



City Council Staff Report

Meeting Date February 2, 2026

TO: Marco Island City Council

FROM: Mary P. Holden, Planning Manager

DATE: January 20, 2026

RE: **Planning Board Recommendation** Variance petition 25-000165, 415 Lily Ct., South Water Treatment Plant – Waive Section 30-624 (h) (2) and allow for a metal building and waive the landscape requirements of 30-435 (b), (c), and (d).

PROJECT DESCRIPTION:

Ms. Zurima Luff, of the City of Marco Island Public Works department, has submitted a variance petition to allow for the public works building to be metal. The plans and associated information are attached, including the responses to the standards used to review a variance.

PLANNING BOARD SUMMARY AND RECOMMENDATION:

The site development plan and variance petition were presented together. There was minimal discussion with a few points of clarification regarding reasoning why metal buildings are not allowed, safety of metal buildings (which will meet building codes), drainage, and method to divert drainage. After discussion, the Planning Board approved the Site Development Plan first and recommend the City Council approve Variance petition 25-000165 with the findings and conditions in the attached resolution and shown below:

Findings:

1. The parcel use as a water treatment plant and Public Works facility is unique to this location.
2. This parcel has been an essential public service facility for over 40 years, which was started by the Deltona Corporation.
3. The literal interpretation of the provisions under consideration would create practical difficulty due to the nature of the operation and the minimal visibility of the operation.
4. Granting the variance will be the minimum variance to make possible the reasonable use of land, buildings, and structures.
5. Granting the variances requested will not confer on the petitioner any special privilege that is denied by this LDC to other similar uses, lands, buildings, or structures in the same zoning district.
6. Granting the variance will be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
7. Granting of the variance will be consistent with the Comprehensive Plan, Capital Improvements Element, Policy 1.1.4.

Condition:

1. Approval of this petition, VP-25-000165, is contingent upon approval of SDPA-25-000130.

OWNER:

City of Marco Island
50 Bald Eagle,
Marco Island, FL 34145

AGENT:

Ms. Zurima Luff, Public Works Department
City of Marco Island
50 Bald Eagle Dr.
Marco Island, FL 34145

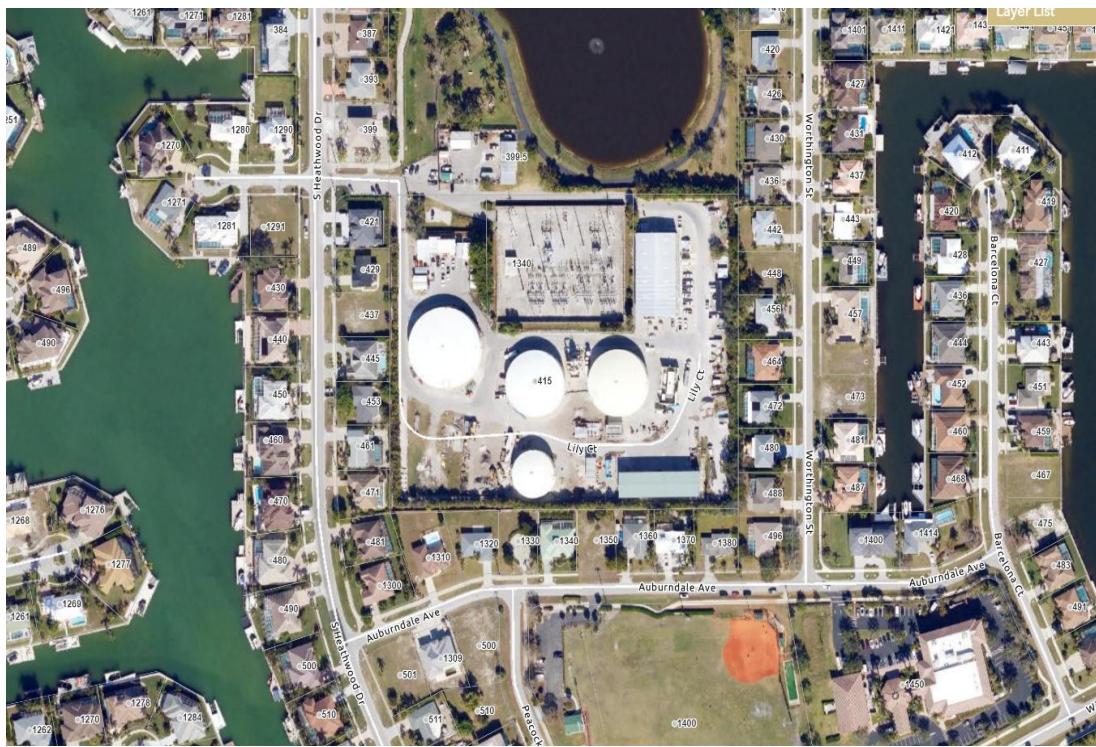
PROJECT ADDRESS:

Street Address: 415 Lily Ct.
Marco Island, FL 34145
Legal Description: MARCO BCH UNIT 25 TRACT G OR 792 PG 271 OR 1767 PG 931-935
Property ID# 58970320008
Zoning: Public Use (P)

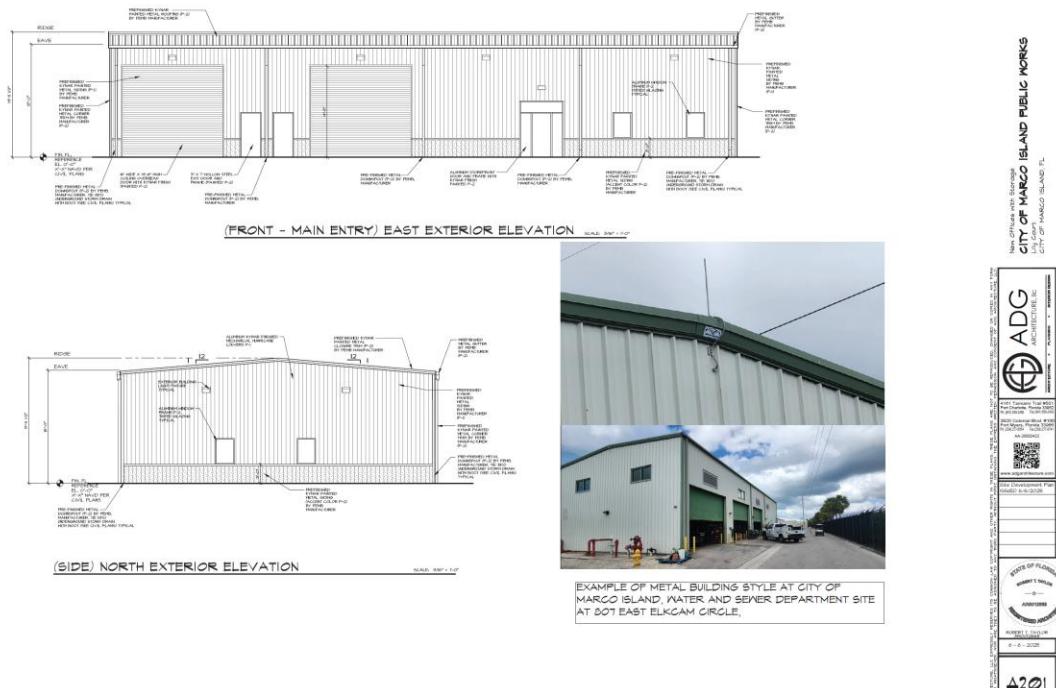
SUBJECT PARCEL ZONING MAP:



SUBJECT PARCEL AERIAL:



PROPOSED ARCHITECTURAL ELEVATION



STAFF ANALYSIS

Overall, the Staff has no concerns with the variances being requested. The site is already screened along the perimeter, and adding perimeter landscaping around the building could interfere with operations. Additionally, a metal building is common among essential public/governmental service facilities because of its durability and maintenance.

The intent of the landscape regulations and building material prohibition is geared toward visible commercial uses and not essential public/governmental service facilities.

No objections to the variances from adjacent property owners have been received.

Below are the standards to consider when reviewing a variance:

- a. That there are special conditions and circumstances existing which are peculiar to the location, size, and characteristics of the land, structure, or building involved;

Comment: The parcel use as a water treatment plant and Public Works facility is unique to this location.

- b. That there are special conditions and circumstances which do not result from the action of the applicant, such as pre-existing conditions relative to the property which is the subject of the variance request;

Comment: This parcel has been an essential public service facility for over 40 years, which was started by the Deltona Corporation.

- c. That a literal interpretation of the provisions of this LDC works an unnecessary and undue hardship on the applicant or creates a practical difficulty on the applicant;

Comment: The literal interpretation of the provisions under consideration would create practical difficulty due to the nature of the operation and the minimal visibility of the operation.

- d. That the variance, if granted, will be the minimum variance that will make possible the reasonable use of the land, building, or structure and which promotes standards of health, safety, or welfare;

Comment: Granting the variance will be the minimum variance to make possible the reasonable use of land, buildings, and structures.

- e. That granting the variance requested will not confer on the petitioner any special privilege that is denied by this LDC to other lands, buildings, or structures in the same zoning district;

Comment: Granting the variances requested will not confer on the petitioner any special privilege that is denied by this LDC to other similar uses, lands, buildings, or structures in the same zoning district.

- f. That granting the variance will be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare;

Comment: Granting the variance will be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

g. That there are natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation, such as natural preserves, lakes, golf courses, or similar circumstances; and

Comment: N/A

h. That the granting of the variance will be consistent with the comprehensive plan.

Comment: Granting of the variance will be consistent with the Comprehensive Plan, Capital Improvements Element, Policy 1.1.4.