MARCO ISLAND CITY COUNCIL RESOLUTION NO. 07-37

A RESOLUTION GRANTING CONDITIONAL USE APPROVAL FOR A TRANSFER FACILITY LOCATED AT THE NORTHWEST INTERSECTION OF EAST ELKCAM CIRCLE AND CHALMER'S DRIVE; FURTHER DESCRIBED AS LOTS 3 AND 4, BLOCK 777, MARCO BEACH UNIT 4 REPLAT, PURSUANT TO SECTION 30-264(13) OF THE MARCO ISLAND CODE OF ORDINANCES; CITY OF MARCO ISLAND, FLORIDA

WHEREAS, the Legislature of the State of Florida established the Charter of the City of Marco Island in Chapter 97-367, Laws of Florida ("City Charter"); and

WHEREAS, the Marco Island Planning Board, being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing on June 8, 2007 after notice, and voted 6 to 0 to recommend that the Marco Island City Council approve the requested Conditional Use pursuant to Section 30-264(13) of the "C-5" zoning district for a new transfer facility, and has found as a matter of fact (Exhibit "A") that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Section 30-264(13) of the Marco Island Code of Ordinances; and

WHEREAS, City Council, acting as the Board of Zoning Appeals, has held a public hearing after proper notice, and has considered the request for Conditional Use approval for constructing a new transfer facility on commercial ("C-5") zoned property and has found that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations; and

WHEREAS, all interested parties have been given opportunity to be heard by this Board of Zoning Appeals in public meeting assembled, and the Board having considered all matters presented;

NOW, THEREFORE BE IT RESOLVED, BY THE MARCO ISLAND CITY COUNCIL, ACTING AS THE BOARD OF ZONING APPEALS, THAT:

The Petition CU-07-02 filed by the Collier County Board of County Commissioners, with respect to property located at the northwest intersection of East Elkcam Circle and Chalmer Drive, further described as lots 3 and 4, Block 777, Marco Beach Unit 4 Replat, City of Marco island, is hereby granted Conditional Use approval for a transfer facility, in accordance with the terms and conditions of Section 30-264(13) and the following Exhibits "B" through "F" and conditions:

1. Local garbage shall be prohibited from being dumped and/or transferred to this site.
2. Security lighting and fencing shall be provided on-site.
3. The gates shall be locked after regular business hours.
4. Public Works Department shall review and approve the final engineering plans for use of the public right-of-way, and plans submitted for the driveway approaches onto O'Neil's Way and Chalmer Drive.

BE IT FURTHER RESOLVED that this Resolution relating to petition Number CU-07-02 be recorded in the Minutes of this Board and filed with the Marco Island City Clerk's Office.

This Resolution adopted after motion, second and majority vote.

Done this 18th day of June 2007.

MARCO ISLAND CITY COUNCIL
MARCO ISLAND, FLORIDA

By:_____
Michael F. Minozzi, Jr.
Chairman

ATTEST:

_____
Laura Litzan
City Clerk

Approved as to Form and
legal sufficiency:

_____
Richard Yovanovich
City Attorney

FINDING OF FACT BY
MARCO ISLAND PLANNING BOARD
FOR
A CONDITIONAL USE PETITION FOR
CU-07-02
(Marco Island Transfer Facility)

The following facts are found:

1. Sections 30-264(13) of City Code authorizes the conditional uses.

2. Granting the conditional use will not adversely affect the public interest and will not adversely affect other property or uses in the same district or neighborhood because of:

   a. Consistency with the Land Development Code & Growth Management Plan:
      Yes ✓ No _____

   b. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire catastrophe:
      Adequate ingress & egress
      Yes ✓ No _____

   c. Affects neighboring properties in relation to noise, glare, economic or odor effects:
      No affect ✓ Affect mitigated by _____
      Affect cannot be mitigated _____

   d. Compatibility with adjacent properties and other property in the district:
      Compatible use within district
      Yes ✓ No _____

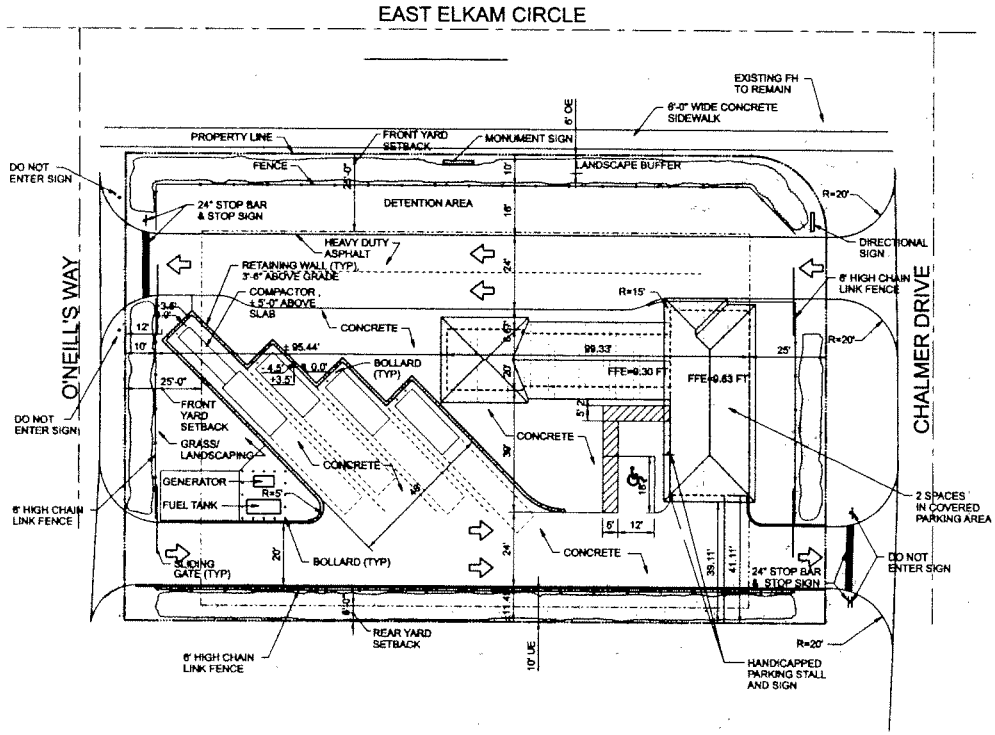
Based on the above findings, this conditional use should, with stipulations, (copy attached) (should not) be recommended for approval _____.

Date: 6/8/07

CHAIRMAN: [signature]

MEMBER: _____

EXHIBIT "A"



SITE PLAN
1"=20'-0"

GENERAL NOTES:

1. ALL ELEVATIONS ARE REFERENCED TO NGVD.
2. UNLESS OTHERWISE SHOWN, ALL RAD SHOWN REFERENCE THE EDGE OF PAVEMENT.
3. ALL SIGNAGE TO CONFORM TO CITY OF MARCO ISLAND AND M.U.T.C.D. GUIDELINES.
4. CONSTRUCTION STANDARD: FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STANDARD INDEX. FINISH FLOOR ELEVATION IS

LEGEND:

⇦ TRAFFIC DIRECTION.

PARKING TABLE

TOTAL	REQUIRED	PROVIDED
OFFICE SPACE (1 SPACE/ 300 SQ FT)	3	3
HANDICAPPED SPACES (IN TOTAL)	1	1

MARCO ISLAND RECYCLE CENTER

CONSULTING ENGINEER:

CH2M HILL
3001 PGA BLVD
SUITE 300
PALM BEACH GARDENS
FL 33410
PH (561) 904-7400
FAX (561) 904-7401

OWNER:

CITY OF MARCO ISLAND
50 BALD EAGLE DR

MARCO ISLAND
FL 34145
PH (239) 389-5000
MAINTAINED BY CITY OF MARCO

ZONING AND LAND USE TABLE

PROPERTY	ZONING	LAND USE
SUBJECT	C5	TRANSFER STATION
N	C5	ROAD O'NEIL WAY
S	C5	ROAD CHALMER DR
E	C5	ROAD ELKAM CIRCLE
W	C5	GENERAL COMMERCIAL TENNANT

SITE DATA

TOTAL AREA	SQ FT	AC	% TOTAL AREA
BUILDING	2,897	0.067	8.42%
IMPERVIOUS	19,539	0.446	56.78%
DRY DETENTION	3,480	0.08	10.11%
OPEN SPACE	8,496	0.195	24.66%
TOTAL SITE	34,412	0.79	100.00%

TOTAL BUILDING AREA

BY USE	SQ FT	% TOTAL
TOTAL	2897	100.00%
STORAGE	1337	46.16%
BUSINESS	780	26.92%
COVERED PARKING	780	26.92%

SETBACK TABLE

SETBACK	REQUIRED	PROVIDED
FRONT (CHALMER DR)	25'	25'
FRONT (O'NEILL'S WAY)	25'	105.44'
FRONT (ELKAM)	25'	51'
REAR	5'	41'

0 20 40 60
1"=20'-0"

Exhibit "B"

NO.	DATE	DR	REVISION	CHK	APV'D	BY	APV'D
DSGN	B.CHILDERS	D.MONACO		C.MATIZ	C.MATIZ		C.MATIZ

CH2MHILL

3001 PGA BOULEVARD - SUITE 300
PALM BEACH GARDENS, FLORIDA 33410
A.C.O.E. CERTIFICATE OF AUTHORIZATION #00000672
M. C. MATIZ-PARDO, 81758

COLLIER COUNTY
MARCO ISLAND
RECYCLING CENTER
MARCO ISLAND, FLORIDA

CIVIL
SITE PLAN

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DATE	MAY 2007
PROJ	352869
DWG	C-101

CONDITIONAL USE APPLICATION

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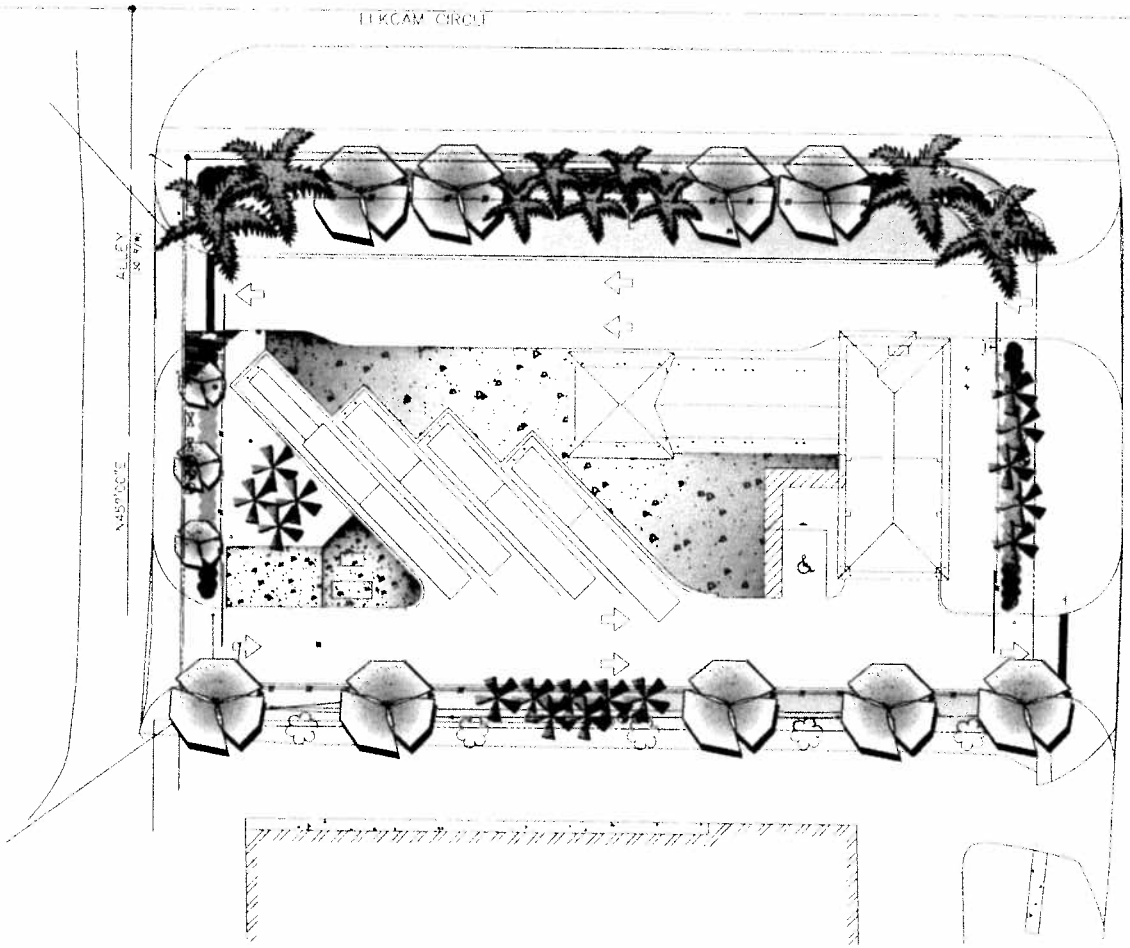

PLAN LEGEND:

- GUMBO LIMBO (4) 12'-14' HT., 6'-7' SPR., 3" CAL.
- SILVER BUTTONWOOD (8) 8'-10' ht./spr
- FOXTAIL PALM (5) 12'-14' c.t. ht.
- ROYAL PALM (4) 12'-14' c.t. ht.
- SABAL PALM (17) 12' to 18' booted & c.t. ht.
- COCOPLUM HEDGE (251) 24" HT. DOUBLE ROW
- DWARF BOUGAINVILLEA 'HELEN JOHNSON' (15) 24" HT.
- ST. AUGUSTINE 'FLORATAM'
- EXISTING BLACK OLIVE

PLANS PREPARED BY:
McGee & Associates

EXHIBIT "C"

NO.	DATE	REVISION	BY	APVD

DSIGN ENGINEER DR DRAWN BY CHK CHECKED BY APVD APPROVED BY

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1001 PGA BOULEVARD - SUITE 300
PALM BEACH GARDENS, FLORIDA 33410
FAX 561/622 LICENSE NO. 00000188 ISO9000/2

CH2MHILL

COLLIER COUNTY
MARCO ISLAND
RECYCLE CENTER
MARCO ISLAND, FLORIDA

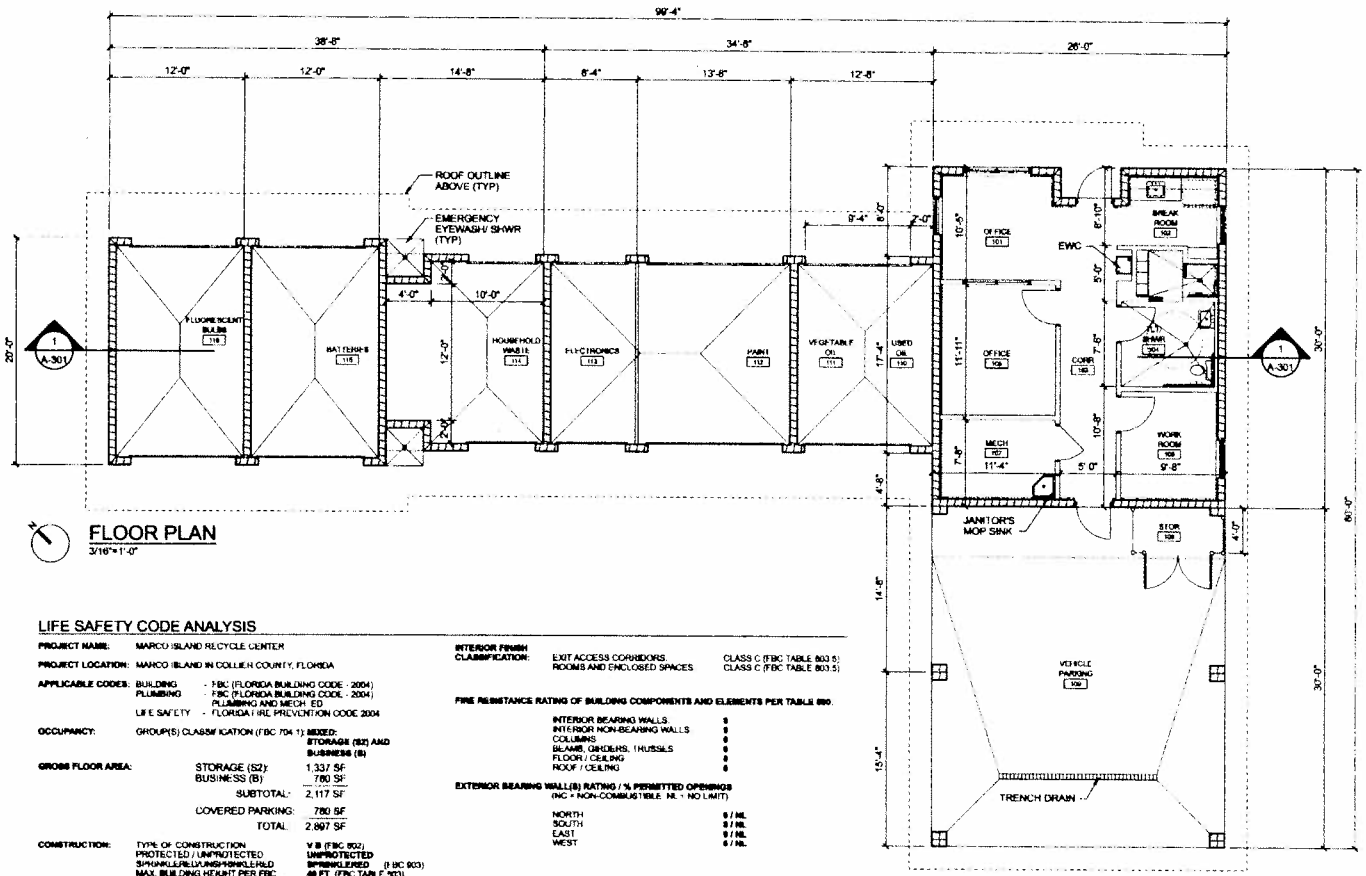
LANDSCAPE
LANDSCAPE PLAN

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

DATE	JANUARY 2007
PROJ	352869
DWG	L-101

PRELIMINARY

FILENAME $FILENAME PLOT DATE $PLOTDATE PLOT TIME $PLOTTIME



FLOOR PLAN

3/16"=1'-0"

LIFE SAFETY CODE ANALYSIS

PROJECT NAME: MARCO ISLAND RECYCLE CENTER

PROJECT LOCATION: MARCO ISLAND IN COLLIER COUNTY, FLORIDA

APPLICABLE CODES:
- BUILDING - FBC (FLORIDA BUILDING CODE - 2004)
- PLUMBING - FBC (FLORIDA BUILDING CODE - 2004) PLUMBING AND MECH. ED
- LIFE SAFETY - FLORIDA FIRE PREVENTION CODE 2004

OCCUPANCY: GROUP(S) CLASSIFICATION (FBC 704.1): **MIXED: STORAGE (S2) AND BUSINESS (B)**

GROSS FLOOR AREA:

STORAGE (S2):	1,337 SF
BUSINESS (B):	780 SF
SUBTOTAL:	2,117 SF
COVERED PARKING:	780 SF
TOTAL:	2,897 SF

CONSTRUCTION:

TYPE OF CONSTRUCTION	V B (FBC 602)
PROTECTED / UNPROTECTED	**UNPROTECTED**
SPRINKLERED/UNSPRINKLERED	**SPRINKLERED** (FBC 903)
MAX. BUILDING HEIGHT PER FBC	40 FT. (FBC TABLE 503)
HEIGHT MODIFICATION INCREASE	N/A (FBC 504.2)
ACTUAL BUILDING ROOF HEIGHT	APPROX. 16'-3" (1 STORY)
MAX. NUMBER OF STORIES PER FBC	2 (FBC TABLE 503)
STORY MODIFICATION INCREASE	N/A (FBC 504.2)
MAX. ALLOWABLE AREA PER FLOOR	**S2: 13,500** (FBC TABLE 503) **B: 9,000** (FBC TABLE 503)
AREA MODIFICATION INCREASE	N/A (FBC 506.1)

INTERIOR FINISH CLASSIFICATION:

EXIT ACCESS CORRIDORS	CLASS C (FBC TABLE 803.5)
ROOMS AND ENCLOSED SPACES	CLASS C (FBC TABLE 803.5)

FIRE RESISTANCE RATING OF BUILDING COMPONENTS AND ELEMENTS PER TABLE 600:

INTERIOR BEARING WALLS	0
INTERIOR NON-BEARING WALLS	0
COLUMNS	0
BEAMS, GIRDERS, TRUSSES	0
FLOOR / CEILING	0
ROOF / CEILING	0

EXTERIOR BEARING WALL(S) RATING / % PERMITTED OPENINGS
(NC = NON-COMBUSTIBLE NL = NO LIMIT)

NORTH	0 / NL
SOUTH	0 / NL
EAST	0 / NL
WEST	0 / NL

0 4 8 12
3/16" = 1'-0"

EXHIBIT "D"

NO	DATE	REVISION	BY	APVD
DSGN	DR	CHK		

A.J. VANHOOSER | TC ORLOWSKI | APV'D | TC ORLOWSKI

1801 PGA BOULEVARD, SUITE 100
PALM BEACH GARDENS, FLORIDA 33410
LA:C0010992 LC:C000188 EB:0000672
THOMAS C ORLOWSKI - 5571

COLLIER COUNTY
MARCO ISLAND
RECYCLE CENTER
MARCO ISLAND, FLORIDA

CH2MHILL

ARCHITECTURE
FLOOR PLAN

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

DATE	MAY 2007
PROJ	352869
DWG	A-121

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CONDITIONAL USE APPLICATION

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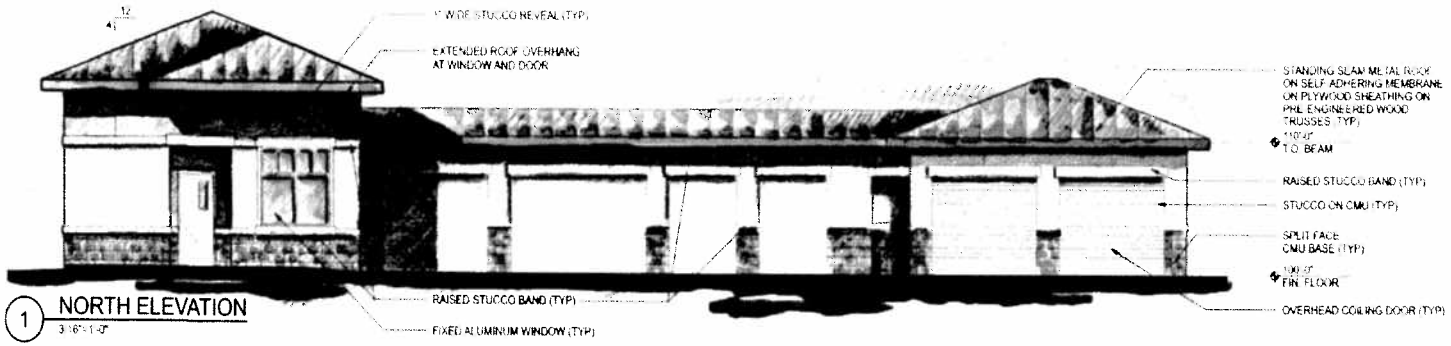
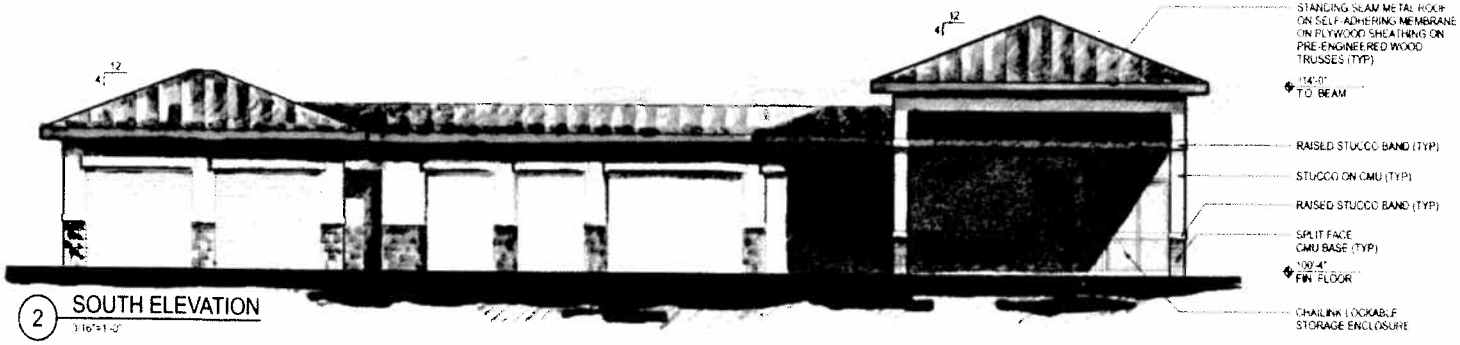
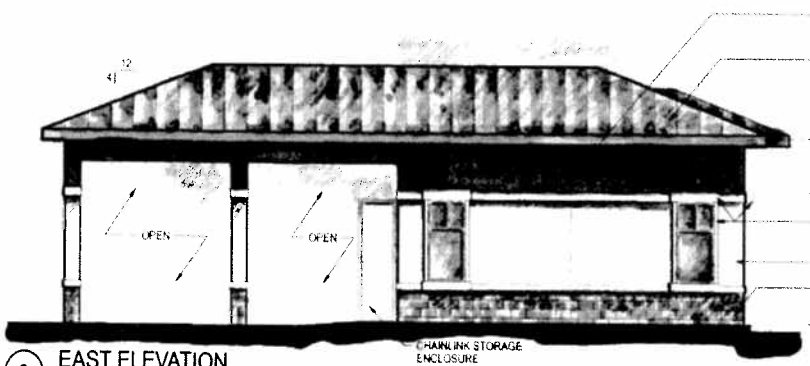


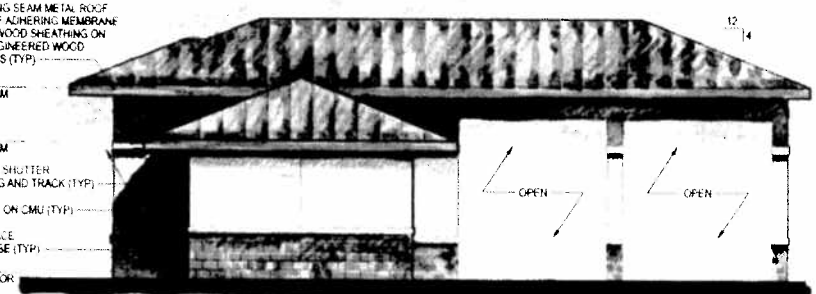
1 NORTH ELEVATION
3/16"=1'-0"



2 SOUTH ELEVATION
3/16"=1'-0"



3 EAST ELEVATION
3/16"=1'-0"



4 WEST ELEVATION
3/16"=1'-0"

EXTERIOR FINISH SCHEDULE

1	EXTERIOR WALL FIELD	B / M* - 2162-50 ARIZONA TAN	5	FASCIA	B / M* - 2163-30 PENNY
2	EXTERIOR WALL BASE	B / M* - 2163-30 PENNY	6	DOORS AND FRAMES	B / M* - 2162-50 ARIZONA TAN
3	EXTERIOR WALL TRIM AND BANDING	B / M* - 2162-70 OCTOBER SKY	7	WINDOWS AND SHUTTERS	WHITE
4	METAL ROOFING	ENGLERT ** - FOREST GREEN			

* B / M IS BENJAMIN MOORE PAINTS (LISTED AS STANDARD OF QUALITY)
** ENGLERT LISTED AS STANDARD OF QUALITY

GENERAL NOTES

1. ELEVATION 100'-0" = 9.3' NGVD 1929

NOTE. WALL OPENINGS AND WALL CONSTRUCTION COMPLY WITH TABLES 602 AND 704.8 OF THE 2004 FLORIDA BUILDING CODE

0 4 8 12
3/16"=1'-0"

NO	DATE	REVISION	BY	APVD

DSGN AJ VANHOOSER | DR AJ VANHOOSER | CHK TC ORLOWSKI | APVD TC ORLOWSKI

THOMAS C. ORLOWSKI 8571

COLLIER COUNTY
MARCO ISLAND
RECYCLING CENTER
MARCO ISLAND, FLORIDA

CH2MHILL

ARCHITECTURE

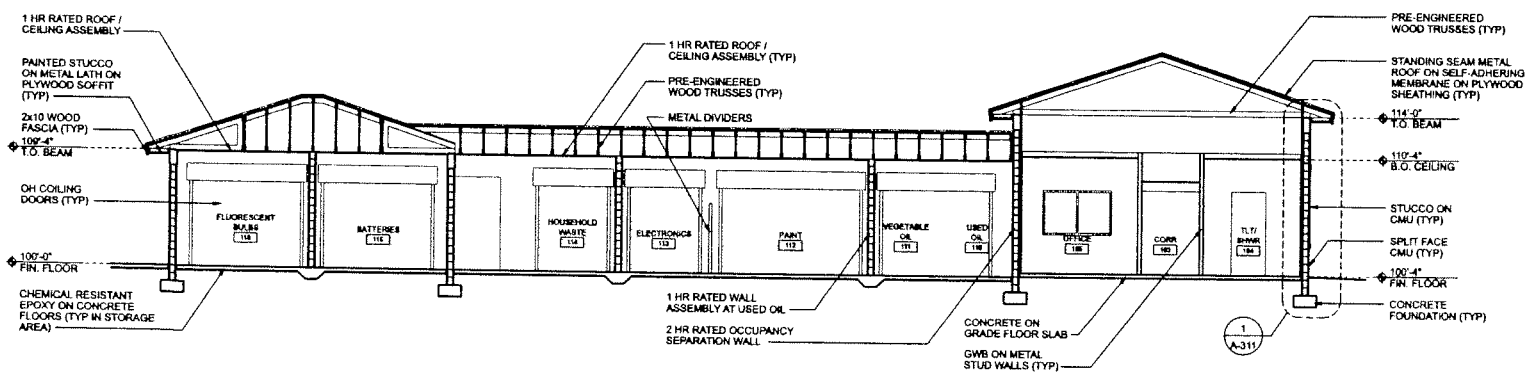
EXTERIOR ELEVATIONS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

DATE MAY 2007
PROJ 352869
DWG A-201

FILENAME 00104201 352869.dgn PLOT DATE 5/23/2007 PLOT TIME 12:02:03 PM

EXHIBIT "E"



1 BUILDING SECTION
3/16"=1'-0"

0 4 8 12
3/16"=1'-0"

NO.	DATE	REVISION	BY	APVD

DSGN AJ VANHOOSER | DR AJ VANHOOSER | CHK TC ORLOWSKI | APVD TC ORLOWSKI

3001 PGA BOULEVARD - SUITE 300
PALM BEACH GARDENS, FLORIDA 33410
AAC001992 LC26000144 EB00000072
THOMAS C ORLOWSKI - 8571

COLLIER COUNTY
MARCO ISLAND
RECYCLING CENTER
MARCO ISLAND, FLORIDA

CH2MHILL

ARCHITECTURE
BUILDING SECTION

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"

DATE MAY 2007
PROJ 352869
DWG A-301

CONDITIONAL USE APPLICATION

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FILENAME dn10a301_352869.dgn PLOT DATE 5/25/2007 PLOT TIME 10:00:38 AM

EXHIBIT "F"

MEMORANDUM

TO: Marco Island Planning Board

FROM: Bryan Milk, City Planner BM

DATE June 8, 2007

RE: Petition Number CU-07-02 "Marco Island Transfer Facility"

PETITIONER/AGENT:

PETITIONER: Collier County Board of County Commissioners
3301 Tamiami Trail East
Naples, FL 34112-3969

AGENT: Carolina Matiz-Pardo
CH2M Hill
5810 Pelican Bay Boulevard
Naples, FL 34108

REQUESTED ACTION:

The Collier County Board of County Commissioners is requesting a conditional use permit as provided in Section 30-264(13) of the C-5 zoning district for a Transfer Facility.

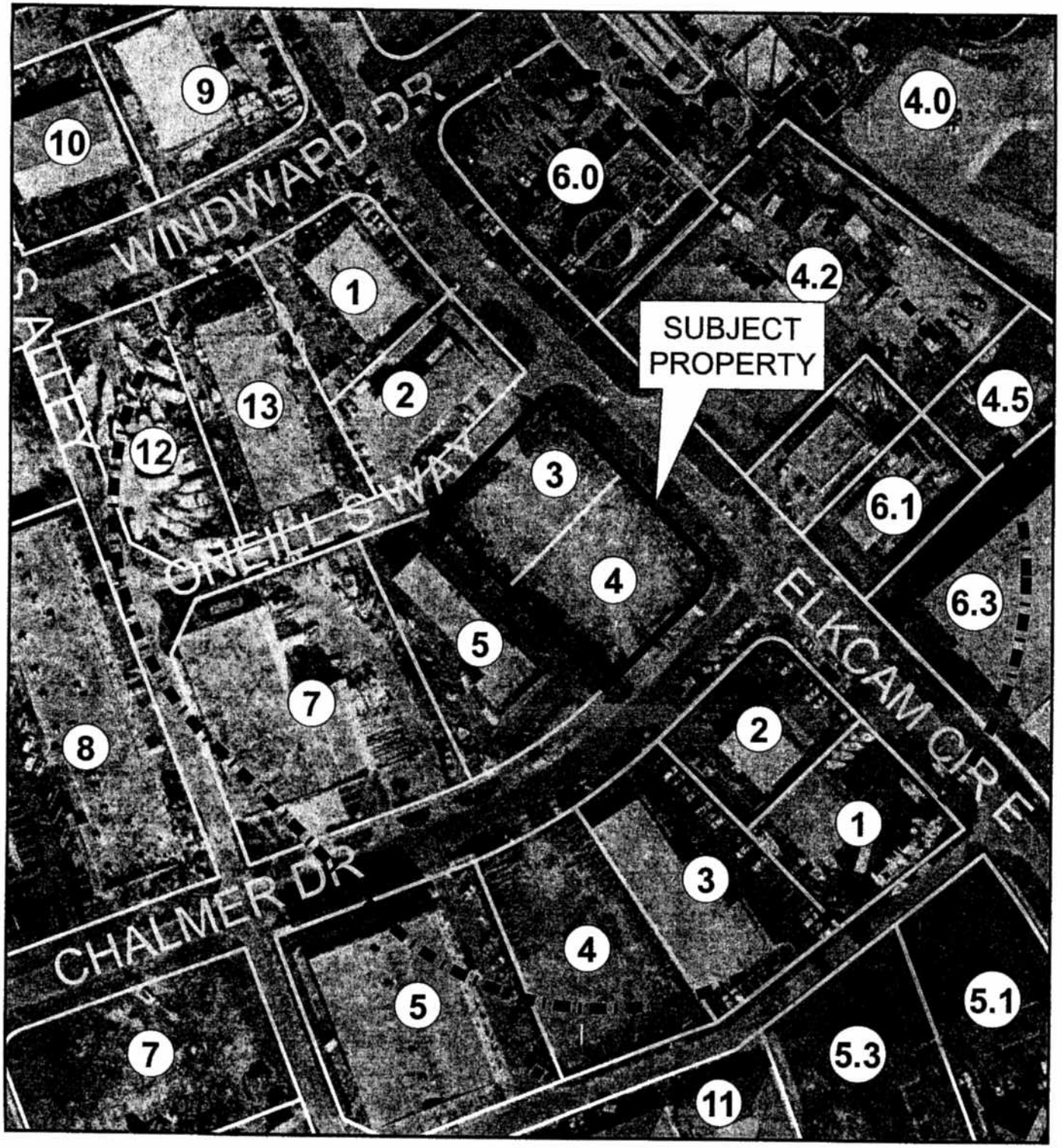
GEOGRAPHIC LOCATION:

The new Transfer Facility is proposed at the northwest intersection of East Elkcam Circle and Chalmer Drive, legally described as Lots 3 and 4, Block 777, Marco Beach Unit 4 Replat, City of Marco Island, Florida.

PURPOSE/DESCRIPTION OF PROJECT:

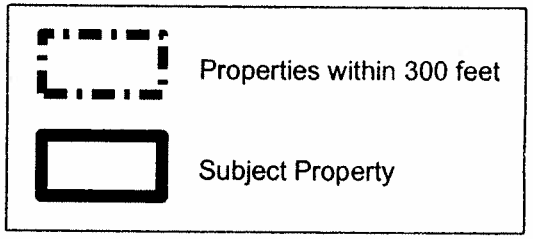
The purpose of this petition is to relocate the Collier County Transfer Facility to a new location proposed at the northwest intersection of East Elkcam Circle and Chalmer Drive. In 2006, the City of Marco Island and Collier County completed a land exchange which included trading the old Transfer Facility 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 site (NWTP) in order to build a new 4.0 million gallon finish water storage tank, and relocate the Transfer Facility across the street.

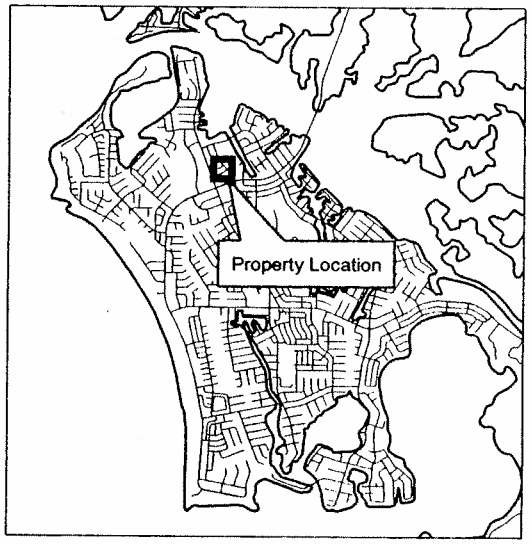
Relocating the transfer facility across the street in a C-5 zoning district requires a conditional use permit and a public hearing before the Planning Board and City Council. According to the County, the new transfer facility is for temporary collection, storage,



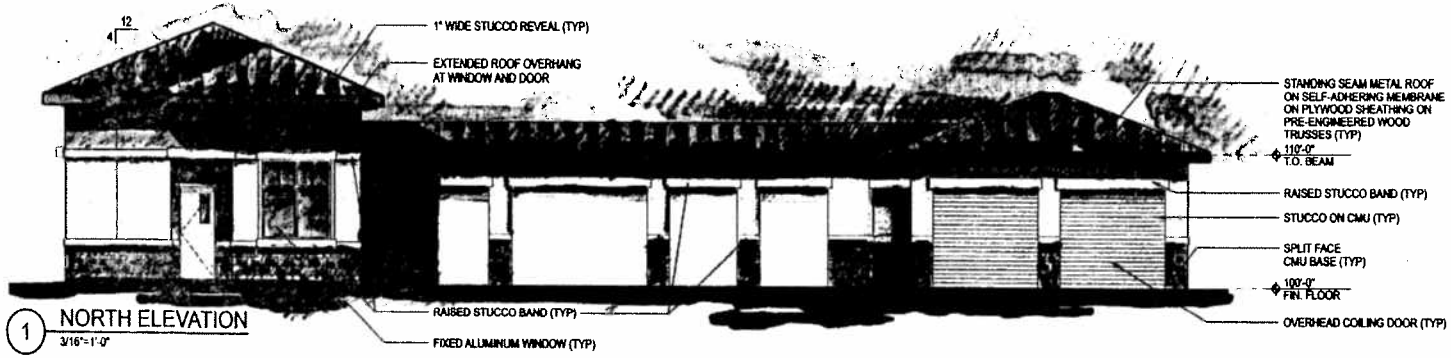
PETITION NUMBER:
(CU-07-02)

MARCO ISLAND
TRANSFER STATION
990 CHALMER DRIVE



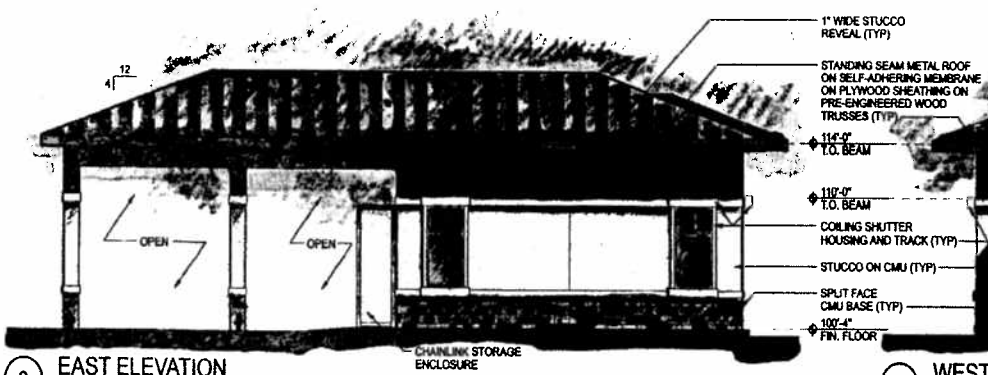


WIDE VIEW AERIAL

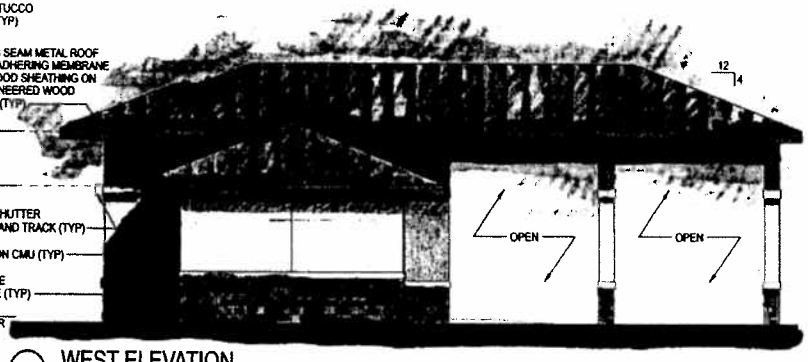


1 NORTH ELEVATION
3/16"=1'-0"

2 SOUTH ELEVATION
3/16"=1'-0"



3 EAST ELEVATION
3/16"=1'-0"



4 WEST ELEVATION
3/16"=1'-0"

EXTERIOR FINISH SCHEDULE

1	EXTERIOR WALL FIELD	B / M* - 2162-50 ARIZONA TAN	5	FASCIA	B / M* - 2163-30 PENNY
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** ENGLERT LISTED AS STANDARD OF QUALITY

GENERAL NOTES

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NOTE: WALL OPENINGS AND WALL CONSTRUCTION COMPLY WITH TABLES 602 AND 704.6 OF THE 2004 FLORIDA BUILDING CODE

0 4 8 12
3/16"=1'-0"

NO.	DATE	REVISION	BY	APVD

DSGN AJ VANHOOSER | DR AJ VANHOOSER | CHK TC ORLOWSKI | APVD TC ORLOWSKI

3001 PGA BOULEVARD - SUITE 300
PALM BEACH GARDENS, FLORIDA 33419
AAC001992 LC26000188 EB0000072
THOMAS C ORLOWSKI - 8571

COLLIER COUNTY
MARCO ISLAND
RECYCLING CENTER
MARCO ISLAND, FLORIDA

CH2MHILL

ARCHITECTURE

EXTERIOR ELEVATIONS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	MAY 2007
PROJ	352869
DWG	A-201

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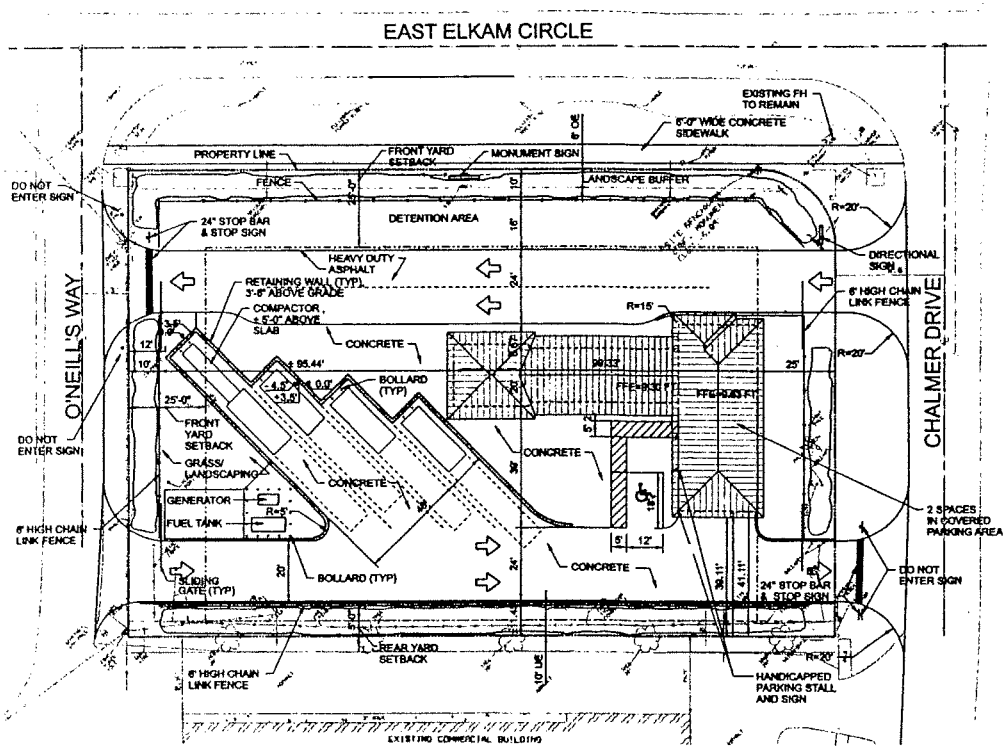

SITE PLAN
1"=20'-0"

GENERAL NOTES:

1. ALL ELEVATIONS ARE REFERENCED TO NGVD.
2. UNLESS OTHERWISE SHOWN, ALL RAD SHOWN REFERENCE THE EDGE OF PAVEMENT.
3. ALL SIGNAGE TO CONFORM TO CITY OF MARCO ISLAND AND M.U.T.C.D. GUIDELINES.
4. CONSTRUCTION STANDARD: FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STANDARD INDEX. FINISH FLOOR ELEVATION IS

LEGEND:

TRAFFIC DIRECTION.

PARKING TABLE

TOTAL	REQUIRED	PROVIDED
OFFICE SPACE (1 SPACE/ 300 SQ FT)	3	3
HANDICAPPED SPACES (IN TOTAL)	1	1

MARCO ISLAND RECYCLE CENTER

CONSULTING ENGINEER:
CH2M HILL
3001 PGA BLVD
SUITE 300
PALM BEACH GARDENS
FL 33410
PH: (561) 904-7400
FAX: (561) 904-7401

OWNER:
CITY OF MARCO ISLAND
50 BALD EAGLE DR
MARCO ISLAND
FL 34145
PH: (239) 389-5000
MAINTAINED BY: CITY OF MARCO

ZONING AND LAND USE TABLE

PROPERTY	ZONING	LAND USE
SUBJECT	C5	TRANSFER STATION
N	C5	ROAD O'NEIL WAY
S	C5	ROAD CHALMER DR
E	C5	ROAD ELKAM CIRCLE
W	C5	GENERAL COMMERCIAL TENNANT

SITE DATA

TOTAL AREA	SQ FT	AC	% TOTAL AREA
BUILDING	2,897	0.067	8.42%
IMPERVIOUS	19,539	0.448	56.78%
DRY DETENTION	3,480	0.08	10.11%
OPEN SPACE	8,496	0.195	24.96%
TOTAL SITE	34,412	0.79	100.00%

TOTAL BUILDING AREA

BY USE	SQ FT	% TOTAL
TOTAL	2897	100.00%
STORAGE	1337	46.18%
BUSINESS	780	26.92%
COVERED PARKING	780	26.92%

SETBACK TABLE

SETBACK	REQUIRED	PROVIDED
FRONT (CHALMER DR)	25'	25'
FRONT (O'NEILL'S WAY)	25'	105.44'
FRONT (ELKAM)	25'	51'
REAR	5'	41'

0 20 40 60
1"=20'-0"

NO.	DATE	REVISION	BY	APVD
DSGN	B CHILDERS	DR D MONACO	CHK C MATIZ	APVD C MATIZ

3001 PGA BOULEVARD - SUITE 300
PALM BEACH GARDENS, FLORIDA 33410
AAC001992 LCM000188 EB0000072
M. C. MATIZ-PARDO 61758

COLLIER COUNTY
MARCO ISLAND
RECYCLING CENTER
MARCO ISLAND, FLORIDA

CH2MHILL

CIVIL
SITE PLAN

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	MAY 2007
PROJ	352869
DWG	C-101

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CONDITIONAL USE APPLICATION

FILENAME: dn05c101_352869.dgn PLOT DATE: 5/25/2007 PLOT TIME: 9:58:58 AM

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 transfer facility is designed with a one story building positioned at the northwest intersection of Chalmer Drive and East Elkcam Circle. The facility has public right-of-way abutting three sides (north, east, and south) and commercial development to the west. The site plan provides public access from Chalmer Drive for staging and unloading debris and goods into the appropriate container bin(s) and/or storage areas 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.

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. The bays are independent from each other and are accessible only from exterior doors. Additionally, there four outside containers; the first one is designed for compaction of 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 cardboard. Once the bins are full, County vendors transfer the bins to the landfill.

According to the applicant, 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.

Brooke Lawrence from Brookes Automotive (located north of the subject site) discussed concerns regarding traffic circulation and access along O'Neil's Way (existing alley). 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 and engineering plans for O'Neil's Way will be provided during the review of the site development plan (SDP).

SURROUNDING LAND USE AND ZONING:

EXISTING CONDITIONS:
The proposed Transfer facility is located at the northwest intersection of Chalmers Drive and East Elkcam Circle, legally described as Lots 3 and 4, Block 777, Marco Beach Unit 4 Replat, City of Marco Island, Florida. The subject property is zoned Commercial C-5, and is undeveloped.

SURROUNDING:

North: North and adjacent to the subject site is an alley right-of-way (O'Neill's Way). Further north the subject property is zoned C-5 and developed with automotive and service related businesses.
East: East Elkcam Circle right-of-way is located east of and contiguous to the site. Further east the property is zoned C-5 and developed with the City's North Water Treatment Plant (NWTP).
South: Chalmer Drive right-of-way is located south of and contiguous to the site. Further south the subject property is zoned C-5 and is developed with automotive and service related businesses.
West: Property located west of the subject property is zoned C-5 and is developed with several commercial businesses.

COMPREHENSIVE PLAN CONSISTENCY:

This petition has been reviewed by the appropriate staff for compliance with the applicable elements of the Comprehensive Plan, as noted below:

FUTURE LAND USE ELEMENT:

The subject property is currently designated Town Center/Mixed Use on the City's Future Land Use Map and Comprehensive Plan. The purpose of this category is to create activities and services that enhance the community of Marco Island. The Town Center Mixed Use District functions as a diversified business and service district, including commercial, residential, entertainment, and essential services. Non-commercial uses contemplated include parks, open space, recreational uses, churches, libraries, schools, and essential services as defined in the LDC. The Town Center Mixed Use District is intended to provide a variety of goods and services in areas that have a higher degree of mixed commercial and residential uses, destination business services, and pedestrian and automobile use.

The subject petition in staff's opinion is consistent with the Town Center Mixed Use District, Marco Island Future Land Use Map/Plan, and regulations governing Transfer Facilities pursuant to the Marco Island Land Development Code regulations.

TRAFFIC CIRCULATION ELEMENT:

Collier County desires to operate the Transfer Facility from Tuesday through Saturday 8:00 a.m. to 5:00 p.m. Historically, Tuesday was the busiest day for drop-off and transfer operations. According to Collier County staff, approximately 50 to 60 vehicles used the facility on Tuesday; 45 to 50 vehicles used the facility on Saturday; and 30 to 40 vehicles used the facility on the remaining days. In summary, less than 7 vehicles per hour utilized the previous Transfer Facility.

The applicant's site plan provides public access from Chalmer Drive for staging and unloading debris and goods into the appropriate container bin(s) and/or storage areas 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. This arrangement provides the public with safe access to designated unloading areas, and ensures they can not co-mingle with county vendors. The one-way traffic pattern directs County vehicles to exit at Chalmer Drive. Final engineering design and plans for use of the public right-of-way and driveway approaches onto O'Neil's Way and Chalmer Drive will be reviewed by the Public Works Engineering Department during the Site Development Plan (SDP) review.

HISTORIC/ARCHAEOLOGICAL IMPACT:

The subject site is located outside an area of Historical and Archaeological Probability as designated on the official State of Florida Probability Map. Therefore, no survey or assessment is required. However, pursuant to the Marco Island Land Development Code, if, during the course of site clearing, excavation or other construction activity an historic or archaeological artifact is found, all development within the minimum area necessary to protect the discovery shall be immediately stopped and the Marco Island Code Enforcement Department contacted.

ANALYSIS:

The Planning Staff has coordinated a comprehensive evaluation of this land use petition based on the criteria contained in Section 30-64(3) of the Marco Island Land Development Code. This evaluation is intended to provide an objective, comprehensive overview of the impacts of the proposed land use change. The below listed criteria are specifically noted in Section 30-64(3) of the City Code thus requiring staff evaluation and comment.

These criteria shall be used as the basis for recommendation of approval or denial by the Planning Board to the City Council. Each of the considerations identified during the staff review are listed under each of the criterion noted below. Staff review of each of the criterion is followed by a summary conclusion culminating in a determination of compliance, non-compliance, or compliance with mitigation.

a. Consistency with this code and Comprehensive Plan.

PRO:

1. The subject property is currently designated Town Center/Mixed Use on the City's Future Land Use Map/Plan.

2. The site generated traffic will not lower the level of service below the adopted LOS "D" standard on any roadway segment within the project radius of development influence.

SUMMARY CONCLUSION (FINDINGS):

Staff is of the opinion that the subject petition is consistent with the Town Center/Mixed Use District, Marco Island Future Land Use Map and Plan, and regulations governing "Transfer Facilities" pursuant to the Marco Island Land Development Code regulations.

b. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control access in case of fire or catastrophe.

PRO:

1. The subject site provides one-way access from Chalmer Drive for public drop-off purposes. The site plan also provides one-way access from O'Neil's Way for private pickup of storage containers and goods contained within the proposed building.

2. Ingress and egress is designed to operate safely and adequately.

3. The project's ingress and egress has been engineered and designed to provide for automotive and pedestrian safety, traffic flow, and access in case of a fire or catastrophe.

SUMMARY CONCLUSION (FINDINGS):
The petitioner's site plan is designed to provide one-way access from Chalmer Drive and O'Neil's Way. Each of the driveways are designed in accordance with sound engineering practices and provide for clear sight distance and will not impact traffic flow and access in case of a fire or catastrophe. Short term parking should be sufficient during unloading and loading operations.

c. The effect the conditional use would have on neighboring properties in relation to noise, glare, economic or odor effect;

PRO:

1. Provide a dedicated place for island businesses and residents to unload landscaping debris, construction and demolition materials, cardboard, newspapers, and other household goods.

2. Saves residents and businesses money and time from traveling to the Collier County landfill.

3. The types of materials and goods temporary stored and collected on-site should not present odor concerns.

4. The facility is scheduled to operate from Tuesday through Saturday 8:00 a.m. to 5:00 p.m.

CON:

1. There may be temporary noise associated with loading and unloading activities, exchanging containers, and/or compactor activities.

SUMMARY CONCLUSION (FINDINGS):
Providing a Transfer Facility at this location should have no effect on neighboring properties in relation to glare, economic, or odor effects. Historically, the site has been used by a marine contractor for staging, storage, repair, and construction activities. These

activities typically provided all sorts of noise, odor, and were typically unsightly. The proposed building and site improvements should serve to enhance this area and neighboring properties. There may be noise associated with loading, unloading, and compactor activities, however, the facility is scheduled to operate from Tuesday through Saturday 8:00 a.m. to 5:00 p.m., and is designed to serve area businesses and residents in a timely and equable fashion.

d. Compatibility with adjacent properties and other property in the district.

PRO:

1. The proposed Transfer Facility is designed to provide efficient staging, pickup and drop-off of various goods and debris. The proposed hours of operation will benefit existing businesses and residents.

2. The architectural design of the facility is compatible with other buildings in the district.

3. Landscaping and fencing is provided around the perimeter of the site for security and esthetic purposes.

CON:

1. The proposed use may be perceived as intensive and out of scale with the neighborhood.

SUMMARY CONCLUSION (FINDINGS):

Locating a Transfer Facility in this area of the C-5 commercial zoning district should not be perceived as intensifying the subject site based upon historic use of the site and permitted principal uses in the C-5 zoning district. The previous Transfer Facility operated by Collier County (located across the street) operated without incident for a period of many years. It is anticipated that the unique building design and indoor storage areas for various items in concert with the one-way service drives for drop-off of goods and materials should be perceived as an economic benefit and essential service for area residents. Local residents and businesses should benefit from the facility due to its regular operational hours, reduction in travel times from the Collier County landfill, energy savings, and security measures provided on-site. Additionally, the presence of a new building, unified landscaping, and prescribed ingress/egress, should be perceived as compatible with adjacent service related business.

STAFF RECOMMENDATION:

Staff is of the opinion that providing a new Transfer Facility on-site with the proposed building design, hours of operation, and un-loading facilities will provide an economic benefit to local businesses and residents. For these reasons, and reasons stated in the staff report, staff recommends that the Marco Island Planning Board approve Petition CU-07-02 subject to the following stipulations:

1. Local garbage shall be prohibited from being dumped and/or transferred to this site.
2. Security lighting and fencing shall be provided on-site.

3. The gates shall be locked after regular business hours.
4. Public Works Department shall review and approve the final engineering plans for use of the public right-of-way, and plans submitted for the driveway approaches onto O'Neil's Way and Chalmer Drive.

PF-01

City of Marco Island
Community Development Department
50 Bald Eagle Drive
Marco Island, FL 34145
Phone: 239-389-5000 or FAX: 239-393-0266

CONDITIONAL USE PETITION

Petition number: CU-07-02 Date Received: _____

Planner: MILK

Above to be completed by staff

General Information

Property Owner(s): Collier County

Owner's Address: 3301 Tamiami Trail East, Naples, Florida 34112-3969

Telephone: (239)530-5337 Fax: (239)530-5378

Agent's Name: M. Carolina Matiz-Pardo - CH2M HILL

Agent's Address: 5801 Pelican Bay Boulvard

Telephone: (239)596-1715 Ext. 214 Fax: (239)596-2579

Disclosure of Interest Information

a. If the property is owned fee simple by an individual, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest (use additional sheets if necessary).

Name and Address	Percentage of Ownership
Collier County, See Above	100%

b. If the property is owned by a corporation, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock
N/A	N/A

c. If the property is in the name of a trustee, list the beneficiaries of the trust with the percentage of interest.

Name and Address	Percentage of Interest
N/A	N/A

d. If the property is in the name of the general or limited partnership, list the name of the general and/or limited partners.

Name and Address	Percentage of Ownership
N/A	N/A

e. If there is a contract for purchase, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock
N/A	N/A

Date of Contract:_____

f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

_____

_____

_____

_____

g. Date subject property X acquired ___ leased: 2/2007 Term of lease: _____ yr/mos

If the petitioner has the option to buy, indicate date of option: _____ and date option terminates:_____ or anticipated closing date:_____

h. Should any changes of ownership or changes in contracts for purchase subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

Detailed legal description of the property covered by the application

If request involves change to more than one zoning district, include separate legal description for property involved in each district. Applicant shall submit four copies of a survey completed within the last 6 months at a maximum 1" to 400' scale if required to do so at the pre-application meeting. The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description an engineer's certification or sealed survey may be required.

Subdivision: Marco Bch Unit 4 Replat Block: 777 Lot: 3 and 4

Property ID #: 57040120003/ 57040160005 Plat Book: 12 Page #: 19-21

Address/general location of subject property: 718 Elkcam Circle and 990 Chalmer Drive

Size of property: 229.77 feet X 151.11 feet = 34,588 total square feet = 0.79 Acres

Adjacent zoning and land use

Property	Zoning	Land Use
Subject	C5	Transfer Station
N	C5	Road- O'Neills Way
S	C5	Road- Chalmer's Drive
E	C5	Road- Elkcam Circle
W	C5	General Commercial /Tennant

Does the property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property.

Subdivision:_____ Block:_____ Lot:_____

Property ID #: _____ Plat Book:_____ Page #:_____

Type of Conditional Use

This application is requesting conditional use number 562111 of the C-5 district

for Transfer Facility- Recycling Center

Present Use of the Property: Vacant

Evaluation Criteria

Attach a narrative statement describing this request for conditional use and a detailed response to each of the criterion listed below. Specify how and why the request is consistent with each.

a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the future land use element.
b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, access in case of fire or catastrophe.
c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact and odor.
d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.
e. Provide any additional information which you may feel is relevant to this request

NOTE: Pursuant to Section 2.7.4 of the Collier County Land Development Code, staff's recommendation to the Planning Board and the Planning Board's recommendation to the City Council, acting as the Board of Zoning Appeals, shall be based upon a finding that the specific requirements governing the individual conditional use, if any, have been met, and that further, satisfactory provision and arrangement have been made concerning the preceding matters, where applicable.

Deed Restrictions

The City is legally precluded from enforcing deed restrictions, however, significant portions of the City of Marco Island are subject to deed restrictions. You may wish to contact the Marco Island Civic Association (MICA) at (941)642-7778 to ascertain whether or not the request is affected by existing deed restrictions.

Previous land use petitions on the subject property

To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing?

_____

__No_____

_____

Additional Submittal requirements

In addition to this completed application, the following must be submitted in order for your application to be deemed sufficient, unless otherwise waived during the pre-application meeting:

1. A copy of the pre-application meeting notes;
2. Eleven (11) copies of a 24" x 36" conceptual site plan (and one reduced 8 ½" x 11" copy of site plan), drawn to a maximum scale of 1" = 400', depicting following (Additional copies of the plan may be required upon completion of staff evaluation for distribution to The Planning Board, City Council and various advisory boards).
   - ? All existing and proposed structures and the dimensions thereof, provisions for existing and/or proposed ingress and egress (including pedestrian ingress and egress to the site and the structure(s) on site(s).
   - ? All existing and/or proposed parking and loading areas (include matrix indicating required and provided parking and loading, including required parking for the disabled).
   - ? Locations of solid waste (refuse) containers and service function areas, required yards, open space and preserved areas, proposed locations for utilities (as well as location of existing utility services to the site), proposed and/or existing landscaping and buffering as may be required, location of all signs and lighting including a narrative statement as to the type, character, and dimensions (such as height, area, etc.)
3. An Environmental Impact Statement (EIS), as required by Section 3.8 of the Land Development Code (LDC).
4. Two copies of a recent aerial photograph, taken within the previous twelve months, with a minimum scale of 1" = 400'. The aerial photograph shall identify plant and/or wildlife habitats and their boundaries. Such identification shall be consistent with Florida Department of Transportation Land Use Cover and Forms Classification System.
5. Statement of utility provisions, with all required attachments and sketches.
6. A Traffic Impact Statement (TIS) unless waived at the pre-application meeting.
7. A historical and archeological survey or waiver application if property is located within an area of historical or archaeological probability as identified at the pre-application meeting.
8. Any additional requirements as may be applicable to specific conditional uses and identified during the pre-application meeting, including but not limited to any required state or federal permits.

TRAFFIC IMPACT STATEMENT (TIS)

A TIS is required unless waived at the pre-application meeting. The TIS required may be either a major or minor as determined at the pre-application meeting. Please note the following with regard to TIS submittals:

Minor TIS

Generally required for conditional use and rezone requests for property less than 10 acres in size, although based on the intensity or unique character of a petition, a major TIS may be required for a petition of ten acres or less.

A minor TIS shall include the following:

1. Trip Generation (at buildout)
   - ? Annual Average Daily Traffic
   - ? Annual Average.Daily Traffic Peak Hour
   - ? Peak Season Daily Traffic
   - ? Peak Hour Peak Season Daily Traffic
2. Trip Assignment
   - ? Within Radius of Development Influence
3. Existing Traffic
   - ? Within Radius of Development Influence
   - ? Annual Average Daily Traffic Volumes
   - ? Peak Season Daily Traffic Volumes
   - ? Level of Service
4. Impact of the proposed use on affected major throughfares, including any anticipated changes in level of services (LOS)
5. Any proposed improvements (to the site or the external right-of-way) such as providing or eliminating an ingress/egress point, or providing turn or decel lanes or other improvements.
6. Describe any proposal to mitigate the negative impacts on the transportation system.
7. For Rezones Only: State how this request is consistent with the applicable policies of the Traffic Circulation Element (TCE) of the Growth Management Plan (GMP), including policies 1.3, 1.4, 4.4, 5.1, 5.2, 7.2, and 7.3

Major TIS

Required for all other conditional use and rezone requests.

A major TIS shall include the following:

1. All items required for a Minor Traffic Impact Statement
2. Intersection Analysis
3. Background Traffic
4. Through Traffic
5. Planned/Proposed Roadway Improvements
6. Proposed Schedule (Phasing) of Development

TRAFFIC IMPACT STATEMENT (TIS) STANDARDS

The following standards shall be used in preparing a TIS for submittal in conjunction with a conditional use or rezone petition:

Trip Generation

Provide the total traffic generated by the project for each link within the project's Radius of Development Influence (RDI) in conformance with the acceptable traffic engineering principles. The rates published in the latest edition of the Institute of Transportation Engineers (ITE) trip Generation Report shall be used unless documentation by the petitioner of the City justifies the use of alternative rates.

Trip Assignment

Provide a map depicting the assignment to the network, of those trips generated by the proposed project. The assignment shall be made to all links within the RDI. Both annual average and peak seasonal traffic should be depicted.

Existing Traffic

Provide a map depicting the current traffic conditions on all links within the RDI. The AADT, PSDT, and LOS shall be depicted for all links within the RDI.

Level of Service (LOS)

The LOS of a roadway shall be expressed in terms of the applicable Collier County Generalized Daily Service Volumes as set forth in the TCE of the GMP.

Radius of Development Influence (RDI)

The TIS shall cover the least of the following two areas:

? An area as set forth below; or,

? The area in which traffic assignments from the proposed project on the major thoroughfares exceeds 1% of the LOS "C".

Land Use	Distance
Residential	5 miles or as required by DRI
Other (commercial, industrial, institutional, etc.)	
0 - 49,999 Sq. Ft.	2 miles
50,000 - 99,999 Sq. Ft.	3 miles
100,000 - 199,999 Sq. Ft.	4 miles
200,000 - 399,999 Sq. Ft.	5 miles
400,000 and up	5 miles

In describing the RDI and TIS shall provide the measurement in road miles from the proposed project rather than a geometric radius.

Intersection Analysis

An intersection analysis is required for all intersections within the RDI where the sum of the peak-hour critical lane volume is projected to exceed 1,200 Vehicles per Hour (VPH).

Background Traffic

The effects of previously approved but undeveloped or partially developed projects which may affect major thoroughfares within the RDI of the proposed project shall be provided. This information shall be depicted on a map or alternatively in a listing of those projects and their respective characteristics.

Future Traffic

An estimate of the effects of traditional increases in traffic resulting from potential development shall be provided. Potential development is that which may be developed maximally under the effective Future Land Use Element (FLUE) and the Land Development Code. This estimate shall be for the projected development areas within the projects RDI. A map or list of such lands with potential traffic impact calculations shall be provided.

Through Traffic

At a minimum, increases in through traffic shall be addressed through the year 2015. The methodology used to derive the estimates shall be provided. It may be desirable to include any additional documentation and backup data to support the estimation as well.

Planned/Proposed Roadway Improvements

All proposed or planned roadway improvements located within the RDI should be identified. A description of the funding commitments should also be identified.

Project Phasing

When a project phasing schedule is dependent upon proposed roadway improvements, a phasing schedule may be included as part of the TIS. If the traffic impacts of a project are mitigated through a phasing schedule, such phasing schedule may be made a condition of any approval.

Statement of Utility Provisions for Conditional Use Request

Applicant: Collier County

Address: 3301 Tamiami trail East, Naples Florida, 34112-3969

Telephone: (239)530-5337 Fax: (239) 530-5378

Address of subject property (if available): 718 Elkcam Cirle / 990 Chalmer Drive

Subdivision:_____ Block:_____ Lot:_____

Property ID #: _____ Plat Book:_____ Page #:_____

Type of Sewage Disposal to be provided (check one)

- ☐ County Utility system
- ☑ City Utility System
- ☐ Franchised Utility System:_____
- ☐ Package Treatment Plan: _____ GPD
- ☐ Septic System

Type of Water Service to be provided (check one)

- ☐ County utility system
- ☑ City utility
- ☐ Franchised utility system:_____
- ☐ Private system (well)

Total population to be served: 780 sf total business area. Includes 350 sf of office area.

Peak and average daily demands:

Water: peak 150 gal/ day average daily: 117 gal/ day

Sewer: peak 150 gal/day average daily: 117 gal/ day

If proposing to be connected to Collier County Regional Water System, please provide the date service is expected to be required: _____.

Narrative Statement

Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of effluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer.

Collier County Utility Dedication Statement

If the project is located within the services boundaries of Collier County's utility service system, written notarized statement shall be provided agreeing to dedicate to Collier County Utilities the water distribution and sewage collection facilities within the project area upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at the

time. This statement shall also include an agreement that the applicable system development charges and connection by fees will be paid to the County Utilities Division prior to the issuance of building permits by the City. If applicable, the statement shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems.

Statement of Availability Capacity from Other Providers

Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the City, a statement from the provider indicating that there is adequate capacity to serve the project shall be provided.

CONDITIONAL USE APPLICATION
SUBMITTAL CHECKLIST

THIS COMPLETED CHECKLIST IS TO BE SUBMITTED WITH APPLICATION PACKET.

	NUMBER OF COPIES	REQUIRED	NOT REQUIRED
Completed Application	1		
Copy of Deed(s) & list identifying Owner(s) & all partners if a Corporation	1		
Completed Owner/Agent Affidavits, Notarized	1		
Pre-application notes/minutes	1		
Conceptual Site Plans	4		
Environmental Impact Statement (EIS)	4		
Aerial Photograph – (with habitat areas identified)	4		
Completed Utility Provisions Statements (with Required attachments and sketches)	4		
Traffic Impact Statement (TIS)	4		
Historical & Archaeological Survey or Waiver Application	4		
Copies of State and/or Federal Permits	4		
Architectural rendering of proposed structure(s)	4		
Application Fee, Check shall be made payable to "City of Marco Island" Without A Rezone Petition: $2,000 With a Rezone Petition: $1,000		$2000.00 (w/Rezone $1000.00)	
Other requirements:			

PUBLIC NOTICE REQUIREMENT: In addition to the fees required herein, all costs of newspaper notices and required notices for public petitions shall be paid in full prior to a scheduled public hearing. If such payment is not received prior to a scheduled public hearing, the petition will be continued and rescheduled. Any additional cost associated with a rescheduled item shall also be paid in full prior to the public hearing. Advertising for public hearings shall be prepared by staff and submitted to the newspapers as required in the Marco Island Land Development Code (LDC). If an application is filed for which a fee is not listed herein, staff shall assess the fee based upon actual time spent reviewing the petition.
Marco Island Code of Ordinances Section 30-8(a). Amended 10/17/2005

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

AFFIDAVIT

We/I, DAYNE ATKINSON being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated or City printed shall not be altered. *Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted.* We/I hereby also consent to access to the subject property (excluding entering any home or other enclosed structure) by City of Marco Island staff members, Planning Board members, and/or Board or Zoning Appeals members for the limited purpose of evaluating, observing, or understanding the subject property conditions as they relate to the petition. While the petition is pending, Staff members, Planning Board members, or Board of Zoning Appeals members will be allowed access upon the property provided they display a Marco Island City Photo ID or a Valid Driver's License.

As property owner we/I further authorize CH2M HILL to act as our/my representative in any matters regarding this Petition.

Signature of Property Owner

Signature of Property Owner

DAYNE ATKINSON
Printed Name of Property Owner

Printed Name of Property Owner

The foregoing instrument was acknowledged before me this 23rd day of April, 2007, by Dayne Atkinson, who is personally known to me or has produced _____ as identification.

State of Florida
County of Collier

Mary Cornelisse
Signature Notary Public – State of Florida

(Seal)

MARY CORNELISSE
MY COMMISSION # DD 284860
EXPIRES: March 21, 2008
Bonded Thru Notary Public Underwriters

Mary Cornelisse
Printed, Typed, or Stamped Name of Notary