RESOLUTION NO. 05-42

A RESOLUTION DETERMINING PETITION V-05-07, A VARIANCE FROM SECTION 30-245(3)d. OF THE MARCO ISLAND LAND DEVELOPMENT CODE FROM 25 FEET TO 15 FEET IN CONJUNCTION WITH PLANS TO CONSTRUCT A NEW ONE STORY MULTI TENANT COMMERCIAL OFFICE BUILDING ON THE SUBJECT PROPERTY, MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR FILING WITH THE CITY CLERK; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 30-245(3)d. of the Marco Island Land Development Code establishes minimum setbacks for commercial structures abutting residential zoning districts; and

WHEREAS, Pat Kaikini RIBA, representing Greg J. Glover, has petitioned the City for a variance from said 25 foot setback requirement in conjunction with plans to construct a new one-story multi-tenant commercial office building on the subject propoerty; and

WHEREAS, Greg J. Glover has requested a 10 foot variance from the 25 foot setback requirement for commercial structures abutting residential zoning districts to 15 feet; and

WHEREAS, the City of Marco Island has adopted Section 30-65 of the Marco Island Land Development Code which establishes variance procedures; and

WHEREAS, the Marco Island Planning Board conducted a public hearing on June 10, 2005 to consider the advisability of a 10 foot variance from the required 25 foot setback requirement to 15 feet in conjunction with plans to construct a new one-story multi-tenant commercial office building, and voted 5 to 0, to recommend that the Marco Island City Council approve the requested variance; and

WHEREAS, the Marco Island City Council is acting as the Board of Zoning Appeals; and

WHEREAS, City Council, as the Board of Zoning Appeals, has held a public hearing after proper notice as provided for in Section 30-65, and has considered the advisability of a 10 foot variance from the required 25 foot setback requirement for commercial structures abutting residential zoning districts in conjunction with plans to construct a new one-story multi-tenant commercial office building as shown on Exhibits "A","B", and "C" in the "C-4" zoning district for property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement have been made concerning all applicable matters required by City Ordinances, including Section 30-65 of the Marco Island Land Development Code; and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in a public meeting assembled, and the Board has considered all matters presented.

NOW THEREFORE, BE IT RESOLVED BY THE MARCO ISLAND CITY COUNCIL, THAT:

Section One:

Petition V-05-07, filed by Pat Kaikiini RIBA, representing Greg J. Glover, with respect to the property described as the southwest corner of Bald Eagle Drive and Elkcam Circle, further described as part of Tract "D" of Marco Beach Unit 6, in Section 8, Township 52 South, Range 26 East, City of Marco Island, Florida, is hereby approved and authorizes a 10 foot reduction of the required 25 foot setback requirement to 15 feet for the construction of a new one-story multi-tenant commercial office building.

Section Two:

This Resolution relating to Petition Number V-05-07 shall be recorded in the Minutes of this Board and filed with the Marco Island City Clerk's Office.

Section Three:

This Resolution shall take effect immediately upon adoption.

PASSED IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL ACTING AS THE BOARD OF ZONNING APPEALS THIS 20 DAY OF June 2005.

MARCO ISLAND CITY COUNCIL
MARCO ISLAND, FLORIDA

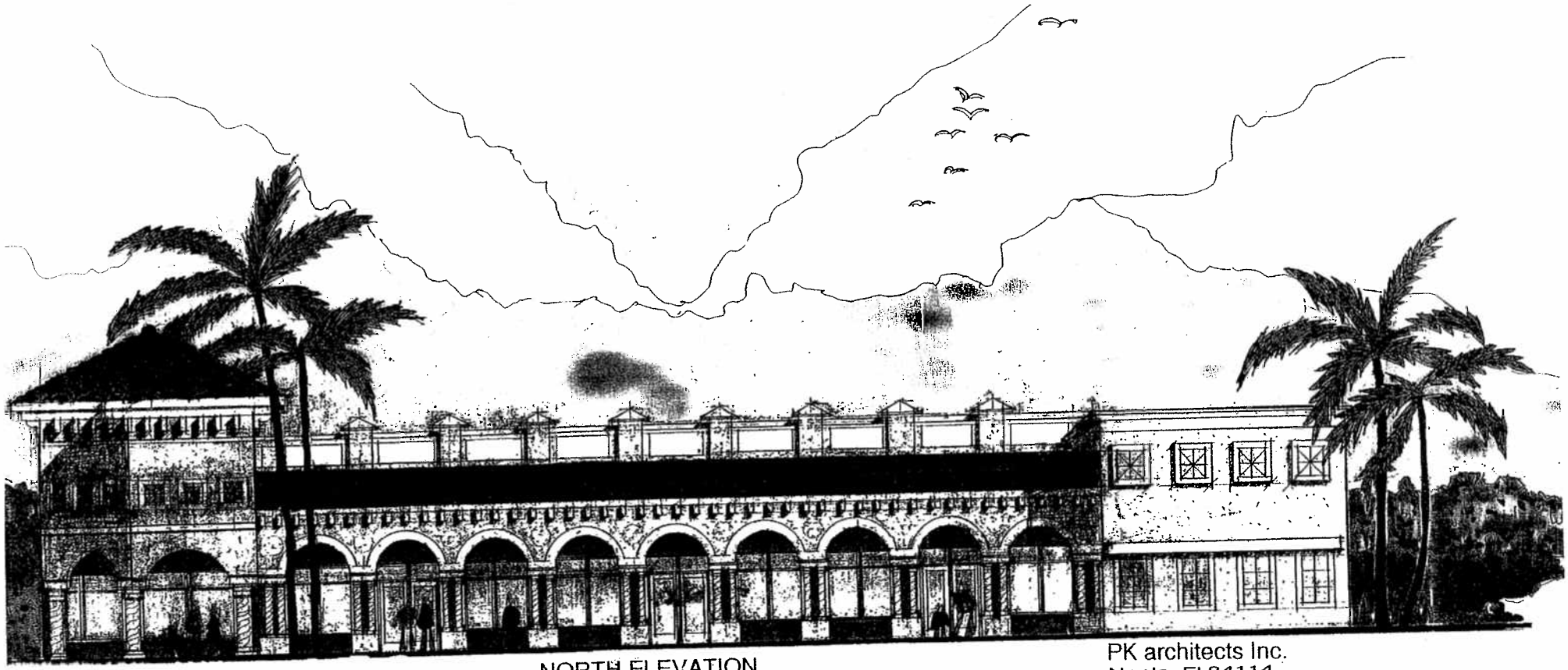
By: Vickie Kelber
Vickie Kelber, Chairwoman

ATTEST:

Laura Litzan
City Clerk

Approved as to form and legality:

Richard D. Yovanovich
City Attorney



ELKCAM CENTER LLC
Information (239)269-5453

NORTH ELEVATION

PK architects Inc.
Naple, Fl.34114
Ph. (239)537-1110

LEGEND

- Proposed Elevations (N.G.V.D.) Top of sod or pavement
- Proposed Elevations (N.G.V.D.) Top of curb/walk
- Existing Elevations
- Proposed
- Proposed
- Existing
- Existing
- Flow Direction
- C.O. Clean-out
- Stop Sign & 24" stop bar
- BR Bike Rack
- Light

te Summary

Building	10,839 sf	16.6%
Pavement/walk	19,616 sf	47.7%
Open space	14,686 sf	35.7%
Total Site	41,127 sf	

rking Requirements
tail 1/250 sf

Retail 10,839 sf/250 = 43

rking Provided
Regular 40 spaces
Handicap 2 spaces
Bike Rack (5%) 2 spaces
Total 43 spaces

Setbacks

Required
Front 25'
Sides 0'-15'
Rear 10'
Abutting Residential 25'

Provided
Front 25'
Side 15'
Rear N/A

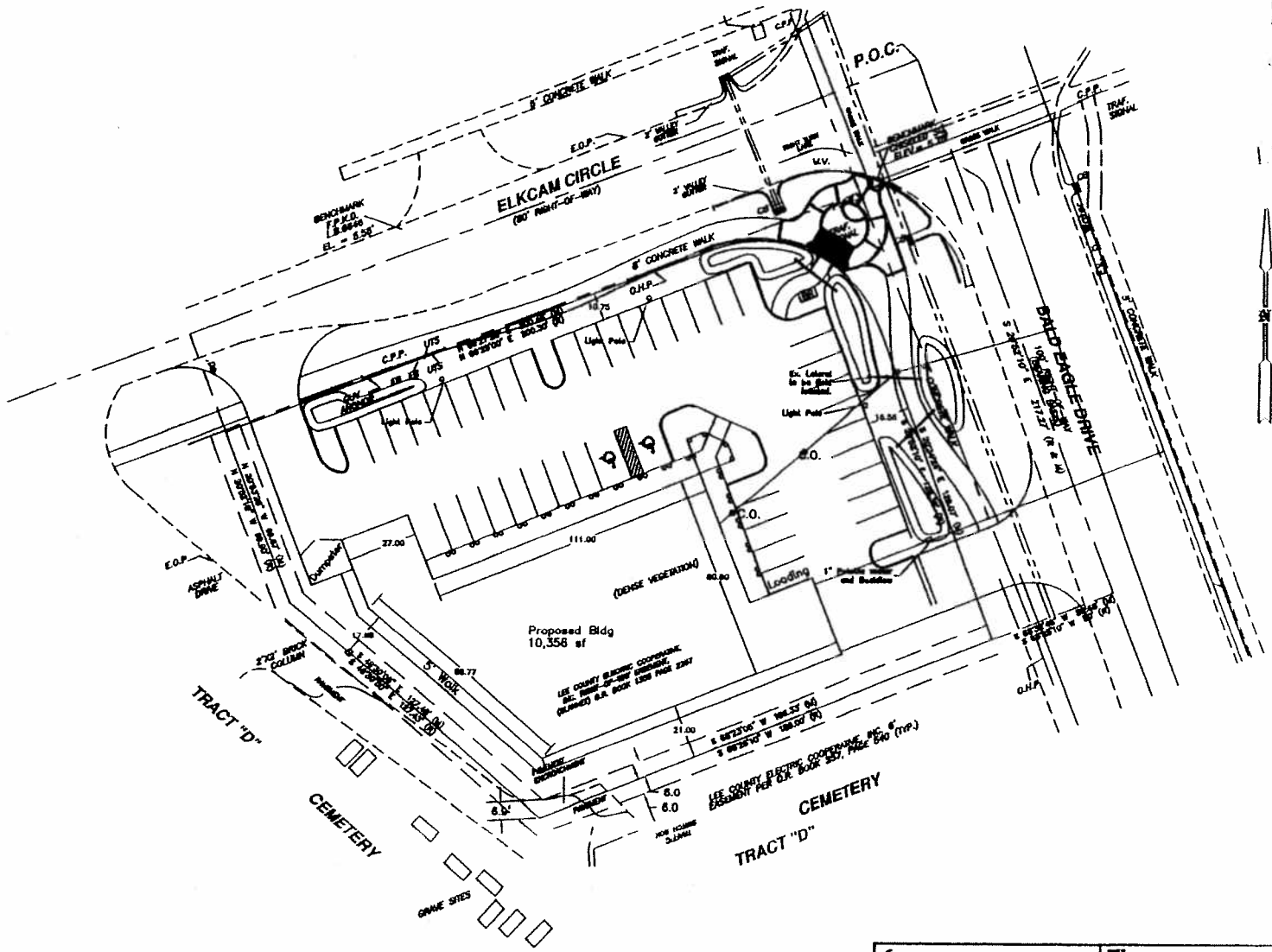
Bldg Height
Maximum 50'
Proposed 35'

EAL PROPERTY DESCRIPTION

(BY OTHERS)

AT PART OF TRACT "D" IN MARCO BEACH UNIT SIX, UATED IN SECTION 8, TOWNSHIP 52 SOUTH, RANGE 26 ST, COLLIER COUNTY, FLORIDA, ACCORDING TO THE PLAT EREOF RECORDED IN PLAT BOOK 6, PAGE 48 OF THE BLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE RTICULARLY DESCRIBED AS FOLLOWS:

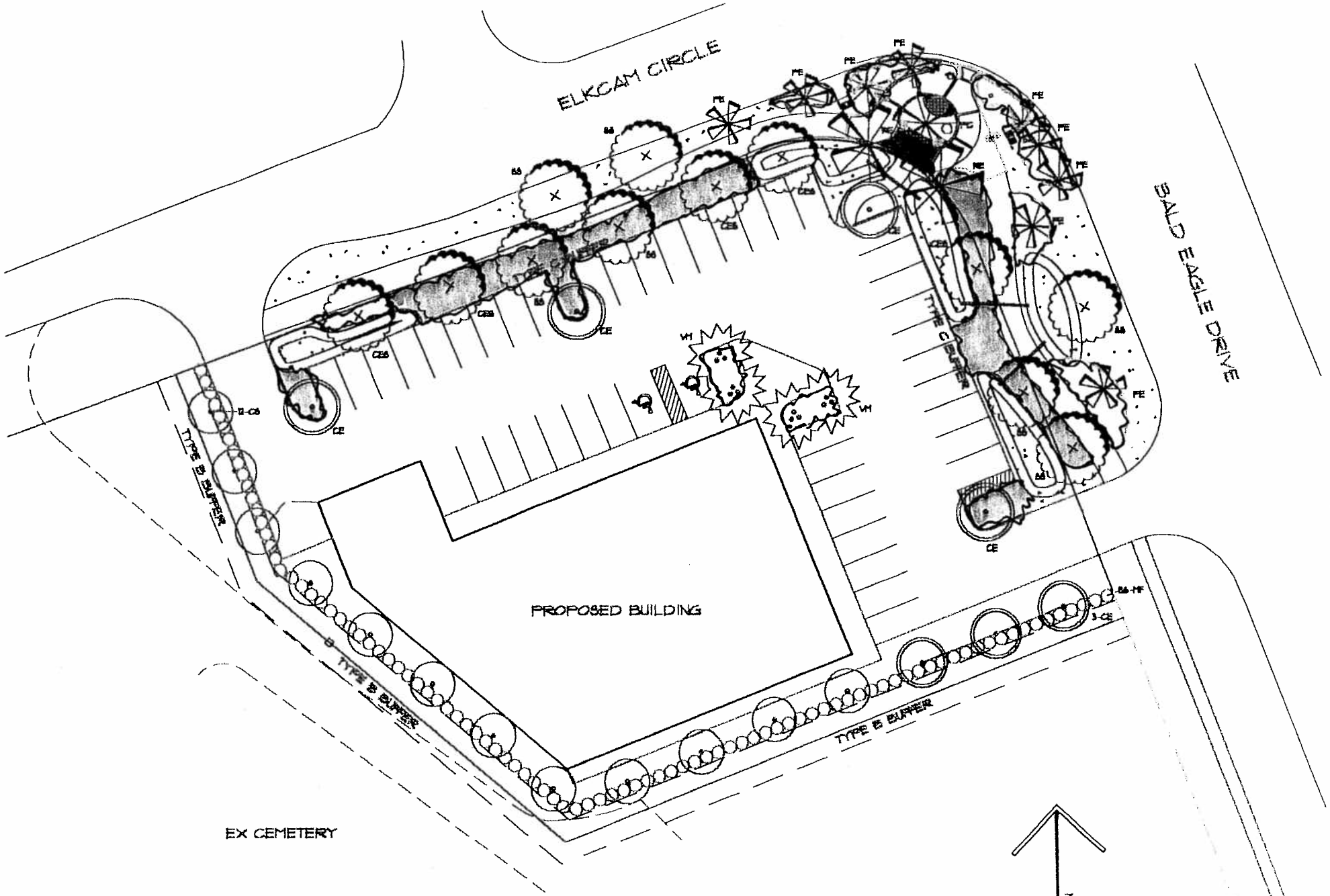
MENCING AT THE CENTERLINE INTERSECTION OF ELKCAM CLE AND BALD EAGLE DRIVE AS SHOWN ON SAID PLAT MARCO BEACH UNIT SIX, THENCE SOUTH 20°52'10" EAST, ONG SAID CENTERLINE OF BALD EAGLE DRIVE, A DISTANCE 217.27 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 25'10" W, A DISTANCE OF 50.00 FEET TO THE UTHWESTERLY RIGHT OF WAY LINE OF BALD EAGLE DRIVE D THE POINT OF BEGINNING;
ENCE CONTINUING SOUTH 68°25'10" WEST, A DISTANCE OF .00 FEET; THENCE NORTH 49°30'50" WEST, A DISTANCE 127.43 FEET; THENCE NORTH 20°52'10" WEST, A TANCE OF 69.90 FEET TO THE SOUTHERLY RIGHT OF WAY E OF ELKCAM CIRCLE; THENCE NORTH 69°25'10" EAST, ONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.30 T TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 T AND AN ARC LENGTH OF 78.29 FEET TO THE UTHWESTERLY RIGHT OF WAY LINE OF BALD EAGLE DRIVE; ENCE SOUTH 20°52'10" EAST, A DISTANCE OF 128.39 T TO THE POINT OF BEGINNING, CONTAINING 0.943



Site Plan

Elkcam Center, LLC

Elkcam Center



Proposed Site Landscape Plan for:

ELKCAM CENTER

SCALE: 1" = 20'

Plan by: Jeff Moore [illegible]scape Architect (572 0226)