



Planning Board Staff Report

Meeting Date: December 6, 2024

TO: Marco Island Planning Board

FROM: Joshua G. Ooyman, Planner II

DATE: November 22, 2024

RE: Site Development Plan Amendment (SDP) 24-000194, 1818 and 1824 San Marco Rd.

PROJECT DESCRIPTION:

The proposed Site Development Plan Amendment (“SDP”) is the renovation of the existing bank building into a food pantry building with an 815 square foot addition for a total of 4,906 square feet of food pantry use. The neighboring property at 1824 San Marco Road will be integrated into the SDP and used for vehicular stacking, loading, and stormwater management. Attached are the application, plans, elevations, and boundary survey related to the SDP.

OWNER:

Our Daily Bread Food Pantry, Inc.
PO Box 109
Marco Island, FL 34146

AGENT:

Lee Davidson, P.E. – Davidson Engineering, Inc.
4365 Radio Road, Suite 201
Naples, FL 34104

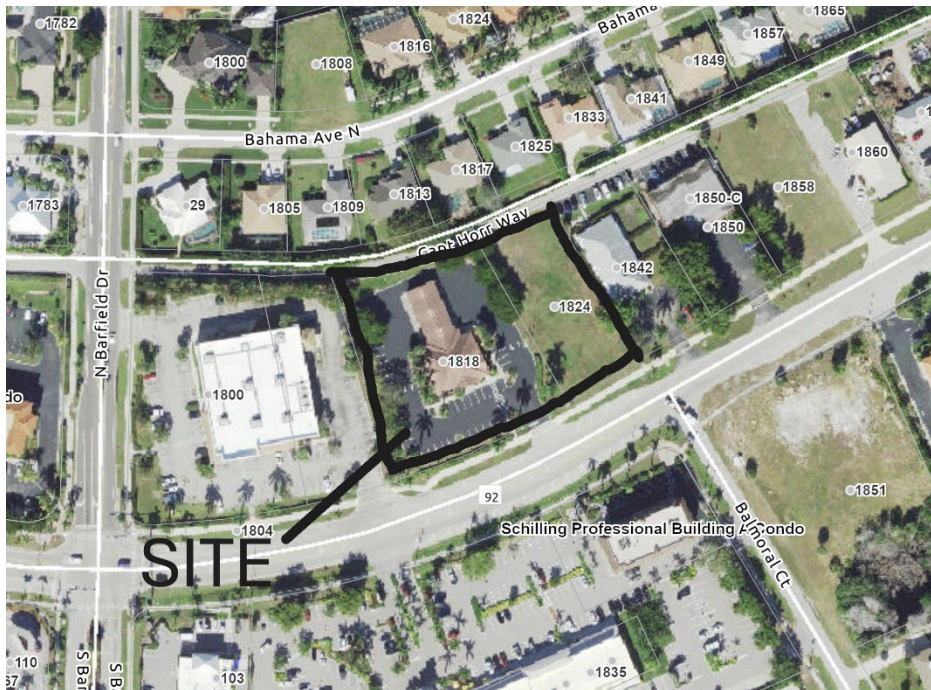
PROJECT ADDRESS:

Street Addresses: 1818 and 1824 San Marco Rd.
Marco Island, FL 33950
Legal Description: Marco Beach, Unit 2, Block 70, Lots 24, 25 & 26
Property ID# 56807760005 & 56807720003
Zoning: C-3

SUBJECT PARCEL ZONING MAP:



SUBJECT PARCEL AERIALS:



STAFF ANALYSIS

Overall, Staff has no concerns with this project as the SDP conforms to the City's Land Development Code. The proposed SDP also meets the City's parking and landscaping requirements.

STAFF RECOMMENDATION

Staff recommends the Planning Board approve SDP 24-000194 with the below conditions:

Conditions of approval:

1. Prior to site work on the vacant lot, a listed species survey is required and if present, a DEP permit issued for removal if required to be removed. A site inspection will be required.
2. Add traffic control signs and pavement markings to show traffic flow.
3. A separate right-of-way permit if required for any work with the right-of-way.