



Planning Board Staff Report

Meeting Date: December 6, 2024

TO: Marco Island City Council
FROM: Mary Holden, Planning Manager
DATE: November 21, 2024
RE: Conditional Use Perm (CUP): 24-000202 – Conditional Use To Mixed Use at 287 N. Collier Blvd.
Site Development Plan Amendment (SDPA) 24-0002000 for 287 N. Collier Blvd and Parking Agreement with 297 N. Collier Blvd.

PROJECT DESCRIPTION:

Please note this report will cover both the CUP 24-000202 and SDP 24-000200. The applicant withdrew the variance petition referenced in the application and cover letter.

An application has been submitted for approval of a conditional use permit to have three (3) two-bedroom units (mixed use) on the upper level at the building located 287 N. Collier Blvd, Marco Island. A companion site development permit application has been submitted for 287 N. Collier Blvd, Marco Island. The applicant’s request also includes an Off Street Parking Lease and Pedestrian Interconnect Agreement (the “Agreement”) between the owners of both 287 N. Collier Blvd. and 297 N. Collier Blvd. (the La Mesa Taqueria Site). The La Mesa Taqueria Site development plan was previously approved for 84 seats. If the CUP and SDPA are approved, with the proposed Agreement, the Owner of the La Mesa Taqueria Site would be allowed to increase the seating capacity at the restaurant to 120 seats. Any changes to 297 N. Collier Blvd. to allow for the additional seating would require a separate application and a separate approval. Please find attached the applications, plans and draft Agreement.

AGENT/APPLICANT:

Zachary W. Lombardo
606 Bald Eagle Dr., Ste. 500
Marco Island, FL 34145

OWNERS:

297 N. Collier Blvd:

297 N. Collier LLC
297 N. Collier Blvd
Marco Island, FL 34145

287 N. Collier Blvd.

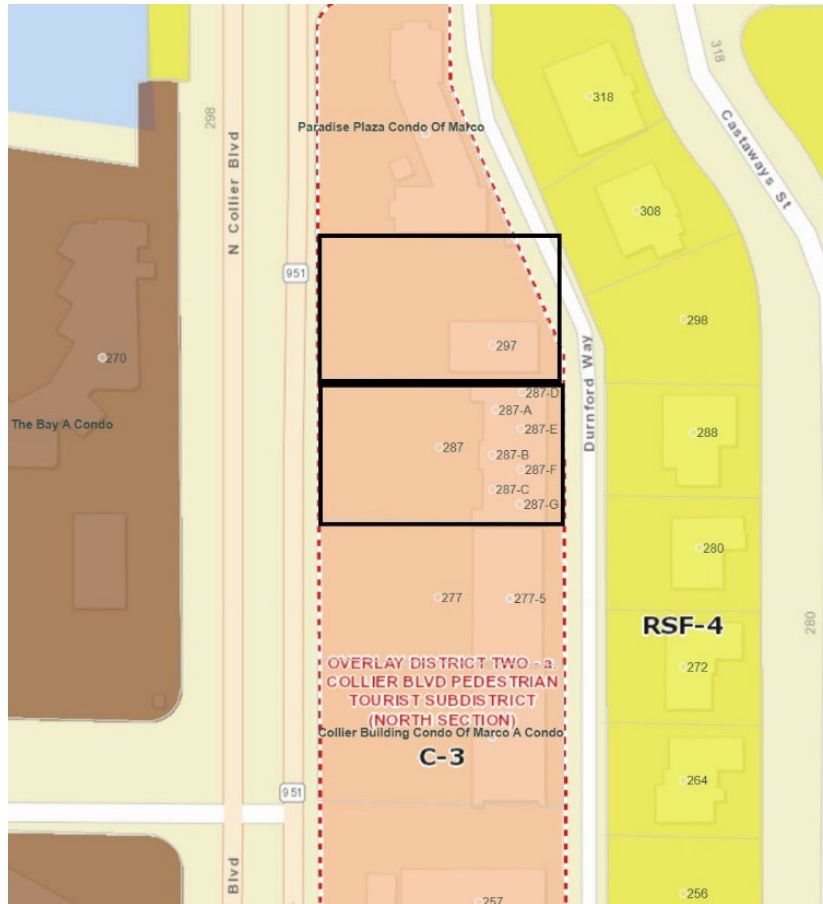
Oliverio Investment and Consulting INC.
267 N. Collier Blvd.
Marco Island, FL 34145

PROPERTY INFORMATION:

Street Address: 297 N. Collier Blvd.
Marco Island, FL 34145
Legal Description: Marco Bch Unit 6, Block 224, Lot 2
Lot 3
Property ID# 57361280004
Zoning: C-3 (Commercial Intermediate)
.37 acres

287 N. Collier Blvd
Marco Island, FL 34145
Marco Bch Unit 6, Block 224,
Property ID# 57361320003
Zoning: C-3 (Commercial Intermediate)
.4 acres

ZONING



AERIAL OF SITE



STAFF ANALYSIS:

Please be advised that any approvals of the two applications discussed in this staff report ***will not change any of the approvals*** for 297 N. Collier Blvd. The prior approvals for the property located at 297 N. Collier Blvd, Marco Island are SDP-21-000156, SDPA-21-000293, VP-21-000309, and SDPA-21-0000456. The Owner/Applicant advised City staff that they will submit a new application for a site development plan amendment for 297 N. Collier Blvd in the future.

Comments regarding SDPA 24-0002000

In reviewing the SDPA for 287 N. Collier Blvd., please keep in mind that the site and building were approved many years ago under Collier County, prior to the City's incorporation. The Applicant provided City staff with the only documentation available from Collier County; however, the documentation does not include a site plan of the 287 N. Collier property. With that in mind, the site needs to be brought into compliance with the City's Land Development Code ("LDC"), to the greatest extent possible.

This site development plan amendment application coupled with the Agreement and a proposed increase in seating at La Mesa Taqueria is a substantial request, and as such Staff believes more could be done to bring 287 N. Collier Blvd into compliance with the City's LDC. In order to bring the 287 N. Collier property more into harmony with the City's LDC, City Staff proposed that the Owner provide for additional landscape as indicated below.

There is a hatched area located next to parking space # 40 at the 287 N. Collier property that staff requests the Owner landscape. While the proposed site development plan amendment would increase the pervious area by installing pervious pavers, Staff would condition the site development plan amendment on the conversion of the hatched area into a landscaped area. In addition, the Owner should add to and refresh the existing landscaping on the 287 N. Collier property.

The Owner indicated that there is vacant space on the first floor that will not be used for any retail or additional stations by the adjacent nail salon. As indicated, it will be used by the salon for extra storage space.

The parking calculations indicate the LDC authorized credit resulting from the installation of a bike rack and recycle bins. The bike rack, bench, and required landscaping are shown on the plan for 287 N. Collier Blvd, and the approved landscape plan for 297 N. Collier Blvd. shows a bike rack, bench, and required landscape. Both indicate a recycle container.

The Owner did hold the required Neighborhood Information meeting, and have provided the required notices for the Neighborhood Information meeting.

Comments regarding CUP 24-000202

With respect to the application for conditional use to allow for the use of the upper floor for residential uses, one of Staff's concerns is making sure that the parking spaces dedicated for the residential uses (6 spaces) remain open for the individuals residing in the residential units. Therefore, City staff recommends that the Planning Board include a condition that the Owner assign six (6) parking spaces for residential use only, and install City approved signage designating the six (6) parking spaces for residential unit parking only and violators will be towed.

Below are City Staff's responses to the criteria contained within LDC Sec. 30-64(c)(2) a-e, which forms the basis for the review of a Conditional Use application:

a. Does the proposed Conditional Use adversely affect the public interest, and have the specific requirements governing the individual Conditional Use, if any, been met?

The proposed conditional use will not adversely affect the public interest. This site meets the requirements governing the individual use.

b. Is the granting of a Conditional Use consistent with the Comprehensive Plan?

This request complies with the City's Comprehensive Plan 2040. This property is in the community commercial designation and allow up to 12 units per acre. The site is .4 acres and three units are permitted.

c. Is there proper and adequate ingress to and egress from the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe?

The existing building has ingress/egress, and the parking area is sufficient to accommodate the traffic generated from the business and proposed residential on-site.

d. Is the proposed Conditional Use compatible with adjacent properties and other property in the district? Is the Conditional Use, as depicted on the conceptual site plan compatible with adjacent and nearby uses, developments, structures and neighborhoods and will it alter the character of the community and neighborhood or be contrary to emerging development trends in the community and neighborhood?

The proposed residential use above commercial is compatible with surrounding uses that are similar in nature. There is multifamily across Collier Blvd., mixed-use nearby, and single-family to the east.

e. Are the buildings oriented so as to enhance the appearance of the streetscape? Are the massing, bulk and scale of all the structures compatible with other structures and uses in the neighborhood?

The physical building will not be changed and will remain as the building currently exists, and as the building has existed for decades since construction. The aesthetics of the existing building is in-line with the times in which it was permitted and is not measurably different that the nearby structures.

STAFF RECOMMENDATION FOR CUP 24-000202:

Staff recommends approval of the conditional use permit CUP 24-000202 application for the property located at 287 N. Collier Blvd., Marco Island, with the following findings and conditions:

FINDINGS

1. The proposed conditional use will not adversely affect the public interest. This site meets the requirements governing the individual use.
2. This request complies with the City's Comprehensive Plan 2040. This property is in the community commercial designation and allow up to 12 units per acre. The site is .4 acres and three units are permitted.
3. The existing building has ingress/egress, and the parking area is sufficient to accommodate the traffic generated from the business and proposed residential on-site.
4. The proposed residential use above commercial is compatible with surrounding uses that are similar in nature. There is multifamily across Collier Blvd., mixed-use nearby, and single-family to the east.
5. The physical building will not be changed and will remain as the building currently exists, and as the building has existed for decades since construction. The aesthetics of the existing building is in-line with the times in which it was permitted and is not measurably different that the nearby structures.

CONDITIONS

1. Each residential dwelling unit shall contain the following minimum floor areas: efficiency and one-bedroom, 450 square feet; two-bedroom, 650 square feet; three-bedroom, 900 square feet.
2. The six parking spaces (two for each unit) assigned to the residential units shall be designated as such with City approved signs, indicating that vehicles improperly parked will be towed.
3. The hatched asphalt area by parking space #40 is removed, and replaced with landscape plant material.
4. The Off Street Parking Lease and Pedestrian Interconnect Agreement be recorded in the Collier County Public Records, and a copy of the recorded document provided to Staff prior to certificate of completion.
5. CUP 24-000202 is conditioned on approval of SDP 24-000200. If the SDP is not approved, this application is null and void.

STAFF RECOMMENDATION FOR SDP 24-000200

Staff recommends approval of SDP 24-000200 with the following conditions:

1. SDP 24-000200 is conditioned on the approval of CUP 24-000202. If the CUP is not approved, this application is null and void.
2. The Off Street Parking Lease and Pedestrian Interconnect Agreement be recorded in the Collier County Public Records, and a copy of the recorded document provided to Staff prior to certificate of completion.
3. The hatched asphalt area located next to parking space # 40 on 287 N. Collier property is turned into a landscaped area.
4. Show landscape plant material, pursuant to the LDC, in the five-foot landscape buffer between the rear of the building and the parking spaces.
5. Provide detail and type of landscape plant material being installed.
6. The following approvals for 297 N. Collier Blvd., which are SDP-21-000156, SDPA-21-000293, VP-21-000309, and SDPA-21-0000456, remain in effect and no changes have been approved by this application.
7. Should the vacant space on the first floor for any use other than storage for the nail salon, then parking requirements will be assessed based on the use.