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# CITY OF NAPLES

735 Eighth Street, South



State of Florida 33940

ORDINANCE NO. 1442

AN ORDINANCE OF THE CITY OF NAPLES, FLORIDA, ESTABLISHING ZONING DISTRICT FOR UNIT #1, PARK SHORE SUBDIVISION.

WHEREAS, on December 4, 1968, a Resolution was passed by the Council of the City of Naples, incorporating Unit #1 of the Park Shore Subdivision into the City of Naples;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Naples, Florida:

- SECTION 1. That Unit #1, Park Shore Subdivision, according to plat recorded in Plat Book 8, Pages 43 and 44 of the Public Records of Collier County, Florida, is hereby zoned "P" Planned Development Zoning District.
- SECTION 2. That Park Shore Overall Master Development Plan attached hereto and carrying the Wilson, Green, Miller and Soll Sheet No. 5-G-11, and the Park Shore Planned Development Criteria consisting of six pages, dated September 26, 1968, as revised on November 5, 1968, also attached hereto, are hereby accepted to be the Development Criteria for Unit 1 of Park Shore Subdivision.
- SECTION 3. That the official zoning map of the City of Naples, Florida be amended to reflect the above.

APPROVED AT FIRST READING THIS 5 DAY OF FEBRUARY, 1969.

PASSED IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 5 DAY OF February, 1969.

ATTEST:  
*Elsie Lehman*  
Elsie Lehman,  
City Clerk

*Wesley J. Downing* MAYOR  
~~*Sunshine Street*~~  
*Goodloe McDowell*  
~~*James J. ...*~~  
*Lloyd McArthur*  
~~*June E. ...*~~  
*Philip C. Morse*  
 Councilmen

For diagram listed as attached, please see Supplemental Map Drawer 1.

APPROVED AS TO FORM AND TEXT BY CITY ATTORNEY *Thomas T. Trettis, Jr.*  
Thomas T. Trettis, Jr.

## PARK SHORE PLANNED DEVELOPMENT CRITERIA

The following development standards, together with the officially approved development plan and the record plats and replats of Park Shore Subdivision, constitute the Park Shore Planned Development Criteria.

- A. USES PERMITTED: 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:
1. Lands within the area labeled building corridor: Same as in the City "G-a" zone.
  2. Lands lying between the building corridor and the Gulf of Mexico shall function as permanent Gulf front open space. These lands shall be owned in common by owners of property in the building corridor, shall be commonly used by occupants of buildings in the building corridor, shall be devoted to landscaped open space and recreation activity, and may contain only such structures as are accessory to their open space and recreational function. No portion of these lands shall be utilized for off-street parking<sup>or access roads</sup> and no more than 10 % of these lands may be covered by accessory recreational structures which are more than 30 inches in height.
  3. Lands lying between the building corridor and Gulf Shore Boulevard shall be either owned in common or owned individually by the owners of adjacent lots in the building corridor, and shall only be used for entrance and exitways, vehicular parking, covered parking structures, landscaped open space, and uses which are accessory to the principal buildings in the building corridor. No part of these lands shall be used for required off-street parking.
  4. Lands and waters lying between Gulf Shore Boulevard and the inland Waterway channel:
    - a. The two land parcels at the intersection of Gulf Shore Boulevard and Park Shore Drive: Same as in the City "I" and/or "F" zone.
    - b. Lands and waters other than A.4.a. above: Same as in the City "F" zone.
  5. Lands shown as Multi-family cluster: Same as in the City "F" zone.
  6. Lot 17 of Point West replat shall be used as landscaped recreational open space which serves the surrounding 16 lots, and may only contain such structures as are accessory to this use.

7. Lands shown as Golf Course shall be used only for golf course and related accessory uses, except that the area at the southwest corner of the golf course may be used for a golf and country club, and for a transient lodging facility which is a part of the golf and country club complex. The transient lodging facility may consist of one or more structures, and shall adjoin the golf and country club. The golf and country club and transient lodging facility may contain shops, personal service establishments, eating and/or drinking establishments, dancing and staged entertainment facilities.
8. Lands shown as single family residential: Same as in the City "C" zone.
9. Lands shown as Apartment Site: Same as in the City "G" zone.
10. Lands shown as Church Site shall be used only for church and related accessory uses.
11. Lands fronting on U.S. 41 and shown as commercial: Same as in the City "H" zone.
12. A temporary development administrative and sales office has been established on Block 7, Park Shore Subdivision Unit 1, located in the northwest quadrant of the intersection of U.S. 41 and Park Shore Drive. Upon construction of the eight story apartment building in the waterfront multi-family cluster located in the southwest quadrant of the intersection of Park Shore Drive and Crayton Road, the administrative and sales office will be relocated in said apartment building. This office will be converted to a residential apartment when development and sales activities have been concluded.

B. SPECIAL EXCEPTIONS: The following uses may be permitted by the City Council after a joint public hearing with due public notice has been held and a recommendation from the Planning Board has been submitted to the City Council:

1. Lands west of the Inland Waterway: Same as in the City "G-a" zone.
2. Lands shown as multi-family clusters: Same as in the City "Fa" zone.
3. Lands shown as apartment site: Same as in the City "Fa" zone.
4. Lands shown as single family residential: Same as in the City "C" zone.
5. Lands fronting on U.S. 41 and shown as commercial: Same as in the City "H" zone.

C. MINIMUM LOT AREA:

1. Lots within the building corridor: 50,000 square feet.
2. Single family residence lots: Same as in the City "D" zone.
3. Lands fronting on U.S. 41 and shown as commercial: Same as in the City "H" zone.
4. Not applicable elsewhere.

D. MINIMUM LOT WIDTH:

1. Single family residence lots: Same as in the City "D" zone.
2. Lands fronting on U.S. 41 and shown as commercial: Same as in the City "H" zone.
3. Not applicable elsewhere.

E. MINIMUM YARDS:

1. Lands lying west of Gulf Shore Boulevard:
  - a. All principal buildings shall be located within the building corridor and shall not be closer to the streets at the north and south ends of the building corridor than 25 feet, nor closer than 50 feet to any other portion of the building corridor boundary.
  - b. Side yards for principal buildings: fifty feet plus one foot for each two feet of building height over one hundred feet.
  - c. No accessory building shall be closer to Gulf Shore Boulevard nor the streets at the north and south ends of the building corridor than 25 feet, nor closer than 25 feet to a side lot line.
  - d. Detached principal buildings on the same site shall be no closer together than twenty feet plus one foot for each two feet of building height over twenty-five feet.

2. Lands lying between Gulf Shore Boulevard and the Inland Waterway channel:
  - a. No building shall be closer to Gulf Shore Boulevard or Park Shore Drive than 30 feet.
  - b. No building shall project closer to the Inland Waterway channel than the building limit line shown on the development plan.
  - c. Clusters or groups of waterfront residential buildings along Gulf Shore Boulevard shall be separated by a minimum of 200 feet, within which no buildings may be placed other than uncovered boat mooring or dock facilities.
3. Lands shown as multi-family clusters:
  - a. Bay - lagoon clusters:
    1. No building shall be closer than 25 feet to Park Shore Drive or Crayton Road, or closer than 15 feet to a single family residence zoned lot.
    2. No building more than 30 feet in height shall be closer than 50 feet to Park Shore Drive or Crayton Road, or closer than 100 feet to a single family residence zoned lot.
    3. No building, except uncovered docks, shall be closer than 50 feet to the property and dock limit line shown on the record plat of Unit 1, Park Shore Subdivision.
    4. Detached principal buildings shall be no closer together than 20 feet.
  - b. Inland clusters:
    1. No building shall be closer than 25 feet to the exterior of the cluster site.
    2. No building taller than 30 feet shall be closer than 100 feet to a single family residence zoned lot.
    3. Detached principal buildings shall be no closer together than 20 feet.

4. Lands shown as golf course: No building shall be closer than 25 feet to the golf course boundary. No country club building shall be located closer than 100 feet to a single family zoned lot. No transient lodging building taller than one story shall be located within 100 feet of a single family zoned lot.
  5. Single family residence lots: Same as in the City "D" zone.
  6. Lands shown as apartment site: Same as in the City "G" zone.
  7. Lands shown as church site: No building shall be closer than 25 feet to the property boundary.
  8. Lands fronting on U. S. 41 and shown as commercial: Same as in the City "H" zone.
- F. MINIMUM FLOOR AREA:
1. Multiple family dwellings: Same as in the City "G-a" zone.
  2. Single family dwellings: Same as in the City "C" zone.
  3. Commercial uses: Same as in the City "H" zone.
- G. MAXIMUM HEIGHT:
1. Lands lying west of Gulf Shore Boulevard:
    - a. Inside the building corridor: 150 feet.
    - b. Outside the building corridor: One story, not to exceed 15 feet.
  2. Lands and waters between Gulf Shore Boulevard and the Inland Waterway Channel: Same as in the City "F" zone.
  3. Multi-family clusters:
    - a. Bay-lagoon clusters: 50 feet, except that one taller building, conforming to the City "G-a" zone is permitted in each cluster.
    - b. The westerly inland cluster: 30 feet, except that one taller building, conforming to the City "G-a" zone is permitted.
    - c. The easterly inland clusters: Same as in the City "F" zone.

4. Single family dwellings: Same as in the City "C" zone.
  5. Land shown as apartment site: Same as in the City "G" zone.
  6. Country club and transient lodging facility situated on lands shown as golf course: 50 feet.
  7. Lands shown as church site: 50 feet.
  8. Lands fronting on U. S. 41 and shown as commercial: Same as in the City "H" zone.
- H. MINIMUM OFF-STREET PARKING: Same as required by Supplementary District Regulation #17 of the City Zoning Ordinance.
- I. MAXIMUM GULF FRONT LOT WIDTH: No more than two platted Gulf front lots may be combined into a single building site.



# City of Naples

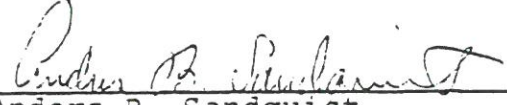
735 EIGHTH STREET, SOUTH - STATE OF FLORIDA 33940

## ADMINISTRATIVE ORDER #77-1

On October 19, 1977, the Naples City Council passed at second reading Ordinance 2792, which adopted the official Zoning Atlas for the City of Naples. Park Shore units 3 and 4 and Park Shore Plaza and its surrounding area were rezoned from "C" Single Family to "P" Planned Development as a result of this action.

At that meeting "Exhibit A" was presented by the Planning Department to accompany the Park Shore Planned Development Criteria which were approved by the Naples City Council on November 6, 1968, so that together "Exhibit A" and the Criteria would represent the approved development plan for the above-mentioned areas in Park Shore.

Therefore, pursuant to the authority given me in Section 3, of Ordinance 1819, being Appendix A, Zoning, of the Code of Ordinances of Naples, Florida, I hereby declare that "Exhibit A" (attached), together with the previously approved Park Shore Planned Development Criteria, does in fact represent the development plan for Park Shore units 3 and 4 and Park Shore Plaza and its surrounding area and shall be so interpreted by the Building and Zoning Department of the City of Naples, Florida.

  
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Anders B. Sandquist  
Building & Zoning Administrator

ABS:DD



DISTRICTS	PRINCIPAL USES PERMITTED	MIN. LOT AREA (SQ.FT.)	MIN. LOT WIDTH (FEET)	MIN. YARDS (FEET)	MIN. FLOOR AREA (SQ.FT.)	MAX. HEIGHT (FEET)	MIN. OFF-STREET PARKING SPACES
B SINGLE FAMILY	Single family residences	67,500	150	Front - 50 Side - 15 Rear - 35	2000 *	30 2 stories	2/res.
C SINGLE FAMILY	Single family residences	15,000	100	Front - 40 Side - 10* Rear - 30	1400 *	30 2 stories	2/res.
D SINGLE FAMILY	Single family residences	10,000	75 *	Front - 30 Side - 7 1/2* Rear - 25	1200 *	30 2 stories	1/res
E SINGLE FAMILY	Single family residences	7,500	60*	Front - 25 Side - 7 1/2 Rear - 20	800 *	30 2 stories	1/res.
F SINGLE FAMILY	Single family residences Multiple family residences	6,000	None	Front - 25 Side : 1 story - 7 1/2 2 story - 10 3 story - 12 1/2 Rear - 20	400/unit *	30	1 1/2 /unit
F-a MULTIPLE FAMILY	Single family residences Multiple family residences Transient lodging facilities	15,000	100	Front - 25 Side : 1 story - 7 1/2 2 story - 10 3 story - 12 1/2 Rear - 20	400/unit *	30	1 1/2 /unit
G MULTIPLE FAMILY	Single family residences Multiple family residences Transient lodging facilities	15,000	100	Front - 25* Side - 15* Rear - 25*	400/unit *	60	1 1/2 /unit
G-a MULTIPLE FAMILY	Single family residences Multiple family residences Transient lodging facilities	25,000	150	Front - 30* Side - 15* Rear - 25 *	400/unit *	75	1 1/2 /unit

B _____	R1 E
C _____	R1 15
D _____	R1 10
E _____	R1 75
F _____	R3 12
Fa _____	R3T 12
G _____	R3T 15
Ga _____	RBT 18
H _____	HC
I _____	C1
J _____	C2
Ja _____	C2 A
K _____	C3
Ka _____	C4
M _____	M
Ma _____	MO Deleted
O _____	O
P _____	PD
L _____	LC Deleted
la _____	C1 A