



PF-26

City of Marco Island
Growth Management Department
50 Bald Eagle Drive
Marco Island, FL 34145
Phone: 239-389-5000

SDP SITE DEVELOPMENT PLAN APPLICATION

Petition number: **SDP-** _____ Date Received: _____

Planner: _____

ABOVE TO BE COMPLETED BY STAFF

- ☐ Site Development Plan Review (See Section 30-674 for requirements)
- ☐ Site Improvement Plan Review (See Section 30-677 for requirements)
- ☒ Site Development Plan Amendment Review (See Section 30-676 for requirements)
- ☐ Site Development Plan Minor Amendment Review (See Section 30-676 for requirements)
- ☐ Site Development Plan Third and Subsequent Review
- ☐ Site Development Plan Time Extension

Agents Information

Agent's Name: American Engineering Consultants of Marco Island, Inc.
Agent's Address: 573 Bald Eagle Dr.
City: Marco Island State: FL Zip Code: 34145
Phone Number: 239-394-1697 Email: martin@aec-mi.com ; info@aec-mi.com

Owners Information

Owner(s): City of Marco Island
Owner's Address: 50 Bald Eagle Dr.
City: Marco Island State: FL Zip Code: 34145
Phone Number: _____ Email: _____

PROJECT NAME: Generator Storage

If this project is located in a PUD or it has a Conditional Use or a Variance approved, please indicate the PUD name and/or CU or Variance Application.

Number: _____ Date Approved: _____

LOCATION: Section: 21 Township: 52 Range: 26

Unit: 25 Block: _____ Lot: _____

Property I.D. #: 58970320008 Existing Zoning: P-Public Use

Type of development proposed: Open Storage Size (acreage) of the project: 7.

No. of Dwelling Units: N/A Commercial Square Footage: _____

PROJECT DESCRIPTION

New open storage for emergency generators

ADJACENT ZONING AND LAND USE:

Property	Zoning	Land Use
Subject	<u>PU</u>	<u>Public Use</u>
N	<u>P</u>	<u>Mackle Park</u>
S	<u>RSF-4</u>	<u>Single Family Residential</u>
E	<u>RSF-4</u>	<u>Single Family Residential</u>
W	<u>RSF-4</u>	<u>Single Family Residential</u>

I hereby submit and certify the application to be complete and accurate.

Martin Pinckney
Signature of Agent

7/10/2025
Date

SDP, SIP AND SDPA FEE CALCULATION = BASE FEE \$5,000.00 PLUS:

RESIDENTIAL: \$40.00 per unit:

NON-RESIDENTIAL: \$.05 per gross square foot of building:

SITE CLEARING PLAN REVIEW FEE: \$300.00 for 1st acre, \$100.00 per additional acre or fraction of an acre:

SITE DEVELOPMENT PLANS: (3RD and subsequent reviews) \$300.00

SITE DEVELOPMENT PLAN TIME EXTENSION: \$250.00

Additional information or corrections that will be required for formal submittals:

Total Fees required for submittal: \$5000

SDP MINOR AMENDMENT ≤ 10 PERCENT CHANGE = \$400.00 1ST SHEET & \$100.00

FOR EACH ADDITIONAL SHEET

(Fees per Resolution 21-50)

**SITE DEVELOPMENT PLAN
APPLICATION SUBMITTAL CHECKLIST**

This completed checklist is to be submitted with application packet

REQUIREMENTS	# OF COPIES REQUIRED
Completed Application	1
Completed Owner/Agent affidavit, signed and notarized	1
Pre-application notes/minutes	1
Site Plan, Architectural Elevations, Landscape Plan, drainage plan, any required studies, and any additional information. Copy of approved Site Development Plan or Site Improvement plan by the City or County if applying for an amendment.	1 Please submit through GHhelp@cityofmarcoisland.com
Digital copy of all items above	1
TOTAL FEES	Application fee, check shall be made payable to "The City of Marco Island" in the amount of: \$5,000 _____

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.

Martin Pinckney
Signature of Petitioner or Agent

7/10/2025
Date

American Engineering Consultants of Marco Island, Inc

573 Bald Eagle Drive
Marco Island, Florida 34145
239-394-1697

July 9, 2025

Ms. Mary Holden
Senior Planner
City of Marco Island
50 Bald Eagle Drive
Marco Island, Florida 34145

Re: Marco Island Utilities SWTP Site Development Plan Amendment – generator Storage

Dear Ms. Holden,

This letter accompanies the submittal of a Site Development Plan Amendment for the City of Marco Island South Water Treatment Plant site on Lily Ct.

Background: The project site was originally developed in the 1990s by Florida Water Services Corporation as an additional WTP to augment the existing Lime Softening plant on E. Elkcarn Cir., as water demand was steadily increasing on Marco Island. After the City acquired the Marco Island water and sewer system in 2003, many improvements to the water system were needed. Over many years there has been expansion and addition of new buildings and other facilities.

The site was originally zoned RSF-4 (SF Residential) and a Conditional Use was granted for the water plant by Collier County in the 1990s. The site was rezoned to Public Use in 2024 (REZN-23-000341).

At this time, a new Generator Storage structure is proposed for the SW corner of the site. Generators were obtained with a FEMA grant to power sewage pump stations and water wells during an extended power outage. A structure is needed to house the generators.

Purpose: The purpose of the petition at hand is to amend the approved SDP to add an open storage structure to house emergency generators at the SW corner of the site, and site improvements related to it.

Some pertinent issues are addressed below.

Parking: No specific parking requirements need to be met for this structure, as its purpose is parking for trailers within. Nonetheless, asphalt areas are being provided around the structure for access, which can be used to park vehicles depending on site usage.

Stormwater: There were stormwater swales and other infrastructure that was included in the original development of the site. After the City acquired the Marco Island water and sewer system in 2003, many improvements to the water system were needed. Over many years of expansion and addition of new buildings and other facilities, some of the original stormwater swales and retention areas were modified or filled in.

In 2022 (modified 2024) South Florida Water Management District (SFWMD) issued an Environmental Resource Permit (ERP) to the City for SWTP (Permit No. 11-109788-P).

The exhibit associated with the ERP depicted new buildings and structures to be added to the plant in phases. The structures depicted include the PW facility, PW open storage, and Generator storage. None of the new stormwater facilities depicted on the ERP exhibit have been constructed, although some are existing from previous construction.

For the current project, plus the Public Works Building (separate submission), we have not attempted to “reinvent the wheel”, so to speak. The civil design has followed the ERP exhibit to the greatest extent practical. This includes locating swales and retention/detention basins in the same locations with similar profiles, and modifying the existing control structure as depicted on the ERP. Comparing area calculations, it can be seen that the plan as developed keeps impervious areas similar to assumptions on the ERP (see sheet C-3).

The entire ERP is being submitted along with the other SDP documents.

Landscaping: There is a nearly-opaque hedge surrounding most of the property, and in addition a concrete fence. Additionally the LCEC substation also has a wall surrounding it. For this Generator Storage project we are not submitting a landscape plan, but one has been submitted that adds a buffer adjacent to the PW building at the NW corner of the site.

Setbacks: Standard RSF-4 building setbacks apply and are being adhered to on this plan. (See sheet C-3).

Fire access: A fire access plan for the plant is included in the plan set.

If any of the previously-approved plans are required (they should be on file at GM), if there are any additional requirements, or if there are any questions, please let me know at 394-1697.

Sincerely,

**AMERICAN ENGINEERING CONSULTANTS
Of Marco Island, INC.**



c=US, cn=MARTIN DU PRE
PINCKNEY
I agree to the terms defined
by the placement of my
signature on this document
2025.07.10 15:54:08 -04'00'

Martin D. Pinckney, P.E.
Chief Engineer