

City Council Staff Report

Meeting Date: October 21, 2024

TO: Marco Island City Council

FROM: Daniel J. Smith AICP, Director of Community Affairs

DATE: October 11, 2024

RE: Marco Luxe LLC. & Southbound Leasing, LLC., CUP-24-000055

PROJECT DESCRIPTION:

The applicants, Marco Luxe LLC and Southbound Leasing LLC, are proposing to develop a three-building car storage condominium complex totaling +/- 27,800-sf. on four parcels. (1.64 acres). The buildings are proposed to be approximately 27 feet in height from base flood elevation. All parking and activity will be inside the gates.

Pursuant to Section 30-224, of the City of Marco Island Land Development Code, personal use vehicle storage requires Conditional Use approval with the following criteria:

- All overhead doors shall not face street frontage.
- All storage and activity are internal to the building.
- Only for storage of personal use vehicles which are vehicles used for the private use of the individual who owns the vehicle.
- Sleeping quarters are prohibited.

PLANNING BOARD MEETING SUMMARY AND RECOMMENDATION:

The Planning Board considered this request at the public hearing on October 4, 2024. The Planning Board discussed the use of the building, other commercial uses that may occur in the future, the landscape buffers, and potential parking in the alley. There was no public comment. The Board voted 7-0 to forward a recommendation of approval.

OWNER:

Marco Luxe, LLC.
1083 N. Collier Blvd. #340
Marco Island, Fl. 34145

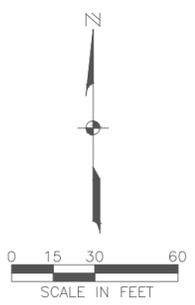
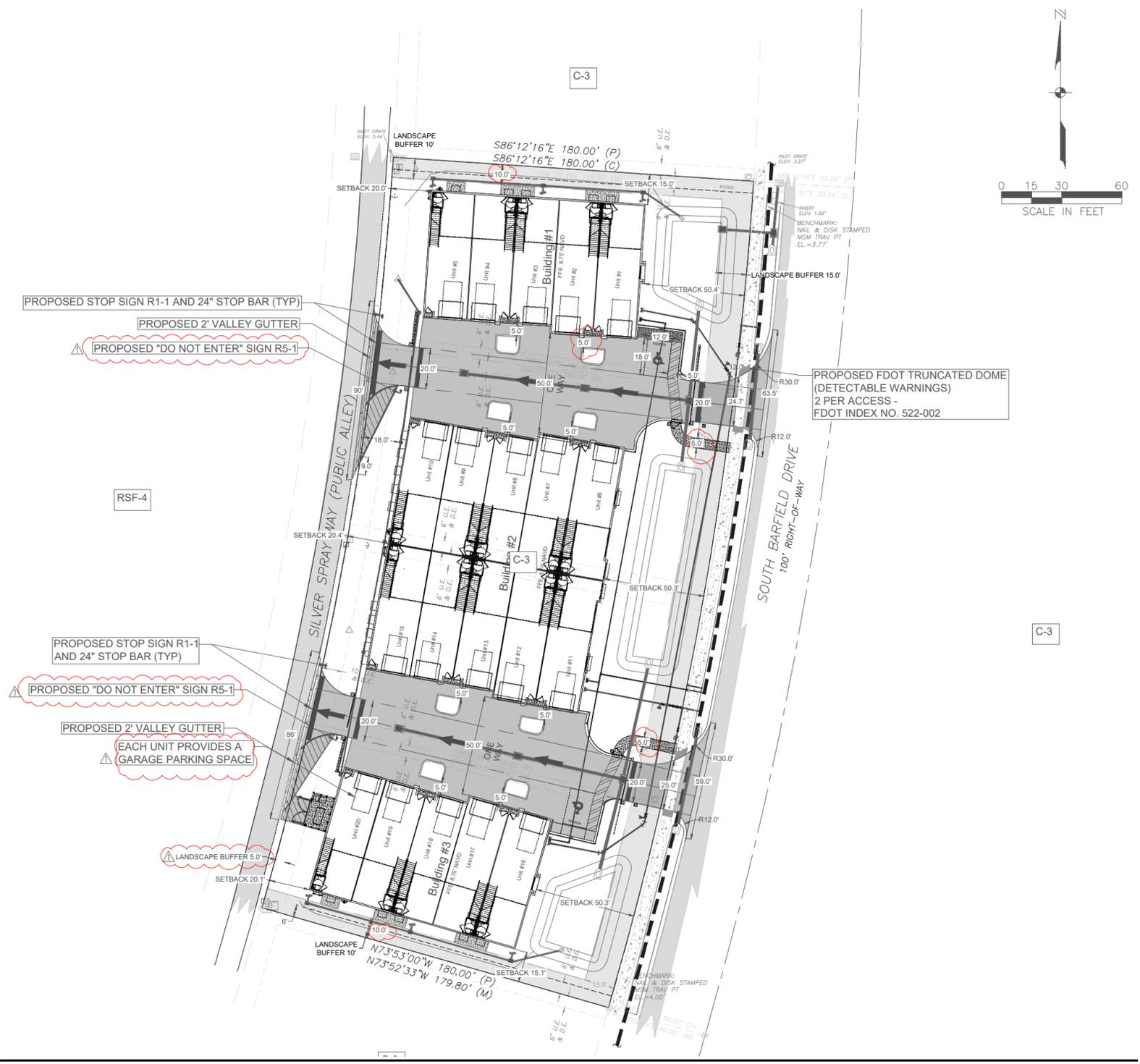
Southbound Leasing, LLC.
930 Hyacinth Court
Marco Island, Fl. 34145

AGENT:

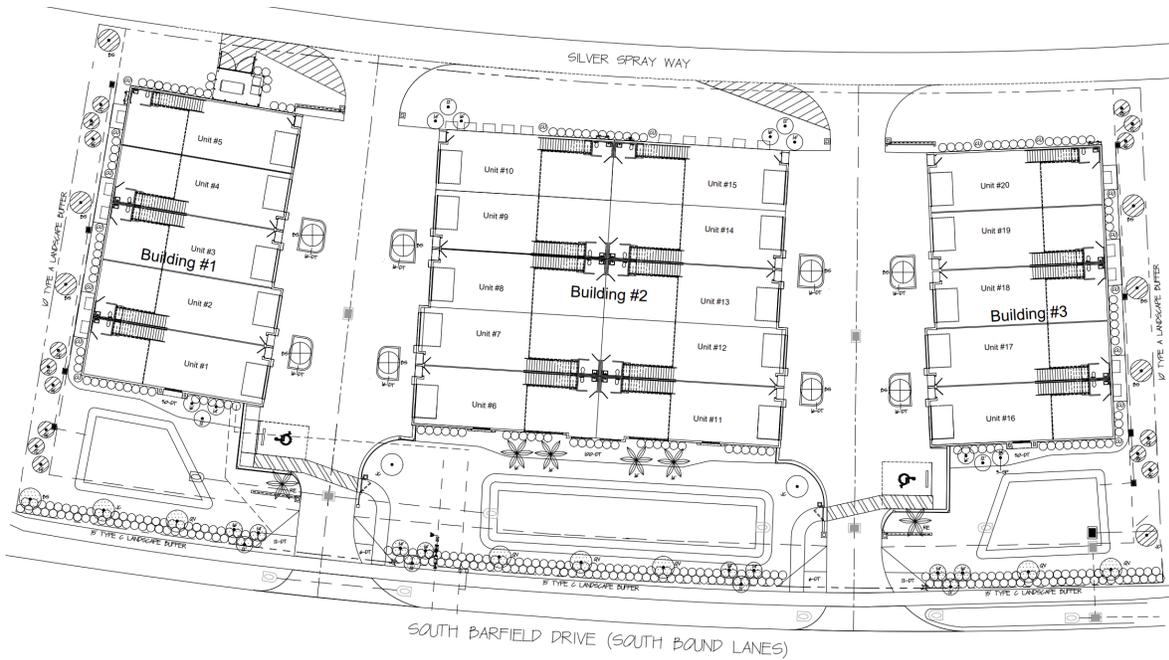
Blair Foley, PE.
120 Edgemere Way
Naples, Fl. 34105

PROJECT ADDRESS:

Street Address: 138, 148, 158, 168 South Barfield Boulevard
Marco Island, FL 34145
Legal Description: MARCO BCH UNIT 5 BLK 83 LOT 7-10 OR 1893 PG 314, Public Records of Collier
County, FL
Property ID# 57190640006, 57190680008, 57190720007, 57190760009
Zoning: C-3 (Commercial Intermediate), Overlay District Two-c Barfield
Subdistrict,



Site Plan



Landscape Plan

This section contains architectural elevations and project information. The Right Side Elevation (Scale: 3/16" = 1'-0") shows the building facade with five large garage-style doors and a central entrance. The Front Elevation (Scale: 3/16" = 1'-0") shows the building facade with three distinct window units. A red box indicates a code compliance review by M. Holder on 08/12/2024 at 2:51:29 PM. The project is for a proposed car condominium at 158 & 148 South Barfield Drive.

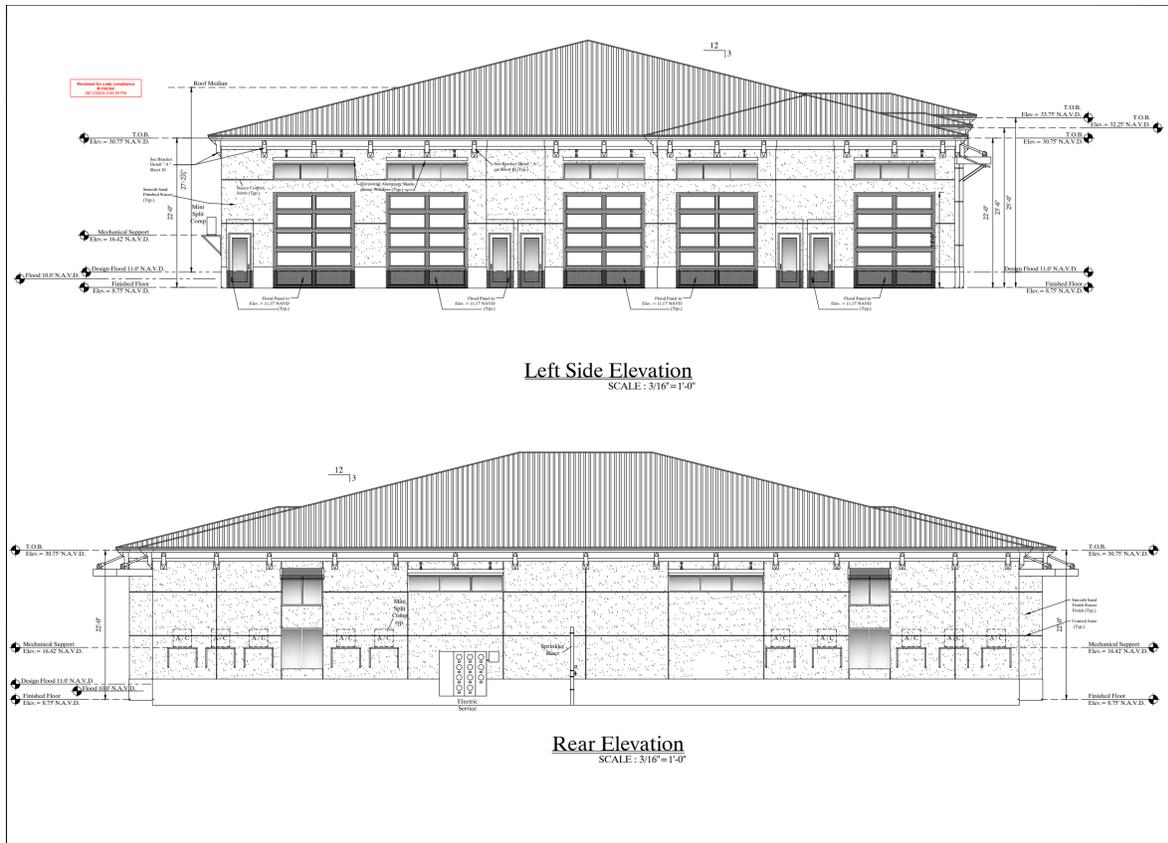
REVISIONS	

Proposed Car Condominium for : Marco Luce
 JOB ADDRESS: 158 & 148 South Barfield Drive

SHEELEY ARCHITECTS
 INC. P.E.D.
 1800 Collier Parkway, Suite 701
 Fort Myers, Florida 33919
 PHONE: 888.600.8888
 EMAIL: info@sheeley.com

DATE: 04-24-2024
 SHEET 01
 PLOT 001

SHEET 8



STAFF ANALYSIS

The plan proposes three building encompassing 20 units for car storage. Each unit will have a parking space outside their unit. Access will be provided via South Barfield or Silver Spray Way (alley). Overhead doors are facing internal so the doors cannot be seen from the road. Required landscape buffers will be surrounding the complex.

The proposed SDP complies with the City of Marco Island Land Development Code ("LDC"), and no variances are being requested. At approximately 27 feet, the building height is compliant with the Land Development Code (LDC). As a reminder, building height is measured from the base flood elevation ("BFE"), and this property is located in an AE 10 base flood elevation category.