

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 5, 2007

Agenda Item: 7A	Prepared By: Steve Olmsted, Comm. Dev. Director Date: February 27, 2007
Agenda Section: Business: Ordinance	
Subject: Marco Island Comprehensive Plan – Evaluation and Appraisal Report Based Amendments	Department: Community Development

BACKGROUND: City Council is asked to approve an ordinance at first reading for the adoption of proposed Evaluation and Appraisal Report (EAR) based amendments to the City's Comprehensive Plan, and to authorize the City Manager to transmit the proposed amendments to the Florida Department of Community Affairs and required review agencies as prescribed by Florida Statutes. This item was considered by City Council at the February 20, 2007 meeting of Council and tabled to the March 5, 2007 meeting to allow for further consideration of the proposed amendments.

City Council adopted the City's Comprehensive Plan on January 22, 2001 pursuant to Ordinance 01-02. On February 22, 2005 City Council adopted an Evaluation and Appraisal Report (EAR) for the evaluation of plan performance during the planning period between 2001 and 2005. The Evaluation and Appraisal Report, approved pursuant to Resolution 05-12, is the basis for proposed amendments to the City's Comprehensive Plan. Consistent with the direction and requirements of the report, the Community Development Department has prepared proposed amendments to the City's Comprehensive Plan. Following workshop meetings, the Planning Board held a Public Hearing on January 19, 2007 for formal consideration of the proposed amendments. The Planning Board continued the item and Public Hearing to the February 9, 2007 meeting of the Board, and then again to a Special Meeting of the Board on February 16, 2007. The Planning Board recommended approval of the amendments as revised and previously forwarded to City Council.

Proposed amendments to the City's Comprehensive Plan consist of amendments to Part I (Goals, Objectives, and Policies), and Part II (Data and Analysis). Revised and updated socio-economic and background data is provided in a new Part II that replaces the previous document. Part II is an accepted supporting document. Proposed amendments to Part I are limited to the Future Land Use, Intergovernmental Coordination, and Capital Improvements Elements. Proposed amendments to Part I include:

- 1) A new policy to allow Council to exempt health care facilities that are considered more institutional and commercial in nature than residential from density calculations;
- 2) an amendment to the Future Land Use Map to incorporate new lands, consisting of 965 acres, annexed since adoption of the existing plan;
- 3) an amendment to the Future Land Use Map to designate churches as low density residential;
- 4) an amendment to the Future Land Use Element to include a heavy commercial designation to accommodate future water, waste water, and storm water management facilities;
- 5) an amendment to Policy 1.1.1 of Future Land Use Element to reflect changes in land area;
- 6) an amendment to add the most recent Capital Improvements Plan to the Capital Improvements Element;
- 7) amendments to those policies in conflict with the interlocal agreement for joint school planning;
- 8) a new policy to reiterate prohibition of mixed uses in the C-5 Commercial District;
- 9) an amendment to Future Land Use Policy 1.1.5 to reduce net density below 4 Dwelling Units per acre;
- 10) a new Future Land Use Policy to reduce maximum

density by 2% by 2009 and 2% by 2013; 11) a new Future Land Use Policy to provide for amendments to the Land Development Code to achieve density reductions; and 12) revisions to the Pedestrian and Bicycle Facilities map.

With regard to the issue of density reduction, City Council and the Planning Board held a joint workshop meeting on October 23, 2006. It appears that it was the consensus at that meeting that a reduction in density from 12 units per acre to 8 units per acre in the Town Center District and a reduction in density from 12 units per acre to 8 units per acre in the Community Commercial District should be considered. A two-year phase in was suggested.

Following consideration of different alternatives, the Planning Board voted to recommend a reduction in density from 12 units per acre to 10 units per acre in both the Community Commercial and Town Center Districts, to remove all density from public owned conservation and preservation lands, and allow for a pool of affordable housing density bonus units to balance and restore the reduction to an even 4%.

Two alternative density reduction tables are provided for City Council's consideration including one which contains the recommendation of the Planning Board and one which mirrors the recommendations of the Joint Planning Board and City Council Workshop held on October 23, 2006.

Florida Statutes require that the proposed Comprehensive Plan amendments be forwarded to the Florida Department of Community Affairs, the Southwest Florida Regional Planning Council, the Department of Transportation, the Department of Education, and other agencies for review and comment before final adoption by City Council at second reading. As a result of this required review process, it is expected that additional changes and adjustments to the proposed amendments will be required prior to final approval at second reading of the proposed ordinance by City Council. Given statutory review periods and time-frames, it is expected that second reading by Council may occur at a second public hearing in May, 2007.

RECOMMENDED ACTION: Approve ordinance at first reading to approve proposed amendments to the Marco Island Comprehensive Plan and authorize the City Manager to transmit the proposed amendments to the Florida Department of Community Affairs and required review agencies pursuant to Florida Statutes.

Reviewed by Department Director

Reviewed by City Manager

Council Action: Motion by:

Second by: