

# SITE DEVELOPMENT PLAN FOR BARGAIN BASKET MARCO ISLAND

LOCATED IN MARCO ISLAND, COLLIER COUNTY, FL.  
SECTION 8, TOWNSHIP 52S, RANGE 26E

## PROPERTY OWNER /DEVELOPER

UNITED CHURCH OF MARCO ISLAND  
750 BALD EAGLE DRIVE  
MARCO ISLAND, FL 34145

**MARCO ISLAND  
FIRE RESCUE**



Reviewed and approved for Fire Code Compliance pursuant to FFPC 1:1.14

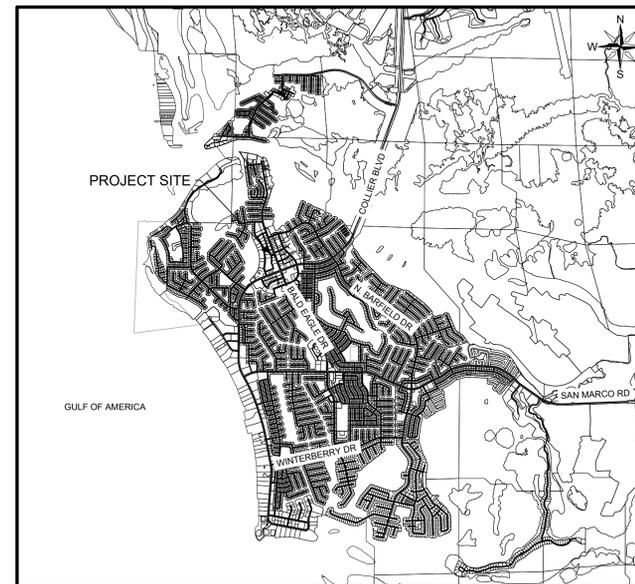
Plans must be on the job site at the time of inspection. Any errors or omissions in these plans shall be made to conform with applicable code requirements.

Daniel Zunzunegui, Fire Marshal  
04/22/2025

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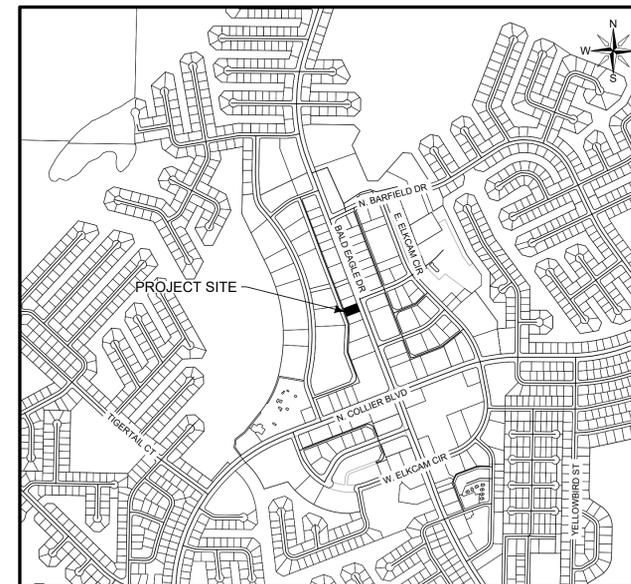
PROPERTY INFORMATION	
PROPERTY ADDRESS:	750 BALD EAGLE DR, MARCO ISLAND, FL 34145
FOLIO ID.:	57991200001
STRAP NUMBER:	.
PARCEL AREA:	###.### S.F.
BASE ZONING:	.
ZONING OVERLAY:	.
SFWM PERMIT NUMBER:	.

FEMA INFORMATION	
FLOOD ZONE:	###
FEMA PANEL NUMBER:	.
FLOOD PANEL EFFECTIVE DATE:	.



**LOCATION MAP**

Scale: 1" = 1 Mile



**VICINITY MAP**

Scale: 1" = 1,000'

LEGAL DESCRIPTION			
CODE DATA			
BUILDING CODE	FLORIDA BUILDING CODE: EXISTING INCL. CH 8 ALTERATION LEVEL 2 INCL. CH 11 ADDITIONS INCM.	8TH ED.1	
FIRE CODE	FLORIDA FIRE PROTECTION CODE INCL. CH 37 EXISTING MERCANTILE INCL. CH 43 BLDG REHABILITATION EXISTING BLDG MODIFICATION AND ADDITION	8TH ED.	
OCCUPANCY CONSTR. TYPE	GROUP M, MERCANTILE III-B		
FIRE SPRINKLER	NOT REQD		
FIRE ALARM	NOT REQD		
BUILDING AREAS	EXISTING ENCLOSED BUILDING EXISTING COVERED AREAS TOTAL EXISTING STRUCTURE	5,186 SF 145 SF 5,331 SF	
	PROPOSED ENCLOSED ADDITION PROPOSED COVERED AREAS TOTAL PROPOSED ADDITIONS	2,472 SF 410 SF 2,882 SF	
	PROPOSED TOTAL BUILDING AREA ALLOWABLE BUILDING AREA- NS	8,213 SF 12,500 SF	
BUILDING HEIGHT	EXISTING BUILDING PROPOSED ADDITION 20'-0" ALLOWED HEIGHT- NS 55'-0" PROPOSED NUMBER OF STORIES 1 ALLOWED NUMBER OF STORIES- NS 2	27'-7"	
OCCUPANT LOADS	FBC MERCANTILE FBC STORAGE, STOCK, SHIPPING FBC TOTAL	5,186 2,472 7,658	SF AREA SF FACTOR OCCUPANTS 60 86 300 8 94
	NFPA MERCANTILE- SALES AREA NFPA STORAGE, RECEIVING, SHIPPING NFPA TOTAL	5,186 2,472 7,658	30 173 300 8 181
SEPARATION	2-HR SEPARATION BETWEEN USES		
EGRESS REQUIRED	NUMBER OF EXITS REQUIRED NUMBER OF EXITS PROVIDED TOTAL EXIT WIDTH REQUIRED TOTAL EXIT WIDTH PROVIDED	2 4 181 OCC x 0.20 RATE 5 x 34 EA	36.2 IN. 170.0 IN
FEMA	EXISTING FINISH FLOOR PROPOSED ADDITION FFE BASE FLOOD ELEVATION FLOOD PROOF PANELS PROPOSED	8.74' NAVD 8.74' NAVD	



**SAFETY IS IN YOUR HANDS.  
EVERY DIG. EVERY TIME.**



**RDA CONSULTING  
ENGINEERS**

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NAPLES, FLORIDA 34102  
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PROPOSED BUILDING SUMMARY					
BUILDING(S)	TOTAL AREA UNDER ROOF (SQ.FT.)	CONSTRUCTION TYPE (FBC)	REQUIRED FIRE FLOW (GMP)	FIRE SPRINKLER (Y/N)	REDUCED FIRE FLOW (GMP)

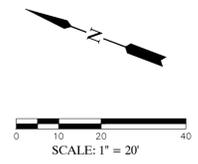
NO.	BY	DATE	REVISION

SHEET TITLE: **COVER SHEET**

ENGINEER'S STAMP	
<p><b>Michael J. Delate</b> Digitally signed by Michael J. Delate Date: 2025.04.16 14:51:51 -0400</p> <p>MICHAEL J. DELATE, P.E. FL. LICENSE NO. 49442 COA #31149</p> <p>This item has been digitally signed and sealed by Michael J. Delate, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic documents.</p>	<p>DATUM NOTE: ALL ELEVATIONS SHOWN REFERENCE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1988 (NGVD83) IS 1.161</p> <p>DESIGNED BY: B.B. DRAWN BY: M.A. PROJECT No.: RDA250152 SHEET: 1</p> <p>CHECKED BY: M.J.D. DATE: MARCH 2025 As Noted</p>

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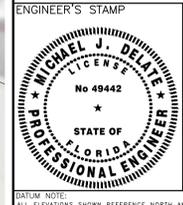
NO.	BY	DATE	REVISION

NO. BY DATE REVISION  
 PREPARED FOR: UNITED CHURCH OF MARCO ISLAND  
 750 BALD EAGLE DR, MARCO ISLAND, FL 34145

PROJECT NAME: BARGAIN BASKET MARCO ISLAND

SHEET TITLE: AERIAL AND EXISTING CONDITIONS

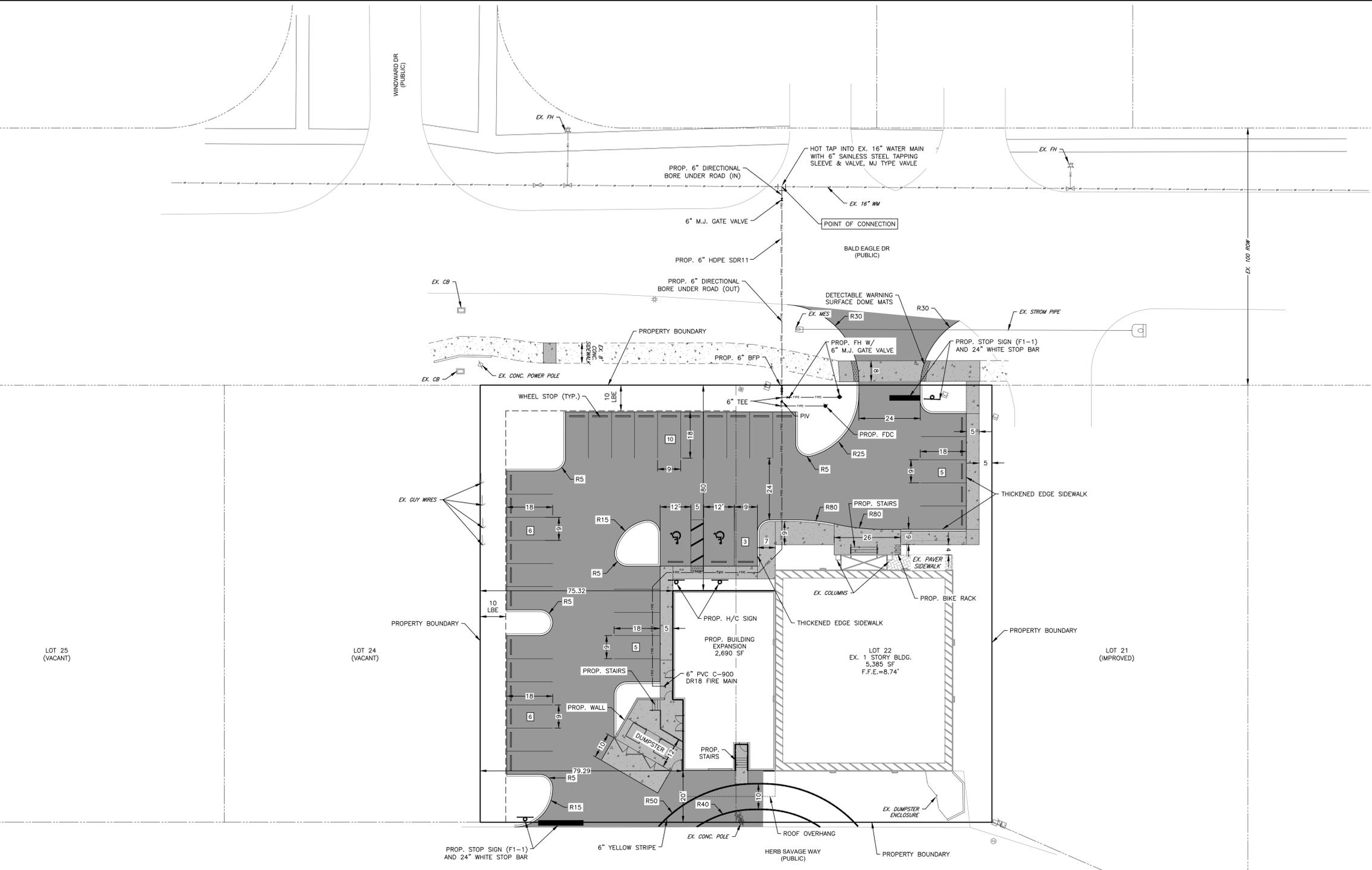
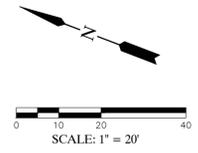
CONSULTANT: RDA CONSULTING ENGINEERS, LLC  
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DATUM NOTE: ALL ELEVATIONS SHOWN REFERENCE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88)  
 CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) IS 1.160  
 DESIGNED BY: B.B. DRAWN BY: M.A. PROJECT NO.: RDA250152 SHEET: 3  
 CHECKED BY: M.J.D. Scale: 1" = 20' DATE: MARCH 2025 of 8

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**WATER QUALITY CALCULATIONS**

REQUIRED  
 $= 2.5 \times 1/12 \times \text{IMPERVIOUS}$   
 $= 2.5 \times 1/12 \times 74.8\% \times 0.788 \text{AC} + 50\% = 0.18 \text{ AC FT}$

SYSTEM PROVIDES  
 VOLUME OF STONE =  $1,500 \text{ LF} \times 40\% \times (2' \times 4' - [\pi(24'/12')^2]/4)$   
 (NOT INCLUDING 18" PIPE = 2916 CF)

VOLUME OF 18" PIPE =  $1,500 \text{ LF} [\pi(24'/12')^2]/4 = 4,710$

VOLUME OF 1,000 LF OF 24" PIPE WITH STONE = 7,626 CF = 0.18 AC-FT

**PARKING CALCULATIONS**

FROM LDC SECTION 30-488

RETAIL SHOP BUILDING:  
 5,382 SF x 1 SPACE/250 SF = 22 SPACES

STOCK STORAGE:  
 2,690 SF x 1 SPACE/500 SF = 6 SPACES

TOTAL REQUIRED = 28  
 TOTAL PROVIDED = 35

ZONING AND SETBACK TABLE		
	REQUIRED (FT)	PROVIDED (FT)
PER LDC CODE		
FRONT YARD	25'	80'
SIDE YARD	15'	75.3'
SOUTH SIDE YARD (EXISTING)	15'	15.4'
REAR YARD	10'	20'

PROJECT PRERIMETER LANDSCAPE BUFFERING		
LOCATION	BUFFER REQUIRED (TYPE)	PROVIDED
NORTH	TYPE A 10 FT	10'
SOUTH	TYPE A 10 FT	10'
EAST	TYPE C 15 FT	10' THROUGH REQUESTED REDUCTION
WEST	10'	REQUEST REMOVAL THROUGH VARIANCE REQUEST

SITE DATA TABLE			
		ACRES	%
TOTAL SITE AREA	=	0.78	100
IMPERVIOUS			
BUILDING (INCL. EXISTING)	=	0.18	23.7
PAVEMENT (INCL. CURB)	=	0.33	42.8
CONCRETE	=	0.06	8.3
PERVIOUS (OPEN SPACE)	=	0.21	25.3

NOTE: CONTROL ELEVATION IS AT 1.70 FT. OBTAINED FROM PREVIOUSLY APPROVED ADJACENT SITE.

NO. BY DATE	REVISION
PREPARED FOR:	UNITED CHURCH OF MARCO ISLAND 750 BALD EAGLE DR, MARCO ISLAND, FL 34145
PROJECT NAME:	BARGAIN BASKET MARCO ISLAND
SHEET TITLE:	SITE AND FIRE CONNECTION PLAN
CONSULTANT:	RDA CONSULTING ENGINEERS, LLC 791 10TH STREET SOUTH, SUITE 302 NAPLES, FLORIDA 34102 PHONE: (239) 649-1551 FAX: (239) 649-7112 WWW.RDAFL.COM
ENGINEER'S STAMP	MICHAEL J. DELATE, P.E. FL. LICENSE NO. 49442 COA #31149 This item has been digitally signed and sealed by Michael J. Delate, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic documents.
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DESIGNED BY: B.B.	DRAWN BY: M.A.
CHECKED BY: M.J.D.	DATE: MARCH 2025
PROJECT No. RDA250152	SHEET: 4 of 8

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