



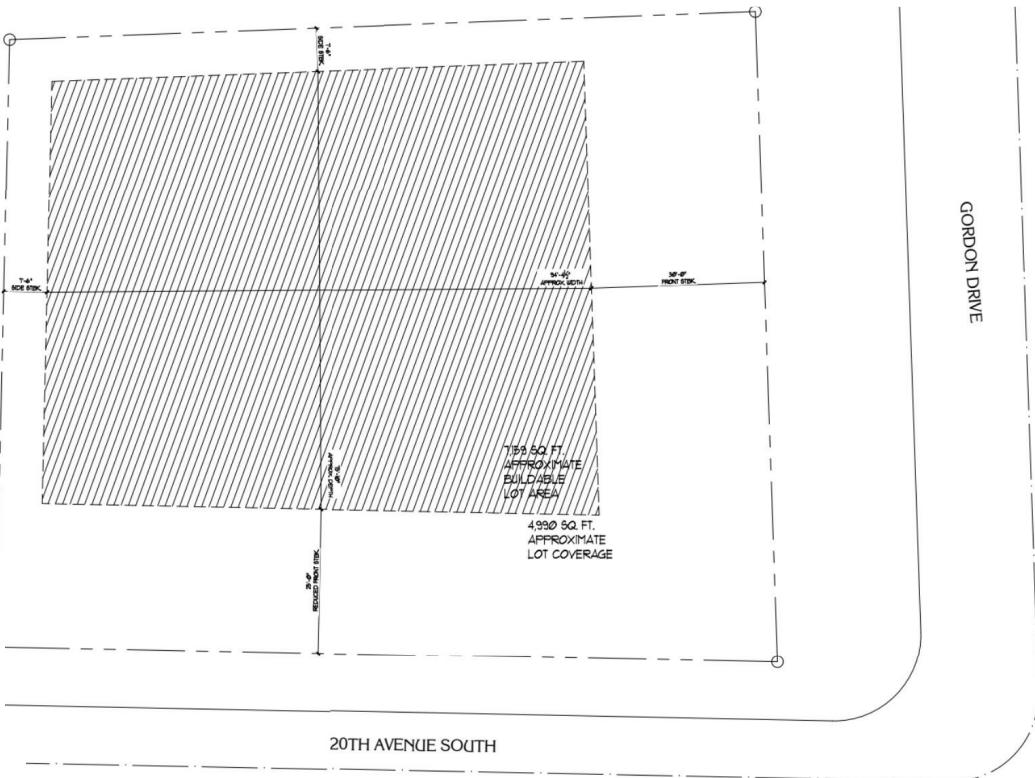
1980 GORDON DR

GULF HEIGHTS - NAPLES

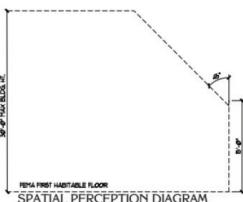
DETAILS

LOT SIZE	.31 Acres
LOT FRONTAGE	136 sq ft
LOT LEFT	107 sq ft
LOT BACK	130 sq ft
LOT RIGHT	110 sq ft

Life in Gulf Heights is defined by convenience, walkability, and an effortless coastal rhythm. Between Olde Naples, Aqualane Shores, and Port Royal, residents enjoy the rare balance of being tucked within one of Naples' most established waterfront corridors while having direct daily access to the best of downtown.



SITE REQUIREMENTS	
ZONE	AE-10 (NAPLES)
FLOOD ZONE (CURRENT)	AE-10
BASE FLOOD ELEVATION 8.00' NAVD (VERIFY NAVD)	DESIGN FLOOD ELEVATION 4.00' + 3.00' NAVD.
MAX BUILDING HEIGHT	30'-0"
30'-0"	PROP. LINE RESTRICTIVE OF: FEMA HABITABLE FLOOR 10' ABOVE GRADE OR 10' ABOVE CRAN OF ROAD AVERAGE NATURAL GRADE OR 10' ABOVE STATE DEP. REQUIREMENT
MINIMUM LOT WIDTH CORNER	81'-6"
CURRENT CORNER LOT WIDTH	81'-6"
SETBACKS	10'-0"
FRONT:	30'-0"
REDUCED FRONT:	29'-0"
REAR:	30'-0"
SIDE:	107'-0"
POOL/GARAGE (ALLEY):	110'-0"
NOTES:	
1.	UPDATED SURVEY IS NEEDED.
2.	LOT SIZE GATHERED FROM LOCAL PROPERTY APPRAISER.
3.	LOT DATA FROM LOCAL PARCUE.



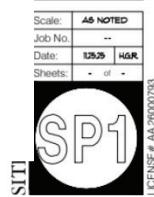
20TH AVENUE SOUTH



THE INFORMATION PROVIDED IS BASED ON PHASES PROVIDED.
COLLIER COUNTY PROPERTY APPRAISERS OFFICE IS A CENTER
FOR PROPERTY TAXES AND ASSESSMENTS. ACCESS TO CURRENT TAX
EXEMPTIONS AND OTHER RECORDS IS PROVIDED. FOR CURRENT TAX
EXEMPTIONS AND OTHER RECORDS, PLEASE CONTACT THE CITY OF
NAPLES.

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	—	35400
FIRST 5000	48	2400
NEXT 5000	35	1350
REMAINING 33400	24	840
TOTAL LOT COVERAGE ALLOWED PER CODE:		4500



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Douglas Elliman

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HARBOUR POINT BUSINESS CENTER

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