

## 531 S. Collier Blvd Rezone Evaluation Criteria

### Introduction

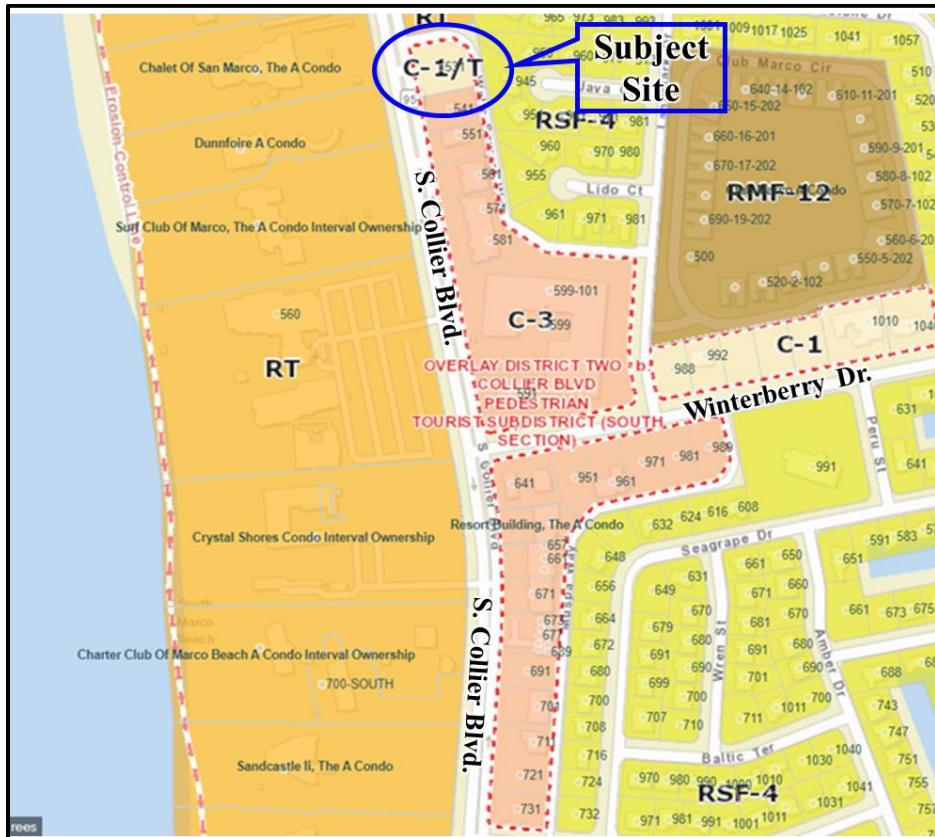
The subject property is comprised of 0.56+/- acres and is located in Section 16, Township 52, Range 26, Marco Island, Florida. The property is located at the corner of S. Collier Blvd. and Wells Sawyer Way, approximately 1,000 feet north of the intersection of S. Collier Blvd. and Winterberry Dr. The property is currently zoned Commercial Professional/Transitional (C-1/T) and within the Collier Blvd. Pedestrian Tourist Subdistrict (south section) zoning overlay. The property is undeveloped and clear of any vegetation.

This application request proposes to rezone the subject property from the Commercial Professional/Transitional (C-1/T) Zoning district to the Commercial Intermediate (C-3) Zoning District. The applicant intends to develop the subject property, in combination with the vacant C-3 zoned parcel located directly adjacent to the south, with a restaurant.



The subject property fronts along S. Collier Blvd. to the west and Wells Sawyer Way alley to the north and east. The Wells Sawyer Way alley located along the north and east side of the property provides separation from the adjacent RSF-4 zoning and residences to the east and RT zoning to the north. The primary access to the site will come from S. Collier Blvd, with a potential secondary access from Wells Sawyer Way.

Directly abutting the site to the south, and along S. Collier Blvd, is existing C-3 zoned properties. The existing C-3 zoning district begins south of the site for approximately 1,000 feet to the intersection of S. Collier Blvd and Winterberry Dr. and south of this intersection for approximately 1,000 feet. These two segments of commercial development include a mix of commercial retail, restaurant, entertainment, and office uses. Across S. Collier Blvd from the subject site are Gulf-front properties developed with resort style hotels and high-rise residential condos.



The subject property is the only lot within this commercial area that fronts S. Collier Blvd, that is zoned C-1/T. There is no natural barrier nor roadway separating the subject C-1/T parcel from the C-3 zoned parcels, creating an undesirable land use pattern.

## Surrounding Property Land Use

	Zoning	Land Use
North	RT	Residential Condominium/Alley
South	C-3	Vacant
East	RSF-4	Residential/Alley
West	RT	Residential Condominium/ROW

## Evaluation Criteria

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

The proposed change is consistent with the goals, objectives, and policies, future land use map, and the elements of the comprehensive plan.

- 2. The existing land use pattern.**

The proposed land use is consistent with the existing land use pattern. Directly abutting the property, to the south, are existing C-3 zoned lots. This rezoning action will create a more desirable land use pattern by extending the C-3 zoning district to one additional lot.

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

This rezone request will remedy the existing isolated zoning district of the only C-1/T zoned property along a segment of roadway that is zoned C-3.

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

The existing district boundaries are illogically drawn in relation to the existing conditions. The adjacent C-3 zoning district is primarily isolated by roadways and alleys but ends abruptly to the south of the subject property with no natural barrier nor a roadway barrier.

- 5. Whether changed or changing conditions make the passage of the proposed amendment appropriate.**

The amendment is appropriate based on the existing land use pattern and allows for more compatible commercial development.

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

The proposed change will not adversely influence living conditions in the neighborhood as there is an existing C-3 zoning district directly abutting the subject site that is developed with a mix of restaurants, commercial retail, offices, and entertainment uses. The proposed rezone and subsequent development will be consistent with the existing commercial development and will be adequately buffered from the adjacent residential neighborhood to the east.

**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 hour volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.**

The rezone request changes the designation of the subject site from one commercial designation to another commercial designation. The subject site is located within walking distance to various resort style hotels, high-rise residential condominiums, and commercial development. The change will not create nor excessively increase traffic congestion.

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

The proposed change will not create a drainage problem. At time of site development, the property will be adequately designed to adhere to all stormwater drainage requirements.

**9. Whether the proposed change will seriously reduce light and air to adjacent areas.**

The proposed change will not reduce light and air to adjacent areas.

**10. Whether the proposed change will adversely affect property values in the adjacent area.**

The proposed change is not anticipated to adversely 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.**

The proposed change will not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

**12. Whether the proposed change will constitute a grant of a special privilege to an individual real property owner as contrasted with the public welfare.**

The proposed change will not constitute a grant of special privilege.

**13. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.**

The subject site is fairly small in size for a commercial property and the site is located within the C-1/T zoning district. The C-1/T zoning district is limited in the number of permitted uses and combined with the site size; development of the property proves to be difficult.

**14. Whether the change suggested is out of scale with the needs of the neighborhood or the city.**

The suggested change is not out of scale with the needs of the neighborhood or the city.

**15. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.**

It is not impossible to find other adequate sites in the city for the proposed use. However, there are a limited number of sites within the City of Marco Island that are vacant and zoned C-3, as well as being in close proximity to Gulf-front properties and resort style hotels.

**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.**

The proposed zoning change will not have an impact on the degree of site alteration required for development.

**17. The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the city comprehensive plan and as defined and implemented through the city's adequate public facilities ordinance, as amended.**

There is adequate available public facilities and services to serve the proposed development. The rezoning request does not impact this capability.

**18. Such other factors, standards, or criteria that the city council shall deem important in the protection of the public health, safety, aesthetics, and welfare.**

There are no other factors to address at this time.