

PROPOSED MIXED-USE DEVELOPMENT

711-731 S. COLLIER BOULEVARD
MARCO ISLAND, FL
Block 348, Lots 1, #2, #3

PROJECT INFORMATION

PROPOSED ADDRESS: 717 S. COLLIER BLVD.
BLOCKS: 348
LOT: 1,2,3
EXISTING USE: COMMERCIAL PARKING LOT
LOT AREA: 51,000 SQ FT
ZONING: C.3 - OVERLAY DISTRICT 2b

PROJECT NARRATIVE

REPLACE EXISTING SURFACE PARKING LOT WITH NEW CONSTRUCTION 4- STORY MIXED USE BUILDING INCLUDING PUBLIC COMMERCIAL PARKING, 14 RESIDENTIAL APARTMENTS WITH PARKING, & COMMERCIAL RESTAURANT SPACE.

BASELINE

Architecture Interior Design Planning

Montclair and North Bergen, New Jersey
www.baselinearch.com

SUMMARY

LEVEL	USE	AREA		PARKING			
		COMMERCIAL	RESIDENTIAL	ADA	CMPCT.	STD.	TOTAL
G	BUILDING ACCESS PARKING	293 SF	292 SF NOTE H	7	10	67	84
1	PARKING	32,467 SF NOTE B	378 SF NOTE H	0	8	85	93
2	PARKING	19,785 SF	7,840 SF NOTE A	0	8	66	74
				7	26	218	251
3	RESIDENTIAL	-	25,356 SF				
4	RESIDENTIAL COMMERCIAL (RESTAURANT)	13,943 SF	6,579 SF				
		66,488 SF	40,445 SF				
		62%	38%	NOTE C			
		106,933 SF					

NOTE A: INCLUDES 28 PARKING SPACES REQUIRED FOR 14 APARTMENTS PLUS 50% OF ELEVATOR LOBBY SF.
NOTE B: INCLUDES 666 SF FOR PUBLIC TOILET ROOMS.
NOTE C: COMPLIES WITH OVERLAY DISTRICT 2-b ITEM #1-C (50-50 RULE)
NOTE D: INCLUDES 81 PARKING SPACES REQUIRED TO SUPPORT 324 RESTAURANT SEATS (1 SPACE PER 4 SEATS)
NOTE E: ONE SPOT DEDICATED FOR MPD ON FIRST LEVEL
NOTE F: 30 COMPACT SPACE ALLOWED:
28 RESIDENTIAL X .35 = 10 SPACES
81 RESTAURANT X .25 = 20.25
NOTE G: TOTAL OF 141 PARKING SPACES ARE OPEN TO THE PUBLIC (56%)
NOTE H: REPRESENTS 50% OF ELEVATOR LOBBY SF., WHICH IS SHARED WITH COMMERCIAL USE.

APARTMENT UNIT MIX	2BR	3BR	TOTAL
3RD FLOOR	-	14	14
4TH FLOOR	-	-	-
	-	14	14

ZONING NOTES

SETBACKS 30-225		REQUIRED	PROVIDED	
	COLLIER VALLEY NORTH SIDE EAST SIDE	25' 25' 15' 15'	25' 25' 15' 15'	COMPLIES COMPLIES COMPLIES COMPLIES
BUILDING HEIGHT 2-b ITEM #1G,H		50' ABOVE BFE MAX.	50' ABOVE BFE MAX.	COMPLIES
MIXED USE OPEN SPACE 2-b ITEM #1E		24%	25%	COMPLIES
LANDSCAPE BUFFER@ S. COLLIER BLVD		15'	25'	COMPLIES
DENSITY - RESIDENTIAL 12 UNITS/ACRES MAX*		14	14	COMPLIES

* MARCO ISLAND COMPREHENSIVE PLAN, GOAL 3-FUTURE LAND USE, POLICY 3.2.4 PERTAINING TO THE COMMUNITY COMMERCIAL CATEGORY

FLORIDA BUILDING CODE 2020

BUILDING HEIGHT - NUMBER OF STORIES (SEC. 504. 504.2)									
ALLOWABLE				PROPOSED					
TYPE IIA SPRINKLERED		TYPE IIA SPRINKLERED		TYPE IIA SPRINKLERED		TYPE IIA SPRINKLERED		TYPE IIA SPRINKLERED	
USE GROUP	HEIGHT IN FEET	STORIES	HEIGHT IN FEET	STORIES	HEIGHT IN FEET	STORIES	HEIGHT IN FEET	STORIES	HEIGHT IN FEET
S-2	85'	5	85'	5	85'	5	85'	5	85'
R-2	85'	5	85'	5	85'	5	85'	5	85'
A-3	85'	4	85'	4	85'	4	85'	4	85'
TOTAL									

FRONTAGE INCREASE (SEC. 506.3)			
EQUATION 5-5: $I_f = [F/P - .25] W/30$			
I_f = AREA FACTOR INCREASE DUE TO FRONTAGE		I_f = [390/780 - .25] 1	
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING MINIMUM DISTANCE OF 20'		NO FRONTAGE INCREASE	
P = PERIMETER OF ENTIRE BUILDING (FEET)		390'	
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET)		780	
		30'-0"	

AREA CALCULATIONS SECTION 506					
SECTION 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS	CONSTRUCTION TYPE	1ST FL.	2ND FL.	3RD FL.	4TH FL.
		IIA SPRINKLERED			
EQUATION 5-3: $A_a = [A_s \times (NS \times I_f)]$	USE GROUP	S-2	S-2	R-2	A-2
	ALLOWABLE AREA (SM)	117,000	117,000	72,000	48,500
A_a = ALLOWABLE AREA (SF)	GROSS AREA	32,845	27,625	25,356	20,522
	VOLUME	295,605	248,625	253,560	184,698
I_f = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT)	RATIO	*28	*24	*35	*42
					*30
BUILDING DOES NOT QUALIFY FOR A FRONTAGE INCREASE PER SECTION 506.3. ALL ALLOWABLE AREAS WILL EQUAL TABULAR AREAS.					
BUILDING WILL BE FULLY PROTECTED BY AN NFPA-13 COMPLIANT FIRE PROTECTION AND DURE ALARM SYSTEM.					
THE FIRE PROTECTION DESIGN WILL COMPLY WITH OR EXCEED THE STANDARDS FOR THE FOLLOWING HAZARD CLASSIFICATIONS:					
- RESTAURANT: MODERATE HAZARD					
- CAR PARKING GARAGE: LOW HAZARD					
- APARTMENT UNITS: LIGHT HAZARD					

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. THE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT, NOR BY ANOTHER ARCHITECT FOR THE CONTINUATION OF THE PROJECT, NOR SOLD WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.

APPLICANT:
MI DEVELOPERS LLC.
428 PERSIAN COURT
MARCO ISLAND, FL 34145

DESIGN ARCHITECT:
BASELINE ARCHITECTURE, P.C.
6701 JF KENNEDY BLVD.
NORTH BERGEN, NJ 07047

LANDSCAPE ARCHITECT:
JEFFREY CURL
eMERGE design LLC
4010 8TH AVENUE SE
NAPLES, FL 34117

CIVIL ENGINEER:
AMERICAN ENGINEERING CONSULTING
573 BALD EAGLE DRIVE
MARCO ISLAND, FL 34135

ATTORNEY:
THORNTON LAW FIRM, PLLC
7400 TRAIL BLVD - SUITE 121
NAPLES, FL 34108

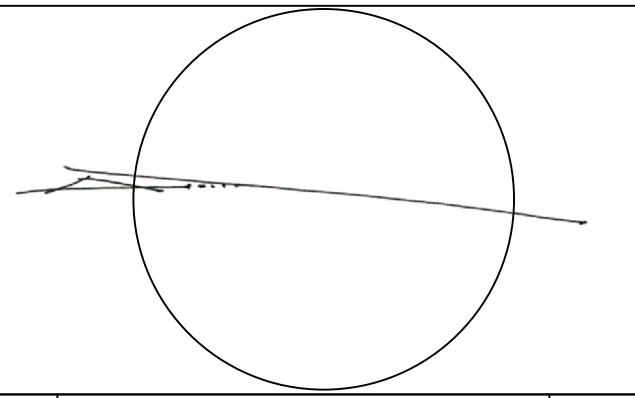
DRAWING INDEX

ARCHITECTURAL DRAWING
T-001 TITLE SHEET
A-100 GROUND FLOOR PLAN
A-101 ST & 2ND FLOOR PARKING PLANS
A-102 3RD & 4TH RESIDENTIAL FLOOR PLANS
A-103 ROOF PLAN
A-104 4TH FL CONCEPT RESTAURANT LAYOUT
A-200 WEST & EAST ELEVATION
A-201 SOUTH & NORTH ELEVATION

No.	REVISION	Date
1	PLANNING BOARD REVIEW COMMENTS	02/07/2023
2	PLANNING BOARD REVIEW COMMENTS	03/28/2023

ARCHITECT OF RECORD

ALAN J. HORWITZ, AIA, LEED AP BD C
FL LICENSE AR101841
6701 JF KENNEDY BLVD
NORTH BERGEN, NJ 07047
908-331-1948



No.	Issue	Date
1	PLANNING BOARD REVIEW	9/13/22
2	PLANNING BOARD SUBMISSION - UPDATED	12/9/22

PROJECT
E -Residences Marco Island
717 South Collier Blvd.
Marco Island, FL

DRAWING TITLE
TITLE SHEET

PROJECT NO. 22003
SHEET NO. T-001

1 SOUTH WEST VIEW - SOUTH COLLIER BLVD.

