RESOLUTION NO. 03- 21

A RESOLUTION TO INCREASE THE MAXIMUM BUILDING HEIGHT OF PRINCIPAL STRUCTURES IDENTIFIED IN SECTION 30-322(5) OF THE COMMUNITY FACILITY (CF) ZONING DISTRICT FROM 30 FEET TO 50 FEET, PURSUANT TO SECTIONS 30-324(10) AND 30-64(3) OF THE MARCO ISLAND LAND DEVELOPMENT CODE, FOR PROPERTY DESCRIBED AS LOTS 9 AND 10, BLOCK 427, OF UNIT 15 REPLAT, IN SECTION 15, TOWNSHIP 52 SOUTH, RANGE 26 EAST, 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, Sections 30-321 through 30-327 of the Marco Island Land Development Code provide standards and regulations for the community facility (CF) zoning district: 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 after notice, and has considered the advisability of Conditional Use "10" of section 30-324 of the "CF" zoning district to increase the building height from 30 feet to 50 feet on the property hereinafter described, 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 sections 30-64(3) and 30-324(10) of the Marco Island Land Development Code for the Marco Island Planning Board; and

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

NOW, THEREFORE BE IT RESOLVED, BY THE BOARD OF ZONING APPEALS of Marco Island, Florida that:

The Petition CU-03-01 filed by Craig R. Woodard and Ronald Nino representing Kingsley Investment, Inc., with respect to the property hereinafter described as:

Lots 9 and 10, Block 427, of Unit 15 replat, Section 15, Township 52 South, Range 26 East, City of Marco Island, Florida.

Is hereby approved for Conditional Use "10" of section 30-324 of the "CF" zoning district to increase the principal building height from 30 feet to 50 feet in accordance with the site and architectural plans illustrated as Exhibit "B", the service and amenity schedule illustrated as Exhibit "C", and the following condition:

a. The petitioner's site plan drawing reveals two driveways approximately 100 apart. Because of operational and safety concerns including the potential for vehicle conflicts, a right turn lane facility is required for the project.

BE IT FURTHER RESOLVED that this Resolution relating to petition Number CU-03-01 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 7th day of April, 2003.

Attest:

Laura Litzan
City Clerk

CITY OF MARCO ISLAND, FLORIDA

By: Michael F. Minozzi Jr., Chairman

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-03-01

The following facts are found:

1. Section 30-322(5) of the Marco Island Land Development Code (LDC) authorized the conditional use.

2. Pursuant to Section 30-64(3) of the Land Development Code, 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 _____

3. Those uses identified in Section 30-322(5) of the Land Development Code shall be reviewed pursuant to Section 30-224(10) and the following supplemental review criteria shall be considered because of:

   e. Starting with a minimum open space requirement of 30% for each foot of height sought in excess of 30 feet, there shall be a one percent increase in project open space:
   Additional open space provided equivalent to height increase
   Yes ✓ No_____

f. In addition to any required State license applications there shall be sufficient documentation of services to be provided at the facility to demonstrate a commitment to "aging in place" as defined in 400.402 F.S., and the physical location(s), as shown on required site plans, of where such services will be rendered or supported at the facility:

Continuing care services and amenities provided
Yes ✓ No_____

g. Provision of parking on-site pursuant to section 30-1018(n); provided however, that City Council may decrease the amount of required parking by 10% based on consideration of other transportation options and services, such as valets, passenger vans, buses, etc., if applicable:

Parking reduction and/or deviations requested
Yes ✓ No_____

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

Date: 3/21/03

CHAIRMAN: Barrett Van Horsen

MEMBER: Barrett Van Horsen

EXHIBIT "A"

THE AVIARY MARCO ISLAND - - - Senior Retirement Living

The Aviary Marco Island, in support of the concept of "aging in place" as defined **Florida Statutes 400.402 (4):**

"Aging in place" or "age in place" means the process of providing increased or adjusted services to a person to compensate for the physical or mental decline that may occur with the aging process, in order to maximize the person's dignity and independence and permit them to remain in a familiar, non institutional, residential environment for as long as possible. Such services may be provided by facility staff, volunteers, family, or friends, or through contractual arrangements with a third party."

is providing the attached proposed services for independent and assisted living residents at The Aviary as requested at the March 17, 2003 City Council meeting and the March 21, 2003 Planning Board Meeting.

April 7, 2003

Exhibit "B"

2255 San Marco Road • Marco Island, FL 34145 • (239) 389-9932

SERVICES AVAILABLE TO ASSISTED LIVING RESIDENTS

Residents of the ALU will be entitled to the following services:

- Three meals per day
- 24-hour nursing availability
- 24-hour emergency response system
- 24-hour professional staff
- Daily reminders of activities and dining
- On-going wellness and health assessments by licensed nurses
- Concierge services
- Daily scheduled transportation to appointments
- Daily housekeeping services
- Laundering of linens and towels
- Basic cable TV
- Verbal reminders for medication
- Occasional assistance with dressing and grooming

The Aviary will offer personalized fee-for-service plans designed to meet the abilities, preferences and individual needs of our Residents. These services will be provided either on the premises of The Aviary or off premises by licensed providers. They can include for example:

- Daily assistance with Activities of Daily Living (bathing, grooming, dressing, eating and toileting)
- Assistance with ambulating and transferring for safety.
- Personal laundry and additional housekeeping services as needed
- Medication management
- Nutritional assistance and monitoring
- Physical therapy
- Occupational therapy
- Speech therapy
- Pulmonary therapy
- Podiatrist
- Audiologist
- Counseling

SERVICES AVAILABLE TO INDEPENDENT LIVING RESIDENTS

The following is a list of services that will be available to the Independent Living residents at The Aviary to facilitate the concept of "aging in place." This will enable them to maintain their independence for as long as possible.

Residents of the ILU will be entitled to the following services:

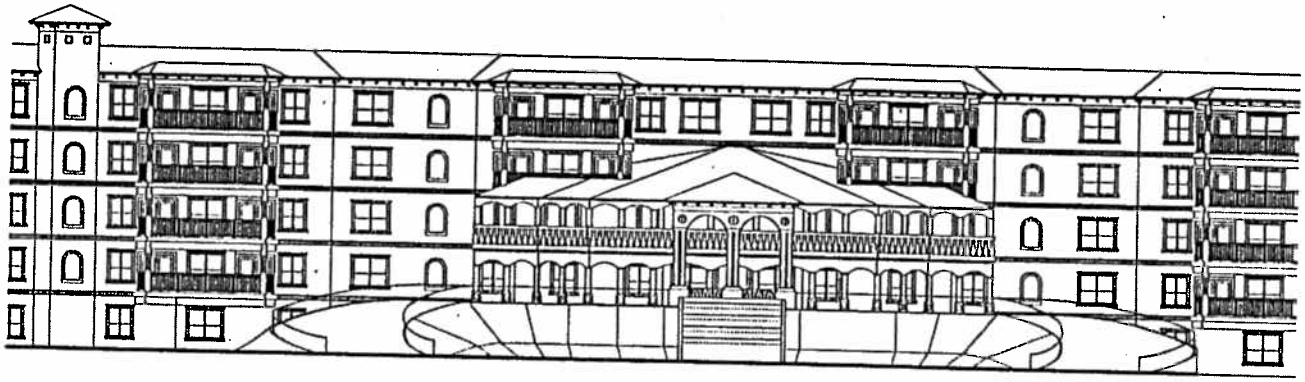
- The monthly fees assumes one meal per person per day
- Parking
- Utilities including electricity, gas, water, sewer, trash removal
- Weekly residential housekeeping
- Weekly flat laundry service
- 24-hour emergency response system
- 24-hour security
- Basic cable TV
- Maintenance of buildings and grounds
- Full calendar of social, cultural, and recreational activities
- Unlimited use of the exercise/Jacuzzi area
- Health/wellness program
- Arts and crafts
- Exercise programs
- Concierge services
- Regularly scheduled transportation for shopping and other outings
- Move-in coordination

Residents of the ILU will be assisted with securing fee-for-service Home Health Care services. These services will be provided either on the premises of The Aviary or off premises by licensed providers. They can include for example:

- Assistance with Activities of Daily Living
- Physical therapy
- Speech therapy
- Occupational therapy
- Counseling
- Pulmonary therapy
- Podiatrist
- Nursing Care
- Monitoring of medications
- Companion/Homemaker Services
    - Live-in or visiting caregiver
    - Meal preparation
    - Additional housekeeping
    - Laundry
    - Shopping

The Aviary
Marco Island
THEDOUGLASCOMPANY

Collier County
Marco Island, Florida



COMMISSION #02038.00
DESIGN DEVELOPMENT DOCTUMENTS: FEBRUARY 17, 2003

COVER SHEET | SCALE | 1

EXHIBIT "C"

BESSO
DESIGN GROUP
LICENSE # - 3447
ARCHITECTURE
556 CENTRAL AVEN
ST. PETERSBURG, FLO
33701
(727) 894-4453
FAX (727) 896-8062

The Aviary
Marco Island

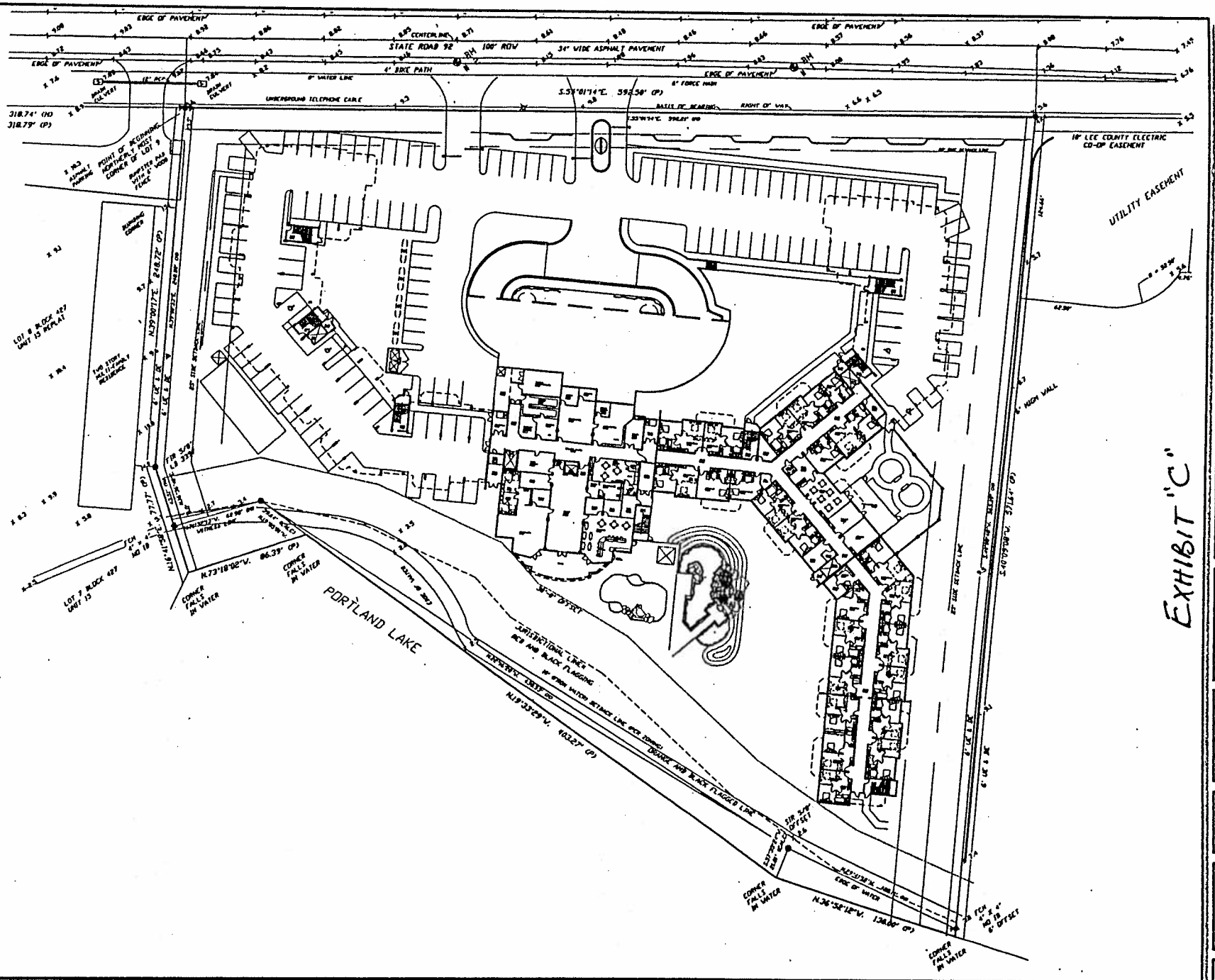
PROFESSIONAL SEA

REVISIONS

SHEET NAME

PROJECT NUM: 02038.
DRAWN BY: RTS
CHECKED BY: KB
DATE: 1-1-03
SCALE:

CVR-1
SHEET NUMBER



Overall Site Layout

SCALE 1:30

1

BESSO

DESIGN GROUP

LICENSE # - AA-C

ARCHITECTURE

556 CENTRAL AVEN

ST. PETERSBURG, FLO

33701

(727) 894-4453

FAX (727) 896-8662

The Aviary
Marco Island

PROFESSIONAL SE

KEVIN J. BESSOLO

REVISIONS

SHEET NAME

PROJECT NUM: 0203

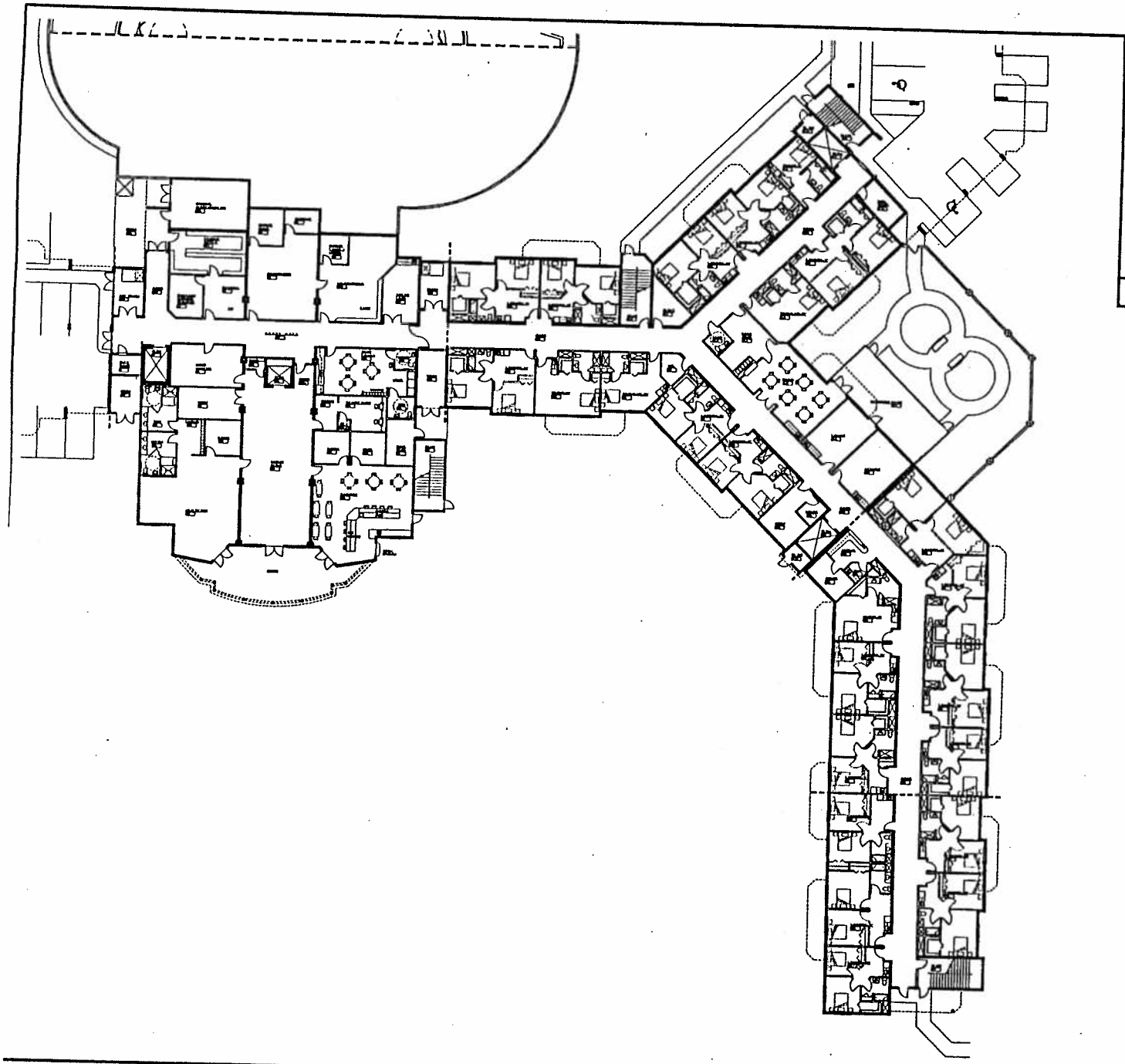
DRAWN BY: RTS

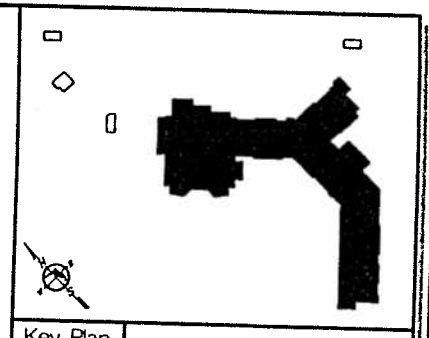
CHECKED BY: KB

DATE: 1-1-03

SCALE:

SHEET NUMBER





Key Plan

EXHIBIT "C"

1st. FLOOR CORE SCHEDULE

TOTAL BUILDING SQUARE FOOTAGE = [illegible] sq. ft.

ALF - UNIT COUNT SCHEDULE

UNIT TYPE	UNIT TOTAL	PER-UNIT SQ. FT.	H.C. UNIT	TOTAL BEDS
STUDIO UNIT	[illegible]	[illegible] sq. ft.	[illegible]	[illegible]
1-BEDROOM UNIT	[illegible]	[illegible] sq. ft.	--	[illegible]
UNIT TOTALS	24	[illegible] sq. ft.	TOTAL BEDS	24

TOTAL BUILDING SQUARE FOOTAGE = [illegible] sq. ft.

TOTAL UNIT COUNT = 24 ([illegible] H.C. UNITS) = (12) OR 2-HANDICAPPED UNITS

Overall 1st. Floor Plan | SCALE [illegible] | 1

BESSOL

DESIGN GROUP INC

LICENSE # - AA-C0211

ARCHITECTURE ■ PLANN

556 CENTRAL AVENUE

ST. PETERSBURG, FLORIDA

33701

(727) 894-4453

FAX (727) 896-8662

The Aviary Marco Island

Collier County

Marco Island Fl...

PROFESSIONAL SEAL

KEVIN J. BESSOLO

REVISIONS

SHEET NAME

PROJECT NUM: 0203800

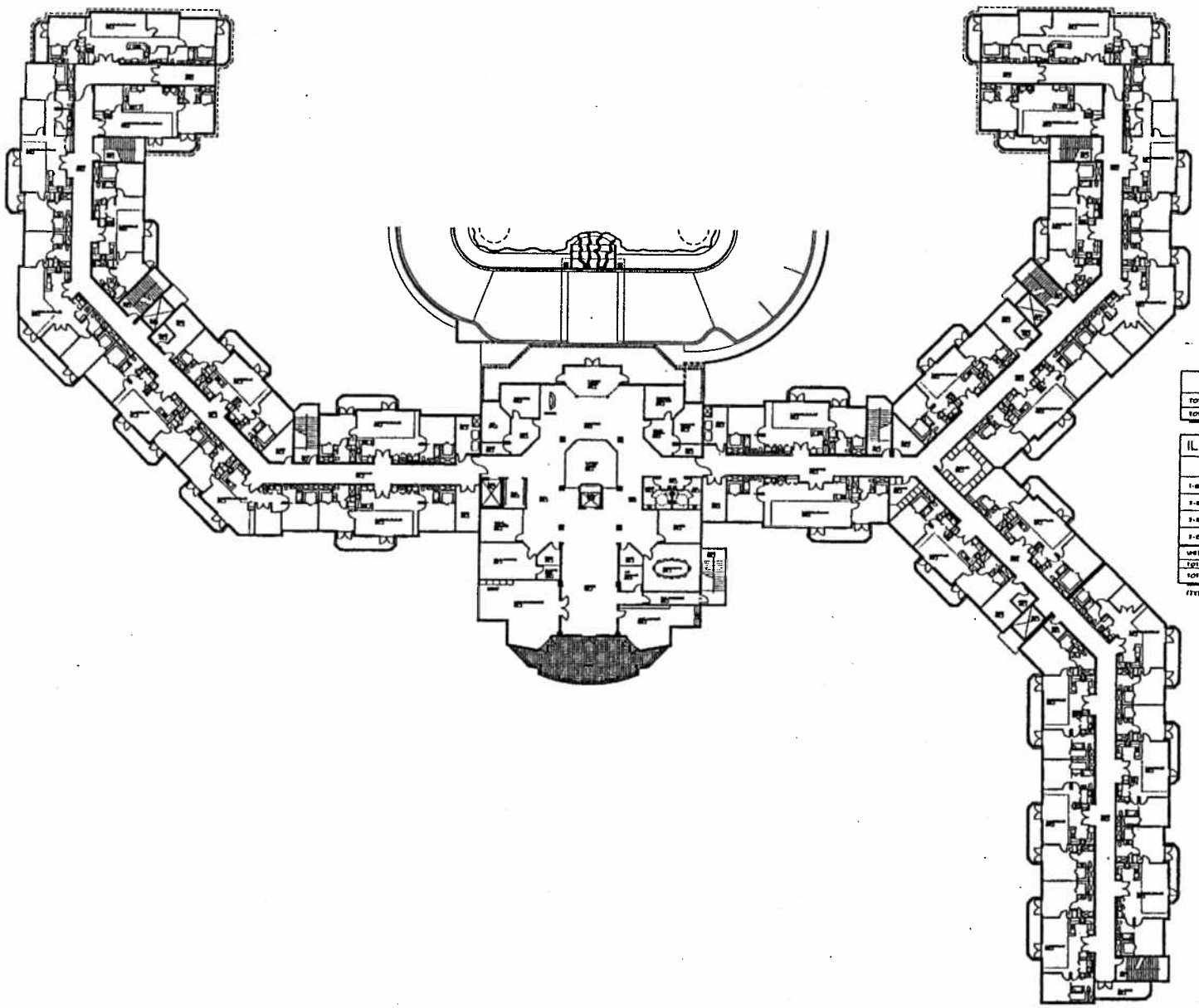
DRAWN BY: RTS

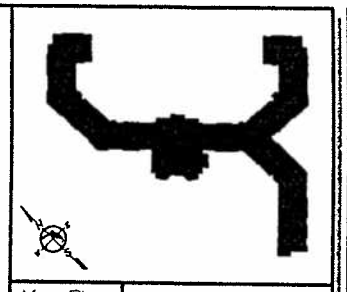
CHECKED BY: KB

DATE: 1-01-03

SCALE:

SHEET NUMBER





Key Plan

2nd. FLOOR CORE SCHEDULE
TOTAL EXTERIOR BALCONY SQUARE FOOTAGE = [illegible] sq. ft.
TOTAL SQUARE FOOTAGE = [illegible] sq. ft.

ILF - 2nd. FLR. UNIT COUNT SCHEDULE				
UNIT TYPE	UNIT TOTAL	PER-UNIT SQ. FT.	H.C. UNIT	TOTAL BEDS
1-BEDROOM UNIT	2	[illegible] sq. ft.	1	2
2-BEDROOM UNIT	4	[illegible] sq. ft.	1	22
2-BEDROOM DELUXE	6	[illegible] sq. ft.	-	[illegible]
2-BEDROOM W DEN	8	[illegible] sq. ft.	-	16
UNIT TOTALS	21	[illegible] sq. ft.	TOTAL BEDS	52
TOTAL SQUARE FOOTAGE = [illegible] sq. ft.				
TOTAL UNIT COUNT = 21 (54 H/C UNITS) = (12) OR 2-HANDICAPPED UNITS				

(TYPICAL UNIT BALCONY = [illegible] sq. ft.)

EXHIBIT "C"

2nd. Floor Overall Plan

BESSOLO
DESIGN GROUP INC
LICENSE # - AA-C0281
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556 CENTRAL AVENUE
ST. PETERSBURG, FLORIDA
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FAX (727) 896-8662

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PROFESSIONAL SEAL

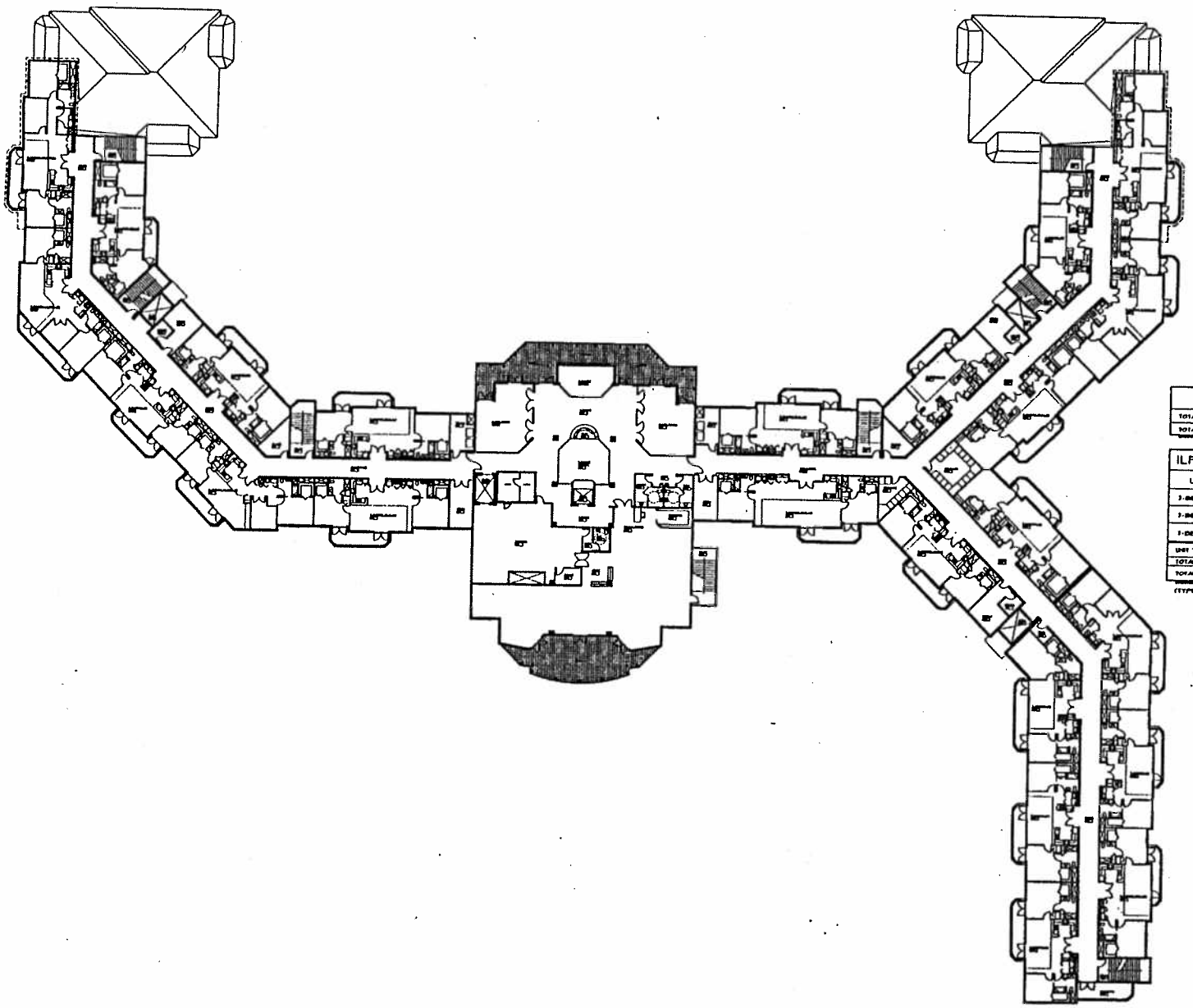
KEVIN J BESSOLO

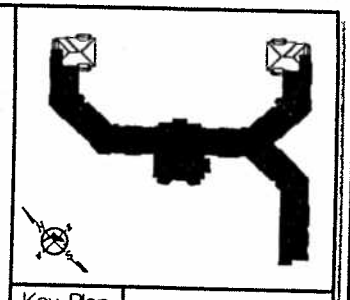
REVISIONS

SHEET NAME

PROJECT NUM: 02038.00
DRAWN BY: RTS
CHECKED BY: KB
DATE: 1-01-03
SCALE: 3/64"

SHEET NUMBER





Key Plan

3rd. FLOOR CORE SCHEDULE
TOTAL EXTERIOR BALCONY SQUARE FOOTAGE = 2,330 sq. ft.
TOTAL SQUARE FOOTAGE = 5,410 sq. ft.

ILF - 3rd. FLR. UNIT COUNT SCHEDULE				
UNIT TYPE	UNIT TOTAL	PER-UNIT SQ. FT.	H.C. UNIT	TOTAL BEDS
2-BEDROOM UNIT	8	1,500 sq. ft.	2	22
2-BEDROOM DELUXE	6	1,500 sq. ft.	-	18
2-BEDROOM W/ DEN	6	1,500 sq. ft.	-	18
UNIT TOTALS	22	30,500 sq. ft.	TOTAL BEDS	46
TOTAL SQUARE FOOTAGE = 35,730 sq. ft.				
TOTAL UNIT COUNT = 22 (54 H/C UNITS) + FLU OR 2-HANDICAPPED UNITS				

(TYPICAL UNIT BALCONY = 150 sq. ft.)

EXHIBIT "C"

3rd. Floor Overall Plan

BESSOLO
DESIGN GROUP INC
LICENSE # - AA-C0287
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556 CENTRAL AVENUE
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KEVIN J BESSOLO

REVISIONS

SHEET NAME

PROJECT NUM: 0203800
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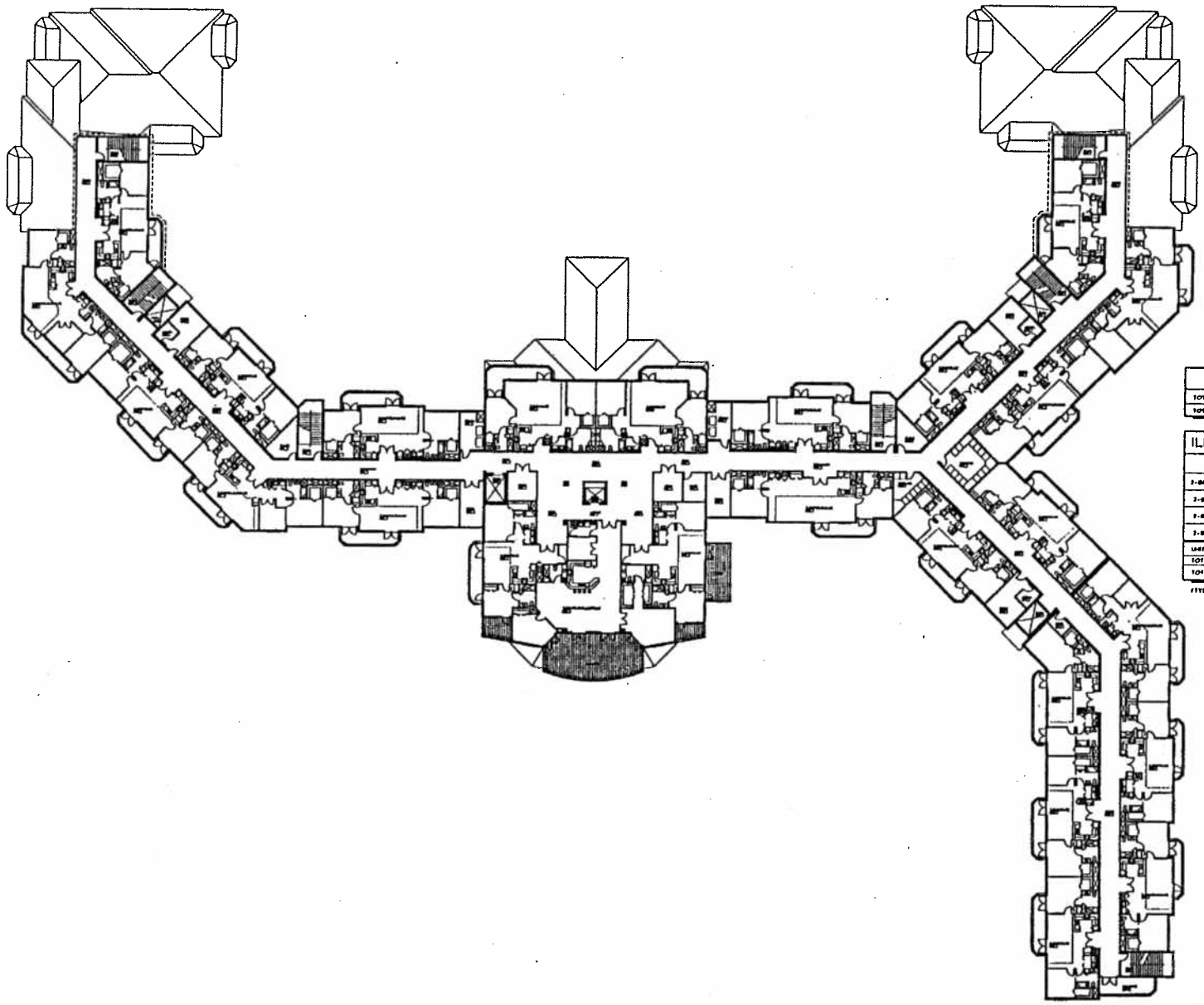
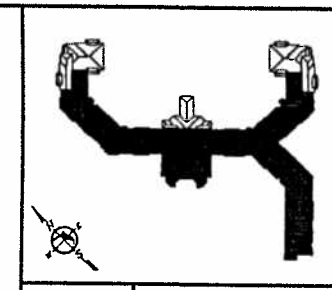
CHECKED BY: KB
DATE: 1-01-03
SCALE: 3/64"

SHEET NUMBER





Key Plan

4th FLOOR CORE SCHEDULE
TOTAL ENTERIOR BALCONY SQUARE FOOTAGE = 1260 sq. ft.
TOTAL SQUARE FOOTAGE = 9,875 sq. ft.

ILF - 4th FLR. UNIT COUNT SCHEDULE				
UNIT TYPE	UNIT TOTAL	PER-UNIT SQ. FT.	H.C. UNIT	TOTAL BEDS
2-BEDROOM DLX. W DEN	1	1,865 sq. ft.	-	2
2-BEDROOM UNIT	16	1,500 sq. ft.	2	30
2-BEDROOM DELUXE	6	1,500 sq. ft.	-	12
2-BEDROOM W DEN	4	1,500 sq. ft.	-	8
UNIT TOTALS	26	37,055 sq. ft.	TOTAL BEDS	52
TOTAL SQUARE FOOTAGE = 36,640 sq. ft.				
TOTAL UNIT COUNT = 26 (5% H/C UNITS) = 1137 OR 2-HANDICAPPED UNITS				

(TYPICAL UNIT BALCONY = 110 sq. ft.)

EXHIBIT "C"

4th. Floor Overall Plan

BESSOL
DESIGN GROUP INC
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FAX (727) 896-8662

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Collier County

PROFESSIONAL SEAL

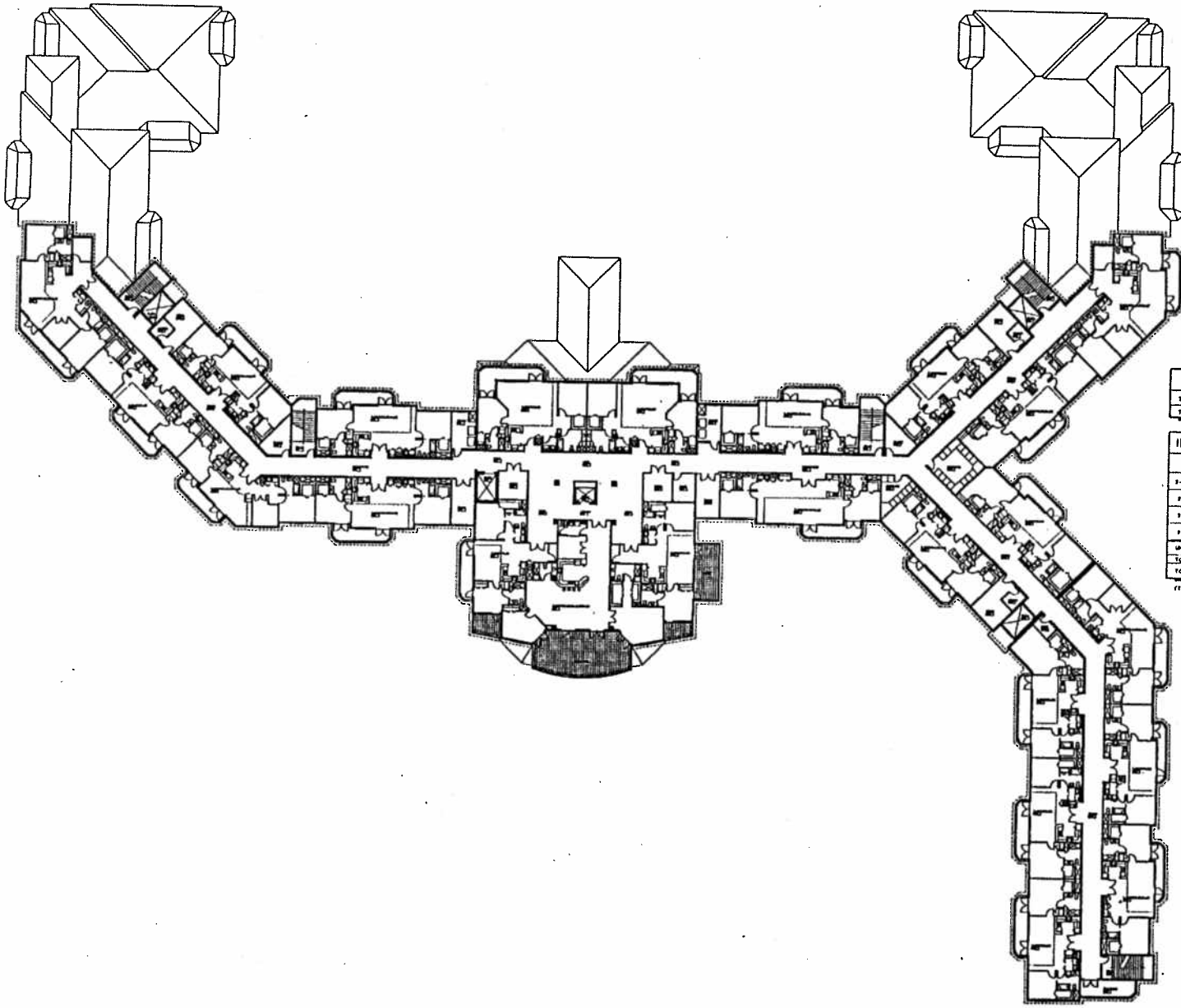
KEVIN J BESSOLD

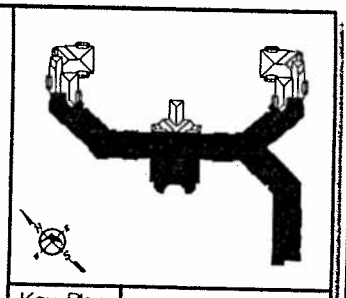
REVISIONS

SHEET NAME

PROJECT NUM: 02038.0
DRAWN BY: RTS
CHECKED BY: KB
DATE: 1-01-03
SCALE: 3/64"

SHEET NUMBER





Key Plan

5th FLOOR CORE SCHEDULE

TOTAL INTERIOR BALCONY SQUARE FOOTAGE = [illegible] sq. ft.	
TOTAL SQUARE FOOTAGE = [illegible] sq. ft.	

ILF - 5th FLR. UNIT COUNT SCHEDULE

UNIT TYPE	UNIT TOTAL	PER-UNIT SQ. FT.	H.C. UNIT	TOTAL BEDS
2-BEDROOM DLX W/ DEN	1	[illegible] sq. ft.	-	2
2-BEDROOM UNIT	13	[illegible] sq. ft.	2	26
1-BEDROOM DELUXE	4	[illegible] sq. ft.	-	4
1-BEDROOM W/ DEN	4	[illegible] sq. ft.	-	8
UNIT TOTALS	24	[illegible] sq. ft.	TOTAL BEDS	40
TOTAL SQUARE FOOTAGE = [illegible] sq. ft.				
TOTAL UNIT COUNT = 24 (55 IHC UNITS) + (13) OR 2-HANDICAPPED UNITS				

(TYPICAL UNIT BALCONY = [illegible] sq. ft.)

EXHIBIT "C"

5th Floor Overall Plan

BESSOLO
DESIGN GROUP INC
LICENSE # - AA-C[illegible]
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(727) 894-4453
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The Aviary
Marco Island

Collier County
Marco Island, Florida

PROFESSIONAL SEAL

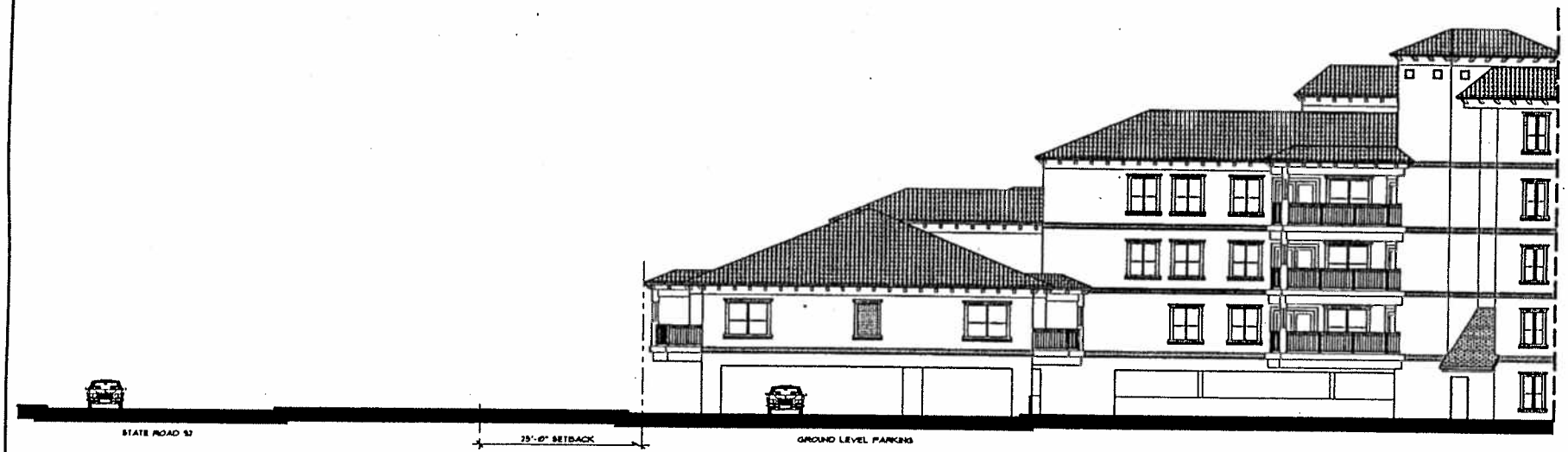
KEVIN J. BESSOLO

REVISIONS

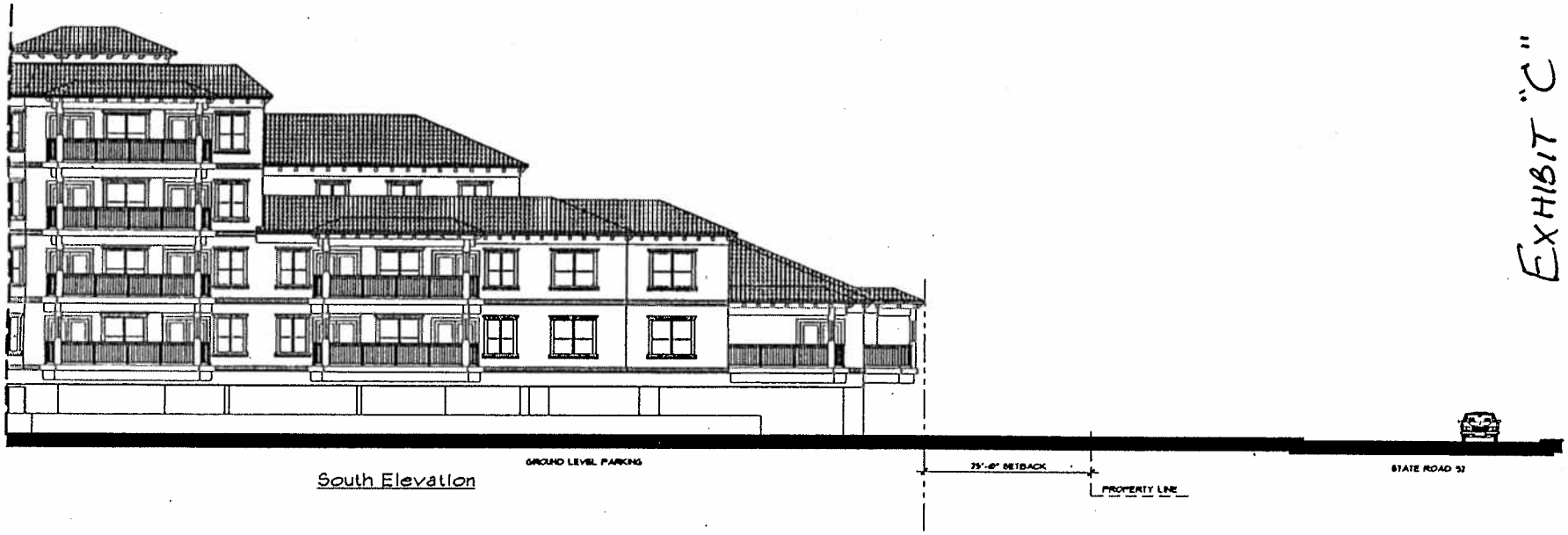
SHEET NAME

PROJECT NUM. 02038.00
DRAWN BY: RTS
CHECKED BY: KB
DATE: 1-01-03
SCALE: 3/64"

SHEET NUMBER



North Elevation



South Elevation

EXHIBIT "C"

Exterior Elevations | SCALE 1/8"=1'-0" | 1

BESSOLO
DESIGN GROUP INC
LICENSE # - AA-C0711
ARCHITECTURE ■ PLANNI
556 CENTRAL AVENUE
ST. PETERSBURG, FLORIDA
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FAX (727) 896-8662

The Aviary
Marco Island
Collier County
Marco Island, Florida

PROFESSIONAL SEAL

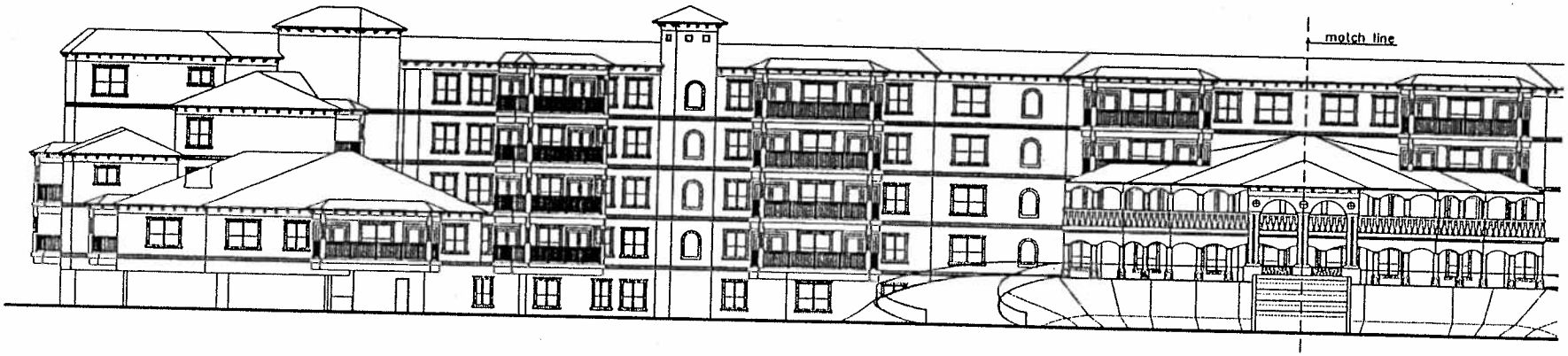
KEVIN J. BESSOLO

REVISIONS

SHEET NAME

PROJECT NO.: 01038.00
DRAWN BY: RTS
CHECKED BY: KB
DATE: 1-10-03
SCALE:

SHEET NUMBER



Front Elevation

Front Elevation

EXHIBIT "C"

Exterior Elevations

SCALE 1/8"=1'-0"

1

BESSOLO
DESIGN GROUP INC
LICENSE # - AA-C0787
ARCHITECTURE ■ PLANN
656 CENTRAL AVENUE
ST. PETERSBURG, FLORIDA
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FAX (727) 896-8662

The Aviary
Marco Island

Collier County
Marco Island

PROFESSIONAL SEAL

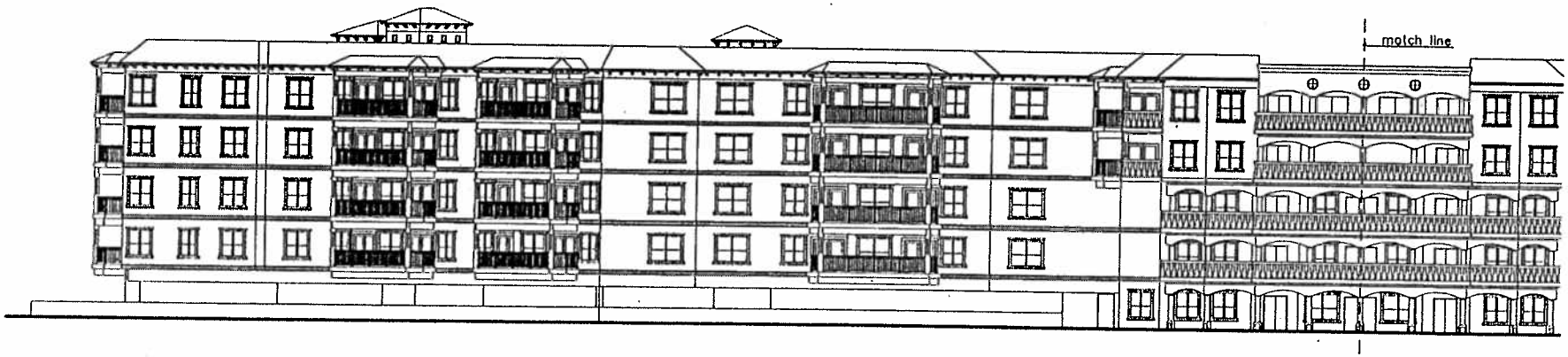
KEVIN J. BESSOLO

REVISIONS

SHEET NAME

PROJECT NO: 01038.00
DRAWN BY: RTS
CHECKED BY: KB
DATE: 1-13-03
SCALE:

SHEET NUMBER



Rear Elevation

Rear Elevation

EXHIBIT "C"

BESSOL
DESIGN GROUP INC
LICENSE # - AA-C0211
ARCHITECTURE ■ PLANN
556 CENTRAL AVENUE
ST. PETERSBURG, FLORIDA
33701
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FAX (727) 896-8662

The Aviary
Marco Island

Collier County

PROFESSIONAL SEAL

KEVIN J. BESSOLO

REVISIONS

SHEET NAME

PROJECT NUM: 02038.00
DRAWN BY: RTS
CHECKED BY: KB
DATE: 1-13-03
SCALE:

Exterior Elevations

SCALE: 1/8"=1'-0"

1

SHEET NUMBER