

Plan Case No.: REZN-23000341

Rezone Petition - Response to Section 8. Evaluation Criteria

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 Elkcam 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.

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.

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 Elkcam 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.



City of Marco Island
Community Affairs Department
50 Bald Eagle Drive
Marco Island, FL 34145
Phone: 239-389-5000 or FAX: 239-393-0266

PF-20

REZONE PETITION

Petition number: R- _____ Date Received: _____

Planner: _____

ABOVE TO BE COMPLETED BY STAFF

1. **General Information:**

Name of Applicant(s) City of Marco Island Water & Sewer Department

Applicant's Mailing Address 50 Bald Eagle Drive

City Marco Island State FL Zip 34145

Applicant's E-Mail Address: jpoteet@cityofmarcoisland.com

Applicant's Telephone # (239) 389-5181 Fax # _____

Name of Agent N/A Firm _____

Agent's Mailing Address _____

City _____ State _____ Zip _____

Agent's Telephone # _____ Fax # _____

Agent's E-Mail Address: _____

Complete the following for all Association(s) affiliated with this petition. (Provide additional sheets if necessary)

Name of Homeowner Association: N/A

Mailing Address _____ City _____ State ____ Zip _____

Name of Homeowner Association: _____

Mailing Address _____ City _____ State ____ Zip _____

Name of Homeowner Association: _____

Mailing Address _____ City _____ State ____ Zip _____

Name of Master Association: N/A

Mailing Address _____ City _____ State ____ Zip _____

Name of Civic Association:

Marco Island Civic Association

Mailing Address 1770 San Marco Rd City Marco Island State FL Zip 34145

2. Disclosure of Interest Information:

- a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary).

Table with 2 columns: Name and Address, Percentage of Ownership. Row 1: N/A, _____

- b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address, and Office Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____

- c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest.

Name and Address	Percentage of Interest
<u>N/A</u> _____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners.

Name and Address	Percentage of Ownership
<u>N/A</u> _____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Ownership
<u>N/A</u> _____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

- f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address

N/A

- g. Date subject property, acquired leased _____ Term of lease _____ yrs./mos.
 November 8, 2003

If, Petitioner has option to buy, indicate date of option: _____ and date option terminates: _____, or anticipated closing date _____.

- h. Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form. **N/A**

3. **Detailed legal description of the property covered by the application:** (If space is inadequate, attach on separate page.) If request involves change to more than one zoning district, include separate legal description for property involved in each district. Applicant shall submit four (4) copies of a recent survey (completed within the last six months, maximum 1" to 400' scale) if required to do so at the pre-application meeting.

NOTE: The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description, an engineer's certification or sealed survey may be required.

Section: 17 Township: 52S Range: 26E

Lot: _____ Block: _____ Subdivision: Marco Beach Unit 25 Tract G

Plat Book _____ Page #: _____ Property I.D.#: 58970320008

Metes & Bounds Description: _____

4. **Size of property:** 576 ft. X 713.77 ft. = Total Sq. Ft. 34,269.6 Acres 7.64

5. **Address/general location of subject property:** _____

415 Lily Court

Marco Island, FL 34145

6. **Adjacent zoning and land use:**

Zoning	Land use
N <u>P</u>	<u>Rec/Open/GC - Mackle Park</u>
S <u>RSF4</u>	<u>Single Family</u>
E <u>RSF4</u>	<u>Single Family</u>

W RSF4 Single Family

Does the owner of the subject property own property contiguous to the subject property? If so, give complete legal description of entire contiguous property. (If space is inadequate, attach on separate page).

Section: 16 Township: 52S Range: 26E

Lot: _____ Block: _____ Subdivision: Marco Beach Unit 25 Replat Tract B-E

Plat Book _____ Page #: _____ Property I.D.#: 59020240008

Metes & Bounds Description: _____

7. **Rezoning Request:** This application is requesting a rezoning from the RSF4 zoning district (s) to the P zoning district(s).

Present Use of the Property: Water Treatment Plant

Proposed Use (or range of uses) of the property: Water Treatment Plant

8. **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 rezoning request with specific reference to the criteria noted below. Include any backup materials and documentation in support of the request.

Standard Rezoning 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.*
2. *The existing land use pattern.*
3. *The possible creation of an isolated district unrelated to adjacent and nearby districts.*
4. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property for the proposed change.*
5. *Whether changed or changing conditions make the passage of the proposed amendment (rezoning) necessary.*
6. *Whether the proposed change will adversely influence living conditions in the neighborhood.*
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.

8. *Whether the proposed change will create a drainage problem.*
 9. *Whether the proposed change will seriously reduce light and air to adjacent areas.*
 10. *Whether the proposed change will 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.*
 12. *Whether the proposed change will 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.*
 14. *Whether the change suggested is out of scale with the needs of the neighborhood or the county.*
 15. *Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.*
 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.*
 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.*
 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.*
9. **Deed Restrictions:** The County is legally precluded from enforcing deed restrictions, however, many communities have adopted such restrictions. You may wish to contact the civic or property owners association in the area for which this use is being requested in order to ascertain whether or not the request is affected by existing deed restrictions. **N/A**
10. **Previous land use petitions on the subject property:** To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing? **N/A**
11. **Additional Submittal requirements:** In addition to this completed application, the following shall be submitted in order for your application to be deemed sufficient, unless otherwise waived during the pre-application meeting.
- a. A copy of the pre-application meeting notes; **Attached**
 - b. If this rezone is being requested for a specific use, provide fifteen (15) copies of a 24" x 36" conceptual site plan (16 copies if for affordable housing) [and one reduced 8½" x 11" copy of site plan], drawn to a maximum scale of 1 inch equals 400 feet, depicting the following [Additional copies of the plan may be requested upon completion of staff evaluation for distribution to the Board and various advisory boards such as the Environmental Advisory Board (EAB), or CCPC]; **N/A**

- all existing and proposed structures and the dimensions thereof,
 - provisions for existing and/or proposed ingress and egress (including pedestrian ingress and egress to the site and the structure(s) on site),
 - all existing and/or proposed parking and loading areas [include matrix indicating required and provided parking and loading, including required parking for the disabled],
 - required yards, open space and preserve areas,
 - proposed locations for utilities (as well as location of existing utility services to the site),
 - proposed and/or existing landscaping and buffering as may be required by the County,
- c . An architectural rendering of any proposed structures. **N/A**
- a . An Environmental Impact Statement (EIS), as required by Section 3.8. of the Land Development Code (LDC) , or a request for waiver if appropriate. **N/A**
- d . Whether or not an EIS is required, two copies of a recent aerial photograph, (taken within the previous twelve months), minimum scale of one inch equals 400 feet, shall be submitted. Said aerial shall identify plant and/or wildlife habitats and their boundaries. Such identification shall be consistent with Florida Department of Transportation Land Use Cover and Forms Classification System. Additionally, a calculation of the acreage (or square feet) of native vegetation on site, by area, and a calculation and location(s) of the required portion of native vegetation to be preserved (per LDC Section 3.9.5.5.4.). **Attached**
- e . Statement of utility provisions (with all required attachments and sketches); **Attached**
- f . A Traffic Impact Statement (TIS), unless waived at the pre-application meeting; **N/A**
- g . A historical and archeological survey or waiver application if property is located within an area of historical or archaeological probability (as identified at pre-application meeting); **N/A**
- h . Any additional requirements as may be applicable to specific conditional uses and identified during the pre-application meeting, including but not limited to any required state or federal permits. **N/A**

STATEMENT OF UTILITY PROVISIONS FOR STANDARD REZONE REQUEST

1. NAME OF APPLICANT: City of Marco Island Water & Sewer Department

2. MAILING ADDRESS: 50 Bald Eagle Drive

CITY Marco Island STATE FL ZIP 34145

3. ADDRESS OF SUBJECT PROPERTY (IF AVAILABLE): _____

415 Lily Court, Marco Island, FL 34145

4. LEGAL DESCRIPTION:

Section: 17 Township: 52S Range: 2 6 E

Lot: _____ Block: _____ Subdivision: Marco Beach Unit 25 Tract G

Plat Book _____ Page #: _____ Property I.D.#: 58970320008

Metes & Bounds Description: _____

5. TYPE OF SEWAGE DISPOSAL TO BE PROVIDED (Check applicable system):

- a. COUNTY UTILITY SYSTEM
- b. CITY UTILITY SYSTEM Existing connection
- c. FRANCHISED UTILITY SYSTEM
PROVIDE NAME _____
- d. PACKAGE TREATMENT PLANT

(GPD capacity) _____

- e. SEPTIC SYSTEM

6. TYPE OF WATER SERVICE TO BE PROVIDED:

- a. COUNTY UTILITY SYSTEM
- b. CITY UTILITY SYSTEM Existing connection
- c. FRANCHISED UTILITY SYSTEM
PROVIDE NAME _____
- d. PRIVATE SYSTEM (WELL)

7. TOTAL POPULATION TO BE SERVED: _____

8. PEAK AND AVERAGE DAILY DEMANDS:

- A. WATER-PEAK _____ AVERAGE DAILY _____
- B. SEWER-PEAK _____ AVERAGE DAILY _____

9. IF PROPOSING TO BE CONNECTED TO COLLIER COUNTY REGIONAL WATER SYSTEM, PLEASE PROVIDE THE DATE SERVICE IS EXPECTED TO BE REQUIRED:

N/A

- 10. NARRATIVE STATEMENT:** Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of effluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer. **N/A**
- 11. COLLIER COUNTY UTILITY DEDICATION STATEMENT:** If the project is located within the services boundaries of Collier County's utility service system, written notarized statement shall be provided agreeing to dedicate to Collier County Utilities the water distribution and sewage collection facilities within the project area upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at the at time. This statement shall also include an agreement that the applicable system development charges and connection fees will be paid to the County Utilities Division prior to the issuance of building permits by the County. If applicable, the statement shall contain shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems. **N/A**
- 12. STATEMENT OF AVAILABILITY CAPACITY FROM OTHER PROVIDERS:** Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the County, a statement from that provider indicating that there is adequate capacity to serve the project shall be provided. **N/A**

Utility Provision Statement RJM 10/17/97

**STANDARD REZONE APPLICATION
SUBMITTAL CHECKLIST**


THIS COMPLETED CHECKLIST IS TO BE SUBMITTED WITH APPLICATION PACKET!

REQUIREMENTS	# OF COPIES	REQUIRED	NOT REQUIRED
1. Completed Application	15*	X	
2. Copy of Deed(s) and list identifying Owner(s) and all Partners if a Corporation	2*		
3. Completed Owner/Agent Affidavit, Notarized	2*		
4. Pre-application notes/minutes	15*	X	
5. Conceptual Site Plans	15*		X
6. Environmental Impact Statement - (EIS)	4		X
7. Aerial Photograph - (with habitat areas identified)	5*	X	
8. Completed Utility Provisions Statement (with required attachments and sketches)	4		
9. Traffic Impact Statement - (TIS)	4		X
10. Historical & Archaeological Survey or Waiver Application	4		X
11. Copies of State and/or Federal Permits	4		
12. Architectural Rendering of Proposed Structure(s)	4		X
13. Application Fee, Data Conversion Fee, Check shall be made payable to Collier County Board of Commissioners	-	X	
14. PUBLIC PARTICIPATION MEETING: APPLICATION SUBMITTAL: -Copy of Affidavit attesting that all property owners, civic associations & property owner associations were notified. -Copy of audio/video recording of public meeting -Written account of meeting	-	X	
15. Application fee, check shall be made payable to "The City of Marco Island" in the amount of \$5,000.00, plus \$25/acre. (\$7,000.00 if to PUD.)		X	
16. Other Requirements			

* Documents required for Long-Range Planning Review *1 additional copy if for affordable housing

PUBLIC NOTICE REQUIREMENT: In addition to the fees required herein, all costs of newspaper notices and required notices for public petitions shall be paid in full prior to a scheduled public hearing. If such payment is not received prior to a scheduled public hearing, the petition will be continued and rescheduled. Any additional cost associated with a rescheduled item shall also be paid in full prior to the public hearing. Advertising for public hearings shall be prepared by staff and submitted to the newspapers as required in the Marco Island Land Development Code (LDC). If an application is filed for which a fee is not listed herein, staff shall assess the fee based upon actual time spent reviewing the petition.
Marco Island Code of Ordinances Section 30-8(a). Amended 10/17/2005

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.


8-7-23

 Agent/Applicant Signature Date

AFFIDAVIT

We/I, Michael A. McNees being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated or City printed shall not be altered. Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted. We/I hereby also consent to access to the subject property (excluding entering any home or other enclosed structure) by City of Marco Island staff members, Planning Board members, and/or Board or Zoning Appeals members for the limited purpose of evaluating, observing, or understanding the subject property conditions as they relate to the petition. While the petition is pending, Staff members, Planning Board members, or Board of Zoning Appeals members will be allowed access upon the property provided they display a Marco Island City Photo ID or a Valid Driver's License.

As property owner we/I further authorize _____ to act as our/my representative in any matters regarding this Petition.

Michael A. McNees

Signature of Property Owner

Signature of Property Owner

Michael A. McNees

Printed Name of Property Owner

Printed Name of Property Owner

The foregoing instrument was acknowledged before me this 7th day of August, 2023, by Michael A. McNees, who is personally known to me or has produced

as identification.

State of Florida

County of Collier

Brandi Garwood

Signature, Notary Public – State of Florida

(Seal)

Brandi Garwood

Printed, Typed, or Stamped Name of Notary



Brandi Garwood
Comm.: HH 339473
Expires: March 22, 2026
Notary Public - State of Florida

TRAFFIC IMPACT STATEMENT (TIS): Not Applicable

A TIS is required unless waived at the pre-application meeting. The TIS required may be either a major or minor as determined at the pre-application meeting. Please note the following with regard to TIS submittals:

MINOR TIS: Generally required for rezone requests for property less than 10 acres in size, although based on the intensity or unique character of a petition, a major TIS may be required for petition of ten acres or less.

MAJOR TIS: Required for all other rezone requests.

A minor TIS shall include the following:

1. Trip Generation: Annual Average Daily Traffic
(at build-out) Peak Hour (AADT)
Peak Season Daily Traffic
Peak Hour (PSDT)
2. Trip Assignment: Within Radius of Development Influence (RDI)
3. Existing Traffic: Within RDI
AADT Volumes
PSDT Volumes
Level of Service (LOS)
4. Impact of the proposed use on affected major thoroughfares, including any anticipated changes in level of service (LOS).
5. Any proposed improvements (to the site or the external right-of-way) such as providing or eliminating an ingress/egress point, or providing turn or decel lanes or other improvements.
6. Describe any proposal to mitigate the negative impacts on the transportation system.
7. **For Rezones Only:** State how this request is consistent with the applicable policies of the Traffic Circulation Element(TCE) of the Growth Management Plan (GMP), including policies 1.3, 1.4, 4.4, 5.1,5.2, 7.2 and 7.3.

A Major TIS shall address all of the items listed above (for a Minor TIS, and shall also include an analysis of the following:

1. Intersection Analysis
2. Background Traffic
3. Future Traffic
4. Through Traffic
5. Planned/Proposed Roadway Improvement
6. Proposed Schedule (Phasing) of Development

TRAFFIC IMPACT STATEMENT (TIS) STANDARDS:

The following standards shall be used in preparing a TIS for submittal in conjunction with a conditional use or rezone petition:

1. **Trip Generation:** Provide the total traffic generated by the project for each link within the project's Radius of Development Influence (RDI) in conformance with the acceptable traffic engineering principles. The rates published in the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Report shall be used unless documentation by the petitioner or the County justifies the use of alternative rates.
2. **Trip Assignment:** Provide a map depicting the assignment to the network, of those trips generated by the proposed project. The assignment shall be made to all links within the RDI. Both annual average and peak seasonal traffic should be depicted.
3. **Existing Traffic:** Provide a map depicting the current traffic conditions on all links within the RDI. The AADT, PSDT, and LOS shall be depicted for all links within the RDI.
4. **Level of Service (LOS):** The LOS of a roadway shall be expressed in terms of the applicable Collier County Generalized Daily Service Volumes as set forth in the TCE of the GMP.
5. **Radius of Development Influence (RDI):** The TIS shall cover the least of the following two areas:
 - a) an area as set forth below; or,
 - b) the area in which traffic assignments from the proposed project on the major thoroughfares exceeds one percent of the LOS "C".

<u>Land Use</u>	<u>Distance</u>
Residential	5 Miles or as required by DRI
Other (commercial, industrial, institutional, etc.)	
0 - 49, 999 Sq. Ft.	2 Miles
50,000 - 99, 999 Sq. Ft.	3 Miles
100,000 - 199, 999 Sq. Ft.	4 Miles
200,000 - 399, 999 Sq. Ft.	5 Miles
400,000 & up	5 Miles

In describing the RDI the TIS shall provide the measurement in road miles from the proposed project rather than a geometric radius.

6. **Intersection Analysis:** An intersection analysis is required for all intersections within the RDI where the sum of the peak-hour critical lane volume is projected to exceed 1,200 Vehicles Per Hour (VPH).
7. **Background Traffic:** The effects of previously approved but undeveloped or partially developed projects which may affect major thoroughfares within the RDI of the proposed project shall be provided. This information shall be depicted on a map or, alternatively, in a listing of those projects and their respective characteristics.
8. **Future Traffic:** An estimate of the effects of traditional increases in traffic resulting from potential development shall be provided. Potential development is that which may be developed maximally under the effective Future Land Use Element (FLUE) and the Collier County Land Development Code. This estimate shall be for the projected development areas within the projects RDI. A map or list of such lands with potential traffic impact calculations shall be provided.

9. **Through Traffic:** At a minimum, increases in through traffic shall be addressed through the year 2015. The methodology used to derive the estimates shall be provided. It may be desirable to include any additional documentation and backup data to support the estimation as well.
10. **Planned/Proposed Roadway Improvements:** All proposed or planned roadway improvements located within the RDI should be identified. A description of the funding commitments shall also be included.
11. **Project Phasing:** When a project phasing schedule is dependent upon proposed roadway improvements, a phasing schedule may be included as part of the TIS. If the traffic impacts of a project are mitigated through a phasing schedule, such a phasing schedule may be made a condition of any approval.



City of Marco Island

REZONE PRE-APPLICATION MEETING NOTES

DATE: June 9, 2023
PROJECT: South Water Treatment Plant Rezone
LOCATION: Microsoft Teams
ATTENDEES: Mary Holder, City of Marco Island Growth Management
Jeff Poteet, City of Marco Island Water & Sewer
Sonia Iszler, City of Marco Island Water & Sewer
Laura Ryan, City of Marco Island Water & Sewer
Sina Ebrahimi, Kimley Horn
Alyssa Monaghan, Kimley Horn

After presentation of the project during the pre-application meeting, Growth Management determined that the following steps will be required:

1. Neighborhood information meeting, including:
 - a. Legal advertisement. City of Marco Island will prepare and coordinate the advertisement.
 - b. Mailed notices (certified return receipt, signature required).
2. Presentation to the Planning Board, including:
 - a. Legal advertisement. City of Marco Island will prepare and coordinate the advertisement.
 - b. Mailed notices (certified return receipt, signature required).
3. Presentation to and approval by City Council, including:
 - a. Posted sign on the property. Location to be determined by W&S
 - b. Legal advertisement. City of Marco Island will prepare and coordinate the advertisement.
 - c. Mailed notices (certified return receipt, signature required).

Waivers for submittal of the following items is to be requested with submittal of the Rezone application:

1. Environmental Impact Statement (EIS)
2. Traffic Impact Statement (TIS)
3. Historical and archaeological survey

Submit latest available survey of the property.



South Water Treatment Plant





South Water Treatment Plant

S Heathwood DR

Lily CT

Worthington ST

Auburndale AVE

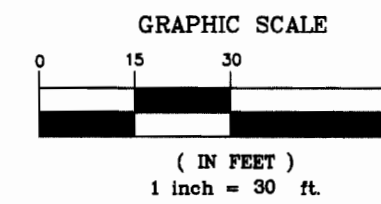
LILY COURT
60' RIGHT-OF-WAY

S89°54'04"E 200.00' (C)
S89°54'04"E 200.00' (P)

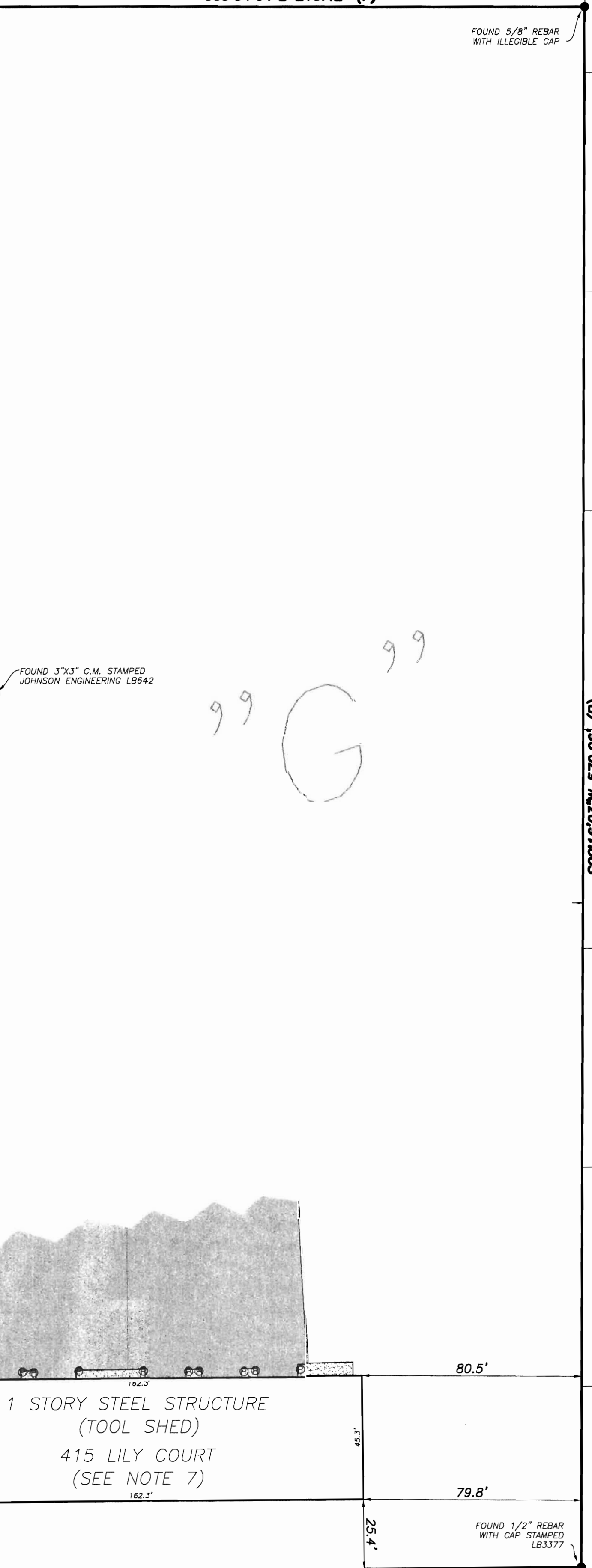
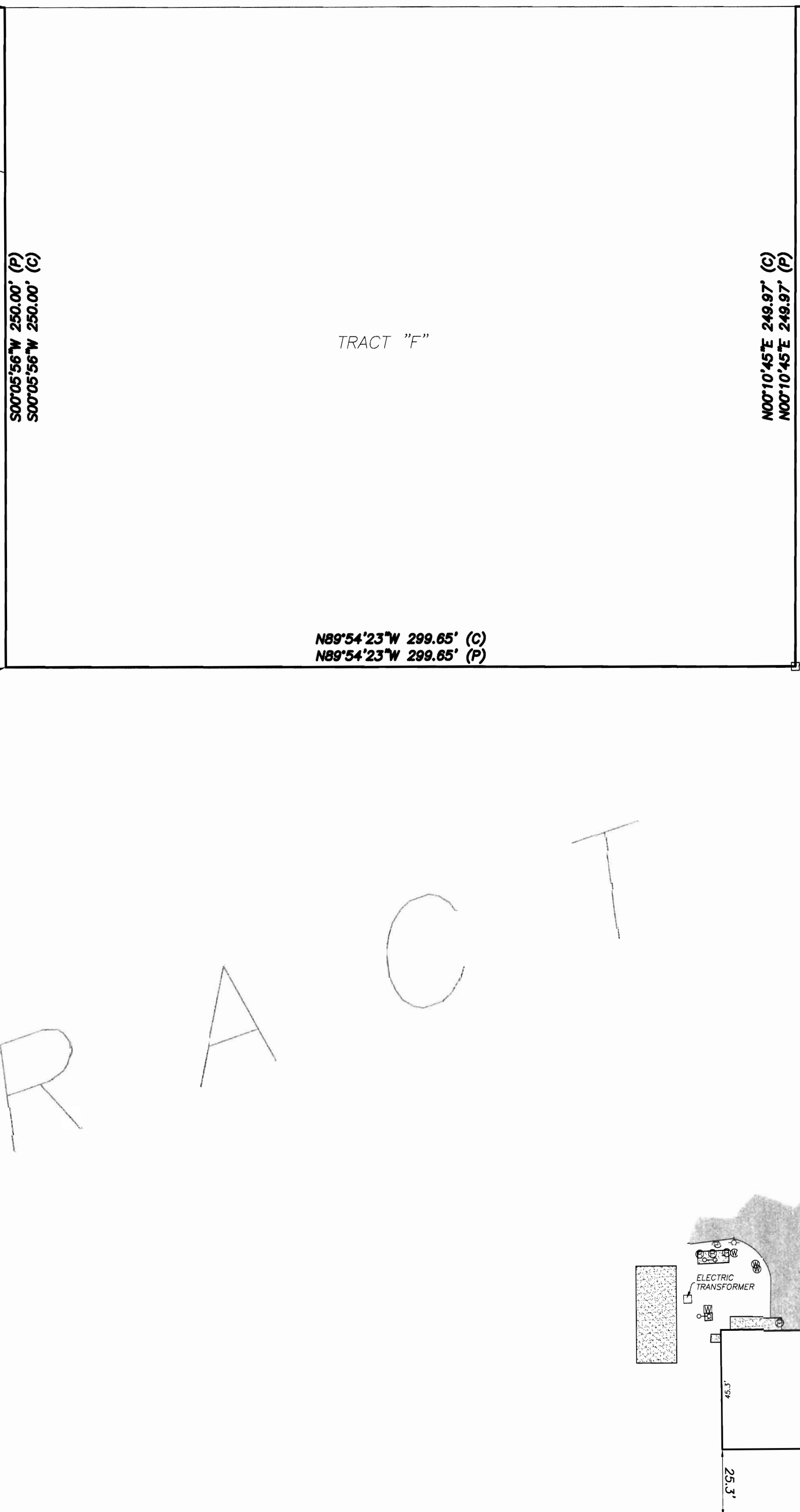
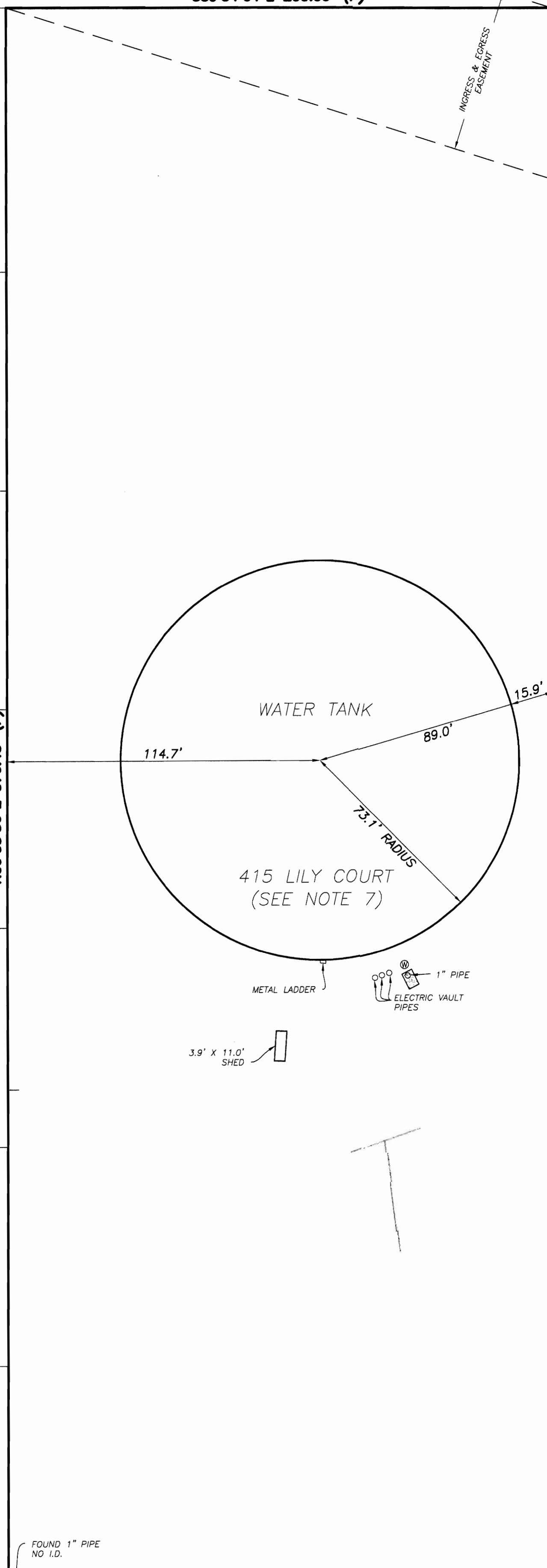
TRACT "C"

S89°57'08"E 215.28' (C)
S89°54'04"E 215.42' (P)

LEGAL DESCRIPTION
(Per O.R. 3439, Pg. 1260-1281):
Tract G, MARCO BEACH UNIT TWENTY FIVE, a Subdivision according to the Plat thereof as recorded in Plat Book 12, Pages 2 through 5, Public Records of Collier County, Florida.



MARCO BEACH UNIT SEVEN
PLAT BOOK 6, PAGES 55-62
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7



LOT 18
MARCO BEACH UNIT EIGHT
PLAT BOOK 6, PAGES 63-68
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12

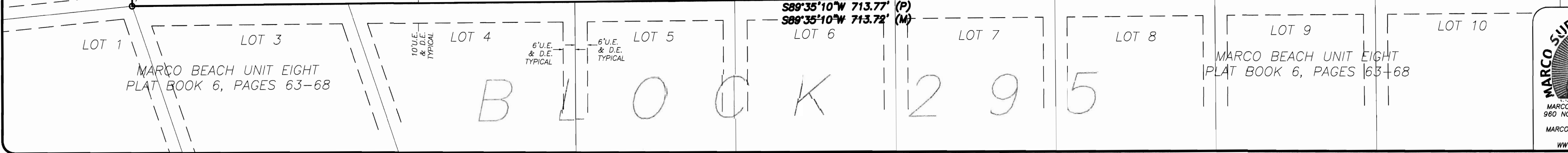
- NOTES:
- Last day of field work is March 16, 2011 (date of survey).
 - Bearings shown hereon are based on the south line of Tract G, Marco Beach Unit Twenty-five, according to the Plat thereof as located in State Plane coordinate system Florida East Zone, NAD 83, 1999 adjustment, being S89°55'10"W, Rotated from Plat bearing system counter clockwise 00°20'19".
 - No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed with a full and accurate title search.
 - No environmental study, audit, or determinations were made in this survey. Any environmental conditions that may be depicted on this survey are the result of simple observation and not the result of a scientific analysis.
 - The intended use of this survey is to serve as an analysis tool for permitting purposes.
 - Unless otherwise indicated all easements shown hereon are based on plat.
 - Only certain above ground, visible and apparent improvements were located. Other improvements exist, but were not located under the scope of this survey.
 - Foundations and overhangs are not taken into account on this survey.
 - Irrigation equipment was not taken into account on this survey.
 - No other persons or entities other than those listed as exclusive users may rely on this survey.
 - All dimensions are in feet and decimals thereof, unless otherwise noted.
 - Subject to easements, reservations and restrictions of record.
 - Building ties reflect distances to the finish surface of the structure and may not be representative of foundations or primary walls.
 - According to the Collier County Zoning Map viewer as posted on colliergov.net this property is zoned RSF-4.
- Zoning and setback information is provided for informational purposes only and one subject to variances and other conditions not provided to the surveyor consult county codes before making any decisions regarding setbacks.

- SYMBOL LEGEND
- BACKFLOW PREVENTER
 - ELECTRIC BOX
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - CONCRETE BOLLARD
- SURFACE LEGEND
- ASPHALT
 - CONCRETE

For the Exclusive Use Of:
Beach Construction

ABBREVIATIONS
(M) MEASURED
(P) PLAT
(C) CALCULATED
C.M. = CONCRETE MONUMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE

David J. Hoyt, P.S. 4477
Florida License No. 46834
Not valid without the signature and original seal of the Florida Licensed Professional Surveyor and Mapper Certificate of Authorization #7705.



SPECIFIC PURPOSE SURVEY

Tract G,
Marco Beach Unit 25,
Marco Island, Florida

CLIENT:	Beach Construction		
HORIZONTAL SCALE:	1" = 30'	VERTICAL SCALE:	NA
DATE:	3/2011		
CHIEF:	BOOK/PAGE	DRAFTED BY:	PROJECT NO.
JP	30 138-139	LNW	P043
		WO NUMBER	DRAWING NO.
		11-092	4-017