

From: [Laura Ryan](#)
To: [Sabine Scholz](#)
Cc: [Jeff Poteet](#); [Sonia Iszler](#); [Daniel Smith](#); [Laura Ryan](#)
Subject: REZN-23-000341 South Water Treatment Plant (SWTP) Rezone Application
Date: Friday, September 1, 2023 12:06:30 PM
Attachments: [image001.png](#)

Sabine,

Please see our response below to the comments for the subject project.

Zoning

Comment: Provide a written narrative of the request and why. Provide responses to the criteria listed on pages 5-6 of the application.

Response: Please see below. Note that Collier County is referenced repeatedly throughout the evaluation criteria section. We assume the references should be to the City's Land Development Code and government and have responded as such.

Evaluation Criteria: Pursuant to Section 2.7.2.5. of the **Collier County Land Development Code**, staff's analysis and recommendation to the Planning Commission, and the Planning **Commission's** recommendation to the **Board of County Commissioners** shall be based upon consideration of the applicable criteria noted below. Provide a narrative statement describing the rezone request with specific reference to the criteria noted below. Include any backup materials and documentation in support of the request.

The City's South Water Treatment Plant (SWTP) is located off Lily Court, just south of Mackle Park. The potable water distribution center has been in operation on this site since the 1970's and the groundwater treatment operation was added in 1989. The property is zoned residential with approved conditional uses for the storage tanks, pumping systems, warehouse, and treatment plant operation.

The City's Public Works (PW) and Collection and Distribution (CD) teams have been working out of this location since 2008. The temporary conditional use permit allowing PW and CD staff to work out of this location expired in 2012 and cannot be renewed. While the CD team is planning to relocate to the Elkcarn Circle site, PW plans to continue to work out of the Lily Court location. Therefore, it is necessary to rezone the property from its current residential zoning to public use to align the site with its actual use.

Standard Rezone Considerations (LDC Section 2.7.2.5.)

1. *Whether the proposed change will be consistent with the goals, objectives, and policies and future land use map and the elements of the growth management plan.*

The proposed rezoning is consistent with the goals, objectives, and policies and future land use map and elements of the growth management plan.

2. *The existing land use pattern.*

The site has operated as a water distribution center since the 1970s, a groundwater treatment facility since 1989, and housed the Public Works (PW) and Collections and Distribution (CD) teams since 2008, all essential public services. Rezoning the site from residential single family to public use will align the site's historical and current use with the appropriate zoning for that use.

3. *The possible creation of an isolated district unrelated to adjacent and nearby districts.*

Rezoning will align the site's existing use with the appropriate zoning.

4. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property for the proposed change.*

Rezoning will align the site's existing use with the appropriate zoning.

5. *Whether changed or changing conditions make the passage of the proposed amendment (rezone) necessary.*

As the City approaches buildout, the availability of properties with the appropriate zoning has diminished; however, the essential services provided to the community have increased. In order to meet the needs of the residents, businesses, and visitors of the City with high-quality, efficient, and responsive services, a permanent location is needed for these essential services.

6. *Whether the proposed change will adversely influence living conditions in the neighborhood.*

No, rezoning the property from residential single family to public use will not influence living conditions in the neighborhood. The site has operated as a water distribution center since the 1970s, a groundwater treatment facility since 1989, and housed the PW and CD teams since 2008, all essential public services. Rezoning the site from residential single family to public use will align the site's historical use with the appropriate zoning for that use.

7. *Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.*

No, rezoning will not create or excessively increase traffic congestion or create types of traffic incompatible with surrounding land uses. The site has operated as a water distribution center since the 1970s, a groundwater treatment facility since 1989, and housed the PW and CD teams since 2008, all essential public services. Rezoning the site from residential single family to public use will align the site's historical use with the appropriate zoning for that use.

8. *Whether the proposed change will create a drainage problem.*

No, the proposed change will not create a drainage problem.

9. *Whether the proposed change will seriously reduce light and air to adjacent areas.*
No, the proposed change will not seriously reduce light and air to adjacent areas.
10. *Whether the proposed change will seriously affect property values in the adjacent area.*
No, the proposed change will not seriously affect property values in the adjacent area.
11. *Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.*
No, the proposed change will not be a deterrent to the improvement or development of adjacent property.
12. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*
No, the proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
13. *Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.*
The site's current residential zoning does not allow for the site's use as a water treatment facility or PW operations site.
14. *Whether the change suggested is out of scale with the needs of the neighborhood or the county.*
No, the suggested change is not out of scale with the needs of the neighborhood or the City. The current use provides essential public services to the entire Marco Island community. Changing the zoning from the existing residential zoning to public use will align the site's zoning with its historical and current use.
15. *Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.*
The SWTP is an existing multi-million-dollar groundwater treatment and potable water distribution facility that has operated on this site for the past 50 years. The City's PW and CD operations have been working from this site for over 15 years. While the Land Development Code allows facilities that existed prior to the effective date of the code to continue to operate, there are no properties with the appropriate zoning available for the City's PW team. The CD team will be relocating to a City owned property off Elkcarn Circle that has appropriate zoning for their operation (C-5); however, space on that site is limited and will not accommodate both the PW and CD teams.
16. *The physical characteristics of the property and the degree of site alteration which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.*
Both the water treatment facility and the PW facility exist on-site. The PW facility consists of temporary trailers and roof structures that will need to be replaced with

permanent structures.

17. *The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County growth management plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance [Code ch. 106, art. II], as amended.*

Not applicable. The site is currently developed, and the proposed rezoning will not affect the availability of adequate public facilities.

18. *Such other factors, standards, or criteria that the board of county commissioners shall deem important in the protection of the public health, safety, and welfare.*

The City's ground water treatment, CD, and PW operations provide services essential to the welfare and acceptable quality of life for its citizens of Marco Island.

Conditions

Comment: 8.14.2023 A Neighborhood Information Meeting (NIM) is required prior to the Planning Board Hearing.

Response: Noted. Please let us know the hearing date as soon as possible so that we may schedule the NIM and send out notifications as required by code.

If you have any questions, please contact me.

Sincerely,

Laura Redondo Ryan, PE
Project Manager



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