

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 Impressive Development Site Development Develo	'	See Section 30-67 nent Review (See nendment Review d Subsequent Rev	7 for requirements) Section 30-676 for requirements) v (See Section 30-676 for require	•
Agents Informa				
<u> </u>	•		ants of Marco Island, Inc.	-
Agent's Addres	s: 573 Bald Eagle			_
City: Marco I	sland	State: Fl	Zip Code: 34145	_
Phone Number:	239-394-1697	Email: martin@	aec-mi.com; info@aec-mi.com) -
	of Marco Island			_
	ss: 50 Bald Eagle I			_
City: Marco I	sland	_{State:} Fl	Zip Code: 34145	_
				_
	Generator Stora	00		
If this project			l Use or a Variance approved, p Variance Application.	olease
Number:		Date Approv	ed:	_
LOCATION:	Section: 21	Township: 52	Range: 26	_

Unit: <u>25</u>		_Block:	Lot:	
Property I.	D. #: <u>5897</u>	0320008		Existing Zoning: P-Public Use
Type of de	evelopme	ent proposed: <u>Open St</u>	orage	Size (acreage) of the project: 7.
No. of Dw	elling Unit	s: N/A	Commercia	al Square Footage:
		PRC	DJECT DESCR	<u>IPTION</u>
New open	storage fo	r emergency generators	6	
		<u>ADJACENT</u>	ZONING AI	ND LAND USE:
Property	Zoning		Lai	nd Use
Subject	<u>PU</u>	Public Use		
N	P	Mackle Park		
S E	RSF-4 RSF-4	Single Family Resider Single Family Resider		
W	RSF-4	Single Family Reside		
• •	1101	<u> </u>		
I harahy sı	ıhmit and	Noortify the application	on to be cor	mplete and accurate.
,		3	511 10 00 001	7/10/2025
<i>Marta</i> Signature	<i>in Pinc</i> of Agent	kney	<u> </u>	Date
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SDP, SIP A	ND SDP	A FEE CALCULATION	= BASE FEE	\$5,000.00 PLUS:
DECIDENTIA	NI #40.00)		
RESIDENTIA	AL: \$4U.U() 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: (3 RD 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

<u>SDP MINOR AMENDMENT</u> < 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

OF COPIES REQUIRED
1
1
1
1 Please submit through GHhelp@cityofmarcoisland.com
1
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	7/10/2025	
Signature of Petitioner or Agent	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.

<u>Background:</u> 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. Elkcam 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.

<u>Purpose:</u> 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.

<u>Parking:</u> 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.

<u>Stormwater:</u> 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.

<u>Landscaping:</u> 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.

<u>Setbacks:</u> 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