

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: February 4, 2008

Agenda Item: 6 (A)	Prepared By: Bryan Milk, City Planner <i>BVM</i> Date: January 28, 2008
Agenda Section: Business: Ordinance - Second Reading	
Subject: PUD Ordinance Amendment to Section 10 "Goodland Marina Development Area" of the Marco Shores PUD.	Department: Community Development

BACKGROUND:

Council is asked to consider on second reading proposed amendments to the Goodland Marina Development Plan within the Marco Shores Planned Unit Development.

Kris A. Dane, P.E., Managing Director of the Calusa Island Yacht Club and Marina located at 300 Goodland Drive, is requesting an amendment to Section 10 "Goodland Marina Development Area" of the Marco Shores Planned Unit Development (PUD) document and master plan to allow for an increase in the number of covered rack boat storage spaces, a five foot increase in the permitted building height from 35 feet to 40 feet, and other changes at the Calusa Island Yacht Club and Marina as described below.

The Calusa Island Yacht Club and Marina were originally approved as part of the Deltona Settlement Agreement pursuant to Collier County Ordinance 84-42, as amended. The subject property is zoned Planned Unit Development (PUD) and is being utilized as a full service public marina, with a boat yard, fuel facilities, bait and tackle shop, launching ramp, boat trailer parking, sales and service facility, maintenance facilities, and attendant's office. The property is approximately 15.02 acres in size, and presently contains 100 wet slips and 268 dry berth covered rack storage spaces. The marina and related facilities are open seven days per week.

Section 10 "Goodland Marina Development Area" of the Marco Shores Planned Unit Development was approved by the Collier County Board of Commissioners on June 12, 1984 (Ordinance 84-42), and amended on November 10, 1992 (Ordinance 92-90).

The petitioner's requested amendments to Section 10 of the Marco Shores PUD include the following:

1. Increase in dry berth covered rack storage spaces from 268 to 420 in 4 new buildings (see proposed buildings 5-A & 5-B, and 6-A & 6-B illustrated on the PUD master plan), as an alternative to the retail and/ or boat sales and service buildings in the same area of the PUD master plan;
2. Addition of 45 new hotel suite units;
3. Increase in the maximum height of buildings from 35 feet to 40 feet except for dry berth covered rack storage buildings which shall be limited to 35 feet in height;
4. Relocation of the restaurant, club, and vehicular parking facilities on-site;
5. Relocation of 32 boat trailer parking spaces for public use;
6. Addition of two bike lanes adjacent to the project's entrance driveway;
7. Conditions for maintaining public access to the boat ramp, parking areas, and waterfront;
8. Provided additional transient wet slip mooring spaces in the marina basin; and
9. Provided minor changes to the existing development regulations and land uses identified in the PUD.

Staff has received required approvals and/or consent from all signatories regarding proposed changes to Section 10 "Goodland Marina Development Area" of the Marco Shores PUD. Approval letters are attached for Council's consideration from the Conservancy of Southwest Florida including the five environmental signatories that they represent (received May 15, 2007); the Florida Department of Environmental Protection (received December 3, 2007); and the Florida Department of Community Affairs (received December 17, 2007).

City Council is required to conduct two public hearings regarding this matter. Council considered first reading on January 22, 2008, and voted 6 to 0 for approval. Nicole Ryan of the Conservancy of Southwest Florida discussed the project's relationship with the Deltona Settlement Agreement and supported the ordinance amendment. There were no further public comments.

Disclosures of "ex parte" communications and swearing in of witnesses are required. The proposed PUD Ordinance, Planning Board minutes, staff report, and application are attached for Council's review and consideration.

City Council's decision should be based upon evaluation of criteria provided in Sections 30-62(6) and 30-63(d) of the Marco Island Code of Ordinances as attached, and as included within the staff report dated June 22, 2007 to the Marco Island Planning Board.

RECOMMENDED ACTION:

Conduct public hearing. If considered appropriate, consider approving Ordinance at Second Reading to approve Petition PUD-04-01 as presented.

Reviewed by Department Director

Kevin Winston

Reviewed by City Manager

Council Action:

Motion by:

Second by: