



Legislation Text

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Agenda Item: 12	Prepared By: Daniel J. Smith, AICP, Director
Business: City Council Item	Department: Community Affairs

Subject:

Request from Marco Island Model Yacht Club for Consideration of a Parking Lot at Mackle Park, 1361 Andalusia Terrace, Marco Island, FL 34145 - Daniel J. Smith, AICP, Director, Community Affairs (6:50 - 7:20 p.m.)

BACKGROUND:

City Council asked staff to review the request by the Marco Island Model Yacht Club for development of a parking lot at Mackle Park, near the area of the club members launch their boats. Per Sec. 30-483 of the Land Development Code, all parking areas, other than certain residential districts, shall be hard surfaced per design guidelines. Staff received some preliminary cost for the development of a paved lot, meeting ADA standards. Aerial locations are attached.

The costs are as follows:

Construction	\$ 215,000
Surveying and Engineering Work	30,000
Site Plan Approval	<u>5,000</u>
Proposed Total Cost	\$ 250,000

Sec. 30-483. Off-Street Parking Design Standards.

Off-street parking facilities and other vehicular facilities, both required and provided, in all zoning districts, shall:

- (1) *Identification.* Be identified as to purpose and location when not clearly evident.
- (2) *Surfacing.* The following surfacing requirements apply to all zoning districts other than single-family residential districts (RSF-2, RSF-3, RSF-4):
 - a. Be surfaced with **asphalt, concrete, solid concrete pavers, or other approved concrete or asphalt surfaces, maintained in a smooth, well-graded condition.**

ANALYSIS:

The launch boat area is limited. The area is sloped, contains trees, and is close to homes. Access

would be via dead end Baboa Ct. Engineering design challenges would be meeting code design requirements for parking lots, handicapped accessibility, utilities, landscape buffer requirements, security, and lighting for safety.

FUNDING SOURCE / FISCAL IMPACT: City Estimated Cost \$250,000.00

RECOMMENDATION: Staff recommends the City Council deny this request. The parking lot would be adjacent to residential homes, increasing automobile and other intense activity. Staff also have concerns that the cost of the project outweighs the benefit to the community.

Unless there is a critical need, adding additional paving to our parks is not recommended.

POTENTIAL MOTION: Deny request.