



CITY OF MARCO ISLAND

Growth Management Department

50 Bald Eagle Drive
Marco Island, Florida 34145
(239) 389-5000

PARKING CALCULATIONS FOR NEW, EXPANDED OR RELOCATED BUSINESS

Name of Plaza: Fountain Building

Site Address: 681 (673-689) South Collier Blvd

Total number of Units: 10

Unit #	Tenant / Business	Use	Square Footage
1	Final Touch Nails	Nail salon	576
2	Sunshine Booksellers	Book & gift store	2268
3	Blinds by Gary	window coverings retail	613
4	Delta Q Fire	office	1403
5	Alterntive Health Massage	massage	756
6	Oak Brooke Homes	office	756
7	Evolve Learning	office	647
8			

Uses	Total Square footage	Calculation	Parking Required
Retail	2881	@ 1/ 250 Sq. Ft	11.52
Wholesale	0	@ 1/ 1000 Sq. Ft @ 1/ 275 Sq. Ft sales /office	
Office	3562	@ 1/ 300 Sq. Ft	11.87
Medical	0	@ 1/ 200 Sq. Ft	
Storage	0	@ See Section 30-481	



CITY OF MARCO ISLAND

Growth Management Department

50 Bald Eagle Drive
Marco Island, Florida 34145
(239) 389-5000

Warehouse (Industrial)	0	@ 1/ 1000 Sq. Ft
Automotive	0	@ 1/ 250 Sq. Ft
Automotive per Bay	0	@ 3.5 Per Bay
Manufacturing	0	@ 1/ 500 Sq. Ft
Restaurant	0	@ 1/ 200 Sq. Ft.
Beauty Parlor (hair)	0	@ 3 / per station
Beauty Parlor (Nails / Facial)	576	@ 1.5 / per station 4.5
Fitness	0	@ 1/ 100 Sq. Ft.
Total Sq. Ft. 7019	Total Spaces Required 27.89	Total Spaces Provided 31

Unique circumstances and uses may change calculation requirements. See Article V section 30-488 of the Marco Island land development code for additional information.

Article 1 Sec. 30-10. Definitions.

Shopping center means a group of unified commercial establishments built on a site which is planned, developed, owned or managed as an operating unit and related in its location, size, and type of shops to the trade area that the unit serves. It consists of eight or more retail business or service establishments containing a minimum total of 16,000 square feet of floor area. No more than 20 percent of a shopping center's floor area can be composed of restaurants without providing additional parking for the area over 20 percent. A marina, hotel, or motel with accessory retail shops is not considered a shopping center.

PARKING SIZE REQUIREMENTS FOR COMMERCIAL BUSINESS

In order for the zoning department to determine if parking requirements have been met, the following information must be provided by the property owner or the owners' authorized leasing agent:

- Total number of parking spaces on site (these must be clearly marked and meet the dimensional requirements of LDC Article V section 30-485 typically 9' x 18')
- Total number of parking spaces on site allocated to this business.
- Total number of handicapped parking spaces on the site (these must be clearly marked and meet the dimensional requirements of LDC Article V section 30-490 typically 12' x 18' with a 5' x 18' passenger loading zone.)



CITY OF MARCO ISLAND

Growth Management Department

50 Bald Eagle Drive
Marco Island, Florida 34145
(239) 389-5000

- The number of parking spaces required for any business is specified in Article V section 30-488 of the Marco Island Land development Code. Multi-tenant buildings can support a wide variety of uses with different parking requirements. The property owner or leasing agent is responsible for monitoring the parking available to tenants on site and for resolving any situation arising from inappropriate use of parking spaces. Signature of this document is required prior to approval of a Zoning Certificate for the above business, and indicates that the property owner or leasing agent is aware of this responsibility.

In signing this statement, the property owner or leasing agent attests that the number of parking spaces required for the proposed business indicated above, is available on site, and that approval of an Occupational License and Zoning Certificate for the business is contingent on those spaces being available for the sole use of that business. The accuracy of this information is important. In the event that the allocation of these parking spaces to the proposed business causes a shortfall in the number of parking spaces available to future businesses on site, this shortfall could result in a denial of an Occupational License and Zoning Certificate for those businesses.

I, the undersigned, hereby attest that the information that I have provided above is true accurate to the best of my knowledge.

Signed,

Signature

Date November 18 2019

Printed Name Paul Tateo, authorized owner rep

*for Craig Woodward, Trustee
for Fountain Building*

Collier County Property Appraiser Property Summary

Parcel No	57871840002	Site Address <u>*Disclaimer</u>	681 S COLLIER BLVD	Site City	MARCO ISLAND	Site Zone <u>*Note</u>	34145
-----------	-------------	------------------------------------	--------------------------	-----------	-----------------	---------------------------	-------

Name / Address	WOODWARD TR, CRAIG R					
	UTD 9-79					
	C/O PAUL TATEO					
	HORIZONS BY THE SEA REALTY					
	661 S COLLIER BLVD					
City	MARCO ISLAND	State	FL	Zip	34145-5605	

Map No.	Strap No.	Section	Township	Range	Acres <u>*Estimated</u>
7B17	777300 348 67B17	17	52	26	0.42

Legal	MARCO BCH UNIT 10 BLK 348 LOT 6 OR 1416 PG 1151
-------	---

<u>Millage Area</u> ⓘ	58	<u>Millage Rates</u> ⓘ <u>*Calculations</u>		
Sub./Condo	777300 - MARCO BEACH UNIT 10	School	Other	Total
<u>Use Code</u> ⓘ	12 - MIXED USE (STORE AND RESIDENT)	5.083	5.8823	10.9653

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
02/10/89	<u>1416-1151</u>	\$ 0
01/01/80	<u>849-1650</u>	\$ 0
07/01/79	<u>819-948</u>	\$ 81,000

2019 Certified Tax Roll

(Subject to Change)

Land Value	\$ 823,284
(+) Improved Value	\$ 345,528
(=) Market Value	\$ 1,168,812
(-) 10% Cap	\$ 194,420
(=) Assessed Value	\$ 974,392
(=) School Taxable Value	\$ 1,168,812
(=) Taxable Value	\$ 974,392

If all Values shown above equal 0 this parcel was created after the Final Tax Roll