



PLANNING DEVELOPMENT

Development Consultants, Architects, Engineers and Planners

RE: SDP Amendment – Scope Narrative

112 1st Street, Naples, Florida 34113 Parcel ID No. 77210040003

PL 2020 000 1667 SDPA amending PL 2016 000 1578 SDP

Dear County Staff / Christine Willoughby:

Current/existing site conditions.

The existing SDP (Fish Tale Outdoor Yard Storage) PL 2016 000 1578 commenced construction in January 2021 and construction of site improvements is ongoing.

Improvements made to date:

1. Silt fence was installed;
2. Construction access driveway installed from 1st Street (location of full access driveway for the current SDP and proposed SDPA; an associated Right-of-Way Permit was issued 1/29/21; PRROW 2020 125313801 for the construction access driveway (same as the future full access on 1st St. and the right-turn entry only driveway from Southwest Blvd.);
3. the grass covered lot was cleared; and,
4. fill was imported and graded to the SDP permitted design elevation-grades.

Construction of improvements has been temporarily halted pending approval of SDPA revisions.

Scope of the proposed Amendment.Permitted improvements to be Retained:

1. The right-in-only on Southwest Blvd;
2. the construction access and full access driveway on 1st Street;
3. shallow storm water management storage swales in the front yards and associated discharge structure;
4. storm water management concept of surface flows to the front-yards;
5. mitigation/compensation trees within 1st Street front-yard;
6. retention of Southwest Blvd street trees (Royal Palms); and,
7. A payment in lieu of sidewalk was previously made for the otherwise required sidewalk on 1st Street. An abutting public sidewalk is located within Southwest Blvd right-of-way.

Wall Waiver:

A Staff (Ray Bellows) determination was made that an existing SDP Wall Waiver Variance approval (AV-PL2017 000 4349) would be voided by the change of use; but that a new application could be made.

PL20210000916-AFW has been approved. A copy of the approval Letter dated November 4, 2020 is being uploaded with this SDPA application.

Proposed Use: Marine Construction Facility and Business:

ZVL-PL2020 000 1709 was issued by Ray Bellows/Parker Klopff on September 3, 2020 and the determination was made that SIC 1799 was the most appropriate code for a marine construction facility and is permitted in the C5

zoning district; and supports uses inclusive of a maintenance office, and outdoor storage yards (provided they meet applicable criteria).

We note that the proposed project is abutting a one-story storage facility with a 25 ft building setback and a security fence on its 1st Street property line; and a convenience store and gas station to the north.

The proposed SDPA adds the following scope of improvements to the small 0.69 acre (150'x200'), C-5 zoned parcel:

1. A 2,000 sf building (40'x50') with an overall height equal to or < 20 ft. with front yard setbacks of 35 ft (25' min required) for the building and an associated 7'-8' opaque security fence. The additional setback is utilized for landscape enhancements, including building foundation planting areas improved with planted trellises.
2. Building Utilities. A gravity line connection is made to an existing clean out which was identified by County Utility Staff at the pre-application meeting; and the existing 12" county water main in the abutting Southwest Blvd right-of-way is tapped for a 3/4" potable water line and a 1" irrigation water line.
3. 9 standard parking spaces. Dimensions of parking spaces exceed minimum requirements and are 10 ft in width and 20 ft in depth; plus, one ADA parking space on concrete pavement has been provided. Only 7 parking spaces are required utilizing the 1:300 ratio. The excess parking of 3 spaces may support corporate vehicles, but such use is not anticipated at this time. Except for the singular required/provided ADA parking space, parking spaces are located on gravel or crushed shell pavement and are delineated by a wheel stop.
4. Bike rack supporting 2 bicycle spaces are provided.
5. A designated 20' x 28' loading area has been provided fronting the building entry patio.
6. Concrete outdoor building entry patio 10'x27' and ADA 5' width sidewalk which extends to the existing public sidewalk within the Southwest Blvd right-of-way.
7. An opaque security fence of 7' to 8' has been provided beyond /outside of the side yard buffers to present an enhanced project image; same fence with gates has been provided with a 35 ft setback from the front yard property lines. The additional enhancement has been used for landscaped enhancements including a hedge to be maintained at 6 ft minimum hedge (4 ft at installation) which creates an enhanced project image.
8. Proposed minimum landscaping exceeds the existing SDP – the existing SDP did not provide any interior landscape area and did not provide any building foundation planting area. The interior and building area landscaping provided exceed the applicable requirements. These additional landscaped areas reduce overall impervious area from the current SDP from 0.41 acres to 0.38 acres.
9. Note. The existing SDP did not provide a refuse collection area. The owner/end user has identified a well screened (hidden from public view with/without open driveway gates) dumpster area of 10 ft x 25 depth to accommodate their owned and self serviced 30-yard roll off dumpster; located for ease of direct access and proximity of use.

FDEP-SFWMD 10-2 Self Certification

The original SDP for Fish Tale Outdoor Yard Storage was processed through the FDEP-SFWMD 10-2 Self-Certification form. An updated Self-Certification has been issued on 8/23/21 for this SDP Amendment application and project.

Thank you, in advance for your time and attention in processing this application. Upon receipt and review of this narrative and associated application, please do not hesitate to contact me directly with any follow-up questions.

Sincerely,

PLANNING DEVELOPMENT INC.

Michael R. Fernandez

Michael R Fernandez, RA AICP NCARB
Architect – President