

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: February 4, 2008

Agenda Item: 6 (B)	Prepared By: Bryan Milk, City Planner <i>BW</i> Date: January 28, 2008
Agenda Section: Business: Ordinance – First Reading	
Subject: PUD Ordinance Amendment to Section One "Accessory Uses" of the Marco Beach Resort PUD.	Department: Community Development

BACKGROUND:

Council is asked to consider at first reading proposed amendments to Section One of Marco Beach Resort Planned Unit Development (PUD) to permit two emergency generators, chillers, and generator diesel fuel storage tanks.

Donald A. Pickworth, agent for Cornerstone Real Estate Advisors, LLC, and Massachusetts Mutual Life Insurance Company located at 400 South Collier Boulevard, is requesting an amendment to Section One of the Marco Beach Resort Planned Unit Development document and master plan (Ordinance 01-14), in order to allow emergency generators, stand-by water chillers, and structures related thereto as accessory uses. The Marco Beach Resort PUD and Master Plan was approved by City Council on September 5, 2001 pursuant to Ordinance 01-14.

The subject property is zoned Planned Unit Development (PUD) and is commonly referred to as the Marco Island Marriott Resort. Presently, the site is being utilized as a full service destination resort providing 727 hotel rooms, a spa and exercise facilities, 3 swimming pools, 6 restaurants, 4 tennis courts, 3 retail shops, and approximately 53,000 square feet of meeting rooms and ballrooms. The property is approximately 39.32 acres in size, and encompasses property along both sides of Collier Boulevard. The hotel and related facilities are open seven days per week.

In the continuing effort by the owner and the Marco Island Marriott Resort to minimize adverse effects to the resort and the resort operations from water intrusion and extended power outages as have been caused by major storm events, the owner proposes to install two (2) 1000 kW diesel generators in a new building structure at the south end of the hotel adjacent to the existing loading docks, and two (2) 500 ton stand-by air cooled chillers to be located on the roof of the existing Human Resources offices. Except for scheduled start-ups to ensure operability, as described below, these generators will only be used during extended electrical outages to supply power for emergency lighting, life safety functions, and climate control of the facility, and will not be used to supply supplemental power to the hotel during non-emergency conditions.

The new structure will be capable of withstanding water infiltration, wave action to a height of 16 feet above sea level, and hurricane wind loads. The generator installation will support the upgrades and relocation of the existing electrical infrastructure of the property. Presently, the majority of the resort's electrical infrastructure is located on the first floor. The installation of the generators will provide the opportunity to upgrade and relocate the existing electrical equipment above the flood plain.

Diesel fuel will be stored underneath the generator building in four 7,500 gallon steel tanks, located in a water proof concrete vault. This fuel supply is enough to operate the generators for 10 days, and the concrete vault is designed to provide a secondary means of containment.

The generator building and stand-by chillers have been designed with state of the art sound attenuation. This will include Silex Silencers for the exhaust pipe of each generator, sound absorbing acoustical panels throughout the interior of the building, acoustically rated doors, insulated roof hatches, and vibratory isolation springs on all equipment and hangers. This will result in sound levels that will be compliant with the City noise ordinance.

Scheduled start-ups will be performed once each month for approximately 30 minutes. This test will be conducted during normal business hours.

Community Development Staff has presented the proposed amendment to the Planning Board on January 18, 2008. After thorough discussion, the Planning Board voted unanimously (6 to 0) to approve the proposed changes to Section One of the Marco Beach Resort PUD. Approval was conditioned upon the petitioner exercising the generators between the hours of 9:00 a.m. and 11:00 a.m., or between the hours of 2:00 p.m. and 4:00 p.m. George Argyris of 901 Sycamore Court addressed the board and stated that the Marriott has been a good neighbor, although, early morning deliveries at the loading docks has been disruptive on occasion.

City Council is required to conduct two public hearings regarding this matter. Disclosures of "exparte" communications and swearing in of witnesses are required. The proposed PUD Ordinance, Planning Board minutes, staff report, application, and correspondence 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 January 18, 2008 to the Marco Island Planning Board.

RECOMMENDED ACTION:

Conduct public hearing. Motion to approve an Ordinance at first reading for the approval of Petition PDA-07-01 with conditions.

Reviewed by Department Director



Reviewed by City Manager

Council Action:

Motion by:

Second by: