

Date: May 5, 2021

**To: City of Marco Island, Community Affairs Department
50 Bald Eagle Drive
Marco Island, FL 34145**

Re: Re-Zone Petition for lots 1346/1354/1362 San Marco Road

To Whom It May Concern:

The subject properties in question are:

**1346 San Marco Road
Section 16, Township 52, Range 26, Acres .21,
Legal: MARCO BCH UNIT 3 BLK 109 LOT 7
Parcel No: 56878600000**

**1354 San Marco Road
Section 16, Township 52, Range 26, Acres .20
Legal: MARCO BCH UNIT 3 BLK 109 LOT 8 OR 2057 PG17
Parcel No: 56878640002**

**1362 San Marco Road
Section 16, Township 52, Range 26, Acres .20
Legal: MARCO BCH UNIT 3 BLK 109 LOT 9
Parcel No: 56878680004**

In regards to the evaluation criteria for the vacant lots as listed above:

- **These vacant lots were previously zoned as residential prior to being re-zoned to C-1. Re-zoning these back to residential will stay consistent with the properties that surround it.**
- **On these lots, we plan to put single family homes that are consistent with the City of Marco Island and MICA guidelines.**
- **In regards to traffic, zoning to residential will not add to traffic congestion in that area, where as commercial will allow more vehicles to come and go from that location.**
- **No drainage problems, or serious reduction of light and air in adjacent areas.**
- **A change to residential will not hurt land value and will follow existing regulations.**
- **MICA has already taken to court and won that on these lots a commercial building can not be built. This has made it difficult for any use of these lots to be made. If a plan is approved by the Building Department, it is not approved by MICA and visa versa. We would like to bring this back to its original zoning of residential, therefore, no longer will there be difficulties getting something approved in both the Building Department and MICA, as is required for construction to commence.**
- **The current characteristics of the property are conducive to residential building.**

