



City Council Staff Report

Meeting Date: March 15, 2021

TO: Marco Island Planning Board

FROM: Daniel J. Smith, A.I.C.P., Director of Community Affairs

DATE: March 5, 2021

RE: Marco Island Veterans Community Park, Site Development Plan, SDP 21-000040

PROJECT DESCRIPTION:

The City of Marco Island is requesting approval for a Site Development Plan (SDP) for Veterans Community Park. The 10.71-acre Master Plan for Veterans Community Park was approved by the City Council, and now is ready for approval of the construction phase, which includes Site Plan approval. Key elements included in the SDP are a band shell, restroom facility, parking (off street and street parking), multi-generational play areas, open space for events, landscaping, and pedestrian circulation.

The stormwater will be conveyed by a series of exfiltration pipes. These systems allow for more surface area for park programming while reducing stormwater runoff.

PLANNING BOARD:

The Planning Board heard this item at the March 5, 2021 Planning Board meeting. The Planning Board discussed automobile circulation, maintenance of the park once complete, and the storm water engineering of the site. The Planning Board voted 7-0 to forward a recommendation of approval to the City Council with staff's conditions. They also recommended expanding the pavement at the intersection W Elkcam Cir. And E. Joy Cir. to allow for turnaround movement of vehicles.

OWNER:

City of Marco Island
50 Bald Eagle Dr.
Marco Island, FL 34145

AGENT:

Kimley-Horn and Associates, Inc. / Peter Van Buskirk, P.E.
1412 Jackson Street, Suite 2, Fort Myers, FL 33901

PROJECT ADDRESS:

Street Address: 901 Park Avenue
Marco Island, FL 33950

Legal Description: MARCO BCH UNIT 6 TR A REP BLK 798 LOTS 1-5, LOTS 9-11, AND VACATED ALLEY ADJ TO LOTS AS DESC OR 2871 PG 2380, AND THAT PORTION OF WEST ELKCAM CIR R/W VACATED BY CITY MARCO ISLAND RESOL #09-29 AS DESC IN OR 4551 PG 3327, AND LOTS 1-4 BLK 796 MARCO BCH UNIT 6 2ND REPLAT

Property ID# 57490720008

Zoning: P - Public Use

SUBJECT PARCEL ZONING MAP:



SUBJECT PARCEL AERIAL:



[illegible]

STAFF ANALYSIS

Overall, Staff has no major concerns with this petition. In reviewing the parking requirements, with 254 spaces provided, staff looked at the parking currently existing (173 spaces), and two sections of code in determining requirements. Section 30-488 requires parking based on use, and 30-486, which is language for parking uses not specifically mentioned.

Section 30-488 states the following regarding the uses that may be at the park:

Sports arena, stadium (outdoor), racetrack, theater, cinema, auditorium, or public assembly area not otherwise listed. 1 for each 3 seats/patrons allowed to stand or 1 space per 40 square feet of spectator seating/standing areas, whichever is greater plus 1 for each employee/non-spectator who will be present during performances excluding those arriving by buses. Bus parking is required is when employees, non-spectators or spectators will be arriving by bus.

Temporary parking for sport events, religious events or community events. In the case of a church, community or other sporting event which operates on an intermittent or seasonal basis, the required off-street parking may be provided on a temporary basis and need not be permanently designated, paved, drained, or landscaped, provided the use has been approved and [a permit] issue by the development services director in accordance with applicable standards for the use.

Section 30-486 states:

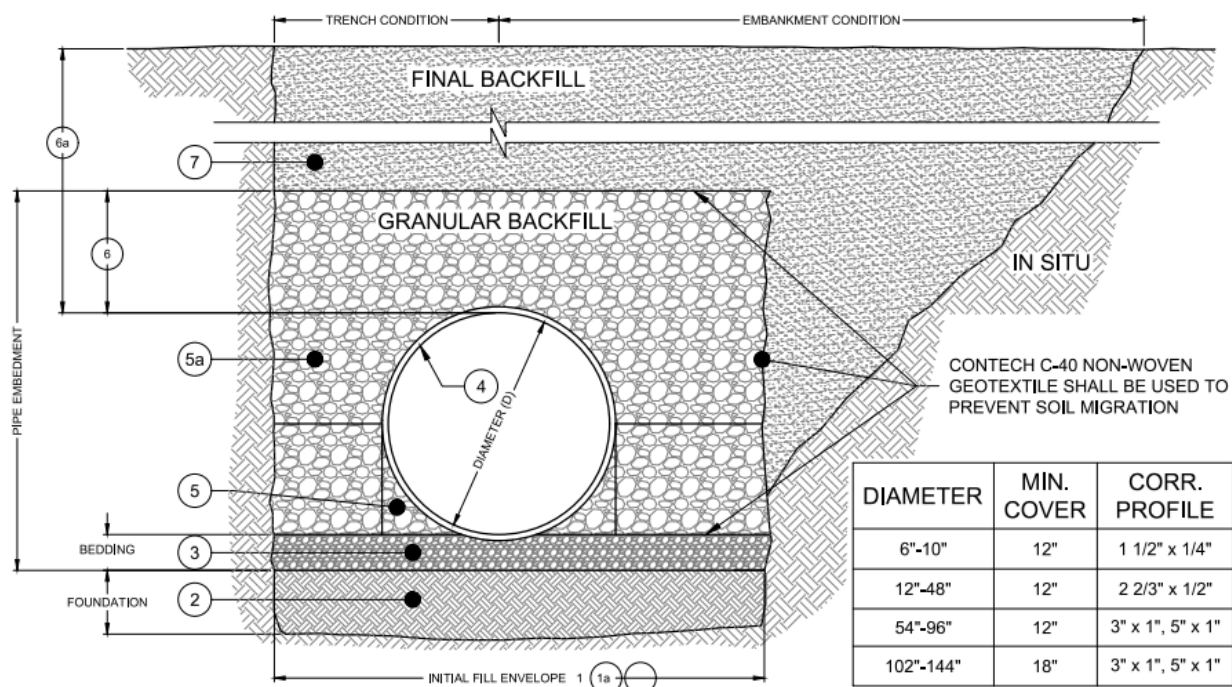
Requirements for off-street parking for uses not specifically mentioned in this article shall be the same as for the use most similar to the one sought, or as otherwise determined by the community development director, it being the intent of this article to require all uses to provide off-street parking, unless specific provision is made to the contrary.

Staff is of the opinion this use is a park, with seasonal events occurring which may not be necessarily defined in our code. While the band shell and events such as the Farmers Market may attract a large population from time to time, staff sees these venues as special events that are not continuously occurring during the week. At this time, staff believes the parking proposed is adequate and appropriate for this site.

Of the 10.71 acres of land, 4.49 acres will be impervious (45 percent) surface including walks, parking areas, and structures. Pursuant to City Council direction, shade trees are proposed, including Gumbo Limbo, Banyon, and Paradise Trees.

The architectural plans for the band shell shows a thirty-three foot (33') high, sunburst design, with a standing seam metal exterior.

The stormwater plans show a series of exfiltration pipes for stormwater conveyance. These systems reduce runoff volume while allowing for more surface area for park programing.



Due to the nature of the the City’s timelines in breaking ground, there are still some outstanding issues that have not been resolved, and staff approval will be subject to conditions.

CITY COUNCIL ACTION

Staff recomends the City Council approve with the following conditions:

Fire

- The restroom facilities and Band Hall shall have a Fire sprinkler system.

Marco Island Utilities

- Per engineer of record there needs to be separate water meters; use will be for water/ sewer billing charges and for irrigation and no sewer billing charges.
All meters will be Neptune T-10 W/R900i V5 Pit Gallon Registers & 6' Pit Antenna Kit.
All backflows must be tested by a certified FL State tester.

Public Work

Must provide South Florida Water Management District Permit.

Planning/Zoning

General Correction - Zoning Requirements

- The listed maximum height in the plans needs to be corrected to 35'.

Bandshell

- Height measurements should be made from the Base-Flood Elevation and not Finished Floor elevations.
- Metal – Metal exterior cannot be corrugated metal.
- Provide setbacks from the bandshell to the rear property line/ seawall.

Bathrooms

- Add the setbacks to the relevant property lines of the proposed bathroom structure

Parking

- Dimension the parking lot landscape islands. Add the internal width and length and total area of the parking islands.
- Detail the grass parking. Are visitors going to be parking on undisturbed sod or turf block?

Synthetic Turf

- Synthetic turf is being used in the climbing/ family eating areas. The contractor notes do not describe whether this material meets the minimum standards set-forth in Res. 15-23. Please provide manufacturer specs and ensure that they meet minimum standards.

Lighting

- Address the light poles behind the bandshell and how they will be shielded from the residents along Joy Circle

Landscaping

- Show all required buffers with dimensions. A 10' C Buffer is required between the parking lot and road. A 15' B Buffer is also required between the parking lot and commercially zoned property.

Right-of-way

- The vacating of any Right-of-way needed for park development.

Transportation

- Include turn-around movement for vehicles at Elkcam Cir. And Joy Cir.

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