

American Engineering Consultants of Marco Island, Inc.

573 Bald Eagle Drive
Marco Island, Florida 34146
239-394-1697 aec-mi.com

September 13, 2022

Mr. Daniel Smith
Director of Community Affairs
City of Marco Island
50 Bald Eagle Drive
Marco Island, Florida 34145

RE: E Residences of Marco Island: Conditional Use application

Dear Mr. Smith:

This letter is a narrative for the petitioned Conditional Use for a new mixed-use structure located at 711-731 S. Collier Blvd. (Lots 1,2 & 3, Block 348, Unit 10). Included with this letter are the Conditional Use Application including checklist, Architectural Plans and Renderings, Sheets C-3, C-4, and C-5 of the SDP to serve as a Conceptual Site Plan, and a Minor TIS. Fees are furnished under separate cover.

Background: A pay-to-park surface lot on Lots 2 & 3 was approved in 2013 as Marco Moose Parking Lot. The property has changed hands since then and is currently called the Turtle Parking Lot. It has continuously been operated as a pay-to-park facility, with 80 outdoor parking spaces available currently. The lot has been well-used by the public for beach parking, as there is a public beach access just north of the lot, maintained by the City.

The adjacent Lot 1 is undeveloped and is proposed to be included as it is in the same zone as Lots #2 and #3 and subject to the same development guidelines.

The property is zoned C-3, Overlay District 2b. This district allows, if approved as a Conditional Use, mixed residential and commercial uses with residential uses not exceeding 50% of gross floor area, and residential uses prohibited on the first habitable floor.

The petitioner seeks to construct a building to occupy all three lots that will include mixed uses of pay-to-park, restaurant(s), and residential apartments. The proposed project would provide additional beach parking available to the public. Currently there are five public beach access points (Resident's Beach is not public), but only three of these have parking available to the public. The project would increase public parking spaces from 80 to 142, and provide them in a covered facility.

Conditional Use requirements: Since the land was developed by Deltona in the 1960s, the lots have been either vacant or used as a commercial facility (Moose Lodge in 1990s, lot 3) or a commercial parking lot (lots 2 & 3). Therefore, the petitioner requests that the following application components be considered not applicable to this project:

Environmental Impact Statement
Historical & Archaeological Survey

Responses to specific evaluation criteria:

a. That the granting of the conditional use will not adversely affect the public interest, and that the specific requirements governing the individual conditional use, if any, have been met by the petitioner.

Response: The petitioner believes that the granting of the CU will be beneficial to the public interest in four specific ways 1) The project will add additional beach parking spaces available to the public; 2) The project will provide 14 new residential apartments; 3) The project will provide additional tax base; and 4) The project generally enhances the neighborhood by replacing an under-used facility with a beautiful building and neighborhood-enhancing landscaping.

The project meets specific requirements by limiting residential uses to less than 50% of gross floor area, and having no residential uses on the first habitable floor.

b. That the grant of the conditional use is consistent with the comprehensive plan. A conditional use shall not be presumed to be consistent with the comprehensive plan merely because the use is listed in the LDC as a conditional use in a given zoning district.

Response: The project provides 14 residential apartments, which density complies with the Comp Plan.

c. That there is proper and adequate ingress to and egress from to 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.

Response: There is an existing right turn lane into the property. It will be effectively increased in length, as a result of the entrance design. This will provide additional stacking. The project will have fire protection and egress required by applicable codes.

d. That the proposed conditional use is compatible with adjacent properties and other property in the district. The conditional use, as depicted on the conceptual site plan, must be compatible with adjacent and nearby uses, developments, structures, and neighborhoods and will not alter the character of the community and neighborhood or be contrary to emerging development trends in the community and the neighborhood.

Response: The project has been designed in accordance with zoning overlay architectural standards. The petitioner believes that the appearance of the structure, including especially the landscaping, will enhance the neighborhood.

e. Building orientation. That buildings are oriented so as to enhance the appearance of the streetscape. Mass, bulk and scale of all structures shall be compatible with other structures and uses in the neighborhood.

Response: The building is oriented in a fashion similar to others along S. Collier Blvd. Existing projects to the north are 1- and 2-story. Existing projects to the south are 4- and 5-story. The petitioner believes that as a 4-story building, the project fits in with the neighborhood. In any case, properties to the north can be re-developed in the future to the same 50' building height, as a matter of right.

Summary: The Conditional Use is required to allow a mixed-use facility, and the petitioner believes such a facility, if constructed as proposed, will enhance property values and add considerable benefit to the public. Should you have any questions about this submittal, or need any additional information, please do not hesitate to contact me.

Sincerely,

**AMERICAN ENGINEERING CONSULTANTS
Of Marco Island, INC.**
Certificate of Authorization No. 26446



Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

c=US, st=Florida, l=Naples, o=Martin Pinckney, cn=Martin D. Pinckney, email=martin@aec-mi.com
This item has been digitally signed and sealed on the date adjacent to the seal I agree to the terms defined by the placement of my signature on this document
2022.09.15 16:12:54 -04'00'

Martin D. Pinckney, P.E.
Chief Engineer