



POINCIANA PROFESSIONAL PARK

ZONING DATA SHEET AND TABLES

CLIENT: **HALSTATT LLC**

REVISIONS:

No.	Revision	Date

NOTES:

PROFESSIONAL SEALS:
 PROFESSIONAL ENGINEER: **J. WOODWARD**
 FLORIDA LICENSE NUMBER: **84212**

DATUM NOTE:
 ALL ELEVATIONS ARE BASED ON NAVD 88
 (NORTH AMERICAN VERTICAL DATUM OF 1988)
 Bar Scale: 1" = 40'
 0 10 20 40 80 120'

SEC. 26 TWP. 49 RGE. 25
 City: CITY OF NAPLES County: COLLIER
 Designed by: **JAW**
 Drawn by: **JAW/LB**
 Date: **06/2023**
 Horizontal Scale: **1" = 40'**
 Vertical Scale: **N.T.S.**
 File Name: **P-HLST-010-001-C01-004LP.dwg**
 Project Number: **9-HLST-010**
 Sheet ID: **C-004**
 Sheet Number: **4 of 17**

OVERALL PARKING AND LOADING CALCULATION (C.O.N. RATIO)

BUILDING NO.	USE	BLDG SQUARE FEET	REQUIRED			PROVIDED			SURPLUS/ (DEFICIT)	
			RATIO	SPACES	EXISTING	ADDED	REMOVED	TOTAL		
EXISTING DEVELOPMENT (PARKING)										
EX. BLDG 2590	COMMERCIAL (75% OF BLDG)	4,585	1	300 SF	15	28	0	28		
	MEDICAL (25% OF BLDG)	1,561	1	175 SF	9					
EX. BLDG 2600	COMMERCIAL	28,160	1	300 SF	94	104	0	104		
EX. BLDG 2640	COMMERCIAL (93% OF BLDG)	64,092	1	300 SF	214	240	0	240		
	MEDICAL (7% OF BLDG)	4,802	1	175 SF	27					
EXISTING TOTAL PARKING					359	0	0	372		
PROPOSED DEVELOPMENT (PARKING)										
BLDG 1	RESTAURANT (35% OF FLOOR)	2,500	1	100 SF	25	0	25	0	25	
	OUTDOOR DINING	525	3	1,000 SF	2					
BLDG 2	RESTAURANT	5,000	1	100 SF	50	0	68	0	68	
	OUTDOOR DINING	730	3	1000 SF	2					
	RETAIL	5,000	1	300 SF	17					
PROPOSED TOTAL PARKING					95	0	93	0	93	
EXISTING DEVELOPMENT (LOADING SPACES)										
EX. BLDG (OFFICES)		13755	1	30,000 SF	4	4	0	4	0	
PROPOSED DEVELOPMENT (LOADING SPACES)										
PROP. BLDG (RETAIL/RESTAURANT)		13755	1	10,000 SF	2	0	2	4	0	
TOTAL PARKING PROVIDED					455	372	93	0	465	10
TOTAL LOADING SPACES PROVIDED					6	4	2	0	6	0

PLANNING NOTES AND TABLES

ZONING: HIGHWAY COMMERCIAL CORRIDOR MANAGEMENT OVERLAY DISTRICT RESOLUTION 95-7581 RESOLUTION 89-5750 (OR BOOK 1603, PG 1438)

DEVELOPMENT TYPE/LAND USE: PROPOSED BUILDING CONSTRUCTION TYPE: RETAIL/RESTAURANT/OFFICE TYPE IV FULLY SPRINKLERED

BUILDING #1 BUILDING AREA UNDER ROOF: BUILDING USE: 2,500 SF CAFE

BUILDING #2 BUILDING AREA UNDER ROOF: BUILDING USE: 10,000 SF RETAIL/RESTAURANT

	REQUIRED	PROVIDED
BUILDING HEIGHT MAXIMUM BLDG 1:	42'-0"	18'-0"
BUILDING HEIGHT MAXIMUM BLDG 2:	42'-0"	18'-0"
MINIMUM FLOOR AREA:	1,000 SF	449,975 SF
MINIMUM LOT AREA:	150'	384.4'
MINIMUM LOT WIDTH:	50'	95.5'
FRONT YARD SETBACK (AIRPORT):	50'	50'
FRONT YARD SETBACK (GOLDEN GATE):	25'	18.8'
SIDE YARD SETBACK** (WEST):	25'	27.0'
SIDE YARD SETBACK** (SOUTH):	25'	N/A
REAR YARD SETBACK:		
MAXIMUM ALLOWABLE LOT COVERAGE:	30%	12.8%

**PER RESOLUTION 89-5750 (OR BOOK 1603/PAGE1438) "EXISTING BUILDINGS, PARKING AND LANDSCAPING, WHICH DO NOT MEET THESE STANDARDS ARE VESTED AND SHALL NOT BE DEEMED NON-CONFORMING."

POINCIANA PROFESSIONAL PARK PROPERTY BOUNDARY SUMMARY

CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS			
ROOF	57586	1.32	12.8%
SIDEWALK / PATHS	13680	0.31	3.0%
PAVEMENTS / CURB	211346	4.85	47.0%
IMPERVIOUS (SUB-TOTAL)	282612	6.49	62.8%
PERVIOUS			
OPEN SPACE	156952	3.60	34.9%
DETENTION AREA	10411	0.24	2.3%
PERVIOUS (SUB-TOTAL)	167363	3.84	37.2%
TOTAL	449974.8	10.33	100.0%

SITE DEVELOPMENT LAND USE SUMMARY*

CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS			
ROOF	57586	1.32	12.5%
SIDEWALK / PATHS	13811	0.32	3.0%
PAVEMENTS / CURB	216486	4.97	47.1%
IMPERVIOUS (SUB-TOTAL)	287883	6.61	62.6%
PERVIOUS			
OPEN SPACE	161264	3.70	35.1%
DETENTION AREA	10411	0.24	2.3%
PERVIOUS (SUB-TOTAL)	171675	3.94	37.4%
TOTAL*	459558	10.55	100.0%

*INCLUDES 0.22-ACRES WHICH IS PART OF AN EASEMENT AGREEMENT BETWEEN BEAR'S PAW COUNTRY CLUB, INC AND HALSTATT, LLC AS RECORDED IN OR 5490, PG 482 IN THE COLLIER COUNTY RECORDS

LEGEND

- TYP. CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- BLACK INTEGRAL STAINED CONCRETE
- STAMPED CONCRETE OR PAVERS
- DETECTABLE SURFACE
- BUILDING
- EASEMENT AS RECORDED IN OR 5490, PG 482

ACCESSIBLE PARKING REQUIREMENTS

TOTAL PARKING PROVIDED	REQUIRED ACCESSIBLE	PROVIDED ACCESSIBLE
465	9	16

INCLUDES 0.22-ACRES WHICH IS PART OF AN EASEMENT AGREEMENT BETWEEN BEAR'S PAW COUNTRY CLUB, INC AND HALSTATT, LLC AS RECORDED IN OR 5490/ PAGE 482 IN THE COLLIER COUNTY RECORDS

BEAR'S PAW COUNTRY CLUB

PROPERTY BOUNDARY