

An aerial photograph of a coastal area, likely Marco Island, showing a grid of streets and a large body of water. The image is faded and serves as a background for the title.

2040 COMPREHENSIVE PLAN

CITY OF MARCO ISLAND



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PLAN INTRODUCTION

The City of Marco Island Comprehensive Plan acts as a living and practical document guiding development that enhances and protects the quality of life for City residents. This Comprehensive Plan reflects many hours of dedicated analysis, review, and recommendations that reflect the City's desire to formalize City practices, implement policies, and establish the City's goals.

This adopted Comprehensive Plan reflects exciting possibilities for the City. Some of its goals, objectives, and policies are ongoing current programs, while many others will require new efforts and actions to make them a reality. When viewed in its entirety, the Comprehensive Plan provides direction for action and establishes a shared vision of the City's future.

Revisions to the goals, objectives, and policies of the Comprehensive Plan were developed during an intensive process of successive community, Planning Board, and City Council review and input. The early stages of planning evaluated the City's Strategic Plan, current conditions in the City, major issues, and evaluated the Plan for consistency with current state statutes. Some changes to the 2009 Comprehensive Plan were needed in order to focus on the priorities that were identified in the evaluation stage of planning.

This intent of this Plan is to provide clear direction to elected officials, City administration, and citizens. The Comprehensive Plan provides this direction through the following:

- Requires that public and private activities are consistent with the goals, objectives, policies, actions, and standards of the adopted plan;
- Provides authority to the City's land development regulations, including the adopted capital improvement program; and,
- Provides elected officials, City staff, and residents with a vision for developing the City.

Plan Format

The Goals, Objectives and Policies presented in this Comprehensive Plan elements guide future growth through its current planning horizon of 2040. Specifically, it:

- Provides a mixture of land uses in compact districts and/or neighborhoods;
- Fosters distinctive, attractive communities with a strong sense of place;
- Promotes infill development and redevelopment that strengthens existing neighborhoods and lessens land consumption by using land resources more efficiently;
- Provides a variety of transportation choices to residents and tourists through multiple modes, including walking, cycling, low-speed vehicles and transit as attractive alternatives to driving and by providing alternative routes that disperse, rather than concentrate traffic congestion,

- Provides a range of housing opportunities and choices so that the young and old, single persons and families, and those of varying economic ability may find places to live;
- Creates and maintains a walkable environment;
- Builds upon existing community assets;
- Preserve and enhance open and/or green space, vegetation, and important environmental areas such as wetlands;
- Maintains a predictable and fair development review process so that developers are encouraged to apply the principles stated above.

Plan Implementation

A Comprehensive Plan is not self-implementing. The planning process does not end with the adoption of the entire Comprehensive Plan. The next step is implementation. It is vital that the City Council, Planning Board, and City Staff implement this document and make amendments when duly necessary. As with many City decisions, implementation of this plan will require further action by the City Council that may occur during and through budget appropriations or by amendment(s) or adoption of ordinances and land development code regulations.

With the adoption of this plan, the City of Marco Island adheres to a comprehensive growth management plan which directs and anticipates its future growth through the short-term and long-term planning horizons. To achieve consistency across the City, all land development regulations should support and implements the goals of the Comprehensive Plan. Finally, because planning is an on-going process, the City recognizes that interpretation and implementation of a single policy shall take into consideration, and be consistent with, all Comprehensive Plan elements.

Specific implementation procedures appear in the Appendix of this document. The Appendix describes the implementation strategy and tools for carrying out the Goals, Objectives, and Policies so important to the livability in the City of Marco Island. Finally, effectiveness of the Comprehensive Plan should be measured through various feedback and monitoring mechanisms that measure, control and balance all of the systems in the City.

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2040 COMPREHENSIVE PLAN

FUTURE LAND USE

ELEMENT

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I. FUTURE LAND USE ELEMENT

GOAL 1 LIVEABLE SMALL TOWN COMMUNITY

PROTECT AND ENHANCE THE CITY OF MARCO ISLAND AS A HIGHLY LIVEABLE COMMUNITY WITH AN EXCELLENT QUALITY OF LIFE, WHICH ENCOMPASSES ITS TROPICAL BEACHES, RESORTS AND RECREATIONAL AMENITIES, ABUNDANT NATURAL RESOURCES AND SENSITIVE COASTAL ENVIRONMENTS, AND SMALL-TOWN CHARM. FOR THE PURPOSES OF THIS PLAN, SMALL TOWN CHARM IS CHARACTERIZED BY MARCO ISLAND'S CONVENIENT COASTAL LIVING, A BALANCED MIX OF LAND USES TO SERVE LOCAL RESIDENTS AND THE TOURIST POPULATION, AND A STRONG SENSE OF PLACE IDENTIFIED BY THE CITY'S UNIQUE HISTORY, ARCHITECTURE, SIGNAGE, LANDSCAPING, COMMUNITY FACILITIES, AND NATURAL ENVIRONMENT.

Objective 1.1

Maintain the unique character and quality of life within Marco Island by managing growth through implementation of the Comprehensive Plan, Land Development Code (LDC) regulations, Strategic Plan and other planning tools adopted by City Council.

Policy 1.1.1

The density and intensity limits and other land use restrictions described in the Comprehensive Plan are legally binding immediately upon adoption, except as otherwise provided by Florida Law. During the preparation of the Land Development Code that will fully implement this plan, conflicts may arise with previous regulations, development approvals or zoning districts. The Administrative Section following these Goals, Objectives and Policies describes how such conflicts will be resolved.

Policy 1.1.2

The City will protect and enhance resources and amenities through careful evaluation of impacts during the development review process and by coordinating review efforts with local advisory boards and other pertinent local, state and federal agencies.

Policy 1.1.3

The City will update and maintain Land Development Code regulations that implement the community vision set forth in this Plan including development regulations and standards to address aesthetic and design requirements; management of the type, location, quality, design, density and intensity of new development and redevelopment; enhanced standards for land

uses that have the potential to impact the community character and established residential neighborhoods.

Policy 1.1.4

The City will provide meaningful opportunities for public participation in the land development approval process for privately initiated development and redevelopment, and actively seek the input of its citizenry in implementing the Comprehensive Plan and Land Development Code.

Objective 1.2

The City will manage growth to enhance the community both fiscally and physically, protect property values, and provide for housing, goods and services, community amenities, and local employment opportunities.

Policy 1.2.1

The City will evaluate the growth management strategy and policies of the Future Land Use Element through visioning and evaluation of land use allocation for residential and non-residential development ~~in order~~ to optimize the use of infrastructure and services and ensure a balanced mix of land uses.

Policy 1.2.2

The City will facilitate a compact urban development pattern by concentrating more new growth in the form of redevelopment in mixed-use land use designations as a way to provide opportunities to more efficiently use infrastructure, land, resources, and services.

Policy 1.2.3

~~The City will P~~protect single-family neighborhoods ~~particularly in the and in the low-Low~~ Density future land use categories areas of the Island through the adoption of regulations, processes and procedures that address transition of land use, comprehensive site design standards, and compatibility.

Policy 1.2.4

The City ~~shall~~will continue to allow essential public facilities, as defined in Section 163.3164(39), Florida Statutes and services in all future land use categories and zoning districts to ensure such facilities and services can be accommodated and that the adopted level-of-service standards are maintained.

Policy 1.2.5

The City will support a strong local economy balanced with protection of the Island's character by maintaining current limitations on parking, signage, intensity and other elements that impact the public realm and quality of life on the Island.

GOAL 72 COMMUNITY CHARACTER

MAINTAIN MARCO ISLAND AS A VISUALLY ATTRACTIVE, SMALL TOWN COASTAL COMMUNITY WITH A STRONG IDENTIFIABLE SENSE OF PLACE.

Objective 72.1

The City will implement Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the goal of maintaining the City's small town coastal identity.

Policy 72.1.1

The City will evaluate the current Land Development Code regulations to address opportunities to adopt more comprehensive architectural and site design regulations to ensure quality development and redevelopment.

Policy 72.1.2

The City will continue to thoroughly and thoughtfully review and revise, as necessary, the list of permitted uses within zoning districts contained in the adopted Land Development Code. The purpose for the review will be to ensure: ~~e~~Compatibility between land uses, that the needs of residents and tourists are met on-island to the extent possible, and that emerging and modern uses are addressed through the City's regulatory framework.

Policy 72.1.3

The City will enforce existing and future Land Development regulations to eliminate and/or reduce uses of land inconsistent with the Future Land Use Map.

Policy 72.1.4

The City will seek to identify and eliminate existing non-conformities that detract from the City's character or could impact the public health, safety, or welfare through diligent code enforcement action and through attrition via approved development orders.

Policy 72.1.5

The City ~~shall~~will coordinate future transportation, park, and infrastructure improvements to ensure compatibility and appropriateness of adjacent land uses and to promote the Island's small town character.

Policy 2.1.6

While ~~t~~The City does not enforce deed restrictions. The City does, however, encourage property owners to be aware of the deed restrictions which are, the City acknowledges the intent of the Mackle Brothers plans for the City of Marco Island in this Plan, further implemented through the Marco Beach Unit One deed restrictions applicable to a substantial portion of real property located within the Citythe Island.

Objective 72.2

Protect existing and future residential development from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment.

Policy 72.2.1

Compatibility is defined as the characteristics of different land uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as” in terms of density/intensity, architecture/building form or use. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Policy 72.2.2

The density ranges set forth in this Element provide the general range of appropriate densities in each future land use category. Densities in the upper limits of the allowable density range will be evaluated as to the availability and proximity of the road network; centralized sewer and water services; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with neighboring land uses; and any other relevant facts affecting the public health, safety, and welfare.

Policy 72.2.3

Maintain development regulations that require high-density, multi-family, ~~cluster~~, and mixed-use developments and redevelopment projects to implement sensitive site design practices to address compatibility with the surrounding neighborhood. Such design standards may include but are not limited to: spatial separation between existing low-density uses and proposed higher-density uses through the use of open space, buffers, setbacks; consistent lot sizes and lot coverage requirements that align with abutting developed lots; limitations on building heights; performance standards; and other appropriate conditions of approval. Projects must demonstrate the transition of proposed densities within the project to the external boundaries, where proximate to established low-density residential neighborhoods.

GOAL 32 FUTURE LAND USE MAP

~~TO MAINTAIN~~ AND IMPLEMENT A FUTURE LAND USE MAP THAT PROVIDES A PREDICTABLE AND ~~COMMUNITY APPROPRIATE—CONTEXT APPROPRIATE~~ APPROACH TO THE PROPOSED DISTRIBUTION, LOCATION, AND EXTENT OF LAND USES, DENSITIES AND INTENSITIES IN THE CITY ~~IN ORDER~~ TO PROTECT NATURAL RESOURCES, PROVIDE ADEQUATE SERVICES AND INFRASTRUCTURE IN A COST-EFFECTIVE MANNER, AND MAINTAIN THE COMMUNITY CHARACTER AND SMALL-TOWN CHARM.

Objective 23.1

~~Residential Future Land Use Categories.~~ Ensure sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of the City through the year 2040 in attractive and safe neighborhoods with a variety of housing types.

Policy 3.1.1

The maximum number of dwellings within the City of Marco Island is limited to 23,200, or an overall density of 3.37 dwelling units per acre to protect the small town character, quality of life and health, safety and welfare on the Island (see also Appendix). Allowable residential densities are limited by future land use category as set forth in Table 1 below.

Table 1: Residential Density Limitations by Category

<u>Density Limitations by Residential Future Land Use Category</u>				
<u>Land Use Category</u>	<u>Typical Uses</u>	<u>Residential Density</u>	<u>Acres</u>	<u>Total Density</u>
<u>Low Density</u>	<u>Single-Family Dwellings, Churches</u>	<u>Up to 4 du/acre</u>	<u>2,381</u>	<u>8,530</u>
<u>Medium Density</u>	<u>Single-Family, Duplex, Multi-Family Dwellings</u>	<u>Up to 6 du/acre</u>	<u>35</u>	<u>210</u>
<u>High Density</u>	<u>Multi-Family & Townhouse Dwellings</u>	<u>Up to 16 du/acre (+50 AHDB units)</u>	<u>385</u>	<u>6,210</u>
<u>Resort Residential</u>	<u>Multi-Family Dwellings &</u>	<u>Up to 16 du/acre</u>	<u>60</u>	<u>960</u>
	<u>Hotel/Motel/Timeshares</u>	<u>Up to 26 du/acre (+100 Incentive units)</u>	<u>37</u>	<u>1,062</u>
<u>Density Limitations by Commercial Future Land Use Category</u>				
<u>Land Use Category</u>	<u>Typical Uses</u>	<u>Residential Density</u>	<u>Acres</u>	<u>Total Density</u>
<u>Village Commercial</u>	<u>Retail, Office, Mixed Use</u>	<u>Up to 8 du/acre (+15 AHDB units)</u>	<u>30</u>	<u>255</u>
	<u>Hotel/Motel/Timeshares</u>	<u>Up to 26 du/acre</u>	<u>5</u>	<u>130</u>
<u>Community Commercial</u>	<u>Retail, Office, Mixed Use</u>	<u>Up to 12 du/acre (+25 AHDB units) (-48 units City Hall)</u>	<u>75</u>	<u>877</u>
	<u>Hotel/Motel/Timeshares</u>	<u>Up to 26 du/acre</u>	<u>5</u>	<u>130</u>
<u>Heavy Commercial</u>	<u>Heavy Commercial, Public/Private Utilities</u>	<u>N/A</u>	<u>36</u>	<u>432</u>
<u>Town Center/ Mixed Use</u>	<u>Retail, Office, Mixed Use</u>	<u>Up to 12 du/acre (+50 AHDB units)</u>	<u>114</u>	<u>1,418</u>
	<u>Hotel/Motel/Timeshares</u>	<u>Up to 26 du/acre</u>	<u>6</u>	<u>0</u>
<u>Density Limitations by Planned Unit Development Future Land Use Category</u>				
<u>Land Use Category</u>	<u>Typical Uses</u>	<u>Residential Density</u>	<u>Acres</u>	<u>Total Density</u>
<u>Planned Unit Development</u>	<u>Single-Family & Multi-Family Dwellings, Hotel/Motel, Marina, Commercial</u>	<u>Per Underlying Zoning (+ 120 Incentive Units)</u>	<u>448</u>	<u>2,728</u>

<u>Key Marco</u>	<u>Single-Family & Multi-Family Dwellings, Hotel/Motel, Marina, Commercial</u>	<u>Per Underlying Zoning (+ 120 Incentive Units)</u>	<u>142</u>	<u>124</u>
<u>Density Limitations by Public Future Land Use Category</u>				
<u>Community Facilities</u>	<u>Parks, Schools, Government Uses, Nursing Homes</u>	<u>1 du/5 acres (net) (+29 AHDB units)</u>	<u>273</u>	<u>83</u>
<u>Preservation/Conservation</u>	<u>Public Owned</u>	<u>1 du/5 acres (net)</u>	<u>2,783</u>	<u>0</u>
	<u>Private Owned</u>	<u>1 du/5 acres (net)</u>	<u>68</u>	<u>14</u>
<u>TOTAL</u>			<u>6,883</u>	<u>23,164</u>

Policy 23.1.2

The Low Density Residential future land use category consists of predominantly single-family residential areas that are located interior to the island, and in other areas where it is appropriate to protect existing neighborhoods. This category provides low density housing proximate to the City’s commercial nodes and public facilities. Non-residential uses land uses, including mixed-use developments, are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to four dwelling units per acre (4 du/acre). Bonus densities are not allowed.

Policy 23.1.3

The Medium Density Residential future land use category contains pockets of medium density residential development, in very limited areas of the island as a whole. This category contains areas that are existing and is not intended to expand, or to include any commercial or industrial land uses. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). Bonus densities are not allowed.

Policy 23.1.4

The High Density Residential future land use category is intended for developed areas of the island characterized by existing high-rise development and condominiums serviced by urban services. This category has a standard density range from one dwelling unit per acre (1 du/acre) to sixteen dwelling units per acre (16 du/acre). Additionally, a maximum of 50 units of bonus density city-wide may be permitted ~~in this category~~ through the provision of public enhancements in accordance with Objective 2.4 of this Element.

Policy 23.1.5

The Resort/Residential future land use category is intended for areas generally along the City’s beachfront, which provides residential dwellings and hospitality uses including resorts ~~and~~, hotels, and ~~in some areas, high-rise residential and~~ timeshare uses. This category is intended to accommodate those resort needs associated with an island community. The maximum density permitted is 16 dwelling units per acre (16 du/acre). An additional bonus density of three dwelling units per acre (3 du/acre) may be permitted in this category through the provision of public enhancements in accordance with Objective 2.4 of this Element. The maximum density bonus available within the Resort/Residential category city-wide is limited to a maximum of 100 dwelling units.

Objective 23.2

~~Commercial and Mixed-Use Future Land Use Categories.~~ To accommodate orderly and well-planned commercial and mixed-use development at appropriate locations to serve the residents and visitors of Marco Island.

Policy 23.2.1

The maximum intensity of allowable commercial development in any land use category ~~shall~~will be governed by height limitations, setbacks, landscape buffers, parking standards, and other bulk regulations to ensure attractive and well-integrated non-residential development areas.

Policy 23.2.2

The City will evaluate necessary updates to the land development code regulations to provide minimum standards and incentives for the conversion of strip commercial development into compact, integrated commercial and mixed-use projects that emphasize multi-modal access, public gathering space, interconnections between properties, and high aesthetic value.

Policy 23.2.3

The Village Commercial future land use category is intended to provide neighborhood-scale commercial and mixed-use development, including commercial retail, office, personal services, and live-work dwelling types. This category is intended to provide for the day to day needs of residents and may also accommodate resort-oriented uses, including hotels and timeshares. Standard densities are limited to 8 du/acre, while the Bonus Density program may permit an additional 15 dwelling units subject to the provisions of this Plan. Hotel/motel densities are limited to 26 du/acre. ~~Intensity is limited to 0.5 FAR.~~

Policy 23.2.4

The Community Commercial future land use category is intended to provide a range of commercial uses at ~~key arterial and collector~~ intersections and nodes within the City outside of the Town Center/Mixed Use future land use category. These areas ~~shall~~will be comprised of retail, office and mixed use land uses. Standard densities are limited to 12 du/acre, while the Bonus Density program may permit an additional 25 dwelling units, subject to the provisions of this Plan. Hotel/motel densities are limited to 26 du/acre. ~~Intensity is limited to 0.75 FAR.~~

Policy 23.2.5

The Town Center/Mixed Use future land use category is intended for an intensive and well-integrated mix of commercial and residential uses concentrated at the intersection of Collier Boulevard and Bald Eagle Drive at the gateway to the City. The maximum building height for new projects within the Town Center/ Mixed Use designation area ~~shall~~will not exceed 75 feet. Standard densities are limited to 12 du/acre, while the Bonus Density program may permit an additional 50 dwelling units, subject to the provisions of this Plan. Hotel/motel densities are limited to 26 du/acre. ~~Intensity is limited to 1.0 FAR.~~

Policy ~~23.2.6~~

The Heavy Commercial future land use category is intended for the most intensive non-residential uses, including retail, office, and ~~limited-light~~ industrial adjacent to the Town Center/Mixed Use future land use category. Heavy Commercial is not intended for ~~lands in~~ other areas of the City ~~in order~~ to protect residential neighborhoods, resort development, and lower intensity mixed-use areas from encroachment of incompatible land uses. Standard densities are limited to 12 du/acre. Bonus density is not permitted in this category. ~~Intensity is limited to 1.0 FAR.~~

Policy ~~23.2.7~~

The Planned Unit Development future land use category is intended for existing Planned Unit Development (PUD) zoning districts only, that were adopted by Collier County prior to the incorporation of Marco Island and ~~option-adoption~~ of the City's Comprehensive Plan. Densities, intensities and the permitted range of land uses in this category are regulated by the site-specific PUD zoning ordinance(s). Any increase to the adopted density or intensity will require a finding of consistency with all applicable provisions of this Plan. ~~New PUD zoning districts are permitted subject to compliance with the applicable underlying future land use category, and are not to be designated in this category.~~

Policy ~~23.2.7.1~~

To foster innovation and promote quality redevelopment that meets the needs of the community, existing Planned Unit Developments (PUDs) as of December 2009, may petition, through the PUD amendment process, to receive a density bonus equivalent of up to three (3) units per acre in accordance with the provisions of the Comprehensive Plan. Petitions must demonstrate compliance with the bonus density provisions set forth in Objective 2.4 of this Element. The maximum density bonus available to existing PUDs city-wide is limited to a maximum of 120 dwelling units.

Policy ~~23.2.8~~

The 0.54 acre parcel in Section 10, Township 52, Range 26 on the eastern side of Marco Island (Folio #58420200005), further described as the "Eastern 300 feet of Tract C, Marco Beach Unit 17", may be utilized for commercial purposes only, subject to the following site-specific stipulations:

- a. That no residential use or occupancy may be approved, maintained, or allowed to occur on the same property. Hotel or motel establishments, meeting the classification standards of 509 F.S., are recognized as commercial use. However, hotel and motel uses are subject to density standards set forth in the Comprehensive Plan and Land Development Code.
- b. That prior to the issuance of Site Development Plan (SOP) approval the owner ~~shall~~will, at his/her sole expense, prepare and record a permanent conservation easement encompassing the existing mangrove portion of the parcel (approximately 0.25 acre).
- c. That development rights ~~shall~~will be transferred from the portion of the parcel encumbered by the permanent conservation easement to the

remaining, unencumbered portion of the parcel, or to the adjoining property (Barge Marina) if the development encompasses both properties.

Policy ~~23.2.8~~ 23.2.9

The commercial component of a ~~residential~~-mixed-use project ~~shall~~will constitute at least ~~twenty-five (2050%)~~ percent of the total gross square footage of the proposed development if located within one (1) structure or at least thirty (30%) percent if two (2) or more structures are planned. Residential units ~~shall~~will either be located above commercial space when contained in a single structure or in separate multifamily structure(s) on the same property. While the primary objective of those districts permitting mixed use development is to allow for necessary commercial services, residential use may be permitted pursuant to adopted conditional use criteria and standards. Further, in conjunction with the project review and approval process, the City reserves the right to require a "market study" or equivalent thereof, prepared by a credentialed professional to demonstrate that the proposed commercial component of the project will be economically viable.

Objective ~~23.3~~ 23.3

~~Preservation and Public Future Land Use Categories.~~ Ensure the protection of environmentally sensitive uplands and wetlands throughout the City ~~in order~~ to provide passive, natural green space areas, native habitat for flora and fauna, and further protect the City's valuable natural resources.

Policy ~~23.3.1~~ 23.3.1

The Preservation/Conservation - Private future land use category applies to privately owned preserve areas. Development is not permitted in this category, and land uses are expressly limited to conservation and those passive recreational uses permitted by state and federal environmental agencies.

Policy ~~23.3.2~~ 23.3.2

The Preservation/Conservation - Public future land use category applies to publicly owned preserve are. Development is not permitted in this category, and land uses are expressly limited to conservation and those passive recreational uses permitted by state and federal environmental agencies.

Objective ~~23.4~~ 23.4

~~Density Bonuses.~~ Provide a framework for incentivizing the development and redevelopment of higher density residential uses in appropriate locations where meaningful and measurable enhancements to the public are provided.

Policy ~~23.4.1~~ 23.4.1

The following describes the minimum enhancement required to achieve bonus densities for eligible future land use categories.

The density bonuses specified below reflect the maximum attainable density and are subject to review for consistency with all applicable provisions of this Plan through the PUD rezoning

process, including but not limited to available and adequate public infrastructure, protection of natural resources, protection of community character, and neighborhood compatibility. These density bonus options may not be utilized cumulatively, and in no case ~~shall will~~ bonus density exceed 3 du/acre.

- a. An additional 3 dwelling units per acre (3 du/acre) may be permitted for the inclusion of workforce housing units defined as housing for very households earning 140% of the area median income.
- b. An additional 3 dwelling units per acre (3 du/acre) may be permitted for the provision of a dedicated permanent easement, not less than 12 feet in width, for public access to the beach.
- c. An additional 2 dwelling units per acre (2 du/acre) may be permitted for the provision of a dedicated permanent easement, not less than 12 feet in width, for public access to other natural or water resources.
- d. An additional 0.5 dwelling units per acre may be permitted where the public access described in 2.4.1(iii) is accompanied by public parking with a minimum of five (5) parking spaces.
- e. An additional 2 dwelling units per acre (2 du/acre) may be permitted where the PUD accommodates bicycle and/or pedestrian facilities through private property for public use, which are provided in addition to the code required sidewalk facilities.
- f. An additional 0.5 dwelling units per acre may be permitted where the public access and/or bicycle pedestrian facility is accompanied by public parking with a minimum of three (3) parking spaces.
- g. An additional 1 dwelling unit per acre may be permitted for the provision of public art within the development, or an off-site public property determined at the time of site improvement plan review.
- ~~h. An additional 3 dwelling units per acre may be permitted for enhanced water management improvements that increase water quality and reduce run-off in excess of the minimum state requirements.~~

Objective 3.5

The Future Land Use Map is hereby adopted as an exhibit to this Element.

Policy 3.5.1

The Future Land Use Map depicts the implementation of the goals, objectives, and policies in this Plan. The Map has been reviewed by the City and is determined to be internally consistent with the goals, objectives, and policies of this Element and the Plan as a whole.

Policy 3.5.2

To the extent that a designation of the Map is determined to be internally inconsistent with any goal, objective, or policy in the Plan, the Map designation shall prevail.

Policy 3.5.3

The goals, objectives, and policies in this Plan shall provide guidance with regard to the

evaluation of any proposal to alter the Future Land Use Map.

Policy 3.5.4

The Future Land Use Map and the Comprehensive Plan is intended to provide for the future use of land, which contemplates a gradual and ordered growth. As such, the Comprehensive Plan only establishes a long-range maximum limit on the possible density or intensity and type of land use; the Plan does not simultaneously establish an immediate minimum limit on the possible density or intensity of land use. The present use of land may, by zoning or other land development regulation, continue to be more limited than the future use contemplated by the comprehensive plan.

Policy 3.5.5

Even where a denial of a zoning application would be inconsistent with the plan, the City has the discretion to decide that the maximum development density or intensity or types of development should not be allowed; provided, that the City approves some development that is consistent with the Plan and the City's decision is supported by substantial, competent evidence.

Policy 3.5.6

Once a landowner demonstrates that the proposed use is consistent with the comprehensive plan, this does not mean that the landowner is presumptively entitled to this use or the density or intensity thereof. Absent the assertion of some enforceable property right, an application for rezoning appeals at least in part to City officials' discretion to accept or reject the applicant's argument that change is desirable. The right of judicial review does not *ipso facto* ease the burden on a party seeking to overturn a decision made by a local government, and certainly does not confer any property-based right upon the owner where none previously existed. Moreover, when it is the zoning classification that is challenged, the comprehensive plan is relevant only when the suggested use is inconsistent with that plan. Where any of several zoning classifications is consistent with the plan, the applicant seeking a change from one to the other is not entitled to judicial relief absent proof the status quo is no longer reasonable. It is not enough simply to be "consistent"; the proposed change cannot be inconsistent and will be subject to the concepts of land use "strict scrutiny."

GOAL 34 GROWTH MANAGEMENT & REDEVELOPMENT

~~TO~~ **PROVIDE FOR AN ECONOMICALLY FEASIBLE PLAN WHICH COORDINATES THE LOCATION AND TIMING OF NEW DEVELOPMENT AND REDEVELOPMENT WITH THE PROVISION OF INFRASTRUCTURE AND SERVICES, WHILE PROTECTING THE CITY'S SMALL-TOWN CHARM, ESTABLISHED RESIDENTIAL NEIGHBORHOODS, NATURAL RESOURCES, AND PROPERTY VALUES.**

Objective 34.1

Direct new growth and redevelopment to those areas of the City where adequate public facilities exist, or are planned, and where compact and contiguous development patterns can be created, and which are located away from established low density residential neighborhoods.

Policy 34.1.1

Development will be permitted only where they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan.

Policy 34.1.2

Rezoning, conditional use, site improvement plans, and other development proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

Policy 34.1.3

Prohibit residential development where physical constraints or hazards exist or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; or other characteristics that may endanger the residential community.

Objective 34.2

~~Redevelopment.~~ Future redevelopment activities will be directed in appropriate areas, consistent with sound planning principles, the goals, objectives, and policies contained within this Plan, and the where the desired community character will be upheld.

Policy 34.2.1

The City will prohibit the rezoning of residentially-zoned land that would extend commercial zoning into ~~any residential zoning district established low density residential neighborhoods.~~

Policy 34.2.2

The City will proactively plan for the cost effective and timely redevelopment of multifamily and commercial developments that were approved and developed prior to adoption of the City's Comprehensive Plan and may be developed in excess of the standard density range pursuant to the underlying Future Land Use Category.

POLICY 34.2.3

Over-density multi-family residential developments that lawfully achieved their density prior to incorporation of the City may be permitted to redevelop at their existing density through the PUD rezoning process and subject to demonstration of consistency with this Plan. The implementing land development regulations will ensure building height, unit size/square footage, ~~number of bedrooms,~~ and other site design factors cannot be increased ~~in order~~ to ensure a compatible scale of development.

GOAL 45 GENERAL DEVELOPMENT STANDARDS

ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT IS TIMED WITH THE AVAILABILITY OF INFRASTRUCTURE, PROTECTS, AND WHERE POSSIBLE, ENHANCES NATURAL RESOURCES, AND RESULTS IN AN AESTHETICALLY PLEASING BUILT ENVIRONMENT.

Objective 45.1

The City will maintain and enforce a comprehensive set of land development regulations to guide development and redevelopment during the rezoning and site development process ~~in order to~~ implement this Plan.

Policy 45.1.1

The City will coordinate future changes of land use with the availability of water supply and water supply facilities to ensure all existing and future developments will have adequate water to service development.

Policy 45.1.2

Due to the highly sensitive coastal environment, and potential impacts of septic tanks on surface and groundwater quality, the City will coordinate future changes of land use with the availability of wastewater treatment facilities and infrastructure to ensure that all existing and future developments will have adequate wastewater treatment to service development.

Policy 45.1.3

The planning and design of future transportation improvements will incorporate facilities such as sidewalks and bicycle facilities to promote and advance a multimodal transportation network, as set forth in the Transportation Element.

Policy 45.1.4

The City will ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic conditions and existing/potential natural resources. For any development or redevelopment where there exists or there is the probability of environmentally sensitive areas (as identified by the City, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

Policy 45.1.5

The land development regulations and other applicable regulations will require that development and redevelopment projects provide adequate and appropriate landscaping, open

space, buffering, and adhere to maximum lot coverage requirements. Such development must also meet minimum architectural and other site design standards to provide an attractive and cohesive built environment that blends with the character of existing surrounding land uses.

Policy 5.1.6

The City shall develop land development regulations for the protection of plant and animal endangered and threatened species, species of special concern, and rare species, as listed by the federal government, the State of Florida, or by county or City local government regulation. Specifically, no development of any site shall be permitted without a permit to take a plant or animal species that is endangered and threatened species, species of special concern, and rare species. No development of any site shall be permitted which will harm or harass a plant or animal endangered and threatened species, species of special concern, and rare species or the habitat thereof. Development of any site or the limited taking of any listed species shall be subject to a conservation plan.

GOAL 56 COASTAL DEVELOPMENT STANDARDS

THE CITY WILL ENSURE THAT LAND USES AND STRUCTURES ARE WELL INTEGRATED, PROPERLY ORIENTED, AND FUNCTIONALLY RELATED TO THE COASTAL ENVIRONMENT, TOPOGRAPHIC CONDITIONS, AND EXISTING/POTENTIAL NATURAL RESOURCES.

Objective 56.1

The Future Land Uses depicted on the Future Land Use Map shallwill be compatible and coordinated with existing topographic, soil, base flood, and infrastructure services.

Policy 56.1.1

Proposed changes to the Future Land Use Map will be thoroughly reviewed for compatibility and coordination with underlying topographic, soil, flooding probability, and existing infrastructure services to ensure the development envisioned in the proposed change can be accommodated without adverse impacts or severe limitations due to topographic, soil, or infrastructure services.

Policy 56.1.2

All new development and redevelopment shallwill comply with the City's Floodplain Management Ordinance, as amended, to ensure projects meet or exceed the City's minimum finished floor elevations, provide for flood-resistant construction standards, and protect from adverse impacts of flooding.

Policy 56.1.3

Any request to change the Future Land Use Map shallwill be thoroughly reviewed and denied if such change would negatively impact hurricane evacuation plans, routes, or shelter facilities in coordination with the Conservation and Coastal Management Element.

Policy ~~56~~.1.4

The City ~~shall~~will thoroughly review proposed redevelopment project seaward of the Coastal Construction Control Line (CCCL) consistent with this Comprehensive Plan and all federal, state, and local permitting requirements.

Policy ~~56~~.1.5

New residential development and redevelopment must mitigate hurricane sheltering and evacuation impacts in accordance with the Land Development Code.

GOAL ~~87~~ HISTORIC AND ARCHAEOLOGICAL ~~AND CULTURAL~~ RESOURCES

PROTECT, ENHANCE AND PROMOTE MARCO ISLAND'S UNIQUE HISTORICAL, ARCHAEOLOGICAL AND CULTURAL RESOURCES TO ENSURE THEIR LONG-TERM RESERVATION AND INSTILL A STRONG SENSE OF PLACE IN THE COMMUNITY.

Objective ~~87~~.1

The City will proactively establish and enforce policies and procedures to protect, promote, identify, and enhance natural, cultural and historic resources on the Island.

~~Policy 8.1.1~~

~~The City will create a local board to address historic, archeological and cultural assets, and issues on Marco Island.~~

Policy ~~87~~.1.2~~1~~

The City will coordinate with the Marco Island Historical Society on opportunities to increase awareness of the City's historic resources.

Policy ~~87~~.1.3

The City will actively pursue partnerships with the Collier County Archeological and Historic Preservation Board and other public and private agencies to protect and promote its the historical and cultural resources.

Policy ~~87~~.1.4

The City ~~shall~~will advise the Florida Division of Historic Resources of any proposed renovation, expansion, or demolition of any identified historical or archaeological structure included on Comprehensive Plan Map M-13, Historic Places and Archaeological Sites Map, prior to the issuance of any local development order. Any renovation and/or expansion of an identified historic structure should be done with consideration of guidelines contained in the Secretary of the Interior's Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Policy 7.1.5

The City will protect and enhance the Olde Marco district as a central component of the City's historical resources.

GOAL ~~98~~ PUBLIC PARTICIPATION

PROVIDE OPPORTUNITIES FOR PUBLIC INPUT AS PART OF THE COMPREHENSIVE PLAN AMENDMENT AND LAND DEVELOPMENT REVIEW PROCESS.

Objective ~~98.1~~

Require public information meetings, or neighborhood information meetings (NIM), as part of the development approval process for comprehensive plan amendments, rezonings, ~~conditional-use petitions~~, and where applicable, site improvement plans.

Policy ~~98.1.1~~

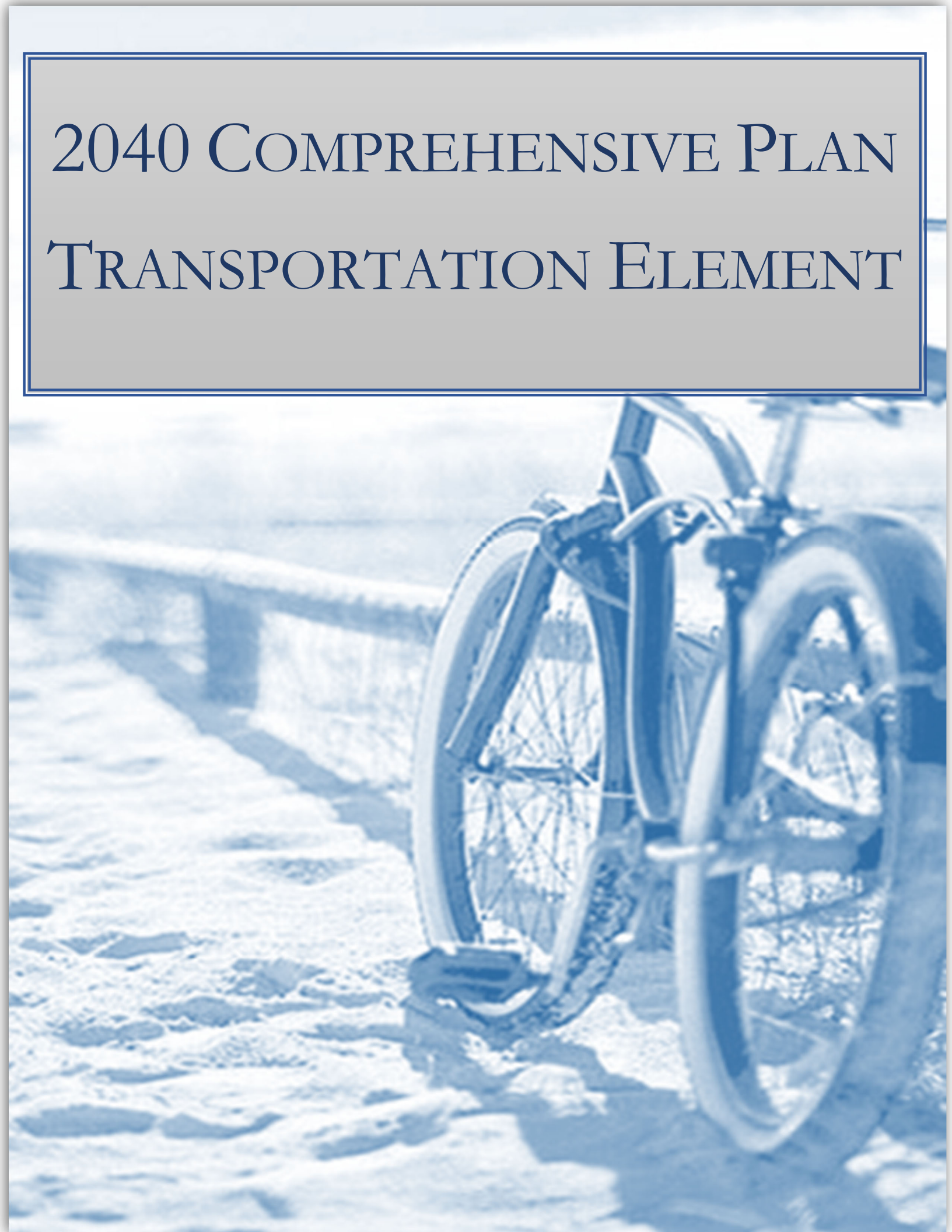
A minimum of one (1) NIM is required for privately-initiated applications for Comprehensive Plan Amendments (map or text), rezonings, ~~conditional-use petitions~~, and site improvement plans. The meeting must be conducted before the application can be approved.

Policy ~~98.1.2~~

The City ~~shall~~will conduct a minimum of one public information meeting to present any city-initiated amendments to the Comprehensive Plan and/or Land Development Code.

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2040 COMPREHENSIVE PLAN TRANSPORTATION ELEMENT



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II. TRANSPORTATION ELEMENT

Goal 1: Safe, Accessible, and Efficient Transportation System

THE CITY OF MARCO ISLAND WILL COORDINATE LAND USE AND TRANSPORTATION PLANS TO SUPPORT A SAFE, ACCESSIBLE, AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM THAT ENHANCES LIVABILITY AND SMALL-TOWN CHARACTER.

Objective 1.1

Implement a safe, accessible, economically sustainable, energy efficient multimodal transportation system, consistent with livability and small-town character, which will be maintained and improved to accommodate the forecasted traffic demand until the year 2040.

Policy 1.1.1

The City's Transportation Map series, contained in this Plan, or as subsequently amended, is hereby adopted as the future transportation system for the City of Marco Island.

Policy 1.1.2

The City's transportation system will be consistent, to the extent possible, with the most current Long Range Transportation Plan (LRTP) of the Collier County Metropolitan Planning Organization (MPO), the roadway system established by Collier County, and the State of Florida Department of Transportation's Adopted Five-Year Work Program.

Policy 1.1.3

As the City's transportation system may change from time to time, the City will work with the MPO to ensure consistency with the LRTP and ~~or~~ other planning documents, if any.

Policy 1.1.4

The City will review County road improvement projects ~~that lie~~ within its jurisdiction to ensure compatibility with the goals, objectives, and policies of this element.

Objective 1.2

Provide for appropriate Levels of Service (LOS) and system capacity throughout the City's multimodal transportation system.

Policy 1.2.1

The City shall monitor and regulate the timing of development, construction of roadway improvements, and implementation of other transportation programs to maintain prescribed level of service (LOS) standards. The City adopts the following LOS as measured by the generalized maximum daily volumes as derived from peak hour traffic conditions:

- Arterials - LOS D
- Collier Blvd from the Jolley Bridge to San Marco Road - LOS C
- Collectors - LOS D
- Local Roads - LOS D

Policy 1.2.2

The City shall investigate the establishment of multimodal performance standards and LOS measures as a means to increase its multimodal capacity.

Policy 1.2.3

The City shall maintain transportation concurrency, as described in the Capital Improvements Element of this Plan and Article X of the Land Development Code, consistent with Florida Statutes §163.3180(1) until ~~such~~ the concurrency system is replaced. Consistent with the concurrency management system, the City will require an analysis for all multifamily and commercial projects prior to the issuance of building permits. Public transit facilities shall be exempt from all concurrency requirements.

Policy 1.2.4

In order to preserve rights of way, all new construction and redevelopment projects will comply with required setbacks and with the City of Marco Island's Construction Standards Handbook for Work Within the Public Right-of-Way (Ord. No. 15-18) dated July 20, 2015, as applicable and amended.

Policy 1.2.5

The City may seek easements where there are areas of limited right-of-way on private land for beach access and street amenities, including enhanced landscaping, street trees, lighting, street furniture, bicycle racks, transit bus stop improvements, or exercise stations.

Policy 1.2.6

Existing structural encroachments on the City's right-of way will be abated through the tools contained within City ordinances.

Policy 1.2.7

The City shall continue to pursue a program of planning and funding for future bridge replacement/renovation in the City's Capital Infrastructure Plan (CIP).

Policy 1.2.8

The City will maintain the existing roadway system shown in [the 2021 Roadway Network Map](#) and fund projects through its CIP, as deemed necessary, to remain consistent with the planned Roadway Network shown in [the Planned 2040 Roadway Map](#) and adopted level-of-service standards.

Policy 1.2.9

To implement this element, the City may fund facilities or programs that address its multimodal transportation needs. The City's funding will be described and prioritized in its Five-Year (CIP).

Policy 1.2.10

The City shall seek enhancement grants through the MPO, FDOT and other sources to fund transportation projects that enhance its vision for a safe, connected, multi-modal system, including intersection, streets, bicycle, transit, and pedestrian improvements.

Objective 1.3

Design the multimodal transportation system for safety and efficiency.

Policy 1.3.1

The City shall utilize the standards set forth in the City of Marco Island's Construction Standards Handbook for Work Within the Public Right-of-Way (Ord. No. 15-18) dated July 20, 2015, as applicable and amended, to control and/or minimize connections and access points of driveways along arterials and collector streets.

Policy 1.3.2

The City will develop and adopt a Complete Streets policy that supports safety and accessibility for people of all ages and abilities. Following adoption, the Complete Streets policy will be incorporated into the ~~Comprehensive Plan and~~ Land Development Code to guide the planning, design, and implementation of all rights of way within the City for existing and new projects. The City shall consider streetscape and landscaping improvements as part of the Complete Streets policy and implementing plans in order to maximize usability of the multimodal system.

Policy 1.3.3

The City shall implement traffic calming and safety features in all new or reconstructed projects appropriate to the needs of each type of user, including appropriate bicycle/pedestrian infrastructure, separation of facilities, spaced and maintained landscaping, street lighting, and innovative design techniques to provide for visual cues to drivers, bicycles, and pedestrians.

Policy 1.3.4

The City shall vigorously preserve its existing street network and evaluate opportunities to enhance and expand connectivity between adjacent and parallel roads.

Objective 1.4

Coordinate the transportation system with the Future Land Use Map to ensure that population densities, housing and employment patterns, and land uses are consistent with the City's vision.

Policy 1.4.1

The City shall review requests for development orders and building permits for compliance with the City's land use and transportation vision and adopted LOS.

Policy 1.4.2

All new, redeveloped, or rezoned commercial and multifamily projects over 8,000 square feet or 16 dwelling units will provide a traffic impact analysis study as part of the site development review process.

- a. The traffic impact analysis will consider internal trip capture and non-automobile modes that may offset or mitigate the demands on the transportation network.
- b. On and off-site traffic mitigation strategies may be required to offset traffic impacts.
- c. Designated Levels of Service (LOS) for arterial, collector, and local roads will be maintained as described in Objective 1.2.

Policy 1.4.3

The City shall utilize the Future Land Use Map to monitor development activities within established TAZ's (traffic analysis zones) annually to ensure that traffic volumes remain within projected levels.

Policy 1.4.4

The City shall study, ~~and with the intent to~~ adopt, a multimodal plan to assess, prioritize, and fund projects. This plan shall assess ~~and plan for opportunities to create~~ interconnections between modes, trip generators, and destinations.

Policy 1.4.5

The City shall consider a mobility ~~plan and~~ fee as a mechanism to ~~support and~~ fund ~~the mobility plan objective~~ the City's transportation system. When completed, the mobility plan and fee may replace the City's transportation concurrency system.

Objective 1.5

Ensure a connected multimodal system that is safe, accessible for all ages and abilities, economically sustainable, energy efficient, and enhances a sense of place.

Policy 1.5.1

The City recognizes that a connected multimodal system includes interconnections between transportation facilities such as automobiles, waterways, sidewalks, bike paths/trails, and transit; and trip generators and attractors, such as parks, beaches, shopping, parking, and transit stops.

Policy 1.5.2

The City will create and maintain a sidewalk assessment program to inventory current conditions of all sidewalks with the goal of providing a complete sidewalk network adjacent to all roadways. The City may fill gaps in the sidewalk network according to its priorities as shown in the City's five-year CIP.

Policy 1.5.3

New or expanded multimodal transportation facilities or other improvements provided by the City shall be prioritized to minimize the costs and maximize the benefits. A project prioritization process will consider the extent to which:

- a. The safety of all users is improved
- b. Multiple modes are connected and enhanced
- c. Neighborhood character is improved
- d. Connections between facilities are enhanced or created
- e. Automobile traffic is mitigated or reduced

Policy 1.5.4

All new and/or structurally renovated commercial, multi-family, or single family residential ~~developments or projects or developments~~ shall incorporate facilities and amenities for pedestrian access consistent with the City's vision as shown in the most current 2040 Sidewalk Map. The City may provide additional incentives and/or impact fee credits for additional infrastructure that enhances the City's network.

Policy 1.5.5

All new and/or structurally renovated commercial or multi-family developments shall incorporate facilities and amenities for bicycle access consistent with the City's vision as shown in the most current Bicycle Paths Map. The City may provide additional incentives and/or impact fee credits for additional infrastructure that enhances the City's network.

Policy 1.5.6

To ensure a safe, efficient, and convenient multimodal system, the City will require that all

new or redeveloped public, commercial, and multi-family residential developments, projects or developments provide adequate bicycle parking, shared parking among adjoining uses, multimodal interconnections between properties, and off-street loading facilities.

Policy 1.5.7

The City will integrate its various master planning efforts, including parks, bike paths, greenways, or commercial areas to ensure an integrated multimodal system of walkways, bicycle paths, bicycle amenities, mass transit and streets.

Objective 1.6

Promote an efficient public transit service, that is safe, convenient, and accessible to all ages and abilities by recognizing that public transit offers the opportunity to relieve traffic congestion, enhance livability, and support small town charm.

Policy 1.6.1

The City of Marco Island will collaborate with the Collier Area Transit (CAT) to determine the viability and cost-benefit of enhanced public transit services and programs, including increased service on existing routes, new service routes, mobility on demand, an island trolley, and public-private partnerships.

Policy 1.6.2

When considering changes in land use densities and transportation programs, the City shall evaluate the effect and opportunities for public transportation services.

Policy 1.6.3

The City shall coordinate with public and private transit providers to ensure adequate transit capacity to meet public transit demand and actively identify improvements and enhancements needed by the system.

Policy 1.6.4

The City shall coordinate with CAT and the MPO on the Transit Development Plan and to further the use of public transit through promotion of schedules, employer incentives, and other transportation tools as may be desired.

Objective 1.7

Enhance the resources available to the City of Marco Island's multimodal transportation system by maintaining participation in the MPO, its subcommittees, and its planning processes.

Policy 1.7.1

Advocate for qualified multimodal projects on Marco Island through the MPO and/or Collier County process.

Policy 1.7.2

Coordinate with the MPO on transportation resiliency studies, plans, and projects in areas that will experience the impacts of sea level rise, such as those identified in the Collier MPO 2045 Long Range Transportation Plan, adopted December 2020.

Policy 1.7.3

Advocate for individuals from Marco Island to serve on the MPO's Citizen Advisory Committee and other subcommittees as appropriate.

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2040 COMPREHENSIVE PLAN HOUSING ELEMENT



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III. HOUSING ELEMENT

GOAL 1

TO ~~PROVIDE A MAINTAIN AND ENHANCE THE HIGH QUALITY HOUSING PROGRAM STOCK IN THE CITY, THAT~~ PROVIDES DIVERSE, SAFE AND LIVABLE HOUSING STOCK FOR ISLAND RESIDENTS OF ALL AGES, ~~AND PROTECTS NEIGHBORHOOD CHARACTERS, AND MEETS THE PRESENT AND FUTURE NEEDS OF MARCO ISLAND.~~

Objective 1.1

Provide a diverse inventory of housing to meet the long-term needs of the existing and future populations in a manner that upholds the small-town character of Marco Island.

Policy 1.1.1

The City will encourage and promote development controls through the ~~Comprehensive Plan and~~ Land Development Code that provide flexibility and innovation in residential design and permit a range of housing types, sizes, styles, and price ranges.

Policy 1.1.2

The City will evaluate and modify, as necessary, all zoning and subdivision regulations and building and development codes to encourage the use of proven, innovative techniques to support the development of a diverse housing supply.

Policy 1.1.3

The City will ~~incorporate enhanced~~ continually review its architectural and site design regulations to improve the structural and aesthetic qualities of single-family and multifamily housing stock on Marco Island.

Policy 1.1.4

The City will protect residential neighborhoods from encroachment and detrimental impacts of development by enforcing existing regulations that require buffering and compatibility measures between ~~housing single-family areas~~ and more intensive uses, such as multi-family buildings and non-residential development.

Policy 1.1.35

The City ~~will recognize~~recognizes the value of strong and stable neighborhoods as it relates to protection of housing stock by encouraging neighborhood identity, through various design measures such as landscaping, signage, monumentation and public art, to a strong sense of community throughout the Island.

Objective 1.2

Enhance the existing housing stock through housing rehabilitation and continued enforcement of the Standard Unsafe Building Abatement Code as a proactive tool to identify and eliminate unsafe housing conditions on Marco Island.

Policy 1.2.1

The City shall utilize available code enforcement procedures to ensure that existing structures meet code standards.

Policy 1.2.2

The City will enforce the Florida Building Code in all new development and redevelopment to avoid substandard housing conditions.

Policy 1.2.3

The City will facilitate the redevelopment of ~~older-unsafe~~ properties to comply with adopted Comprehensive Plan policies, Land Development Code and building standards by seeking federal and state funding for the demolition or rehabilitation of substandard housing.

Policy 1.2.4

The City will require unsafe or condemned residential or commercial structures to be secured, repaired, demolished, or otherwise removed as these structures pose a threat to the public health, safety, and welfare.

~~**Policy 1.2.5:** The City shall seek federal and state funding, or otherwise provide local public funds, for the demolition or rehabilitation of substandard housing.~~

Policy 1.2.65

The City shall incorporate a pre-disaster build back program in the Land Development Code to encourage the redevelopment of antiquated housing stock.

Policy 1.2.6

The City will coordinate efforts to perform restoration and replacement of damaged housing during the aftermath of natural hazards and disasters, such as hurricanes.

Objective 1.43

Preserve and protect historically significant housing and residential structures.

Policy 1.43.1

The City will continue its efforts to identify and protect historically significant housing via the Collier County Historic Preservation Board and Marco Island Historical Society.

Policy 1.43.2

The City will assist property owners of historically significant housing in submitting their properties for inclusion in State or National Register of Historic Places.

Policy 1.43.3

The City will encourage property owners to rehabilitate and renovate their historically significant structures by supplying them with technical assistance and information regarding any available state and federal grants.

Policy 1.43.4

The City will ~~assist-encourage in~~ the rehabilitation and adaptive use of historically significant housing through technical and economic assistance programs, ~~such as Community Development Block Grant and HOME funding, State Housing Initiatives Partnership eligibility, and emergency weatherization.~~

Policy 1.43.5

The City will require that modifications to any housing within the City designated as historically significant by a recognized county or state agency comply with the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Policy 1.43.6

The City will incorporate design features of Marco Island's historic structures into future architectural design standards

Objective 1.34

Ensure the availability of adequate housing in residential zoning districts for the elderly and special needs populations, ~~including, but not limited to, community residential facilities, adult living and continuing care facilities, orphanages and foster care facilities.~~

Policy 1.34.1

The City will incorporate provisions for alternative housing options into the Land Development Code that support aging in place in all residential zoning districts on Marco Island.

Policy 1.34.2

The City will promote and adopt provisions to encourage and permit aging in place as a viable option.

Policy 1.34.2.1

The City will encourage the design of home features that will help elderly and disabled persons to live independently.

Policy 1.34.2.2

Adult living and continuing care facilities should be located in appropriate areas and should be convenient to services.

~~Policy 1.3.2.3: Explore options in the Land Development Code for allowing accessory dwelling units in appropriate neighborhoods.~~

Policy 1.34.3

The City will ensure housing for special needs is permitted in all land use categories that permit residential development.

Policy 1.34.3.1

In order to serve persons with special needs and disabilities, the City will allow community residential facilities according to the definition and siting provisions of Florida Statute 419.001.

~~Policy 1.3.3.2~~

~~The City will adopt provisions that ensure fast-tracking of the permit process for qualified projects to incentivize housing for residents with special needs.~~

Policy 1.34.3.32

The City will allow for group homes and continuing care developments that provide units to income qualified individuals in accordance with Florida Statutes, and provide a program to incentivize such development via waivers of building and site permit fees, and/or deferment of local impact fees.

Policy 1.34.3.43

The City will cooperate with public and/or private housing providers in order to provide adequate sites for group homes, foster care facilities and similar facilities to meet the requirements of persons with special needs.

Objective 1.5

Provide for the affordable and workforce housing needs of current and future populations on Marco Island.

Policy 1.5.1

The City utilizes the terms “affordable” and “workforce” housing to include the categories of housing and populations that appear in the Glossary including: affordable housing, workforce housing, extremely low income, very low income, low income, moderate income.

Policy 1.5.2

The City shall ensure that its policies and practices contained in the Comprehensive Plan and LDC discourage the concentration of affordable housing units in specific areas of the City and encourage affordable housing units throughout the City.

Policy 1.5.3

The City will facilitate the provision of affordable and workforce housing by promoting infill development and redevelopment of existing housing stock.

Policy 1.5.4

The City shall review, develop, and maintain LDC provisions that minimize barriers to the development of existing vacant lots for the purpose of developing affordable and workforce housing.

Policy 1.5.5

The City shall review, continually monitor, and update its LDC to ensure that regulatory techniques and review procedures do not create barriers or delays in the construction of affordable or workforce housing.

Policy 1.5.6

The City shall utilize its density bonus program, or other appropriate economic incentives, to encourage the private sector to provide affordable and workforce housing.

Policy 1.5.7

The City shall consider adopting, as part of its LDC, incentives for developers of affordable

housing which may include, but not be limited to, the following:

- a. Density bonuses;
- b. Reduction or waiver of eligible impact fees
- c. Mixed use bonuses;
- d. Parking bonuses or reductions;
- e. Green building certifications; and
- f. Expedited permitting.

Policy 1.5.8

The City shall ensure the provision of adequate infrastructure in order to support the provision of safe, sanitary, and affordable housing to extremely low, very low, low, and moderate income households.

Policy 1.5.9

The City shall provide technical assistance for public, private, or nonprofit programs that wish to increase the supply of affordable and workforce housing units, including an island housing trust or other such innovative programs.

Policy 1.5.10

The City shall evaluate the feasibility of establishing a housing rehabilitation program for affordable or workforce housing to assist eligible residents or renters with the rehabilitation or repair of housing within the City limits, including assistance with increasing energy efficiency or other housing repairs.

Policy 1.5.11

The City shall coordinate with the Collier County, nonprofit organizations, and the private sector to establish and implement strategies and techniques for improving the provision of affordable housing and for promoting neighborhood stability within the City limits.

Policy 1.5.12

The City shall coordinate with Collier County to plan for affordable housing that is located outside the City. The City maintains an interest in affordable housing that serves the island workforce and is located in close proximity to, and supports, public transit.

~~Provide for the affordable housing needs of current and future populations on Marco Island.~~

~~**Policy 1.5.1:** The City shall enter into an interlocal agreement with Collier County to provide for affordable housing through the County's Affordable Housing Program.~~

~~**Policy 1.5.2:** The City shall coordinate with Collier County Affordable Housing Authority to ensure the program is meeting the needs of Marco Island's existing and future population.~~

~~**Policy 1.5.3:** The City shall assist the County in examining opportunities to increase the availability of affordable housing and provide adequate sites for affordable housing within unincorporated Collier County through a variety of options such as:
Alternative Use, Density, and Dimensional Standards;
Expedited Permit Processing;
Dedicated funding sources;
Linkage fees;
Bonding activities to include loans to private entities;
Community Land Trusts.~~

~~**Policy 1.5.4:** The City shall review and revise Land Development Regulations to implement affordable housing requirements for new development and redevelopment for compliance with the interlocal agreement with Collier County.~~

Objective 1.6

Allow for new housing developments that are consistent with the orderly and economical growth of Marco Island and are compatible with established neighborhoods.

Policy 1.6.1

The City will require that all new residential developments be consistent with the Comprehensive Plan, and that all new residential developments do not result in an increase of dwellings above the established maximum number of dwellings permitted in the City Marco Island as set forth in the Future Land Use Element.

Policy 1.6.2

The City will require all housing developments, on a fair and consistent basis, to provide adequate and necessary public facilities and services, or funds (fee-in-lieu) to provide for their proportionate share of such facilities and services.

Objective 1.7

Encourage environmentally responsible and energy-efficient residential development that will not adversely affect Marco Island's natural systems.

Policy 1.7.1

The City shall map environmentally sensitive areas and ~~implement~~ necessary special regulations shall be developed and maintained by the City to manage such areas, with emphasis on water quality and habitat protection.

Policy 1.7.2

The City will encourage energy-efficient home siting, landscaping, and design.

Policy 1.7.3

The City will establish energy efficiency criteria in the Land Development Code to guide the review of new development proposals.

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2040 COMPREHENSIVE PLAN INFRASTRUCTURE ELEMENT



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IV. INFRASTRUCTURE ELEMENT

GOAL A-1: Potable Water Sub-Element

ASSURE A SUFFICIENT, DEPENDABLE, AND HIGH-QUALITY POTABLE WATER SUPPLY TO MEET THE NEEDS OF MARCO ISLAND'S EXISTING AND FUTURE DEVELOPMENT **NEEDS** ON A TIMELY BASIS, AT A REASONABLE COST, AND, AT A MINIMUM, THAT COMPLIES WITH ALL FEDERAL AND STATE REQUIREMENTS TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC.

Objective A-1.1

The City of Marco Island shall locate and develop potable water supply sources to meet the future needs of the City of Marco Island, and as necessary to meet or exceed the minimum Level of Service (LOS) standards established by the City's Ten-Year Water Supply Facilities Work Plan (dated September 4, 2013), the City's Utility Master Plan, and the Lower West Coast Water Supply Plan prepared by the South Florida Water Management District.

Policy A-1.1.1

The City has developed and adopted a Ten-Year Water Supply Facilities Work Plan, (dated September 4, 2013) and authored by the City of Marco Island Utilities, in accordance with the Water Supply Guidelines of the South Florida Water Management District's Lower West Coast Water Supply Plan. The policies and recommendations are hereby incorporated by reference.

Policy A-1.1.2

The City of Marco Island will require that public potable water facilities and services meet or exceed adopted LOS) standards. The Ten-Year Water Supply Facilities Work Plan should evaluate the existing and projected potable water LOS standard(s) based on the following:

- An identification of the existing standard(s) by service area and/or facility.
- A comparison of the existing standard to current use and ensured consistency with LOS standard.
- The need for revising standards for residential uses and additional standards for non-residential uses.

Policy A-1.1.3

The City shall continue to provide potable water facilities and services sufficient to accommodate and maintain projected growth and development through build-out.

Policy A-1.1.3.5

The City will apply concurrency with LOS standards when determining the issuance of building permits to ~~insure~~ensure service is adequate and available.

Objective A-1.2

The City shall maximize the use of existing facilities and coordinate future expansion plans consistent with projected needs to accommodate development at the densities proscribed in the Future Land Use Plan Element, and consistent with the Capital Improvements Plan and the Ten-Year Water Supply Facilities Work Plan.

Policy A-1.2.1

Require that the Utilities produce an engineering report for all LOS-based potable water system expansion projects prior to the issuance of a Development Order, showing that the projects are consistent with this Objective.

Policy A-1.2.2:

Maximize the use of existing facilities prior to the expansion of ~~non-LOS based~~ potable water systems ~~expansion projects that are not in response to needs based on LOS standards.~~

Policy A-1.2.2.5

The City shall require new construction or redevelopment to connect to City of Marco island Utilities.

Policy A-1.2.3

The City will thoroughly review all ~~non-LOS based~~ potable water system expansion project proposals, ~~which are not in response to need based LOS standards,~~ to ensure that the project is designed to be consistent with development densities ~~proscribed~~ prescribed in the Future Land Use Map Plan, and to curtail the potential encouragement of urban sprawl due to over-sizing of facilities ~~to encourage urban sprawl.~~

Policy A-1.2.4

Should any non-city entity (supplier) responsible for potable water services approach 80% of capacity in their adopted LOS standard during the five-year planning period, such entity ~~must~~ is required to notify the City in writing or respond to the City's request for notification of status, as to how and when the entity water supplier will take action to increase capacity to ensure continued compliance with the adopted LOS.

Objective A-1.3

The City will investigate, support and encourage efforts to reduce the use of potable water for non-household consumptive uses.

Policy A-1.3.1

The City will continue to implement a conservation program and maintain quarterly monitoring reports to track water usage.

Policy A-1.3.2

The City will regularly review and revise, as necessary, the landscape ordinance to incorporate best practices and encourage the use of native and drought tolerant plants permitted in conjunction with new development.

Policy A-1.3.3

The City will regularly review and revise, if necessary, the amount of ~~lawn~~ pervious surface area required for new development.

Policy A-1.3.4

The City will continue, to the greatest extent possible, the installation of reclaimed water facilities to provide cost-effective services to consumers.

Policy A-1.3.5

The City will encourage the continued expansion of storage and distribution facilities for reclaimed water to commercial and residential properties in an effort to reduce the use of potable water for irrigation purposes.

Policy A-1.3.6

The City will continue irrigation restrictions consistent with the City's Code of Ordinances. The City will consider modification of restrictions as appropriate and necessary to coordinate with the South Florida Water Management District's water conservation initiatives and requirements that are consistent with the City's interests.

Objective A-1.4

The City will ensure thoughtful, thorough, pre- and post-storm planning to ensure minimal disruption in potable water service to customers.

Policy A-1.4.1

To provide the public with essential information concerning plans in the event of a storm event, Marco Island Utilities will provide essential information in order to maintain and update the City of Marco Island's Comprehensive Emergency Management Plan.

Policy A-1.4.2

The City will seek full recovery of service within two (2) weeks of any hurricane, category 3 or greater, for 80% of their customers. ~~City of Marco Island and service area on Marco Island.~~

Objective A-1.5

The City will ~~implement~~ review and update its Ten-Year Water Supply Facilities Work Plan every five (5) years consistent with water supply sources identified within and in coordination with the South Florida Water Management District's Lower West Coast Water Supply Plan.

Policy A-1.5.1:

The City shall participate in the planning process with South Florida Water Management District with the objective to assist in the development of a regional water supply plan that will reasonably assure adequate quantity and quality of potable water resources needed to meet future demands without creating water use conflicts or unacceptable impacts to natural resources.

GOAL B-1: Sanitary Sewer Sub-Element

~~TO~~ PROTECT THE HEALTH AND SAFETY OF THE PUBLIC BY ENSURING WASTEWATER TREATMENT FACILITIES AND SERVICES ARE ENVIRONMENTALLY SOUND, COST EFFECTIVE, AND MEET THE COMMUNITY'S PRESENT AND FUTURE DEMANDS.

Objective B-1.1

The City of Marco Island will require that the entities providing wastewater collection, treatment, and disposal facilities and services meet or exceed adopted LOS standards as established by the City's Utility Master Plan.

Policy B-1.1.1

Should any non-city entity responsible for wastewater services approach 80% of capacity in their adopted LOS standard during the five-year planning period, such entity ~~must~~ is required to notify the City in writing or respond to the City's request for notification of status, as to how and when the entity will take action to increase capacity to ensure continued compliance with the adopted LOS.

Policy B-1.1.2

~~The City will require any Non-city entities~~ responsible for wastewater collection, treatment and disposal ~~will be required~~ to prepare and submit a report evaluating opportunities for expansion, replacement and/or siting of new facilities to ensure that the provision of wastewater facilities and services will be sufficient to accommodate projected growth and development through build-out.

Policy B-1.1.3

The owner of each lot or parcel of land upon which ~~lot or parcel of land~~ any improvement is now situated or shall hereafter be situated, shall connect or cause such improvements to be connected to sanitary sewer at the time a permit (development order) is approved prior to the issuance of a Certificate of Occupancy.

Objective B-1.2

The City will encourage and promote the use of treated wastewater effluent for irrigation purposes in order to provide an environmentally sound disposal method and to conserve potable water supplies.

~~Policy B-1.2.1: The City will support Florida Water Services Corporation (FWS) installation of effluent storage tanks and distribution lines to enhance and expand the delivery capacity of an estimated 1.5 to 2.0 mgd of effluent from the existing wastewater treatment plant.~~

~~Policy B-1.2.2: The City will coordinate with FWS, to the greatest extent possible, regarding the installation of reclaimed water and sewer collection lines and facilities to be most cost effective.~~

Policy B-1.2.1

The City will implement an educational campaign to promote water conservation by implementing the use of reclaimed water for irrigation, toilets, construction dust control, fire hydrants, etc.

Objective B-1.3

Surface waters in canals in the vicinity of public sewers lines and related infrastructure, such as lift stations, will be monitored for compliance with criteria cited in Chapter 62-302.530 F.A.C., as may be amended from time to time, for Class III waters.

Policy B-1.3.1

The City shall maintain a surface water quality monitoring program. Such program shall involve ~~monthly regular~~ monitoring of sampling sites that ~~have been selected to represent~~ include historical sampling sites, waterway tidal exchanges, ~~sewered areas with sanitary sewer serviced by non-city entities or no sewer service,~~ and stormwater outfalls. The program ~~should be designed to~~ conducts long term monitoring of the Total Coliform, Fecal Coliform, and Total Nitrogen(Nitrate/Nitrite) levels.

Policy B-1.3.2

Sample results ~~will be provided to the City after analysis for microbiology and Total Nitrogen will be compared to permissible levels of nutrients and pollutant levels as identified by Florida Department of Environmental Protection (FDEP) regulations established in the National Pollutant Discharge Elimination System (NPDES) Phase II program.~~ If sample(s) results exceed permissible levels re-sampling of the location(s) shall occur within 48 hours. Should the re-sampling results continue to exceed permissible levels the City shall follow proper reporting procedures and request prompt investigation and corrective action by the regulating authority.~~shall immediately contact the Collier County Department of Health and request prompt investigation and corrective action by Department officials.~~

Policy B-1.3.3

The City shall promptly respond to citizen requests for water quality sampling at other non-designated locations.

Policy B-1.3.4:

Remaining ~~hoot~~ Hoot systems will be eliminated by 2025.

GOAL C-1: Stormwater Management Sub-Element

~~TO~~ PROTECT THE HEALTH AND SAFETY OF THE PUBLIC FROM FLOODING DUE TO RAINFALL BY ENSURING STORMWATER MANAGEMENT FACILITIES ARE PROPERLY MAINTAINED, COST EFFECTIVE, MEET THE COMMUNITY'S PRESENT AND FUTURE DEMANDS, AND ARE CONSISTENT WITH THE COMMUNITY'S CRITERIA FOR THE PRESERVATION OF ENVIRONMENTAL VALUES AND THE CONSERVATION OF NATURAL RESOURCES.

Objective C-1.1

The City of Marco Island will operate and maintain a stormwater management system that will meet or exceed adopted Levels of Service (LOS) design standards established in the adopted City of Marco Island Storm Water Management Program.

Policy C-1.1.1

The LOS design standard for new components of the stormwater management facilities system will be according to the City of Marco Island's adopted standards for a ~~ten~~ (10) year, one (1) hour storm event, with a 3.3 inches/hour intensity duration.

Policy C-1.1.2

With respect to proposed developments, post-development stormwater runoff shall, at a minimum, not exceed pre-development conditions. Existing stormwater management systems, public or private, that are proposed for expansion and/or reconstruction shall, ~~to the greatest degree that is reasonable,~~ meet current stormwater management regulations for quantity discharges.

Policy C-1.1.3

Water quality for ~~development~~ runoff from ~~existing~~ sites proposed for new development, redevelopment or expansion shall, ~~to the greatest degree that is reasonable,~~ comply with the more stringent permitting standards and policies of the South Florida Water Management District, per F.A.C. Chapter 40E-41, or the City of Marco Island, as may be amended from time to time.

~~Policy C-1.1.3.5: All new development shall comply fully with the more stringent permitting standards and policies of either the South Florida Water Management District, per F.A.C. Chapter 40E-41, or the City of Marco Island.~~

Policy C-1.1.4

The City will allocate sufficient funds in the Capital Improvement Element (~~CIE~~CIP) Plan to address stormwater concurrency deficiencies identified and ensure that such funds are budgeted.

Objective C-1.2

~~To~~ limit public expenditures for stormwater facilities that would have the effect of directly subsidizing private development.

Policy C-1.2.1

The City shall limit its funding of public stormwater ~~facility systems~~ expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development in the City.

Policy C-1.2.2

The objective shall in no way limit the City's ability to fund and construct public improvements in order to provide adequate stormwater facilities to serve the Future Land Use Plan development pattern or development for which rights were vested prior to enactment of this Plan.

Objective C-1.3

Surface water in canals will meet the criteria cited in Chapter 62-302.530, F.A.C., as may be amended from time to time, for Class II and Class III waters where applicable.

Policy C-1.3.1

The City may require, when deemed necessary, the testing of adjacent water bodies before, during, and immediately after, the installation of any new or ~~improvement~~ improved stormwater outfall structure.

Policy C-1.3.2

The City will coordinate with Collier County Health Department to request that FDEP conduct bi-annual water quality tests in and adjacent to waterways for bacteriological information for public notification. The test will determine fecal coliform and fecal strep counts and also determine the source if results are positive. The tests will be taken in areas with all units connected to sewer and areas with limited development to provide baseline data. The test results will be made available to the public.

Objective C-1.4

The City will implement a proactive maintenance program to ensure that all current and future stormwater management facilities operate at designed capacity.

Policy C-1.4.1

The Public Works Department will regularly review and update the City of Marco Island Stormwater Management Program to ensure timely maintenance of existing and future stormwater facilities identified as the Municipal Separate Storm Sewer System (MS4) of the

City of Marco Island.

Policy C-1.4.2

The City will ensure adequate funding to support review and update the City of Marco Island Stormwater Management Program through annual budget allocations.

Policy C-1.4.3

The City will conduct annual inspections of stormwater facilities consistent with requirements and obligations in the City's Community Rating System (CRS) Plan.

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GOAL D-1: Solid Waste Sub-Element

PROMOTE THE EFFICIENT AND ECONOMICAL BALANCE OF PUBLIC AND PRIVATE SOLID WASTE COLLECTION AND DISPOSAL SERVICES FOR THE CITY OF MARCO ISLAND THAT WILL MEET ESTABLISHED REQUIREMENTS IN A MANNER THAT WILL PROTECT THE PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL RESOURCES OF THE COMMUNITY.

Objective D-1.1

Collier County, the entity responsible for Solid Waste Disposal, shall manage and maintain a safe, dependable, economic and efficient solid waste collection system pursuant to adopted LOS standards per the Intergovernmental Agreement.

Policy D-1.1.1

Monitor County efforts to maintain and regulate collection costs to ensure efficient, dependable, and ~~cost-effective~~cost-effective service to Marco Island users.

Policy D-1.1.2

The City will contractually require ~~Should that~~ any non-City entity responsible for solid waste disposal services which that approaches 80% of capacity of the adopted LOS standard, ~~such entity must notify the City in writing as to~~ notify the City in writing how and when the entity will take action to increase capacity to ensure continued compliance with the adopted LOS.

Policy D-1.1.3

Advocate continuation of the mandatory collection of solid waste pursuant to Collier County Ordinance 90-30, as may be amended from time to time.

Policy D-1.1.4

Support Collier County efforts to assure public awareness and participation in solid waste collection issues by requiring all issues to be addressed in advertised public meetings.

Objective D-1.2

The County shall utilize safe and efficient methods for environmentally sound disposal of solid waste in accordance with local, State and Federal regulations and encourage investigation of improved methods and best management practices that further this objective.

Policy D-1.2.1

The County shall ensure that Collier County Landfill operators comply with FDEP regulations, monitor groundwater wells, and continue to closely evaluate test data. Require

operators of the Marco Island Transfer Station to adhere to FDEP regulations as applicable to that facility.

Policy D-1.2.2

Support Collier County efforts to secure State and Federal grants to improve the operation and environmental compatibility of the Collier County Landfill.

~~Policy D-1.2.3:~~

~~Adoption of the Level of Service (LOS) for the Solid Waste sub-element as contained in the most recently adopted Capital Improvements Elements, of the Collier County Growth Management Plan.~~

Policy D-1.2.4³

The City will review County cost calculations for continued landfilling service over the next 5, 10 and 20 years taking into consideration all operating, capital, and acquisition costs.

GOAL D-2: Recycling

ENCOURAGE EXPANSION OF RECYCLING PROGRAM TO INCLUDE OFFICE, COMMERCIAL AND INDUSTRIAL CUSTOMERS TO ENHANCE RE-USE OF WASTE STREAM MATERIALS.

Objective D-2.1

~~Encourage~~ Request in writing for Collier County Solid Waste Management to expand the recycling program to include office, commercial, and industrial customers according to Collier County Policy 3.1, subsection “c”, as may be amended from time to time.

Policy D-2.1.1

Request the service provider staff to develop an implementation plan for expanding the current recycling program to include office, commercial, and industrial customers.

Policy D-2.1.2

Promote public awareness and participation in any discussion to expand recycling programs by requiring all issues to be addressed in advertised public meetings.

GOAL D-3: Illegal Dumping Activities

ENSURE THE ABATEMENT OF ILLEGAL DUMPING ACTIVITIES THAT IMPACT THE MARCO ISLAND QUALITY OF LIFE.

Objective D-3.1

Maintain and enhance existing codes and enforcement actions to address and abate illegal dumping activities.

Policy D-3.1.1

Ensure diligent monitoring of construction sites and vacant lots by City personnel to prevent or abate illegal dumping activities pursuant to current City Code, Ordinance 98-19, as may be amended from time to time.

Policy D-3.1.2

Ensure prompt code enforcement actions against parties responsible for illegal dumping.

Policy D-3.1.3

Increase awareness ~~to~~on the issue of illegal dumping through public outreach efforts such as press releases, social media posts, pamphlets, and public meetings.

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GOAL E-1: Natural Groundwater Aquifer Recharge

TO CONTINUE TO SUPPORT AND MONITOR STATE, COUNTY, AND REGIONAL WATER MANAGEMENT DISTRICT EFFORTS TO PROTECT, CONSERVE, AND MANAGE THE QUALITY AND QUANTITY OF NATURAL GROUNDWATER RESOURCES.

Objective E-1.1

Require the SFWMD, water suppliers, and Florida Department of Environmental Protection service providers to ensure that federal and state standards are met or exceeded for any groundwater storage system (ASR) within the City's service area.

Policy E-1.1.1

The City will coordinate with the service provider to receive copies of monitoring reports as prepared or required by appropriate regulatory agencies.

Policy E-1.1.2

The City will continue monitoring ~~to~~ Collier County's Wellfield Protection Ordinance.

Objective E-1.2

Continue to support agencies that have programs that monitor underground storage tanks and business hazardous waste storage and disposal through diligent plan review, water quality testing, and proactive response to citizen complaints.

Policy E-1.2.1

Maintain cooperative relationship with the Collier County Public Utilities Department to ensure prompt response to any event relating to the above-mentioned programs.

Objective E-1.3

Provide appropriate land ~~use-development~~ and ~~re~~development regulations to protect the functions of natural groundwater aquifer recharge areas and natural drainage features.

Policy E-1.3.1

Require, where applicable, full compliance with existing City of Marco Island land development regulations and other applicable County, State and Federal agency regulations concerning well construction, site excavation, soil erosion control, and/or groundwater protection, as part of the site development review process.

2040 COMPREHENSIVE PLAN
CONSERVATION AND
COASTAL MANAGEMENT
ELEMENT



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V. CONSERVATION AND COASTAL MANAGEMENT ELEMENT

GOAL 1: ISLAND RESOURCE CONSERVATION

THE CITY OF MARCO ISLAND WILL CONSERVE, PROTECT, MANAGE, AND ENHANCE THE WATER, AIR, COASTAL, ~~AND NATURAL~~, AND WILDLIFE RESOURCES IN AND AROUND THE MARCO ISLAND COMMUNITY.

Objective 1.1

Manage surface and ground water to maintain and improve overall water body quality and to conserve bay and estuarine productivity and use for the enhancement of the environment and to allow for continued enjoyment of these resources by residents of Marco Island.

Policy 1.1.1

The City will ~~Coordinate~~ coordinate with County, State and federal agencies to manage the quality of the City's surface waters so as to maintain or improve water quality; to reduce or maintain current pollution loading and system imbalances in order to conserve bay and estuarine productivity and use.

Policy 1.1.2

The City of Marco Island will ~~coordinate with the Collier County Health Department and the Florida Department of Environmental Protection (FDEP) to~~ establish and conduct a ~~bi-annual~~ water quality testing, ~~monitoring, and improvement~~ program. ~~This shall include testing adjacent to waterways and in areas with high concentration of septic tanks, areas with all units connected to sewer, areas with limited development, and areas far enough away from septic tanks to provide baseline data. The City will coordinate with the Collier County Health Department and the Florida Department of Environmental Protection (FDEP) to implement recommendations that are outside its jurisdiction. At a minimum, the testing program will determine bacteriological information, including fecal coliform, fecal strep counts, and possible source of contamination.~~

Policy 1.1.3

To protect health and enhance water quality, any remaining septic tank conversions and wastewater treatment package plants abatements will comply with the timing and processes

~~established by City Ordinances. The City considers it to be in the public interest to protect health and enhance water quality. When and where sanitary sewer is available, the City will require the abatement and cessation of septic tanks and wastewater treatment package plants.~~

~~a. Require all new developments to connect to public sewer if available. If a sewer system is not available, ensure that all new septic systems are designed, reviewed, permitted, and installed in accordance with all applicable rules and regulations.~~

~~b. Develop a program to inventory existing septic tanks; evaluate water quality issues; and coordinate with property owners, local utility providers and Florida Department of Environmental Protection to convert from septic tank use to sanitary sewer facilities. An abatement program, schedule, funding options, for septic tanks, private potable water wells, and conversion to central water facilities should be considered.~~

Policy 1.1.4

The City will require best management practices for the use, handling, storage, and or disposal of regulated substances so as to prevent ground water contamination and water quality degradation resulting from runoff.

Policy 1.1.5

The City will conduct, ~~at a minimum one annual~~ educational outreach programs to enhance public awareness of water quality issues, including but not limited to, the City of Marco Island Stormwater Management Program, the City's Fertilizer Ordinance (adopted March 7, 2016, or most current), swale maintenance, responsible fertilizer practices, and other best management practices for enhancing surface and ground water quality.

Policy 1.1.6

Maintain cooperative relationships with governmental and non-governmental agencies to ensure prompt responses and/or investigations of events that may threaten the quality of water resources in and around the City of Marco Island.

Objective 1.2

Ensure adequate potable water supply to meet the demands of the projected population to the year 2040.

Policy 1.2.1

~~The City shall include consideration of industrial, agricultural, and potable water use and conservation in its protection of and policies for water conservation consistent.~~

Policy 1.2.21

~~The City will consider the feasibility of utilizing and expanding utilize and expand the City's stormwater reuse program for landscape irrigation, to the extent that it will not increase negative impacts, such as nitrogen run-off.~~

Policy 1.2.32

The City will develop and implement a program to educate and incentivize individual household and business water conservation and reuse, including information regarding the City's Ten Year Water Supply Facilities Work Plan, practices and design techniques for Green Building, and water conserving landscape design.

Policy 1.2.43

~~Continue irrigation restrictions consistent with the City's Code of Ordinances. Modify restrictions consistent with the City's interests and as appropriate and necessary in coordination with the South Florida Water Management District's water conservation initiatives and requirements. Continue irrigation restrictions consistent with the City's Code of Ordinances and modify restrictions when necessary in coordination with the South Florida Water Management District's water conservation initiatives and requirements.~~

Objective 1.3

Sustain the City's high ambient air quality from potential degradation.

Policy 1.3.1

Utilize monitoring results from State agencies to ensure Federal and State air quality standards are met or exceeded. Implement an air quality improvement program within one year of notification by Florida Department of Environmental Protection (FDEP) that established air quality minimum standards are not met.

Objective 1.4

Conserve, protect, and improve, where possible, the existing native vegetative and marine habitats including, but not limited to, environmentally sensitive coastal areas such as wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic preserves, bays, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds.

Policy 1.4.1

The City will cooperate and coordinate with existing county, ~~State and federal~~State, and ~~federal agencies, as well as and non-governmental entities agencies~~ to ensure that established regulatory and enforcement efforts are followed in order to protect native vegetative habitats, marine habitats, and environmentally sensitive coastal areas.

Policy 1.4.2

Reduce the spread of prohibited exotic plants and noxious aquatic vegetation through regulations ~~that prohibiting restrict~~ the planting of these species and by requiring their removal when land is developed, consistent with City ordinances.

Policy 1.4.3

The City will maintain public awareness of critical wildlife areas and natural preserves through educational programs, appropriate access, and systems to report rule and regulation violations to the appropriate agencies.

Policy 1.4.4

The City will develop programs and regulations to maintain the integrity of environmentally sensitive lands as a means to protect against coastal flooding and beach and soil erosion.

Objective 1.5

Seek opportunities for public acquisition of additional areas for nature preserves and passive open spaces to expand the opportunities for conservation and increase public appreciation of natural habitats within the community.

Policy 1.5.1

The City will pursue available grant opportunities to expand additional areas for nature preserves and passive open spaces.

Policy 1.5.2

To the extent consistent with the Comprehensive Plan, the City will collaborate with other entities involved in the improvement and preservation of surrounding ecosystems.

Policy 1.5.3

To the extent consistent with the Comprehensive Plan, the City will endeavor to strengthen existing relationships through collaborative efforts with environmentally focused non-governmental organizations that protect and preserve native habitat and wetlands.

Objective 1.6

Ensure protection of wildlife species listed as federally endangered, federally threatened, State threatened or Species of Special Concern that inhabit the environments in and around the City of Marco Island.

Policy 1.6.1

Approval of all development plans is contingent on documentation that the applicant has acquired all local, State and federal permits required and pertaining to wildlife species listed as federally endangered, federally threatened, State threatened or Species of Special Concern as defined by the Florida Fish and Wildlife Conservation Commission in the 2018, or most recent, Florida's Endangered and Threatened Species document.

Policy 1.6.2

The City will cooperate with local, State and federal agencies in protecting wildlife species listed as federally endangered, federally threatened, State threatened or Species of Special Concern, to protect and conserve the habitats in which they reside.

Policy 1.6.3

The City will monitor, post, and track gopher tortoise and burrowing owl nests on existing lots and vacant properties, and ~~to will~~ respond to citizen inquiries concerning species listed as endangered, threatened, or of special concern.

Policy 1.6.4

The City will promote public appreciation and awareness of native wildlife and habitats in and around the community through newspaper articles, brochures, presentations, workshops, social media, and other means of education.

Objective 1.7

Ensure protection of identified and potential wetlands by maintaining and enforcing a regulatory program for development in wetlands that is cost-effective, complements federal and State permitting processes, and protects the fragile ecological characteristics of wetland systems.

Policy 1.7.1

The Wetlands Map produced with data from the US Fish and Wildlife Service (USFWS) National Wetlands Inventory and incorporated into the Future Land Use Map series shall be updated from time to time as to more accurately assess existing resources, delineation of fresh and tidal wetlands, and establish a baseline for further monitoring. The Wetlands Map shall be used as a conceptual planning tool. Final confirmation of jurisdictional wetland boundaries will be determined by appropriate state and federal agencies. "Wetlands" include all of those lands, whether shown on the Future Land Use Map or not, that are identified as wetland in accordance with Section F.S. 373.019, Florida Statutes, as may be amended from time to time.

Policy 1.7.2

City personnel shall respond promptly to any and all regulated activities that may occur within identified and potential wetland areas. The City will seek external regulatory assistance to ensure compliance with all State and Federal rules and regulations concerning wetland management.

Policy 1.7.3

When applicable, all on site development plan submittals shall include identification of all wetland features.

Policy 1.7.4

The City shall require that best management practices (BMP) be incorporated into any development plan on property that contains wetlands or that is located adjacent to property that contains jurisdictional wetland resources prior to the issuance of a development order. Depending on the size or complexity of the proposed development, such BMP's may be the result of a required environmental impact statement (EIS).

Policy 1.7.4.1

The City shall create best management practices and guidelines within its Land Development Code to promote wetland protection, including, Florida-friendly landscaping, low impact design, and green building techniques.

Policy 1.7.5

The City shall direct future land uses that are incompatible with the protection and conservation of wetlands and wetland functions away from wetlands. The City shall consider that the type, intensity or density, extent, distribution, and location of allowable land uses and the types, values, functions, sizes, conditions, and locations of wetlands are land use factors that shall be considered when directing incompatible land uses away from wetlands.

Policy 1.7.6

Any proposed development or redevelopment project that contains a jurisdictional wetland area shall be required to obtain all Federal and State permits prior to the issuance of a City building permit and comply fully with all terms and conditions of such approved permit(s), including on and off site mitigation, if applicable. On or off-site mitigation shall comply with those requirements set forth by Florida Statutes Chapter 373 and/or other applicable rules and regulations as may be set forth by the Florida Department of Environmental Protection (FDEP).

Policy 1.7.7

Any proposed development or redevelopment project that contains ~~non-~~jurisdictional wetlands (less than one acre) area shall be required to comply with all applicable non-City processes prior to the issuance of a City building permit.

Policy 1.7.8

Proposed residential development (both single family and multifamily) located on lots with wetlands will be encouraged to retain and protect such wetland resources through clustering, setback relief, and other innovative planning techniques. The City shall support those applicants who demonstrate a desire to protect on-site wetlands by approving such requests for relief from rigid dimensional standards (i.e., setbacks, required landscaped areas, etc.).

Policy 1.7.9

The City shall not approve the rezoning of non-commercial land to commercial zoning if the land proposed for rezoning contains wetlands, or is adjacent to jurisdictional wetlands.

Policy 1.7.10

All future capital improvements projects that abut wetland resources shall be designed, reviewed and permitted utilizing such protective measures as deemed warranted to avoid impacts to the natural function of those wetland resources.

Policy 1.7.11

The City shall encourage the acquisition of and grant funding for known wetland resources by conservation organizations to ensure their preservation.

Policy 1.7.12

The City will ~~seek partners to consider a preliminary study on~~ the feasibility of establishing a wetlands bank on the Island.

Objective 1.8

Conserve and enhance the shoreline of Marco Island by increasing the amount of dunes, renourishing beaches to counter natural erosion, and reducing negative man-made impacts on beaches and dunes.

Policy 1.8.1

Periodic beach renourishment projects will be necessary along much of the shoreline. Such renourishment projects can provide long-term ecological, recreational, and economic benefits. All practical measures shall be taken to ensure that beach renourishment projects are environmentally sound and utilize best available design techniques.

Policy 1.8.2

As future beach renourishment projects are proposed and planned, the City will support opportunities to increase public beach access, with or without attendant parking facilities.

Policy 1.8.3

The City shall make the re-opening/reestablishment of public access to the Marco Island shoreline as a priority in the post-disaster redevelopment planning program.

Policy 1.8.4

Sand dunes shall be protected and restored whenever they are damaged by human or natural actions. This shall include protection of native dune plants and removal of non-native exotics. The City shall install signage to discourage human intrusion on protected dunes where

warranted.

Policy 1.8.5

As part of its shoreline protection efforts, the City will strictly enforce its existing regulations regarding vehicles on the beach and any other applicable ordinances.

Policy 1.8.6

Proposed development and re-development projects seaward of the Coastal Construction Control Line may only be permitted provided compliance with the FDEP Coastal Construction Control Line Program, this Comprehensive Plan, [Florida Statutes e](#)Chapter 161, [Florida Statutes](#), and all other State and local permitting requirements.

Policy 1.8.7

Where buildings are threatened by erosion that cannot be reversed or abated by major beach renourishment, the City's priorities are (1) to allow the structure to be moved away from the beach; (2) to allow emergency renourishment (including the use of trucked-in sand); and (3) to allow rip-rap or T-Groins only when the priorities (1) and (2) are not possible and where its installation will not cause negative impacts for shoreline health or other neighboring properties.

Objective 1.9

Ensure all new development and redevelopment abutting the City's shoreline preserve and support existing and future water-dependent and water-related uses, public access, public awareness of shoreline issues, and sound environmental design.

Policy 1.9.1

Any new marina, marina expansion, or similar water-dependent use shall be reviewed to comply fully with existing manatee protection plans and design criteria, and further require all applicable State and federal permits prior to consideration for issuance of permits.

Policy 1.9.2

~~The City will investigate and create LDC amendments to establish pedestrian promenades along commercially zoned properties with connections to public access points for all new development and redevelopment projects. The City will investigate and create LDC amendments to establish a dedicated pedestrian promenade easement along major bulkheads of commercial zoned property and dedicated easement from the promenade to the nearest public access for all new development and redevelopment projects.~~

Policy 1.9.3

Engage in public-private partnerships that foster the responsible use and enjoyment of parks

and preserve areas.

GOAL 2: DISASTER RESILIENCE

TO MINIMIZE HUMAN AND PROPERTY LOSS DUE TO TROPICAL STORMS AND HURRICANES AND COASTAL FLOODING, WHICH INCLUDES, BUT IS NOT LIMITED TO, HIGH TIDE EVENTS, STORM SURGE, FLASH FLOODS, STORMWATER RUNOFF AND IMPACTS OF SEA LEVEL RISE.

Objective 2.1

Reduce the threat of loss of life and property through diligent and cooperative emergency preparation planning, evacuation and sheltering facilities, and public education.

Policy 2.1.1

Limit future development and redevelopment to not exceed the densities and/or intensities identified on the Future Land Use Map, except where reconstruction of structures ~~as is~~ authorized ~~under Policy XX.XX of by policies in this Comprehensive Plan's~~ the Future Land Use Element or ~~the any~~ subsequent Post-Disaster Redevelopment Plans ~~are allowed~~.

Policy 2.1.2

The City shall enforce the Florida building codes, federal laws, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map requirements to limit the potential damage of structures from hurricanes and tropical storms and coastal flooding events.

Policy 2.1.3

The City will work with Collier County to ensure that evacuation shelters meet or exceed Red Cross, Collier County, and State standards; and that facilities are provided to meet the needs of elderly and disabled persons.

Policy 2.1.4

The City will continue to participate in regional collaborations, such as the SW Florida Resiliency Compact.

Objective 2.2

Ensure development reduces or eliminates the exposure of human life, and public and private property to catastrophic disasters.

Policy 2.2.1

Comprehensive plan amendments within the City's Coastal High Hazard Area (CHHA) must meet one of the following criteria in accordance with State statutory requirements in Section 163.3178(8)(a), F.S., as may be amended from time to time.

- a. The proposed amendment shall demonstrate that a 16-hour out of county hurricane evacuation time for a category 5 storm event, as measured on the Saffir-Simpson scale, is maintained; or
- b. The proposed amendment shall demonstrate that a 12-hour evacuation time to shelter for a category 5 storm event is maintained, and ensure adequate shelter space is available to accommodate the additional residents of the development allowed by the proposed amendment; or
- c. The proposed amendment shall provide mitigation to satisfy the provisions of evacuation time and shelter space, which may include payment of money, contribution of land, and/or construction of hurricane shelters and/or transportation facilities. The required mitigation shall be addressed in a binding agreement and shall not exceed the amount required to accommodate the impacts reasonably attributable to the development.

Policy 2.2.2

The City will support efforts to identify innovative approaches to reduce or eliminate the exposure of human life and property loss, including data collection and pre-disaster mitigation planning.

Objective 2.3

Develop and implement pre-disaster and post-disaster build back programs to reduce or eliminate exposure of human life, and public and private property to catastrophic disasters.

Policy 2.3.1

The City shall ~~implement~~ maintain the buildback policy as set forth in the City's Comprehensive Plan, Future Land Use Element.

Policy 2.3.2

The City shall develop and adopt a pre-disaster build-back program to reduce or eliminate exposure of human life, and public and private property to catastrophic disasters.

Policy 2.3.3

Regularly review the post-disaster redevelopment plan in the Marco Island CEMP Comprehensive Emergency Management Plan (CEMP) and associated build-back policies established in ~~the LDC~~ Chapter 6, Article VI of the LDC.

Policy 2.3.4

The City's build-back policy shall allow for the complete repair or reconstruction of all legally conforming structures which have been damaged by natural or manmade disasters to the documented actual use and density at the time of destruction.

Policy 2.3.5

During post-disaster recovery periods, after damaged areas and infrastructure requiring rehabilitation or redevelopment have been identified, appropriate City departments shall use the post-disaster redevelopment plan to reduce or eliminate the future exposure of life and property to hurricanes.

Objective 2.4

Ensure consistency between the City's Comprehensive Emergency Management Plan (CEMP), Flood Plain Management program, Collier County Comprehensive Emergency Management Plan (Collier County CEMP), the State of Florida Comprehensive Emergency Management Plan and Florida Statute, Chapter 252, Florida Administrative Code Rule 9G-6 and the Federal Robert T. Stafford Act, as may be amended from time to time.

Policy 2.4.1

Regularly review the City of Marco Island ~~Comprehensive Emergency Management Plan (CEMP)~~ dated December 2013 or as may be revised from time to time and the Flood Plain Management program to generally conform to the ~~Collier County Comprehensive Emergency Management Plan (Collier County CEMP)~~, the State of Florida Comprehensive Emergency Management Plan and Florida Statute, Chapter 252, Florida Administrative Code Rule 9G-6 and the Federal Robert T. Stafford Act.

Policy 2.4.2

The City will annually update, and publicly distribute the CEMP in coordination with Collier County and the Southwest Florida Regional Planning Council. The City will conduct at least one public hurricane preparation meeting before hurricane season and seek the assistance of local groups and associations to distribute pertinent materials on hurricane preparation and evacuation.

Policy 2.4.3

The City will continue to actively participate and interact with the Collier County CEMP organization to foster enhanced emergency planning with special emphasis on maintaining or reducing hurricane evacuation times from Marco Island.

Policy 2.4.4

Post-disaster redevelopment plans will be coordinated with other Island service providers to ensure consistency between public and private plans and facilitate cooperation in execution of such plan at the time of emergency.

Policy 2.4.5

The City will continue to actively participate and interact with the Collier County's Emergency Management Bureau to foster enhanced emergency planning with special emphasis on

maintaining or reducing hurricane evacuation times from Marco Island.

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2040 COMPREHENSIVE PLAN PARKS, OPEN SPACE AND RECREATION ELEMENT



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VI. PARKS, OPEN SPACE AND RECREATION ELEMENT

GOAL 1: PARKS, OPEN SPACE AND RECREATIONAL OPPORTUNITIES

TO ENHANCE PARKS, OPEN SPACE, AND RECREATIONAL OPPORTUNITIES WHILE MAINTAINING THE SMALL TOWN CHARM, BEAUTY, AND CONVENIENCE OF THE MARCO ISLAND COMMUNITY.

Objective 1.1

Establish a minimum Level of Service (LOS) for community and regional parkland acreages.

Policy 1.1.1

The adopted LOS for community parkland will be 1.2882 acres of active parkland/1,000 permanent residents.

Policy 1.1.2

The adopted LOS for regional parkland will be ~~2.9142~~ 2.7 acres of active parkland/1,000 permanent residents as established by Collier County.

Policy 1.1.3

The City will actively seek acquisition of open space, recreational land, and waterways and pursue hardscape, landscape, and amenity improvements through grants or other non-governmental and private donations to maintain the adopted LOS.

Objective 1.2

Continue planning for the maintenance, acquisition, and enhancement of open space, parks and recreation facilities, and programs for the enjoyment of Marco Island residents.

Policy 1.2.1

The City will develop a parks and open space master plan to assess desired and needed parklands, open space and amenities and continue to plan to improve identified current and projected shortfalls based on population or other community goals. The parks master plan will identify:

- a. Community-driven needs assessment of the City's parkland and open space

- facilities
- b. a comprehensive system of parks, open spaces, and historic features,
- c. connectivity of bike paths, ~~and~~ sidewalks, and waterways, and methods of interconnecting the system to residential, commercial, and public uses,
- d. desired levels of service for regional, community, and neighborhood park facilities and the appropriate mix of community, neighborhood, and special parks needed to service their populations, and
- e. a cost and prioritization system, and
- f. relationship of parks and open space master plan to other island infrastructure priorities, and
- e.g. opportunities for protection of sensitive habits and species.

Policy 1.2.2

The City will continue to assess impact fees for regional and community parks.

Policy 1.2.3

The City shall continue to employ user fees to offset the operating costs of its recreational facilities.

Policy 1.2.4

The City will include members of the public in park and recreation planning and implementation through public meetings and on-going assessment activities.

Objective 1.3

Engage in partnerships to expand recreational and civic use facilities.

Policy 1.3.1

The City will work cooperatively with private, non-governmental, and public entities to pursue enhanced and expanded recreational activities, recreation programs, and civic use facilities on public and privately owned lands.

Policy 1.3.2

The City will provide assistance to non-City entities in the development of grant applications that would have the effect of increasing Marco Island recreational and civic resources.

Policy 1.3.3

Where possible, the City will locate parks adjacent to school sites and seek collaborative partnerships with the school system as opportunities arise.

Policy 1.3.4

The City will explore modifications to interlocal agreements with Collier County to ensure non-resident use of the City's parklands is appropriately funded and managed.

Objective 1.4

Develop a wide range of recreational programs for all ages and interests as part of the annual budgetary process and ongoing functions of the Parks and Recreation Department.

Policy 1.4.1

The City will develop recreation programs and activities that reflect the City resident needs while planning for and implementing increased recreational programming and opportunities. The City will develop methods to monitor and assess changing community recreational needs and demands over time. ~~The City will develop recreation programs and activities that reflect the City resident needs and develop methods to monitor and assess community recreational needs.~~

Policy 1.4.2

The City will develop methods to assess the cultural and civic needs of the community that will provide for adequate programs and facilities to accommodate these needs.

Policy 1.4.3.

The City will collaborate with other public, private, and non-governmental agencies to provide recreational and therapeutic opportunities for people with special needs. the physically handicapped and mentally challenged persons will be considered in recreational programming.

2040 COMPREHENSIVE PLAN INTERGOVERNMENTAL COORDINATION ELEMENT



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VII. INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1: COORDINATED AND COOPERATIVE LONG-RANGE PLANNING

~~MAINTAIN AND ENHANCE THE LEVEL OF COORDINATION AND COOPERATION AMONG THE VARIOUS GOVERNMENTS, AUTHORITIES, AND AGENCIES PROVIDE FOR THE EXCELLENT DELIVERY OF EXCELLENT SERVICES TO THE RESIDENTS OF MARCO ISLAND THROUGH INTERGOVERNMENTAL COORDINATION AMONGST ALL AGENCIES, WHICH INCLUDES~~ MAKING DECISIONS AFFECTING GROWTH MANAGEMENT AND PLANNING, TRANSPORTATION, ESSENTIAL SERVICES, NATURAL RESOURCES, EMERGENCY MANAGEMENT AND EDUCATION.

Objective 1.1

The City of Marco Island shall maintain effective and efficient communication and working relationships with Collier County, the City of Naples and other special districts, agencies and units of governments identified to be active in the City.

Policy 1.1.1

The City shall adopt formal coordination procedures for mandated planning activities with other local governments, regional agencies, the state, and other governmental units (partner organizations).

~~Policy 1.1.2~~

~~To assure adequate coordination with the listed districts, the City shall send each partner organization a copy of the agenda for all City Council and Planning Board meetings scheduled for deliberations concerning the Comprehensive Plan and land development regulations, including amendments.~~

Policy 1.1.2

The City will provide opportunities for partners organizations and affected entities to review and comment on the Comprehensive Plan prior to formal adoption of updates and amendments.

Policy 1.1.3

Marco Island will implement procedures for the notification and exchange of information with Collier County regarding changes in land use or zoning of areas within one mile of its boundaries.

Policy 1.1.4

Marco Island will coordinate with partner agencies to develop procedures and protocol for the exchange of information and data in order to leverage available resources and foster a collaborative approach to addressing regional issues.

Policy 1.1.5

For any public facility within Marco Island for which the City does not have responsibility, the City will participate in establishing Level of Service (LOS) with the entity that has operational and maintenance responsibility for that facility and adopt such standard(s) into the Comprehensive Plan and appropriate City plans and documents.

Policy 1.1.6

The City shall regularly review the Comprehensive Plan to determine if memorandums of understanding or other interlocal agreements are needed with adjacent jurisdictions or other agencies.

Policy 1.1.7

Where appropriate, the City Council will execute memorandums of understanding or other interlocal agreements with adjacent jurisdictions or other agencies in order to ensure coordination and formalize responsibilities.

Policy 1.1.8

The City will monitor updates to Florida Statutes on an annual basis relating to intergovernmental coordination to ensure the intergovernmental planning process maintains internal consistency and conforms with state and regional goals and objectives.

GOAL 2: COORDINATED AND COOPERATIVE FACILITIES AND INFRASTRUCTURE PLANNING

COORDINATE THE PLANS AND POLICIES OF THE CITY OF MARCO ISLAND AND ADJACENT LOCAL GOVERNMENTS TO PROVIDE FOR THE DELIVERY OF ADEQUATE AND APPROPRIATE PUBLIC FACILITIES, INFRASTRUCTURE, AND NATURAL RESOURCE PROTECTION.

Objective 2.1

Coordinate with Collier County Department of Transportation, Collier County Municipal Planning Organization (MPO), and Florida Department of Transportation in the planning, funding, and construction of transportation improvements within or affecting the City of Marco Island.

Policy 2.1.1

The City will coordinate proposed transportation planning and infrastructure improvements, including roadways, bikeways, sidewalks, pathways, and trails, affecting both Marco Island and with other jurisdictions through the means described under the Transportation Element of this Plan.

Policy 2.1.2

The City will participate in the MPO planning processes for system-wide facility needs.

Policy 2.1.3

The City shall continue to monitor for conflicts, or potential conflicts, in level-of-service standards for transportation facilities in other adjacent jurisdictions and shall pursue resolution of those conflicts.

Policy 2.1.4

The City shall maintain and annually update an inventory of the various level-of-service standards for its and adjacent jurisdictions public utilities and where applicable shall discuss with the subject jurisdiction a means of coordinating those standards which are not in agreement.

Objective 2.2

The City shall coordinate with other local governments and agencies to protect the residents of Marco Island from the effects of natural disasters,hazards, hurricane and storm events fires pandemics and similar emergencies.

Policy 2.2.1

The City shall cooperate with Collier County and other agencies in the development and implementation of plans and programs to prevent and address natural disasters,hazards, fires, and similar emergencies.

Policy 2.2.2

The City shall cooperate with the County to maintain a current emergency management program providing adequate shelters, provisions, evacuation routes, emergency equipment, and personnel to assist City residents in emergencies.

Policy 2.2.3

The City shall participate in the Local Mitigation Strategy (LMS) Working Group to proactively coordinate on emergency management needs into coordinate with local and regional partners, and to maintain qualification for federal emergency management grants.

Policy 2.2.3

The City shall continue to examine the need for interlocal agreements and other means to prepare for and deal with such emergencies.

Objective 2.3

The City shall coordinate with Collier County to address housing needs, including the provision of affordable housing.

Policy 2.3.1

~~The City shall evaluate community partners to meet the City's affordable housing needs off the Island in a manner that provides opportunities for the City's workforce to have safe and decent housing that is accessible to the City via multiple modes of transportation.~~

Policy 2.3.1

The City shall coordinate with the Collier County, nonprofit organizations, and the private sector to establish and implement strategies and techniques for improving the provision of affordable housing and for promoting neighborhood stability.

Policy 2.3.2

~~The City shall enter into an interlocal agreement with Collier County for the provision of affordable housing off island through contribution to the County's Affordable Housing Trust Fund.~~

Objective 2.4

Pursuant to State Law and the adopted Interlocal Agreement for Joint School Planning, the City shall continue to participate in cooperative planning with the Collier County School Board to ensure that the public educational needs and desires of the community (K-12) are thoroughly and fairly assessed.

Policy 2.4.1

The City shall coordinate with the District School Board of Collier County for the regulatory review of residential development for school concurrency, in accordance with Section 163.3180 (13) Florida Statutes; the collaborative planning and decision making on

population projections; public school site selection; new educational plants and ancillary facilities; and the location and extension of public facilities subject to concurrency in accordance with the “Collier County Interlocal Agreement for Public School Facility Planning and School Concurrency” as approved by the Marco Island City Council on December 1, 2008.

Policy 2.4.2

The City will investigate and seek partnership opportunities with the School Board and other entities to expand public educational facilities that will provide a wide range of community benefits such as recreational facilities, civic meeting space, and distance learning services.

Objective 2.5

The City shall ensure the coordination of the Comprehensive Plan with the South Florida Water Management District’s Regional Water Supply Plan, approved pursuant to Sec. 373.0361 FS, for the Lower West Coast Region.

Policy 2.5.1

Participate in the water supply planning process in conjunction with the South Florida Water Management District and other pertinent entities with the objective to assist in the development of a regional water supply plan that will reasonably ensure adequate quantity and quality of potable water resources needed to meet future needs.

Policy 2.5.2

The City will maintain a water supply facilities work plan by updating the adopted Ten Year Water Supply Facilities Work Plan within 18 months of an update to the regional Water Supply Plan.

Policy 2.5.3

The City will participate in water supply development-related activities facilitated by the South Florida Water Management District that affect the City.

Objective 2.6

The City shall maintain a compact growth boundary that can be readily served by existing and planned infrastructure and manage growth through the 2040 planning horizon.

Policy 2.6.1

The City shall consider annexation requests from property owners who wish to voluntarily become a part of the city and whose properties are contiguous to existing city limits in accordance with Florida Statutes.

Policy 2.6.2

Any petition to annex property into the City of Marco Island should not be approved if such annexation will adversely impact the supply and delivery of any public facilities and services,

or otherwise present an unreasonable burden to the citizens of Marco Island.

Policy 2.6.3

The City shall coordinate with Collier County to ensure a coordinated annexation process. Should annexations occur, the City shall confer with all affected jurisdictions to insure an equitable and smooth transition from Collier County to City jurisdiction.

Objective 2.7

Protect natural resource systems both internal to the City and those that cross governmental boundaries through a coordinated approach with partner agencies.

Policy 2.7.1

The City shall participate with adjacent governmental and non-governmental natural resource protection agencies, including local, state and federal environmental agencies, in regularly conducted natural resource protection staff intergovernmental coordination meetings.

Policy 2.7.2

To provide increased protection of natural resource systems which cross government boundaries, the City shall continue to participate with other governments to prepare and implement water management plans, including the Water Management District Surface Water Improvement and Management (SWIM) plans, FDEP Aquatic Preserve Management Plans, water supply plans, and other water resource management plans.

Policy 2.7.3

The City shall re-evaluate its policies for protecting and enhancing natural resources upon a review of natural resource management plans that are newly adopted or revised by other partner agencies for consistency and to facilitate implementation.

Policy 2.7.4

The City shall continue to pursue efforts to coordinate with Collier County, the South Florida Water Management District, ~~the Agency on Bay Management~~, and other participating agencies to implement a plan for surface water management in the Rookery Bay Watershed.

GOAL 3: DISPUTE RESOLUTION

THE CITY WILL PROVIDE FOR METHODS OF EFFECTIVE DIALOGUE AND COMMUNICATION WITH OTHER LOCAL GOVERNMENTS TO ADDRESS ISSUES WHICH HAVE AN EFFECT BEYOND THE MUNICIPAL BOUNDARIES OF THE CITY.

Objective 3.1

The City will adopt formal dispute resolution procedures for mandated planning activities with other local governments, regional agencies, the state, and other governmental units.

Policy 3.1.1

The City of Marco Island will ~~work with the Regional Planning Council to establish~~ utilize the formal dispute resolution processes and procedures set forth in Chapter 164, Florida Statutes to resolve conflict with other local governments.

Policy 3.1.2

~~Where conflicts regarding growth management and development issues cannot be resolved through discussion among those concerned processes by the Southwest Florida Regional Planning Council shall pursuant to 186.509, F.S. be used to bring intergovernmental disputes to closure in a timely manner.~~

Policy 3.1.3~~2~~

The City will enter into Interlocal Agreements with adjacent local governments, as necessary, to formalize processes and procedures for dispute resolution of issues of multi-jurisdictional concern.

2040 COMPREHENSIVE PLAN CAPITAL IMPROVEMENTS ELEMENT



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VIII. CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: PUBLIC FACILITIES AND SERVICES

THE CITY WILL PROVIDE AND MAINTAIN PUBLIC FACILITIES AND SERVICES TO SERVE THE NEEDS OF BOTH EXISTING AND FUTURE POPULATIONS THROUGH A FINANCIALLY SOUND AND EFFICIENT CAPITAL IMPROVEMENT PROGRAM (CIP).

Objective 1.1

Pursuant to adopted Levels of Service (LOS) as described in the Concurrency Management System (CMS), the City will fund and implement those capital projects necessary to ensure that facilities and services provided by the City of Marco Island will be in place to accommodate projected growth and development in five year increments.

Policy 1.1.1

The Five-Year Capital Improvements Schedule (CIS) of the Capital Improvements Element is the primary implementation mechanism for the LOS standards adopted in the Comprehensive Plan. Chapter 163, F.S. requires the CIS to be annually updated and adopted as simple non-text amendment by ordinance of the City Council or as a text amendment to the Comprehensive Plan that must follow the procedures of Chapter 163.3184, F.S.

Policy 1.1.2

City Council will prioritize capital improvement projects on an annual basis to ensure that all CMS deficiencies, if any, are prioritized, properly funded and resolved in advance of actual need.

Policy 1.1.23

In conjunction with the Annual LOS Report, the City will establish maintenance guidelines and criteria to ensure that existing systems continue to function at or above adopted LOS standards.

Policy 1.1.34

~~Except for roadways~~ The City shall renew, expand, or replace such facilities on a planned and prudent basis to ensure that all ~~other~~ systems continue to function at or above adopted LOS standards, or where proportionate fair share payments are committed in accordance with the

Florida Statutes.

Policy 1.1.4

~~The City will prepare a study to consider the need for a storm water utility, with supporting funding alternatives.~~

Policy 1.1.5

The City shall annually prepare and adopt by ordinance a Capital Improvements Program showing all public facility development projects to be undertaken during the ensuing five-year period. The City shall also annually review this Capital Improvements Element.

Policy 1.1.6

~~The Schedule of Capital Improvements shall be updated annually and will incorporate by reference the School District of Collier County's "Annual Capital Improvements Plan" in order to achieve and maintain the adopted LOS for public school facilities. The School District's Five-Year Capital Improvement Plan shall identify the financially feasible school facility capacity projects necessary to address existing deficiencies and future needs based on achieving and maintaining adopted LOS standards for schools. As part of the annual update, the District Facilities Work Program prepared by the School District pursuant to Section 1013.35 (1) (b) FS, shall be adopted as part of the data and analysis in support of the School District's Five-Year Capital Improvement Plan. Updates to the Work Program and CIP shall occur annually thereafter.~~

Objective 1.2

Establish, monitor and maintain the following LOS standards to provide the basis for facility planning and design, setting impact fees, and for the operation of the Concurrency Management System (CMS).

Policy 1.2.1:

The adopted LOS standard for potable water will be 200 gallons per capita per day.

Policy 1.2.2

The adopted LOS standard for sanitary sewers is 100 gallons of wastewater treatment capacity per capita per day.

Policy 1.2.3

All LOS standards to be measured at P.M., Peak hour. Adopted LOS standard for roads is as follows:

- a. Arterials - LOS D
- b. Collier Blvd. from the Jolley Bridge to San Marco Road – LOS C

- c. Collector roadways - LOS D
- d. Local roads - LOS D

Policy 1.2.4

The LOS design standard for new stormwater management facilities will be the ten-year, one-hour storm event, with a 3.3 inches/hour intensity duration. For existing and future drainage system components the following design LOS standard hierarchy is provided:

- a. LOS Standard A: Upstream (US) Ground Elevation Upstream Hydraulic Grade Line (US HGL) > 0.5 Ft.
- b. LOS Standard B: US Ground Elevation US HGL > 0.2 ft.
- c. LOS Standard C: US Ground Elevation US HGL > or = 0.0 ft.
- d. LOS Standard D: US HGL < or = 5.2 ft. NGVD*
- e. LOS Standard E: US HGL > 5.2 ft. NGVD*

For existing drainage system components, a level not to exceed the parameters of LOS shall be adopted.

(*) May be acceptable LOS standard at a limited number of roadway locations due to extreme topographical conditions.

Policy 1.2.5

Adopted LOS standards for park lands is 1.2882 acres of active parkland/1,000 permanent residents.

Policy 1.2.6

The adopted LOS standard for county and privately owned and operated solid waste service and facilities, as contained in the county growth management plan (GMP) is as follows:

- a. 1.10 tons of solid waste per capita per year. (* Tons per capita is used to determine landfill disposal capacity, which is based on the average of the last five complete fiscal years actual lined cell tonnage activity).
- b. A minimum of two years of constructed lined landfill capacity at the calculated waste generation rate.
- c. A minimum of ten years of permissible landfill capacity at the calculated waste generation rate.

Policy 1.2.7

The LOS standard for public schools shall be as follows:

Elementary Schools	95% of Concurrency Service Area Enrollment/Florida Inventory of School Houses (FISH) Capacity
Middle Schools	95% of Concurrency Service Area Enrollment/FISH Capacity
High Schools	100% of Concurrency Service Area Enrollment/FISH Capacity

Objective 1.3

To ensure that public facilities are provided in conformance with the City's adopted LOS standards, the City shall adopt, maintain and enforce a Concurrency Management System (CMS).

Policy 1.3.1

The City shall enforce its LOS standards for potable water, sanitary sewer, solid waste, and drainage facilities under the concurrency requirements of Florida law upon development orders or building permits which may cause the LOS to fall below the City's adopted minimum LOS for that facility by issuance of certificate of occupancy.

Policy 1.3.2

The City shall enforce its LOS standards for park and recreation facilities to serve new development. These facilities shall be in place or under actual construction no later than 1 year after issuance of a certificate of occupancy. However, the acreage for such facilities shall be dedicated or be acquired by the local government prior to issuance by the local government of a certificate of occupancy, or funds in the amount of the developer's fair share shall be committed prior to the issuance of a certificate of occupancy.

Policy 1.3.3

Development that may cause roadway LOS standards to fall below the City's adopted minimum LOS may proceed with approval under the condition that it meets the requirements of Chapter 163 Florida Statutes, as amended.

Policy 1.3.3.1

The City of Marco Island will maintain its adopted Transportation Proportionate Fair Share Program as a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors. This program will be known as the Proportionate Fair-Share Program, as required by and in a manner consistent with Chapter 163 Florida Statutes, as amended.

Policy 1.3.4

The City shall enforce its facility LOS standards under the concurrency requirements of

Florida law prior to issuance of development orders or building permits which may cause the LOS to fall below the City's adopted minimum LOS for that facility by:

- a. Withholding approval, or
- b. Proceeding with approval, upon the condition that:
 1. ~~The local government with jurisdiction over the property has adopted a local comprehensive plan~~ City of Marco Island's Comprehensive Plan ~~that~~ is in compliance with state law.
 2. The proposed development would be consistent with the future land use designation for the specific property and with pertinent portions of the City's Comprehensive Plan ~~adopted local plan~~, as determined by the City ~~local government~~.
 3. The City's Comprehensive Plan ~~local plan~~ includes a Capital Improvements Element that provides for the facilities adequate to serve the proposed development, and the City ~~local government~~ has not implemented that Element.
 4. The City ~~local government~~ ~~has~~ ^{sed} provided a means by which the landowner will be assessed a proportionate share of the cost of providing the facilities necessary to serve the proposed development.
 5. The landowner has made a binding commitment to the City ~~local government~~ to pay the proportionate share of the cost of providing the facilities needed to serve the proposed developments. Funds in the amount of the developer's fair share shall be committed to the City no later than the City's approval to commence construction; or, the landowner has entered into a statutory development agreement or legally binding agreement ("agreement") that specifies that the new development will provide for the upgraded facility. Commencement of actual construction of facilities or provision of services must be made within one year of issuance of the development permit, unless the agreement specifies otherwise.
 6. The facilities needed to serve the new development are in place by the time a certificate of occupancy or its functional equivalent is issued.

Objective 1.4

Limit public expenditures for infrastructure facilities that would have the effect of directly subsidizing private development.

Policy 1.4.1

The City shall limit the funding of public infrastructure expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development in the City, unless deemed necessary to serve the Future Land Use Plan's development pattern or development for which rights were vested prior to enactment of this Plan.

Policy 1.4.2

Such infrastructure improvements shall be consistent with adopted LOS contained in the Concurrency Management System (CMS).

Policy 1.4.3

The City will implement proactive maintenance programs to ensure that all roadways, potable water, sanitary sewer, community parks, and storm water systems continue to function at or above adopted LOS standards.

Objective 1.5

The City will aggressively seek grants, and other funding sources to augment and expand the financial resources available for capital improvement projects.

Policy 1.5.1

The City will actively pursue grant opportunities and will annually allocate sufficient funds with the Capital budget to provide for required local matches.

Policy 1.5.2:

The City will utilize, when prudent, assessments as a funding source for projects that provide area-wide improvements.

Policy 1.5.3

~~The City will investigate the potential for declaring portions of East Elkeam Circle as a redevelopment district as a means to obtain alternative funding sources for infrastructure improvements including on-street parking, sidewalks, and storm water drainage.~~

GOAL 2: NON-CITY CONCURRENCY MANAGEMENT

ENSURE THAT NON-CITY ENTITIES RESPONSIBLE FOR FACILITIES AND SERVICES IDENTIFIED IN THE CONCURRENCY MANAGEMENT SYSTEM MEET ADOPTED LOS STANDARDS OVER THE NEXT FIVE YEARS.

Objective 2.1

The City will regularly monitor service levels and capacities provided by non-city entities to ensure Levels of Service identified in the Concurrency Management System Plan are available to accommodate growth and development on the Island over the next five years.

Policy 2.1.1

Pursuant to the adopted Adequate Public Facilities Ordinance, the City shall prepare an Annual LOS Report to ensure levels of service identified in the CMS Plan are available to accommodate growth and development on the Island over the next five years.

Policy 2.1.2

Should any non-city entity approach 80% of capacity in their adopted LOS standard during the five-year planning period, such entity must notify the City in writing as to how and when the entity will take actions to increase capacity to ensure continued compliance with the adopted LOS.

Policy 2.1.3

The City will thoroughly review all non- LOS based system expansion project proposals submitted by non-City providers to ensure that the project is designed consistent with development densities prescribed in the Future Land Use Element to curtail the potential over-sizing of facilities that may encourage urban sprawl.

Capital Improvements Implementation Strategy

~~The following implementation strategy is in place to ensure that the goals, objectives, policies and programs established in the Capital Improvements Element of the Comprehensive Plan will be achieved:~~

~~Development order review. When a development order is requested, the applicant will outline the required facilities, as related to LOS for the proposed development, and how these facilities shall be provided concurrently.~~

~~Building permit review. When a building permit is applied for, the applicant will outline the required facilities, as related to LOS, for the proposed development, and how these facilities shall be provided concurrently.~~

~~Annual budget. The city's annual budget will identify projects which are targeted to maintain the LOS.~~

~~Comprehensive plan amendments. Reports to the State Department of Economic Opportunity concerning amendments to the comprehensive plan due to emergencies, annexation, developments of regional impact, and selected small developments will report on changes, if any, to adopted goals, objectives, policies and programs in the capital improvements element.~~

~~Annual LOS report. Each individual facility or service with an adopted LOS will be annually monitored to ensure that the LOS is maintained. The specific details for each monitoring scheduling and report can be found in the specific guidelines for concurrency.~~

Monitoring

~~The following monitoring strategy is in place to ensure that ongoing implementation of the Capital Improvements Element of the Comprehensive Plan is being achieved:~~

~~City-owned facilities and services. Monitoring for each adopted LOS shall take place annually.~~

~~County and privately-owned facilities and services. A monitoring report detailing available capacity, available capacity for the next five years, and proposed capital facilities expansions, shall be prepared by each non-city entity providing facilities and services by January of each year.~~

~~General procedural guidelines; reporting requirements~~

~~(a) Planning Board Requirements.~~

~~(1) Annual LOS report: On an annual basis the City shall compile a report which addresses the following in terms of the LOS for all services and facilities subject to the concurrency management section of the comprehensive plan:~~

~~Adopted LOS versus current LOS;~~

~~Current capital improvements program and potential capital improvements program options for maintaining LOS with a five-year timeframe;~~

~~Available or potential funding sources;~~

~~Current inventory of its facilities;~~

~~Current population and five-year projection, by year;~~

~~Comparison of the previous year's building permit activity to the past five years' inventory;~~

~~Potential developments, redevelopments or annexations which could have an impact on the current LOS; and Relationship to the goals, objectives and policies of the comprehensive plan.~~

~~(2) Public hearings. The Planning Board will hold a public hearing to review the annual LOS Report at which the board will discuss the current and adopted LOS for required public facilities. The annual LOS report shall be available to the board and the public at least two weeks before the public hearing. If the current LOS is below the adopted LOS policy standards, measures may be recommended by the Planning Board including:~~

~~Fund the necessary improvements to reestablish the adopted LOS within a two-year transition period;~~

~~Adopt a lower LOS which would be consistent with current levels of service; or~~

~~Withhold or condition the development order and building permit approvals in accordance with this element.~~

~~(3) Recommendation report. The Planning Board shall make recommendations to the City Council regarding the maintenance of the LOS of the facilities and services. This report shall be based on the recommendations of the Planning Board.~~

~~(b) Action by City Council. City Council shall take formal action regarding the maintenance of the level of service of the facilities and services based upon the recommendations of the Planning Board.~~

~~(1) First reading. The Growth Management Department shall present the annual LOS report and the Planning Board's recommendations to the City Council at a public meeting. A resolution will be presented~~

~~which adopts the recommendations of the board with additional conditions or modifies the recommendation of the board.~~

~~a. If the current level of service is below the adopted LOS, measures must be addressed by the City Council which either:~~

~~1. Fund the necessary improvements to reestablish the adopted LOS within a two-year transition period;~~

~~2. Adopt a lower LOS which would be consistent with the then-existing LOS; or~~

~~3. Cease issuing development orders which negatively impact the LOS until the adopted LOS is reestablished.~~

~~(2) Second reading and public hearing. The annual LOS report and the board's recommendation report shall be presented by the city manager. At this time, level of service deficiencies and mitigation options shall be discussed. Where necessary, potential changes to the capital improvements program shall also be addressed. At the conclusion of the public of the public hearing, the City Council shall adopt a resolution that adopts the recommendations of the board with additional conditions or modifies the recommendation of the board. The city council shall direct the Growth Management Director to notify the state of its actions.~~

~~Responsibility for Monitoring~~

~~The Public Works Director shall be responsible for monitoring and reporting activities relating to potable water, sanitary sewer, transportation and stormwater drainage facilities.~~

~~The Community Affairs Director or Parks, Culture and Recreation Manager is responsible for monitoring and reporting activities relating to community parks.~~

~~The Building Official is responsible for monitoring and reporting activities relating to solid waste. The Building Official shall annually compile completed county issued notifications of mandatory garbage assessment forms received prior to the issuance of a certificate of occupancy.~~

~~Corrections for LOS standard deficiencies~~

~~(a) The purpose of the annual LOS report is to ensure that adequate public facilities are in place to serve existing development, and that adequate capacity will be available to serve future development. The following safeguards are intended to ensure that LOS standards are maintained and future development can be accommodated:~~

~~(1) Pursuant to adopted policies throughout the comprehensive plan, non-city entities responsible for the provision of facilities and services subject to LOS standards must notify the City in writing if they reach 80 percent of capacity in their adopted LOS standard within five year's of plan adoption, and any five-year period thereon. Such entity must inform the City as to how and when the entity will take action to increase capacity to ensure continued compliance with adopted LOS standards.~~

~~(2) For storm water drainage and community parklands, the City shall monitor indices of possible or pending deficiencies and will initiate corrective actions through the five-year capital improvement program to ensure continued compliance with adopted LOS standards.~~

~~(3) For transportation related LOS standards, the public works department shall monitor traffic counts and traffic impact assessments (TIA) and traffic impact statements (TIS) to ensure continued compliance with adopted LOS standards.~~

The City of Marco Island adopted a Transportation Proportionate Fair Share Program to establish a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors, to be known as the Proportionate Fair Share Program, as required by and in a manner consistent with Chapter 163 Florida Statutes, as amended.

The Proportionate Fair Share Program shall apply to all developments in the City of Marco Island that have been notified of a lack of capacity to satisfy transportation concurrency on a transportation facility in the City Concurrency Management System, including transportation facilities maintained by FDOT or another jurisdiction that are relied upon for concurrency determinations.

~~(b) Utilizing the above mentioned information, the Public Works Director shall advise the City Manager of any roadway segment that is forecast to be deficient in the adopted LOS standard within the ensuing five years. The Public Works Director shall base his report to the City Manager on the following information, as deemed necessary to ensure accurate LOS monitoring of transportation facilities:~~

~~(1) A listing of roadway segments, by category, with their individual current and adopted LOS;~~

~~(2) Current and potential LOS deficiencies;~~

~~(3) Current capital improvements program and potential capital improvements program options for maintaining LOS with a five-year timeframe;~~

~~(4) Available or potential funding sources;~~

~~(5) Current population and five-year projection, by year;~~

~~(6) Comparison of previous year's building permit activity to past five years' inventory.~~

~~(7) Potential developments, redevelopments or annexations which could have an impact on the current LOS; and~~

~~(8) Relationship to the goals, objective and policies on the comprehensive plan.~~

~~(c) Based on the advice of the Public Works Director, the following actions may be initiated to ensure continued compliance:~~

~~(1) If the current LOS for transportation facilities is measured at the adopted LOS or better, no mitigating action is required.~~

~~(2) If the current LOS measured is nearing the next lower LOS, quarterly counts will be taken and analyzed for a peak hour/peak season count. If necessary, a detailed study of the capacity of the roadway segment, consistent with the 2000 (or the most current edition) DOT Highway Capacity Manual Data, will be undertaken concurrently with the collection of quarterly data.~~

~~(3) If the current LOS measured is at the next lower LOS, and had been at the adopted LOS the previous year, quarterly counts will be taken and analyzed for a peak hour/peak season count.~~

~~(4) No development orders negatively impacting the affected segment shall be issued until such a time as the development meets the standards for transportation concurrency as set forth in the Capital Improvements Element.~~

~~(5) A comprehensive plan amendment is required to change the LOS for any road segment, or defer or delay construction, beyond the two-year transitional period, which is necessary to maintain or reestablish an adopted LOS.~~

2040 COMPREHENSIVE PLAN

Glossary

DRAFT

Assisted Living Facility	Assisted living facility means any Any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator as defined in §429.02, Fla. Stat.
Aging in place	The process of providing increased or adjusted services to a person to compensate for the physical or mental decline that may occur with the aging process, in order to maximize the person's dignity and independence and permit them to remain in a familiar, noninstitutional, residential environment for as long as possible as defined in §429.02, Fla. Stat.
Best Management Practices (BMPs)	A practice or combination of practices that are determined to be the most effective, practical means of preventing or reducing pollution.
Build-back	Refers to the The policies and processes associated with post-disaster repair and reconstruction of both conforming and non-conforming structures.
<u>Build out (or buildout)</u>	<u>The state of maximum development as permitted by a plan or regulations.</u>
Capital Improvement	Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this Plan, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements §163.3164, Fla. Stat.
<u>Capital Improvement Program (CIP)</u>	<u>The physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. For the purposes of this part, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements §163.3164, Fla. Stat..</u>
<u>City or Municipality</u>	<u>Any city, town, or village duly incorporated under the laws of the state §180.01, Fla. Stat. Further, any municipality may execute its corporate powers within its corporate -limits.</u>
<u>Coastal Construction Control Line Program</u>	<u>Regulates structures and activities which can cause beach erosion, destabilize dunes, damage upland properties, or interfere with public access.</u>
Coastal High Hazard Area (CHHA)	The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as defined by §163.378, Fla. Stat.

Commercial Uses	Uses within land areas which are predominantly connected with the sale, rental, and distributions of products, or performance of services.
Community Park	Park designed to serve the needs of more than one neighborhood.
<u>Complete Streets</u>	<u>Streets planned, designed, built, and maintained to safely accommodate travelers of all ages and abilities. Travelers include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders.</u>
Concurrency	The determination that the necessary public facilities and services to maintain the adopted level of service (LOS) standards are available at the time of development.
Compatibility	-A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion such that no use or condition is negatively impacted directly or indirectly by another use or conditions as defined by §163.3164, Fla. Stat..
Comprehensive Plan	A plan that meets the requirements of §163.3177 and §163.3178, Fla. Stat.
Concurrency	The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.
Concurrency Management System <u>(CMS)</u>	The procedures and/or process that the local government will utilize to assure the necessary facilities and services are available concurrent with the impacts of development.
Concurrent with the Impacts of Development	Concurrent with the impacts of development shall be satisfied when: the necessary facilities and services are in place at the time a development permit is issued; or a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or that the necessary facilities are under construction at the time a permit is issued; or that the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of concurrency as defined.
<u>Conforming / Non-conforming</u>	<u>Conforming describes use is a use or structure that one in which a use or structure is consistent with the rules, regulations, and standards set forth by the City municipality. This may include such regulations as expressed in the City's a comprehensive plan or land development code, or eCity ordinances. A n Nonconforming describes a use or structure is one in which the use or structure that was legally permitted prior to a change in the law, and the change in law would no longer permit the re-establishment of such structure or use.</u>
Consistency	<u>A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government. For example, a development</u>

approved or undertaken by a local government shall be consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of the development are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government §163.3194(3)(a), Fla. Stat.

Density	Measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre as defined by §163.3164, Fla. Stat.
Density Bonus	An additional number of dwelling units above what would otherwise be permissible within a particular zoning classification or future land use classification.
Development of Regional Impact (DRI)	The term "development of regional impact," means any Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.
Development Order	Any order granting, denying, or granting with conditions an application for a development permit. in §163.3164, Fla. Stat.
Development Permit	"Development permit" Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land as defined in §163.3164, Fla. Stat.
Dwelling or Dwelling Unit	A structure in which occupants live and eat separately from anyone else, and have direct access to the outside (e.g. to a hallway or street) of the unit.
Dwelling, Detached Single Family	A building containing one dwelling unit not attached to any other dwelling unit.
Dwelling, Multi-Family	A residential building containing two or more separate dwelling units, including duplexes, triplexes, and quadraplexes.
Easement	A right given by the owner of land to another party for specific limited use of that land. For example, a property owner may give or sell an easement on his property to allow utility facilities like power lines or pipelines, or to allow access to another property. A property owner may also sell or dedicate to the government the development rights for all or part of a parcel, thereby keeping the land open for conservation, recreation, scenic or open space purposes.
FDEP (DEP)	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency.

Floodplains (100-Year Floodplain)	Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
Floodprone Areas	“Floodprone areas” means areas Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps as defined in §163.3164, Fla. Stat.
Florida Master Site File	The state's clearinghouse for information on archaeological sites, historical structures, and field surveys for such sites. A combination of both paper and computer files, it is administered by the Bureau of Archaeological Research, Division of Historical Resources, Florida Department of State.
Green Infrastructure	Surface water management structures that are "soft" structures such as preserved/restored flow-ways, created flow-ways, lakes with littoral plantings, swales planted with native grasses, filtration marshes, preserved/restored wetlands, created wetlands, or other similar design features.
Group Home	A nursing home facility, adult congregate living facility or adult family-care home facility licensed pursuant to §400 Fla. Stat.
Historic Resources	Historically significant structures or archeological sites.
Historic Site	A single lot or portion of a lot containing an improvement, landscape feature, or archaeological site, or a historically related complex of improvements, landscape features or archaeological sites that may yield information on history or prehistory.
Historically Significant Structures	Structures listed on the National Register of Historic Places, the Florida Master Site File, or otherwise designated, by official action, as historic, and worthy of recognition or protection.
Hurricane Shelter	A structure designated by local officials as a place of safe refuge during a storm or hurricane.
Housing, Affordable Workforce	Housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home as defined in §420.9071, Fla. Stat.
Housing, Affordable	Monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households §420.0004, Fla. Stat.
Housing, Low Income	“Low-income person” or “low-income household” means-refers to one or more natural persons or a family that has a total annual gross household income that does not exceed 80 percent of the median annual income adjusted for family size for households within the metropolitan statistical

area, the county, or the nonmetropolitan median for the state, whichever amount is greatest. With respect to rental units, the low-income household's annual income at the time of initial occupancy may not exceed 80 percent of the area's median income adjusted for family size. While occupying the rental unit, a low-income household's annual income may increase to an amount not to exceed 140 percent of 80 percent of the area's median income adjusted for family size. as defined in §420.9071, Fla. Stat.

Housing, Moderate Income

“Moderate-income person” or “moderate-income household” means-refers to one or more natural persons or a family that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the moderate-income household's annual income at the time of initial occupancy may not exceed 120 percent of the area's median income adjusted for family size. While occupying the rental unit, a moderate-income household's annual income may increase to an amount not to exceed 140 percent of 120 percent of the area's median income adjusted for family size. as defined in §420.9071, Fla. Stat.

Housing, Sub-standard

Housing may be determined to be sub-standard if:

- Any unit lacks complete plumbing or sanitary facilities for the exclusive use of the occupants;
- A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
- A unit which has been declared unfit for human habitation but could be rehabilitated for less than 50 percent of the property value.

Housing, Very Low Income

“Very-low-income person” or “very-low-income household” means-refers to one or more natural persons or a family that has a total annual gross household income that does not exceed 50 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the very-low-income household's annual income at the time of initial occupancy may not exceed 50 percent of the area's median income adjusted for family size. While occupying the rental unit, a very-low-income household's annual income may increase to an amount not to exceed 140 percent of 50 percent of the area's median income adjusted for family size. as defined in §420.9071, Fla. Stat.

Infrastructure

Man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

Intensity

“Intensity” means an An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on

natural resources; and the measurement of the use of or demand on facilities and services as defined in §163.3164, Fla. Stat.

Level of Service (LOS) or High Level of Service

An indicator of the extent or degree of service provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility as defined in §163.3164, Fla. Stat. A high LOS indicates a better or 'higher' standard than may traditionally be provided.

Mean High Water

The average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of a mean 19-year value §177.27, Fla. Stat..

Mitigation

A process designed to prevent adverse impact of an activity on natural resources. Mitigation may include the recreation on-site or off-site of natural resources that have been altered or destroyed by development or agricultural activity.

Municipal Separate Storm Sewer System (MS4)

A publicly-owned conveyance or system of conveyances (i.e., ditches, curbs, catch basins, underground pipes, etc.) designed or used for collecting or conveying stormwater and that discharges to surface waters of the state.

Neighborhood Park

A park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

Nonconforming Use

Uses of land and structures, and characteristics of uses, which are prohibited under the terms of the current comprehensive plan and zoning ordinance but were lawful at the date of the ordinances' enactment.

Parcel of Land

Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit as defined in § 380.031 Fla. Stat.

Potable Water

Water suitable for human consumption and which meets water quality standards determined by the Department of Health and Rehabilitative Services, provided through a public system or by a private well.

Public Access

The ability of the public to physically reach, enter, or use recreation sites, including beaches and shores.

Public Facilities

Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities. Individual private potable water wells or septic systems are not public facilities.

Public Facilities and Services

Those facilities and services which must be available concurrent with the impacts of development, and which are covered by comprehensive plan

elements required by §163.3177, Fla. Stat., and for which level of service standards are adopted.

Public Hurricane Shelter

A structure designated by local emergency management officials and meets the standards set by the American Red Cross for a hurricane evacuation shelter, as defined in §252.385, Fla. Stat.

Neighborhood

Region near some place, larger than a residence, but not extending to a great number of miles.

Non-City Entity

~~Refers to t~~ Those service providers who serve the Marco Island public, but are not under direct control of the City. Non-City entities can be either public or private.

Open Space

Any open piece of land that is undeveloped (has no buildings or other built structures) and is accessible to the public.

Population, Seasonal

Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal populations shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

Redevelopment

~~"Community redevelopment" or "redevelopment" means undertakings~~ Refers also to "community redevelopment: as undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan as defined in §163.340, Fla. Stat.

Resident Population

Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

Residential Uses

Activities within land areas used predominantly for housing.

Road, Local

A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting properties.

Road, Collector

A roadway providing services which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed.

Road, Arterial

A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed.

Special Needs

An adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits. Also referred to as "person with special needs" §420.0004, Fla. Stat.

Stormwater

The flow of water which results from a rainfall ~~event~~.

SFWMD

South Florida Water Management District.

Species, Endangered

~~Endangered species means any~~ Any species of fish and wildlife naturally occurring in Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; overutilization for commercial, sporting, scientific, or educational purposes; disease; predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence as defined in §379.2291, Fla. Stat.

Species, Threatened

~~Threatened species means a~~ Any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment as defined in §379.2291, Fla. Stat.

Wetland

Those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils as defined in §373.019, Fla. Stat.

Urban Infill

~~"Urban infill" means the~~ The development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant, developable land does not constitute more than 10 percent of the area §163.3164, Fla. Stat.

2040 COMPREHENSIVE PLAN

Appendix

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FUTURE LAND USE MAP CARRYING CAPACITY

Prior to incorporation, the Collier County Comprehensive Plan established a maximum net density of 4 dwelling units per acre for areas located in the Coastal Fringe Area, which included the Marco Island area

At the time the Marco Island Master Plan (MIMP) was prepared the total upland (non- water) area of the Marco Island community was 5,918 acres.

Based on the future land use categories assigned in conjunction with the MIMP process, the total maximum density for the Marco Island community equated to 23,672 maximum dwelling units (5,918 acres x 4 dwelling units per acres).

When the original Marco Island Comprehensive Plan was approved, the Future Land Use designations, based on those contained in the MIMP, were refined slightly, resulting in a surplus of 169 units of density, or 169 units below the allowable maximum density of 23,672 units. Those 169 units were spread out amongst various future land use designations as Affordable Housing Density Bonus Program (AHDP) units.

In March 2004, the Comprehensive Plan was amended, including the Future Land Use Designations contained in Table 2.1. However, there was no change in overall acreage, and the maximum number of dwelling units remained at 23,672 total units, including AHDB and Incentive Units.

On August 31, 2004 the City annexed 965 acres of land from unincorporated Collier County. That annexation increased the total acreage of the Island from 5,918 acres to 6,883 acres. Based on the Future Land Use designations and allowable residential density, the number of dwelling units rose from 23,672 dwelling units to 23,962 dwelling units. At 23,962 maximum dwelling units divided by 6,883 total acres, the net dwelling units per acre equated to 3.48, less than 4 units/acre for the Coastal Fringe area.

The City's Future Land Use Map was amended to reflect the recent annexation of 965 acres of land from unincorporated Collier County. The annexation encompassed 823 acres of agriculturally zoned land, formerly designated as Preservation/Conservation on Collier County's Future Land Use Map prior to annexation; and 142 acres of land within the approved Key Marco Planned Unit Development (PUD). The Key Marco PUD was formerly designated as PUD on the County's Future Land Use Map and is proposed to continue to be designated as PUD on the City's Future Land Use Map as approved in Collier County. The City's Future Land Use Map {Exhibit 2.1) and Table 2.1 maintains the same Future Land Use Designations for the annexed area. However, the Map and Table distinguish between privately owned and publicly owned Preservation/Conservation areas. Annexation did not result in increased density within the annexed area, within the City of Marco Island, or within the Coastal Fringe and High Hazard Areas.

In February 2005, the City approved its first Evaluation and Appraisal (EAR) Report. One of the adopted policy changes was to amend the Future Land Use Element to reduce the maximum total net density for the Island below that at incorporation (23,672) units by

2% by 2009 and 2% more by 2013. The net reduction in total dwelling units would be 947 units, or 22,725. City Council considered density reductions as prescribed above. However, after considerable public input and discussion, Council elected to reduce the overall net density by 762 dwelling units or 3.2% effective January 1, 2009. Pursuant to Table 2.1, the Future Land Use designations and residential densities effective 1/1/09 will achieve a 3.2 % reduction or 23,200 maximum dwelling units. This equates to an overall density of 3.37 dwelling units per acre, which is lower than 4 dwelling units per acre.

Capital Improvements Implementation Strategy

The following implementation strategy is in place to ensure that the goals, objectives, policies and programs established in the Capital Improvements Element of the Comprehensive Plan will be achieved:

- 1) **Development order review.** When a development order is requested, the applicant will outline the required facilities, as related to LOS for the proposed development, and how these facilities shall be provided concurrently.
- 2) **Building permit review.** When a building permit is applied for, the applicant will outline the required facilities, as related to LOS, for the proposed development, and how these facilities shall be provided concurrently.
- 3) **Annual budget.** The city's annual budget will identify projects which are targeted to maintain the LOS.
- 4) **Comprehensive plan amendments.** Reports to the State Department of Economic Opportunity concerning amendments to the comprehensive plan due to emergencies, annexation, developments of regional impact, and selected small developments will report on changes, if any, to adopted goals, objectives, policies and programs in the capital improvements element.
- 5) **Annual LOS report.** Each individual facility or service with an adopted LOS will be annually monitored to ensure that the LOS is maintained. The specific details for each monitoring scheduling and report can be found in the specific guidelines for concurrency.

Monitoring

The following monitoring strategy is in place to ensure that ongoing implementation of the Capital Improvements Element of the Comprehensive Plan is being achieved:

- 1) **City-owned facilities and services.** Monitoring for each adopted LOS shall take place annually.
- 2) **County and privately owned facilities and services.** A monitoring report detailing available capacity, available capacity for the next five years, and proposed capital facilities expansions;

~~shall be prepared by each non-city entity providing facilities and services by January of each year.~~

~~General procedural guidelines; reporting requirements~~

~~City Council shall take formal action regarding the maintenance of the level of service of the facilities and services based upon the recommendations of Staff.~~

~~(1) First reading. The Growth Management Department shall present the annual LOS report to the City Council at a public meeting. A resolution will be presented which adopts the recommendations of the board with additional conditions or modifies the recommendation of the board.~~

~~a. If the current level of service is below the adopted LOS, measures must be addressed by the City Council which either:~~

~~1. Fund the necessary improvements to reestablish the adopted LOS within a two-year transition period;~~

~~2. Adopt a lower LOS which would be consistent with the then existing LOS; or~~

~~3. Cease issuing development orders which negatively impact the LOS until the adopted LOS is reestablished.~~

~~(2) Second reading and public hearing. The annual LOS report and the board's recommendation report shall be presented by the city manager. At this time, level of service deficiencies and mitigation options shall be discussed. Where necessary, potential changes to the capital improvements program shall also be addressed. At the conclusion of the public of the public hearing, the City Council shall adopt a resolution that adopts the recommendations of the board with additional conditions or modifies the recommendation of the board. The city council shall direct the Growth Management Director to notify the state of its actions.~~

~~Responsibility for Monitoring~~

~~The Public Works Director shall be responsible for monitoring and reporting activities relating to potable water, sanitary sewer, transportation, solid waste and stormwater drainage facilities.~~

~~The Community Affairs Director or Parks, Culture and Recreation Manager is responsible for monitoring and reporting activities relating to community parks.~~

~~Corrections for LOS standard deficiencies~~

~~(a) The purpose of the annual LOS report is to ensure that adequate public facilities are in place to serve existing development, and that adequate capacity will be available to serve future development. The following safeguards are intended to ensure that LOS standards are maintained and future development can be accommodated:~~

~~(1) Pursuant to adopted policies throughout the comprehensive plan, non-city entities responsible for the provision of facilities and services subject to LOS standards must notify the City in writing if they reach 80 percent of capacity in their adopted LOS standard within five year's of plan adoption, and any five-year period thereon. Such entity must inform the City as to how and when the entity will take action to increase capacity to ensure continued compliance with adopted LOS standards.~~

~~(2) For storm water drainage and community parklands, the City shall monitor indices of possible or pending deficiencies and will initiate corrective actions through the five-year capital improvement program to ensure continued compliance with adopted LOS standards.~~

~~(3) For transportation related LOS standards, the public works department shall monitor traffic counts and traffic impact assessments (TIA) and traffic impact statements (TIS) to ensure continued compliance with adopted LOS standards.~~

~~The City of Marco Island adopted a Transportation Proportionate Fair Share Program to establish a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors, to be known as the Proportionate Fair Share Program, as required by and in a manner consistent with Chapter 163 Florida Statutes, as amended.~~

~~The Proportionate Fair Share Program shall apply to all developments in the City of Marco Island that have been notified of a lack of capacity to satisfy transportation concurrency on a transportation facility in the City Concurrency Management System, including transportation facilities maintained by FDOT or another jurisdiction that are relied upon for concurrency determinations.~~

~~(b) Utilizing the above mentioned information, the Public Works Director shall advise the City Manager of any roadway segment that is forecast to be deficient in the adopted LOS standard within the ensuing five years. The Public Works Director shall base his report to the City Manager on the following information, as deemed necessary to ensure accurate LOS monitoring of transportation facilities:~~

~~(1) A listing of roadway segments, by category, with their individual current and adopted LOS;~~

~~(2) Current and potential LOS deficiencies;~~

~~(3) Current capital improvements program and potential capital improvements program options for maintaining LOS with a five-year timeframe;~~

~~(4) Available or potential funding sources;~~

~~(5) Current population and five-year projection, by year;~~

~~(6) Comparison of previous year's building permit activity to past five years' inventory.~~

~~(7) Potential developments, redevelopments or annexations which could have an impact on the current LOS; and~~

~~(8) Relationship to the goals, objective and policies on the comprehensive plan.~~

~~(c) Based on the advice of the Public Works Director, the following actions may be initiated to ensure continued compliance:~~

~~(1) If the current LOS for transportation facilities is measured at the adopted LOS or better, no mitigating action is required.~~

~~(2) If the current LOS measured is nearing the next lower LOS, quarterly counts will be taken and analyzed for a peak hour/peak season count. If necessary, a detailed study of the capacity of the roadway segment, consistent with the 2000 (or the most current edition) DOT Highway Capacity Manual Data, will be undertaken concurrently with the collection of quarterly data.~~

~~(3) If the current LOS measured is at the next lower LOS, and had been at the adopted LOS the previous year, quarterly counts will be taken and analyzed for a peak hour/peak season count.~~

~~(4) No development orders negatively impacting the affected segment shall be issued until such a time as the development meets the standards for transportation concurrency as set forth in the Capital Improvements Element.~~

~~(5) A comprehensive plan amendment is required to change the LOS for any road segment, or defer or delay construction, beyond the two-year transitional period, which is necessary to maintain or reestablish an adopted LOS.~~

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