



## *Planning Board Staff Report*

**Meeting Date: November 6, 2020**

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**TO:** Marco Island Planning Board

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

**DATE:** October 23, 2020

**RE:** Site Development Plan Amendment (SDPA) 19-001051, 1000 N. Barfield

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### **PROJECT DESCRIPTION:**

This project is to remodel and update 1000 N. Barfield for use by Walker Marina as their transportation building to include improvements to the building, removal of asphalt in a few areas, enlarging the entrance apron, restriping the lot and update the landscape material. Attached are the application and plans.

### **OWNER:**

Maritime Acquisitions, LLC, a Florida Limited Liability Company  
785 Bald Eagle Drive  
Marco Island, FL 34145

### **AGENT:**

Gina R. Green, P.E.  
3310 1<sup>st</sup> Ave. NW  
Naples, FL 34120

### **PROJECT ADDRESS:**

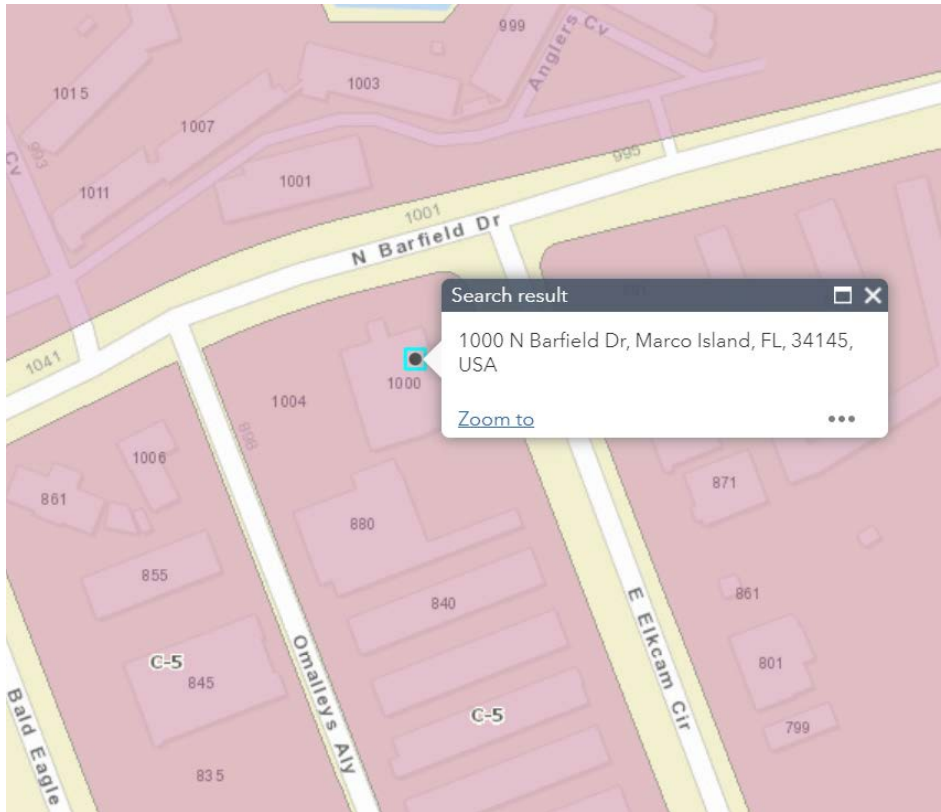
Street Address: 1000 N. Barfield Drive  
Marco Island, FL 33950

Legal Description: Lot 2, Block 776, a Replat of a Portion of Marco Beach Unit 4, according to the plat thereof, as recorded in Plat Book 12, Pages 19-21, Public Records of Collier county, FL

Property ID# 56990080003

Zoning: C-5 and the Elkcarn District Overlay

**SUBJECT PARCEL ZONING MAP:**







**SUBJECT PARCEL AERIAL:**



[illegible]

**GINA R. GREEN, P.A.**

			
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### SIGNING & STRIPING LEGEND

- |   |   |
|---|---|
| 1 | 30'x30' STOP SIGN W/24" STOP BAR (R1-1) |
| 2 | HANDICAP PARKING SIGN W/ SIBLING        |
| 3 | NOTES EXISTING POWER POLE               |
| 4 | NOTES ACCESS EASMENT                    |
| 5 | NOTES COUNTY UTILITY EASMENT            |
| 6 | NOTES DRAINAGE EASMENT                  |
| 7 | TRAFFIC FLOW                            |
| 8 | NOTES LANDSCAPE BUFFER EASMENT          |
| 9 | NOTES PUBLIC UTILITY EASMENT            |

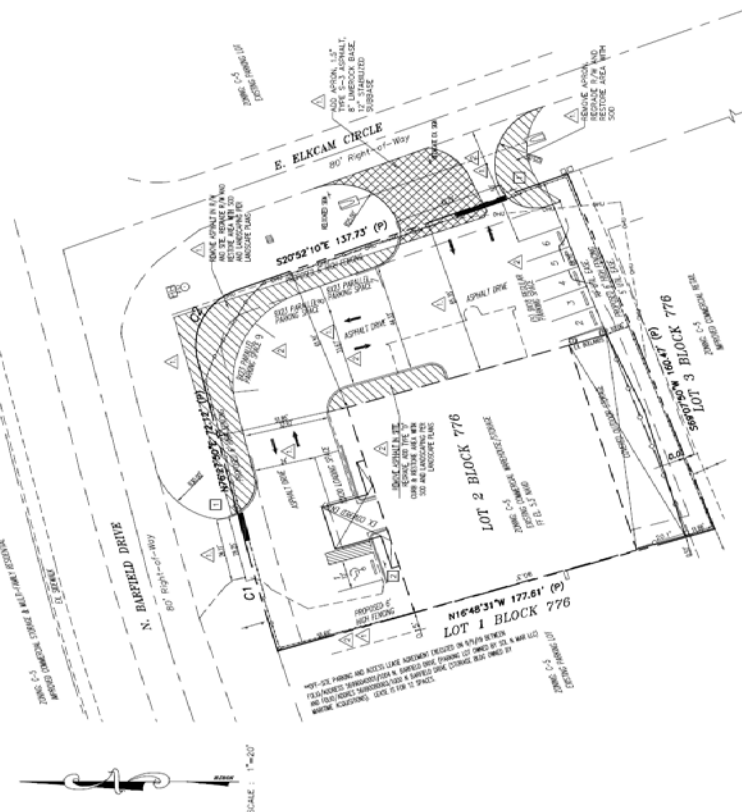
**SIGNING AND STRIPING NOTES:**

- ALL SIGNING, SURVEYING AND MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 700 AND TO THE LATEST REVISION.
- ALL SIGNING SHALL BE PAINT OR THERMOPLASTIC IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 711.
- ALL SIGNING IN PUBLIC RIGHTS-OF-WAY SHALL BE THERMOPLASTIC IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 711 AND INDEX 711-100.
- ALL DETECTABLE MARKINGS AND CONCRETE UNDERLAYS IN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 711 AND INDEX 711-100.

PER-METER LANDSCAPE BUFFERING	
ADJACENT NORTH BARFIELD DRIVE RIGHT-OF-WAY, NORTH SIDE	10' WIDE, TYPE "C"
ADJACENT C-5, SOUTH SIDE	5' WIDE, TYPE "A"
ADJACENT EAST ELKAM CIRCLE RIGHT-OF-WAY, EAST SIDE	10' WIDE, TYPE "C"
ADJACENT C-5, WEST SIDE	5' WIDE, TYPE "A"

## GENERAL NOTES

- [illegible]



PARKING & LOADING ZONE CALCULATIONS			
CRITERIA	EXISTING	REQUIRED	PROVIDED
LAND USE	1.9942 AC @ 100 SP/AC	8.1152/1000=0.15	8
CD, HOV3+ BLDG	1.9942 AC @ 50 SP/AC	162.50/100=1.54	0.54
OFFICE	1.9942 AC @ 50 SP/AC	8.1152/100=0.15	0.15
TOTAL SPACES (MIN. 4)	1.9942 AC @ 50 SPACES	REGULAR SPACES=4	9
HANDICAPPED SPACES	2.9943 AC @ 20 SPACES	REGULAR SPACES=4	1
LOADING SPACES	2.9943 AC @ 20 SPACES	8.1152/50 SP/AC	1

SITE DATA			
EX. ACRES	EXIST. %	PROP. ACRES	PROP. %
0.60	100.0	0.567	94.5
TOTAL SITE AREA		0.567	94.5
IMPROVEMENTS		0.56	93.3
PAVEMENT (SQ. YDS)	0.27	0.254	43.2
PERCENTS	0.97	0.109	19.2

1. ELIMINATE REQUESTS OF THE MARCO ISLAND DEVELOPMENT CODE.
2. ELIMINATE MINIMUM LANDSCAPE ISLAND REQUIREMENTS PER SEC. 20-439(C).
3. REDUCE VEHICLE USE AREA PER SEC. 20-439(D).
4. REDUCE SPACING OF TREES IN PERMITTED BUFFER (ALT. "C") SEC. 20-266(B)(1) & SEC. 20-441(D).
5. MODIFY SPACING OF TREES IN PERMITTED BUFFER (ALT. "C") SEC. 20-266(B)(2) & SEC. 20-441(E).
6. PLACE DECORATIVE RAIL FENCE IN LANDSCAPE BUFFER AT FRONT PROPERTY LINE. PLACE LANDSCAPING BEHIND FENCE SEC. 20-266(C).

SURVEY INFORMATION PROVIDED BY MARCO SURVEYING &amp; MAPPING

## **STAFF ANALYSIS**

This building was built and issued a certificate of occupancy from Collier County in 1978. The most recent site development approval was for three phases of construction for the Moose Lodge in 2015. However, this work never commenced and the site has been vacant for some years. We are pleased to see the site being updated and occupied.

This is a redevelopment project, and pursuant to Sec. 30-626(e) of the Land Development Code, the project must adhere to the current Land Development Code (LDC) to the greatest extent possible. The two areas that do not comply with our LDC are the impervious requirements and the required 10% of landscape area based on the vehicular area.

The current impervious area is 88.3% and upon completion of the site improvements, it will be 81.8%. This is closer to the 76% maximum of impervious area for commercial.

The second area is to the required amount of landscape based on the vehicular area. They are providing 6.4% of the required 10%. This is an improvement over the existing conditions as they are proposing replacing asphalt with landscape.

The landscape plan indicates a fence along the front property line in the landscape buffer. Sec. 30-1009(d)1. specifically states fences in the front yard shall not be located within the required landscape buffer. Any deviation to this section of our code will require an approved variance from the Planning Board and City Council.

## **PLANNING BOARD ACTION**

Staff recommends the Planning Board forward a recommendation of approval with the below conditions to the City Council.

1. Removed the fence from the required landscape buffer adjacent to the rights-of-way.
2. Remove the deviation requests on Sheet 2 of 4 of the civil plans. The deviations are not applicable.
3. Show required parking on the landscape plans consistent with the civil plans.

Daniel J. Smith, A.I.C.P., Director of Community Affairs  
City of Marco Island