



Legislation Text

File #: ID 20-962, Version: 1

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

Subject:

Resolution - Site Development Plan (SDP-19-001024) McDonalds Corporation for the expansion of drive-thru capacity for the property located at 899 North Collier Boulevard, Marco Island, FL 34145

BACKGROUND:

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.

FUNDING SOURCE / FISCAL IMPACT:

Applicant has paid \$5,000 in applicable fees.

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.

POTENTIAL MOTION:

“Move to approve Resolution 20-26 with outlined findings and conditions.”