



November 11, 2024

The Intake Team
City of Marco Island
50 Bald Eagle Drive
Marco Island, FL 34145

Via e-Permitting

**Re: 971 Winterberry Drive - *Submittal 1*
Site Development Plan Amendment Application**

Dear Intake Team:

Please accept this Site Development Plan Amendment Application for the property located at 971 Winterberry Drive. This SDPA is being submitted at the direction of Mary Holden pursuant to her correction comment under SDP-24-000141 for the property formerly located at 989 Winterberry Drive, which was joined with the adjacent property and now addressed as 971.

The architect, Sarah Lyons, subsequently spoke with Mary Holden, who advised that this could be submitted with the previous SDP plans, along with our most recent plans submitted under SDP-24-000141. Sarah Lyons has prepared a narrative, which is attached to this cover letter.

We are enclosing the following documents with this submittal:

1. Cover Letter (*this letter*)
2. SDP Application
3. Pre-Application Meeting Notes from SDP-24-000141
4. Owner Affidavit of Authorization
5. 2024 Annual Report – Donna Di Promessa, LLC
6. Special Warranty Deed
7. Unity of Title Application and Receipt
8. Fred Kramer’s Email to Mary Holden 10/31/24 with Plat and draft Declaration
9. SDP12-02 Approved Plan Set – Marco Golf and Garden Site Plan
10. Civil Site Plans SS
11. Planting Plans
12. Irrigation Plans
13. Architectural Plans
14. Architectural Renderings
15. Grease Interceptor Calculations
16. Grease Interceptor Specs
17. Lighting Plans
18. Lighting Spec Sheets
19. Boundary and Topographic Survey
20. Existing Zoning Map
21. Aerial Photo with Soil Map
22. Fire Flow Test Results
23. Fire Truck Vehicle Tracking Exhibit
24. Utility Capacity Conditional Approval Email
25. FDEP 10-2 Self-Certification
26. Listed Species Survey

We anticipate a submittal fee of **\$5,468.75** (calculated as follows), which fees will be paid upon acceptance of this submittal:

\$ 5,000.00	Base Fee
\$ 68.75	Non-Residential Fee (1,375 sf x \$.05)
\$ 400.00	Site Clearing Review Fee (\$300 for 1 st acre + \$100 for each acre/fractional acre thereafter)

If you have any questions, you may reach me by telephone or email at damico@lja.com.

Sincerely,

LJA ENGINEERING, INC.

Dominick Amico

Dominick J. Amico, P.E.
Senior Vice President

DJA/drr

S.Ly architecture

Project: 971 and 989 Winterberry Drive SDP-A Site
Plan Development Amendment
Date: October 30, 2024

Reviewed for code compliance
M Holden
11/26/2024 12:45:22 PM

City of Marco Island
Planning and Zoning Department 50
Bald Eagle Drive
Marco Island, FL 34145

Greetings,

The following narrative outlines the requested amendment to the previously approved site plan for 971 Winterberry Drive (Lots 13 and 14, Block 348, Marco Beach Unit Ten):

In Resolution No. 12-03, the City Council approved Conditional Use Petition CU-11-03 for Lots 11, 12, 13, and 14 for the development of the miniature golf course. At the time and through the present, Lots 11 and 12 have the restaurant building and parking.

Thereafter in December of 2012, the City approved the site development plan, SDP #12-2 for Lots 13 and 14.

Of note, prior to 2011 and through the present, Lots 11, 12, 13, 14, and 15 have all been continuously owned by Donna DiPromessa, LLC.

We are requesting an amendment to the SDP plan to include Lot 15. The request is to allow the properties to share the private driveway on the east side of Lot 14.

Regarding 971 Winterberry (Lots 13 and 14):

- There are no changes being made to the miniature golf course (Lots 13 and 14).
- No amendment has previously been requested since the SDP was approved.
- Even without the available parking on Lots 11 and 12, the miniature golf course has the required on-site parking. No additional parking for the course is requested in this requested amendment to the SDP to include Lot 15 (the 989 Winterberry property).

Regarding 989 Winterberry:

- All required parking for the project at 989 Winterberry is provided on site.
- No variances or deviations from zoning and the land development code are requested in this amendment to the SDP.

The documents submitted with this amendment include a copy of the originally approved SDP of 971 Winterberry Drive, the site plan development drawings of 989 Winterberry Drive, a copy of the Unity of Title by the Owner, and a copy of no easements on either 971 or 989 Winterberry.

This concludes the summary of the scope of the Site plan development amendment for lots at 971 and 989 Winterberry Drive.

Sincerely,



Sarah Lyons
S.Ly Architecture LLC.