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AMENDMENT TO LAND DEVELOPMENT CODE APPLICATION NARRATIVE
Support Information for Form PF-36

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

Introduction

The project site is four parcels combined into ~1.64 ac with the intention of providing concierge car storage in the C-3 Zoning District. This use is a fairly new concept addressing the popularity of luxury vehicles in our community. The first development orders for concierge car storage were submitted to Collier County 2017 by Ultimate Garages. Since this specific use is fairly new, other local jurisdictions have been using mini-storage criteria to in the design documents.

The applicant proposes to add car storage (SIC 4225) as a conditional use for C-3 zoning. 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.

1. The need and justification for the change

The site at 138-168 S. Barfield Dr. is currently zoned C-3. The applicant proposes to develop the site as concierge car storage. The use, car or mini-storage, is not listed as an allowed use for C-3 zoning in the current Land Development Code. This is a request to add car storage (SIC 4225) as a conditional use for C-3 zoning.

The vacant land in either the C-4 or C-5 zoning district is within a half mile of the only existing auto storage facility on the island. By allowing a conditional use in the C-3 district, the service could be provided on the other side of the island.

2. The relationship of the proposed LDC amendment to the purposes and goals, objectives, and policies, of the city's comprehensive, with appropriate consideration as to whether the proposed change will further the purposes of the LDC and other

city codes, regulations, and actions designed to implement the growth management plan.

Bearing in mind that the LDC advances the City of Marco Island's Comprehensive Plan, the following discussion addresses the applicable Plan objectives in relation to the proposed project.

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.