MER	149' *
14		245'
15		200'
16		200'
17	P.S. TOWERS	174' *
18	PARK PLAZA	190' *
19		245'
20	MONACO	160' *

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21	SOLAMAR	166' *
22		200'
23	ESPLANADE	158' *
24		277'
25	VISTAS	185' *
26	VILLA MARE'	60' *
27	TERRACES	158' *
28	MERIDIAN	198' *
29	LE PARC	245' *

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* Existing building height, rounded to the next highest foot.