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CONDITIONAL USE PETITION NARRATIVE Support Information for Form PF-01

Proposed Project: Marco Luxe Motor Condos
Address: 138-168 S Barfield Dr., Marco Island, FL
Zoning: C-3 (Overlay District Two-c)
Future Land Use: Community Commercial
Folios: 57190640006, 57190680008, 57190720007, 57190760009
Plan Number: PREAPP-22-000269
Project Size: 1.64 ac
Building 1: 6,920 SF, 5 Units
Building 2: 14,101 SF, 10 Units
Building 3: 6,920 SF, 5 Units

Introduction

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. There is one other car storage facility on the north side of the island at 720 Bald Eagle Dr., Progressive Auto Storage, which is zoned C-4.

The statements below address the specific evaluation criteria from form PF-01:

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: A car storage option would benefit the public since there is currently only one other car storage business in the City. The proposed use has a minimal impact on the traffic, water, sewer, and solid waste facilities. The proposed site would be developed according to all required LDC standards to avoid adversely affecting the public interest. The project will be divided into three separate buildings to ensure the scale matches the surrounding properties.

- 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: Car Storage fills a need for the residents of the City. The location is in an existing commercial corridor and is currently zoned C-3. As new development, the site and architectural design will meet or exceed the requirements of the LDC. This proposed use has a minimal impact on the traffic, water, sewer, and solid waste facilities.

2040 Comprehensive Plan City of Marco Island-applicable sections:

I. FUTURE LAND USE ELEMENT

GOAL 2 COMMUNITY CHARACTER

Objective 2.1

The City will implement LDC regulations that specify enhanced landscaping, signage and architectural standards consistent with the goal of maintaining the City's small town coastal identity.

Response: The project will meet or exceed all site design and architectural requirements of the LDC. To create a consistent appearance with the adjacent property, the proposed storage has been divided into three separate buildings the will architecturally conform to the Overlay District Two-c.

Policy 2.1.2

The City will continue to thoroughly and thoughtfully review and revise, as necessary, the list of permitted uses within zoning districts contained in the adopted LDC. The purpose for the reviews will be to ensure: Compatibility between land uses, that the needs of residents, businesses, and those they serve are met on-island to the extent possible, and that emerging and modern uses are addressed through the City's regulatory framework.

Response: The desire for safe storage for vehicles together with the growing interest in car collecting has created a need for additional storage facilities. The site is ideal because it is already zoned Commercial and is on the opposite side of the City from the only similar facility.

GOAL 4 GROWTH MANAGEMENT & REDEVELOPMENT

Objective 4.1

Direct new growth and redevelopment to those areas of the City where adequate public facilities exist, or are planned, and where compact and contiguous development patterns

can be created, and which are located away from established low density residential neighborhoods.

Policy 4.1.1

Development will be permitted only where they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan.

Response: The Future Land Use Map designation for this parcel is Community Commercial

Policy 4.1.2

Rezoning, conditional use, site improvement plans, and other development proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

Response: The proposed site for the car condo is in the South Barfield Sewer District. It has a water main adjacent to the site on S. Barfield Dr. It is consistent with the other commercial facilities in the area and will generate minimal waste and use minimal water as a storage facility. This type of facility produces very little traffic and is spread out through the day.

GOAL 5 GENERAL DEVELOPMENT STANDARDS

Objective 5.1

The City will maintain and enforce a comprehensive set of land development regulations to guide development and redevelopment during the rezoning and site development process to implement this Plan.

Response: The proposed site for the car condo is in the South Barfield Sewer District. It has a water main adjacent to the site on S. Barfield Dr. It is consistent with the other commercial facilities in the area and will generate minimal waste and traffic while using minimal water as a storage facility.

The proposed project will meet or exceed all of the LDC requirements, including but not limited to, site design, architectural design, transportation, landscaping, and environmental issues.

In acknowledgment of specific discussion during the pre-application meeting, the applicant ensures the following four points related to development:

1. No kitchens are proposed
2. The required 50' front setback required by the MICA deed restrictions
3. The plans show a 6' privacy fence along the alley.

4. An environmental data will be provided during any SDP process to identify possible wild animal habitat.

II TRANSPORTATION ELEMENT

GOAL 1: SAFE, ACCESSIBLE, AND EFFICIENT TRANSPORTATION SYSTEM

Objective 1.2

Plan for appropriate Levels of Service (LOS) and system capacity throughout the City's multimodal transportation system.

Response: The proposed project will conform to all of the requirements outlined in the LDC and with the City of Marco Island's Construction Standards Handbook for Work Within the Public Right-of-Way, as amended (Res. No. 19-03) and as applicable.

Since the proposed building is over 8,000 SF, a TIS will be provided as required by Policy 1.4.2.

IV INFRASTRUCTURE ELEMENT

Response: The proposed development provides service to the local community and has minimal impact on the local infrastructure in terms of water, sewer, and solid waste. The proposed storm water management system will meet or exceed the requirements of the SFWMD and the City of Marco Island.

- 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: The attached site plan shows two (2) one-way drives through the site. The entrances are both on S. Barfield Dr. with exits into the rear alley, Silver Spray Way. The entrances from S. Barfield are approximately 195' apart. The site plan shows sidewalks for pedestrian access at all four entrance/exit points. There are ADA compliant pedestrian access at each entrance to the existing sidewalk on S. Barfield Dr.

A twelve-foot-wide fire lane is provided on each driveway through the site. All of the proposed parking is accessed through the rear alley which is consistent with the adjacent commercial sites.

- 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 proposed site is zoned C-3 and the proposed commercial use is compatible with other businesses in the vicinity. The subject parcel is situated between an existing Napa Auto Parts store and The Marco Island Florist. The Shops of Marco Plaza is directly across S. Barfield Dr. which is anchored by Publix.

- 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 proposed design is oriented with the front façade facing S. Barfield Dr. which is consistent with the adjacent businesses. The facility is separated into three smaller buildings separated by driveways to match the scale of the other building in this commercial corridor. The site is within Overlay District Two-c which will ensure the buildings have a compatible architectural style.