



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: Elkcam Warehouse, 805 E. Elkcam Cir, 24-000061

PROJECT DESCRIPTION:

The proposal is to construct a 7,128 square foot building, with a maximum optional 1,358 square feet of mezzanine, for a potential total of 8,486 square feet. The building will be 24 feet high, not including parapets, which measure 28 feet on the north and southwest side of the building and 26 feet elsewhere. Nine on-site parking spaces are provided, which meet the code requirements. Landscape is provided pursuant to the code requirements.

OWNER:

Rodney C. Bushnell, Manager, Triple Net Assets, LLC
421 W. Elkcam Cir., #A
Marco Island, FL 34145

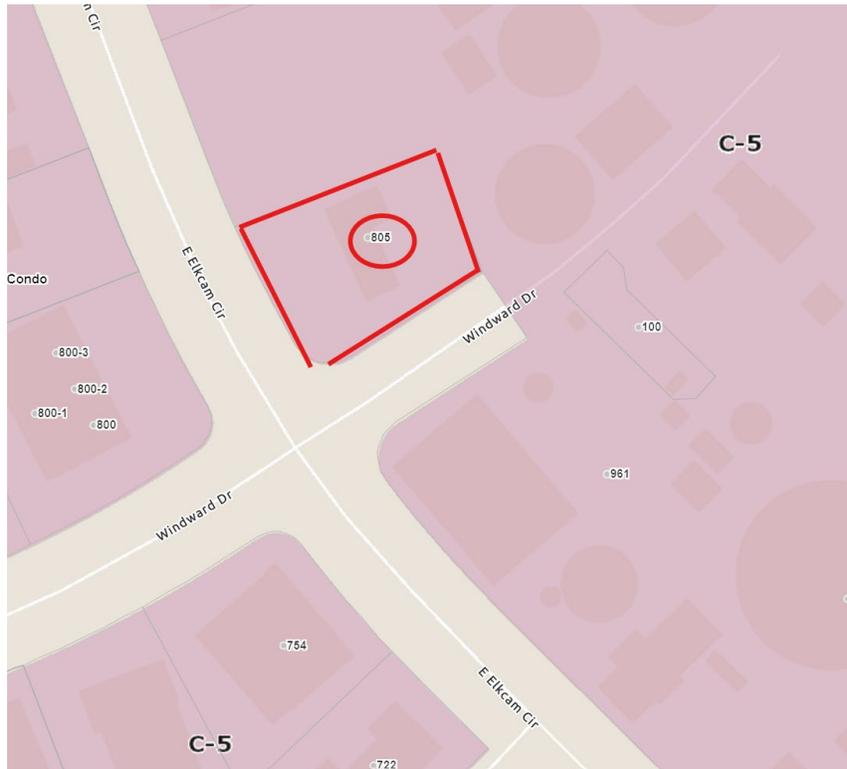
AGENT:

Andres Boral, PE MBA
Boral Engineering
23150 Fashion Dr., Ste. 230
Estero, FL 33928

PROJECT ADDRESS:

Street Address: 805 E. Elkcam Circle
Marco Island, FL 34145
Legal Description: Marco Beach, Unit 4, Part of Tract C, Public Records of Collier County, FL
Property ID# 56930360000
Zoning: C-5 (Heavy Commercial), Town Center Mixed Use and Elkcam Circle Zoning Overlay

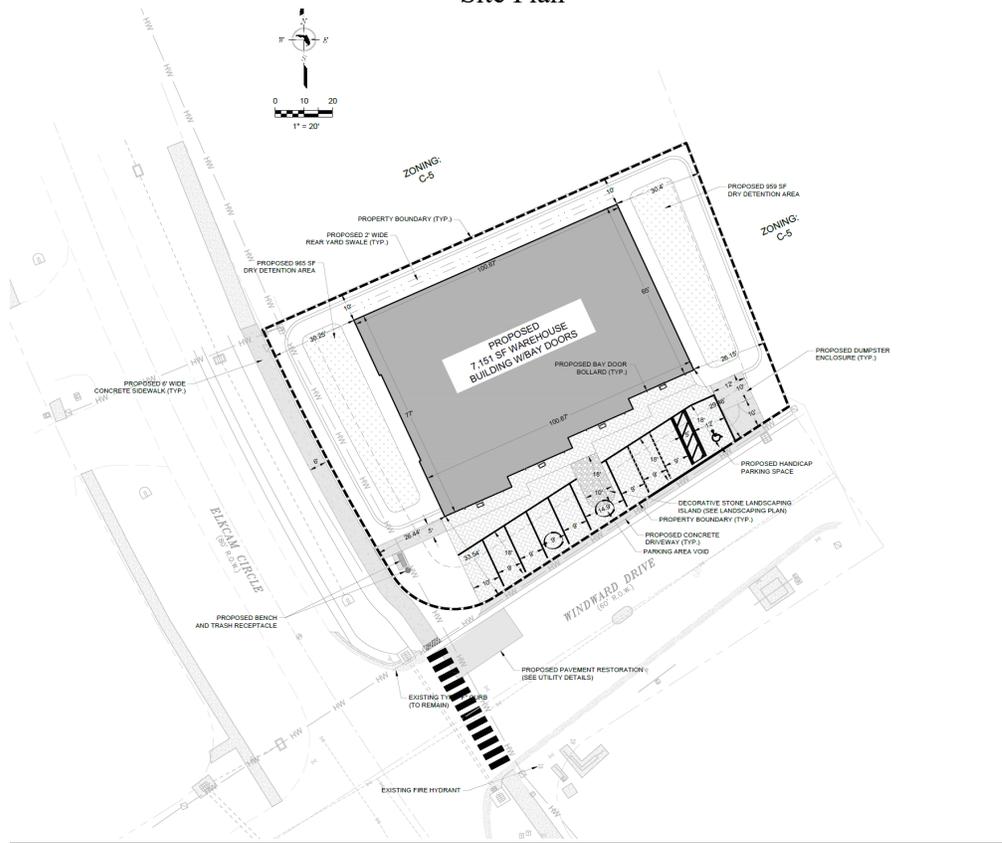
SUBJECT PARCEL ZONING MAP:



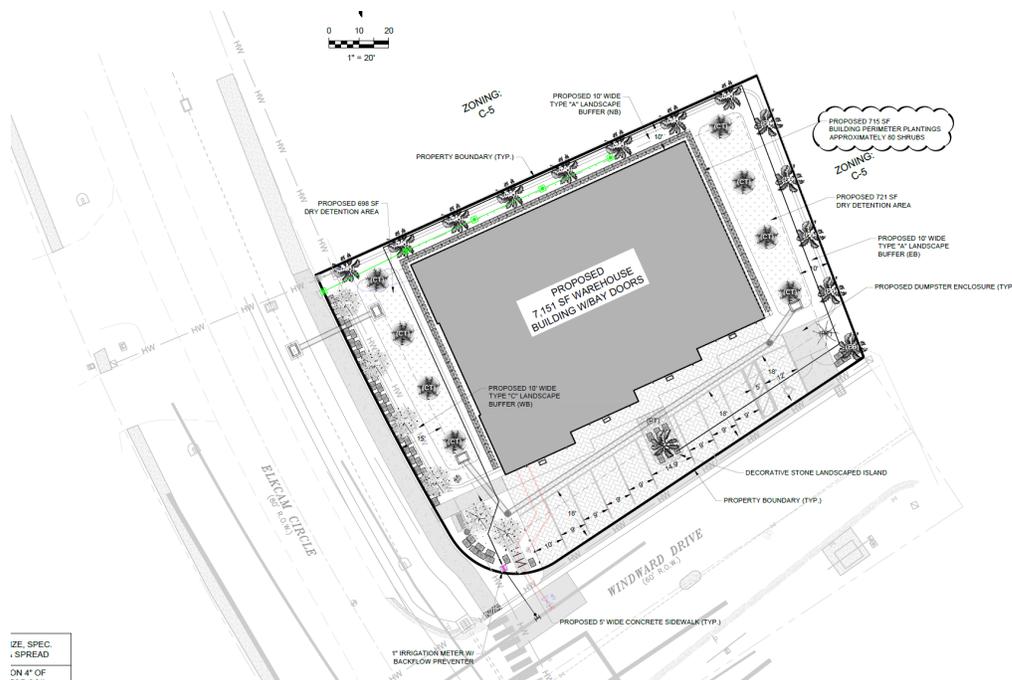
SUBJECT PARCEL AERIAL:



Site Plan

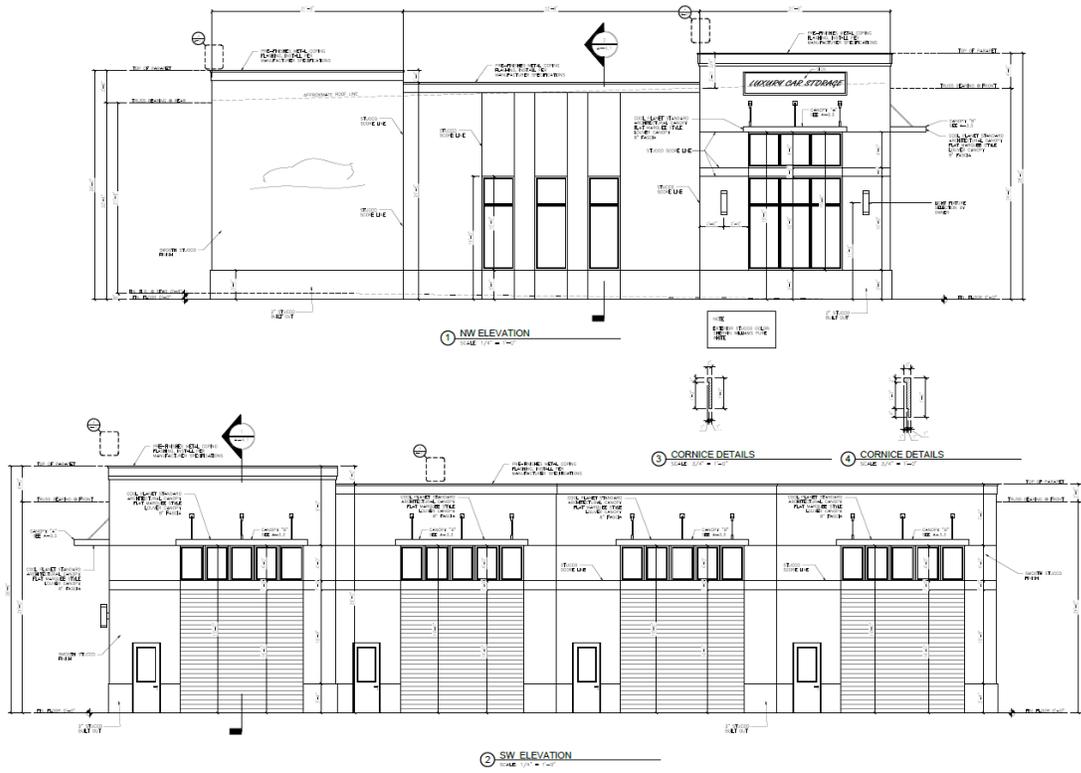


Landscape Plan



SEE SPEC.
I. SPREAD
ON 4" OF
CONCRETE

Elevations



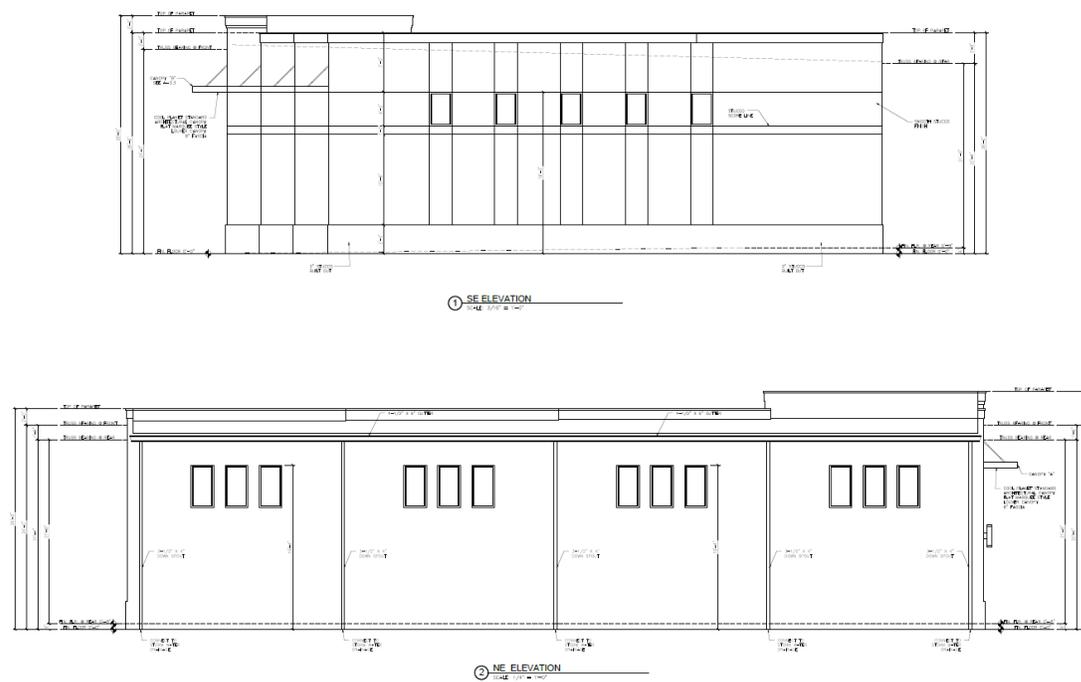
GOIA Architecture
 1000 S. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 561-1111

AQUA CUSTOM HOMES
 800 S. PALM BLVD., SUITE 100
 WEST PALM BEACH, FL 33411
 ELEVATIONS

STATE OF FLORIDA
 ARCHITECT
 10000

PROJECT NO. 24-0003
 DATE: 04/20/24

A-3.1



GOIA Architecture
 1000 S. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 561-1111

AQUA CUSTOM HOMES
 800 S. PALM BLVD., SUITE 100
 WEST PALM BEACH, FL 33411
 ELEVATIONS

STATE OF FLORIDA
 ARCHITECT
 10000

PROJECT NO. 24-0003
 DATE: 04/20/24

A-3.2

STAFF ANALYSIS

Overall, Staff has no real concerns with this application. The site development plan is compliant with the City's Land Development Code, and warehouse is an allowed use. The few comments we have are as follows:

The listed square footage on the application and on the plans do not coincide with each other. The square footage on the application and the plans must be clarified prior to the January 10, 2025 Planning Board meeting.

Since parking is based on warehousing, the use may not be converted to office/trade/contractors or other use that requires a higher parking requirement.

Since the site is proposing pervious pavers, we are adding the same condition we have added in the recent past, which is:

At least every ninety (90) days, the owner/developer, its successors and assigns, shall inspect and check the pervious paver/asphalt system to assess the amount of infiltration occurring to maintain a level of permeability substantially similar to that in existence at the time of initial installation of the paver system. The inspection will, at a minimum, include a visual inspection which will occur during a rain event. At least annually, more often as needed to maintain the same level of infiltration in existence at the time of initial installation of the pervious paver/asphalt system, the pervious pavement shall be cleaned using a vacuum truck, or other City approved methodology, to maintain substantially the same level of permeability as existed at the initial time of installation. Results of all quarterly inspections, and annual cleanings, shall be submitted in writing to Growth Management not less than annually.

Public Works has added a condition to show existing conditions and improvements of the right-of-way.

PLANNING BOARD ACTION

Staff recommends the Planning Board approved SDP 24-000061 with the following condition:

1. The indicated square footage on the application and the plans do not coincide. Provide accurate square footage that match the application and plans prior to Planning Board meeting on January 10, 2025.
2. If any work is required in the adjacent right-of-way, the Owner will need to obtain a permit to perform work in the right-of-way.
3. Since parking is based on warehousing, the use may not be converted to office/trade/contractors or other use that requires a higher parking requirement.
4. At least every ninety (90) days, the owner/developer, its successors and assigns, shall inspect and check the pervious paver/asphalt system to assess the amount of infiltration occurring to maintain a level of permeability substantially similar to that in existence at the time of initial installation of the paver system. The inspection will, at a minimum, include a visual inspection which will occur during a rain event. At least annually, more often as needed to maintain the same level of infiltration in existence at the time of initial installation of the pervious paver/asphalt system, the pervious pavement shall be cleaned using a vacuum truck, or other City approved methodology, to maintain substantially the same level of permeability as existed at the initial time of installation. Results of all quarterly inspections, and annual cleanings, shall be submitted in writing to Growth Management not less than annually.
5. Public Works has added a condition to show existing conditions and improvements of the right-of-way.