



Planning Board Staff Report

Meeting Date: January 10, 2025

TO: Marco Island Planning Board
FROM: Mary P. Holden, Planning Manager
DATE: January 2, 2025
RE: SDPA 24-000252, 971 (989) Winterberry Dr.

PROJECT DESCRIPTION:

The proposal is to construct a small elevated retail shop and separate café with a total of 1,375 square feet of air conditioned space and an elevated outdoor deck with seating. The total number of seats provided, inside and outside, is proposed at 48 seats. Parking landscaping, lighting, and drainage is provided pursuant to the City's Land Development Code requirements.

Please find attached the application, narrative letter, and various plans.

OWNER:

Donna Di Promessa, LLC
950 N. Collier Blvd., Ste. 101
Marco Island, FL 34145

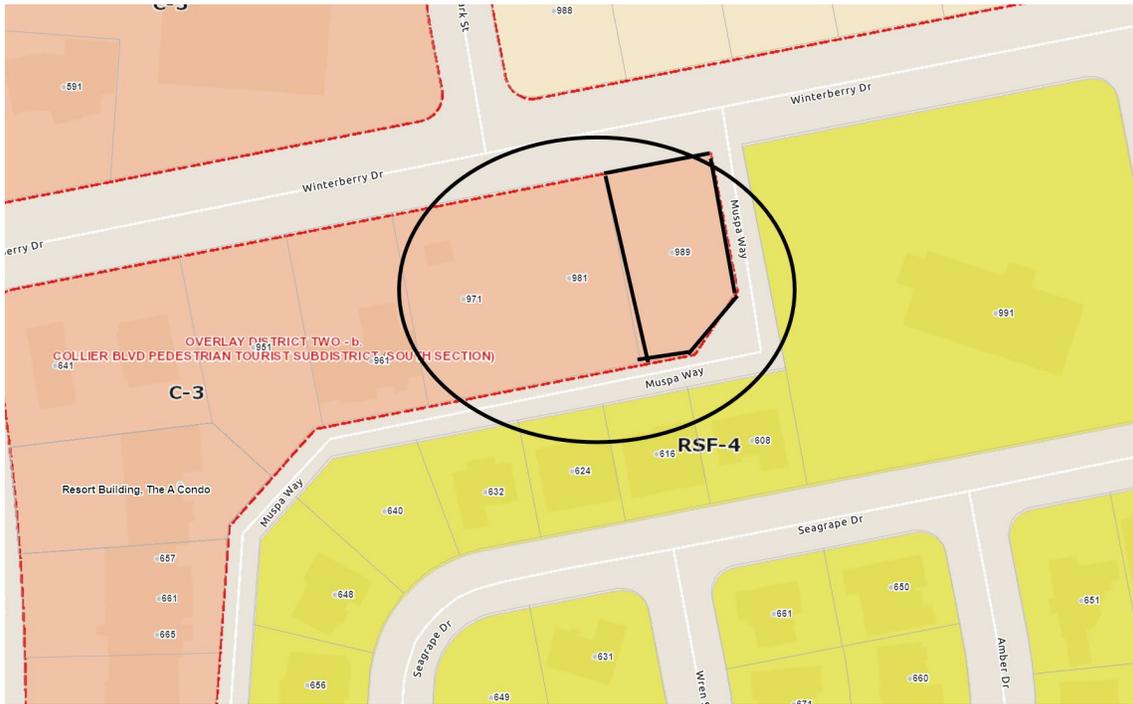
AGENT:

Dominick J. Amico, P.E.
LJA Engineering, Inc.
7400 Trail Blvd., Ste. 200
Naples, FL 34108

PROJECT ADDRESS:

Street Address: 971 Winterberry Dr.
Marco Island, FL 34145
Legal Description: Marco Beach, Unit 10, Block 348, Lots 13, 14, and 15
Property ID# 57872120006
Zoning: C-3 (Commercial Intermediate), Overlay District Two-b.

SUBJECT PARCEL ZONING MAP:



SUBJECT PARCEL AERIAL:



Site Plan

Reviewed for code compliance
M Holden
11/26/2024 12:22:14 PM



INTERIOR VIEW



WINTERBERRY DRIVE ELEVATION

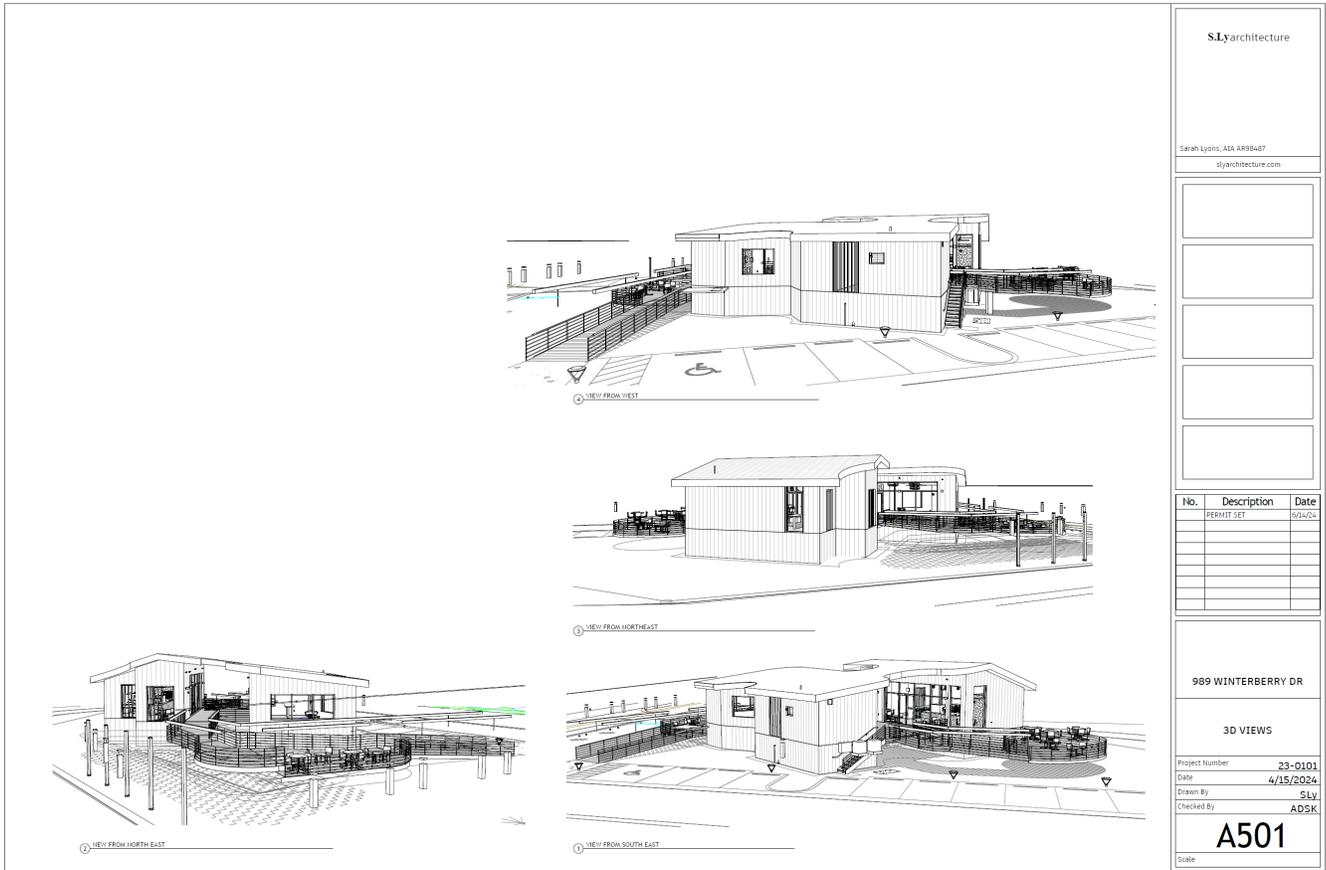


INTERIOR VIEW



SOUTH ELEVATION

989 Winterberry Dr



S.LYarchitecture

Sarah Lyons, AIA AR56487
slyarchitecture.com

No.	Description	Date
1	PERMIT SET	5/24/24

989 WINTERBERRY DR

3D VIEWS

Project Number	23-0101
Date	4/15/2024
Drawn By	SLY
Checked By	ADSK
A501	
Scale	

9/4/2024 9:00:31 AM

STAFF ANALYSIS

Overall, Staff has no concerns with this application. The plans as presented by the applicant comply with the City’s Land Development Code. While the design of the project is unique, the elevated nature of the project lends itself to the City’s environment and being a barrier island. We believe this will be a nice addition to the area.

During the review process, there were conditions added by other reviewers are made part of this approval. They are below:

1. When the Owner submits for a construction permit, the grease trap calculations and grease trap specifications must be included on the civil drawings, including the location of the grease trap.
2. A pre-construction inspection for listed species is required prior to site disturbance.

PLANNING BOARD ACTION

Staff recommends the Planning Board approve SDPA 24-000252 with the following conditions:

1. When the Owner submits for a construction permit, the grease trap calculations and grease trap specifications must be included on the civil drawings, including the location of the grease trap.
2. A pre-construction inspection for listed species is required prior to site disturbance.