

# REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: June 18, 2007

Agenda Item: 6 (C)	Prepared By: Bryan Milk, City Planner Date: June 11, 2007
Agenda Section: Business: Resolution	
Subject: Conditional Use Petition CU-07-02 Marco Island Transfer Facility	Department: Community Development

## **BACKGROUND:**

The Collier County Board of County Commissioners is requesting a conditional use permit as provided in accordance with Sections 30-64 and 30-264(13) of the Marco Island Land Development Code for a new Transfer Facility. This conditional use permit is necessary in order to relocate the Collier County Transfer Facility to a new location proposed at the northwest intersection of East Elcam Circle and Chalmer Drive, legally described as Lots 3 and 4, Block 777, Marco Beach Unit 4 Replat, City of Marco Island, Florida.

In 2006, the City of Marco Island and Collier County completed a land exchange which included trading the old Transfer Facility site (1.51 acres of commercial C-5 property) in exchange for two commercial lots (0.79 acre of commercial C-5 property) located across the street from the old transfer facility site. The purpose of the land exchange was to increase the size of the City's North Water Treatment Plant (NWTP) site in order to build a new 4.0 million gallon finish water storage tank, and relocate the Transfer Facility across the street.

The purpose of the transfer facility is for temporary collection, storage, and transfer of landscaping debris, construction and demolition materials, household goods, cardboard, and recyclables. It is not intended for solid waste disposal or a garbage dump. The new building is designed with multiple independent storage bays for collection and storage of oil products, household waste, batteries, fluorescent bulbs, paint, and electronics, and provides offices for County employees. Additionally, there are four outside containers (bins) provided on-site; the first bin is designed for yard waste and brush; the second bin is for construction and demolition materials; the third bin is for plastics, newspapers, and recyclable products; and the remaining bin is designed for compaction of cardboard. Once the bins are full, County vendors transfer the containers to the landfill.

The site plan provides one-way public access from Chalmer Drive for staging and unloading debris and goods into the appropriate container(s) and/or storage bays provided on-site. The one-way traffic pattern directs public vehicles onto O'Neil's Way (alley) to exit. The site plan also provides private access from O'Neil's Way for Collier County employees and vendors in order to deliver and pickup containers, transfer goods, and select materials from the building. The one-way traffic pattern directs County vehicles to exit at Chalmer Drive. This arrangement provides the public with safe access to designated unloading areas, and ensures they can not co-mingle with County vendor transfer operations.

According to the County, this facility should have roughly the same amount of vehicular traffic and debris off-loaded as the old facility. Trip generation for the new facility is expected to be less than 7 vehicular trips per hour. The proposed hours of operation are Tuesday through Saturday 8:00 a.m. to 5:00 p.m., and will be closed on all County holidays. The busiest day is expected to be Tuesday.

The County's request for a Conditional Use Petition was considered and approved (6 to 0) by the Planning Board on June 8, 2007. Brooke Lawrence, owner of Brookes Automotive (located north of the subject site) discussed concerns regarding traffic circulation, loading, and drainage along O'Neil's Way (existing alley). Daniel R. Rodriguez, Solid Waste Director committed to provide all necessary on-site and off-site improvements in order to ensure safe and convenient access, and adequate drainage improvements as required. The Public Works Department reviewed the petitioner's plans and indicated utilization of the alley should provide sufficient access for ingress and egress. Final design, engineering, and storm water management plans for O'Neil's Way will be provided during the review of the site development plan (SDP).

City Council will act as the City's Board of Zoning Appeals during their deliberations in this matter. Disclosures of "ex-parte" communications and swearing in of witnesses are required. The attached Resolution is presented for consideration. The Resolution, staff report, and petitioner's application are attached for Council's review.

City Council's decision shall be based upon evaluation of criteria provided in Section 30-64 of the Land Development Code, discussed in detail on pages 4-7 of staff's memorandum to the Planning Board dated June 8, 2007 (attached).

**RECOMMENDED ACTION:**

Conduct public hearing. Motion to approve Petition CU-07-02 as presented.

Reviewed by Department Director

*Steve Olmsted*

Reviewed by City Manager

*A. William Moss*

Council Action:

Motion by:

Second by: