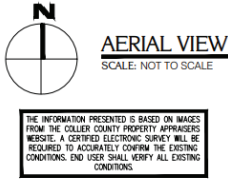


SITE REQUIREMENTS	
ZONE:	
RI-10A (PARK SHORE)	
FLOOD_ZONE (CURRENT):	
AE-10	
BASE FLOOD ELEVATION 10.00' N.A.V.D. (VERIFY N.A.V.D.)	
DESIGN FLOOD ELEVATION +1.00' = 1.00' N.A.V.D.	
MAX. BUILDING HEIGHT: 30'-0"	
MEASURED FROM THE GREATER OF:	
F.E.M.A. HABITABLE FLOOR	
18" ABOVE CROWN OF ROAD	
AVERAGE NATURAL GRADE	
18" ABOVE STATE D.E.P. REQUIREMENT	
MINIMUM LOT WIDTH CORNER: 87'-6"	
MINIMUM LOT WIDTH INTERIOR: 75'-0"	
CURRENT LOT WIDTH: 131'-0"	
SETBACKS:	
FRONT:	30'-0"
(40'-0" ON CRAYTON & PARK SHORE DRIVE)	
REDUCED FRONT (CRAYTON RD):	35'-0"
REAR:	25'-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.

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		18,449
FIRST 5,000	48	2,400
NEXT 5,000	35	1,750
REMAINING 8,449	24	2,028
TOTAL LOT COVERAGE ALLOWED PER CODE=		6,178



Revisions	Date

SITE STUDY

PARK SHORE

CITY OF NAPLES

503 NEAPOLITAN WAY

NAPLES, FLORIDA

FLORIDA

STOFFT COONEY

ARCHITECTS

distinctive inspirational architecture

Scale: AS NOTED

Job No. --

Date: 1-16-26 H.G.R.

Sheets: -- of --

SITE PRELIM

SP1

LICENSE# AA 26000793

111 10th Street, Suite 308 • Naples, Florida 34102 • (239) 262.7677 • Dolly Beach, Florida (941) 243.0799 • WWW.STOFFTCOONEY.COM



503

NEAPOLITAN WAY

PARK SHORE - NAPLES

DETAILS

LOT SIZE	.43 Acres
LOT FRONTAGE	135 sq ft
LOT LEFT	139 sq ft
LOT BACK	131 sq ft
LOT RIGHT	141 sq ft

Ideally located in the heart of Park Shore, this oversized corner lot offers a rare opportunity to create a custom residence in one of Naples' most desirable coastal neighborhoods. Its generous scale and corner orientation allow for flexible planning, enhanced privacy, and expansive outdoor living potential. Just moments from Park Shore Beach and Venetian Village, the location delivers a refined coastal lifestyle with convenient access to dining, shopping, and leisure.



MICHAEL G. LAWLER, PA

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INFO@MICHAELG.LAWLER.COM
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