



City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com

Meeting Agenda - Final-revised

City Council

Chair: Erik Brechnitz
Vice-Chair: Victor Rios

*City Council: Jared Grifoni, Larry Honig, Howard Reed, Charlette Roman
and Sam Young*

Interim City Manager: Guillermo Polanco
City Attorney: Alan L. Gabriel
City Clerk: Laura Litzan

Monday, December 10, 2018

5:30 PM

Community Meeting Room

1. Call to Order

2. Roll Call

3. Invocation

4. Pledge of Allegiance

5. City Manager's Public Update

6. Approval of Agenda and Consent Agenda (*)

[Approval of Consent Agenda passes all routine items indicated by asterisk (*). Consent Agenda items are not considered separately unless a council member so requests. In the event of such a request, the item is returned to the Regular Agenda.]

A. (*)Approval of Minutes

1. [ID 18-508](#) Approval of the City Council Meeting Minutes of November 13, 2018

Attachments: [City Council Meeting Minutes of November 13, 2018](#)

B. (*) Resolutions

1. [ID 18-576](#) Resolution - Approving the Uniform Method for Collection of Non-Ad Valorem Assessments

Attachments: [Resolution 18-88](#)
[2018 Published notice of uniform collection](#)

2. [ID 18-662](#) Resolution - Appointing Ms. Claire Babrowski to the Marco Island Planning Board

Attachments: [Resolution 18-89](#)
[Application](#)
[Bio](#)

3. [ID 18-644](#) Resolution - Site Development Plan 18-005453 for the construction of a new field station (Goodland Field Station) at the location of 2561 San Marco Road, Marco Island, FL 34145

Attachments: [Resolution 18-90](#)
[Staff Report](#)
[Application](#)
[Site Plan](#)
[Architectural Plans](#)
[Civil Plans](#)
[Topo Survey](#)
[Directional Drill Report](#)
[Dorm Report](#)

4. [ID 18-647](#) Resolution - Site Development Plan 18-004313 for the redevelopment of Marco Island Academy at the location of 2255 San Marco Road, Marco Island, FL 34145

Attachments:

[Resolution 18-91](#)
[Staff Report](#)
[Application](#)
[Site Plan 1](#)
[Site Plan 2](#)
[Exterior Elevations A2](#)
[Exterior Elevation A2.1](#)
[Exterior Elevation A2.2](#)
[Exterior Elevation A2.3](#)
[Interior Elevations](#)
[1st Floor Plan](#)
[2nd Floor Plan](#)
[3rd Floor Plan](#)
[Civil Plans](#)
[Paving, Grading, Drainage](#)
[Lighting Plan 1](#)
[Lighting Plan 2](#)
[Landscape](#)
[Response Letter](#)

5. [ID 18-652](#) Resolution - Site Development Plan 17-003269 for an amendment to the existing site development plan for Publix and Shops of Marco located at 175 S. Barfield Drive, Marco Island, FL 34145

Attachments:

[Resolution 18-92](#)
[Staff Report](#)
[Application](#)
[Publix Elevation](#)
[Shops of Marco Elevation](#)
[Civil Site Plans 10-18-18](#)
[Autoturn](#)
[Landscape & Irrigation Plans 10-18-18](#)
[Stormwater 9-4-18](#)

6. [ID 18-693](#) Resolution - Appointing Mr. David Crain to the Waterways Advisory Committee

Attachments: [Resolution 18-95](#)
[Resignation](#)
[Application and Bio](#)

7. City Council Items

A. Presentations- None

B. Discussion

1. [ID 18-642](#) Approval of the 2019 City Council Meeting Schedule
- Attachments: [2019 City Council Meeting Schedule, Revised](#)
2. [ID 18-645](#) Appointments to the Collier County Coastal Advisory Committee (CAC), Metropolitan Planning Organization (MPO) and Tourist Development Council (TDC)
3. [ID 18-648](#) Recruitment Process for Appointments to Board and Advisory Committees
- Attachments: [Position Paper](#)
4. [ID 18-641](#) City Manager Search Process

8. Citizens' comments on agenda items not scheduled for public hearing and items other than those appearing on the agenda.

[Those who have signed in will be given the first opportunity to speak. Time is limited to 4 minutes per speaker and 30 minutes total time for this agenda item.] TIME CERTAIN TO 6:00 PM OR AS SOON AS POSSIBLE THEREAFTER

9. Quasi-Judicial Public Hearing

Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to comment upon these items, please inform the Clerk by filling out the available sign-up form. An opportunity for persons to speak on the items will be made available after the applicant and staff have made their presentations under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will not be considered. The general public will not be permitted to cross-examine witnesses, but the public may request the Council to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. (Council members to communicate ex-parte communication.)

- a. [ID 18-643](#) Resolution - Variance Petition 18-004268 requesting reducing front and side setbacks for the proposed Rookery Bay Goodland field station located at 2561 San Marco Road, Marco Island, FL 34145

Attachments:

[Resolution 18-93](#)

[Staff Report](#)

[Application](#)

[Site Plan](#)

- b. [ID 18-646](#) Resolution - Variance Petition 18-004312 requesting to increase the building maximum height requirement of thirty (30) feet for the Marco Island Academy located at 2255 San Marco Road, Marco Island, FL 34145.

Attachments:

[Resolution 18-94](#)

[Staff Report](#)

[Application](#)

[Exterior Elevations A2](#)

[Exterior Elevation A2.1](#)

[Exterior Elevation A2.2](#)

[Exterior Elevation A2.3](#)

- c. [ID 18-664](#) Ordinance - First Reading - Rezone - San Marco CPUD - Marco Island Hospital (a.k.a. Assisted Living Facility) request to rezone from C-1 to a Planned Unit Development (PUD).

Attachments:

[Ordinance](#)
[Staff Report](#)
[Application 8-8-18](#)
[Response Letter 10-4-18](#)
[Response Letter 10-11-18](#)
[Narrative 8-12-18](#)
[Deviation Justifications 8-13-18](#)
[Marco Island U.S Census Quick Facts](#)
[Barrier Island ALFs in Florida](#)
[Rezone Considerations 8-13-18](#)
[Revised PUD Master Plan 11-12-18](#)
[Environmental Impact Statement](#)
[Utility Provisions Report](#)
[PUD TIS certified 11-29-18](#)
[Site and Architectural Theme 10-9-18](#)
[Applicant Proposed Text of PUD Ordinance 11-13-18 \(Clean Copy\)](#)
[Applicant Proposed Revised Text of PUD Ordinance 11-13-18 \(Strike-thru\)](#)
[Exhibit C 8-9-18](#)
[C1 Alternative buffer](#)
[Boundary Survey](#)
[Evacuation Plan](#)
[Conceptual Open Space](#)
[Open Space Calculatiuons Exhibit](#)
[Compliance with PUD Requirements 8-13-18](#)
[MICA Midisland Amendment 5-31-18](#)
[MICA Tract A Amendment 5-31-18](#)
[The Watermark CCRC Planning Board Presentation 11.02.2018 \(Rev 2\)](#)
[Resident Letter - Sommerfeld](#)
[Resident Email - Patterson](#)
[Resident Email - Geis](#)
[Marco Site - ALF Front 12-30-18](#)
[Marco Site - Liac IL Drive 12-30-18](#)
[Marco Site - ALF Green 12-30-18](#)
[Marco Site - Pool 12-30-18](#)
[Daniel J Smith Credentials](#)
[Patrick Vanesse Credentials](#)

10. Ordinances

- a. [ID 18-653](#) Ordinance - First Reading - Endangered, Threatened or Listed Species

Attachments: [Ordinance](#)
[Staff Report](#)

11. Resolutions for Adoption - None

12. Council Reports - None

13. Council Communications & Future Agenda

[ID 18-512](#) Future Agenda Items

Attachments: [Copy of Future Agenda](#)
[Committee Summary](#)

14. City Manager's Report

[ID 18-511](#) City Manager's Report

Attachments: [City Manager's Report](#)

15. City Attorney's Report

[ID 18-510](#) City Attorney's Report

Attachments: [City Attorney Report For 12.10.18 \(12.3.18\).pdf](#)

16. Departmental Reports

[ID 18-509](#) Monthly Departmental Reports

Attachments: [Water & Sewer](#)
[Public Works](#)
[Police](#)
[Finance, Information Technology, Human Resources](#)
[Information Technology Goals & Objectives](#)
[Parks & Recreation](#)
[Growth Management](#)
[Building Services](#)
[Fire-Rescue](#)

17. Citizens' Comments

[4 minutes per individual – Each individual has one opportunity to speak.]

18. Adjournment

The public hearings will commence at 5:30 p.m., or soon thereafter as business permits, in the City of Marco Island, Community Room, 51 Bald Eagle Drive, Marco Island, Florida. All interested persons are invited to attend the meeting and participate in the discussion; or, written comments may be sent to the City of Marco Island, 50 Bald Eagle Drive, Marco Island, FL. 34145. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by City Council with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to based. ADA Assistance: Anyone needing special assistance at the City Council hearing due to disability should contact the City of Marco Island at (239) 389-5010 at least two days prior thereto. Please contact the City Clerk at laura@cityofmarcoisland.com if you would like to receive any of the items on the agenda by email.

Any Invocation that may be offered before the official start of the Council meeting shall be voluntary offering of a private citizen, to and for the benefit of the Council. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council is not allowed by law to endorse the religious beliefs or views of this, or any speaker.