



Legislation Details (With Text)

File #: ID 20-963 **Version:** 1 **Name:**
Type: Resolution **Status:** Passed
File created: 8/5/2020 **In control:** City Council
On agenda: 8/17/2020 **Final action:** 8/17/2020
Title: Resolution - Variance Petition Request (VP-20-000140) for McDonalds Corporation, to deviate from Sec. 30-441 to allow for reduced buffer widths on all four sides of the lot located at 899 North Collier Boulevard, Marco Island, FL 34145

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution 20-25, 2. Staff Report, 3. Application, 4. Site Plan - rev 3-31-20, 5. Site Plan - rev 7-27-20, 6. Buffer Deviation Letter 3-30-20, 7. Landscape L-1 - rev 7-29-20, 8. Landscape L-2 - rev 7-29-20

Date	Ver.	Action By	Action	Result
8/17/2020	1	City Council	Approved	Pass

Agenda Item: 10(a)	Prepared By: Daniel J. Smith, AICP, Director
Business: Resolution	Department: Growth Management

Subject:

Resolution - Variance Petition Request (VP-20-000140) for McDonalds Corporation, to deviate from Sec. 30-441 to allow for reduced buffer widths on all four sides of the lot located at 899 North Collier Boulevard, Marco Island, FL 34145

BACKGROUND:

Mr. Albert Lopez of CPH, Inc. has submitted a variance petition to deviate from Sec. 30-441 to allow for reduced buffer widths on all four sides of the lot. The northernmost buffer should be a 15-foot Type 'C' buffer, but currently is approximately 8-feet wide, a difference of approximately 7-feet (Deviation 2); and the eastern and westernmost side-yard buffers should be 10-feet, but they are currently approximately 5-feet wide, a difference of approximately 5-feet (Deviation 1). The southernmost buffer adjacent to Neil Bahr Way should be a 10-foot Type 'C' buffer, but currently is approximately 7-feet wide, a difference of approximately 3-feet.

The applicant has provided an application that includes the responses to the criteria for review of a variance and renderings of what the site will look like.

FUNDING SOURCE / FISCAL IMPACT:

Applicant has paid \$2,000 in applicable fees.

RECOMMENDATION:

PLANNING BOARD OUTCOME:

The Planning Board considered this petition at their July 10, 2020 meeting. Planning Board members voiced concerns that the increased buffer heights may obscure sightlines coming into and leaving the property. The Director assured the members that the required buffer material would taper to shorter heights near the entrances and exits as required by code.

The owner and his contractor agreed that all conditions contained in this report will be accomplished, including aesthetic changes to the islands and increase of buffer material heights.

The Planning Board voted 7-0 to forward a recommendation of approval.

POTENTIAL MOTION:

“Move to approve Resolution 20-25 with the listed findings and conditions.”