



Blair A. Foley, P.E.
Civil Engineer / Development Consultant

March 22, 2024

Growth Management Dept. -City of Marco Island
City Hall
50 Bald Eagle Drive
Marco Island, FL 34145

Re: Marco Luxe Motor Condos
Conditional Use Application
138-168 S Barfield Dr., Marco Island, FL
Folios: 57190640006, 57190680008, 57190720007, 57190760009
Plan Number: PREAPP-22-000269

To Whom it May Concern:

This is a conditional use petition. The project site is four parcels combined into ~1.64 ac with the intention of providing concierge car storage. The applicant proposes to allow the conditional use of car storage (SIC 4225) in this application. This would allow car storage for local hobbyist and other residents closer to their homes.

The project includes three separate building for a total of 27,941 SF of storage area included in 20 units.

Building 1: 6,920 SF, 5 Units
Building 2: 14,101 SF, 10 Units
Building 3: 6,920 SF, 5 Units

The following is included for your review:

1. Completed Application-*attached*
2. Copy of Deeds and list identifying owners-*attached*
3. Completed Owner/Agent Affidavits, Notarized -*attached*
4. Pre-application notes/minutes -*attached*
5. Conceptual Site Plans -*attached*
6. Environmental Impact Statement (EIS)-*this will be provided during the SDP process, so that the information is well-timed to actual development*

7. Aerial Photograph – (with habitat areas identified) -*attached. Habitats will be identified during the SDP process, so that the information is well-timed to actual development*
8. Completed Utility Provisions Statement -*within the application & the Utility Narrative is attached*
9. Traffic Impact Statement (TIS) -*attached*
10. Historical & Archaeological Survey – *The proposed site is not on an archaeological site. Map attached*
11. Copies of State and/or Federal Permits – *SFWMD permit will be obtained during the SDP process. Not included*
12. Architectural rendering of proposed structure(s) – *See Conceptual Plans pages 5 and 6.*
13. Conditional Use Narrative & Evaluation Criteria -*attached*
14. Application Fee -*\$4,000*

Thank you for processing this request. Please call if you have any questions.

Sincerely,

Blair A. Foley, PE
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