



City Council Staff Report

Meeting Date: August 17, 2020

TO: Marco Island City Council

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

DATE: August 5, 2020

RE: Site Development Plan: 19-001024 – Expansion of Drive-thru Capacity

PROJECT DESCRIPTION:

The Petitioner is proposing to expand the drive-thru capacity of the site to accommodate two rows of cars. The expansion of the drive-thru lanes will also include bringing the site into compliance with current codes except for existing landscape buffer widths along all four of the property boundaries.

Approval of the new site-design is based on approval of VP 20-000140 reducing the widths of the required landscape buffers.

The application and plans are attached.

PLANNING BOARD OUTCOME:

The Planning Board considered this petition at their July 10, 2020 meeting. During the meeting, Planning Board member Issler brought up his concerns about increased traffic in the area and wanted to ensure that existing sight-triangles would be retained. Staff advised that all codes would be followed, including restrictions on signs, and landscaping adjacent to vehicle entrances. Mr. Issler was also concerned with maintenance of the existing pervious pavers to ensure their continued ability to percolate water. A condition was approved that requires that the owners maintain the pervious pavers to maintain their functionality.

Chair Dombrowski was concerned that traffic travelling along Collier Blvd would not recognize where the restaurant entrances were without the existing signs, suggesting that the current signs should be retained in some fashion to make noticing the lot easier. The Director advised that all sign codes would be followed and that existing ground signs would be sufficient to assist motorists in safely entering the site.

The Planning Board voted 7-0 to recommend approval the Site Development Plan with the conditions in this report.

APPLICANT:

Albert Lopez
c/o CPH, Inc.
2216 Altamont Avenue
Ft. Myers, Florida 33901

OWNERS:

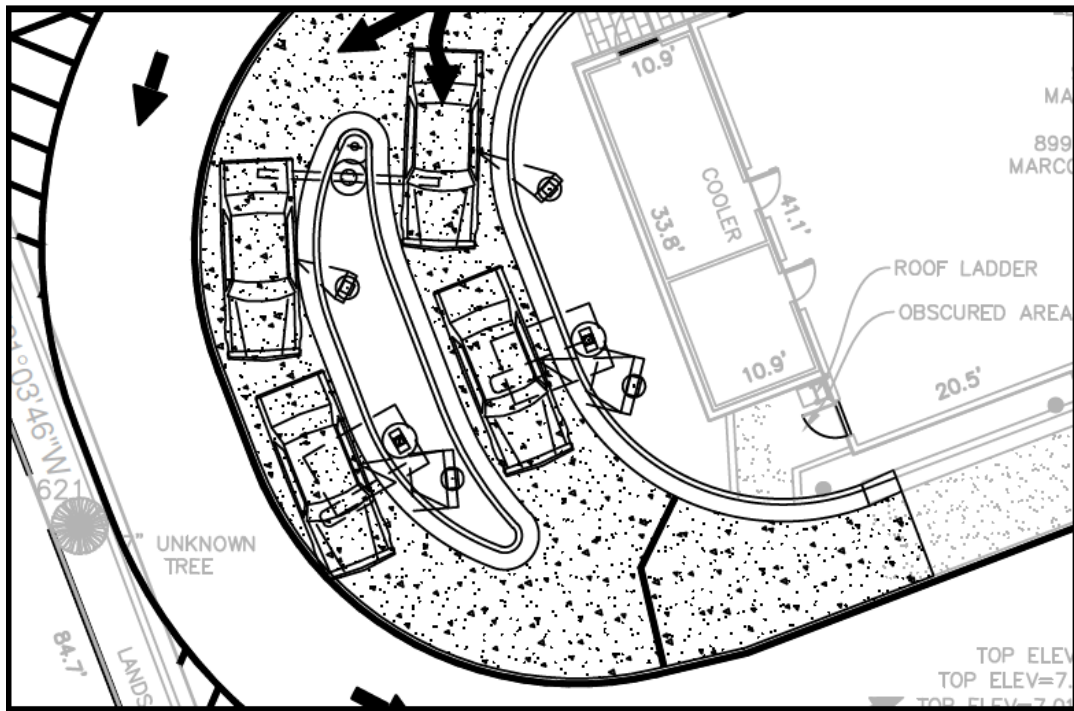
McDonald's Corporation, a Delaware Corporation
1855 Veterans Park Drive, Ste. 203
Naples, FL 34109

899 N. Collier Blvd
Marco Island Florida 34145

Zoning District: C-4 (Commercial)

Parcel Id Number: 57490120006





Site Plan 2

STAFF ANALYSIS

The site's current use is a quick-service restaurant. The plans include site-work which will remove parking along the Westernmost property line to accommodate the proposed double drive-thru and to allow for trucks with trailers and fire apparatus to navigate the site. Landscape islands to break-up more than 10 contiguous parking spaces are being added and seating in the outside courtyard area is being removed to meet current parking requirements.

The site's most recent site development plan is from 2011 (SDP-11-000429) revising the parking lot configuration, reducing landscape areas. The approval also required that missing landscape materials in the buffers be brought into compliance and the addition of approximately 290 sq. ft. of pervious pavers in the restaurant entrance area on the East side of the building. Staff cannot confirm if the pervious pavers were installed. The landscape buffers will need to be brought into compliance with current code requirements and consistent with associated variance, if approve.

Two signs were observed, possibly not meeting code. Wayfaring signs are only allowed directing traffic internal to the site.



RECOMMENDATION:

Staff recommends approval of SDP-19-001024, 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. The approval is specifically for the following plans:
 - Civil Plans titled "McDonald's sheets C-1 through C-4, produced by CPH, Inc with a revision date of 7/27/20, drawn by C. Pulver and copy right date of 2020.
 - Landscape Plans, titled "Landscape Plan, McDonald's", sheets L-1 and L-2, produced by CPH, Inc. signed August 5, 2020, drawn by A. Almond and a copy right date of 2020.
2. Approval of this SDP is contingent upon approval of all variances set forth in Variance Petition 20-000140.
3. The Owner/Developer and the contractor are required to provide evidence that the approximately 290 sq.ft. of pervious pavers were installed, or the pavers must be installed to satisfy the approved 2011 site development plan. (SDP-11-000429)
4. This approval is not for signage. All existing/proposed signage must meet current code and be permitted.
5. 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.
6. 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