



EXISTING DOCKS

MORRIS BAY

HURRICANE HARBOR LANE

6,350 SQ. FT. APPROXIMATE LOT COVERAGE

LOT COVERAGE CALCULATIONS - CITY OF NAPLES

LOT SIZES INCREMENTS OR PORTION (INCREMENT IN SQUARE FEET)	MAXIMUM BUILDING AREA (PERCENTAGE OF LOT AREA)	LOT SIZE IN SQUARE FEET=
LOT SIZE		19,166
FIRST 5,000	48	2,400
NEXT 5,000	35	1,750
REMAINING 9,166	24	2,200
TOTAL LOT COVERAGE ALLOWED PER CODE=		6,350

SITE REQUIREMENTS

ZONE:
R-15 (COQUINA SANDS)

FLOOD ZONE (CURRENT):
AE-10
BASE FLOOD ELEVATION 10.00' N.A.V.D. (VERIFY N.A.V.D.)
DESIGN FLOOD ELEVATION +1.00' = 11.00' N.A.V.D.

MAX. BUILDING HEIGHT: 30'-0"

MEASURED FROM THE GREATER OF:
F.E.M.A. HABITABLE FLOOR
18" ABOVE CROWN OF ROAD
AVERAGE NATURAL GRADE
18" ABOVE STATE D.E.P. REQUIREMENT

MINIMUM LOT WIDTH: 100'-0"
CURRENT LOT WIDTH: 117'-0"

SETBACKS:

FRONT: 40'-0"
REDUCED FRONT: 35'-0"
REAR: 30'-0"
SIDE: 10'-0"
POOL/GARAGE (ALLEY): 15'-0"

- NOTES:**
1. UPDATED SURVEY NEEDED.
 2. LOT SIZE GATHERED FROM LOCAL PROPERTY APPRAISER.
 3. LOT DATA GATHERED FROM LOCAL MUNICOD.

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Revisions	Date

SITE STUDY

COQUINA SANDS 1795 HURRICANE HARBOR LANE
CITY OF NAPLES NAPLES, FLORIDA

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Scale:	AS NOTED
Job No.	--
Date:	01.16.26 H.G.R.
Sheets:	- of -



1795 HURRICANE HARBOR LN

COQUINA SANDS - NAPLES

DETAILS

LOT SIZE	.44 Acres
LOT FRONTAGE	100 sq ft
LOT LEFT	155 sq ft
LOT BACK	150 sq ft
LOT RIGHT	155 sq ft

Framed by long, southwest-facing water views, this Coquina Sands waterfront residence enjoys a tranquil setting along the quiet enclave of Hurricane Harbor Lane. Boasting approximately 150 feet of water frontage and sunsets year-round, the property is set on just under half an acre and offers an exceptional sense of space and privacy, with expansive water vistas as a stunning daily backdrop.

MICHAELLAWLER.COM



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