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September 26, 2019

Daniel James Smith, AICP
Director of Community Affairs
City of Marco Island
50 Bald Eagle Drive
Marco Island, FL 34145

**Re: Marco Town Center SDPA
HM File No.: 2015.084**

Dear Mr. Smith:

This Site Development Plan Amendment is for changes to the attached plans as described in the "Summary of Marco Town Center Revisions" attached to this cover letter. The Land Use areas changed slightly as described in the attached "Land Use Area Changes" attached to this cover letter. The overall % impervious did not change – it is still 78.5%, which meets the required maximum impervious % of 78.5%. The fees total \$5,053.00 and the fee breakdown is following:

| | | |
|--|---|-------------------|
| Site Development Plan Amendment base fee | = | \$5,000.00 |
| 108 SF building addition x \$0.05/SF | = | \$ 5.40 |
| 952 SF deck addition x \$0.05/SF | = | \$ 47.60 |
| Total due | | \$5,053.00 |

We include the following:

- One (1) copy of Cover Letter with attached Description of Revisions to Construction Documents and Land Use Table Revisions;
- Two fee checks totaling the amount of \$5,053.00;
- One (1) copy of SDPA Application and Affidavit;
- One (1) copy of revised Civil Plans;
- One (1) copy of revised Landscape and Irrigation Plans;
- One (1) copy of revised Architectural Plans; and
- One (1) copy of Signage Plans.

If you have any questions, please don't hesitate to contact me.

Very truly yours,

HOLE MONTES, INC.

W. Terry Cole, P.E.
Vice President/Principal
WTC/sek

Enclosures as noted.

cc: Chuck Borysiak w/enclosures

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MARCO TOWN CENTER – LAND USE TABLE REVISIONS

Here is a summary of the changes in the Land Use Table. There were minor changes in the items as noted below. There is no net change in the impervious area.

Land Use Table

| <u>Item</u> | <u>Original Area (AC)</u> | <u>Revised Area (AC)</u> | <u>Net Change</u> |
|-------------------------------|---------------------------|--------------------------|-------------------|
| Pervious Pavers | 0.39 | 0.28 | -.11 |
| Pervious Asphalt | 0.50 | 0.53 | +.03 |
| Other Paving & Sidewalk | 5.41 | 5.41 | none |
| Buildings | 2.53 | 2.53 | none |
| Grass, Landscape & Open Space | <u>1.29</u> | <u>1.37</u> | <u>+.08</u> |
| Total | 10.12 AC | 10.12 AC | zero |

To summarize the revised areas:

Impervious areas:

other paving and sidewalk = 5.41 AC
 buildings = 2.53 AC
 total = 7.94 AC
 site area = 10.12 AC

impervious area % = 7.94 AC/10.12 AC = 78.5% impervious,
which meets the required maximum impervious % of 78.5%

Note: pervious pavers and pervious asphalt are not included in the impervious area calculation.



W. Terry Cole, P.E.
 cn=W. Terry Cole, P.E., o=W.
 TERRY COLE PE - This item
 has been electronically
 signed and sealed by W.
 Terry Cole using a Digital
 Signature. Printed copies of
 this document are not
 considered signed and
 sealed and the signature
 must be verified on any
 electronic copies., ou,
 email=terrycole@hmeng.co
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Marco Town Center
Description of Revisions to Construction Documents
9.26.19

Civil Engineering

- Parking and signage modifications.
- Building end cap changes – see notes on sheet 4 for building C and sheet 5 for building B.
- Installation of sanitary sewer clean outs at the property lines.
- The unchanged parking areas, sanitary clean out installation and all the storm drainage may be started now.

Landscape Architecture

- Page 0
 - Adjusted location of permeable pavement
- Page 1
 - Shift Islands in parking lot south one space
 - Revised areas on end caps on North Collier and Bald Eagle
 - Revised Plaza design a little
- Page 2
 - Changed Tree Species in parking lot islands
 - Changed shrub species in divider entry drive internal to the site to utilize grasses to provide more beachy feeling
 - Added Shell to the entry to enhance beachy feeling
 - Removed ground covers from RW due to maintenance concerns
 - Replaced trees in entry drive that were lost in the hurricane.
 - Revised End cap design, added deck area
 - Replaced 3 Oaks with 3 Royal palms along North Collier blvd
- Page 3
 - Added End cap decking
 - Shifted islands in parking lot
 - Changed shrubs and groundcover species
 - Added a cross walk from bldg. C to the south
 - Added Shrub Planting between bldg. c and A
- Page 4
 - Retained pavilion near Dunkin Donuts
 - Modified groundcovers and shrubs at base of building
 - Added Deck detail for Bldg B
- Page 5
 - Created more comprehensive plant list
- Page 6
 - Adjusted Irrigation to accommodate plans. Added more detailed information.
- Pages 10-22
 - Added Pages 10-22 for more detail, provide enlargements.

Architecture

The Revisions at all (4) buildings include the following:

- New colorful sidewalk treatments to create interest at each building and break up long runs of concrete.
- New building signage treatments that both meet the City Signage Ordinance and allow for new and creative signage for each tenant
- New finish materials such as vertical board and batten siding and durable materials resembling coral stone that enhance the “beach-side community” aesthetic.
- New color schemes with bright accent colors and multiple field and background colors that will provide distinction between the buildings and provide continuity across the site in a more continuous and purposeful manner.
- All of the under soffit fluorescent lighting and under-canopy pendant and strip lighting will be replaced with modern LED technology to both increase light levels and reduce overall power consumption used for lighting.

Specific Items for each building are outlined below

Building A

- New sign structure added to the canopy roof to; (1) bring the existing signage into compliance with the City Signage Ordinance minimum bottom of sign height of 8'-0" above finish floor; and 2) provide greater visibility and sign design options for each Tenant, and flexibility in terms of placement.
- Removed some of the proposed porticoes to other buildings to provide better visibility at key locations.
- Incorporated a new design element on the northwest corner of Building A by removing the existing faux-louver element and creating a continuous design element to bring attention to the unique two-story space as a meeting place, transition area, and focal point for the center.
- New knee wall finish treatments for the entire building below the existing storefronts will introduce coastal accents and refresh the storefront facades.
- Existing storefronts, soffits, and columns to be repainted.
- The existing veneer Coquina Stone finishes will now be left in place as a historical design element, and the faux stucco treatment on some columns will be replaced with a durable material resembling coral rock modern coral and fossil filled stone product, with the intent to blend a historical beach town finish with a modern approach to seaside design materials.
- New canvas awning covering for the Marco Island Brewery patio area, in addition to new railing to match the remainder of the center

Building B

- New design for the treatment of the main signage band at the column line that incorporates the existing lower wood beam, and custom metal panel infills with a modern louvered appearance or a classic x-brace design.
- New canvas awning covering and railings for the Crazy Flamingo restaurant.

- New knee wall treatments at the storefront, similar to Building A.
- Existing storefronts, soffits, and columns to be repainted.
- New wood deck construction at the west endcap (formerly the Breakfast Plus) in lieu of the concrete patio.
- Revised Patio construction allows the preservation of mature trees, and prevents conflict with site utilities.

Building C

- New Signage band design, similar to Building B's.
- New Knee wall treatments at the Storefront, similar to Building A.
- Existing storefronts, soffits, and columns to be repainted.
- New wood deck construction on both the West endcap (Margaritas Restaurant) and the North endcap (Formerly Suzies Diner)
- Redesign of North endcap elements to provide unique design for future tenant.
- Addition of a Portico element on the East façade facing the main drive aisle, to provide a focal point from the parking lot for building C.

Building D

- New signage band design, similar to Building B's.
- New Knee Wall Treatments at the storefront, similar to building A.
- Existing storefront, soffit, and columns to be repainted.
- New wood deck construction at the North endcap space in lieu of the concrete patio.
- Addition of custom pergola shade structures at patio area to enhance the future tenant's design aesthetic.