



Planning Board Staff Report

Meeting Date: September 6, 2019

TO: Marco Island Planning Board
FROM: Daniel J. Smith, AICP – Director of Community Affairs
DATE: August 26, 2019
RE: Site Development Plan: 19-000919 – Development of vehicle storage and office space

PROJECT DESCRIPTION:

The Petitioner is proposing to construct a new single-story commercial storage structure with an area of approximately 12,538 square-feet on property abutting Windward, O'Malley's Ally and O'Neil's Way Ally. Please find attached the application, plans and elevations.

APPLICANT:

Mr. James Moyer
320 W. Flamingo
Marco Island, Florida 34145

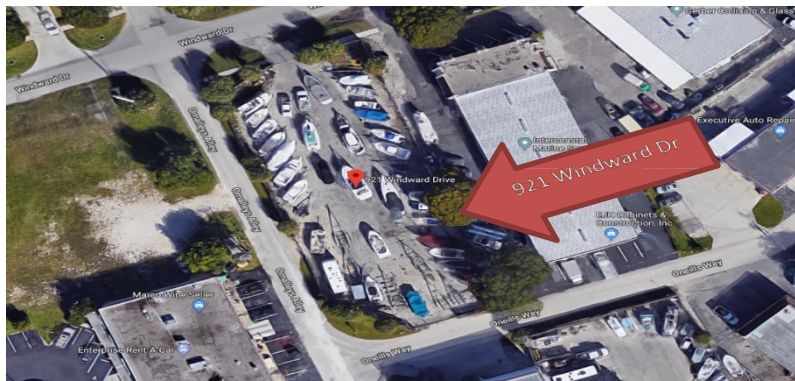
OWNERS:

Windward of Marco Island, LLC. a Florida Limited Liability Company
930 Hyacinth Ct.
Marco Island, FL 33145

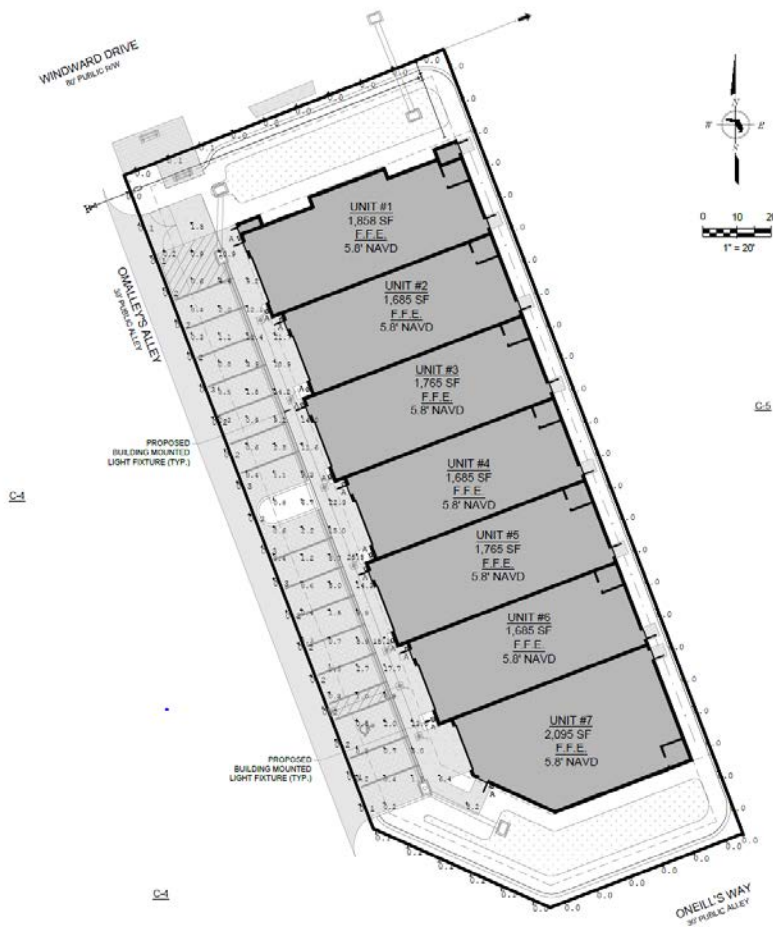
GEOGRAPHIC LOCATION:

921 Windward Dr.
Marco Island Florida 34145
Legal Description: Lot 12, Block 777, a Replat of a portion of Marco Beach Unit Four, a Subdivision, according to the plat thereof, as recorded in Plat Book 12, Pages 19 to 21, Public Records of Collier County, FL
Zoning District: C-5
Calculated Acreage: 0.54
Parcel Id Number: 57040400008

1. Site Aerial



1. Site Plan



STAFF ANALYSIS

The lot is currently being used for vehicle storage with no indication that listed/ protected species exist on-site. Because the lot is vacant no clearing is required.

The building is to be dry-floodproofed to the City Design Flood Elevation (in this case the elevation is to be one-foot above the Base Flood Elevation) as required by the City's Flood Plain Management Code.

The site plan conforms with our codes governing site development.

Pervious pavers require regular maintenance as specified below. We will make this a condition of approval.

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 the City Engineer not less than annually.

RECOMMENDATION:

SDP-19-000919 consists of a 20-page site plan entitled Site Construction Plans for Windward Drive Warehouses, including:

- (a) 11-page site plan prepared by Boral Engineering and Design of Estero, FL, under Project No. 19-110 dated May, 2019 with no date of revision for Sheets 2 (General Notes), 8 (Grading, Paving, and Drainage Details); 9 (Utility Details); and 11 (Lighting Plan); and with a last date of revision of August, 2019, for Sheets 1 (Cover Sheet); 3 (Existing Conditions & Erosion control); 4 (Site Dimension Plan); 5 (Grading, Paving & Drainage Plan); 6 (Utility Plan); 7 (Cross-Section) and 10 (Landscape & Irrigation Plan); and
- (b) 9-page architectural drawings prepared by Dave Wainscott Designs of Naples, FL, under Job No. 2019-132 dated April 15, 2019 with no revisions for Sheets A3 (Storage Building – Floor Plan with Dimensions); A4 (Storage Building – Floor Plan with Mechanical Layouts); A5 (Storage Building – Roof Plan); S1 (Storage Building – Foundation Plan with Sections & Notes); S2 (Storage Building - Beam Plan); S3 (Storage Building – General Notes); and S4 (Storage Building – General Notes); and Sheets A1 (Storage Building – Exterior Elevations) and A@ (Storage Building – Floor Plan with Notes and Schedules) with last date of revision being June 19, 2019.

Staff recommends approval of SDP-19-0009195, with the following findings and condition(s):

Findings:

1. The proposed SDP will be in conformance with the City of Marco Island's Comprehensive Plan, I. Future Land Use goal, "To enhance Marco Island's quality of life, environmental quality, and tropical small town and resort character by managing growth and assuring a stable residential community with sufficient businesses to serve the needs of resident and visitors."

Conditions:

1. 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 the City Engineer not less than annually.
2. Failure to Obtain Other Permits. That issuance of this approval by the City does not in any way create any right on the part of the Owner/Developer to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the approval if the Owner/Developer fails to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in the violation of state or federal law. All applicable state and federal permits must be obtained before commencement of the Development. This condition is included pursuant to Section 166.033, Florida Statutes, as amended.
3. Failure to Adhere to Resolution of Resolution of Approval. That failure to adhere to the approval terms and conditions contained in this Resolution shall be considered a violation of this Resolution and the City Code, and persons found violating this Resolution shall be subject to the penalties prescribed by the City Code, including but not limited to the revocation of any of the approval(s) granted in this Resolution and any other approvals conditioned on this approval. The Owner/Developer understands and acknowledges that it must comply with all other applicable requirements of the City Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the City at any time upon a determination that the Owner/Developer is in non-compliance with the City Code.

Daniel J. Smith, AICP
Director of Community Affairs