

**CITY OF MARCO ISLAND
COMPREHENSIVE PLAN UPDATE**

ASSESSMENT REPORT/PLAN FRAMEWORK



SEPTEMBER 29, 2020



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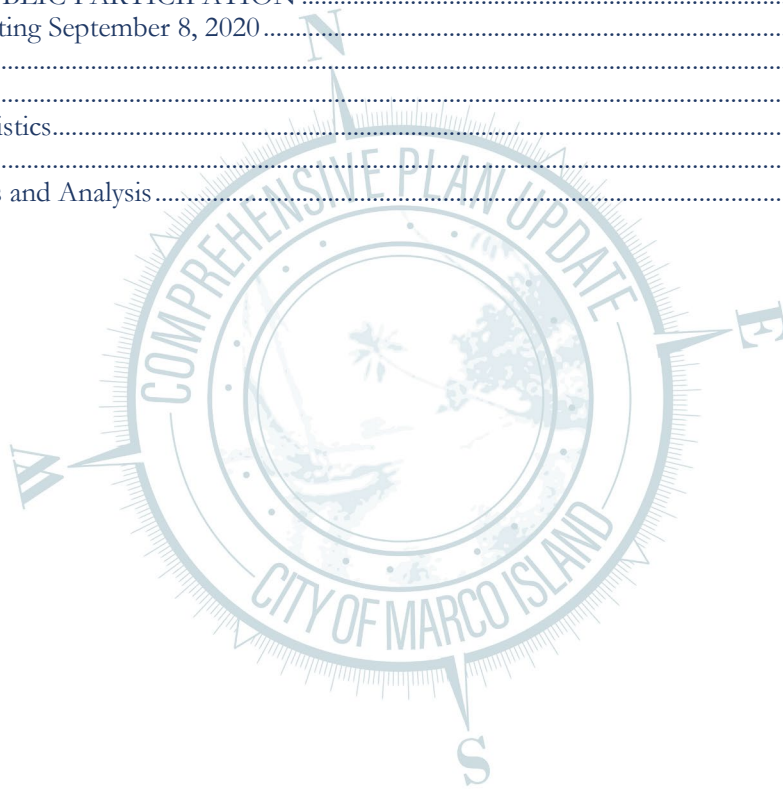
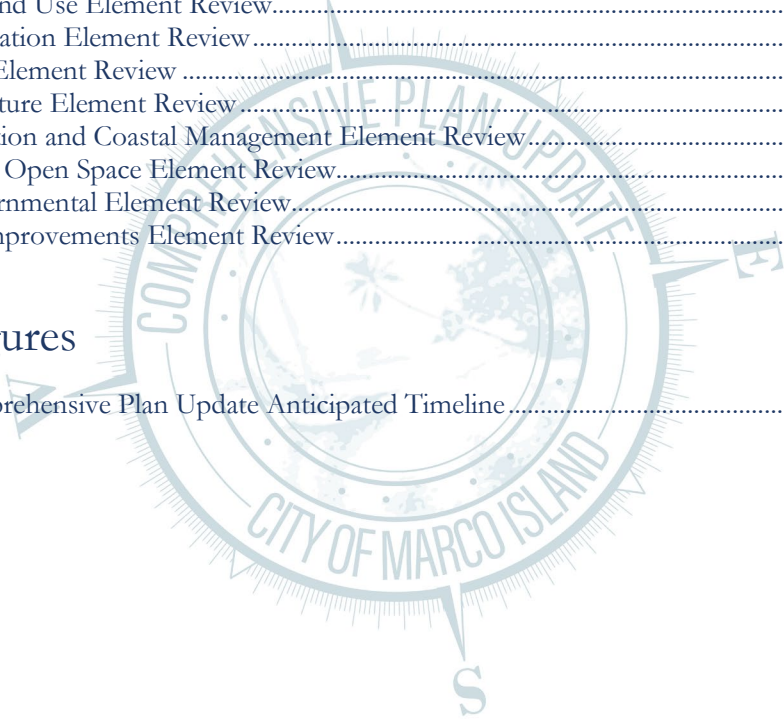


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ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

The purpose of this Assessment Report is to provide a comprehensive analysis of the existing City of Marco Island Comprehensive Plan. The following discussion establishes the foundation for the plan assessment and provides a series of observations and recommendations for subsequent amendments. This document is intended to start the conversation about possible changes to the Plan. Any subsequent amendments will require considerable vetting by the public, Planning Board, and Council.

The City of Marco Island's Comprehensive Plan (Plan) is the long-range framework for the planning of activities that affect the local government – the City's "road map" for guiding future actions. It is the foundation upon which all land use decisions in the City are based.

The principles and strategies contained in the Plan are expressed through goals, objectives, and policies (GOPs), which inform the City's decisions. The GOPs in the Plan to ensure that the City is prepared to meet challenges today and in the future.

The City's policies should provide for sound land use planning. This includes the provision of public services and infrastructure to maintain, and where necessary improve, the City's natural and built environments and residents' quality of life. The Plan's alignment with the City's vision is critical as it provides the means by which to achieve its goals. More specifically, the Comprehensive Plan serves the following purposes for the City:

- The Plan provides continuity across time and gives successive public bodies a common framework for addressing land-use issues.
- It is the means by which a community can balance competing public and private interests, including those of full-time residents, seasonal and transient populations, and the business community.
- The Plan allows the City to guide development in a way that protects valued natural resources, including waterways, beaches, wetlands, and other sensitive coastal environments that are significant to Marco Island.
- It provides guidance for shaping the appearance of the community. The Plan should put forth policies that foster a distinctive sense of place to maintain and enhance community character.
- It promotes sustainable land uses that provide for the needs of the community and is flexible over time. It should "look forward" to changing technologies, modern techniques, and evolving ways that citizens live, work and play.
- It provides justification for decisions on a factual and objective basis and lays the groundwork for land use regulations.
- Perhaps most importantly, through public dialogue, the Plan expresses the citizenry's collective vision for the future.

The Plan is a "living" document that is updated to respond to changing conditions relating to population, the environment, climate, the economy, and technology. The process of developing and updating the Plan is a community-wide effort that requires compiling and analyzing new data, jointly developing critical issues and supportive strategies, and amending the Goals, Objectives and Policies.

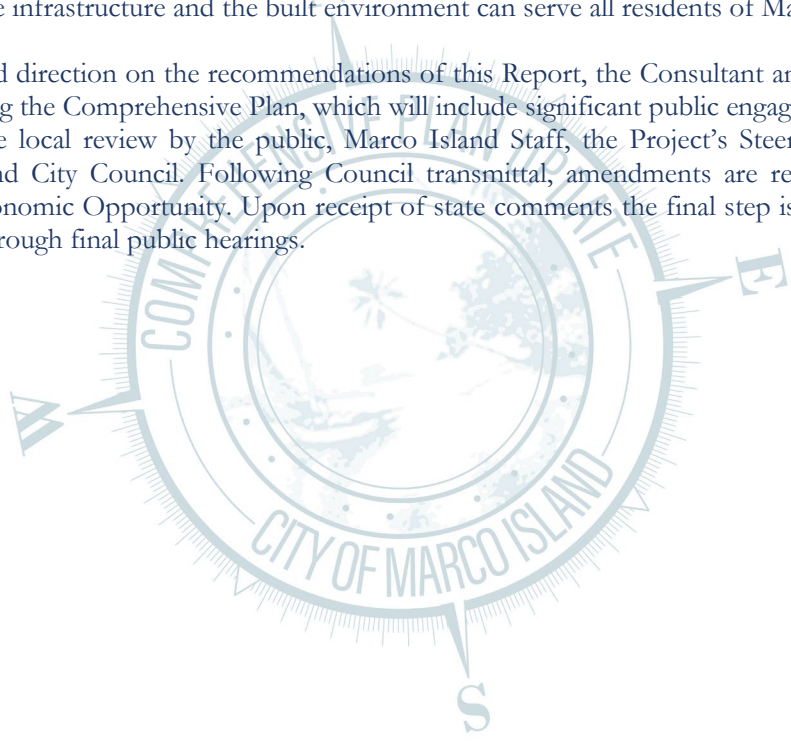
This Assessment Report provides an analysis of changes in Marco Island since 2009 when the Comprehensive Plan was adopted. The assessment includes profiles of the City, population, education, economics, and housing. It reports on existing land use and summarizes infrastructure improvements since the last Evaluation and Appraisal Report conducted in 2008. Further, it provides an assessment of the City's implementation of the

past Comprehensive Plan related to the major infrastructure investments, including Veteran’s Community Park and the new span of the Jolley Bridge constructed in 2011. The report then turns to evaluating critical community issues as a framework for the Assessment. Two significant tables are provided that will help to shape later possible amendments: A State Consistency Analysis and an Element – by – Element review of the major state-required and general amendments.

This Assessment Report concludes that: 1) the Comprehensive Plan must be amended to reflect changes in state requirements since the last update, particularly the sweeping changes in the Community Planning Act passed in 2011 relating to concurrency; 2) many policies are out of date and have been accomplished or should be re-directed to address current needs; and 3) trends and conditions in the City of Marco Island suggest wholesale updates to the Elements would strengthen the community vision, as well as the City’s implementation efforts.

The recommendations in this Assessment Report/Plan Framework are focused on achieving the City’s desire to maintain and improve the high quality of life within the community. The focus is also on supporting resilient coastal living, where infrastructure and the built environment can serve all residents of Marco Island.

Following input and direction on the recommendations of this Report, the Consultant anticipates leading the process of amending the Comprehensive Plan, which will include significant public engagement. This iterative process will include local review by the public, Marco Island Staff, the Project’s Steering Committee, the Planning Board, and City Council. Following Council transmittal, amendments are reviewed by the state Department of Economic Opportunity. Upon receipt of state comments the final step is formal adoption of the amendments through final public hearings.



Background and Planning Context

Marco Island History

Marco Island enjoys a rich history that is tied to its coastal environment and abundant natural resources. The first settlers of Old Marco Island were the Calusa Indians – revered for their fierce demeanor, strong build and exceptional woodworking skills that are still visible today in the Marco Island Historical Museum.



The Calusa inhabitants of Marco Island were not an agrarian society, but rather fished for food along the Gulf of Mexico and the area's many bays, passes and rivers. The wealth provided by Marco Island's waterways allowed the Calusa the leisure time to evolve as a society – resulting in a highly organized political system. Despite their strong cultural framework and fierce reputation, the Calusa would not overcome the influx of disease brought on by the Spanish explorers that began visiting the area in the early 1500's, most notably Juan Ponce de Leon arriving near Caxambas at the southern end of Marco Island around 1513¹.

Following the demise of the Calusa in the 1700's, the Island remained virtually untouched for more than a hundred years. After the Civil War, W.T. Collier and his family (no relation to the Barron Collier for which the county is named) founded the Village of Marco. The Village remained a sparsely inhabited remote island paradise with minimal infrastructure until 1922. These early years are credited for the first modern development on the Island including a clam cannery that employed 150 people, as well as the notable homesite of W.T. Collier's son, "Captain Bill", which still stands today.

By the early 1920's Barron Gift Collier purchased Marco and launched the next phase of growth on the Island. Collier constructed a railroad in 1927, however, diminishing shipments of clams led to the railway's downfall in the mid-1940's. In the late 1950's Marco Island was the site of a missile tracking station built to trace the route of rockets fired from Eglin Air Force Base near Pensacola. Barron Collier, Sr. died in 1939, leaving the Marco Island property to his three sons.

The City of Marco Island as it exists today was most heavily influenced by the Mackle brothers, who arrived in Marco Island in 1962 and purchased the land from the Collier family. The Mackles were the founders of the Deltona Corporation which developed over 100,000 homesites throughout the State of Florida, including Deltona near Orlando, Port Charlotte and Port St. Lucie. The Mackle Brothers' vision for Marco was somewhat different than other communities they developed throughout the state. Many of their platted communities were designed as endless tracts of ¼ acre lots, without a clear plan for providing critical infrastructure nor an eye towards livability and quality of life. The Mackle Brothers envisioned Marco Island as a luxurious tropical paradise in the form of a self-sustaining community. They envisioned residential housing, coupled with a full range of commercial, employment and public/institutional uses to support its growth. The Brothers directed the design of the community's first master plan that provided for over 10,000 homesites along with additional areas for apartments, condominiums, hotels and motels. The plan emphasized the waterfront destination by mapping out 90+ miles of canals, which ensured 75% of Marco's platted lots would be waterfront property.

The Mackle Brother's plan also provided for recreation and non-residential uses, including a golf course, yacht club, 275 acres set aside for commercial development, medical facilities, schools and churches. The plan called

¹ www.cityofmarcoisland.com

for a half-mile beach on the west end of the island overlooking the expansive Gulf of Mexico. When opened for sales in 1965, the community was marketed across the nation as “a Paradise Island”.

Marco Island grew exponentially over the next decades with over 9,500 homesites; all of which were sold by 1970. While the growth continued, the Mackle Brothers encountered significant issues with environmental permitting that ultimately ended their ventures as the master developer of the Island. This permitting issue also ensured a large portion of Marco would remain in permanent conservation. The Brothers impact is felt today as their vision for a waterfront community is essentially realized through Marco’s buildout. Their legacy is visible throughout Marco, including Frank E. Mackle Park and Elkcam Circle that winds through Marco’s commercial Town Center - “Mackle” spelled backwards.

As growth progressed on the Island through the 80’s and 90’s, an updated Marco Island Master Plan was undertaken by Collier County to address the infrastructure and land use needs resulting from the substantial buildout of the Mackle Brothers’ plan. This Master Plan was completed in 1996 and served as the guide for the eventual incorporation of Marco Island in 1997, and adoption of the City’s first Comprehensive Plan in 2001.



Throughout Marco Island’s long and rich history, the common thread that runs from the Calusa tribe to the Mackle Brothers, and all the way to present day, is the connection between the people of the Island and the coastal landscape and lifestyle. The Gulf waters surrounding Marco have provided sustenance in many forms over past centuries – from the basics of food, to a robust local tourism industry, and nourishment for the spirit of all Islanders. Protection of this resource and the high quality of life that it provides is clearly paramount to Marco Island’s planning efforts – past, present and future.

City History and Description

The City of Marco Island was incorporated in August 1997 as Florida's 400th city. Marco is located in southwestern Collier County, approximately 16 miles south of the City of Naples and approximately 32 miles northwest of Everglades City. The 2020 population estimate is 17,488 according to the Shimberg Center for Housing Studies.²

Marco Island is the largest barrier island in the "Ten Thousand Islands". The Island comprises 24+/- square miles, approximately half of which is waterbody. The Island borders the Gulf of Mexico to the west; Caxambas Bay, Barfield Bay and Blue Hill Bay to the south; Goodland Bay to the east; and Collier Bay and Big Marco Pass to the north. The City's 12.2 square miles of land area is compact - approximately 4+/- miles wide and 6+/- miles long from the northern end of Bald Eagle Drive to Key Marco (as the crow flies). The City design is predicated upon a complex canal system providing expansive waterfront property and boating access.



Marco Island is accessed from two (2) public roadways: Collier Boulevard (County Road 951) and San Marco Road (County Road 92). The Collier Blvd. access is facilitated by the Judge S.S. Jolly Bridge. San Marco Road traverses the Goodland Bay via the Goodland Bridge. Both roadways connect the City to US 41/South Tamiami Trail and provide regional connectivity to Collier and Dade Counties. Since adoption of the 2009 Comprehensive Plan, the Jolley Bridge has been significantly improved, with a second parallel span built next to the original to provide two additional travel lanes. Construction was completed in 2011 with a total project cost of approximately \$28 million

dollars. The bridge construction was federally funded through the \$787 billion American Recovery and Reinvestment Act of 2009 (ARRA).

The City has retained a small-town residential atmosphere established by the Mackle Brothers original plan. Commercial uses are predominantly located in the Town Center at the intersection of North Collier Blvd. and Bald Eagle Drive. These commercial uses are located at the entrance to the City from the Jolly Bridge. Other minor commercial nodes are located at San Marco Road/Barfield Drive, Winterberry Drive/Collier Boulevard, and Bald Eagle Drive/San Marco Road.

The resort industry plays a major role in the local economy through its contribution to employment, tax base, and other support industries. Several of the Island's most notable resorts have invested millions in substantial improvements in recent years, including the J.W. Marriott and Hilton properties.

Marco's environmental resources are integral to the quality of life and vitality of the community. Tigertail Beach, mangrove estuaries, and archaeological gems throughout the City provide open space and recreational opportunities for residents and visitors. Ecotourism, boating, sport fishing, shelling, and other water-related activities provide the basis for the tourism industry. The importance of the environment and its preservation is germane to the future of Marco Island.

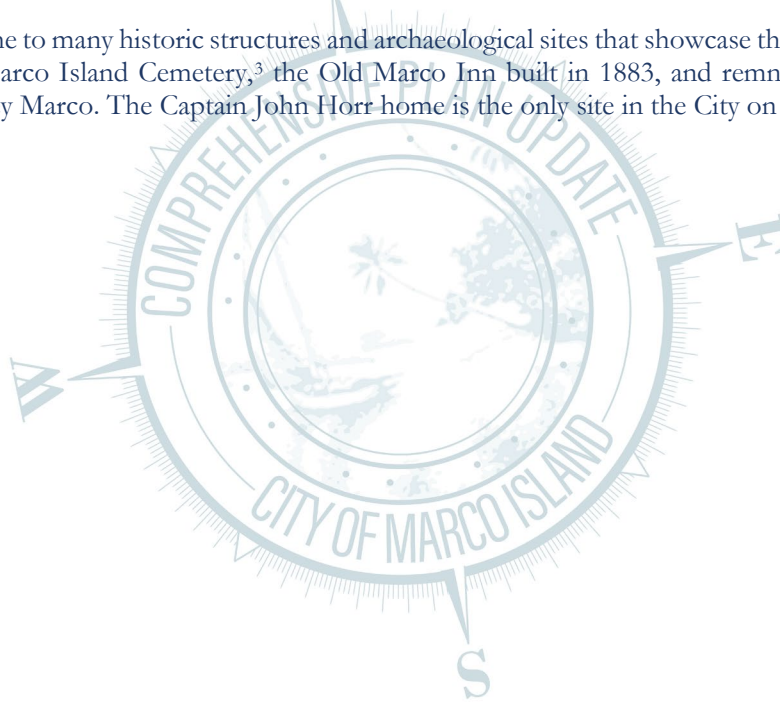
² Additional discussion and sources for the population are discussed later in this Assessment Report

The City is home to numerous endangered and threatened wildlife species, such as burrowing owls, gopher tortoises, sea turtles, West Indian manatees, Bottlenose Dolphins, and Bald Eagles. Many species survive only in habitats unique to Southwest Florida and the City has continued to take steps to strengthen local protection of these precious natural resources. Some of these steps include recent increases to the protection zones around burrowing owl and gopher tortoise sites and more meaningful fines for violators.



The natural environment of Marco Island provides the perfect backdrop for the City's diverse recreational assets. The City's Parks, Recreation and Culture Department manages a variety of sites and parks infrastructure to meet the community's recreational and leisure needs, including active and passive facilities. Of note is the City's current investment in updates to Veterans Community Park. The updates are the result of over 50 public meetings to ensure that park is designed with the end-user at the forefront. The improvements are under construction and include restrooms, a band shell, increased shade structures and landscaping, all of which will be phased in over time.

The City is also home to many historic structures and archaeological sites that showcase the Island's rich history. Sites include the Marco Island Cemetery,³ the Old Marco Inn built in 1883, and remnants of Captain John Horr's home on Key Marco. The Captain John Horr home is the only site in the City on the National Register of Historic Places.



³ The Marco Island Cemetery is significant, as it hosts the graves of the first Colliers, dating back to the late 1880s.

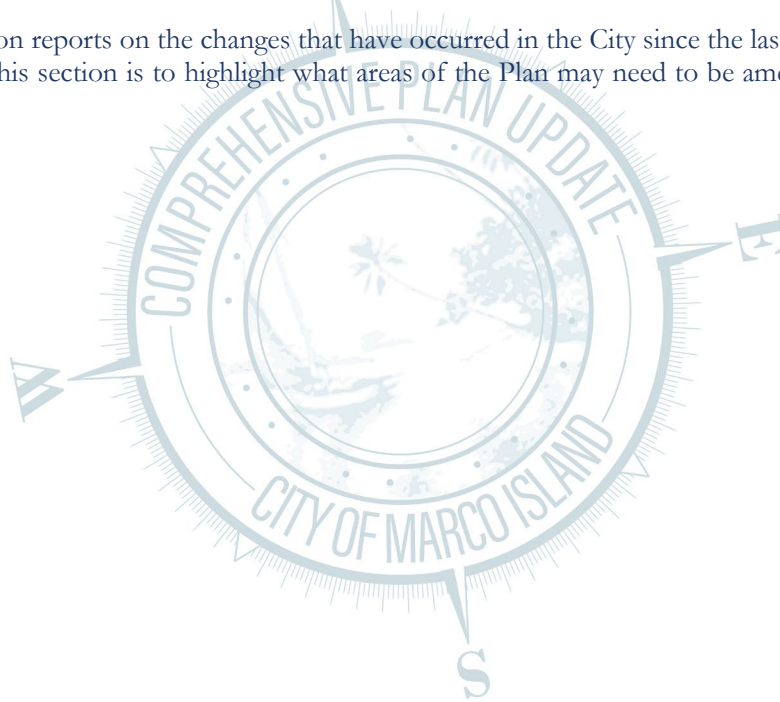
Adopted Comprehensive Plan Vision

The current Comprehensive Plan was adopted in 2009. It was based upon an Evaluation and Appraisal Report process conducted in 2008. While the Plan provides no explicit vision or mission statement, the Plan's Future Land Use Element provides the following context for the document as its first goal:

“To enhance Marco Island's quality of life, environmental quality, and tropical small town and resort character by managing growth and assuring a stable residential community with sufficient businesses to serve the needs of residents and visitors.”

This goal echoes the original vision laid out by the Mackle Brothers to allow for the build out of a resort community that is highly connected to the natural environment, and with a sustainable and self-contained mix of land uses. These principles are further supported through the City's 2019 Strategic Planning effort described in more detail in this Report. The recommendations of this Assessment outline the amendments needed to the Comprehensive Plan to ensure this vision is realized as the City completes build-out and undergoes the next phases of city planning.

The following section reports on the changes that have occurred in the City since the last Plan was adopted in 2009. The goal of this section is to highlight what areas of the Plan may need to be amended based on these changes.



CHANGED CONDITIONS SINCE PLAN ADOPTION

Background of Comprehensive Plan Updates

As the foundation for land use decisions, Florida Statutes require municipalities and counties to adopt and implement a local comprehensive plan to describe how they will provide the required services to meet the current and future needs of the community, while protecting the natural environment. A comprehensive plan is a policy document that is intended to provide a coordinated approach to making the many decisions regarding land use. For example, plans should guide decisions about the location of development, the expansion of urban services, the placement of community facilities, adaptation to climate change impacts, and more.

The City's current Comprehensive Plan was last updated in 2009. The 2009 Plan identified a planning timeframe for the next ten years (until 2018) as reflect on the adopted Future Land Use Map. It is composed of eight (8) elements that each contain goals, objectives, and policies (GOPs) organized by topic area. Each element's GOPs are based upon data and analysis including demographics, infrastructure calculations, environmental data, and property information.

The City's Plan also contains a map series that generally describes existing or future conditions related to the elements. One of the most important maps is the City's Future Land Use Map (FLUM), which depicts future land use designations that specify what general range of uses are allowed on each property. The FLUM is implemented through the Zoning Map and the Land Development Code.

Local comprehensive plans in Florida are required to meet a number of state statutes, in particular Chapter 163.3177, F.S. The statutes require that comprehensive plans provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area.

Chapter 163.3177, F.S. also requires that comprehensive plans identify procedures for monitoring, evaluating, and appraising the implementation of the plan. Historically, this process was known as the Evaluation and Appraisal Report, or EAR. Statutes require the EAR to be conducted every seven (7) years by a jurisdiction to ensure the adopted GOPs are still relevant and appropriate. Marco last conducted a full EAR in 2008.

Effective June 2, 2011, local governments have more discretion in determining whether they need to update their local comprehensive plan. As such, local governments no longer need to submit EARs to the Department of Economic Opportunity (DEO) for a sufficiency determination. Instead, local governments may undertake an update outside the EAR process and transmit the new adopted plan as a city-initiated amendment, or amendments.

Consistent with these new guidelines, the City provided notification to DEO in February 2015 stating the Plan was consistent with state statutes and no amendments were needed. The correspondence also noted that a thorough review of the Comprehensive Plan and Land Development Code would be undertaken by the City in coming years.

Current Plan Assessment Process: Purpose and Outcomes

The first step in the process of updating the Comprehensive Plan is assessing the current GOPs in relation to local changes, as well as changes at the state-level. In the process of updating the Comprehensive Plan, the City of Marco Island identified the following major goals:

- Identify changes in state requirements that necessitate changes in the Plan.

- Identify changing conditions and trends affecting the community that should be reflected in the Comprehensive Plan, including development and redevelopment, community character, resiliency, and environmental considerations.
- Conduct a review of implementation of the existing Comprehensive Plan and the degree to which plan objectives have been achieved.
- Assess successes and shortcomings of the plan.
- Determine the extent to which the Comprehensive Plan is consistent with current trends, conditions, and vision.

Following the issuance of this Assessment Report the City Council will provide recommendations and direction to begin the Plan update process, including the drafting of updated elements, and their respective GOPs. These amendments will be transmitted to DEO and applicable state agencies under the State’s Expedited Review Process. Following comments from the State, the City Council may then conduct final adoption hearings to ratify the amendments. Full implementation of the amended Comprehensive Plan will require amendments to the City’s Land Development Code. Figure 1: The Comprehensive Plan Update Anticipated Timeline, graphically represents this process.



Figure 1: The Comprehensive Plan Update Anticipated Timeline

The next section presents data that the City can use as part of its Plan update and will provide context for some of the recommendations and observations that appear later in this Report.

Population Demographics

By the end of 2040, there are several population-related changes that may need to be considered by the City. These are the overall growth and age of the permanent population.

Population Growth

The following estimates are generated from the Shimberg Center for Housing Studies and is based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research (BEBR) at the University of Florida.^{4 5 6} Shimberg and BEBR both provide data on the permanent population. Shimberg focuses on municipalities, while BEBR typically provides estimates at the county level. Peak winter season population is not available through BEBR or Shimberg but is estimated by the City of Marco Island to be as high as 40,000.⁷ Below, Table 1 shows the population estimates according to the Shimberg Center.

Table 1: Permanent Population Estimates

Year	2010	2020	2025	2030	2035	2040
Permanent Population	16413	17488	18139	18659	19201	19489

Population Growth and Implications for Housing

With respect to the permanent population, the City is expected to grow from the current estimate of 17,488 to 19,489 by 2040. Assuming 2.08 Persons per Household, the growth of 2,001 residents may imply that an additional 962 housing units may be needed to accommodate the growth of permanent residents.^{8 9}

Population Age

The age of the population may also impact the decisions made by the City as the amendments move forward. According to the Shimberg Center for Housing Studies, there will be significant growth in residents who are over 75 years of age. According to the analysis provided in Table 1: Population as Percent of Total, below, the percent of residents over 75 will grow from approximately 29% of the community to approximately 38%. These changes may influence the City's considerations as it relates to housing, transportation, and land use.

⁴ Shimberg manages the Florida Housing Data Clearinghouse and provides population estimates for household projections at the sub-county (e.g., municipal) level, while BEBR generally provides population estimates at the county level.

⁵ For more information about the BEBR methodology to estimate population, please see: <https://www.bebr.ufl.edu/population/methodology/population-estimates#:~:text=The%20population%20estimates%20produced%20by,is%20conceptually%20simple%20but%20effective>.

⁶ The data used for this analysis appears is available through the Florida Housing Data Clearinghouse managed by the Shimberg Center. Please see: <http://flhousingdata.shimberg.ufl.edu/population-and-household-projections/results?nid=1108>. Please note that as the Census, BEBR and Shimberg adjust their estimates based on new information, the estimates that appear on their webpage may periodically be revised. The researchers on this report have downloaded and saved a static version of the website numbers, should reference to it be needed in the future.

⁷ It may be possible for the City to contract with BEBR to provide more detailed estimates of the seasonal population for a fee. Seasonal estimates can be costly and are outside the scope of this research. For the Marco Island estimate, see: <https://www.cityofmarcoisland.com/community/page/present-day-marco-island#:~:text=With%20a%20permanent%20population%20of,call%20this%20special%20Island%20...>

⁸ The U.S. Census Quick Facts estimates 2.08 Persons per Household for the City of Marco Island. These estimates may vary based on the availability of information from the Census. For more information, please see: <https://www.census.gov/quickfacts/fact/table/marcoislandcityflorida#>.

⁹ If a stable seasonal population is assumed, the seasonal and permanent population may rise to 42,000 by the year 2040.

Table 2: Population as Percent of Total

Age / Year	2010	2020	2040
0-4	0.02	0.02	0.02
5-9	0.03	0.02	0.02
10-14	0.03	0.02	0.03
15-19	0.03	0.03	0.02
20-24	0.02	0.02	0.02
25-29	0.02	0.02	0.02
30-34	0.02	0.03	0.02
35-39	0.02	0.03	0.03
40-44	0.04	0.03	0.03
45-49	0.05	0.03	0.04
50-54	0.06	0.05	0.05
55-59	0.08	0.08	0.06
60-64	0.11	0.11	0.07
65-69	0.14	0.11	0.07
70-74	0.13	0.12	0.11
75+	0.20	0.29	0.38

Housing Characteristics

The Shimberg Center for Housing Studies also provides estimates for housing conditions in Florida’s communities. Based on the U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Shimberg calculates the tenure and age of householders. In this estimate, not surprisingly, home ownership on Marco Island rises with age where 92% of those residents over 65 own their own home, versus 29% of those 15-34 years of age.

Table 3: Home Ownership by Age 2020 Estimate

Age of Householder	Owners	Margin of Error (+/-)	Renters	Margin of Error (+/-)	Homeownership Rate
15-34	72	48	178	101	29%
35-54	1021	196	386	124	73%
55-64	1339	207	245	115	85%
65 and older	4878	379	396	124	92%
Total	7310	322	1205	204	86%

The housing units by type according to the Shimberg Center for Housing Studies appears in Table 4 below.

Table 4: Housing Units by Type, 2014-2018 5-Year Estimates

Single Family (1 att./detach.)	Multi-family (2 or more)	Mobile Home	Other	Total
7,457	11,263	-	-	18,742

Other notable statistics for housing may be important as the City develops its amendments:

- The overall home ownership rate in 2014-2018 was 86%, which rose from 81% in the year 1990.¹⁰
- The median gross rent on Marco Island is \$1,595.00 per month.
- The median monthly owner costs with a mortgage is \$2,586.00 per month.¹¹
- Approximately 332 households pay more than 50% of their gross income on rent.
- Approximately 1,445 of owner households pay more than 30% for housing (including taxes, insurance, etc.).
- There is a significant deficit of affordable housing for residents all over Collier county for all income levels.
- 105 of Marco Island housing units are overcrowded.
- 88 of Marco Island housing units have no fuel.
- 131 of Marco Island housing units lack complete kitchen facilities.
- 30 of Marco Island housing units lack complete plumbing facilities.

Economic Characteristics

The U.S. Census provides information using a 5-Year Estimation process between census years. The most recent 2014-2018 estimations show that the median household income in Marco Island was \$79,157.00. This is considerably more than the median wage of \$60,293 in the U.S. There are 7.3% persons in poverty on Marco Island, as compared to 11.8% nationally.¹² Approximately 40% of residents on the Island over 16 years of age are in the labor force, compared to 62.9% nationally.

According to the Bureau of Labor Statistics for the Naples-Immokalee-Marco Island Metropolitan Statistical Area, 15% of the total area's employment work in the food preparation and serving related major occupational group (compared to 9.2% nationally). This occupational group is the highest in the area, followed by sales, and office/administrative support (both of which are at 11.6% percent of total employment).¹³

Education Characteristics

For Marco Island, the U.S. Census estimates that 92% of the population over 25 years of age are high school graduates, while 45.4% also have a Bachelor's degree or higher. This is significantly higher than the United States education rate of 87.7% of the population over 25 years of age have obtained a high school degree and 31.5% who have achieved a Bachelor's degree or higher.

¹⁰ All estimates provided by Shimberg Center for Housing Studies analysis of the 2018 American Community Survey. See: <http://flhousingdata.shimberg.ufl.edu/affordability/results?nid=1108>

¹¹ From the U.S. Census Quick Facts for Marco Island. See: <https://www.census.gov/quickfacts/fact/table/marcoislandcityflorida,US/PST045219>

¹² Ibid.

¹³ See: https://www.bls.gov/regions/southeast/news-release/occupationalemploymentandwages_naples.htm

Existing Land Use, Development Potential, and Annexations

Existing Land Use

The Future Land Use Element identifies the types, densities and intensities of various land uses in the City of Marco Island, where these land uses are permitted within the City’s ten-year planning horizon.¹⁴ The Future Land Use Map and supportive Future Land Use GOPs provide the framework for the implementing the City’s Zoning Map and land development regulations.¹⁵ The LDCs provide the details of specific allowable uses for each parcel of land within the City, along with the form of allowable development based upon setbacks, maximum building height, lot coverage, and other spatial elements. The result of the Future Land Use Map and Zoning



Maps is realized through the built form of Marco Island. The existing land use pattern is predominantly single-family residential. Single family residential appears along the local and major collector roadways throughout the City. Commercial nodes containing retail, office and medial uses are clustered at major intersections and focused in the Town Center near the Collier Blvd. entrance to the Island. The west end of the Island is where the resort-tourism development is focused – along over 3.5 miles of gulf front beaches.

Vacant Land

Below, Table 1: Total Land Area by Future Land Use summarizes the distribution of the adopted future land use categories based on the Future Land Use Map data as of July 2020. The table indicates the largest land use allocation within the Low Density Residential designation, representing approximately 2,381 acres, or 35%, of the City’s total acreage. Public Preservation is the next largest future land use represented on the City’s Map with 2,121 acres or 31% of the total land area. This is a substantial percentage of an incorporated area that has been set aside for permanent conservation. It is indicative of the environmental priority and sensitivity of the Island.

Table 5: Total Land Area by Future Land Use

Total Land Area by Future Land Use		
Future Land Use Category	Total Acreage	% of Total Land Area
Low Density Residential	2,381	35%
Medium Density Residential	35	0.5%
High Density Residential	385	5%
Resort/Residential	97	1%
Community Facility	280	4%
Planned Unit Development	1,245	18%
Village Commercial	35	0.5%
Community Commercial	80	1%
Town Center/Mixed Use	120	2%
Heavy Commercial	36	0.5%
Preservation/Conservation – Private	68	1%
Preservation/Conservation - Public	2,121	31%
TOTAL	6,883 Acres	100%

¹⁴ The 2009 Comprehensive Plan planning horizon was to end in 2018.

¹⁵ Land development regulations are documented in the City’s Land Development Code (LDC).

An additional analysis was conducted on vacant lands in the City. Below, Table 2: Vacant Land by Future Land Use, provides a breakdown of vacant acreage and density potential within each future land use designation. The table correlates the vacant lands to the potential density of its assigned land use designation.

This analysis indicates there are approximately 588.5+/-acres of vacant lands within the City boundaries representing approximately 8% of the land area. The Low Density future land use designation contains approximately 346 vacant acres or 60% of the available vacant lands. These lands are platted single-family lots that are vested for density, meaning that their future use is generally known from a development standpoint. Based on the analysis, this implies, purely from a future land category standpoint, an estimated remaining unit potential of 1,384 dwellings in the Low Density Residential in the Future Land Use Category.¹⁶

Not all lands coded as “vacant” per the Property Appraiser data are available for future development. For example, public preservation lands may be coded as vacant, but are not developable.

For some additional perspective, at the time of the last review of the Comprehensive Plan in 2008, 802 acres were available for residential development, which demonstrates a steady absorption of vacant lands over the past ten years. Several additional observations are important and will be addressed later in this review, including that relatively little acreage remains for other land use types beyond Low Density Residential. It is evident that the City has little remaining land for new development and the trends over the next 20-year planning horizon suggest a focus on redevelopment.

Table 6: Vacant Land by Future Land Use

Vacant Land by Future Land Use				
Future Land Use Category	Maximum Allowable Density	Vacant Acres	% of Total Land Area	Estimated Remaining Unit Potential
Low Density Residential	4 du/acre	346	35%	1,384
Medium Density Residential	6 du/acre	0	0%	0
High Density Residential ⁽¹⁾	16 du/acre	0	0%	0
Resort/Residential ⁽²⁾	16 du/acre	0	0%	0
Community Facility	N/A	6.9	4%	0
Planned Unit Development	N/A ⁽³⁾	145	18%	102
Village Commercial ⁽⁴⁾	8 du/acre	0.9	0.5%	7
Community Commercial ⁽⁵⁾	12 du/acre	16.9	1%	202
Town Center/Mixed Use ⁽⁶⁾	12 du/acre	9.5	2%	114
Heavy Commercial	12 du/acre	0.8	0.5%	10
Preservation/Conservation-Public	N/A	42	1%	0
TOTAL		588.5 Acres	100%	1,819 DU⁽⁷⁾

- (1) Additionally, 50 units per Affordable Housing Density Bonus permitted.
- (2) Hotel/Motel/Timeshare permitted for 26 du/acre, plus 100 incentive units.
- (3) Varies per Planned Unit Development. Estimate assumes Hideaway Beach, Olde Marco, and Pier 81 PUDs are built out and Key Marco has 102 vacant single-family lots available for development pursuant to the recorded subdivision plat.
- (4) Additionally, 15 units per Affordable Housing Density Bonus permitted. Hotels/Motels/Timeshares permitted for 26 du/acre.
- (5) Additionally, 25 units of Affordable Housing Density permitted, plus 48 units at City Hall Hotel/Motel/Timeshare permitted for 26 du/acre.
- (6) Additionally, 50 units per Affordable Housing Density Bonus permitted.

¹⁶ Deed restrictions or other covenants may impact the possible build out scenario.

- (7) Estimate based upon future land use data and best available GIS data provided by the Collier County Property Appraiser and City of Marco Island. Additional verification through examination of current aerials and other mechanisms for ground truthing recommended, as well as further investigation of PUD ordinances

Annexations

Since adoption of the current Comprehensive Plan in December 2009, there have been no annexations of land into the City. The last annexation was the 2004 addition of 965+/-acres of residential and preserve lands, known as Key Marco. Currently, the City considers annexation requests from property owners who wish to voluntarily become part of the city and whose properties are contiguous to existing city limits. Due to the geographic context of this island municipality, further large-scale annexation of lands into the City is not planned or anticipated.



Infrastructure Analysis & Capital Improvements

Previously, § 163.3177, F.S. required that cities annually update their Capital Improvements Element (CIE) and Five-Year Schedule of Capital Improvements. However, Chapter 163.3177 was modified in two important ways upon passing of the 2011 Community Planning Act.¹⁷

First, Section 163.3117(3)(a)(4) previously required that the capital improvements element cover a 5-year period and identified whether projects were funded or unfunded and be accompanied by a priority. This section of Florida Statutes no longer requires the demonstration of financial feasibility.

Second, Section 163.3177(3)(b) modifies the requirements for local governments to annually review the capital improvements element. The City is no longer required to transmit the adopted amendment to the state land planning agency, adopt a long-term concurrency management system, or to address financial feasibility. As a result, Marco Island is in compliance with current state requirements regarding capital improvements.

Water, Sewer & Reclaimed Water

The City acquired the water and wastewater system from a private provider, Florida Water Services, in 2003. Today, the City of Marco Island Utilities is the provider of water and sewer service within the City's boundaries with some exceptions.

Collier County Utilities bills the incorporated area of Key Marco, as well as the unincorporated area known as Goodland for their water usage. However, the water is supplied by Marco Island Utilities. Conversely, Marco Island bills Mainsail condominiums in unincorporated Marco Shores for their water usage, and the water is supplied by Collier County Utilities.

For wastewater, the City provides service to all incorporated areas. Collier County Utilities bills unincorporated Goodland for their sewer usage. However, the sewage is carried by service mains supplied by Marco Island Utilities. Additionally, a small, privately owned wastewater treatment plant provides service in the Old Marco district.

Potable Water

The City relies on two (2) potable water sources. The first source is surface water from Marco Lakes (Lakes) located 8 miles north of Marco Island, which is sourced by Henderson Creek. The Lakes source the potable water for the Marco's North Water Treatment Plant (NWTP) located on Marco Island off of East Elkcam Circle. The NWTP has a permitted capacity of 6.67 million gallons/day (MGD).

The second water source used by the City is from 15 well sites on the Island that recover brine (i.e. saltwater) from the mid Hawthorne Aquifer. This source is treated in the City's Reverse Osmosis Plant, also known as the City's South Water Treatment Plant (SWTP) located behind Frank E. Mackle Park. Although the NWTP treats approximately 75% of the City's potable water, only 33% enters the distribution system from the NWTP. Typically, 3 to 3.5 MGD of the finished lime-softened water is pumped to the South Water Treatment Plant (SWTP), where it is blended with the SWTP's finished water and sent out into the water distribution system from the SWTP. The SWTP has a permitted capacity of 6.0 MGD of potable water. The combined permissible treatment capacity of these two water plants is 12.7 MGD.¹⁸

The current level of service established in the 2009 Comprehensive Plan Infrastructure Element, as amended in 2014 to incorporate the latest 10-Year Water Supply Facilities Plan, is 200 gallons per capita per day. As indicated in Table 3: Potable Water Level of Service and Capacity below and based on the total permitted

¹⁷ The Community Planning Act was pursuant to House Bill 7202.

¹⁸ Source: 10 Year Water Supply Facilities Workplan, 2009.

capacity of the water treatment plants, there is sufficient capacity to meet the LOS requirement. Please note this does not include detailed analysis of peaking factors, and peak season population combined with dry season irrigation needs, which may result in additional capacity requirements.

Table 7: Potable Water Level of Service and Capacity

	Potable Water LOS						Est. Additional Capacity 2040
	2020 Est. Population	LOS Standard	LOS Needed 2020	Additional Capacity 2020	2040 Est. Population	LOS Needed 2040	
Permanent	17,488	200/GPD/capita	3.49M GPD	9.17M GPD	19,489	3.9M GPD	8.77M GPD
Peak Seasonal ¹⁹	40,000	200/GPD/capita	8M GPD	4.67M GPD	42,000	8.4M GPD	4.27M GPD

Sanitary Sewer & Reclaimed Water

Marco Island Utilities has made substantial improvements to the wastewater collection and treatment system since acquiring the utility in 2003. The Reclaimed Water Production Facility is a central component of the City’s wastewater infrastructure with a capacity of 4.92 MGD. Also called wastewater reuse or water reclamation, the reclaim plant converts the City’s wastewater into water that can be reused for other purposes, such as irrigation. Any reuse water that does not meet minimum environmental specifications is sent to two (2) deep injection wells. Usable reuse water is stored in two (2) 500,000 gallon storage tanks prior to entering the City’s reuse distribution system.

Off-Island, the City recently demolished the Marco Shores package treatment plant and Isle of Capri sewage collection system. These areas are now served by the Reclaimed Water Production Facility.

Based on this assessment, there appears to be adequate sewer capacity remaining to accommodate long-term growth based on the adopted LOS standard for both the permanent and seasonal population. Although, a higher LOS standard may be appropriate to comply with best management practices. See Table 4: Wastewater Level of Service and Capacity below for assessment details.

Table 8: Wastewater Level of Service and Capacity

	Wastewater LOS						Est. Additional Capacity 2040
	2020 Est. Population	LOS Standard	LOS Needed 2020	Additional Capacity 2020	2040 Est. Population	LOS Needed 2040	
Permanent	17,488	100/GPD/capita	1.75M GPD	3.17M GPD	19,489	1.95M GPD	2.97M GPD
Peak Seasonal	40,000	100/GPD/capita	4M GPD	0.92M GPD	42,000	4.2 M GPD	0.72M GPD

¹⁹ Peak seasonal population estimated by the City of Marco Island. This estimate includes the permanent population. The 2040 population adds an additional 2,000 residents, based on demographic estimates explored earlier in this Report. See the City of Marco Island Florida: Present Day Marco Island, 2020. Retrieved September 11, 2020 from: <https://www.cityofmarcoisland.com/community/page/present-day-marco-island#:~:text=With%20a%20permanent%20population%20of,Paradise.>

It is important to note that since the adoption of the last Comprehensive Plan the City has implemented an aggressive Septic Tank Replacement Program (STRP) through creation of seven (7) special assessment districts. This project is complete. The City intends to undertake a similar STRP on Isles of Capri, subject to future funding.

Stormwater

Marco Island’s stormwater management facilities consist of a system of swales, catch basins, underground drainage conduits, and outfall structures of various material which collect and discharge the runoff from rainfall events. The runoff is generally directly discharged into manmade and natural bodies of water, which are then connected to the Island’s Bays, Passes and the Gulf of Mexico.

Due to the City’s continuous interface with natural waterbodies, accomplished through the intricate canal system, water management and water quality issues are critical to protection of the City’s vision for quality of life, environmental protection and economic health.

The importance of this issue is evident through the 2019 formation of the City’s Waterways Advisory Committee, per Resolution 2019-43. The Advisory Committee has the responsibility of making recommendations to City Council relating to water quality issues, boating safety, and public awareness/education. Additionally, the City has contracted an outside consultant to perform a Nutrient Source Evaluation to evaluate surface water quality, sediment characteristics, runoff inputs, reuse irrigation, sediment nutrient recycling, bulk precipitation, and groundwater seepage. The outcome of this evaluation and forthcoming recommendations should be considered in updates to the Infrastructure, Conservation and Coastal Management and Capital Improvements Elements.

The Stormwater Sub-Element in the Comprehensive Plan’s Infrastructure Element addresses the stormwater level of service in Policy 1.1.1 and requires facilities to be designed to the 10-year, one (1) hour storm event, with 3.3. inches/hour intensity duration. For existing and future drainage system components the following design LOS hierarchy is provided in the Comprehensive Plan based upon highly technical stormwater management calculations.

Table 9: 2009 Stormwater Level of Service Standard

Stormwater LOS Standard	
LOS Standard A	US Ground Elevation – US HGL > 0.5 Ft.
LOS Standard B	US Ground Elevation – US HGL >0.2 Ft.
LOS Standard C	US Ground Elevation – US HGL > or = 0.0 Ft.
LOS Standard D	US HGL < or = 5.2 Ft. NGVD ⁽²⁾
LOS Standard E	US HGL > 5.2 Ft., NGVD ⁽²⁾

- (1) Upstream (US) Ground Elevation – Upstream Hydraulic Grade Line (US HGL) > 0.5 Ft.
- (2) May be acceptable LOS standard at a limited number of roadway locations due to extreme topographical conditions.

The 2009 Comprehensive Plan LOS standard is out of date with the requirements of the South Florida Water Management District and requires revision to meet current standards and also emphasize the importance of stormwater management to the City’s goals.

Solid Waste

It is the responsibility of Collier County to ensure adequate funding and landfill capacity to serve the needs of Marco Island for LOS concurrency purposes. Based on the County’s Annual Update and Inventory Report (AUIR) there is sufficient capacity in county facilities to meet the City’s concurrency standards.

Parks & Recreation

The City of Marco Island Parks, Recreation & Culture Department is responsible for the administration of the City's parks and recreational programs. Currently, there are 171+/- acres of developed and passive recreation facilities in the City.



Map 14 of 2009 Comprehensive Plan, “Marco Island City Parks”, depicts a total of 13 parks including neighborhood, community, regional parks, as well as two (2) private parks. Since adoption of this map in 2009, additional parks have been constructed, including Veteran’s Park, Founder’s Memorial Park, and Calusa Linear Park.

In direct compliance with adopted policies in the Parks and Open Space Element, the City has acquired properties along Winterberry Drive and developed a 5-acre active recreational park, which is connected by a ½ mile linear park known as Calusa Park. Table 6: Parks and Recreation Facilities Inventory, below, provides

a full inventory of existing parks facilities in Marco Island, including county-owned facilities and two (2) private beaches that have been included in the adopted Comprehensive Plan.



Table 10: Parks and Recreation Facilities Inventory

Park Name	Park Type	Park Facilities	Approximate Acreage
Leigh Plummer Park	Neighborhood Park	Fishing Walking Path Picnic Area	3.5 AC
Tommy Barfield Park	Neighborhood Park	Baseball Field	6 AC
Jane Hittler Park	Neighborhood Park	Fishing Walking Path Picnic Area	0.2 AC
Veteran's Community Park	Neighborhood Park	Farmer's Market Open Field Special Events Veteran's Memorial	7.3 AC
Frank E. Mackle Park	Community Park	Water Spray Park Sand Volleyball Court Walking Trail Shuffleboard Courts Tot Lot Basketball Bocce Courts Playground & Field Fishing Picnic Area	25.7 AC
Founder's Memorial Park ⁽¹⁾	Neighborhood Park	Seating Walking Path	0.2 AC
Calusa Linear Park Park ⁽¹⁾	Neighborhood Park	Butterfly Garden Walking Path	4.5 AC
Winterberry Park ⁽¹⁾	Neighborhood Park	Soccer/Football Field Open Field Baseball Field Concessions	4.8 AC
M.I. Racquet Club	Community Park	Tennis Courts Pickleball Courts Racquetball Courts Pro Shop	3 AC
Tigertail Beach ⁽²⁾	Regional Park	Concessions Food/Beverage Service Parking Picnic Area Playground Restrooms	42 AC
Caxambas Bay Boat Park ⁽²⁾	Regional Park	Boat Ramp Fishing Ship Store Boat Trailer Parking Picnic Area Restrooms	4 AC
South Marco Beach Access ⁽²⁾	Regional Park	Parking	1 AC

Park Name	Park Type	Park Facilities	Approximate Acreage
		Restrooms	
Resident's Beach	Private Park	Concessions Food/Beverage Service Parking Picnic Area Playground Restrooms	15 AC
Hideaway Beach	Private Park	Concessions Food/Beverage Service Parking Restrooms	54 AC
Total Acreage:			171+/-

- (1) Not included on adopted 2009 City Parks Map 14
- (2) Collier County Parks Facility

Policies 1.1.1 and 1.1.2 of the Parks and Open Space Element establish a LOS standard of 1.2882 acres per 1,000 permanent residents for community parks, and 2.9142 acres per 1,000 residents for regional parks. The Element does not establish level of service for other park types. It also does not address the types of amenities envisioned for park facilities through buildout, or if certain amenities are needed based on the current and projected populations. Of note, the cohort of residents 75+ years in age is expected to grow significantly over the next 20 years, which may result in different types of facilities required, or retrofits to existing facilities.

Based on the current population estimate of 17,488, the level of service standard requires 22.5 acres of community park land. Currently there are 55 acres in this category. By 2040, if the population rises to 19,489 residents as projected, an additional 2.5 acres would be required. Therefore, there are sufficient community parks to serve the current and projected population.



As noted above, the adopted level of service for regional parks is 2.9142/1,000 population, which would require 52+/- acres at the current population, and additional 5.8 acres by 2040. On-island regional park spaces is provided by Tigertail Beach, South Marco Beach Access, and Caxambas Bay Regional Parks. The provision of regional parks is the responsibility of Collier County. Based on the

County's Annual Update and Inventory Report there is sufficient parkland to meet the projected demand.

Table 7: Current and Future Level of Service by Park Type, below, summarizes the future LOS standards by park type based on the current (2009) Comprehensive Plan and the current and projected population.

Table 11: Current and Future Level of Service by Park Type

Current and Future LOS by Park Type					
Park Type	Level of Service Standard	Current LOS Acreage ⁽¹⁾	Current Acreage	2040 LOS Acreage Needed ⁽²⁾	Additional Acreage Needed
Community Park	1.2882/ 1,000 residents	22.5	55	25.01	0
Regional Park	2.9142/ 1,000 residents	50.9	47	56.7	7

(1) Based on a 2020 population estimate of 17,488 people

(2) Based on a projected 2040 population estimate of 19,489 people

A more detailed analysis based on park classification and regional park space will be needed to ensure that the facilities at each park is meeting the needs of the population today and through the 2040 planning horizon recommended in this Report.

Transportation

Policy 1.4 of the Transportation Element establishes a roadway level of service (LOS) for the City’s three (3) types of roadways: Arterials, Collectors, and Local Roads. The LOS established in the Transportation Element Policy 1.4.1 and further implemented by Capital Improvements Element Policy 1.2.5 for these roads are summarized in the table below.

Table 12: Transportation Level of Service Standards

Adopted Transportation Level of Service Standards	
Roadway Type	Level of Service
Arterials	D ⁽¹⁾
Collectors (Major and Minor)	D
Local Roads	D

(1) The LOS for CR 951 from the Jolley Bridge to CR 92 is set at C

The Comprehensive Plan directs the City to conduct quarterly traffic counts on all arterial and collector streets to monitor levels of service. Data available from the City indicates the last concurrency analysis was conducted in 2012. The City’s concurrency analysis report indicated that the City had been operating and permitting new development within the adopted LOS standards as established by Comprehensive Plan, including roadways.

Available data indicates the City’s roadways will continue to function above the adopted LOS, allowing the City to focus on desired multi-modal improvements, enhance safety and consider beautification projects, rather than correct existing deficiencies. As part of the Comprehensive Plan Update, concurrency is a key item that the City must address for consistency with state statutes. The 2011 Community Planning Act amended the concurrency requirements for transportation. As a result, the City is no longer able to enforce LOS standards unless

additional options are built into the Plan to allow developers to mitigate or pay for their fair share of the deficiency.²⁰

There are several accomplishments related to parking and circulation that are underway. In February 2019, the Ad Hoc Parking Solutions Advisory Committee presented a report to the Marco Island City Council. The Council accepted the report and voted to include some of the priorities in the budgeting process. The recommendations in their report included a permit program for residents, additional parking in non-traditional locations (e.g., swales, across sidewalks, and in alleyways), maintenance to improve traffic flow, additional parking spots, and provisions for bicycle parking.

Public transit is provided to Marco Island by Collier Area Transit (CAT). Route #21 (Marco Circular Route) provides bus service from US 41 and Collier Blvd. to the southern tip of the Island, and Route #121, provides express service between Immokalee and Marco Island. Transit solutions on the island were also noted in the 2019 Parking Solutions Advisory Committee report which proposed the implementation of an island circulator. The report noted some possible funding from the Collier County 1% sales tax increase. This was followed by a presentation of the 10-year Transit Development Plan (TDP) to Council. The TDP included some additional support for an on-demand transit model. Council endorsed and supported the TDP at their 8/17/20 meeting.

The City of Marco Island has an approved Bicycle and Shared-Use Path Master Plan (map), which the City updates annually. The plan's goal is to develop "bike lanes and way projects to allow both expert and novice riders to get around most parts of the city by bicycle." Many of the Master Plan's remaining projects will be completed in the next five years. Key projects include the Bald Eagle Pathway Project, an 8-foot wide shared pathway on the west side of Bald Eagle Drive from Collier Boulevard north to Old Marco Lane, and a 10-ft wide concrete shared pathway on the south side of San Marco Road extending from Marco Academy east to the Goodland Road bike path. Both projects are funded by grants Florida Department of Transportation.

Schools

Since the 2009 Comprehensive Plan was adopted, Florida Statutes no longer requires local comprehensive plans to include a Public School Facilities Element and maintain an adopted Level of Service for these facilities. The current Comprehensive Plan adopted school facilities policies into several Elements of the Plan, including the Future Land Use, Intergovernmental Coordination and Capital Improvements Elements. These provisions are no longer required by the State of Florida.



Marco Island works jointly via an interlocal agreement with Collier County, the City of Naples, the City of Everglades City, and the District School Board of Collier County to address adequacy of school facilities. The District School Board of

Collier County and independent not-for-profit providers operate the following schools serving Marco Island:

- Marco Island Academy High School (Public Charter School)
- Marco Island Charter Middle School
- Tommie Barfield Elementary School

²⁰ Amendments to the Comprehensive Plan to be consistent with the 2011 Community Planning Act provisions must address concurrency. Due to the technical nature of these changes, the options will be further explore in the amendment phase of this project.

In addition, the City is home to several private schools including Island Montessori Academy and Marketplace Mission Learning Center. Post-secondary education is available off-Island in Collier and Lee Counties via numerous private and public colleges and universities.



Overview of 2019-2034 Strategic Plan

Another layer of information that should be incorporated in the Comprehensive Plan is the City's past work in visioning and strategic planning. Typically, visioning is a process that can define the desired future of a community. Visioning can capture citizens' long-term aspirations and empowers the community to effectively realize its goals. As a predicate for the Comprehensive Plan Update project, the City undertook a community-based process in 2018-2019 to develop the 2019-2034 Strategic Plan.

As part of this process, the Strategic Plan documented a vision to guide the next 15 years relating to city improvements, growth/development and quality of life. The vision articulated the following: "Marco Island 2034 is a great residential community with small town charm! Marco Island 2034 is distinguished by our beauty, our world-class beach and natural environment and our waterways. In 2034, our residents enjoy our convenient coastal living and take pride in our Marco Island community."

The Vision established seven (7) principles as part of the Strategic Plan:

1. *Great residential community*
2. *Small town charm*
3. *Beauty*
4. *World-class beach and natural environment*
5. *Waterways*
6. *Convenient coastal living*
7. *Pride in our Marco Island community*



This effort helps to underscore the community's values and can help guide the Comprehensive Plan Update process. In order to transform these principles into the Comprehensive Plan's GOPs, amendments to the Plan be guided by such questions as, "What physical components of the City provide for "small-town charm"? What balance is desired where a "world class beach" that draws in visitors would not significantly detract from the infrastructure and services needed by permanent residents? Does the current Plan provide for convenient coastal living, or is the Island deficient in requisite services and facilities to support the evolving needs of the population?"

Before turning to specific observations of strategies to amend the current Plan, the following section summarizes the public outreach component of the process that informed the observations.

SUMMARY OF PUBLIC OUTREACH APPROACH

Due to the impact of a comprehensive plan on citizens, public outreach is a key component of a community planning process. A comprehensive plan has broad influence that touches all aspects of the community, from aesthetics and the character of buildings, to the safety and functionality of transportation systems.

Marco Islands' City Council has further emphasized the importance of community engagement in this Comprehensive Plan assessment and update process through the project scope. The scope calls for a coordinated and transparent outreach program that includes community meetings, steering committee input, and other avenues of obtaining public input to arrive at a final product.

The process was structured to ensure early and continuous, public involvement throughout the life-cycle of the project. The following is a summary of the public outreach that was conducted as part of the development of this Assessment Report. In the upcoming amendment phase (Phase II), additional emphasis will be placed on engagement with the general public.

- ✓ City Council “One on One” Meetings
- ✓ Steering Committee Meetings
- ✓ Planning Board Meetings
- ✓ Virtual Community Meeting
- ✓ Community-Wide Planning Survey distributed on City website and via social media
- ✓ Project Website – <https://www.cityofmarcoisland.com/growth-management/page/marco-island-comprehensive-plan-update>

Steering Committee

The Consultant Team and City Staff identified a group of key stakeholders representing diverse interests and expertise were invited to serve as the project's steering committee. The Committee was engaged in a total of four (4) meetings between May and September 2020 to provide input on work product, guide the critical community issues addressed in the Plan, and offer invaluable local knowledge and context to assessment. The Steering Committee members are listed in the acknowledgements section and appears below.

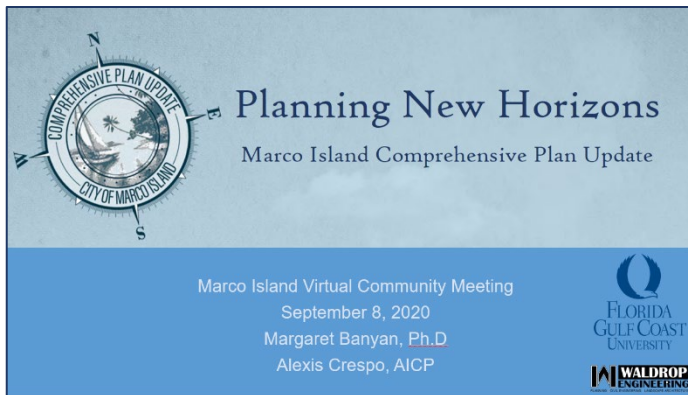
- Adrian Connor
- Hyla Crane
- Dianna Dohm
- Tricia Dorn
- Shari Fairchild
- Ken Laakkonen
- Ruth McCann
- Al Musico
- Allyson Richards

Virtual Community Meeting

Due to the disruption caused by the COVID-19 pandemic, the first community meeting was conducted as virtually/online using Zoom on September 8, 2020 from 5:30 – 7:30 p.m. A total of 122 individuals registered

for the meeting with 85 attending (including facilitators). Dr. Banyan began the meeting with an overview of comprehensive planning, its role in the community, and an explanation of the process to assess and update the Comprehensive Plan. Following this presentation, attendees were moved into “breakout sessions” for facilitated discussion on the following topic areas: future land use, transportation, housing, environment, and development/redevelopment. Each attendee was invited to provide their feedback and input on each topic area. Fifteen (15) minutes was dedicated per topic. The discussion was documented by notetakers and the summaries are included in Appendix C.

Additional public meetings, which may be virtual or “live/in-person”, will be conducted during “peak season” in later 2020 and early 2021 depending on the status of the pandemic.



All documentation relating to the community meeting is attached in the Appendix of this report, including:

- Meeting Notice
- Meeting Summary
- Online registration list of attendees
- Meeting Agenda
- Presentation Materials & Exhibits

Community Survey

In addition to the meetings, an on-line survey was developed. The purpose of the survey was to expand the opportunities for public input, especially given the challenges related to the COVID-19 pandemic and to accommodate the Island’s relatively high seasonal population.

The survey results supplemented the direction and input obtained by members of the community in the public meeting, as well the input provided by Council, the Planning Board, and the Steering Committee. 1,365 survey responses were collected during the 5-week period (August 7, 2020-September 11, 2020). This rate indicates that the community is interested and motivated to understand and participate in decisions on the Island.²¹

The survey report is available in Appendix C. The survey results indicate strong preference towards maintaining the small-town character through enhanced design standards and code enforcement, the protection of the environment, particularly water resources, and enhancing public safety through infrastructure improvements.

Planning Board Involvement

In addition to these general stakeholder meetings, two (2) meetings with the Planning Board were held on June 5, 2020 and September 4, 2020. The Planning Board was initially presented with the project purpose and timeline in June to generate awareness in the community and identify any critical issues from the board. During

²¹ Some members of the public expressed concern that the survey was broadly advertised an open to a wider audience than residents. To address this concern, the planning team notes that prior to its broad advertisement, a total of 1,045 individuals completed the survey. By the survey close date of 9/11/20, an additional 320 survey responses were submitted following the broad advertisement on 9/1/20. This survey asked that respondents indicate their residential status. The final survey noted 64% percent of respondents were full-time residents. Additional statistics on the survey are noted in the survey results (Appendix C).

the September meeting, the Dr. Banyan presented preliminary results of the Assessment Report, including an overview of changes required per changes in state statutes and other optional amendments to align the Plan with the City’s vision. In addition, the FGCU Consultant Team met individually with each Planning Board member to gather their individual feedback and concerns.

In addition to the above outreach efforts, approximately 5 emails sent to Dr. Banyan regarding the Comprehensive Plan Update process. These emails are on file with the City Clerk and included at the end of Appendix C.

Finally, this Assessment Report was placed on the City’s website on the project webpage listed above, and citizens were invited to provide additional public comment.

The following section covers an overview of the critical community issues that resulted from the FGCU Consultant Team’s data gathering and public input processes.



CRITICAL COMMUNITY ISSUES

The following discussion highlights several cross-cutting critical community issues that were identified in the planning assessment and the development of this Report. These issues help to frame the recommendations for later Plan amendments.

Transportation Accessibility

The Transportation Element in the City's Comprehensive Plan describes how people access their homes, goods and services, work, recreation, and evacuation. Because transportation is about people getting to where they want to be, the Element should address the accessibility needs of all users and all ages. It also should address the safety and health of all users. This means that the Element must find balance among the, sometimes competing, needs associated with traffic, biking, walking, and other modes. Some of these conflicts have developed through a national and historical prioritization of roadways, where multi-modal facilities have been neglected in terms of funding and prioritization. For example, if a roadway is designed solely to move traffic, it may create barriers between neighborhoods, pose safety and health risks to bicycles and walkers, create issues for parking at a given destination, and diminish community character. Cities have begun to learn that the best way to think about transportation as a part of, not separate from, how we want to live.

There are a variety of strategies that the City of Marco Island can consider as it develops its Element. These include integrating transportation and land use through context-sensitive street design, creating connections between bicycle and pedestrian facilities, and prioritizing multi-modal projects. Integrating transportation and land use with context-sensitive design involves distinguishing among the facilities that are appropriate in residential neighborhoods or commercial areas. For example, where in neighborhoods one might prioritize sidewalks, retail areas might feature wider sidewalks and on-street parking. On the other hand, the major roadways where there are higher traffic volumes, may need to prioritize safe facilities that are separated from traffic.

The City may also reflect previously articulated plans for addressing parking and on-island circulation. There is a good deal of research and thinking into how parking influences quality of life. Parking can influence community character, physical activity, resiliency, transportation mode, and environmental sustainability. The Comprehensive Plan role is to provide high level guidance for on-street and off-street parking for implementation in the LDCs. It should also provide guidance for Marco Island's desired approach to island circulation, whether that is an on-demand or another approach.

Ultimately, the Transportation Element framework should set the stage to promote the basic concepts of livability, community character, and safe and accessible transportation in a way that preserve the unique features of the Marco Island community. The solutions expressed in the Comprehensive Plan should be a combination of strategies that are developed in coordination with internal and external agencies, businesses, and residents.

Resiliency

Resiliency is the capacity of individuals, communities, institutions, businesses, and systems within a region to plan, sustain, adapt, recover, improve, and grow collaboratively – regardless what kind of chronic stresses and acute shocks they experience.²² This is achieved through specific actions and implementation strategies geared to address specific vulnerabilities. Resiliency planning should address both long-term/enduring issues and acute relatively short-term events.

²² See also definitions by 100 Resilient Cities as cited in Shelterforce: The Original Voice of Community Development, 2019. Resilience 101. <https://shelterforce.org/2019/05/13/resilience-101/>

“Chronic stress” includes continuous or re-occurring issues or events that impact or “weaken” the fabric of a community on a day to day or cyclical basis. Examples of chronic stresses potentially relevant to City of Marco Island due to its geographic framework include flooding, wind/storm damage to private property and public infrastructure, and degradation of natural resources.

“Acute shock” is also further defined as “single, sharp events that threaten a community.”²³ Examples of acute shock include hurricanes and severe storm events, extreme rainfall; infrastructure failure.

Although a community’s true resilience will only be evident after a disaster strikes, much can be done to prepare a community in advance. Towards this end, the City approved a Memorandum of Understanding to join the Southwest Florida Regional Resiliency Compact on September 21, 2020. This Compact was, “formed to develop a regionally consistent approach to the impacts of climate change and to advance local and regional responses to and preparations for economic and community disruption projected to result from the impacts of climate change.”²⁴ The first action will be to, “determine the threats the region faces, identify vulnerabilities and propose actions for the region to address those vulnerabilities.”²⁵ In addition, City has indicated a desire to incorporate the concept of community resiliency throughout relevant Plan Elements as a way to proactively plan for disasters, protect the public and private investment on Marco Island, and increase the sustainability of the community. Natural disasters and sea-level rise are two significant issues faced on the Island, both of which should be considered in the Plan amendment cycle.

Hurricane, Flooding & Natural Disaster Preparedness

Hurricanes have the potential to disrupt communities with casualties and high economic losses, evident through several storm events over recent years, including Hurricane Irma in 2017. Due to its coastal locale, hurricanes are certainly the most commonly perceived threat to the City of Marco Island in terms of disaster preparedness.

The Comprehensive Plan Update has the potential to leave the City better equipped to address hurricane preparedness through the development of cross-disciplinary policies and strategies to protect the health, safety and economic welfare of residents, businesses, and visitors. Relevant policy areas include infrastructure, natural resources, and the built environment. While the existing Comprehensive Plan contains some policy relating to limiting densities, intergovernmental coordination for emergency management, and maintaining consistency with Florida Building Codes, the Plan lacks additional depth on how to locally incentivize building code compliance, provide for alternative sheltering strategies, and create connections between alternative energy sources and disaster preparedness to achieve consistent delivery of services.

Sea-Level Rise

Unlike hurricanes, sea-level rise is a chronic issue that is less obvious to the public due to its slow progression. However, sea level risk may be much more impactful over time due to the low elevations of the Island. Sea-level rise also has implications for increased severity of tropical storm events and shifting rainfall patterns evident during summer months.

²³ Ibid.

²⁴ Southwest Florida Resiliency Compact Memorandum of Understanding. 2020. Retrieved 9-29-20 from: <https://marcoisland.legistar.com/LegislationDetail.aspx?ID=4641474&GUID=21DC38AD-06F9-4EC2-AFC3-BC24D1787F7C&Options=&Search=>

²⁵ Ibid.

The Comprehensive Planning process is not intended to delve into the details of mitigation, but rather set forth a framework for the City to address the issue over time. Policies can establish the process for creating more resilient community through studies, data and analysis, and funding. Due to the complexity of the issue of climate change, the starting point is a thorough identification of current conditions in the City which then builds into a localized risk assessment. This information serves as the basis for developing design alternatives, adaptive strategies, and a holistic resiliency plan.



Strategies for Resiliency

Creating a sustainable city that balances social equity and environmental stewardship with a thriving economy correlates directly to a resilient community. It is a community that emphasizes resource efficiency and minimizes its impact on the local, regional, and global environment, while providing healthy and equitable opportunities to live, work, and play.

The City of Marco Island recognizes through strategic planning efforts that integrate resiliency into decision-making and the regulatory framework, it will enhance its equity, livability, and overall sustainability of public investments. Further integration of sustainability and resiliency into the Comprehensive Plan will promote future growth that can better address environmental, economic, and social challenges in the City.

The following environmental, infrastructure, social, and organizational strategies can be incorporated into the Plan amendments as a way to address resiliency:

- Broadly incorporate the term and definition of resiliency into the Comprehensive Plan and create internal consistency-integration of the concept in Future Land Use, Infrastructure, Housing, Conservation and Coastal Management, Intergovernmental Coordination and Capital Improvements Elements.
- Incorporate strategies to proactively address public safety and resilient structures, including the amortization of legal, non-conforming structures to ensure eventual compliance.
- Adopt by reference recently improved floodplain protection ordinances and prioritize continual updates to antiquated standards in the City's implementing documents.
- Prioritize the use of Green Infrastructure and Low Impact Development in stormwater management systems to increase resiliency.
- Promote interconnectivity of natural lands for habitat migration and accommodate changes to traditional habitats that may occur due to sea level rise .
- Examine ways to enhance existing City-owned stormwater systems to be more resilient.
- Formalize intergovernmental coordination best practices to ensure dissemination of information and protocols for emergency management that are integrated into City regulations and policy documents.
- Identify areas where potential inland flooding can occur based upon FEMA and other data and generate strategies to reduce impacts on surrounding lands.
- Determine the social, economic, and environmental consequences of population increase currently allowed by the City's Future Land Use Map, and plan for growth appropriately.
- Incorporate clear guidelines and framework for regular groundwater testing to monitor local impacts.
- Encourage sustainable building practices through policy and regulatory incentives.
- Identify greenhouse gas reduction strategies, particularly relating to mobility.
- Develop a high-level roadmap for "clean" and alternative energy sources.

- Promote federal and state existing incentives to increase the energy efficiency and resilience of the City’s homes and businesses.
- Promote sustainable and resiliency practices in government-owned facilities and develop implementation measures across all City Departments.

Neighborhood Character/Built Form

Based on the community feedback and the City’s Strategic Planning process, neighborhood character and small town charm are clearly critical to the community.

The American Planning Association defines community character as the distinct identity of a place. Many of the residents of Marco expressed that they chose to live and spend their leisure time on the Island based on their individualized perceptions of community character. While it is a significant factor in creating quality of life, it is often difficult to explain what exact characteristics are essential to Marco’s sense of place.

With that context in mind, the Future Land Use, Transportation Housing, Parks and Open Space and Conservation and Coastal Management Elements can better provide for the protection of established neighborhoods through an integrated set of policies. Meaningful additions could include policies that support art in public places, thoughtful planning for redevelopment as structures age, transitional site design that can allow for diverse uses to complement each other, and provisions for neighborhood protection. Additional policies may also address the enhancement of the community’s cultural diversity and preservation of character derived from the Island’s history.

Recommendations relating to the above critical issue are echoed in the Plan Element Review section, and include:

- Incorporate an aspirational statement to guide the Plan as a whole to align with the Strategic Plan Vision Statement.
- Define the term “Community Character” and set forth GOPs that focus on how this character can be maintained and enhanced throughout the Plan Elements.
- Consider the aesthetic components of community character and incorporating a framework for enhanced design standards, landscape, streetscape and beautification programs
- Evaluate programs that will achieve desired community character, including the protection of cultural, art, and historical resources.
- Integrate community character into the infrastructure-based Elements due to significance that roadways, pathways, parks, and related facilities have on quality of life and aesthetics.



PLAN ELEMENT REVIEW

This Element Review section includes a comprehensive examination of all of the existing goals, objectives and policies of each Element of the Comprehensive Plan (“Plan”). The purpose of this review is to determine the continued applicability of the Plan’s goals, objectives and policies as they relate to the City’s vision, stated priorities, and compliance with Florida Statutes. The following section also inventories amendments adopted to the Plan since 2009 and an annexed lands analysis.

Subsequent to adoption of the 2009 Comprehensive Plan, there have been significant changes to Florida Statutes that have resulted in a “deregulation” of compliance requirements and significant changes to how local governments can handle concurrency, or the timing of infrastructure to serve existing and future development. The state-mandated or “state consistency” review subsection under each Element below is a summary of the Comprehensive Plan changes required for compliance with Section §163.3191(2)(f), Florida Statutes. This Section is supplemented by the State Consistency Review and Policy-by-Policy review that appears later in this Report.

The majority of recommendations below relate to “general” amendments that would be required to align the Plan with the public input received to date and the strategic priorities identified by City Council. This includes priorities relating to the protection of Marco’s small-town character through the planning of the built environment and infrastructure, natural resource protection (including sensitive coastal environments and waterway)s, and buildout of a self-sufficient community with appropriate services to meet the changing needs of the population.

Plan Changes Since 2009 Adoption

To understand where Marco Island is headed, the following analysis documents changes that have been made to the Comprehensive Plan since the last date of adoption, including city- and privately-initiated amendments and annexations. This analysis will help guide the update process and provides key indicators on where revisions are needed to address changing conditions.

Comprehensive Plan Amendments

Since adoption of the Current Comprehensive Plan, there have been relatively few amendments to the Plan. The majority of amendments were “housekeeping” in nature – or state-required updates relating to capital improvements and water supply planning. There has been one (1) city-initiated amendment to the Future Land Use Map and text to address the Veterans Park project, and its conversion from a Planned Unit Development land use category.

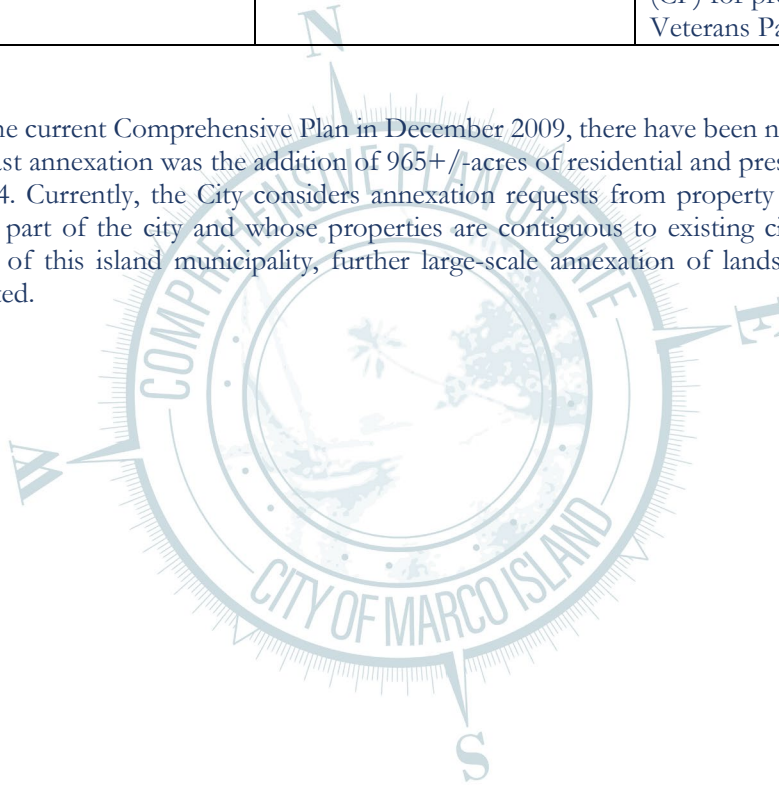
Table 13: Comprehensive Plan Amendments Since 2009

Amendment	Ordinance No.	Summary
Marco Island 09-RWSP1	Ordinance 09-06	Incorporated amended 10-Year Water Supply Work Plan and integrated water supply and land use planning in various elements
Marco Island 10-CIE1	Ordinance 10-17	Amended the Capital Improvement Element to incorporate the 2011-2015 Schedule of Capital Improvements

Amendment	Ordinance No.	Summary
Marco Island 14-1ESR	Ordinance 14-02	Amended the Potable Water Sub-Element of the Infrastructure Element to address water supply sources necessary to meet and achieve the existing and projected water use demand for an established planning period
Marco Island 17-1ESR	Ordinance 18-01	Changed the land use designation of 7.35 acres from Planned Unit Development (PUD) to Community Facilities (CF) for property known as Veterans Park

Annexations

Since adoption of the current Comprehensive Plan in December 2009, there have been no annexations of land into the City. The last annexation was the addition of 965+/- acres of residential and preserve lands, known as Key Marco, in 2004. Currently, the City considers annexation requests from property owners who wish to voluntarily become part of the city and whose properties are contiguous to existing city limits. Due to the geographic context of this island municipality, further large-scale annexation of lands into the City is not planned or anticipated.



Element-By-Element Review

The following section provides an “Element-by-Element” review that summarizes the findings of the FGCU Consultant Team. Each section is generally organized into four parts: Key recommendations to consider, state-consistency amendments, general amendments, and map amendments. Note that these observations are in their initial stages. As the project moves into the amendment phase (Phase II), these recommendations will be vetted through public constituencies and committees, including the Planning Board, Steering Committee, staff, and public. These should not be considered to be a final list of amendments to be undertaken.

Overall Observations

The following are overarching observations relating to the Plan as a whole:

- The planning horizon should be extended to 2040 to align anticipated buildout of the City per the latest population projections.
- The Comprehensive Plan should include an aspirational statement to guide the Plan as a whole.
- The concept of “Community Character” should be defined due to frequent use as a regulatory reference throughout various Plan Elements and the City’s priority of maintaining small town character.

Future Land Use Element

- **Key Recommendations**
 - Create a new, broader and complete Future Land Use Element Goal to address all aspects relating to land use and livability.
 - Integrate the Future Land Use Element with Infrastructure, Transportation and Housing Elements through additional policies.
 - Strengthen policies related to infill and redevelopment to ensure the character of established neighborhoods are preserved in order to protect character of the community.
 - Provide clear vision for development of the Town Center and other village and commercial nodes to ensure the long-term needs of the community are met through these limited non-residential areas.
 - Address the conversion of commercial lands for residential purposes due to high demand for housing in the community.
 - Address land uses to support changing demographics. Define if and how the concept of Aging in Place is prioritized within the City.
- **State Consistency Amendments**
 - Several changes needed relating to defined terms in the Future Land Use Element, to be incorporated in the Glossary per changes to Florida Statutes.
- **General Amendments**
 - Incorporate descriptions of each Future Land Use Category under objective 1.1 and clarify/simplify intent in terms of allowable land uses, densities, intensities and other relevant elements.
 - Streamline existing objectives and policies to avoid repetition and provide clearer direction when addressing the City’s intent to limit sprawl, desired density/intensity, the timing of development with available infrastructure, and achievement of a highly livable built environment.
 - Consider rewriting noted Objectives to be more concise in some cases and broader in others.

- Consider removal of Land Development Code-level of regulations from some policies, where appropriate, and move the regulations to the Land Development Code (LDC).
- Remove completed policies.
- Remove or revise policies that had timelines/deadlines that have expired.
- Provide cross-references to policy language that is repeated in other Elements to create clear connections.
- Consider moving the public school objectives and policies that are at the end of the FLU Element into the Capital Improvements Element. Or consider creating a new (optional) Public School Facilities Element. A Public School Element is optional in the Florida Statutes.
- Consider other incentives for bonus density beyond affordable housing, accessways and mobility such as encouraging mixed use development with incentive for commercial uses; dedication of public gathering spaces, art, entertainment venues, active park space or preservation areas. These added amenities or community features would support the convenient coastal living, small town feel, beauty and world-class beach and natural environment principles in the Strategic Plan.
- Consider revising Objective 1.11 to clarify if “off island” means outside of the municipal boundary. If this is the intent, additional language should be incorporated in Future Land Use Element and Intergovernmental Coordination Elements to create clear and meaningful policy directives.
- Consider revising Policy 1.11.1 to address flexibility for mixed-use development patterns, live/work scenarios, and other emerging land use innovations.
- Address support of alternative energy in land use decisions
- Incorporate a community Character Element
- Strengthen linkage between land use and disaster preparedness planning/community resiliency
- Incorporate the City’s cultural resources and programs/strategies for increasing awareness and protection of these assets.
- **Map Amendments**
 - Update dates, planning horizon, and other housekeeping changes on the Future Land Use Map Five Year Planning Period 2008-2013 (M-1).
 - Update dates, planning horizon, and other housekeeping changes on the Future Land Use Map Ten Year Planning Period 2013-2018 (M-2).
 - Consider combining the two Future Land Use Maps into one long range map.
 - Consider eliminating the Annexation Map (M-3).

Transportation Element

- **Key Recommendations**
 - Strengthen and improve coordination between land use and transportation planning, in the development review process as well as in capital funding decisions.
 - Revise policies to de-emphasize “traffic” (“traffic volume”, PM peak hour traffic” references) and embrace multimodal accessibility for all users with emphasis on the unique demographics of the Island.
 - Consider incorporating safety and complete streets concepts throughout the Element.
 - Incorporate by reference the Bicycle Paths Plan endorsed by Resolution 18-30.
- **State Consistency Amendments**
 - Remove reference to statutory concurrency requirements on a statewide basis §163.3180(1), F.S. and work with City Council to determine whether transportation concurrency will be retained.

- Consider whether to maintain transportation concurrency. Provide tools and techniques to address the application of transportation concurrency, if maintained. Tools and techniques may include but are not limited to: proportionate-share formula, which deducts costs of providing for "transportation deficiencies"; transportation sufficiency plans; and development patterns that encourage multi-modal transportation systems.
- **General Amendments**
 - Integrate a multi-modal Objective to address City's vision for bicycle, pedestrian, boating and other forms of transportation as appropriate for the Island.
 - Incorporate by reference the 2018 Bicycle and Pedestrian Master Plan and the Bicycle Path Plan Map.
 - Consider integration of appropriate and context sensitive transit options.
 - Integrate and emphasize safety and health for all users and age groups. Consider incorporating a new Goal with supportive objectives and policies.
 - Emphasize connection between transportation and protection of the environment relating to greenhouse gas emissions.
 - Consider policy implications from the Roadway Network Study, Jolley Bridge Study, and Right-of-Way Report.
 - Consider moving regulatory policies and design details to the Land Development Code
 - Consider addressing innovation and technology regarding potential for accommodating autonomous vehicles in the future.
 - Incorporate greenhouse gas reduction strategies.
 - Integrate transportation, future land use and coastal management through policies relating to safe evacuation during storm events.
 - Adopt the Marco Island Bike Path Master Plan by reference.
- **Map Amendments**
 - Update date on Existing 2000 Island Road Network Map (M-4)
 - Update date on Planned 2010 Island Road Network Map (M-5) and reflect current scheduled or projected improvements
 - Consider combining the Road Network Maps into one combined long-range map
 - Update date and existing conditions on Current Sidewalks Route Map (M-15)
 - Update date and existing conditions Proposed Sidewalk/Bike Paths Route Map (M-16)

Housing Element

- **Key Recommendations**
 - Broadly address localized solutions for diverse housing that is accessible to all residents of Marco Island, including young families and seniors.
 - The City no longer has an interlocal agreement with Collier County for the provision of affordable housing. Thus, significant revisions are needed to develop a community-based affordable housing strategy or discuss advantages of re-entering into the interlocal agreement with the County.
 - Strengthen policies relating to protection of neighborhoods and community character in concert with Future Land Use Element changes.
- **State Consistency Amendments**

- Amendments to comply with HB 1339 passed in 2020, which requires local governments to fully offset all costs to the developer for any requirements to provide affordable housing.
- Consider revisions provided for under HB 1339 to allow affordable housing on any land zoned for residential, commercial or industrial use and allow accessory dwellings in areas zoned for single-family use.
- **General Amendments**
 - Broaden Goal 1 to address current and future housing needs for all ages and needs of residents and remove unnecessary wording.
 - Provide additional emphasis on aging in place and special needs populations as outlined in the Strategic Plan.
 - Integrate housing concepts relating to historic preservation, restoration, or rehabilitation of historically significant housing.
 - Include Objectives and Policies relating to the protection of residential neighborhoods, which was strongly emphasized in the Strategic Plan.
 - Include a broader objectives and policies targeting the incentives provided by the City of Marco Island to encourage the development of affordable housing.
 - Incorporate a pre-disaster build back policy to improve neighborhood character and community resiliency.
- **Map Amendments**
 - No Map changes are required.

Infrastructure Element

- **Key Recommendations**
 - Develop a general infrastructure goal with supportive objectives and policies that state its purpose of providing public facilities and services to serve the existing land uses as well as targeted redevelopment. These should promote public health, environmental protection, operational efficiency, and economic opportunity.
- **State Consistency Amendments**
 - Amendments to comply with HB 1339 passed in 2020 to require local governments to provide impact fee reporting in their annual financial audit to the Department of Financial Services.
- **General Amendments**
 - Several policies require updating to address current status of plans/studies, and update timeline/deadline references throughout. Capture relevant policies relating to the water quality and stormwater management study underway.
 - Updates required throughout to address regular monitoring.
 - Revise Element to make Objectives and Policies more specific, as opposed to generic for any municipality, by listing specific agencies and coordination processes required to be met.
 - Review all specific LOS standards references, including decision on whether to retain or modify optional concurrency standards for roads, public schools, and parks.
 - Update stormwater management LOS standards to comply with state reviewing agencies.
 - Consider an update of “full recovery” timeline mandate for water and sewer services based on outcome of Hurricane Irma in Policy 1.4.2.

- Consider additional policies to limit public expenditures for sanitary sewer that would have the effect of directly subsidizing private development.
- Consider relocating details under Objective 1.3 (Sewer) to sub-policy or administrative code details to sub-policy or administrative code.
- Revise Stormwater Goal 1 to better encompass water quality and waterways protection.
- Address alternative energy in infrastructure planning.
- Address importance of electric infrastructure/power relating to resiliency and coastal context – policies to eliminate local barriers to upgrading and improving electrical infrastructure for public safety
- Connect resiliency concepts
- Consider incorporation of reference to the Nutrient Source Evaluation Study process.
- **Map Amendments**
 - Update Sewer Districts Map (M-6) as needed.
 - Update Water Districts Map (M-7) as needed.
 - Update Product Wells Map (M-7(a)) as needed.
 - Update/Eliminate Existing 2000 Island Wellfields Map (M-8) as needed.
 - Update Planned 2010 Island Wellfields Map (M-9) as needed.

Conservation and Coastal Management Element

- **Key Recommendations**
 - Consider re-ordering of Objectives to create hierarchy of topics relating to the City’s priorities for conservation and coastal management.
 - Create a new goal that supports and promotes public access to greenway and waterfront areas by residents and visitors.
 - Consider policies that include a more urban approach to the promotion of open space and wildlife conservation. This would include policies to support community gardens and urban forestry for their benefits, such as habitat, shade (for walkability), and air quality.
- **State Consistency Amendments**
 - None
- **General Amendments**
 - Consider consolidation of overlapping goals, such as Goals 1 and 2, to streamline this Element and strengthen focus on key environmental assets.
 - Revise policies for readability and clarity.
 - Remove redundant regulatory policies that are in the LDC, such as Policy 3.3.2.
 - Revise general agency and plan references to list the specific agencies and plans with which to coordinate efforts and include specific timeframes and procedures, as applicable.
 - Address policies regarding timelines and timeframes, as well as specific dated maps, studies and documents, to assure that Plan is continually up-to-date.
 - Improve definitions of environmentally sensitive coastal areas in Objective 1.5.
 - Reference agencies for wetland approvals and the wetland map conceptual value.
 - Consider new sub-policy addressing the inventory of existing septic and package plants where sanitary sewer is available and a plan for connections.
 - Consider policy addressing fertilizer practices.

- Consider sub-policies to Policy 1.8.3 that better define approaches to green infrastructure, Low-Impact Design, etc.
- Address alternative energy relating to environmental protection.
- **Map Amendments**
 - Update Marco Island FEMA Flood Zones Map (M-10) pursuant to current FEMA maps.
 - Update Marco Island Wetlands Map (M-11), as needed.
 - Update Marco Island Coastal Control Line Map (M-12), as needed.
 - Update Marco Island Historic Places and Archaeological Site Map (M-13), as needed.

Parks and Open Space Element

- **Key Recommendations**
 - Consider a level of service system that addresses both acreage-based standards and amenity-based such as baseball fields, swimming pools, trails, etc.
 - Emphasize recreational opportunities to support programs that meet the community’s interests.
- **State Consistency Amendments**
 - Consider whether the Level of Service (LOS) standards are an appropriate tool for meeting the City’s goals for parks and recreational facilities. Concurrency for parks and recreational facilities are no longer required by Florida Statutes. If concurrency is maintained, appropriate tools are required.
- **General Amendments**
 - Many policies require updating, as they refer to facilities or enhancements that have been achieved.
 - Broaden policies to address the Citywide benefit of parks with regard to quality of life, economic feasibility, community needs and desires, changing demographics, and evolving trends in recreation.
 - Address role of parks and open space in achieving community character
- **Map Amendments**
 - Update Marco Island City Parks Map (M-14) to reflect current and planned improvements.

Intergovernmental Coordination

- **Key Recommendations**
 - Draft an introductory (purpose) statement that provides overview of areas where coordination is helpful to the success of Marco Island such as growth management and planning, housing, transportation, essential services, natural resources, emergency management and education.
 - Consider a new overall goal that encompasses the list of coordination elements such as: Maintain or enhance the level of coordination and cooperation among the various governments, authorities and agencies making decisions affecting growth management and planning, transportation, essential services, natural resources, emergency management and education.
- **State Consistency Amendments**
 - None
- **General Amendments**
 - Most existing objectives are focused around the Southwest Florida Regional Planning Council and Levels of Service (LOS). Rewrite and reorganize Objectives under new Objectives.

- Reference specific agencies and coordination goals and procedures rather than generic references applicable to any municipality.
- Consider removal of Objective 1.4 due to reduced role of Regional Planning Councils in local government planning activities.
- Consider a reorganization of Objectives to create a Water Supply, Public Services, Growth Management and Planning Objective and move applicable policies under headings.
- While Marco Island Executive Airport is not in City limits, consider policies to strengthen intergovernmental coordination with Collier County relating to this facility and its impact to the City.
- **Map Amendments**
 - No Map changes are required.

Capital Improvements Coordination

- **Key Recommendations**
 - This Element has been regularly updated since the adoption of the 2009 Comprehensive Plan. Consider revisions that support the Strategic Plan priorities to emphasize water quality projects, multi-modal transportation facilities, park space and other highly desired capital improvements.
- **State Consistency Amendments**
 - Transportation concurrency standards must be removed or revised to comply with changes to Florida Statutes.
 - City may elect to maintain optional concurrency standards for public schools contained in this Element.
 - Public School Facilities Element and supportive Goals, Objectives and Policies are now optional. Consider elimination based upon changes to Florida Statutes and/or streamlining to address readily understandable and meaningful policy directive.
- **General Amendments**
 - Consider additional updates to address capital improvements in key areas being studied by the City, including water quality and stormwater management.
- **Map Amendments**
 - No Map changes are required.

SUMMARY & RECOMMENDATIONS FOR PLAN UPDATES

There are several more general observations that apply to the Comprehensive Plan as a whole. These include leveraging the Plan as a vision tool that speaks to the uniqueness of Marco Island; creating linkages between land use, environmental, and infrastructure throughout the Plan; and eliminating accomplished tasks, as well as outdated or detailed timeframes.

The Plan as a Vision Document

The existing Plan provides minimal detail as to what the broad vision of the community is, and the critical direction needed to implement this vision. The reader does not get a clear sense of the uniqueness of the community or how Marco Island desires to protect, maintain and enhance its local character over time. The Plan should provide a clear context and meaning of small-town character to effectively achieve this outcome. Additionally, the Plan does not fully incorporate key areas such as arts, culture and historical resources, which are integral to the stated desire to retain small-town charm and character.

Conversely, some of the Elements contain policies that are more consistent with a regulatory code, rather than a visionary tool. Many communities choose to place these regulations in the Land Development Code (LDC) where they can implement the vision that is established in the Plan. However, some communities retain special restrictions that are more regulatory.²⁶

An example of such is the level of detail outlined in the Future Land Use Element Policy 1.1.2.5, which specifies the exact maximum impervious surface ratio for new commercial development. A better approach to address the desire for lower intensity commercial center with ample green space may be a policy that describes the desired character and scale of development and interrelation with the natural environment. This kind of approach strengthens the Comprehensive Plan as a tool to achieve community outcomes. Still, it is up to each community to choose how to strike this balance and will make different choices in this regard.

Creating Linkage Among Plan Elements

Another area of focus in the Comprehensive Plan Update (Phase II) involves strengthening the continuity between all elements. The different elements of the Plan should work together to reflect the community vision. The interrelationship and consistency among Plan elements assures that the vision is accomplished. For example, the community has emphasized how the infrastructure and parks assets throughout the City directly impact the sense of place and small-town character. However, the Parks and Open Space and Infrastructure Elements do not provide any linkage to the Future Land Use Element and their impact on community character.

Timeframes

Historically, comprehensive plans were used to “promise” completion of requirements that were either desired or mandated. This was commonly reflected through the inclusion of specific timeframes or completion dates in policies. The City of Marco Island goes a step further by including specific “measurements” after each policy. Local governments often have difficulty meeting these adopted deadlines due to budgetary challenges or staffing capabilities. Currently, the trend is to remove such timeframes to provide local governments with greater flexibility to choose when and how needed changes might be accomplished. The City’s Plan reflects this era of establishing specific dates to accomplish a given task. There are multiple policies that designate

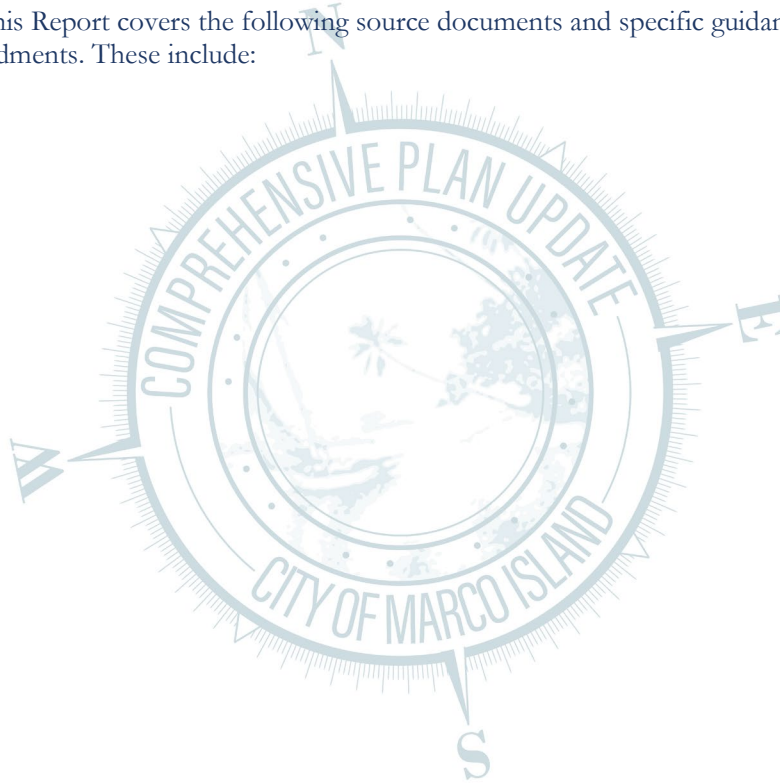
²⁶ Because the Land Development Code does not require state-level Expedited or Coordinated Review, it is more expedient to amend.

completion of specific reports and “tasks”, for example. In the instance that a particular study is no longer needed, or a minor infrastructure improvement is completed, the policy becomes outdated and irrelevant. These deadlines should be removed throughout the Plan.

Likewise, the measures in the Plan can quickly become outdated. While measures are critically important to cities, they are more appropriately addressed in other aspects of city management. For example, a set of appropriate measures can, and should be developed that appear in other planning documents. Some cities will incorporate into their strategic plan or appear in a city dashboard. In addition, too many measures can considerably complicate and overburden staff. Higher level integrative measures can provide considerable value to an annual planning and budget cycle but should not appear in a comprehensive plan.

Ultimately, the most important role of the Comprehensive Plan is to uphold the vision of the City through strategic and coherent integration of all of its components.

The remainder of this Report covers the following source documents and specific guidance for subsequent possible Plan amendments. These include:



APPENDIX A: STATE CONSISTENCY REVIEW

The following analysis was conducted utilizing all of the changes that have occurred to the State Comprehensive Plan since 2009, when the City adopted its most recent Comprehensive Plan. Where inconsistencies were identified, such as a requirement not currently addressed in the City of Marco Island Comprehensive Plan, the appropriate Element is identified for update. Where changes to the State Comprehensive Plan do not apply to the City, such as Sector Planning or Rural Land Stewardship legislation, “Not Applicable” has been denoted in the “F.S. Change Applicability to Marco Island” column. Please also note several changes to the State Comprehensive Plan occurring in 2009 through 2010 were repealed/modified by the Community Planning Act of 2011, and have therefore been denoted as “N/A”.

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
2009 [Chapters 2009-85 and 2009-96, Laws of Florida]					
1	Changes “Existing Urban service area” to “Urban service area” and revises the definition of such an area. Section 2, Chapter 2009-96, LOF.	163.3164(29)	<i>Not Applicable.</i> <i>[No Urban Service Area in City]</i>		
2	Adds definition of “Dense urban land area.” Section 2, Chapter 2009-96, LOF.	163.3164(34)	<i>Applicable</i>	<i>Not Addressed</i> <i>City is defined as a dense urban land area per F.S. and this definition is not currently addressed.</i>	<i>Glossary</i>
3	Postpones from December 1, 2008 to December 1, 2011, the need for the annual update to the capital improvements element to be financially feasible. Section 3, Chapter 2009- 96, LOF.	163.3177(3)(b)1.	<i>Not Applicable.</i>		
4	Requires the future land use element to include by June 30, 2012, criteria that will be used to achieve compatibility of lands near public use airports. For military installations, the date is changed from June 30, 2006, to June 30, 2012. Section 3, Chapter 2009-85, LOF.	163.3177(6)(a)	<i>Not Applicable.</i> <i>[No public airport in City limits]</i>		
5	Requires the intergovernmental coordination element to recognize airport master plans. Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1.b.	<i>Not Applicable.</i> <i>[No public airport in City limits]</i>	While Marco Island Executive Airport is not in City limits, consider policies to strengthen intergovernmental coordination with	Intergovernmental Coordination, and potentially Transportation & Infrastructure Elements

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
				Collier County relating to this facility and its impact to the City.	
6	Requires the intergovernmental coordination element to include a mandatory (rather than voluntary) dispute resolution process and requires use of the process prescribed in section 186.509, F.S., for this purpose. Section 3, Chapter 2009-96, LOF.	163.3177(6)(h)1.c	<i>Applicable.</i>	<i>Addressed in Objective 1.2 of the Intergovernmental Coordination Element</i>	Updates required to address planning timeframe and/or eliminate date reference
7	Requires the intergovernmental coordination element to provide for interlocal agreements pursuant to s.333.03(1)(b), F.S., between adjacent local governments regarding airport zoning regulations. Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1. d.	<i>Not Applicable.</i> <i>[No public airport in City limits]</i>		
8	Defines “rural agricultural industrial center” and provides for their expansion through the plan amendment process. Section 1, Chapter 2009-154, LOF	163.3177(15)(a) [New]	<i>Not Applicable.</i>		
9	Allows a municipality that is not a dense urban land area to amend its comprehensive plan to designate certain areas as transportation concurrency exception areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)2.	<i>Applicable.</i> <i>[Marco Island is defined as a dense urban land area]</i>	<i>Not Addressed and Optional</i>	<i>Future Land Use, Transportation Elements & Glossary</i>
10	Allows a county that is not a dense urban land area to amend its comprehensive plan to designate certain areas as transportation concurrency exception areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)3.	<i>Not Applicable.</i>		
11	Requires local governments with state identified transportation concurrency exception areas to adopt land use and transportation strategies to support and fund mobility within such areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)4.	<i>Not Applicable.</i>		<i>Transportation & Future Land Use Elements</i>
12	Except in transportation concurrency exception areas, local governments must adopt the level-of-service established by the Department of Transportation for roadway facilities on the Strategic Intermodal System. Section 4, Chapter 2009- 96, LOF	163.3180(10)	<i>Not Applicable.</i> <i>[No SIS facilities in City limits]</i>		
13	Defines a backlogged transportation facility to be one on which the adopted level-of-service is exceeded by existing	163.3180(12)(b) & (16)(i)	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	trips, plus additional projected background trips. Section 5, Chapter 2009-85, LOF.		<i>Subsequent F.S. changes make this obsolete.</i>		
2010 [Chapters 2010-5, 2010-33, 2010-70, 2010-102, 2010-182, 2010-205 and 2010-209, Laws of Florida]					
1	Deletes section 163.31771(6), F.S. (obsolete language that addressed an accessory dwelling unit); no substantive comprehensive planning requirement impact. Section 16, Chapter 2010-5, LOF.		<i>Not Applicable.</i>		
2	Chapter 2010-102, Laws of Florida, makes several minor changes which do not effect substantive comprehensive planning requirements: Section 163.2526, F.S.: repealed Section 163.3167(2), F.S.: obsolete language deleted Section 163.3177(6)(h), F.S.: minor wording changes Section 163.3177(10)(k), F.S.: minor wording changes Section 163.3178(6), F.S.: obsolete language deleted Section 163.2511(1), F.S.: minor wording changes Section 163.2514, F.S.: minor wording changes Section 163.3202, F.S.: minor wording changes		<i>Not Applicable.</i>		
3	Chapter 2010-205, Laws of Florida, makes several minor wording changes Chapter 163, Part II, F.S., which do not affect substantive comprehensive planning requirements: Section 163.3167(13), F.S. Section 163.3177(4)(a), F.S. Section 163.3177(6)(c), (d) and (h), F.S. Section 163.3191(2)(l), F.S.		<i>Not Applicable.</i>		
4	Chapter 2010-209, Laws of Florida, make a minor wording change in Section 163.2523, F.S., which does not affect substantive comprehensive planning requirements.		<i>Not Applicable.</i>		
5	Deleted the phrase "SMART Schools Clearinghouse". Section 11, Chapter 2010-70, LOF.	163.31777(1)(a) and (3)(a)	<i>Not Applicable.</i>		
6	Revises section 163.3175, F.S., to list the 14 military installations and 43 local governments affected by special coordination and communication requirements. Section 1, Chapter 2010-182, LOF.	163.3175(2)	<i>Not Applicable.</i>		
7	Revises section 163.3177(6)(a), F.S., to specify that the 43 local governments listed in section 163.3175(2), F.S.,	163.3177(6)(a)	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	must consider the factors listed in section 163.3175(5), F.S., when considering the compatibility of land uses proximate to military installations. Section 2, Chapter 2010-182, LOF.				
8	Revised section 163.3180(4)(b), F.S., to define hangars for the assembly, manufacture, maintenance or storage of aircraft as public transit facilities. Section 1, Chapter 2010-33, LOF.	163.3180(4)(b)	<i>Not Applicable.</i>		
2011 [Chapter 2011-139, Laws of Florida]					
1	Deletes the exemption for plan amendments to designate an urban infill and redevelopment area from the twice per year amendment limitation of Section 163.3187.	Section 163.2517(4)	<i>Applicable.</i>	<i>While not directly related to this change, references to amendment cycles can be removed throughout.</i>	<i>Future Land Use Element Policies 1.1.2.4.1 & 1.1.2.4.2</i>
2	Changes “Local Government Comprehensive Planning and Land Development Regulation Act” to “Community Planning Act.”	Section 163.3161(1)	<i>Not Applicable.</i> <i>[No reference in Plan]</i>		
3	Expresses the purpose of the act, changing “control” future development to “manage” future development “consistent with the proper role of local government.”	Section 163.3161(2)	<i>Not Applicable.</i>		
4	States the intent of the act is to focus the state role in managing growth to protect the functions of important state resources and facilities.	Section 163.3161(3) [New]	<i>Applicable.</i>	<i>State role referenced in several locations with antiquated listing of duties</i>	<i>Capital Improvements Element - Update Implementation Strategy Section</i>
5	Modifies the intent of the legislature with respect to how comprehensive plans and amendments affect property rights.	Section 163.3161(10)	<i>Not Applicable.</i>		
6	Expresses legislative intent to recognize and protect agriculture, tourism, and military presence as being the state’s traditional economic base.	Section 163.3161(11) [New]	<i>Not Applicable.</i>		
7	Expresses legislative intent to not require local government plans that have been found to be in compliance to adopt amendments implementing the new statutory requirements until the evaluation and appraisal period provided in section 163.3191	Section 163.3161(12) [New]	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
8	Modifies the provisions for agricultural lands and practices to state that a plan amendment for an agricultural enclave is presumed not to be urban sprawl as defined in section 163.3164.	Section 163.3162(4)	<i>Not Applicable.</i>		
9	Changes “Local Government Comprehensive Planning and Land Development Regulation Act” to “Community Planning Act” and sets forth new and modified definitions, many of which were included in repealed Rule 9J-5.003, Florida Administrative Code.	Section 163.3164	<i>Not Applicable.</i> <i>[No reference in Plan]</i>		
10	Establishes definition for “adaptation action area.”	Section 163.3164(1) [New]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Conservation & Coastal Management Element & Glossary</i>
11	Establishes definition for “affordable housing” [same meaning as in Section 420.0004(3)].	Section 163.3164(3) [previously in Rule Chapter 9J-5]	<i>Applicable.</i>	<i>Addressed in Glossary</i>	
12	Establishes definition of “antiquated subdivision.”	Section 163.3164(5) [New]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
13	Establishes definition of “capital improvement.”	Section 163.3164(7) [previously in Rule Chapter 9J-5]	<i>Applicable.</i>	<i>Addressed in Glossary</i> <i>Definition generally consistent with Section 163.3164(28), F.S.</i>	
14	Establishes definition of “compatibility.”	Section 163.3164(9) [previously in Rule Chapter 9J-5]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
15	Establishes definition of “deepwater ports.”	Section 163.3164(11) [previously in Rule Chapter 9J-5]	Not Applicable.		
16	Establishes definition of “density.”	Section 163.3164(12) [previously in Rule Chapter 9J-5]	<i>Applicable.</i>	<i>Not Addressed (and Optional). References to both “net” and “gross” density in Future Land Use Element</i>	<i>Glossary</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
17	Establishes definition of “flood prone areas.”	Section 163.3164(18) [previously in Rule Chapter 9]-5]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
18	Establishes definition of “goal.”	Section 163.3164(19) [previously in Rule Chapter 9]-5]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
19	Establishes definition of “intensity.”	Section 163.3164(22) [previously in Rule Chapter 9]-5]	<i>Applicable.</i>	<i>Not Addressed (and Optional). Term used in both Future Land Use and Capital Improvements Elements</i>	<i>Glossary</i>
20	Establishes definition of “internal trip capture.”	Section 163.3164(23) [New]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
21	Establishes definition of “level of service.”	Section 163.3164(28) [previously in Rule Chapter 9]-5]	<i>Applicable.</i>	<i>Addressed in Glossary. Definition consistent with Section 163.3164(28), F.S.</i>	<i>N/A</i>
22	Deletes definition of “financial feasibility.”	Section 163.3164(32) [Deleted]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
23	Establishes definition of “new town.”	Section 163.3164(32) [previously in Rule Chapter 9]-5]	<i>Not Applicable.</i>		
24	Establishes definition of “objective.”	Section 163.3164(33) [previously in Rule Chapter 9]-5]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
25	Deletes definition of “dense urban land areas.”	Section 163.3164(34) [Deleted]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
26	Establishes definition of “policy.”	Section 163.3164(36) [previously in Rule Chapter 9]-5]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
27	Amends the definition of “public facilities” to delete health systems and spoil disposal sites for maintenance dredging located in intracoastal waterways (except sites owned by ports).	Section 163.3164(38)	<i>Not Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
28	Changes definition of “regional planning agency” to “the council created pursuant to chapter 186.”	Section 163.3164(40)	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
29	Establishes definition of “seasonal population.”	Section 163.3164(41) [previously in Rule Chapter 9J-5]	<i>Applicable.</i>	<i>Addressed in Glossary. Definition consistent with Section 163.3164(28), F.S</i>	
30	Changes definition of “optional sector plan” to “sector plan” and clarifies the purpose of a sector plan. The term includes an optional sector plan that was adopted before the effective date of the act.	Section 163.3164(42)	<i>Not Applicable.</i>		
31	Establishes definition of “suitability.”	Section 163.3164(45) [previously in Rule Chapter 9J-5]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
32	Establishes definition of “transit-oriented development.”	Section 163.3164(46) [New]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
33	Clarifies the definition of “urban service area” to delete the term “built-up” and to include any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.	Section 163.3164(50)	<i>Not Applicable. [No USA in City]</i>		
34	Establishes new definition of “urban sprawl.”	Section 163.3164(51) [replaces definition previously in Rule Chapter 9J-5]	<i>Applicable.</i>	<i>Not Addressed (and Optional). Recommended to include as Plan includes several references to urban sprawl in Future Land Use Element</i>	<i>Glossary</i>
35	Modifies requirements for maintaining comprehensive plan, deleting the reference to section 163.3184 and the requirement that proposed plan amendments be submitted to the state land planning agency.	Section 163.3167(2)	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Intergovernmental Coordination & Capital Improvements Element</i>
36	Deletes provisions for regional planning agency adoption of plan amendments for elements and amendments not prepared by a local government.	Section 163.3167(3) and (6) [Deleted]	<i>Not Applicable.</i>	<i>Not Addressed. However, Plan does not have section explicitly requiring regional planning agency adoption of plan amendments</i>	<i>References to regional planning council review throughout including Conservation & Coastal Management Element; Intergovernmental Coordination</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
37	Deletes provisions for local government challenge of costs associated with preparing a comprehensive plan and related state land planning agency action.	Section 163.3167(7) [Deleted]	<i>Not Applicable.</i>		
38	Deletes provisions for encouraging each local government to articulate a vision of its future physical appearance and qualities of its community.	Section 163.3167(11) [Deleted]	<i>Not Applicable.</i>		
39	Establishes provisions for “planning innovations and technical assistance” and clarifies the roles of the state land planning agency and all other appropriate state and regional agencies in the process. Requires, upon request by the local government, the state land planning agency to coordinate multi-agency assistance on plan amendments that may adversely impact important state resources or facilities. Requires the state land planning agency to provide on its website guidance on the submittal and adoption of comprehensive plans, amendments and land development regulations, prohibiting such guidance from being adopted by rule and exempting such guidance from section 120.54(1)(a).	Section 163.3168(1) – (4) [New]	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Intergovernmental Coordination.</i>
40	Modifies areas of authority under this act with respect to joint agreements and intergovernmental coordination between cities and counties and planning in advance of jurisdictional changes.	Section 163.3171(4)	<i>Applicable.</i>	<i>Addressed in Intergovernmental Coordination Element</i>	
41	Modifies military base compatibility provisions to not require that commanding officer comments, underlying studies and reports be binding on the local government. Requires the affected local government to be sensitive to private property rights and not be unduly restrictive on those rights in considering the comments provided by the commanding officer or designee.	Section 163.3175(5)(d) and (6)	<i>Not Applicable.</i>		
42	Modified to require that any local government comprehensive plan that has been amended to address military compatibility requirements after 2004 and was found in compliance be deemed in compliance until the local government conducts its evaluation and appraisal	Section 163.3175(9)	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	review pursuant to section 163.3191 and determines that amendments are necessary.				
43	Modified to include significant portions of repealed Rules 9J-5.001 and 9J-5.005, Florida Administrative Code, with respect to the principles, guidelines, standards and strategies to be set forth in required and optional elements of the comprehensive plan and requirements for basing these elements on relevant, appropriate and professionally accepted data.	Section 163.3177(1)	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Optional amendments throughout entirety of Comprehensive Plan to remove optional Elements, principles, guidelines & standards</i>
44	Deletes financial feasibility requirements.	Section 163.3177(2)	<i>Not Applicable.</i>	<i>No requirements for development to demonstrate financial feasibility in Plan.</i>	
45	Modifies provisions for preparing the capital improvements element to require the schedule to cover a 5-year period and identify whether projects are either funded or unfunded and given a level of priority for funding. Deletes requirements for financial feasibility.	Section 163.3177(3)(a)4	<i>Applicable.</i>	<i>Plan provides for 5-year period and identification of funded and unfunded projects. Can eliminate reference to financial feasibility (Optional)</i>	<i>Capital Improvements Element</i>
46	Modifies requirements for local government annual review of capital improvements element to no longer require transmittal of the adopted amendment to the state land planning agency and deletes provisions related to sanctions by the Administration Commission, adoption of long-term concurrency management systems and financial feasibility.	Section 163.3177(3)(b)	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Capital Improvements Element – Implementation Plan Section</i>
47	Modifies planning period requirements, allowing additional planning periods for specific components, elements, land use amendments, or projects as part of the planning process.	Section 163.3177(5)(a)	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Future Land Use, Infrastructure, Capital Improvements</i>
48	Modifies requirements for the future land use element to include guidance from repealed Rule 9J-5.006, Florida Administrative Code, relative to general range of density or intensity of uses for gross land area and establishing a long term end toward which land use programs and activities are ultimately directed.	Section 163.3177(6)(a)	<i>Applicable.</i>	<i>Addressed.</i>	<i>Future Land Use Element</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
49	Modifies the standards on which future land use plan and plan amendments are based to include: permanent and seasonal population, compatibility, the need to modify land uses and development patterns within antiquated subdivisions, preservation of waterfronts, location of schools proximate to urban residential areas, and other considerations taken from repealed Rule 9J-5.006, Florida Administrative Code.	Section 163.3177(6)(a)2 and 3	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Future Land Use Element</i>
50	Modifies requirements for the future land use element “to accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida’s Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited.”	Section 163.3177(6)(a)4	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Future Land Use Element</i>
51	Establishes requirements for analyzing future land use map amendments using portions of repealed Rule 9J-5.006, Florida Administrative Code.	Section 163.3177(6)(a)8 [New]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Future Land Use Element</i>
52	Establishes requirements for the future land use element and map series, including with slight revisions the primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl that were in repealed Rule 9J-5.006, Florida Administrative Code.	Section 163.3177(6)(a)9 and 10 [New]	<i>Applicable.</i>	<i>Addressed in Future Land Use Element</i>	
53	Modifies requirements for the transportation element to include significant portions of repealed Rule 9J-5.019, Florida Administrative Code, addressing circulation of recreational traffic, including bicycle facilities, exercise trails, riding facilities, and airport master plans.	Section 163.3177(6)(b)	<i>Applicable.</i>	<i>Addressed in Transportation Element</i>	
54	Modifies requirements for the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include guidance from portions of repealed Rule 9J-5.011, Florida Administrative Code, and deletes requirements for including a topographic map depicting any areas adopted by a water management district as prime	Section 163.3177(6)(c)	<i>Applicable.</i>	<i>Not fully addressed in Infrastructure Element</i>	<i>Infrastructure Element [Plan does not contain unnecessary maps]</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	groundwater recharge areas and addressing areas served by septic tanks.				
55	Modifies potable water supply planning requirements to remove the provision that states that “amendments to incorporate the work plan do not count toward the limitation on the frequency of adoption of amendments to the comprehensive plan.”	Section 163.3177(6)(c)3	<i>Not Applicable.</i>	<i>Addressed in Infrastructure Element – Updates needed to dates No outdated references to frequency of adoption of amendments</i>	
56	Modifies requirements for the conservation element to include portions of repealed Rule 9J-5.013, Florida Administrative Code, to list the natural resources to be identified, analyzed and protected and toward which conservation principles, guidelines and standards are to be directed.	Section 163.3177(6)(d)1 and 2 [New]	<i>Applicable.</i>	<i>Addressed in Conservation/Coastal Management Element</i>	
57	Modifies requirements for analyzing current and projected water sources for a 10-year period to include consideration of demands for industrial, agricultural and potable water use and the quality and quantity of water available to meet these demands and the existing levels of conservation, use and protection and policies of the regional water management district.	Section 163.3177(6)(d)3	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Conservation/Coastal Management Element</i>
58	Clarifies requirements for the housing element to include guidelines, standards and strategies based on an inventory taken from the latest decennial United States Census or more recent estimates and various other considerations listed in repealed Rule 9J-5.010, Florida Administrative Code.	Section 163.3177(6)(f)1 and 2	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Housing Element</i>
59	Deletes requirement for an affordable housing needs assessment conducted by the state land planning agency.	Section 163.3177(6)(f)2 [Deleted]	<i>Not Applicable. [Housing Element Policy does not reference a housing needs assessment]</i>	.	
60	Based on repealed Rule 9J-5.010, Florida Administrative Code, sets forth new requirements for the creation and preservation of affordable housing, elimination of substandard housing conditions, providing for adequate	Section 163.3177(6)(f)3 [New]	<i>Applicable.</i>	<i>Not fully addressed.</i>	<i>Housing Element</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	sites and distribution for a range of incomes and types, and including programs for partnering, streamlined permitting, quality of housing, neighborhood stabilization, and improving historically significant housing.				
61	Modifies the objectives of the coastal management element and includes a new requirement for preserving historic and archaeological resources.	Section 163.3177(6)(g)		<i>Not Addressed [Partially addressed in Future Land Use Element]</i>	<i>Future Land use & Conservation/Coastal Management Element</i>
62	Deletes provisions for local government adoption of recreational surface water use policies.	Section 163.3177(6)(g)2 [Deleted]	<i>Not Applicable.</i>		
63	Sets forth an option for the local government to develop an adaptation action area designation for low-lying coastal zones experiencing coastal flooding due to extreme high tides and storm surge and that are vulnerable to the impacts of rising sea level.	Section 163.3177(6)(g)10 [New]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Conservation/Coastal Management Element</i>
64	Deletes requirement for intergovernmental coordination element to provide for recognition of campus master plans and airport master plans.	Section 163.3177(6)(h)1.b [Deleted]	<i>Not Applicable.</i>		
65	Modifies requirements for the intergovernmental coordination element to include portions of repealed Rule 9J-5.015, Florida Administrative Code, including coordinating and addressing impacts on adjacent municipalities and coordinating the establishment of level of service standards.	Section 163.3177(6)(h)3.a and b [New]	<i>Applicable.</i>	<i>Addressed in Intergovernmental Coordination Element</i>	
66	Deletes requirements in intergovernmental coordination element for fostering coordination between special districts and local general purpose governments, submittal of public facilities report, execution of interlocal agreement with district school board, the county and nonexempt municipalities, and submittal of reports to the Florida Department of Community Affairs by counties with populations greater than 100,000.	Section 163.3177(6)(h)3 and 4 [Deleted]	<i>Applicable.</i>	<i>Addressed in Intergovernmental Coordination Element</i>	
67	Deletes provisions for optional elements of the comprehensive plan, transportation and traffic circulation, airport compatibility and other requirements	Section 163.3177(6)(i), (j), (k) [Deleted]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Transportation Element</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	related to transportation corridors and reduction of greenhouse gas emissions specific to local governments within an urbanized area.				
68	Deletes provisions for airport master plans.	Section 163.3177(6)(k) [Deleted]	<i>Not Applicable.</i>		
69	Deletes provisions for additional plan elements, or portions or phases thereof, including an economic development element.	Section 163.3177(7)(a)-(l) [Deleted]	<i>Not Applicable.</i> [Plan does not include Economic Development Element]		
72	Modifies provisions for processing plan amendments for land located within a rural agricultural industrial center to presume that these amendments are not urban sprawl as defined in section 163.3164 and shall be considered within 90 days after any review required by the state land planning agency if required by section 163.3184.	Section 163.3177(7)(c)2	<i>Not Applicable.</i>		
73	Deletes requirements for public schools interlocal agreements with respect to submittal of the agreements to the state land planning agency based on an established schedule and other requirements involving the state land planning agency related to waivers and exemptions.	Section 163.3177(1)(b)-(d) and (2)	Not Applicable.	<i>Addressed.</i>	<i>Public School Facilities & Intergovernmental Coordination Elements</i>
74	Deletes requirements related to the submittal of comments from the Office of Educational Facilities on the interlocal agreement, challenges to the state land planning agency notice of intent and other review process requirements.	Section 163.3177(3)(a)-(c) and (4)-(7) [Deleted]	<i>Not Applicable.</i>		
75	Deletes parks and recreation, schools and transportation from the list of public facilities and services subject to the concurrency requirement on a statewide basis.	Section 163.3180(1)	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Capital Improvements, Public School Facilities & Transportation Elements</i>
76	Modifies concurrency requirements to include portions of repealed Rule 9J-5.0055, Florida Administrative Code, which relate to achieving and maintaining levels of service for a 5-year period, and providing for rescission of any optional concurrency provisions by plan amendment, which is not subject to state review.	Section 163.3180 (1)(a) and (b) [New]	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Capital Improvements, Infrastructure Transportation and Future Land Use Elements</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
77	Deletes requirement that professionally accepted techniques be used for measuring levels of service for automobiles, bicycles, pedestrians, transit and trucks.	Section 163.3180(1)(b) [Deleted]	<i>Not Applicable.</i>		
78	Deletes requirement that parks and recreation facilities to serve new development are in place or under actual construction no later than one year after issuance of a certificate of occupancy or its functional equivalent.	Section 163.3180(2)(b) and (c) [Deleted]	<i>Not Applicable.</i>		
79	Deletes provisions addressing governmental entities and establishment of binding level of service standards with respect to limiting the authority of any agency to recommend or make objections, recommendations, comments or determinations during reviews conducted under section 163.3184	Section 163.3180(3)	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Intergovernmental Coordination Element</i>
80	Deletes concurrency provisions specifically related to public transit facilities and urban infill and redevelopment areas.	Section 163.3180(4)(b) and (c) [Deleted]	<i>Not Applicable.</i> [Transit and urban infill not referenced in Plan]		
81	Establishes concurrency provisions for transportation facilities, which include portions of repealed Rule 9J-5.0055, Florida Administrative Code. Sets forth requirements with respect to adopted level of service standards, including use of professionally accepted studies to evaluate levels of service, achieving and maintaining adopted levels of service standards, and including the projects needed to accomplish this in 5-year schedule of capital improvements. Requires coordination with adjacent local governments and setting forth the method to be used in calculating proportionate-share contribution. Defines the term “transportation deficiency.”	Section 163.3180(5)(a)-(h) [New]	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Transportation & Capital Improvements Element</i>
83	Sets forth concurrency provisions for public education, setting forth provisions for those local governments that apply concurrency to public education. If a county and one or more municipalities that represent at least 80 percent of the total countywide population have adopted school concurrency, the failure of one or more municipalities to adopt the concurrency and enter into	Section 163.3180(6)(a) [New]	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Public School Facilities Element</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	the interlocal agreement does not preclude implementation of school concurrency within jurisdictions of the school district that have opted to implement concurrency.				
84	Modifies school concurrency provisions to clarify that adoption and application of school concurrency is optional.	Section 163.3180(6)(f)1 and 2	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Public School Facilities Element</i>
85	Modifies school concurrency provisions to remove requirement for financial feasibility and to require that facilities necessary to meet adopted levels of service during a 5-year period are identified and consistent with the school board's educational facilities plan.	Section 163.3180(d) [2014 cite: Section 163.3180(g)]		<i>Not Addressed.</i>	<i>Public School Facilities Element</i>
86	Modifies school concurrency provisions to allow a landowner to proceed with development of a specific parcel of land notwithstanding a failure of the development to satisfy school concurrency if certain factors are shown to exist, including adequate facilities are provided for in the capital improvements element and school board's educational facilities plan, demonstration that facilities needs can be reasonably provided, and the local government and school board have provided a means by which proportionate share is assessed.	Section 163.3180(h)1.a., b. and c. [New]	<i>Applicable.</i>	<i>Not fully addressed in Public School Facilities Element 2.1.5.</i>	<i>Public School Facilities Element</i>
88	Changes "transportation concurrency backlogs" to "transportation deficiencies" and makes related clarifications.	Section 163.3182 [Revised]	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Transportation Element</i>
89	Changes "creation of transportation concurrency backlog authorities" to "creation of transportation development authorities" and makes related clarifications.	Section 163.3182(2) [Revised]	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Transportation Element & Glossary</i>
90	Changes "powers of a transportation concurrency backlog authority" to "powers of a transportation development authority" and makes related clarifications.	Section 163.3182(4) [Revised]	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Transportation Element & Glossary</i>
91	Modifies the definition of "in compliance" to include a reference to section 163.3248 and delete the reference to now repealed chapter 9J-5, Florida Administrative Code.	Section 163.3184(1)(b) [Revised]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
92	Provides a list of the “reviewing agencies.”	Section 163.3184(1)(c) [New]	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]	<i>Not Addressed (and Optional)</i>	<i>Intergovernmental Coordination Element & Glossary</i>
93	Sets forth the “expedited” and “coordinated” review processes.	Section 163.3184(2) [New]	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]	<i>Not Addressed (and Optional)</i>	<i>Intergovernmental Coordination Element & Glossary</i>
94	Sets forth requirements for adopting and processing plan amendments according to the “expedited” and “coordinated” review processes, the scope of the comments to be provided by review agencies, responsibilities of the state land planning agency with respect to its various levels of review and coordination with other state agencies and public hearings.	Section 163.3184(3) and (4) [New]	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]	<i>Not Addressed (and Optional)</i>	<i>Intergovernmental Coordination Element & Glossary</i>
95	Sets forth requirements for administrative challenges to plans and plan amendments, compliance agreements and mediation and expeditious resolution.	Section 163.3184(5)-(7) [New]	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]	<i>Not Addressed (and Optional)</i>	<i>Intergovernmental Coordination Element & Glossary</i>
96	Modifies provisions to enable the administration commission to specify sanctions to which the local government will be subject if it elects to make a plan amendment effective notwithstanding a determination of noncompliance.	Section 163.3184(11); 2014 cite: Section 163.3184(8)	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]	<i>Not Addressed (and Optional)</i>	<i>Intergovernmental Coordination Element</i>
97	Modifies provisions for public hearings to state there is no prohibition or limitation on the authority of local governments to require a person requesting an amendment to pay some or all of the cost of the public notice.	Section 163.3184(15); 2014 cite: Section 163.3184(11)	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]	<i>Not Addressed.</i>	<i>Public Participation, Monitoring, Updating and Evaluation Procedures</i>
98	Establishes provisions for concurrent zoning, requiring a local government, at the request of an applicant, to consider an application for zoning changes that would be required to properly enact any proposed plan amendment and making the approved zoning changes contingent upon the comprehensive plan or amendment becoming effective.	Section 163.3184(12) [New]	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]	<i>Not Addressed</i>	<i>Future Land Use Element – Administrative Section</i>
99	Revises provisions to require that no proposed local government comprehensive plan or plan amendment that is applicable to a designated area of critical state concern	Section 163.3184(13) [New]	<i>Not Applicable.</i> [Plan does not reference “critical state concern”]	<i>Not Addressed</i>	<i>Future Land Use, Intergovernmental</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	shall be effective until a final order is issued finding the plan or amendment to be in compliance as defined in subsection (1)(b).				<i>Coordination Elements & Glossary</i>
100	Modifies provisions to address the process for adoption of small-scale comprehensive plan amendments, deleting several exceptions. Plan amendments are no longer limited to two times per calendar year and text changes that relate directly to and are adopted simultaneously with small scale future land use map amendments are permissible.	Section 163.3187(1)(a)-(f); 2014 cite: Section 163.3187(1)(a)-(d)	<i>Not Applicable. [Plan does not contain administration/procedures section]</i>	<i>Not Addressed (and Optional)</i>	<i>Future Land Use, Intergovernmental Coordination Elements & Glossary</i>
101	Modifies the public notice requirements for small scale plan amendments, addressing petitions, prohibiting the state land planning agency from intervening and requiring that consideration be given to the plan amendment as a whole and whether it furthers the intent of this part in all challenges.	Section 163.3187(1)2.a and b;3,4 and (e)-(q); 2014 Section cite: 163.3187(2)-(5)	<i>Not Applicable. [Plan does not contain administration/procedures section]</i>	<i>Not Addressed (and Optional)</i>	<i>Future Land Use, Intergovernmental Coordination Elements & Glossary</i>
102	Modifies provisions for evaluation and appraisal of comprehensive plan. Maintains the requirement for local government evaluation of plan to occur at least once every 7 years. The local government is required to determine if amendments are necessary to reflect changes in state requirements (only) since the last update and to notify the state land planning agency by letter as to its determination. If needed, these amendments are to be prepared and transmitted within 1 year of this determination for review pursuant to section 163.3184(4) (State Coordinated Review). Local governments are encouraged to comprehensively evaluate and as necessary update plans to reflect changes in local conditions. If a local government fails to submit its notification letter to the state land planning agency or fails to update its plan to reflect changes in state requirements, then the local government is prohibited from amending its plan until it complies with these requirements. The state land planning agency may not adopt rules to implement this section, other than procedural rules or a schedule	Section 163.3191(1)-(14); 2014 cite: Section 163.3191(1)-(5)	<i>Not Applicable. [Plan does not contain administration/procedures section]</i>	<i>Not Addressed (and Optional)</i>	<i>Future Land Use, Intergovernmental Coordination Elements & Glossary</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	indicating when local governments must comply with these requirements.				
103	Deletes the reference to section 163.3187(1) and provisions regarding the frequency of adoption of plan amendments as they relate to adoption of a municipal overlay.	Section 163.3217(2)	<i>Not Applicable.</i>		
104	Changes “Local Government Comprehensive Planning and Land Development Regulation Act” to “Community Planning Act.”	Section 163.3220(3)	<i>Not Applicable.</i> <i>[No reference in Plan]</i>		
105	Changes “Local Government Comprehensive Planning and Land Development Regulation Act” to “Community Planning Act.”	Section 163.3221(2) and (11)	<i>Not Applicable.</i> <i>[No reference in Plan]</i>		
106	Revises the duration of a development agreement from 20 years to 30 years, unless it is extended by mutual consent, and deletes reference to sections 163.3187 and 163.3189 regarding compliance determination by state land planning agency.	Section 163.3229	<i>Not Applicable.</i>		
107	Modifies provisions for periodic review of a development agreement to delete requirements for annual review conducted during years 6 through 10, incorporation of the review into a written report and the state land planning agency adoption of rules regarding the contents of the report.	Section 163.3235	<i>Not Applicable.</i>		
108	Deletes requirements that a copy of the recorded development agreement be submitted to the state land planning agency within 14 days after the agreement is recorded and for the effectiveness of the agreement based on receipt by the state land planning agency.	Section 163.3239	<i>Not Applicable.</i> <i>[No reference to development agreements in Plan]</i>		
109	Changes “Optional Sector Plans” to “Sector Plans” and clarifies the intent to promote and encourage long-term planning for conservation, development and agriculture on a landscape scale and protection of regionally significant resources, including regionally significant water courses and wildlife corridors. Revises the amount of geographic area intended for sector plans from at least	Section 163.3245(1)	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	5,000 acres to at least 15,000 acres and protection of public facilities.				
110	Deletes provisions for the state land planning agency entering into an agreement to authorize preparation of an optional sector plan, and consideration of the state comprehensive and strategic regional policy plans, and clarifies the process for scoping meetings and joint planning agreements.	Section 163.3245(2)	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		
111	Modifies the provisions for two levels of sector planning, clarifying the requirements for the long term master plan and detailed specific area plan. These plans may be based upon a planning period longer than timeframe on which the local comprehensive plan is based and are not required to demonstrate need. The state land planning agency is required to consult with certain other agencies as part of its review of the plans.	Section 163.3245(3)	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		
112	Requires consistency with any long-range transportation plan and regional water supply plans, including consideration of water supply availability and consumptive use permitting.	Section 163.3245(4) [New]	<i>Applicable.</i>	<i>Addressed in Transportation & Intergovernmental Coordination Elements</i>	
113	Requires the detailed specific area plan to establish a buildout date until which the approved development is not subject to downzoning, unit density reduction or intensity reduction, with certain exceptions.	Section 163.3245(5)(d) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		
114	Establishes provisions for master development approval, pursuant to section 380.06(21), for the entire planning area in order to establish a buildout date and describes the level of detail appropriate for review of the application.	Section 163.3245(6) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		
115	Establishes provisions for a developer within an area subject to a long-term master plan or detailed specific area plan to enter into a development agreement.	Section 163.3245(7) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
116	Establishes provisions for landowner withdrawal of consent to the master plan relative to proposed and adopted amendments.	Section 163.3245(8) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		
117	Allows the right to continue, after adoption of a long-term master plan or a detailed specific area plan, existing agricultural or silvicultural uses or other natural resource-based operations or establishment of similar new uses that are consistent with plans approved pursuant to this section.	Section 163.3245(9) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		
118	Allows the state land planning agency to enter into an agreement with a local government that on or before July 1, 2011 adopted a large-area comprehensive plan amendment consisting of at least 15,000 acres based on certain requirements.	Section 163.3245(10) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		
119	Addresses a detailed specific area plan to implement a conceptual long-term buildout overlay found in compliance before July 1, 2011.	Section 163.3245(11) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		
120	Provides for a landowner or developer that has received approval of a master DRI development order to implement this order by filing application(s) to approve the detailed specific area plan.	Section 163.3245(12) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Sector Plans due to acreage thresholds]</i>		
121	Modifies provisions in the local government comprehensive planning certification program to allow small scale development amendments to follow the process in section 163.3187.	Section 163.3246(9)(a)	<i>Not Applicable.</i> <i>[Plan does not contain administration/procedures section]</i>	<i>Not Addressed (and Optional)</i>	<i>Future Land Use, Intergovernmental Coordination Elements & Glossary</i>
122	Deletes provisions in the local government comprehensive planning certification program that address the failure to adopt a timely evaluation and appraisal report and failure to adopt an evaluation and appraisal report found to be sufficient.	Section 163.3246(12)	<i>Not Applicable.</i> <i>[Plan does not contain administration/procedures section]</i>	<i>Not Addressed (and Optional)</i>	<i>Future Land Use, Intergovernmental Coordination Elements & Glossary</i>
123	Deletes the requirement that the Office of Program Policy Analysis and Government Accountability prepare a report evaluating the certification program.	Section 163.3246(14) [Deleted]	<i>Not Applicable.</i>		
124	See prior entries for description of repealed provisions.	Section 163.32465; Now: Repealed	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
125	Establishes provisions for Rural Land Stewardship Areas, which were provided for as part of the innovative and flexible planning and development strategies in now repealed section 163.3177(11).	Section 163.3248 [New]	<i>Not Applicable.</i> <i>[City is not eligible for Rural Land Stewardship Program]</i>		
126	Sets forth the intent of Rural Land Stewardship Areas	Section 163.3248(1) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Rural Land Stewardship Program]</i>		
127	Establishes a process upon which local governments may adopt a future land use overlay, which may not require a demonstration of need based on population projections or any other factors.	Section 163.3248(2) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Rural Land Stewardship Program]</i>		
128	Sets forth six broad principles of rural sustainability that rural land stewardship areas are to further.	Section 163.3248(3) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Rural Land Stewardship Program]</i>		
129	Provides for agency assistance and participation to local governments or property owners in development of a plan for rural land stewardship area.	Section 163.3248(4) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Rural Land Stewardship Program]</i>		
130	Requires that a rural land stewardship area not be less than 10,000 acres, is located outside of municipalities and established urban service areas and is designated by plan amendment by each local government with jurisdiction.	Section 163.3248(5) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Rural Land Stewardship Program]</i>		
131	Requires the plan amendment(s) designating a rural land stewardship area to be reviewed pursuant to section 163.3184 and to meet certain requirements involving criteria for designating receiving areas, the application of innovative planning and development strategies, a process for implementing these strategies and a mix of densities and intensities that would not be characterized as urban sprawl.	Section 163.3248(5)(a)-(d) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Rural Land Stewardship Program]</i>		
132	Requires a receiving area to be designated only pursuant to procedures established in the local government's land development regulations. If approval of the designation by a county board of county commissioners is required, it is to be made by resolution with a simple majority vote. A listed species survey must be performed and coordinated with appropriate agencies if listed species	Section 163.3248(6) [New]	<i>Not Applicable.</i> <i>[City is not eligible for Rural Land Stewardship Program]</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	occur on the receiving area development site. Protective measures must be based on the rural land stewardship area as a whole.				
133	Sets forth requirements for establishing a rural land stewardship overlay zoning district and methodology for the creation, conveyance, and use of transferrable rural land use/stewardship credits.	Section 163.3248(7) [New]	<i>Not Applicable.</i> [City is not eligible for Rural Land Stewardship Program]		
134	Sets forth limitations for creating, assigning and transferring stewardship credits based on underlying permitted uses, densities and intensities, and considerations for assigning credits based on the value and location of land and environmental resources.	Section 163.3248(8)(a)-(k) [New]	<i>Not Applicable.</i> [City is not eligible for Rural Land Stewardship Program]		
135	Provides for incentives to owners of land within rural land stewardship sending areas, in addition to use or conveyance of credits, to enter into rural land stewardship agreements.	Section 163.3248(9)(a)-(e) [New]	<i>Not Applicable.</i> [City is not eligible for Rural Land Stewardship Program]		
136	Expresses the intent of the section as an overlay of land use options that provide economic and regulatory incentives for landowners outside of established and planned urban service areas.	Section 163.3248(10) [New]	<i>Not Applicable.</i> [City is not eligible for Rural Land Stewardship Program]		
137	Expresses the intent of the Legislature that the rural land stewardship area in Collier County be recognized as a statutory rural land stewardship area and be afforded the incentives in this section.	Section 163.3248(11) [New]	<i>Not Applicable.</i> [City is not eligible for Rural Land Stewardship Program]		
138	Changes “Local Government Comprehensive Planning and Land Development Regulation Act” to “Community Planning Act.”	Section 163.360(2)(a)	<i>Not Applicable.</i> [No Reference in Plan]		
139	Changes “Local Government Comprehensive Planning and Land Development Regulation Act” to “Community Planning Act.”	Section 163.516(3)(a)	<i>Not Applicable.</i> [No Reference in Plan]		
2012: [Chapters 2012-5, 2012-75, 2012-83, 2012-90, 2012-96, 2012-99, Laws of Florida]					
1	Rewords the definition of “farm” to the same meaning provided in section 823.14	Section 163.3162(2)(a)	<i>Not Applicable.</i>		
2	Rewords the definition of farm operation to the same meaning provided in section 823.14	Section 163.3162(2)(b)	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
3	Adds a definition of “governmental entity,” which has the same meaning provided in section 164.1031. The term does not include a water control district or a special district created to manage water.	Section 163.3162(2)(d)	<i>Not Applicable.</i>	<i>Not Addressed [and Optional]</i>	<i>Glossary</i>
4	Changes “county” to “governmental entity”	Section 163.3162(3)(b); (3)(c)	<i>Not Applicable.</i>		
5	Adds provisions related to agricultural enclaves	Section 163.3162 Note	<i>Not Applicable.</i>		
6	Provides that any local government charter provision that was in effect as of June 1, 2011 for an initiative or referendum process for development orders or comprehensive plan amendments may be retained and implemented	Section 163.3167(8)	<i>Not Applicable.</i>		
7	Changes the “preparation of the periodic reports” to “the periodic evaluation and appraisal of the comprehensive plan”	Section 163.3174(4)(b)	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Reference to EAR process in Capital Improvements Element</i>
8	Adds “advisory” to define the commanding officer’s comments on the impact of proposed changes on military bases, and requires the comments to be based on appropriate data and analysis which must be provided to the local government with the comments	Section 163.3175(5)	<i>Not Applicable.</i>		
9	Requires local governments to consider the commanding officer’s comments in the same manner as comments from other reviewing agencies, and deletes the language that states the comments are not binding.	Section 163.3175(5)(d)	<i>Not Applicable.</i>		
10	Adds language requiring the local government to consider the accompanying data and analysis provided by the commanding officer, in addition to the comments, and adds language stating that consideration shall be based on how the change relates to the strategic mission of the base, public safety and the economic vitality of the base while respecting private property rights	Section 163.3175(6)	<i>Not Applicable.</i>		
11	Changes the “University of Florida’s Bureau of Economic and Business Research” to the “Office of Economic and Demographic Research” and adds language stating that population projections must, at a	Section 163.3177(1)(f)3.	<i>Not Applicable. [Plan does not reference source of population projections or reference BEBR]</i>	<i>Not Addressed [and Optional]</i>	<i>Capital Improvements Element</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	minimum, reflect each area's proportional share of the total county population and the total county population growth				
12	Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research"	Section 163.3177(6)(a)4.	<i>Not Applicable.</i>		
13	Changes the requirement that future land use map amendments be based on an analysis of the minimum amount of land needed as determined by the local government, to instead be based on an analysis of the minimum amount of land needed to achieve the requirements of the statute	Section 163.3177(6)(a)8.c.	<i>Not Applicable.</i>		
14	Deletes the requirement that the housing element be based in part on an inventory taken from the latest Census	Section 163.3177(6)(f)2.	<i>Not Applicable.</i>		
15	Moves the exemptions from having a public school interlocal agreement from section 163.3180(6)(i) to section 163.3177(3)	Section 163.3177(3)	<i>Not Applicable.</i>		
16	Adds language requiring each local government exempt from having a public school interlocal agreement to assess at the time of evaluation and appraisal if the local government still meets the requirements for exemptions described in section 163.3177(3). Each local government that is exempt must comply with the interlocal agreement provisions within one year of a new school within the municipality being proposed in the 5-year district facilities work program	Section 163.3177(4)	<i>Not Applicable.</i>		
17	Replaces "Department of Community Affairs" with "state land planning agency" and changes the language that stated intermodal transportation facilities "shall" not be designated as developments of regional impact to "may" not be designated as developments of regional impact.	Section 163.3178(3)	<i>Not Applicable.</i>		
18	Deletes the provision that the Coastal Resources Interagency Management Committee shall identify incentives to encourage local governments to adopt siting	Section 163.3178(6)	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	plans and uniform criteria and standards to be used by local governments to implement state goals related to marina siting				
19	Adds language stating that an amendment that rescinds concurrency shall be processed under the expedited state review process, and is not required to be transmitted to reviewing agencies for comment, except for agencies that have requested transmittal, and for municipal amendments, it must be transmitted to the county. A copy of the adopted amendment shall be transmitted to the state land agency. If the amendment rescinds transportation or school concurrency, the adopted amendment must also be sent to the Department of Transportation or Department of Education, respectively.	Section 163.3180(1)(a)	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]	<i>Not Addressed</i> [and Optional depending on Concurrency/LOS decisions]	<i>Transportation, Infrastructure & Capital Improvements Elements</i>
20	Provides general rewording. Adds language to clarify that the choice of one or more municipality to not adopt school concurrency does not preclude implementation of school concurrency within other jurisdictions of the school district.	Section 163.3180(6)(a)		<i>Not Addressed.</i>	<i>Public School Facilities Element</i>
21	Adds developments that are proposed under section 380.06(24)(x) to the list of amendments that must follow the state coordinated review process.	Section 163.3184(2)(c)	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]		
22	Added the word “working” to clarify the number of days a local government has to transmit an amendment	Section 163.3184(3)(b)1.	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]		
23	Changed the time limit for the reviewing agencies’ transmittal to 30 days “after” instead of “from” the date the amendment was received	Section 163.3184(3)(b)2.	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]		
24	Added the word “working” to clarify the number of days a local government has to transmit an amendment	Section 163.3184(3)(c)2.	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]		
25	Changes the time limit a local government has to transmit an amendment from “immediately following” the first public hearing to “ within 10 working days after” the	Section 163.3184(4)(b)	<i>Not Applicable.</i> [Plan does not contain administration/procedures section]		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	first public hearing				
26	Added the word “working” to clarify the number of days a local government has to transmit an amendment	Section 163.3184(4)(e)2.	<i>Not Applicable.</i> <i>[Plan does not contain administration / procedures section]</i>		
27	Corrects the citation related to plan amendment package completeness from (3)(c)3. To (4)(e)3.	Section 163.3184(5)(b)	<i>Not Applicable.</i> <i>[Plan does not contain administration / procedures section]</i>		
2	Changes the time limit by which the Administration Commission must enter into a final order from 45 days after the receipt of the recommended order to the time period specified in section 120.569.	Section 163.3184(5)(d)	<i>Not Applicable.</i> <i>[Plan does not contain administration / procedures section]</i>		
29	Changes the time limit for the state land planning agency to submit a not in compliance recommended order to the Administration Commission from no later than 30 days after the receipt of the recommended order to the time period provided in section 120.569	Section 163.3184(5)(e)1.	<i>Not Applicable.</i> <i>[Plan does not contain administration / procedures section]</i>		
30	Changes the time limit by which the state land planning agency must enter into an in compliance final order from 30 days after the receipt of the recommended order to the time period provided in section 120.569	Section 163.3184(5)(e)2.	<i>Not Applicable.</i> <i>[Plan does not contain administration / procedures section]</i>		
31	Changes the time period by which the state land planning agency must issue a cumulative notice of intent from “upon receipt of a plan or plan amendment adopted pursuant to a compliance agreement” to “within 20 days after receiving a complete plan or plan amendment adopted pursuant to a compliance agreement”	Section 163.3184(6)(f)	<i>Not Applicable.</i> <i>[Plan does not contain administration / procedures section]</i>		
32	Changes the statutory reference for the Florida Small Cities Community Development Block Grant program	Section 163.3184(8)(b)1.a.	<i>Not Applicable.</i> <i>[Plan does not contain administration / procedures section]</i>		
33	Changes “subsection” to “section”	Section 163.3184(12)	<i>Not Applicable.</i>		
34	Changes “in accordance with” to “pursuant to” and adds (4) to the section 163.3184 citation.	Section 163.3191(3)	<i>Not Applicable.</i>		
35	Replaces “Department of Community Affairs” with “state land planning agency” and changes “this” Act to “the Community Planning Act”	Section 163.3204	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Intergovernmental Coordination & Capital Improvements Elements</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
36	Changes the citation that refers to the sanctions that can be the sole issue before the Administration Commission when land development regulations are inconsistent with the comprehensive plan from section 163.3184(11)(a) or (b) to sections 163.3184(8)(a) or (b)1. or 2.	Section 163.3213(6)	<i>Not Applicable.</i> <i>[Plan does not contain administration/procedures section]</i>		
37	Changes the definition of state land planning agency to refer to the Department of Economic Opportunity instead of the Department of Community Affairs	Section 163.3221(14)		<i>Not Addressed</i>	<i>Intergovernmental Coordination & Capital Improvements Elements</i>
38	Deletes the reference to section 163.3177(11)	Section 163.3245(1)	<i>Not Applicable.</i>		
39	Deletes the requirement that the department provide an annual status report to the legislature regarding every optional sector plan.	Section 163.3245(7)	<i>Not Applicable.</i>		
40	Adds “or her” to “his consent to the master plan”	Section 163.3245(9)	<i>Not Applicable.</i>		
41	Replaces “Department of Community Affairs” with “state land planning agency”	Section 163.3246(1)		<i>Not Addressed</i>	<i>Intergovernmental Coordination & Capital Improvements Elements</i>
42	Replaces “Secretary of Community Affairs” with “executive director of the state land planning agency”	Section 163.3247(5)(a)	<i>Not Applicable.</i>		
43	Replaces “Department of Community Affairs” with “state land planning agency”	Section 163.3247(5)(b)	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Intergovernmental Coordination & Capital Improvements Elements</i>
44	Removes the word “county” from “board of commissioners”	Section 163.3248(6)	<i>Not Applicable.</i>		
2013: [Chapters 2013-15, 2013-78, 2013-115, 2013-213, 2013-224 and 2013-239, Laws of Florida]					
1	Re-numbers section 163.3162(3)(b)-(j) as 163.3162(3)(c)-(k) in order to accommodate new section 163.3162(3)(b) – see item 4 below.	Section 163.2136(3)(c)-(k) [re-numbered]	<i>Not Applicable.</i>		
2	Amends the definition of “governmental entity” in the provisions for agricultural lands and practices, clarifying that in addition to not including a water control district established under chapter 298 or a special district created by special act for water management purposes, the term does not include a water management district.	Section 163.3162(2)(d)	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
3	Replaces “county” with “governmental entity.”	Section 163.3162(3)(a)	<i>Not Applicable.</i>		
4	Prohibits a governmental entity from charging a fee on a specific agricultural activity of a bona fide farm operation on land classified as agricultural land pursuant to section 193.461, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency.	Section 163.3162(3)(b) [New]	<i>Not Applicable.</i>		
5	Clarifies the provisions for growth management that an initiative or referendum process in regard to any development order is prohibited. Removes language that allowed an initiative or referendum process by a local government charter in effect as of June 1, 2011 to be retained and implemented.	Section 163.3167(8)(a) [New]	<i>Not Applicable.</i>		
6	Clarifies that an initiative or referendum process in regard to any local comprehensive plan amendment or map amendment is prohibited, except for those amendments that affect more than five parcels of land if it is expressly authorized by specific language in a local government charter that was lawful and in effect on June 1, 2011. A general local government charter provision for an initiative or referendum process is not sufficient.	Section 163.3167(8)(b) [New]	<i>Not Applicable.</i>		
7	States the intent of the Legislature is to prohibit any initiative and referendum in regard to any development order, and prohibit any initiative and referendum in regard to any local comprehensive plan or map amendment except as specifically and narrowly permitted in paragraph (b). States these prohibitions are remedial in	Section 163.3167(8)(c) [New]	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	nature and apply retroactively to any initiative or referendum process commenced after June 1, 2011, clarifying that any such initiative or referendum process that has been commenced or completed thereafter is null and void and of no legal force and effect.				
8	Revises and adds requirements for local governments that continue to implement a transportation concurrency system, whether in the form adopted into the comprehensive plan before the effective date of the Community Planning Act, Chapter 2011-139, Laws of Florida, or as subsequently modified.	Section 163.3180(5)(h)1 [New]	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Transportation Element</i>
9	Adds “development agreement” in the listed land use development permits for which an applicant may satisfy transportation concurrency requirements of the local comprehensive plan, the local government’s concurrency management system and section 380.06 when applicable, if conditions in subsequent sections are met.	Section 163.3180(5)(h)1.c [New]	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Transportation Element</i>
10	Adds language allowing a local government to accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose.	Section 163.3180(5)(h)1.c.II [New]	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Transportation Element</i>
11	Modifies language to require local governments that continue to implement a transportation concurrency system to “provide the basis upon which the landowners will be assessed a proportionate share of the cost addressing the transportation impacts resulting from a proposed development.	Section 163.3180(5)(h)1.d [New]	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Transportation Element</i>
12	Clarifies that a local government is not required to approve a development that, for reasons other than transportation impacts, is not qualified for approval pursuant to the applicable local comprehensive plan and land development regulations.	Section 163.3180(5)(h)3 [New]	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Transportation Element</i>
13	Sets forth new provisions for any local government that elects to repeal transportation concurrency.	Section 163.3180(5)(i) [New]	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Transportation, Capital Improvements & Future Land Use Elements</i>

Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element	
<p>Encourages adoption of alternative mobility funding system that uses one or more of the tools and techniques identified in subsection (f).</p> <p>Clarifies that any alternative mobility funding system adopted may not be used to deny, time or phase an application for site plan approval, plat approval, final subdivision approval, building permits, or the functional equivalent of such approvals provided that the developer agrees to pay for the development’s identified transportation impacts via the funding mechanism implemented by the local government. States that the revenue from the funding mechanism used in the alternative system must be used to implement the needs of the local government’s plan which serves as the basis for the fee imposed.</p> <p>Requires a mobility fee-based funding system to comply with the dual rational nexus test applicable to impact fees. An alternative system that is not mobility fee-based shall not be applied in a manner that imposes upon new development any responsibility for funding an existing transportation deficiency as defined in subsection (h).</p>					
14	Changes numerous references in the provisions for the local government comprehensive planning certification program from “department” to “state land planning agency.”	Section 163.3246(1),(4)-(7), (9)(a), (12) and (13)	<i>Applicable.</i>	<i>Not Addressed.</i>	<i>Capital Improvements Element</i>
15	Creates short title for sections 163.325-163.3253 as the “Manufacturing Competitiveness Act.”	Section 163.325 [New]	<i>Not Applicable.</i>		
16	Creates six definitions as used in the provisions for manufacturing development in sections 163.3251-163.3253: <ul style="list-style-type: none"> (1) “Department” means Department of Economic Opportunity; 	Section 163.3251(1)–(6) [New]	<i>Applicable.</i>	<i>Not Addressed</i>	<i>Glossary</i>

Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element	
<ul style="list-style-type: none"> • (2) “Local government development approval” means a local land development permit, order, or other approval issued by a local government, or a modification of such permit, order, or approval, which is required for a manufacturer to physically locate or expand and includes, but is not limited to, the review and approval of a master development plan required under section 163.3252(2)(c). • (3) “Local manufacturing development program” means a program enacted by a local government for approval of master development plans under section 163.3252. • (4) “Manufacturer” means a business that is classified in Sectors 31-33 of the National American Industry Classification System (NAICS) and is located, or intends to locate, within the geographic boundaries of an area designated by a local government as provided under section 163.3252. • (5) “Participating agency” means: (a) The Department of Environmental Protection, (b) The Department of Transportation, (c) The Fish and Wildlife Conservation Commission, when acting pursuant to statutory authority granted by the Legislature and (d) Water management districts. • (6) “State development approval” means a state or regional permit or other approval issued by a participating agency, or a modification of such permit or approval, which must be obtained before the development or expansion of a manufacturer’s site, and includes, but is not limited to, those specified in section 163.3253(1). 					
17	Setting forth provisions for a local manufacturing development program and master development approval for manufacturers, allows a local government to adopt an	Section 163.3252 [New]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Future Land Use Element & Glossary</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	ordinance establishing a local manufacturing development program through which the local government may grant master development approval for the development or expansion of sites that are, or are proposed to be, operated by manufacturers at specified locations within the local government's geographic boundaries.				
18	Requires a local government that elects to establish a local manufacturing development program to submit a copy of the ordinance establishing the program to DEO within 20 days after the ordinance is enacted. A local government ordinance adopted before the effective date of this act establishes a local manufacturing development program if it satisfies the minimum criteria established in subsection (3) and if the local government submits a copy of the ordinance to DEO on or before September 1, 2013.	Section 163.3252(1)(a) and (b) [New]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Future Land Use Element & Glossary</i>
19	Requires DEO to develop a model ordinance to guide local governments that intend to establish a local manufacturing development program by December 1, 2013. Requires the model ordinance, which need not be adopted by a local government, to include the elements set forth in sections 163.3252(2)(a)-(k), and sets forth certain requirements for the model ordinance.	Section 163.3252(2)[New]	<i>Not Applicable.</i>		
2014: [Chapters 2014-93, 2014-178, and 2014-218, Laws of Florida]					
1	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	Section 163.3167(8)(b)	<i>Not Applicable.</i>		
2	Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land.	Section 163.3167(8)(c)	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
3	Changes “rural areas of critical economic concern” to “rural areas of opportunity”	Section 163.3177(7)(a)2.	<i>Not Applicable.</i>		
4	Changes “rural area of critical economic concern” to “rural area of opportunity”	Section 163.3177(7)(a)3.b.	<i>Not Applicable.</i>		
5	Provides general re-wording and changes “rural area of critical economic concern” to “rural area of opportunity”	Section 163.3177(7)(e)	<i>Not Applicable.</i>		
6	Changes “rural area of critical economic concern” to “rural area of opportunity”	Section 163.3187(3)	<i>Not Applicable.</i>		
7	Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and implement the comprehensive plan within one year after submission of the comprehensive plan or amended comprehensive plan pursuant to section 163.3191, Florida Statutes (evaluation and appraisal process), instead of section 163.3167(2), Florida Statutes (requirement that each local government maintain a comprehensive plan).	Section 163.3202(1)		<i>Not Addressed [and Optional to include this reference in the Plan]</i>	
8	Provides legislative intent related to the importance of fuel terminals.	Section 163.3206(1) [New]	<i>Not Applicable.</i>		
9	Provides a definition of fuel with cross references	Section 163.3206(2)(a)1.-9. [New]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
10	Provides a definition of fuel terminal	Section 163.3206(2)(b) [New]	<i>Applicable.</i>	<i>Not Addressed (and Optional)</i>	<i>Glossary</i>
11	Provides that after July 1, 2014, a local government may not amend its comprehensive plan, land use map, zoning districts, or land use regulations to conflict with a fuel terminal’s classification as a permitted and allowable use, including an amendment that causes a fuel terminal to be a nonconforming use, structure, or development.	Section 163.3206(3) [New]	<i>Not Applicable.</i>		
12	Provides that if a fuel terminal is damaged or destroyed due to a natural disaster or other catastrophe, a local government must allow the timely repair of the fuel terminal to its capacity before the natural disaster or catastrophe.	Section 163.3206(4) [New]	<i>Not Applicable.</i>		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
13	Provides that the section does not limit the authority of a local government to adopt, implement, modify, and enforce applicable state and federal requirements for fuel terminals, including safety and building standards. Local authority may not conflict with federal or state safety and security requirements.	Section 163.3206(5) [New]	<i>Not Applicable.</i>		
14	Changes “rural area of critical economic concern” to “rural area of opportunity”	Section 163.3246(10)	Not Applicable.		
2015: [Chapter 2015-30, sections 1-6, Laws of Florida, effective May 15, 2015; Chapter 2015-69, section 1, Laws of Florida, effective July 1, 2015.]					
1	Adds requirements for the redevelopment component of the Coastal Management Element to: <ul style="list-style-type: none"> • Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. • Remove coastal real property from FEMA flood zone designations. • Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations. • Require construction seaward of the coastal construction control line to be consistent with chapter 161, Florida Statutes. • Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents. 	Section 163.3178, Coastal Management Element (Chapter 2015-69, section 1, Laws of Florida)	<i>Applicable.</i>	<i>Partially Addressed in Goals 2 & 3 of Conservation/Coastal Management Element</i>	<i>Conservation/Coastal Management Element & Stormwater Management Sub-Element</i>
2	Deletes obsolete provisions establishing 2012 deadlines for a local government to adopt plan amendments related to military base compatibility.	Section 163.3175(9), Compatibility of Development with Military Installations (Chapter 2015-30,	Not Applicable.		

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
		section 1, Laws of Florida)			
3	<p>Provides that a local government that does not own, operate, or maintain its own water supply facilities and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or maintain a work plan if the local government's usage of water is less than 1 percent of the public water utility's total permitted allocation.</p> <p>The local government must cooperate with any local government or utility provider that provides service within its jurisdiction.</p>	<p>Section 163.3177(6)(c)4., Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (Chapter 2015-30, section 2, Laws of Florida)</p>	<i>Not Applicable.</i>		
4	<p>The list of plan amendments subject to the coordinated state review process is expanded to include plan amendments that propose an amendment to an adopted sector plan and plan amendments that propose a development that qualifies as a development of regional impact pursuant to section 380.06, Florida Statutes.</p>	<p>Section 163.3184(2), Comprehensive Plan/Plan Amendment Procedures (Chapter 2015-30, section 3, Laws of Florida)</p>	<i>Applicable.</i>	<i>Not addressed [Elimination of DRI language required]</i>	<i>Intergovernmental Coordination & Capital Improvements Element</i>
5	<p>For both the long-term master plan and detailed specific area plans, provisions in the Community Planning Act that are inconsistent with or are superseded by the planning standards in sections 163.3245(3)(a) and (b) do not apply. Additional provisions regarding the implementation of master plans and specific area plans.</p>	<p>Section 163.3245, Sector Plans (Chapter 2015-30, section 4, Laws of Florida)</p>	<i>Not Applicable.</i>		
6	<p>Deletes requirements for notice to and coordination by regional planning councils in connection with developments of regional impact within a certified local government.</p> <p>Creates a connected-city corridor plan amendment pilot program.</p>	<p>Section 163.3246(11) and (14) Local Government Comprehensive Planning Certification Program – Connected-City Corridor Pilot Program (Chapter 2015-</p>	<i>Not Applicable.</i>	<i>Not addressed. [Elimination of DRI language required - other changes are optional]</i>	<i>Intergovernmental Coordination & Capital Improvements Element</i>

Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
<p>Expresses legislative intent to encourage growth of high-technology industry and innovation through a locally controlled comprehensive plan amendment process.</p> <ul style="list-style-type: none"> Establishes Pasco County as a pilot community for connected-city corridor plan amendments for a period of 10 years. Requires the state land planning agency to issue a written notice of certification to Pasco County by July 15, 2015 that includes the geographic boundary of the connected city corridor and a requirement for annual or biennial monitoring reports. Provides that the notice of certification is subject to challenge under section 120.569. Establishes criteria for connected-city corridor plan amendments. Provides that except for site-specific access management requirements, development in the certification area is deemed to satisfy concurrency if the County adopts a long-term transportation network plan and financial feasibility plan. Provides an exemption from development of regional impact review. Requires that the Office of Program Policy Analysis and Government Accountability provide a report and recommendations for implementing a statewide program to the Governor, President of the Senate, and Speaker of the House by December 1, 2024. 	<p>30, section 5, Laws of Florida)</p>			
<p>7</p> <p>Deletes regional planning councils as entities that provide assistance and participate in developing a plan for the rural land stewardship area.</p>	<p>Section 163.3248(4), Rural Land Stewardships (Chapter 2015-30, section 6, Laws of Florida)</p>	<p><i>Not Applicable.</i></p>		
<p>2016: [Chapter 2016-10, section 13, Laws of Florida, effective May 10, 2016; Chapter 2016-148, sections 2-4, Laws of Florida, effective July 1, 2016]</p>				

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
1	Deletes this obsolete subsection which required local governments to transmit comprehensive plan updates or amendments to address compatibility of lands adjacent or closely proximate to existing military installations or lands adjacent to an airport to the state land planning agency by June 30, 2012.	Section 163.3177(6)(a)11,	<i>Not Applicable.</i> <i>[Plan does not contain administration/procedures section]</i>		
2	Modifies this section to state that a representative of a military installation is not required to file a statement of financial interest pursuant to section 112.3145, F.S., solely due to his or her service on the local government's land planning or zoning board.	Section 163.3175(7),	<i>Not Applicable.</i>		
3	<p>Amends section 163.3184(2)(c) to modify the language pursuant to changes in section 380.06, F.S., to require state coordinated review of plan amendments that approve DRI-sized proposed developments; no substantive change.</p> <p>Adds subsection 163.3184(5)(e)3 to provide that when an administrative law judge issues an order recommending that a plan amendment be found in compliance, the recommended order becomes the final order 90 days after issuance unless the state land planning agency issues a final order finding the amendment in compliance, refers the recommended order to the Administration Commission, or all parties consent in writing to an extension of the 90-day period.</p> <p>Amends section 163.3184(7)(d), for plan amendment challenges that are subject to mediation or expeditious resolution, to provide that when an administrative law judge issues a recommended order finding an amendment in compliance, except where the parties agree or there are exceptional circumstances, the state land planning agency must issue a final order within 45 days after issuance of a recommended order; and if the final order is not issued in</p>	Section 163.3184,		<i>Not Addressed Elimination of DRI language required]</i>	<i>Intergovernmental Coordination & Capital Improvements Element</i>

Changes to Chapter 163, F.S.		Chapter 163, F.S. Citations	F.S. Change Applicability to Marco Island	F.S. Change Addressed in Current Plan (where/how)	Amendment Required and Affected Element
	45 days, the recommended order finding the amendment in compliance becomes the final order.				
4	Modifies this section to reduce the minimum amount of total land area required for a sector plan from 15,000 acres to 5,000 acres.	Section 163.3245(1)	<i>Not Applicable.</i>		
2018 [Chapter 2018-34, section 1, Laws of Florida, Effective March 19, 2018; Chapter 2018-158, section 8, Laws of Florida, Effective April 6,2018.]					
1	Amends the definition of “development” to exclude work by electric utility providers on utility infrastructure on certain rights-of-way or corridors and the creation or termination of distribution and transmission corridors.	Sections 163.3221(4)(b)(2) and (4)(b)(8)		<i>Not addressed</i>	<i>Glossary</i>
2	Sector Plans, updated statutory cross references.	Sections 163.3245(3)(e), (3)(e)6., and (3)(e)12	<i>Not Applicable.</i>		
3	Local Government Comprehensive Planning Certification Program updated to delete references to Development of Regional Impact Review.	Sections 163.3246 (11), (12), and (14)	<i>Applicable.</i>	<i>Not Addressed Elimination of DRI language required]</i>	<i>Intergovernmental Coordination & Capital Improvements Element</i>
4	Definitions, added a new definition of “master development plan” or “master plan” as subsection (31) and renumbered subsequent sections.	Section 163.3164	<i>Not Applicable.</i>		

APPENDIX B: ELEMENT BY ELEMENT REVIEW

The following tables are intended as summary of observations of the Comprehensive Plan to date. As the project moves into the amendment phase (Phase II), additional policies may be added and those indicated as ‘No Comment,’ ‘State-Required,’ and ‘Recommended’ may require additional changes to ensure consistency throughout the Plan.

Table 14: Future Land Use Element Review

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
<p><u>GOAL</u> TO ENHANCE MARCO ISLAND'S QUALITY OF LIFE, ENVIRONMENTAL QUALITY, AND TROPICAL SMALL TOWN AND RESORT CHARACTER BY MANAGING GROWTH AND ASSURING A STABLE RESIDENTIAL COMMUNITY WITH SUFFICIENT BUSINESSES TO SERVE THE NEEDS OF RESIDENTS AND VISITORS.</p>	<p>Consider revising the policy to more clearly define “quality of life” including specific characteristics.</p> <p>Incorporate the Strategic Plan’s Vision Statement in the Comprehensive Plan or create a planning based statement to guide the Plan as a whole. The vision needs broken down into multiple goal statements that define the primary vision and characteristics, for example: Small town, multi-generational residential community; beautiful, world-class natural environment; self-sufficient, convenient coastal living.</p> <p>Consider modifications to the goal to incorporate key concepts of preservation, natural resources protection, recreation, civic uses.</p> <p>The “small town” character in the goal mentions tropical and resort character, which could conflict with the Strategic Plan’s clear emphasis on residential community and not tourist (resort) focus.</p>			X
<p>OBJECTIVE 1.1: New, revised, or redeveloped uses of land shall be consistent with the designations shown on the Future Land Use Map (FLUM) presented in Exhibit 2.1. The Future Land Use Map and companion Future</p>	<p>The objective is a broad overview of the statutory requirement for providing a FLU element and map series in the prescribed 5 and 10-year time frames. The analysis involves citing the policies that implement</p>			X

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
<p>Land Use designations are hereby adopted as amended (2008) and shall be binding on all development orders approved by the City of Marco Island. The Future Land Use Map is a visual representation of land use designations that are planned to reasonably occur within the prescribed short-and long-range planning periods, between 2008 and 2013, and between 2013 and 2018, respectively.</p>	<p>specific strategies for accomplishing the overall goal. Consider rewrite without referenced time frames for planning periods.</p>			
<p>Policy 1.1.1: The Marco Island Future Land Use Map (FLUM) incorporates the following Land Use designations, residential densities, and density incentive programs as allocated on Table 2.1.</p>	<p>Descriptions and uses included in the Future Land Use Categories (FLUC) are not included as a policy in Comprehensive Plan, but rather in the LDC. It would make a clearer, more understandable document if an overview of each category were offered before the table. The Comprehensive Plan should also clearly identify which districts are in each FLUC.</p> <p>Consider necessary amendments to the densities/intensities in Table 2.1a to see if the thresholds need updated to meet some of the Strategic Plan Principles, such as range of housing options, small town feel, and a self-sufficient community broad services and amenities.</p> <p>No industrial category on map or table. However, Policy 1.1.2.4.1 creates Heavy Industrial.</p>			X
<p>Policy 1.1.2: The maximum intensity of allowable commercial development in any land use category shall be governed by height limitations, setbacks, parking standards, and other bulk regulations. The intensity of commercial projects, as well as the range of permitted uses, increases with the underlying zoning classification from C-1 (lightest) to C-5 (heaviest). Current maximum zoning heights range from thirty-five (35) feet to</p>	<p>Consider drafting new objective about density and intensity and include Policies 1.1.2 through 1.1.6 and all sub-policies</p> <p>Intensity is not required to be defined by a tool such as floor to area ratio (FAR); however, this does open the discussion that changes in the LDC can increase non-residential intensities outside of the Comprehensive Plan amendment process that requires a higher level of</p>			X

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
seventy-five (75) feet* depending on the zoning district. [*See Policy 1.1.2.4].	<p>public review and oversight as compared to an update of the LDC.</p> <p>Similarly, height in the Comprehensive Plan provides more accountability/oversight to commercial intensity if that is intent, but consider moving regulatory references to the LDC.</p> <p>Consider reformatting details to a sub-policy or move to Land Development Code (LDC)</p>			
<p>Policy 1.1.2.1: In recognition of the potential for new hotel, motel and/or timeshare development in commercial land use districts a hotel density allocation of twenty-six (26) units per acre shall be incorporated into the total residential density of Future Land Use policy 1.1.1 and assigned as follows:</p> <ul style="list-style-type: none"> • Village Commercial - Five (5) acres @ 26 units/acre = 130 potential future hotel/motel/timeshare units. • Community Commercial - Five (5) acres @ 26 units/acre = 130 potential future hotel/motel/timeshare units. • Town Center - Six (6) acres @ 26 units/acre = 156 potential future hotel/motel/timeshare units. 	<p>Consider impact of 26 units per acre density on built environment and infrastructure, as this has the potential to compete with the desired small town feel, particularly the “no high rises beyond the beach” statements, in the Strategic Plan.</p>			X
<p>Policy 1.1.2.2: To foster innovation and renewal, existing <i>Planned Unit Developments</i> (PUDs) may petition, through the PUD amendment process, to receive a density bonus equivalent of up to three (3) units per acre. Petitions which serve to enhance public access to community amenities and natural resources shall receive favorable consideration. An initial density allocation of one hundred twenty (120) units shall become available to existing PUDs, and incorporated</p>	<p>Strongly supports principles in Strategic Plan, such as range of housing choices (although affordable housing is not referenced), mobility, bikeable/walkable, access to beaches and natural areas.</p> <p>Policy 1.1.2 is about commercial intensity. Sub-policies 1.1.2.2 and 3 are about bonus residential density. Recommend creating Policy 1.1.4 – innovative renewal</p>			X

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
<p>into the Planned Unit Development portion of the Future Land Use Element Policy 1.1.1. The following is intended to serve as a guide for possible density incentive allocations:</p> <ul style="list-style-type: none"> • Inclusion of affordable housing units (3 units per acre incentive) • Dedicated permanent easement (minimum width 12') for public access to the beach (2.5 to 3.0 units per acre incentive) • Dedicated and improved permanent easement (minimum width 12') for public access to other natural or water resources (2.0 units per acre incentive, 2.5 units per acre if attendant parking is provided) • Extension of bicycle and/or pedestrian facilities through private property for public use (1.0 to 2.0 units per acre incentive) 	<p>and residential bonus density – and move Policies 1.1.2.2 and 1.1.2.3 be sub policies of the new Policy.</p> <p>Also consider other incentives beyond affordable housing, accessways and mobility that should be considered, such as encouraging mixed use development with incentive for commercial uses; dedication of public gathering spaces, art, entertainment venues, active park space or preservation areas. These would support the convenient coastal living, small town feel, beauty and world-class beach and natural environment principles in the Strategic Plan.</p>			
<p>Policy 1.1.2.3: In anticipation of future redevelopment, projects within the <i>Resort Residential</i> land use category may petition, through the conditional use process, to receive a density bonus equivalent of up to three (3) units per acre. Petitions which serve to enhance public access to community amenities and natural resources shall receive favorable consideration. An initial density allocation of one hundred (100) units shall be incorporated into the Resort Residential portion of the Future Land Use Element Policy 1.1.1. The following is intended to serve as a guide for possible density incentive allocations:</p> <ul style="list-style-type: none"> • Inclusion of affordable housing units (3 units per acre incentive) • Dedicated permanent easement (minimum width 12') for public access to the beach (2.5 to 3.0 units per acre incentive) 				X

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
<ul style="list-style-type: none"> • Dedicated and improved permanent easement (minimum width 12') for public access to other natural or water resources (2.0 units per acre incentive, 2.5 units per acre if attendant parking is provided) • Extension of bicycle and/or pedestrian facilities through private property for public use (1.0 to 2.0 units per acre incentive) 				
Policy 1.1.2.4: The maximum building height for new projects within the Town Center/ Mixed Use designation area shall not exceed 75 feet after January 1, 2005.	Consider removing regulation in the Comprehensive Plan or generalizing intent to limit building heights to maintain small town character with reference to regulatory elements in the LDC.			X
Policy 1.1.2.4.1: The City shall create a Heavy Commercial sub-district in the Town Center Mixed Use District effective upon adoption of the 2007 plan amendment cycle.	Remove. Sub-district is completed and on the Future Land Use Map.			X
Policy 1.1.2.4.2: The City shall remove all church properties from the Town Center Mixed Use District effective upon adoption of the 2007 plan amendment cycle. Effective upon plan adoption the Future Land Use designation for the affected church properties shall be Low Density Residential.	Remove. Directives have been completed and Future Land Use Map has been revised.			X
Policy 1.1.2.5: The maximum impervious surface ratio shall be 76% for new commercial development/redevelopment occurring on conforming commercial lots of record. However, this maximum may be increased in cases where the new commercial development/redevelopment incorporates features and/or amenities that advance other adopted policies or which promote thoughtful, innovative site design and planning. In no event shall the impervious surface ratio exceed 95%. Examples of situations where an increase can be granted administratively include:	<p>The policy provides incentives to increase impervious with goals that are good policy and support the Strategic Plan.</p> <p>Consider removing regulation in the Comprehensive Plan or generalizing intent to maintain “green space” and limit intensive development patterns to maintain small town character with reference to regulatory elements in the LDC.</p>			X

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
<ul style="list-style-type: none"> • Where the impervious surface ratio would result in a decrease of existing parking facilities on properties seeking to redevelop and/or renovate. • Where interconnections between existing and/or future parking facilities are provided or shown on the approved Site Development Plan. • When enhance pedestrian facilities and connections are provided. Where below ground water management facilities are provided or incorporated into the approved Site Development Plan. • Where structures located on in-fill lots are attached to adjacent structures and side yards are eliminated. • Where decorative plazas, fountains, or other impervious aesthetic features are provided. • Where improved access is required for life safety purposes. Where innovative parking programs are involved. • Where the proposed development incorporates enhancements to adjoining properties or the public right-of-way. 	<p>Consider exploring to see if there are other incentives that would better reach long-term goals.</p>			
<p>Policy 1.1.3: The commercial component of a residential mixed-use project shall constitute at least twenty (20%) 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 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</p>	<p>Rewrite the policy to be more general – encouraging a desired mix of uses for residential mixed-use projects – and move the regulations to a sub policy.</p>			<p style="text-align: center;">X</p>

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
<p>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.</p> <p><i>Adoption of Land Development regulations consistent with the Future Land Use designations and in furtherance of the objective of maintaining a net density of less than four (4) units per acre.</i></p>				
<p>Policy 1.1.4: Pursuant to the residential densities contained in Policy 1.1.1, property owners within certain Land Use categories may request consideration of projects under the Affordable Housing Density Bonus (AHDB) program. Projects proposed for the AHDB program will be reviewed and evaluated pursuant to an Affordable Housing Density Bonus rating table and a matrix of density permitted (See Appendix 8) based on the AHDB rating and percentage of affordable housing units. In no event shall the AHDB exceed eight (8) dwelling units per gross acre.</p>	<p>Move second sentence to a sub policy for increased readability. On larger scale, consider revisions to the City's current framework for providing affordable housing. See also Housing Element recommendations.</p>			X
<p>Policy 1.1.4.5: The City shall not unduly restrict existing or future density transfer programs as long as the overall density of the Island is not increased.</p>	<p>Policy requires a baseline of overall island density. Language can be very limiting and has no leniency for potential desirable projects.</p>			X
<p>Policy 1.1.5: The City shall reduce the overall maximum net density below of four (4) units per acre (not including water) for the 6,883_acres of land within the City's boundaries.</p>	<p>Completed. Remove.</p>			X
<p>Policy 1.1.5.1: The City shall reduce the overall island-wide maximum density by 3.2% (762 dwelling units) effective January 1, 2009, pursuant to Table 2.1</p>	<p>Completed. Remove.</p>			X

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
Policy 1.1.5.2: The Community Development Director is responsible for initiating land development code amendments to promote and achieve the density reduction stated in Policy 1.1.5.1 effective January 1, 2009	Completed. Remove.			X
Policy 1.1.6: The adopted Land Development Code regulations shall be consistent with the Future Land Use designations and in furtherance of the objective of maintaining a net density of less than four (4) units per acre.	No change unless overall density needs revisited.	X		
Policy 1.1.7: Any proposed change to the Future Land Use Map shall comply with amendment provisions consistent with State law.	Consider removal. This language is unnecessary and redundant to state requirements.			X
OBJECTIVE 1.2: The Future Land Uses depicted on the Future Land Use Map shall be compatible and coordinated with existing topographic, soil, base flood, and infrastructure services.	No comment.	X		
Policy 1.2.1: 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.	Could be combined into one statement with the Objective. Does not offer enough new information to be a standalone policy.			X
Policy 1.2.2: Desire changes to the Future Land Use Map which cannot be accommodated due to topographic, soil, base flood, or infrastructure service conditions or characteristics shall be denied.	No comment, although it is understood if a proposed amendment is not consistent with the adopted goals, objectives and policies of the Plan, it shall be denied.	X		
Policy 1.2.3: All new development shall be required to comply with minimum base flood elevations as	Revise for compliance with current standards and FEMA regulations. The minimum base flood elevation is		X	

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
established on the applicable FEMA Flood Insurance Rate Map (FIRM) or not less than 10.0 NGVD as mandated by the City of Marco Island to ensure projects approved and permitted will not be adversely impacted by flooding. Remodeling of existing structures may occur at existing structure elevations in which case minimum FEMA elevations shall apply.	subject to change throughout the planning horizon; therefore, exact figures should not be adopted into the Plan.			
Policy 1.2.4: Any future subdivision of land which results in a net increase of lots shall be reviewed to ensure that the desired density conforms with prescribed limitations contained on the Future Land Use Map. Further, any proposed subdivision not currently abutting a public street shall be evaluated to promote an orderly physical pattern, to ensure an economically stable and healthy community, to ensure adequate public facilities to maintain the community's quality of life, to prevent periodic and seasonal flooding, and to ensure the installation of adequate and necessary public facilities and physical improvements by the developer such that the citizens of Marco Island will not have to bear the costs associated with the proposed subdivision of land.	Consider moving the first sentence, "Any future subdivision of land which results in a net increase of lots shall be reviewed to ensure that the desired density conforms with prescribed limitations contained on the Future Land Use Map." to applicable policy under Objective 1.1 (or under suggested new density objective). Consider relocating rest of the verbiage to a policy or sub policy under Objective 1.5 with concurrency issues for public facilities or Objective 1.6 for LOS and concurrency for Development orders. Explore clarifying intent.			X
OBJECTIVE 1.3: The City shall refrain from approving any project or development that would exceed prescribed densities or the overall desire to maintain a maximum net density of less than four (4) units per acre if such project or development could negatively impact hurricane evacuation plans, routes, or shelter facilities.	No comment	X		
Policy 1.3.1: Any request to change the Future Land Use Map shall be thoroughly reviewed and denied if	No comment.	X		

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
such change would negatively impact hurricane evacuation plans, routes, or shelter facilities.				
Policy 1.3.2: The City shall thoroughly review and proposed redevelopment project seaward of the Coastal Construction Control Line (CCCL) consistent with this Comprehensive Plan and all federal, state, and local permitting requirements.	No comment.	X		
Policy 1.3.3: The City shall continue to implement and update the approved post-disaster redevelopment ordinance pursuant to Policies 3.3.1 and 3.3.2 of the Conservation and Coastal Management Element.	Review reference and LDC language for compatibility with current statutes.			X
OBJECTIVE 1.4: Upon receipt of a valid hazard mitigation report from an authorized agency, the City shall review and eliminate or reduce such uses consistent with the hazard threat identified in the report.	No comment.	X		
Policy 1.4.1: Should the City receive a valid hazard mitigation report from an authorized agency, the City shall review such report and take prudent action toward the elimination or reduction of such uses consistent with the threat identified in the report.	No comment.	X		
OBJECTIVE 1.5: The City shall continue to allow essential public facilities and services in all zoning districts to ensure such facilities and/or services can be accommodated and that adopted level-of-service standards are maintained.	Modify to reference LOS standards are “where applicable”. Language is vague - consider defining essential public facilities and services, or referring to the LDC explicit list.		X	
Policy 1.5.1: Essential public facilities and services are allowed in all zoning districts as authorized by the adopted Land Development Code, section 30-1008.	Review reference and LDC language for compatibility with current statutes.			X

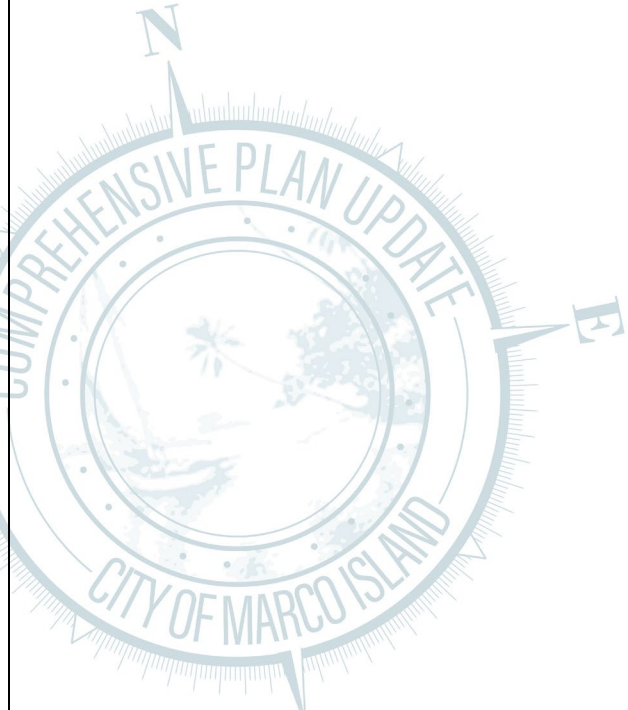
2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
OBJECTIVE 1.6: All future development orders shall be issued only upon a finding that adequate public facilities will be available at the adopted LOS standard concurrent with project development.	Update to ensure compliance with current concurrency regulations in Florida Statutes.		X	
Policy 1.6.1: Continue to implement and update the adopted Adequate Public Facilities ordinance based on Level of Service standards provided in Article X, Concurrency Management, of the City's Land Development Code, which establishes a management and monitoring system to evaluate and coordinate the timing and provision of necessary public facilities to service development pursuant to adopted level of service (LOS) standards; and establishes a regulatory program that ensures the availability of public facilities concurrent with the issuance and timing of development orders.	Update to ensure compliance with current concurrency regulations in Florida Statutes.		X	
Policy 1.6.2: Coordinate future changes of land use with the availability of water supplies and water supply facilities to ensure all existing and future developments will have adequate water to service development.	No comment.	X		
Policy 1.6.3: Prior to the approval of a development order, the City shall implement its concurrency management system for all applicable services including potable water and sanitary sewer to ensure adequate water supplies and facilities are available to serve new development. With respect to potable water, prior to approval of a building permit or its functional equivalent, the City shall consult with the applicable water supplier to determine whether adequate potable water supplies to serve the new development will be available no later than the	Modify timing to ensure compliance with F.S. relating to concurrency.	X	X	

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.				
OBJECTIVE 1.7: 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 and the community's character.	Consider adding a definition of "character" if it is going to be grounds for enforcement and categorizing as inconsistent with the Future Land Use Map.			X
Policy 1.7.1: The City will continue to enforce adopted architectural and site design regulations in the adopted Land Development Code.	No comment.	X		
Policy 1.7.2: 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.	No comment.	X		
Policy 1.7.3: 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.	Consider adding a definition of "character" if it is going to be grounds for enforcement and categorizing as inconsistent with the Future Land Use Map.			X
Policy 1.7.4: The City shall respond promptly to reports of unsafe or sub-standard* housing conditions, in addition to diligent surveillance by building inspection and code enforcement personnel, to identify structures which exhibit characteristics that could render the structure unsafe or sub-standard. In the event the structure poses a threat to inhabitants or the general public, the City shall pursue prompt corrective action pursuant to procedures outlined in the adopted building code and City Ordinances. The code provides for corrective actions including repair, vacation or demolition of the structures, depending on the conditions or circumstances. Property owners shall be	Reiterates policy in the Housing Element. Consider elimination or more briefly tying intent to Future Land Use and reference Housing Element.			X

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
advised of available rehabilitation programs and opportunities.				
OBJECTIVE 1.8: The City shall 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.	Consider revising to eliminate parks reference, as parks do not directly contribute to sprawl.			
Policy 1.8.1: The planning and design of future transportation improvements shall incorporate to the greatest degree possible facilities such as sidewalks and bicycle facilities to promote and advance a multimodal transportation network.		X		
Policy 1.8.2: Future capital improvements to the City's park and open space network shall require preparation of a site plan and public review prior to the issuance of a development order.	Parks discussion in relation to Future Land Use should be moved to a separate Objective.			X
Policy 1.8.3: Any significant infrastructure project that could impact the provision of essential services to a neighborhood shall require the proposed project to be presented for public hearing as per the Land Development Code requirements for essential public services.		X		
OBJECTIVE 1.9: The City will assist in the identification of areas of the community that may be eligible as CDBG (Community Development Block Grant) project sites or redevelopment districts to address deficiencies related to the use of land, nonconformities, and infrastructure.	<p>Consider using this language as a policy and creating a broader objective to address general non-conformities and the desire the desire to encourage redevelopment for protection of public health, safety and welfare, in addition to aesthetics.</p> <p>Consider drafting additional polices that provide tools beyond CDBG funding.</p>			X

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
Policy 1.9.1: The City will support concerned neighborhood and/or business groups interested in pursuing potential CDBG or redevelopment district status for their respective areas and, further, will assist such groups with the inventory and analysis of site conditions as a precursor to qualification as a CDBG or redevelopment district.	No comment.	X		
Policy 1.9.2: The City shall actively participate in joint planning efforts with private individuals to expedite the review of candidate CDBG or redevelopment project sites.	No comment.	X		
Policy 1.9.3: The City's primary objective in establishing redevelopment districts on Marco Island is to eliminate substandard housing, abatement of non-conformities, and the prudent provision of supporting infrastructure and services.	This language is more appropriate as objective than as a policy. "Redevelopment districts on Marco Island will be established to assist with the elimination of substandard housing, abatement of non-conformities, and the prudent provision of supporting infrastructure and services."			X
OBJECTIVE 1.10: To proactively establish and enforce policies and procedures to protect, promote, identify, and enhance natural and historic resources on the Island.	No comment.	X		
Policy 1.10.1: The City shall advise the Division of Historic Resources of any proposed renovation, expansion, or demolition of any identified historical structure included on Figure (2) 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.	No comment.	X		
Policy 1.10.1.5: Any property owner seeking a demolition permit from the City will be required to provide information concerning the date of initial	No comment.	X		

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
<p>construction. Should the structure pre-date 1950, and not identified on Figure (2), the City shall visit the subject location to determine whether the structure exhibits certain features or architectural styles that could warrant protection or preservation. Features associated with Queen Anne or Olde Florida (Cracker) styles shall warrant further review as a potential historic structure. The City shall advise the Division of Historic Resources that the structure may warrant inclusion on the Florida Master Site File and request a response to the City's assessment within sixty days as to whether the structure is a candidate for historic designation.</p>				
<p>Policy 1.10.2: By 2005, the City will either enter into an agreement with the Collier County Archeological and Historic Preservation Board or create a local board to address historic/archeological issues on Marco Island.</p>	<p>Remove deadline and consider elimination if the City is no longer desiring to enter into an interlocal agreement with Collier County for this subject matter.</p>			<p>X</p>
<p>Policy 1.10.3: The City will actively seek funding through the CARL program or other public and private grant sources to acquire land for conservation/preservation and open space uses.</p>	<p>No comment.</p>	<p>X</p>		
<p>OBJECTIVE 1.11: The City will take affirmative steps to discourage urban sprawl both on and off Marco Island.</p>	<p>Consider revising to clarify if "off island" means outside of the municipal boundary. If this is the intent, additional language should be incorporated in Future Land Use Element and Intergovernmental Coordination Elements to create meaningful policy directives.</p>	<p>X</p>		
<p>Policy 1.11.1: The City will resist the rezoning of non-commercially zoned land that would extend commercial zoning outside areas delineated for commercial land uses per the Future Land Use Map. No request shall be approved if inconsistent with the Future Land Use Map.</p>	<p>Consider revising to address flexibility for mixed-use development patterns, live/work scenarios, and other emerging land use innovations.</p>			<p>X</p>

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
<p>Policy 1.11.1.:5 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:</p> <ul style="list-style-type: none"> 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, 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 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. 	<p>Consider removal and addressing this site-specific prohibition on uses via a developer's agreement, covenant or other legal mechanism.</p> 			X
<p>Policy 1.11.2: All future subdivisions that would result in the creation of additional lots shall only be approved if found consistent with the densities prescribed on the Future Land Use Map and a finding that the required support infrastructure can accommodate such use.</p>	<p>Consider relocating/combining within another objective. Reiterates earlier policies relating to timing of infrastructure, growth management and sprawl prevention.</p>			X
<p>Policy 1.11.3: The City will thoroughly review all non-LOS based potable water system expansion project proposals to ensure that the project is designed</p>	<p>No comment.</p>	X		

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
consistent with development densities prescribed in the Future Land Use Element to curtail the potential over-sizing of facilities that could encourage urban sprawl on and off Marco Island.				
Policy 1.11.4: The City shall continue to participate in the adopted Interlocal Agreement with Collier County to involve, on a courtesy basis, City review of proposed projects along the SR 951 and CR 92 corridors within five (5) miles of the City limits.	No comment.	X		
OBJECTIVE 1.12: Pursuant to 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.	Consider relocating into a stand-alone Public School Facilities Element.			X
Policy 1.12.1: The City shall request for the School Board estimates and projections of school aged students annually, pursuant to the adopted Interlocal Agreement.	Consider relocating into a stand-alone Public School Facilities Element.			X
Policy 1.12.2: The City will work with the School Board to ensure that all public educational facilities that serve the Marco Island community meet or exceed State educational standards.	Consider relocating into a stand-alone Public School Facilities Element.			X
Policy 1.12.3: The City will investigate and seek partnership opportunities with the School Board to expand public educational facilities that will provide wider community benefits such as recreational facilities, civic meeting space, and distance learning services.	Consider relocating into a stand-alone Public School Facilities Element.			X
Policy 1.12.4: The City will consider waiver of required site development and building fees on a case by case	Consider relocating into a stand-alone Public School Facilities Element.			X

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
basis for projects that will expand and enhance all public and private educational facilities, and which will provide wider community benefits such as civic meeting space, expanded library facilities, and distance learning services on Marco Island.				
Policy 1.12.5: In coordination with the Collier County School Board, Marco Island will continue to make every effort in concert with the Interlocal Agreement to provide sufficient land on the Future Land Use Map within the City's Land Development Code proximate to residential development to meet the projected needs for schools and to seek opportunities to collocate appropriate public facilities with educational facilities.	No comment.	X		
<p>Policy 1.12.6: The City, coordinating with the Collier County School Board per the Interlocal Agreement, will utilize the following general criteria in land use planning involving proposed school sites:</p> <p><u>Elementary Schools:</u> Generally, serve a neighborhood or a small group of neighborhoods where students have a short distance to walk. Land use should be predominately residential with housing types and densities to meet the school's enrollment capacity. Playgrounds can be collocated with elementary schools and recreational centers.</p> <p><u>Middle Schools:</u> Middle Schools have a community orientation, and a limited mix of commercial and residential uses nearby is acceptable. Community parks, athletic fields, and community centers are appropriate collocation.</p> <p><u>High Schools:</u> High Schools should be buffered from residential areas. The campus should be large enough</p>	Consider relocating into a stand-alone Public School Facilities Element. Consider updating/deleting based upon new school infrastructure recently completed.			X

2009 Comprehensive Plan Reference: Future Land Use Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
to encourage students to remain onsite and to ensure sufficient parking and traffic controls to avoid disruptive offsite parking and dangerous driving situations on neighborhood roads. Collocated public facilities can include community centers, parks, and athletic fields.	N			
Other	New policies may be considered to accomplish the City's vision.			X

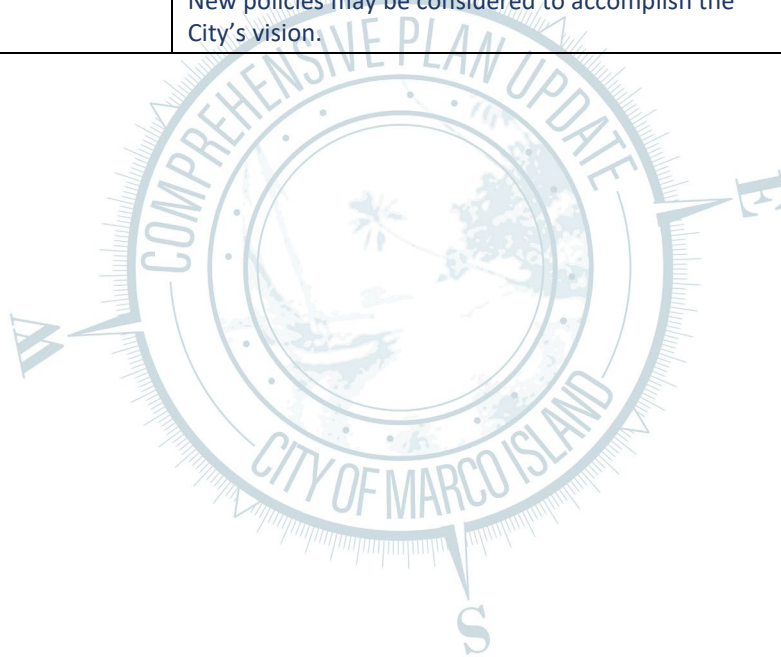


Table 15: Transportation Element Review

2009 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
<p><u>GOAL</u> TO PROVIDE AND ENCOURAGE A MULTIMODAL TRANSPORTATION SYSTEM THAT MEETS THE CIRCULATION NEEDS OF MARCO ISLAND IN A SAFE AND EFFICIENT MANNER BUT DOES NOT ADVERSELY IMPACT THE QUALITY OF LIFE OF RESIDENTS.</p>	<p>Consider incorporating more distinctive language regarding the integration of multimodal transportation options</p>			X
<p>OBJECTIVE 1.1: Promotion of a safe, convenient, and energy efficient multimodal transportation system</p>	<p>Consider expanding to lay framework of multimodal transportation system, including boating.</p>			X
<p>Policy 1.1.1: Incorporation of the recommendation contained in the Right-of-Way Report into the five-year capital Improvement Element based on priority of need and availability of fiscal resources.</p>	<p>Update policy to address recommendations and intent of this Report. Incorporate Report by reference.</p>			X
<p>Policy 1.1.2: Continuation of the sidewalk assessment program to provide a complete sidewalk network adjacent to all arterial and collector roads by 2005.</p>	<p>Update to address current conditions of sidewalks on all arterials and majority of collectors. Reference solutions to address minimal remaining gaps.</p>			X
<p>Policy 1.1.3: All new and/or structurally renovated commercial or multi-family developments shall incorporate amenities for enhanced pedestrian access and support facilities for bicycles. At a minimum such projects shall include one ADA compliant pedestrian facility from the public right of way to the front of the structure and one four (4) unit bicycle rack. Additional or enhanced facilities for larger developments will be encouraged and appropriate parking credits/reductions will be offered as incentives.</p>	<p>Consider relocating details to the Land Development Code and also addressing transit facilities and other components of pedestrian infrastructure.</p>			X
<p>Policy 1.1.4: Review existing parking standards and adopt new standards which provide for reduction and/or credit for those developments which provide</p>	<p>Consider removing time limitation “within one year of plan adoption”. Consider removal as LDC provides for these measures.</p>			X

2009 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
bicycle and pedestrian facilities within one year of plan adoption.				
Policy 1.1.5: Seek enhancement grants through the MPO to fund bicycle and pedestrian improvements.	Consider adding “and other agencies” after MPO to encompass breadth of grant funding sources.			X
OBJECTIVE 1.2: Coordinate the transportation system with the Future Land Use Map to ensure population densities, housing and employment patterns, and land uses are consistent with the capabilities and capabilities of the transportation network (see figure 3).	No comment	X		
Policy 1.2.1: 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.	No comment	X		X
Policy 1.2.2: Resist rezoning of non-commercial property to commercial use which could adversely impact the projected traffic volume on the Island's transportation network.	Consider revisions for flexibility and to create clear framework to evaluate if adverse impacts are generated. Not all cases of rezoning to commercial generate a higher traffic demand. In some cases, depending on the location of commercial, these uses can reduce traffic demands through internal capture and by allowing other modes of transportation to and from uses such bike/pedestrian.			X
Policy 1.2.3: Require all major commercial and multifamily projects, over 8,000 square feet or sixteen units, to provide a traffic impact analysis study as part of the site development review process. Require on and off- site mitigation strategies as deemed necessary to offset impacts.	No comment	X		
OBJECTIVE 1.3: Coordination of the City's Transportation Element with the MPO and FDOT to	No comment	X		

2009 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
ensure project/improvement consistency with external plans and programs.				
Policy 1.3.1: Transmission of the City's Transportation Element to the Naples/Collier County MPO and to the FDOT regional office upon plan adoption.	Consider removal, policy not required to meet this intent.	X		
Policy 1.3.2: Seek incorporation of the City's Right-of-Way Report as a component of the MPO's Long Range Transportation Plan.	No comment			X
Policy 1.3.3: Review all State and County road improvement projects within the City to ensure compatibility with the goals, objectives and policies of this element.	Consider adding "Continue to review..."	X		
OBJECTIVE 1.4:				
Policy 1.4: Maintain designated Levels of Service for arterial, collector and local roads on Marco Island.	Revise for consistency with Florida Statutes. If concurrency is maintained, additional language needed to address options to address deficiency. Transportation concurrency can be eliminated, but would require additional tools.		X	
Policy 1.4.1: The City shall monitor, and regulate if necessary, the timing of development, construction of roadway improvements, and implementation of other transportation programs to maintain prescribed level of service (LOS) standards. The City's adopted LOS as listed hereafter, reflect generalized maximum daily volumes as derived from peak hour traffic conditions: <ul style="list-style-type: none"> • Arterials - LOS O (except SR 951 from the Jolley Bridge to CR 92-LOS C) • Collectors - LOS D • Local Roads - LOS D 	Per above, revise for consistency with Florida Statutes.		X	

2009 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
Policy 1.4.2: The City shall conduct quarterly traffic counts on all arterial and collector streets to monitor levels of service.	Per above, revise for consistency with Florida Statutes. Monitoring can continue as directed by the policy.		X	
Policy 1.4.3: Upon Comprehensive Plan adoption require concurrency analysis for all new single family, multifamily and commercial projects prior to the issuance of building permits.	Per above, revise for consistency with Florida Statutes.		X	
Policy 1.4.4: The City will continue to fund and resurface roadways consistent with the adopted street resurfacing program.	Consider relocating. This objective deals with roadway capacity, not maintenance.			X
Policy 1.4.5: The City shall expand upon the existing FDOT management plan for North Collier Boulevard in a manner consistent with the standards and protocols contained in Collier County Resolution Number 92-442 (A Policy establishing the Collier County Access Management System for Arterial and Collector Roadways) to control and/or minimize connections and access points of driveways along arterials and collector streets.	No comment	X		
Policy 1.4.6: The City will maintain the existing (2000) roadway system shown in Figure 3 and use fiscal means available to expand the roadway system as deemed necessary to remain consistent with planned 2010 Roadway Network shown in Exhibit 3 and adopted level-of-service standards, through prudent capital improvement planning and programming.	Update with latest Network references and update for consistency with Florida Statutes.		X	
OBJECTIVE 1.5: Protect and reserve existing and future rights-of-way to prevent structural encroachments and to ensure adequate ultimate roadway widths for maintenance of adopted level-of-service standards, consistent with this element, the 2020 Collier County	Update with latest CIP and long-range transportation planning data. Update for consistency with Florida Statutes.		X	X

2009 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
MPO Transportation Plan and the Land Development Code (LDC). (See Figure 4).				
Policy 1.5.1: Ensure all new construction and redevelopment projects comply with required setbacks through diligent zoning and site plan review. Require dedication of the rights-of-way depicted in this element, the 2020 Collier (Incomplete sentence)	Simplify policy to require new development and/or redevelopment to comply with right-of-way dedication plan.			X
Policy 1.5.2: Require all work conducted within right-of-way areas to first submit a permit application that will be reviewed and approved by the Public Works Department.	Consider removing this policy as required by the LDC.			X
Policy 1.5.3: Seek the abatement of existing structural encroachments through proactive code enforcement as prescribed in the City's Nuisance Ordinance.	No comment	X		
Policy 1.5.4: Investigate the potential for easements on private land to accommodate street trees along roadways with limited right-of-way areas.	No comment	X		
OBJECTIVE 1.6: Incorporation of recommended improvements contained in the bridge analysis study that will enhance bridge safety and capacity into future capital improvement budgets.	Update to directly reference recommendations of the bridge study that are relevant to long-range planning policy.			X
Policy 1.6.1: Implementation of a bridge replacement/renovation program as part of future capital improvement projects beginning in FY 2001.	Update per above. Remove or revise date.			X
OBJECTIVE 1.7: Maintain diligence in participation in MPO activities as both a voting member and as members of the technical advisory committee.	No comment. Consider revision for improved readability. E.g., Maintain voting and technical advisory committee appointments to the Collier County MPO.			X
Policy 1.7.1: Within one year of Plan adoption seek to have the Right-of-Way Report included as a component of the MPO's Long Range Transportation Plan.	Consider removing policy as addressed under Objective 1.3.			X

2009 Comprehensive Plan Reference: Transportation Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
Policy 1.7.2: Provide well-prepared enhancement grant proposals to the MPO for qualified projects on Marco Island.	Consider removing “well-prepared”, as this is assumed.			X
Policy 1.7.3: Strongly advocate the expansion of the Jolley Bridge facilities to the MPO's funded priority list, and continue all efforts necessary until project completion.	Update per current conditions/status.			X
Policy 1.7.4: Within one year of Plan adoption the City will request FDOT prepare a preliminary engineering study to ascertain the engineering feasibility of adding additional lanes to the existing Jolley Bridge.	Update per current conditions/status.			X
Policy 1.7.5: Assist in the recruitment of qualified individuals from Marco Island to serve on the MPO's Citizen Advisory Committee.	No comment	X		
Other	New policies may be considered to accomplish the City's vision.			X

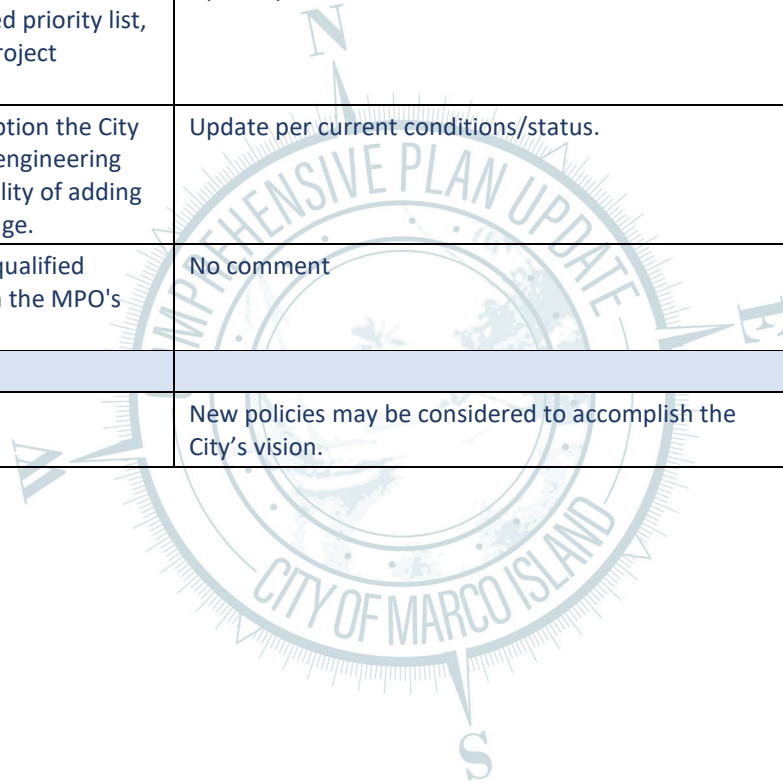


Table 16: Housing Element Review

2009 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
<p><u>GOAL 1</u> TO PROVIDE A THOUGHTFUL, MULTI-FACETED HOUSING PROGRAM THAT WILL ADVANCE DECENT, SAFE AND AFFORDABLE HOUSING OPTIONS AND OPPORTUNITIES, BOTH ON AND OFF MARCO ISLAND.</p>	<p>Appropriately addresses Strategic Plan Principles regarding range of housing options and a well-maintained housing stock. Consider broadening to address current and future housing needs for all ages and needs of residents and removing unnecessary wording.</p>			X
<p>OBJECTIVE 1.1: Concurrent with Plan adoption the City of Marco Island and Collier County will enter into an Interlocal Agreement that will expand the County's Housing Program to incorporate the geographical boundaries of Marco Island, and further to serve as the City's primary source for housing programs and opportunities, including affordable housing, on and off Marco Island.</p>	<p>Consider revising or removing. The City has opted out of the interlocal agreement with Collier County. Consider other options and tools to meet the affordable housing needs of Marco Island.</p>			X
<p>Policy 1.1.1: Prior to October 1, 2000 the City of Marco Island and Collier County will enter into an Interlocal Agreement that will expand the County's Housing Program to incorporate the City of Marco Island.</p>	<p>Consider revising or removing per above. Additionally, the policy is redundant to the above objective.</p>			X
<p>Policy 1.1.2: The Housing Program Interlocal Agreement shall serve as the City's primary source for housing programs and opportunities, including affordable housing, on and off Marco Island.</p>	<p>Consider revising or removing per above.</p>			X
<p>Policy 1.1.3: The City shall allocate sufficient funding and program assistant pursuant to the term contained in the adopted Housing Program Interlocal Agreement to support and advance the provision of sound housing programs and initiatives, including those designed to serve moderate, low and very low income households, both on and off Marco Island.</p>	<p>Consider revising or removing per above.</p>			X
<p>Policy 1.1.4: That by entering into the Housing Program Interlocal Agreement with Collier County future</p>	<p>Consider revising or removing per above.</p>			X

2009 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
housing needs will be calculated and addressed population data and economic conditions/factors that encompass the entire area covered by the County's Housing Program.				
<p>Policy 1.1.5: To guide the location and selection of potential sites for moderate, low and very low housing opportunities the following location perimeters and selection guidelines shall be utilized:</p> <ul style="list-style-type: none"> • Any site that could be developed with units at a total cost within the ownership or rental perimeters described in Policy 1.2.2.5 • The proposed site is properly zoned for residential or mixed use • Proximity to or availability of public roads and infrastructure • Underlying FEMA elevation (X Zone preferred) • Proximity to schools, parks, and employment centers 	<p>Consider strengthening the policy and/or including it under a separate objective to incentivize the development of affordable housing in targeted areas with available infrastructure.</p> <p>Consider allowing in the zoning districts per 2020 changes to Florida Statutes (HB 1339/SB 998)</p>		X	
<p>Policy 1.1.6: The City and County will continually evaluate the success of the housing programs initiatives related to the Interlocal Agreement and give thoughtful consideration to new and/or innovative means to further the promotion of affordable housing opportunities and funding for eligible projects on and off Marco Island, and throughout Collier County.</p>	<p>Revisions required per above, including alternative tools and mechanisms for providing affordable housing opportunities.</p>			X
<p>OBJECTIVE 1.2: The City shall review and revise current development regulations and policies to promote and encourage private development of affordable housing on Marco Island.</p>	<p>No comment</p>	X		
<p>Policy 1.2.1: Within one year of Plan adoption the City shall review and revise Land Development Regulations to promote and encourage private development of affordable housing on Marco Island, with special</p>	<p>Consider removing timeframes (“within one year...”)</p> <p>Consider broadening to allowing other means of affordable housing in the Comprehensive Plan other</p>			X

2009 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
consideration given to Mixed Use projects and the Affordable Housing Density Bonus program.	than the Affordable Housing Density Bonus (AHDB) program.			
Policy 1.2.2: Concurrent with development of the City's new architectural and site design regulations, incentives and opportunities for commercial and multifamily developments that include affordable housing units will be included, such as parking credits.	Consider other tools and mechanisms in addition to parking credits.			X
<p>Policy 1.2.2.5: The following criteria will be utilized in reviewing and approving eligible affordable housing projects:</p> <p>Ownership: An affordable unit for a family of four should have a sales price of no more than \$141,900.</p> <p>Rental: The 2000 fair market rent for a two-bedroom/two bathroom apartment in Collier County is \$749. Any unit classified as an affordable unit would need to have its rent set at 80% of fair market rent, or less than \$600 in Collier County.</p>	Update to reflect general reference to HUD Area Median Income limits, as amended. Including specific dollar amounts not appropriate and subject to change during planning horizon.			X
Policy 1.2.3: Upon execution of the Housing Program Interlocal Agreement all qualified affordable housing projects on Marco Island will qualify for waiver of building, site permit and/or deferment local impact fees, based on the percentage of affordable housing units provided.	<p>Consider revising so the incentives are not tied to the interlocal agreement, but other local mechanisms/programs.</p> <p>Policy is out of date, as the City has opted out of the interlocal agreement with Collier County.</p>			X
Policy 1.2.4: Eligible households will receive building, demolition, and local impact fee waivers for the construction or rehabilitation of single family dwellings on Marco Island.	Remove or revise per above.			
Policy 1.2.5: The City shall waive all right-of-way permit fees. and will install code required sidewalks, at City	Consider including on a broader objective and policy targeting the incentives provided by the City of Marco			X

2009 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
expense, at all qualified affordable housing projects on Marco Island.	Island to encourage the development of affordable housing.			
Policy 1.2.6: The City shall seek commitment from local lender institutions to work with the County and private developers to obtain low interest rates for projects that incorporate affordable housing units.	Consider removal of the reference to Collier County if interlocal agreement is not renewed.			X
OBJECTIVE 1.3: The City will encourage not-for-profit entities to participate in the Housing Program established by execution of the Interlocal Agreement.	Consider removing policy or revising so not tied to the interlocal agreement.			X
Policy 1.3.1: The City will advocate on behalf of not-for-profit entities that seek to promote and provide affordable housing opportunities on Marco Island through the terms and conditions of the Interlocal Agreement.	Consider removing policy or revising so not tied to the interlocal agreement			X
Policy 1.3.2: All qualified affordable housing projects on Marco Island promoted by not- for-profit entities will qualify for waiver of building, site permit and/or deferment of local impact fees, based on the percentage of affordable housing units provided.	Consider relocating this level of detail to the LDC. Consider removing or rephrasing policy as mentioned above to something such as "The City shall provide a streamlined process for private developers that provide affordable housing."			X
Policy 1.3.3: The City shall waive all right-of-way permit fees, and will install code required sidewalks, at City expense, at all qualified affordable housing projects promoted by not-for-profit entities on Marco Island.	Revise/incorporate with above Policy 1.2.5.			X
OBJECTIVE 1.4: The City will continue to provide opportunities for group, assisted living, and foster care homes in residential zoning districts as currently provided in the Land Development Code.	Consider revisions to emphasize importance of aging in place concepts to Marco Island based up existing and projected demographics.	X		

2009 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommended
Policy 1.4.1: Provisions of opportunities for group, assisted living, and foster care homes will be continued in residential districts by the Marco Island Land Development Code, which must be adopted within one year of Plan adoption.	Consider revisions and/or re-writing new set of implementing policies based upon citizen input and best practices for addressing senior housing needs.			X
Policy 1.4.2: Code provisions concerning the permitting of group, assisted living, and foster care homes will ensure the fast-tracking of the permit process for qualified projects.	Consider rephrasing policy and creating a set of incentives for senior housing projects, beyond just fast track permitting.			X
Policy 1.4.3: Group, assisted living, and foster care homes that provide units to income qualified individuals on Marco Island shall be entitled to waiver of building, site permit and/or deferment of local impact fees.	Consider combining with above policy.			X
Policy 1.4.4: The City shall waive all right-of-way permit fees, and will install code required sidewalks, at City expense, at all income-qualified group, assisted living, or foster care homes on Marco Island.	Consider combining with above policy.			X
OBJECTIVE 1.5: The City will seek to enhance the existing housing stock through new architectural and site design regulations, 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.	Align with Strategic Plan to define and clarify the meaning for well-designed residential areas. Consider revisions to address community character principles.			X
Policy 1.5.1: Within one year of Plan adoption the City shall incorporate enhanced architectural and site design regulations to improve the structural and aesthetic qualities of single family and multifamily units on Marco Island.	Consider eliminating timeframe from policy and revisiting if general public desire design standards for single-family homes.			X

2009 Comprehensive Plan Reference: Housing Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
<p>Policy 1.5.2: The City shall respond promptly to reports of unsafe or sub-standard* housing conditions, in addition to diligent surveillance by building inspection and code enforcement personnel, to identify structures which exhibit characteristics that could render the structure unsafe or sub- standard. In the event the structure poses a threat to inhabitants or the general public, the City shall pursue prompt, corrective action pursuant to procedures outlined in the adopted Unsafe Building Abatement Code. Property owners shall be advised of available rehabilitation programs and opportunities.</p> <p>*Sub-standard as defined in s.420.0004 FS (1991) - see Appendix A.</p>	<p>Consider rephrasing the policy to incentivize pre-disaster buildback of unsafe structures through Comprehensive Plan and supplementary Land Development Code regulations.</p>			X
Other	New policies may be considered to accomplish the City's vision.			X

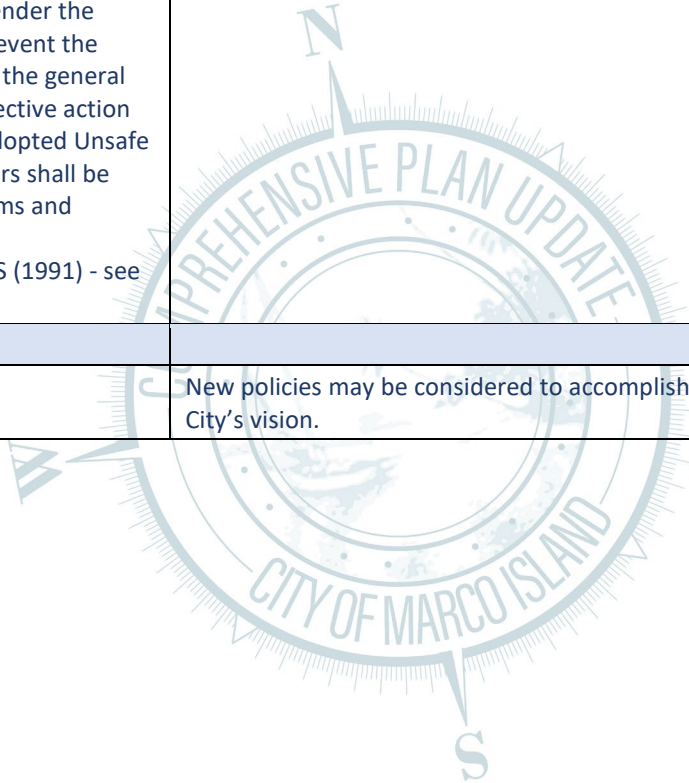


Table 17: Infrastructure Element Review

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
A. POTABLE WATER SUB-ELEMENT				
<p><u>GOAL</u> ASSURE A SUFFICIENT, DEPENDABLE, AND HIGH QUALITY POTABLE WATER SUPPLY TO MEET THE NEEDS OF MARCO ISLAND ON A TIMELY BASIS, AT A REASONABLE COST, AND, AT A MINIMUM, COMPLIES WITH ALL FEDERAL AND STATE REQUIREMENTS TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC.</p>	Expand to address infrastructure planning as a tool to manage and direct growth and redevelopment to appropriate locations in the City.	X		
<p>OBJECTIVE 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 Standards established by this Plan. The development and utilization of new potable water supply sources shall be based upon the information, guidelines and procedures identified within the City's Ten Year Water Supply Facilities Work Plan (FY 2008-2009 through 2017 through 2018), the City's Utility Master Plan, and the Lower West Coast Water Supply Plan prepared by the South Florida Water Management District.</p>	Consider revising/streamlining by moving discussion on the Water Supply Facilities Work Plan to a separate policy and eliminating dates.			X
<p>Policy 1.1.1: The City of Marco Island will require that public potable water facilities and services meet or exceed adopted Level of service (LOS) standards throughout the next five years.</p>	No comment.	X		
<p>Policy 1.1.1.5: The adopted LOS standard for potable water will be 200 gallons per capita per day.</p>	Review to ensure consistent with current standards.	X		
<p>Policy 1.1.3: The City shall continue to provide potable water facilities and services sufficient to accommodate</p>	Consider additional sub policy language to prohibit issuance of building permits unless service is adequate and available.	X		

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
and maintain projected growth and development through build-out.				
[Measurement: Annual report provided by service provider addressing items listed in Policy 1.1.4.]	Some text is missing in current plan – no Policy 1.1.4 listed.			X
Policy 1.1.5: The City has developed and adopted a Ten Year Water Supply Facilities Work Plan, dated July, 17, 2008, authored by the City of Marco Island Public Works Department, 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 contained in the City's Ten-Year Water Supply Facilities Work Plan, dated July 17, 2008, authored by the City of Marco Island Public Works Department is hereby incorporated by reference.	Eliminate dates and reference need to regularly update the WSP per state statutes. Consider additional policies to require development to connect to Marco Island Utilities.			X
OBJECTIVE 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.	No comment.	X		
Policy 1.2.1: Require that the Public Works Department 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.	No comment.	X		
Policy 1.2.2: Maximize the use of existing facilities prior to the expansion of non-LOS based potable water system expansion projects.	No comment.	X		

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
Policy 1.2.3: The City will thoroughly review all non-LOS based potable water system expansion project proposals to ensure that the project is designed consistent with development densities proscribed in the Future Land Use Map Plan to curtail the potential over-sizing of facilities to encourage urban sprawl.	No comment.	X		
	<p>Moved from Section E. Groundwater</p> <p>Policy 1.4.2: Should any non-city entity responsible for potable water services 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 action to increase capacity to ensure continued compliance with the adopted LOS.</p> <p>Consider additional policies to limit public expenditures for potable water that would have the effect of directly subsidizing private development.</p>			
OBJECTIVE 1.3: The City will investigate, support and encourage efforts to reduce the use of potable water for non-household consumptive uses.	No comment.	X		
Policy 1.3.1: The City will consider the introduction and implementation of a conservation program and will maintain quarterly monitoring reports to track water usage.	Update to existing conditions, such as “will continue to implement”.			X
Policy 1.3.2: Within two years of Plan adoption the City will thoroughly review and revise, as necessary, the landscape ordinance to encourage the use of native and drought tolerant plants permitted in conjunction with new development.	Update to current conditions.			X

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
Policy 1.3.3: Within three years of Plan adoption the City will review and revise, if necessary, the amount of lawn area required for new development.	Update to current conditions.	X		
Policy 1.3.4: The City will continue, to the greatest extent possible, the installation of reclaimed water facilities to be most cost effective to consumers.	No comment.	X		
OBJECTIVE 1.4: The City will ensure thoughtful, thorough, pre- and post-storm planning to ensure minimal disruption in service to customers.	No comment.	X		
Policy 1.4.1: To provide the public with essential information concerning plans in the event of a storm event, the Public Works Department will prepare a detailed hurricane and/or emergency operation plan.	No comment.			X
Policy 1.4.2: The City will seek full recovery of service within two (2) weeks of any category 3 hurricane for 80% of their customers on Marco Island.	Consider an update based upon current emergency management planning goals and outcome of Hurricane Irma.			X
OBJECTIVE 1.5: The City will implement 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.	No comment.	X		
Policy 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.	No comment.	X		

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
B. SANITARY SEWER SUB-ELEMENT				
<u>GOAL 1</u> 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.	No comment.	X		
OBJECTIVE 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 Level of Service (LOS) standards throughout the next five years.	No comment.	X		
Policy 1.1.1: The LOS for wastewater treatment capacity will be 100 gallons per capita per day (gpcd).	Review to ensure consistent with current standards.			X
Policy 1.1.2: 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 notify the City in writing as to how and when the entity will take action to increase capacity to ensure continued compliance with the adopted LOS.	No comment.	X		
Policy 1.1.3: Within two years of Plan adoption, 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.	Update to current conditions.	X		
Policy 1.1.4: The owner of each lot or parcel of land within an established sewer district upon which lot or parcel of land any improvement is now situated or shall hereafter be situated, shall, if the District operates and	Eliminate date/timeframe for new planning horizon.			X

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
maintains distribution and/or collection facilities along the frontage of their property, connect or cause such improvements to be connected with the sewer of the District at the time a permit (development order) is approved, or by January 2003 for existing dwelling units. However, no connection or connections shall be required through the development order where the sewer system or line is more than two hundred (200) feet from such property line.	Consider additional policies to limit public expenditures for sanitary sewer that would have the effect of directly subsidizing private development.			
OBJECTIVE 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.	No comment.	X		
Policy 1.2.1: The City will support 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.	No comment.	X		
Policy 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.	No comment.	X		
Policy 1.2.3: Within two years of Plan adoption 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.	Eliminate date/timeframe for new planning horizon.			
OBJECTIVE 1.3: Surface waters in canals near septic tank sites and areas in the vicinity of public sewers will	No comment.	X		

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
be monitored for compliance with criteria cited in Chapter 620.403.530, F.A.C. for Class III waters.				
Policy 1.3.1: Upon Plan adoption the City shall implement a surface water quality monitoring program. Such program shall involve monthly monitoring at ten (10) sampling sites that have been selected to represent historical sampling sites, waterway tidal exchanges, septic tank areas, sewer areas, and stormwater outfalls. The program is designed to conduct long term monitoring of the Total Coliform, Fecal Coliform, and Total Nitrogen(Nitrate/Nitrite) levels.	Consider relocating details to sub-policy or administrative code.	X		
<p>Policy 1.3.2: The following water quality standards for Class III waters shall not be exceeded (per Chapter 62.302.530, F.A.C.):</p> <ul style="list-style-type: none"> • Fecal Coliform bacteria counts (measured in Number of Colonies/100 ml) shall not exceed a monthly average of 200, nor exceed 400 in 10% of the samples, nor exceed 800 on any one day. • Total Coliform bacteria counts (measured in Number of Colonies/100 ml) shall not exceed 1,000 as a monthly average, nor exceed 1,000 in more than 20% of the samples examined during any month, nor exceed 2,400 on any one day. • Total Nitrogen water quality standards shall not exceed 0.05 milligrams/liter (ml/l) as Nitrogen (N). 	Consider relocating details to sub-policy or administrative code details to sub-policy or administrative code.			X
Policy 1.3.3: Sample results will be provided to the City after analysis for microbiology and Total Nitrogen. If sample(s) results exceed permissible levels as identified in Policy 1.3.2 re-sampling of the location(s) shall occur within 48 hours. Should the re-sampling results	No comment.	X		

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
continue to exceed permissible levels the City shall immediately contact the Collier County Department of Health and request prompt investigation and corrective action by Department officials.				
Policy 1.3.4: The City shall promptly respond to citizen requests for water quality sampling at other non-designated locations.	No comment.	X		
Policy 1.3.5: Beginning June 1, 2001, for all properties utilizing septic tanks, prior to the issuance of a development order that authorizes any increase in the square footage of an existing structure, installation of a swimming pool or spa, or for the demolition of an existing structure, the applicant shall provide the City with a report from a licensed individual or firm stating that the existing septic system has been inspected and found to be in good working order. Should the report find the septic system is deficient the Collier County Department of Health will be notified and requested to initiate appropriate corrective actions.	Consider editing for clarity as follows: <u>Policy 1.3.5: Development orders for properties utilizing septic tanks that wish to increase the square footage of an existing structure, install a swimming pool or spa, or demolish an existing structure, shall provide the City with a report from a licensed individual or firm stating that the existing septic system has been inspected and found to be in good working order. Should the report find the septic system is deficient the Collier County Department of Health will be notified and requested to initiate appropriate corrective actions.</u>			
Policy 1.3.6: The City will promptly investigate all complaints concerning visible evidence of septic tank seepage, and will immediately report such incident to the Collier County Health Department.	No comment.	X		
C. STORMWATER MANAGEMENT SUB-ELEMENT				
<u>GOAL 1</u> TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC BY ENSURING STORMWATER MANAGEMENT FACILITIES ARE PROPERLY MAINTAIN, ENVIRONMENTALLY SOUND, COST EFFECTIVE, AND MEET THE COMMUNITY'S PRESENT AND FUTURE DEMANDS.	Consider editing as follows: TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC FROM FLOODING DUE TO RAINFALL BY ENSURING STORMWATER MANAGEMENT FACILITIES ARE PROPERLY MAINTAINED, ENVIRONMENTALLY SOUND, COST EFFECTIVE, AND MEET THE COMMUNITY'S PRESENT AND FUTURE DEMANDS, AND ARE CONSISTENT WITH THE COMMUNITY'S CRITERIA FOR			X

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
	<u>THE PRESERVATION OF ENVIRONMENTAL VALUES AND THE CONSERVATION OF NATURAL RESOURCES.</u>			
OBJECTIVE 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 over the next five years.	No comment.	X		
<p>Policy 1.1.1: The LOS design standard for new stormwater management facilities will be the ten (10) year, one (1) 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:</p> <ul style="list-style-type: none"> • LOS Standard A: Upstream (US) Ground Elevation - Upstream Hydraulic Grade Line (US HGL) > 0.5 Ft. • LOS Standard B: US Ground Elevation - US HGL > 0.2 Ft. • LOS Standard C: US Ground Elevation - US HGL > or= 0.0 Ft. • LOS Standard D: US HGL < or= 5.2 Ft. NGVD * • LOS Standard E: US HGL > 5.2 Ft., NVGD * <p>For existing drainage system components a level not to exceed the parameters of LOS shall be adopted.</p> <p>(*) May be acceptable LOS standard at a limited number of roadway locations due to extreme topographical conditions.</p>	Update to current state agency standards, and consider eliminating specifically referencing the standard, as subject to change.			X
Policy 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	No comment.	X		

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
private, that are proposed for expansion and/or reconstruction shall, to the greatest degree practical, meet current stormwater management regulations for quantity discharges.				
Policy 1.1.3: Water quality for development runoff from existing sites proposed for redevelopment or expansion shall, to the greatest degree practical, comply with the more stringent permitting standards and policies of either the South Florida Water Management District and the City of Marco Island. All new developments shall comply fully with permitting standards and policies of the South Florida Water Management District, per F.A.C. Chapter 40E-41 (Surface Water Management, Basin and Related Criteria) or and the City of Marco Island. 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.	Consider editing to incorporate details in a separate sub-policy.			
Policy 1.1.4: The City will allocate sufficient funds in the CIE Plan to address stormwater concurrency deficiencies identified, and ensure that such funds are budgeted.	No comment.	X		
OBJECTIVE 1.2: To limit public expenditures for stormwater facilities that would have the effect of directly subsidizing private development.	No comment.	X		X
Policy 1.2.1: The City shall limit its funding of public stormwater facility expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development in the City.	Remove. Repetitive with Objective.			X
Policy 1.2.2: Policy 1.2.1 shall in no way limit the City's ability to fund and construct public improvements in		X		

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
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 1.3: Surface water in canals will meet the criteria cited in Chapter 62-403.530, F.A.C. for Class II and Class III waters where applicable.	No comment.	X		
Policy 1.3.1: Upon Plan adoption 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 stormwater outfall structure.	No comment.	X		
Policy 1.3.2: Upon Plan adoption, the City of Marco Island will coordinate with Collier County Health Department to request FDEP to 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 high concentrations 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 test results will be made available to the public.	No comment.	X		
OBJECTIVE 1.4: The City will implement a proactive maintenance program to ensure that all current and future stormwater management facilities operate at designed capacity.	No comment.	X		

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
Policy 1.4.1: Based on the results of the Drainage Report the City will develop within one year of Plan adoption a basin management program to ensure timely maintenance of existing and future stormwater facilities.	Update based upon status of the Basin Management Program and consider editing as follows: Policy 1.4.1: Based on the results of the Drainage Report the City will develop within one year of Plan adoption and annually review a the basin management program to ensure timely maintenance of existing and future stormwater facilities.			X
Policy 1.4.2: The City will ensure adequate funding to support the management project through annual budget allocations.	Clarify this policy relates to stormwater management and basin management.			X
Policy 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.	No comment.	X		
D. SOLID WASTE SUB-ELEMENT				
<u>GOAL 1</u> 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.	No comment.	X		
OBJECTIVE 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 throughout the five year planning horizon pursuant to adopted LOS standards.	No comment.	X		
Policy 1.1.1: Monitor County efforts to maintain and regulate collection costs to ensure efficient, dependable, and cost effective service to Marco Island users.	No comment.	X		

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
Policy 1.1.2: Should any non-City entity responsible for solid waste disposal services approach 80% of capacity of the 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 action to increase capacity to ensure continued compliance with the adopted LOS.	No comment.	X		
Policy 1.1.3: Advocate continuation of the mandatory collection of solid waste pursuant to County Ordinance 90-30 as amended.	No comment.	X		
Policy 1.1.4: Support County efforts to assure public awareness and participation in solid waste collection issues by requiring all issues to be addressed in advertised public meetings.	No comment.	X		
OBJECTIVE 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.	No comment.	X		
Policy 1.2.1: The County shall ensure that Naples Landfill operators comply with FDEP regulations, monitor groundwater wells, and continue to closely evaluate test data. Require operators of the Marco Island Transfer Station adhere to FDEP regulations as applicable to that facility.	No comment.	X		
Policy 1.2.2: Support County efforts to secure State and Federal grants to improve the operation and environmental compatibility of the Naples Landfill.	No comment.	X		
Policy 1.2.3: Adoption of the Level of Service (LOS) for the Solid Waste sub-element as contained in the Collier	Consider editing as follows:			X

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
<p>County Growth Management Plan which is described as follows:</p> <p>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).</p> <p>b. A minimum of two (2) years of constructed lined landfill cell capacity at the calculated waste generation rate.</p> <p>c. A minimum of ten (10) years of permittable landfill capacity at the calculated waste generation rate.</p>	<p>Policy 1.2.3: Adoption of the Level of Service (LOS) for the Solid Waste sub-element as contained in the <u>most recently adopted Capital Improvements Elements, Policy 1.5, subsection "F", of the Collier County Growth Management Plan</u>, which is described as follows:</p> <p>d. 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).</p> <p>e. A minimum of two (2) years of constructed lined landfill cell capacity at the calculated waste generation rate.</p> <p>A minimum of ten (10) years of permittable landfill capacity at the calculated waste generation rate.</p>			
<p>Policy 1.2.4: 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.</p>	<p>No comment.</p>	<p>X</p>		
<p><u>GOAL 2</u> ENCOURAGE EXPANSION OF RECYCLING PROGRAM TO INCLUDE OFFICE, COMMERCIAL AND INDUSTRIAL CUSTOMERS TO ENHANCE RE-USE OF WASTE STREAM MATERIALS.</p>	<p>No comment.</p>	<p>X</p>		
<p>OBJECTIVE 2.1: Seek a determination from County Solid Waste Management on the feasibility for expanding recycling program to include office, commercial, and industrial customers within one year of plan adoption.</p>	<p>The Collier Sub-Element Policy 3.1., subsection "c", states: Maintaining and enhancing the County-wide commercial business recycling programs. Consider revisions/updates based upon status of County program.</p>			<p>X</p>

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recomme nded
Policy 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 within two years of plan adoption.	Revise to eliminate timeframes and update per status comment above.			X
Policy 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.	No comment.	X		
GOAL 3 ABATEMENT OF ILLEGAL DUMPING ACTIVITIES.	Revise wording to more clearly state the goal.			X
OBJECTIVE 3.1: Maintain and enhance existing codes and enforcement actions to address and abate illegal dumping activities.	No comment.	X		
Policy 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.	No comment	X		
Policy 3.1.2: Ensure prompt code enforcement actions against parties responsible for illegal dumping.	No comment.	X		
Policy 3.1.3: Increase awareness to the issue of illegal dumping through public outreach efforts such as press releases, pamphlets, and public meetings.	No comment.	X		
E. NATURAL GROUNDWATER AQUIFER RECHARGE				
GOAL 1 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.	Consider changing descriptor to reflect status as a sub-element.			X

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
OBJECTIVE 1.1: Require service providers to ensure that federal and state standards are met or exceeded for any groundwater storage system (ASR).	Consider editing for clarity as follows: OBJECTIVE 1.1: Require <u>the SFWMD, water suppliers, and Florida Department of Environmental Protection service providers</u> to ensure that federal and state standards are met or exceeded for any groundwater storage system (ASR) <u>within the City's service area.</u>			X
Policy 1.1.1: Upon Plan adoption the City will coordinate with the service provider to receive copies of monitoring reports as prepared or required by appropriate regulatory agencies.	Edit to remove time reference to plan adoption and include requirement for annual monitoring. Consider additional polices, including implementation of the County wellfield protection ordinance and reference map of existing Island wellfields.			X
OBJECTIVE 1.2: Continue to support agencies that have programs that monitor underground storage tanks, business hazardous waste storage and disposal, and septic tank system permitting, through diligent plan review, water quality testing, and proactive response to citizen complaints.	Consider adding specific local and state agencies for clarity.			X
Policy 1.2.1: Maintain cooperative relationship with Collier County to ensure prompt response to any event relating to the above-mentioned programs.	Consider citing Public Utilities Department of Collier County for clarity.			
Policy 1.2.1.5: Beginning June 1, 2001, for all properties utilizing septic tanks, prior to the issuance of a development order that authorizes any increase in the square footage of an existing structure, installation of a swimming pool or spa, or for the demolition of an existing structure, the applicant shall provide the City with a report from a licensed individual or firm stating that the existing septic system has been inspected and found to be in good working order. Should the report find the septic system is deficient the Collier County	Remove. Repeated in Policy 1.3.5.			X

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
Department of Health will be notified and requested to initiate appropriate corrective actions.				
Policy 1.2.2: The City of Marco Island will cooperate with emergency water conservation measures mandated by the South Florida Water Management District.	No comment.	X		
OBJECTIVE 1.3: Provide appropriate land use and development regulations to protect the functions of natural groundwater aquifer recharge areas and natural drainage features.	No comment.	X		
Policy 1.3.1: Require, where applicable, full compliance with existing regulations concerning well construction, site excavation, soil erosion control, and/or groundwater protection, as part of the site development review process.	Cite the City as the specific agency controlling the site development review process, and other applicable agencies for clarity.			X
Policy 1.3.2: Create, if necessary, a composite map by 2003 of natural groundwater aquifer recharge areas and natural drainage features, to more accurately assess these resources and establish a baseline for future monitoring.	This map has not been created as mandated. Remove or revise policy timeline.			X
OBJECTIVE 1.4: Ensure the continued supply and delivery of potable water, which is sufficient in quality and quantity to meet projected demands of all consumers.	Duplicated in Section A. Potable Water. Remove.			X
Policy 1.4.1: The City will require that the entity providing public potable water facilities and services meet or exceed adopted Level of Service (LOS) standards throughout the next five years.	Duplicated in Section A. Potable Water. Remove.			X
Policy 1.4.2: Should any non-city entity responsible for potable water services approach 80% of capacity in	Recommend relocating to Section A. Potable Water			X

2009 Comprehensive Plan Reference: Infrastructure Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
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 action to increase capacity to ensure continued compliance with the adopted LOS.				
Policy 1.4.3: Thoroughly review the current Landscape Ordinance to further encourage and/or require the incorporation of native and drought tolerant plant materials and low volume irrigation systems to encourage conservation of water resources.	Recommend relocating to Section A. Potable Water			X
Policy 1.4.4: 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.	Recommend relocating to Section A. Potable Water			X
Policy 1.4.5: The City will cooperate with emergency water conservation measures mandated by the South Florida Water Management District.	Moved to Section A. Potable Water			X
OBJECTIVE 1.5: Require provider to ensure that federal and state standards are met or exceeded for any groundwater storage system (ASR).	Duplicated in Objective 1.1, recommend removal.			X
Policy 1.5.1: Coordinate with provider to receive copies of monitoring reports as prepared by appropriate regulatory agencies.	Duplicated in Policy 1.1.1, recommend removal.			X
Policy 1.5.2: The City of Marco Island will continue to support Collier County's program to properly manage and dispose of hazardous wastes.	Duplicated in other policy, recommend removal.			X
Other	New policies may be considered to accomplish the City's vision.			X

Table 18: Conservation and Coastal Management Element Review

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recomme nded
<p><u>GOAL 1</u> TO CONTINUE TO PROTECT, PROMOTE, AND ENHANCE THE COASTAL AND NATURAL RESOURCES IN AND AROUND THE MARCO ISLAND COMMUNITY THROUGH PRUDENT MANAGEMENT, PUBLIC EDUCATION, APPROPRIATE REGULATIONS AND ENFORCEMENT, AND ACTIVE PARTNERSHIPS WITH ALL OTHER INTERESTED PARTIES.</p>	<p>Goal 1 and 2 are similar enough to consolidate.</p>			<p>X</p>
<p>OBJECTIVE 1.1: Sustain the City's high ambient air quality from potential degradation.</p>	<p>Consider relocation of this objective to later in the Element. Air Quality is a result of other conservation efforts. This should be a later objective. Start with more action-oriented objectives.</p>			<p>X</p>
<p>Policy 1.1.1: Utilize monitoring results from state agencies to ensure Federal air quality standards are met or exceeded.</p>	<p>No comment. Consider additional policies to implement the objective and tie to transportation, mobility, open space, land uses, etc.</p>	<p>X</p>		
<p>OBJECTIVE 1.2: Maintain and/or improve the water quality of the community's water bodies based on current FDEP designations.</p>	<p>Consider following revision to verbiage: <u>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.</u></p>			
<p>Policy 1.2.1: Upon Plan adoption, the City of Marco Island will coordinate with Collier County Health Department to request FDEP to conduct bi-annual water quality tests in and adjacent to waterways for bacteriological information for public</p>	<p>No Comment</p>	<p>X</p>		

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
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 high concentrations 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 test results will be made available to the public.				
Policy 1.2.2: Maintain cooperative relationships with 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.	Consider relocating/re-ordering policies to place intergovernmental coordination at the end, with more meaningful policies on how the City can directly address the objective in the forefront.			X
Policy 1.2.3: Ensure that all new septic systems are designed, reviewed, permitted, and installed in accordance with all applicable rules and regulations.	<p>Consider editing to discourage use of septic tanks, such as:</p> <p>Policy 1.2.3: <u>Require all new developments to connect to public sewer if available. If not, ensure that all new septic systems are designed, reviewed, permitted, and installed in accordance with all applicable rules and regulations.</u></p> <p>Also consider new Sub-Policy: In the interests of preserving public health and of preserving and enhancing environmental quality, it is in the public interest to abate and cease the use of septic tanks and wastewater treatment package plants where and when sanitary sewer is available. Identify the existing inventory of septic tanks in the City, evaluate water quality issues associated with them, and coordinate with property owners, local utility providers and Florida Department of Environmental Protection to develop a program, schedule and funding to convert from septic tank use to sanitary sewer facilities. Abatement of the</p>			X

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
	use of private potable water wells and conversion to central water facilities should be considered in conjunction with this program.			
Policy 1.2.4: Conduct, at a minimum, one annual educational outreach program to enhance public awareness of water quality issues for waterbodies on an around Marco Island.	Consider expanding as follows: Policy 1.2.4: Conduct, at a minimum, one annual educational outreach program to enhance public awareness of water quality issues for waterbodies on an around Marco Island <u>including but not limited to responsible fertilizer practices designed and implemented specifically to reduce nutrient runoff into wetlands and waterways.</u>			X
Policy 1.2.5: 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.	No comment.	X		
Policy 1.2.6: The City shall assess projected water needs and sources and in coordination with the Lower West Coast Water Supply Plan and the City's adopted Ten Year Water Supply Facilities Work Plan to ensure that adequate water supplies and facilities are available.	No comment.	X		
OBJECTIVE 1.5: Conserve and protect the existing native vegetative and marine habitats.	Consider expanding text as follows: OBJECTIVE 1.5: Conserve and protect the existing native vegetative and marine habitats <u>including but not limited to the following environmentally sensitive coastal areas:</u> <u>wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic</u>			X

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
	<u>preserves, bays, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds.</u>			
Policy 1.5.1: The City of Marco Island will cooperate and coordinate with existing county, state and federal agencies to ensure that established regulatory and enforcement efforts to protect mangrove, estuarine, beach, bay, river, and wetland systems are followed.	Consider rewording as follows: Policy 1.5.1: The City of Marco Island will cooperate and coordinate with existing county, state and federal agencies to ensure that established regulatory and enforcement efforts to protect mangrove, estuarine, beach, bay, river, and wetland systems are followed.			X
Policy 1.5.2: Increase public awareness of critical wildlife areas and natural preserves by education, allowing appropriate access, but also reporting violations of the rules and regulations to the appropriate agencies.	No comment.	X		
Policy 1.5.3: Regularly monitor activities that are within the City's jurisdiction to assess whether local rules and regulations or other actions are needed to ensure that the natural resources are conserved and protected for long-term viability.	Not specific enough to be relevant. Consider removal.			X
OBJECTIVE 1.6: Continually seek 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.	No comment.	X		
Policy 1.6.1: After Plan adoption the City will pursue grant opportunities for preservation of natural areas.	No comment.	X		
Policy 1.6.2: The City will participate, to the extent consistent with the Comprehensive Plan,	No comment.	X		

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
with other entities involved in the improvement and preservation of surrounding ecosystems.				
OBJECTIVE 1.7: Ensure species listed as endangered, threatened, or of special concern that inhabit the environments in and around the City of Marco Island are protected.	No comment.	X		
Policy 1.7.1: Increase cooperation with local, state and federal agencies in protecting wildlife species listed as endangered, threatened, or of special concern, and protect and conserve the habitats in which they reside.	Consider revising to include measurable mechanism for increasing cooperation.			X
Policy 1.7.1.5: City staff will continue to monitor, post, and track gopher tortoise and burrowing owl nests on vacant properties, and to respond to citizen inquiries concerning species that are endangered, threatened, or of special concern.	No comment.	X		
Policy 1.7.2: Approval of any development plans will depend on if all local, state and federal permits pertaining to listed species are obtained correctly and filed with the City of Marco Island.	Consider editing as follows: Policy 1.7.2: Approval of any development plans will depend on if <u>is contingent on acquiring</u> all local, state and federal permits pertaining to listed species are obtained correctly and filed with the City of Marco Island.			X
Policy 1.7.3: Continue and increase public appreciation and awareness of native wildlife and habitats in and around the community through newspaper articles, brochures, presentations, workshops, and other means of education.	No comment.	X		
OBJECTIVE 1.8: Ensure identified and potential wetlands are protected from unlawful, intrusive	No comment.	X		

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
actions which could result in environmental damage or degradation.				
Policy 1.8.0.5: The "potential wetland area" map produced by SFWMD and incorporated into the Future Land Use Map series shall be continually refined to more accurately assess existing resources, delineation of fresh and tidal wetlands, and establish a baseline for further monitoring. (See Figure 5).	Consider revising to incorporate language that the map is conceptual as a planning tool and final confirmation of jurisdictional wetland boundaries will be determined by appropriate state and federal agencies.			X
Policy 1.8.1: City personnel shall respond promptly to any and all situations involving activities within identified and potential wetland areas and, will obtain such outside regulatory agency assistance as deemed warranted, to ensure compliance with all State and Federal rules and regulations concerning wetland management.	No comment.	X		
Policy 1.8.2: Require that all wetland features be accurately identified, when applicable, on site development plan submittals prior to permit issuance.	No comment.	X		
Policy 1.8.3: The City shall require that best management practices 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).	Consider additional sub-policies relating to green infrastructure, low impact design, and other best management practices.	X		
Policy 1.8.3.1: Any proposed development or redevelopment project that contains a jurisdictional wetland (one acre or more) area shall be required to obtain all Federal and State permits prior to the	Revise for compliance with Florida Statutes.		X	

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
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.				
Policy 1.8.3.2: Any proposed development or redevelopment project that contains nonjurisdictional 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.	Revise for compliance with Florida Statutes.		X	
Policy 1.8.3.3: 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.).	No comment.	X		
Policy 1.8.3.4: 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.	No comment.	X		
Policy 1.8.3.5: 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.	No comment.	X		
Policy 1.8.3.6: Automotive wrecking facilities, junkyards, chemical manufacturing plants, refineries, asphalt batch plants, and tanneries are deemed to be incompatible uses of property that	Consider eliminating and relocating to the Land Development Code, if appropriate.	X		

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
contain wetland resources. No such use shall be granted a development order for construction or expansion, if the site development plan shows existing wetland resources on or adjacent to the subject property.				
Policy 1.8.3.7: The City shall encourage the acquisition of known wetland resources by conservation organizations to ensure their preservation.	No comment.	X		
Policy 1.8.3.8: Within three years of Plan Adoption, the City will seek partners to consider a preliminary study on the feasibility of establishing a wetlands bank on the Island.	Eliminate time mandate and revisit if intent of the policy is still relevant.			X
OBJECTIVE 1.9: Ensure conservation of the City's potable water source through the utilization of water conservation and reuse techniques.	No comment.	X		
Policy 1.9.1: Continue utilization and expansion of the City's stormwater reuse program for landscape irrigation.	No comment.	X		
Policy 1.9.2: Encourage water conservation through the use of Green Building construction and design techniques.	No comment.	X		
Policy 1.9.3: Continue to promote water conservation through the public education programs listed, including, but not limited to information regarding the City's Ten Year Water Supply Facilities Work Plan.	No comment.	X		
Policy 1.9.4: Continue irrigation restrictions consistent with the City's Code of Ordinances and modify restrictions when necessary in coordination with the	No comment.	X		

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
South Florida Water Management District's water conservation initiatives and requirements.				
GOAL 2 TO CONSERVE AND MANAGE THE ENVIRONMENTAL RESOURCES AND MAN-MADE USES IN THE COASTAL AREA OF MARCO ISLAND.	Consider combining with Goal 1			
OBJECTIVE 2.1: 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.	No comment.	X		
Policy 2.1.1: 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 in design.	No comment.	X		
Policy 2.1.1.5: As future beach renourishment projects are proposed and planned, the City will support opportunities to increase public access, with or without attendant parking facilities.	No comment.	X		
Policy 2.1.1.6: The City shall make the re-opening/reestablishment of public access points a priority as part of the post-disaster redevelopment planning program.	No comment.	X		
Policy 2.1.2: Sand dunes shall be protected and recreated whenever they are damaged by human or natural actions. Native dune plants should be protected, and non-native exotics removed.	No comment.	X		

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
Appropriate signage shall be installed by year 2003 to protect dune areas from human intrusion.				
Policy 2.1.3: The City will strictly enforce existing Vehicles on the Beach Regulations.	Consider expanding to tie the concept to beach renourishment.	X		
Policy 2.1.4: Proposed development and re-development projects seaward of the Coastal Construction Control Line may be permitted provided it complies with this Comprehensive Plan and all state and local permitting requirements.	No comment.	X		
Policy 2.1.5: 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 previous priorities are not possible.	Consider additional verbiage to indicate when rip-rap will be allowed and what is considered "not possible".			X
OBJECTIVE 2.2: Protect, conserve and enhance coastal wetlands, living marine resources, coastal barriers, and wildlife habitats through diligent monitoring and cooperation / coordination with appropriate entities and agencies.	Repetitive with Objective 1.5. Consider removal.			X
Policy 2.2.1: The City of Marco Island will continue to cooperate with County, State and Federal entities responsible for regulation and enforcement of activities associated with the protection and enhancement of mangrove, estuarine, beach, bay, river and wetland systems.	Repetitive with Objective 1.5. Consider removal.			X

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
Policy 2.2.2: Maintain cooperative relationships with governmental agencies to ensure prompt response, reporting, and/or investigation of events that may threaten the quality of water resources in and around Marco Island.	Repetitive with Objective 1.5. Consider removal.			X
OBJECTIVE 2.3: Ensure that during the review of any commercial or multi-family project abutting the community's shoreline that resources are prudently utilized to support existing and future water-dependent and water-related uses that will promote public access, public awareness of shoreline issues, and sound environmental design.	No comment.	X		
Policy 2.3.1: 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 by the City of Marco Island for issuance of permits.	No comment.	X		
Policy 2.3.2: All new marinas shall be subject to review by the Regional Planning Council for a determination of whether such facility would be a development of regional impact (ORI).	No comment.	X		
Policy 2.3.3: All beach vendors will be required to obtain an annual vendor permit from the City pursuant to the City's adopted Beach Management Regulations.	No comment.	X		
Policy 2.3.4: Within five years of Plan adoption, the City will investigate and create a mechanism to establish a dedicated pedestrian promenade easement along major bulkheads of commercial zoned property and dedicated easement from the promenade to the	Consider editing as follows: Policy 2.3.4: Within five years of Plan adoption, the City will investigate and create a mechanism to <u>LDC amendments to establish a dedicated pedestrian promenade easement along major bulkheads of</u>			

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
nearest public access for all new development and redevelopment projects.	commercial zoned property and dedicated easement from the promenade to the nearest public access for all new development and redevelopment projects.			
	Consider adding a new policy: “Engage in public-private partnerships that foster the responsible use and enjoyment of parks and preserve areas.”			
<u>GOAL 3</u> TO MINIMIZE HUMAN AND PROPERTY LOSS DUE TO TROPICAL STORMS AND HURRICANES.	Consider editing as follows: “Goal 3: 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.”			X
	Consider new objective to address resiliency, such as: “Improve the function of natural systems as a defense against coastal flooding.”			X
OBJECTIVE 3.1: Reduce the threat of loss of life and property resulting from tropical storms and hurricanes through diligent, cooperative preparation planning, improved evacuation and sheltering facilities, and public education.	Consider editing as follows: “Reduce the threat of loss of life and property resulting from tropical storms and hurricanes through diligent, cooperative <u>emergency</u> preparation planning, improved evacuation and sheltering facilities, and public education.”			X
Policy 3.1.0.5: As virtually the entire Island is an evacuation zone for a Category One hurricane future development and redevelopment shall be limited to and not exceed the densities and/or intensities identified on the Future Land Use Map. This policy shall not preclude reconstruction of structures as authorized under Policy 3.3.3 or the subsequent Post-Disaster Redevelopment Plan.	Consider renumbering and editing as follows: As virtually the entire Island is an evacuation zone for a Category One hurricane <u>Limit</u> future development and redevelopment shall be limited to and not exceed the densities and/or intensities identified on the Future Land Use Map. <u>This policy shall not preclude except where</u> reconstruction of structures as authorized under Policy 3.3.3 or the subsequent Post-Disaster Redevelopment Plan.			X

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
<p>Policy 3.1.1: The City shall maintain and enforce building codes at least as stringent as required by Florida law to limit the potential damage of structures from hurricanes and tropical storms. These codes shall include wind-resistance commensurate with the risk of a coastal environment and building elevation requirements that conform with federal laws and Flood Insurance Rate Maps.</p>	<p>Consider editing as follows: The City shall maintain and enforce the Florida building codes, federal laws and Flood Insurance Rate Maps at least as stringent as required by Florida law to limit the potential damage of structures from hurricanes and tropical storms and coastal flooding events. These codes shall include wind-resistance commensurate with the risk of a coastal environment and building elevation requirements that conform with federal laws and Flood Insurance Rate Maps.</p>			X
<p>Policy 3.1.2: The City will continue to actively participate and interact with the County's Local Emergency Management Planning (LEMP) organization to foster enhanced emergency planning with special emphasis on maintaining or reducing hurricane evacuation times from Marco Island.</p>	<p>Move to new CEMP objective below.</p>			X
<p>Policy 3.1.3: The City will develop a local hurricane plan, which will be annually reviewed and revised before June 1st.</p>	<p>Revise to address public distribution and notification efforts.</p>			X
<p>Policy 3.1.4: Strongly advocate the expansion of the Jolley Bridge facilities to the MPO's funded priority list, and continue all efforts necessary until project completion.</p>	<p>No comment.</p>	X		
<p>Policy 3.1.5: The City will work through the County staff to ensure that hurricane evacuation shelters meet or exceed Red Cross standards, and that facilities are provided to meet the needs of elderly and disabled persons.</p>	<p>No comment.</p>	X		
<p>Policy 3.1.6: Upon plan adoption the City will conduct at least one public hurricane preparation meeting before hurricane season, and seek the assistance of local groups and</p>	<p>No comment.</p>	X		

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
associations to distribute pertinent materials on hurricane preparation and evacuation.				
OBJECTIVE 3.2: To limit public expenditures for infrastructure that would have the effect of directly subsidizing private development.	This Objective and associated policies are included Infrastructure Elements under STORMWATER MANAGEMENT SUB-ELEMENT, Objective 1.2 and within the Capital Improvements Element. Consider removing due to redundancy.			X
Policy 3.2.1: The City shall limit it's 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.	Consider removal per above.			X
Policy 3.2.2: Policy 3.2.1. shall in no way limit the City's ability to fund and construct public improvements in order to provide adequate infrastructure to serve the Future Land Use Plan development pattern or development for which rights were vested prior to enactment of this Plan.	Consider removal per above.			X
Policy 3.2.3: Such infrastructure improvements shall be consistent with adopted Levels of Service (LOS) contained in the Concurrency Management System (CMS) at the time of Plan adoption.	Consider removal per above.			
Policy 3.2.4: The maximum density of future residential development is limited to the densities described in the Future Land Use Element in recognition of natural hazards and existing population concentrations.	Consider relocation under Objective 3.1			X
OBJECTIVE 3.3: The City will utilize a post-disaster redevelopment plan and associated build-back policies	Update to reflect Peril of Flood statute changes per 163.3178 including changes to strengthen consistency		X	X

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
to reduce or eliminate the exposure of human life, and public and private property to catastrophic disasters.	<p>and build in resiliency to a higher degree in the Plan. Consider editing as follows and/or incorporating as a policy and sub-policies under Objective 3.1. “The City will utilize <u>the adopted</u> post-disaster redevelopment plan and associated build-back policies to reduce or eliminate the exposure of human life, and public and private property to catastrophic disasters.”</p> <p>Also consider in addition to post disaster build-back, consider adoption of a pre-disaster build-back program to be proactive.</p>			
<p>Policy 3.3.1: Prior to the start of the 2001 Hurricane season the City shall adopt a post-disaster redevelopment plan and associated build-back policies. The plan, at a minimum shall address the following issues:</p> <ul style="list-style-type: none"> • What constitutes a catastrophic disaster which would trigger implementation of adopted measures • Establishment of pertinent definitions and thresholds • Establishment of post-disaster redevelopment priorities • Establish restoration priorities for essential services and facilities • Post-disaster debris clearance and disposal strategies • Determination of damage, build-back policy, moratoria, emergency repairs, and emergency permitting system • Economic redevelopment policies • Guidelines for acquiring damaged properties • Interaction with Collier County and the SWFRPC. 	<p>Consider streamlining as follows: Prior to the start of the 2001 Hurricane season the City shall adopt a <u>Regularly review the</u> post-disaster redevelopment plan <u>in the Marco CEMP</u> and associated build-back policies <u>established in the LDC Chapter 6, Article VI.</u> The plan, at a minimum shall address the following issues:</p> <ul style="list-style-type: none"> • What constitutes a catastrophic disaster which would trigger implementation of adopted measures • Establishment of pertinent definitions and thresholds • Establishment of post-disaster redevelopment priorities • Establish restoration priorities for essential services and facilities • Post-disaster debris clearance and disposal strategies • Determination of damage, build-back policy, moratoria, emergency repairs, and emergency permitting system • Economic redevelopment policies 			X

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
	<ul style="list-style-type: none"> • Guidelines for acquiring damaged properties • Interaction with Collier County and the SWFRPC. 			
<p>Policy 3.3.2: The City's interim build-back policy will be written such that structures which have been damaged by natural or manmade to the 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. Existing conforming structures which have been damaged to the extent that the cost of their reconstruction or repair exceeds fifty percent (50%) of the replacement value of the structure may be reconstructed, but in accordance with the legally documented actual use, density, size, style and type of construction including square footage existing at the time of destruction, thereby allowing such structures to be rebuilt or replaced to the size, style, and type of their original construction, including their original square footage; provided, however, that the affected structure, as rebuilt or replaced, complies with all applicable Federal and State regulations and local regulations which do not preclude reconstruction otherwise intended by this policy. This policy shall not extend to non-conforming boat docking facilities or signs.</p>	<p>Consider editing as follows:</p> <p>Policy 3.3.12.5: The City's interim build-back policy shall allow will be written such that structures which have been damaged by natural or manmade to the 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. Existing conforming structures which have been damaged to the extent that the cost of their reconstruction or repair exceeds fifty percent (50%) of the replacement value of the structure may be reconstructed, but in accordance with the legally documented actual use, density, size, style and type of construction including square footage existing at the time of destruction, thereby allowing such structures to be rebuilt or replaced to the size, style, and type of their original construction, including their original square footage; provided, however, that the affected structure, as rebuilt or replaced, complies with all applicable Federal and State regulations and local regulations which do not preclude reconstruction otherwise intended by this policy. This policy shall not extend to non-conforming boat docking facilities or signs.</p>			X
<p>Policy 3.3.2.5: Upon adoption of the Post-Disaster Redevelopment Plan policies 3.1.1 and 3.3.2 shall be rendered null and void.</p>	<p>Consider removal.</p>			X

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
Policy 3.3.3: 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.	No comment.			X
Policy 3.3.4: The City's post-disaster plan shall be drafted to insure maximum coordination and clear lines of command and communication with Collier County's Emergency Management personnel and affected County departments to expedite post-disaster recovery.	Consider removal.			X
Policy 3.3.5: Such 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.	Move to new objective below.			X
	Consider new objective as follows: OBJECTIVE: Regularly review the Marco Island Comprehensive Emergency Management Plan (Marco CEMP) and Flood Plain Management 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.			X
	MOVED FROM ABOVE			X

2009 Comprehensive Plan Reference: Conservation and Coastal Management Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
	Policy 3.1.2: The City will continue to actively participate and interact with the <u>Collier County CEMP</u> County's Local Emergency Management Planning (LEMP) organization to foster enhanced emergency planning with special emphasis on maintaining or reducing hurricane evacuation times from Marco Island.			
	Policy 3.3.5: Such The 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.			X
Other	New policies may be considered to accomplish the City's vision and address revisions for consistency with State Statutes.			X

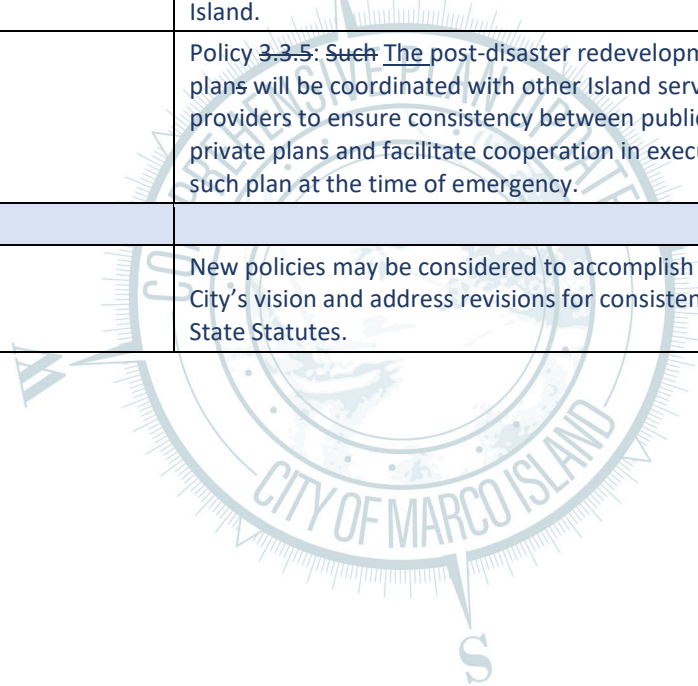


Table 19: Parks and Open Space Element Review

2009 Comprehensive Plan Reference: Parks & Open Space Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
<u>GOAL 1:</u> TO ENHANCE MARCO ISLAND’S OPEN SPACE AND RECREATIONAL OPPORTUNITIES WHILE MAINTAINING ITS TROPICAL, SMALL TOWN CHARACTER.	No comment.	X		
OBJECTIVE 1.1: Establishment of minimum Level of Service (LOS) standards for community parklands and regional parkland acreages per 1,000 residents.	Parks LOS standard no longer required by Florida Statutes. Consider removing/revising based upon existing and projected park needs.			X
Policy 1.1.1: The City will utilize the following minimum LOS standard for community parkland on Marco Island: 1.2882 acres of active parkland/1,000 permanent residents.	Parks LOS standard no longer required by Florida Statutes. Consider removing/revising based upon existing and projected park needs.			X
Policy 1.1.2: The adopted LOS standard for regional parkland will be 2.9142 acres per 1,000 residents as established by the provider Collier County.	Parks LOS standard no longer required by Florida Statutes. Consider removing/revising based upon existing and projected park needs.			X
Policy 1.1.3: The City will consult recommended 2010 Population Guidelines for User-Oriented Outdoor Recreation Activity Tables to address projected shortfalls in amenities as recreational sites are either upgraded or improved	Consider updating policy with current guidelines.			X
OBJECTIVE 1.2: To seek additional recreational and open space sites on Marco Island and maintain and enhance the existing sites.	No comment.	X		
Policy 1.2.1: Upon Plan adoption, the City will investigate vacant property on Marco Island that could be suitable for a future park or community/cultural center.	Consider removing language “upon plan adoption”. This policy is outdated based upon completed and ongoing efforts to build new parks and should be updated to reflect new planning horizon.	X		X
Policy 1.2.2: Within three years of the Plan's effective date, the City will investigate designating Tracts C and	Remove – policy is completed. Tracts C and D are passive parks owned by City of Marco Island per the Collier County Property Appraiser data.			X

2009 Comprehensive Plan Reference: Parks & Open Space Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
D on Winterberry Drive as a Passive Park/open space and begin public input on potential improvements.				
Policy 1.2.3: The City will actively seek acquisition of recreational land and/or open space through submission of grant applications.	Consider expanding policy to address grant funding for structural, hardscape and landscape enhancements to recreational lands.			X
Policy 1.2.4: Public meetings will be held by the Parks and Recreation Department, to seek input from the residents of Marco Island on the design of all public recreational facilities to be built or expanded on Marco Island.	Consider revising policy to more broadly address continuous public engagement in parks planning and measurable mechanism for doing so.	X		
OBJECTIVE 1.3: Promotion of a safe, convenient, and energy efficient multimodal transportation system.	Consider removing this policy, or revising to tie into recreational them. This exact verbiage is used in the Transportation Element Goal 1.			X
Policy 1.3.1: Incorporation of the recommendations contained in the Right-Of-Way Report into the five-year Capital Improvement Element based on priority of need and availability of fiscal resources.	Consider removing this policy from this element and relocating to the Capital Improvements Element. If retained, consider revising to clearly state the intended improvements/projects.			X
Policy 1.3.2: Continuation of the sidewalk assessment program to provide a complete sidewalk network adjacent to all arterial and collector roads by 2005. *Portions of CR 92 east of Barfield Drive are not envisioned as part of the desired sidewalk network.	Consider removing this policy from this element. The sidewalk assessment program is already addressed in the Transportation Element, Policy 1.1.2.			X
Policy 1.3.3: Within five years of the Plan's effective date, the City will investigate and create a mechanism to establish a dedicated pedestrian promenade easement along major bulkheaded undeveloped parcels of property zoned commercial and dedicated easement from the promenade to the nearest public access.	Consider removing the "within 5 years" timeline. Consider rephrasing to capture the intent, to provide a walkable area downtown or wherever commercial parcels are located.			X
Policy 1.3.4: Require that all roadway improvement projects (except intersections or signal projects) to	Consider relocating policy to the Transportation Element if retained.			X

2009 Comprehensive Plan Reference: Parks & Open Space Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
incorporate bicycle and pedestrian facilities in the design, funding, and implementation, unless deemed technically unfeasible due to significant site conditions or circumstances.				
Policy 1.3.5: Seek enhancement grants through the MPO to fund bicycle and pedestrian improvements.	Consider expanding to include other funding sources such as Florida Department of Transportation, Florida Forever Program, etc.			X
OBJECTIVE 1.4: The City will actively seek and cooperatively pursue partnerships with Island entities for enhanced and expanded recreational and civic use facilities.	No comment	X		
Policy 1.4.1: The City will work cooperatively with private and quasi-public groups and entities to pursue enhanced and expanded recreational and civic use facilities on both public and privately owned lands.	No comment	X		
Policy 1.4.2: City staff will actively provide assistance to non-City entities in the development of grant applications to increase Island recreational and civic resources.	Consider condensing with Policy 1.4.1.			X
Policy 1.4.3: The City will investigate the potential of a Marco Island Civic/Cultural Center in conjunction with other private and quasi-public entities such as the School Board, the YMCA, and others.	Remove as the Marco Island Center for the Arts is established. Consider creating an objective and supportive policies relating to this recreational asset.			X
Other	New policies may be considered to accomplish the City's vision.			X

Table 20: Intergovernmental Element Review

2009 Comprehensive Plan Reference: Intergovernmental Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
<p><u>GOAL 1</u> THE CITY OF MARCO ISLAND WILL ENCOURAGE AND ACTIVELY PARTICIPATE IN PROGRAMS AND FORUMS DESIGNED TO ENHANCE INTERGOVERNMENTAL COORDINATION.</p>	<p>Consider revising goal to more broadly encompass areas affected by intergovernmental coordination including the various public, private and governmental authorities and agencies making decisions affecting growth management and planning, transportation, essential services, natural resources, emergency management and education.</p>			X
<p>OBJECTIVE 1.1: The City of Marco Island will provide opportunities for planning partners and affected entities to review and comment on the Comprehensive Plan prior to formal adoption or amendment.</p>	<p>Consider relocating under a new Growth Management & Planning Objective and edit as follows: The City of Marco Island will provide opportunities for <u>the Department of Economic Opportunity, Collier County, the Southwest Regional Planning Council and other federal and state</u> planning partners and affected entities to review and comment on the Comprehensive Plan prior to formal adoption or amendment <u>including according to state law.</u></p>			X
<p>Policy 1.1.1: Prior to formal adoption of the Comprehensive Plan, or amendments thereto, the City will have transmitted draft copies of the plan, as required by law, to affected entities to review and comment, and will revise and/or amend the plan to address those concerns as warranted. Those entities will be given a reasonable period of time to review and comment prior to official local action. The City shall be consistent in addressing the coordination of the Comprehensive Plan with affected entities' plans including the South Florida Water Management District's Regional Water Supply Plan, approved pursuant to Sec. 373.0361 FS, for the Lower West Coast Region.</p>	<p>Consider editing to remove reference to reasonable timeframe for review.</p>			X
<p>Policy 1.1.2: Upon adoption of the Comprehensive Plan, or amendments thereto, the City will transmit</p>	<p>No comment.</p>	X		

2009 Comprehensive Plan Reference: Intergovernmental Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
copies of the approved plan to affected entities. Those entities that provide facilities and services related to adopted Level of Service (LOS) will need to coordinate and/or update the City on proposed and actual system upgrades.				
OBJECTIVE 1.2: The City of Marco Island will work with the Regional Planning Council to establish formal dispute resolution processes and procedures to resolve conflict with other local governments.	Consider moving under a new Growth Management & Planning Objective as a Policy and edit as follows: <u>Where conflicts regarding growth management and development issues cannot be resolved The City of Marco Island will use the informal mediation process of the Southwest Florida Regional Planning Council (SWFRPC) or work with the Regional Planning Council to have establish a formal dispute resolution processes through the (SWFRPC) and procedures to resolve conflict with other local governments.</u>			X
Policy 1.2.1: By year end 2008, the City will establish formal dispute resolution processes and procedures, for issues involving adjacent local governments with assistance from the Regional Planning Council.	Update based upon completion.			X
Policy 1.2.2: By year end 2008, the City will provide written dispute resolution processes and procedures for consideration by adjacent local governments.	Update based upon completion.			X
Policy 1.2.3: By year end 2009, 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.	Update based upon completion, resolution of issues of multi-jurisdictional concern.			
OBJECTIVE 1.3: Prior to formal comprehensive plan adoption, or amendment, the City will provide	Consider relocating to a new Public Services Objective.			X

2009 Comprehensive Plan Reference: Intergovernmental Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
opportunities, as required by law, for state, regional and local public entities with responsibilities for the provision of services directly related to proposed Levels of Service (LOS) to review and comment on the capacity and capabilities affecting service levels proposed in the amended comprehensive plan.				
Policy 1.3.1: State, regional and local entities with responsibilities for the provision of services directly related to proposed Levels of Service (LOS) contained in the amended comprehensive plan will be given a reasonable period of time to review and comment on the service levels proposed for adoption by the City of Marco Island.	No comment. Consider removal and relying on above Objective.			X
Policy 1.3.2: Any entity which has identified deficiencies in LOS over the five year planning horizon must respond in that ORC period as to how they plan to provide the facilities and services to obtain the proposed LOS within the five year planning time frame.	Update per changes in Florida Statutes relating to LOS and ORC reporting.		X	
Policy 1.3.3: Upon plan adoption, or amendment, those entities that provide facilities and services for which LOS are adopted must coordinate with the City as to proposed or actual system upgrades that will impact their delivery of required facilities and services.	Consider removal. Repetitive with Policy 1.1.2			X
Policy 1.3.4: 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 without creating water use conflicts or unacceptable impacts to natural resources.	Consider relocating as a policy under a new Water Supply Objective			X
Policy 1.3.5: Maintain a water supply facilities work plan by updating the adopted Ten Year Water Supply	Consider relocating as a policy under a new Water Supply Objective			X

2009 Comprehensive Plan Reference: Intergovernmental Element	Analysis/Recommendations	No Comment	State Required	Recommen- ded
Facilities Work Plan within 18 months of an update to the regional water supply plan.				
Policy 1.3.6: Participate in water supply development-related activities facilitated by the South Florida Water Management District that affect the City.	Consider relocating as a policy under a new Water Supply Objective			X
OBJECTIVE 1.4: The City will become a participant in regional planning forums provided by the Regional Planning Council.	Consider removal due to reduced role of Regional Planning Councils in conducting regional forums.			X
Policy 1.4.1: Upon adoption of the Comprehensive Plan the City will become a willing participant in regional planning forums provided by the Regional Planning Council.	Consider removal due to reduced role of Regional Planning Councils in local government planning activities.			X
OBJECTIVE 1.5: Prior to and after plan adoption, the City will respect and participate in the ORI review process established by the Regional Planning Council for those projects having potentially direct and/or indirect impacts on Marco Island.	Move to Growth Management & Planning Objective.			X
Other	New policies may be considered to accomplish the City's vision.			X

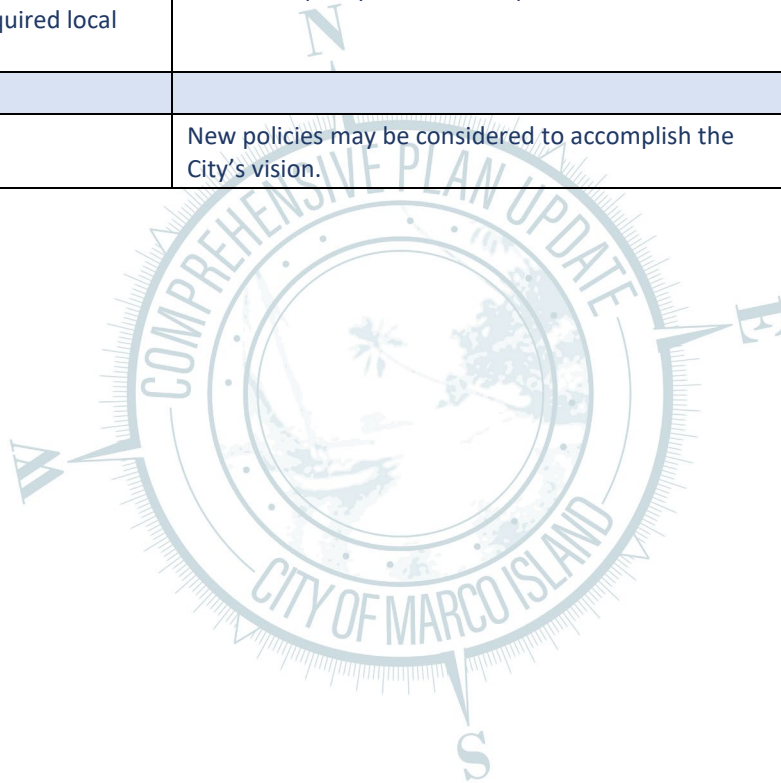
Table 21: Capital Improvements Element Review

2009 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recommen ded
<p><u>GOAL 1</u> THE CITY WILL DEVELOP A FINANCIALLY SOUND, FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM THAT WILL ENSURE CONTINUED COMPLIANCE WITH ADOPTED LEVELS OF SERVICE FOR THOSE SERVICES PROVIDED BY THE CITY.</p>	<p>Recommend changes to address the breadth of the Element and tie back to the City’s adopted Vision, such as maximizing use of existing facilities, limiting sprawl, and supporting desired growth pattern of a small town.</p> <p>Also recommended that direct reference to Level of Services for all services provided by the City be revised for compliance with Florida Statutes.</p>		X	X
<p>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 over the next five years.</p>	<p>No comment</p>	X		
<p>Policy 1.1.1: City Council will prioritize capital improvement projects to ensure that all CMS deficiencies, if any, are prioritized, properly funded and resolved in advance of actual need. Such needs will be reviewed on an annual basis.</p>	<p>No comment</p>	X		
<p>Policy 1.1.2: In conjunction with the Annual Level of Service Report, the City will establish maintenance guidelines and criteria to ensure that existing systems continue to function at or above adopted Level of Service standards.</p>	<p>This report has not been conducted since 2012. Update the policy to eliminate the requirement and consider alternative mechanisms to monitoring adequacy of infrastructure.</p>			X
<p>Policy 1.1.3: Except for roadways, which can operate at a deficient LOS for up to two years, 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 Level of Service standards.</p>	<p>Update for consistency with Florida Statutes.</p>		X	

2009 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
Policy 1.1.4: By December 2008 the City will prepare a study to consider the need for a storm water utility, with supporting funding alternatives.	Update policy to reflect current Water Quality Analysis being undertaken by the City, and incorporate those findings and key recommendations, where appropriate.			X
Policy 1.1.5: The City shall implement the Five-Year Schedule of Capital Improvements (a.k.a. the Five Year Capital Improvement Plan CIP), in this Element, as amended from time to time, to ensure public facilities are maintained at or above the adopted levels-of-service. See Tables 8.1 and 8.2.	Update for consistency with Florida Statutes and consider elimination due to redundancy with above objective and policy.		X	
Policy 1.1.6: The Schedule of Capital Improvements shall be updated annually by December 1 each year and will incorporate by reference the School District of Collier County's "Annual Capital Improvements Plan" in order to achieve and maintain the adopted level of service for public school facilities. (See Table 8.1 (d) and the District Facilities Work Program.) 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.	Public School Facilities Element and supportive Goals, Objectives and Policies are now optional. Consider elimination based upon changes to Florida Statutes and/or streamlining to address readily understandable and meaningful policy directive.			X
OBJECTIVE 1.2: To limit public expenditures for infrastructure facilities that would have the effect of directly subsidizing private development.	Consider revisions to expand this concept to ensure public expenditures also are efficient and environmentally sound.			X
Policy 1.2.1: The City shall limit the funding of public infrastructure expansion if such funding and such	Consider revisions due to overlap/redundancy with the objective.			X

2009 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
expansion would have the effect of directly subsidizing a specific private development in the City.				
Policy 1.2.2: Policy 1.2.1 shall in no way limit the City's ability to fund and construct public improvements in order to provide adequate infrastructure to serve the Future Land Use Plan's development pattern or development for which rights were vested prior to enactment of this Plan.	Consider revisions to strengthen language and/or rephrase to emphasize positive linkage between infrastructure and investment and development.	X		
Policy 1.2.3: Such infrastructure improvements shall be consistent with adopted Level of Service (LOS) contained in the Concurrency Management System (CMS).	Update for consistency with Florida Statutes.		X	
Policy 1.2.4: 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.	Additional policy directives required.		X	
Policy 1.2.5: Prior to approval of a development order, the City will apply its concurrency management system for potable water, sanitary sewer, solid waste, drainage, parks and recreation, and transportation facilities to ensure adequate facilities are available to serve new development. With respect to potable water, prior to approval of a building permit or its functional equivalent, the City shall consult with the applicable water supplier to determine whether adequate potable water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.	Update for consistency with Florida Statutes.		X	
OBJECTIVE 1.3: The City will aggressively seek grants, and other funding sources to augment and expand the	Consider incorporating the subject area of grant funding into another objective that broadly speaks to			X

2009 Comprehensive Plan Reference: Capital Improvements Element	Analysis/Recommendations	No Comment	State Required	Recomm ended
financial resources available for capital improvement projects.	funding, or more fully develop list of implementing policies.			
Policy 1.3.1: The City will actively pursue grant opportunities and will annually allocate sufficient funds with the Capital budget to provide for required local matches.	Policy contains some overlap with the above objective. Additional policy directives required.			X
Other	New policies may be considered to accomplish the City's vision.			X



APPENDIX C: PUBLIC PARTICIPATION

This Appendix C provides a summary of the virtual community meeting as well as the survey report.

Community Meeting September 8, 2020

Participants at the Community Meeting held on September 8th, 2020 were provided a presentation on the process and state requirements for the update of the Comprehensive Plan, as well as an overview on the purpose of comprehensive planning.

Participants were then moved to virtual “breakout” rooms for facilitated discussion on several topic areas relevant to the Comprehensive Plan, including:

- Future Land Use
- Transportation
- Housing
- Environment
- Development & Redevelopment

The discussion from each breakout topic is captured below in bullet point form by topic area. Overarching themes included protection of water quality as central to quality of life and economic health; support for quality redevelopment with consistent architecture and landscaping to create a stronger sense of place; and focus on infrastructure improvements that enable better bicycle and pedestrian connectivity and minimize automobiles as the primary user of roadways.

Future Land Use

- Participants expressed land use needs in the area of specialty medical care and emergency care, particularly for the aging population
- Protection of small town character and feel was a strong preference of almost all participants which can be addressed through design standards, code enforcement, maintenance of City infrastructure, and emphasizing the City’s parks and recreation space.
- There is a strong preference to continuing the investment in parks and recreation spaces and strong support for the City’s decision to improve Veteran’s Community Park.
- There is an expressed need for higher quality commercial spaces, i.e. shopping and walkable retail
- Fragmented land uses were deemed an issue and the future land use plan should address coordination between land uses and not “spot zoning”.
- There is strong preference toward the protection of natural resources in and around the Island through Future Land Use decisions.

Transportation

- The majority of participants emphasized the need to improve bicycle and pedestrian facilities. Suggestions included a more consistent network of sidewalk by identifying “gaps” in the system, as well as expanding shared use pathway and on-street bike lanes throughout the City.
- Electric vehicles and planning for their use is of interest to the community, but there is divisiveness on allowing such vehicles on shared use paths and larger collector/arterial roadways.
- The majority of participants indicated support for a City-wide small vehicle transit (jitney bus) running on a fixed route and schedule.

- Most participants were opposed to increasing the Collier Area Transit system operating on the Island. All transit should be designed with seniors and multiple generations in mind, and must be ADA compliant.
- The major traffic concern is from off island traffic, suggestions to address the issue include tolling the the bridges or developing a parking lot off-island and provide a local trolley service.
- Traffic concerns also relate to the continued growth of East Naples/unincorporated Collier County that is impacting the Island's limited resources.
- It was noted that traffic is only an issue during the “peak” tourist season.

Housing

- Participants expressed the desire to encourage development of a mixed-use downtown area that includes walkable retail areas with affordable housing or vacation rentals above retail.
- There was extension discussion on the enforcement of rules for short-term rentals to decrease noise and commotion within established residential neighborhoods
- There is a preference to creating more options for assisted living and affordable housing for people to age in place on the Island
- Participants desire consistency in the quality of homes and minimum architectural style within neighborhoods to avoid “hodge podge” development.
- There was discussion on supply of condominiums and providing more of this housing type, balanced with density concerns.
- Through the redevelopment process the City should look at the limitations on the maximum lot coverage for new homes.

Environment

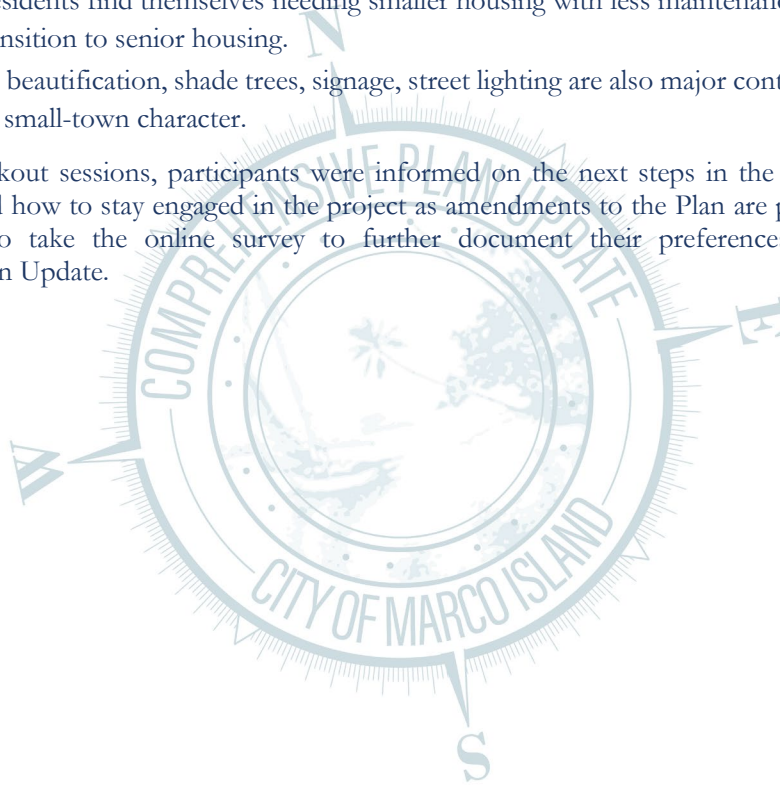
- It was noted from the majority of attendees that water quality is the top environmental priority for the Island. Additional water quality testing is needed, as well as more transparency of results of such studies.
- Participants expressed the desire for more community organized events pertaining to environmental issues; beach, canal, and street clean-ups as well as advocacy for environmental threats such as climate change and red tide
- There was extensive discussion on the tying together the parks assets into an integrated park system including pocket parks, community recreation parks, linear trails, pathways, and preserve areas to protect delicate wildlife.
- Participants noted the City should provide a larger budget for storm water management and increased transparency on how the allocated funds are spent.
- Stricter enforcement of landscape maintenance practices: i.e. fertilizer bans and landscape dumping into canals.
- Residents wish to see an integration of solar energy, but in a way that does not compromise the aesthetic character of Marco island.

Development & Redevelopment

- Participants were supportive of integrating a consistent architectural character into policy documents and the land development code. However, there was a strong desire to not create "cookie cutter" development, but an organized, coastal-oriented and complimentary aesthetic.

- Participants encourage the redevelopment of commercial areas to create a true "downtown" that is walkable, pedestrian oriented and has a sense of place – as echoed in the housing and future land use breakout sessions.
- Residents want to consider a parking garage and off-island parking lot with trolley connection to reduce cars travelling onto Island, as echoed in the transportation breakout session.
- There was strong sentiment regarding the enhancement of Marco's small-town character through emphasis on park spaces, linear trails, and opportunities to showcase local arts and historical significance of the Island.
- Redevelopment of mixed-use projects can provide housing alternatives and more affordable housing options but should be balanced with adding density to the Island.
- There is a need for incentives/programs for senior housing on the Island and solutions for "aging in place" as residents find themselves needing smaller housing with less maintenance or are helping their parents' transition to senior housing.
- Streetscape beautification, shade trees, signage, street lighting are also major contributors to safety and the desired small-town character.

Following the breakout sessions, participants were informed on the next steps in the Comprehensive Plan update process, and how to stay engaged in the project as amendments to the Plan are prepared. Participants were also asked to take the online survey to further document their preferences and ideas for the Comprehensive Plan Update.



Survey Report

Overview

The City of Marco Island Comprehensive Plan update and assessment effort implemented an on-line survey from 8/7/20 to 9/10/2020. Several questions were posed to receive feedback on the Marco Island Comprehensive Plan and issues of importance to the Community.

Invitations to participate were sent out to as broad as possible list via email, social media, presented as part of the September Planning Board meeting, and through the Steering Committee outreach and contacts. In addition, the link to participate was provided on the City of Marco Island Official Website. Additional emails were sent remind participants and residents of the importance of participating.

Response Statistics

1,365 responses were received via the online survey as of September 11th, 2020, with a small number of surveys emailed separately by respondents to the Consultant Team.

Approximately 63% of respondents listed their residential status on Marco Island as “full-time”, with just under 30% responding as “seasonal”, less than 1% as local business owners that live outside of the City, and just under 6% listing “other”. Analysis of the “other” responses indicate many respondents live on Marco Island 7-8 months of the year (some noted that they are not accurately described as full-time or part-time residents).

Respondents were overwhelmingly homeowners, with 93% owning a home in Marco. Less than 5% of respondents were renters, and less than 3% indicated they were not residents.

The majority of respondents live with a spouse/partner and have no children under the age of 18 in the home. Less than 11% of households represented in the survey have children under the age of 18.

Analysis

The remaining section of this Report outlines the results of the survey. Open-ended questions were summarized by the FGCU Consulting Team. The summary of open-ended questions appears prior to the listing of responses.

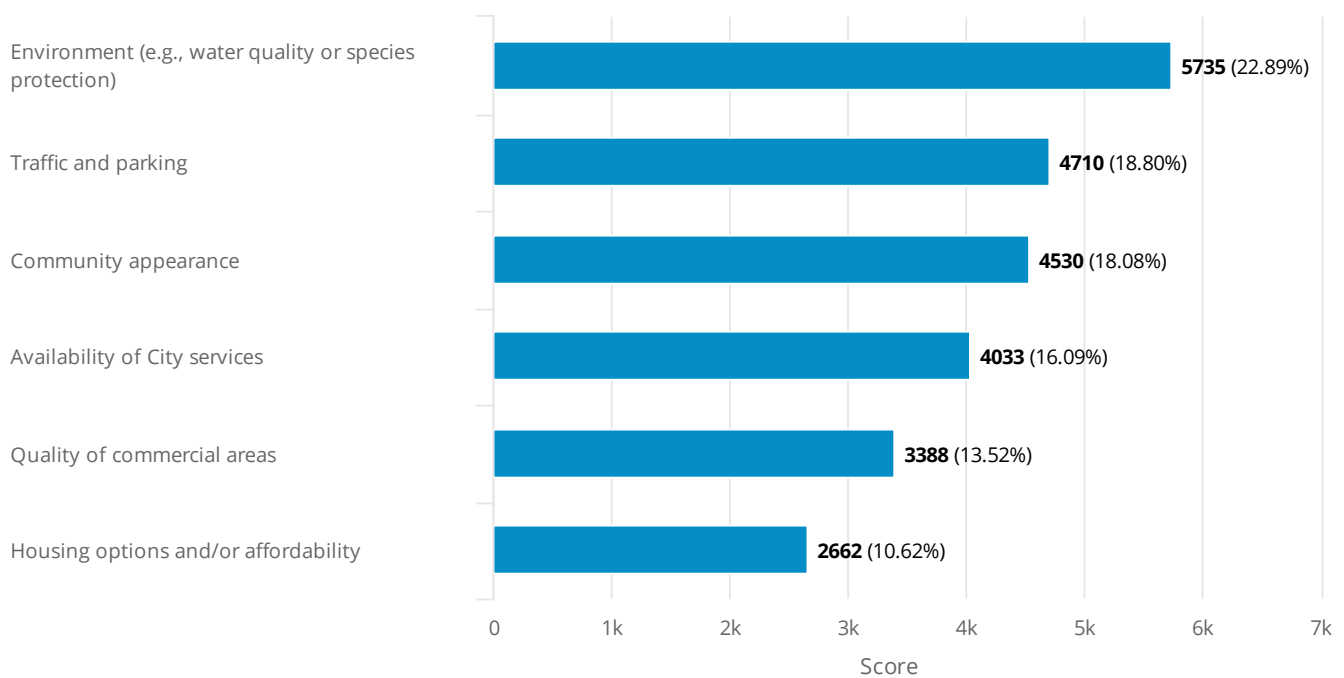
Survey Results and Analysis

The survey results and analysis appear below. A more extensive report of the raw data and open ended questions is available upon request from the FGCU Consulting Team. It is not provided here, due to its excessive length of approximately 334 pages.

City of Marco Island Comprehensive Plan Community Survey

1. Generally speaking, as the City of Marco Island develops over the next 25 years, what are you most concerned about? Rank the following issues with "1" being the most concerning and "6" being the least concerning. No two issues can have the same ranking. You may also rank by clicking and dragging the items in order:

Number of responses: 1252



2. What other development issues are you concerned about?

Number of responses: 854

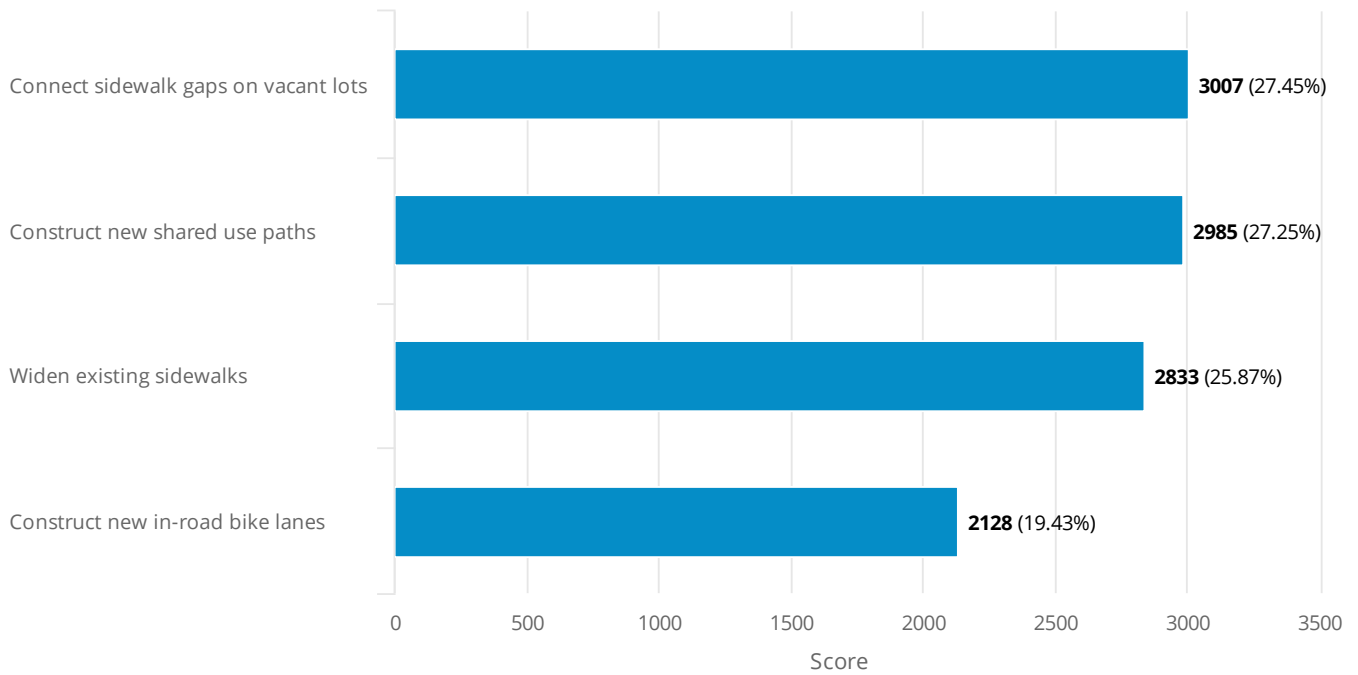
Respondents to the open-ended question above are concerned about over-development on the island as it pertains to over-crowding, especially on the beaches. Many expressed their disdain in the influx of traffic, which some believe is the result of an increase in short-term rentals. Some argue the high percentage of rental properties has made the island unaffordable for residents of the island. Additionally, they argue this influx has severely decreased available parking and increased noise pollution. Locals believe tourists staying in short-term rentals are unaware of local ordinances, causing disruption. Some cited no enforcement taking place. Furthermore, some respondents believe Marco Island is becoming a metropolis, which they associate with safety issues and include an increase in crime. Despite the development occurring, concerns were expressed of a lack of assisted living facilities for the aging population as well.

Losing the old Marco Island charm was also a matter of great importance to respondents. They express concerns about the character and commercialization of the island, wishing to preserve the look of a small beach town, without the obstructed views of buildings higher than three feet. Some worry local businesses are being pushed out.

Additionally, and as a result of over-development, respondents were concerned with the decrease in viable green space and environmentally significant areas. Many responses included the need for sidewalks to be connected throughout the island to encourage less traffic, but also placed emphasis on a need for green spaces as well. Respondents cited environmental degradation as a precursor to water quality issues, especially in the canals. Finally, an overuse and lack of environmental responsibility were worrisome especially when it comes to beach erosion.

3. One strategy to promote the quality of life of residents in the City of Marco Island is to increase the ability to walk and bike. Please rank the options to increase biking and walking according to your preferences. "1" is the most preferred and "4" is the least preferred. No two options can have the same ranking. You may also rank by clicking and dragging the items in order :

Number of responses: 1156



4. What kinds of programs or infrastructure would increase your participation in biking and/or walking?

Number of responses: 744

Responses to this question covered some major themes associated with biking, walking, sidewalk and shared use path infrastructures, programming, and other. These include concerns over safety, maintenance, comfort,

For both biking and walking, the responses overwhelmingly focused on safety. Safety was primarily addressed in terms of conflicts, such as that between bikers and walkers and between bikers/walkers and automobile traffic. Respondents were divided as to what might be best solution was for addressing these conflicts. Some commented on separating biking and walking facilities; others supported widening shared use paths and sidewalks to reduce conflicts. Safety was also expressed as a fear of using bicycle lanes that are in close proximity of cars. There appeared to be general support for greater enforcement of laws that limit motorized vehicles on pathways, parking across sidewalks on driveways, crosswalk enforcement, and speeding enforcement. Respondents also noted that safety would be enhanced by increasing connections of biking and walking infrastructure, adding safety lanes, or installing guardrails, traffic signals, and crosswalk signals.

Maintenance was another theme expressed by respondents. This included painting of striping, removing tripping hazards and rough surfaces, cutting back vegetative encroachment to increase site lines and facility access, and cleaning in-road bike paths.

Respondents also expressed interest in increasing the comfort of facility users. This included increasing the amount of shade, green spaces, water stations, benches, exercise facilities, lighting, and bike parking/storage.

Accessibility themes were also apparent, where connections throughout the island and into other parts of Collier County were noted. Increasing access to destinations (parks, beaches, commercial areas, grocery stores, or the farmer's market) was consistent with this theme. Others noted the need for access for people with disabilities.

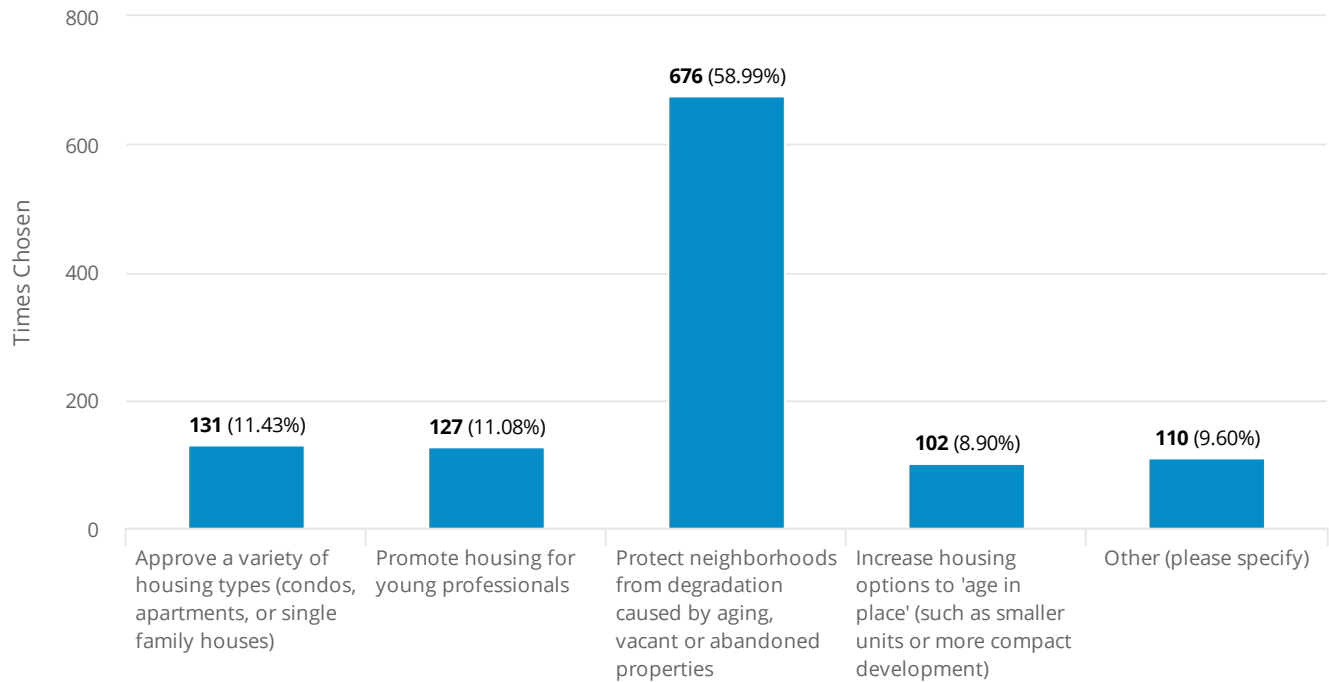
In terms of increasing the number and amount of biking or walking facilities, respondents were interested in increasing connectivity among facilities with some specific areas of interest noted (e.g., Collier to Old Marco, Stevens Landing to high school, around Veteran's Park, Sand Hill Street, Esplanade to Veteran's Park). Connectivity on vacant lots was also noted. At the same time, there were a number of respondents who believed that there were sufficient facilities on the island and were concerned about increased taxes going towards increasing facilities.

Others noted programming improvements that may be considered, including maps, safety education for bikers and walkers, biking and walking tours and clubs, public education, signage, and bike rental, share, and repair programs.

Finally, a number of respondents suggested a variety of programs, including waterfront facilities for biking and walking, on-island transport, land use consolidation for shopping, golf cart access, traffic studies, and allowance for dogs island-wide.

5. As Marco Island continues to develop, what is the most important action the City should take to address housing needs? Select one.

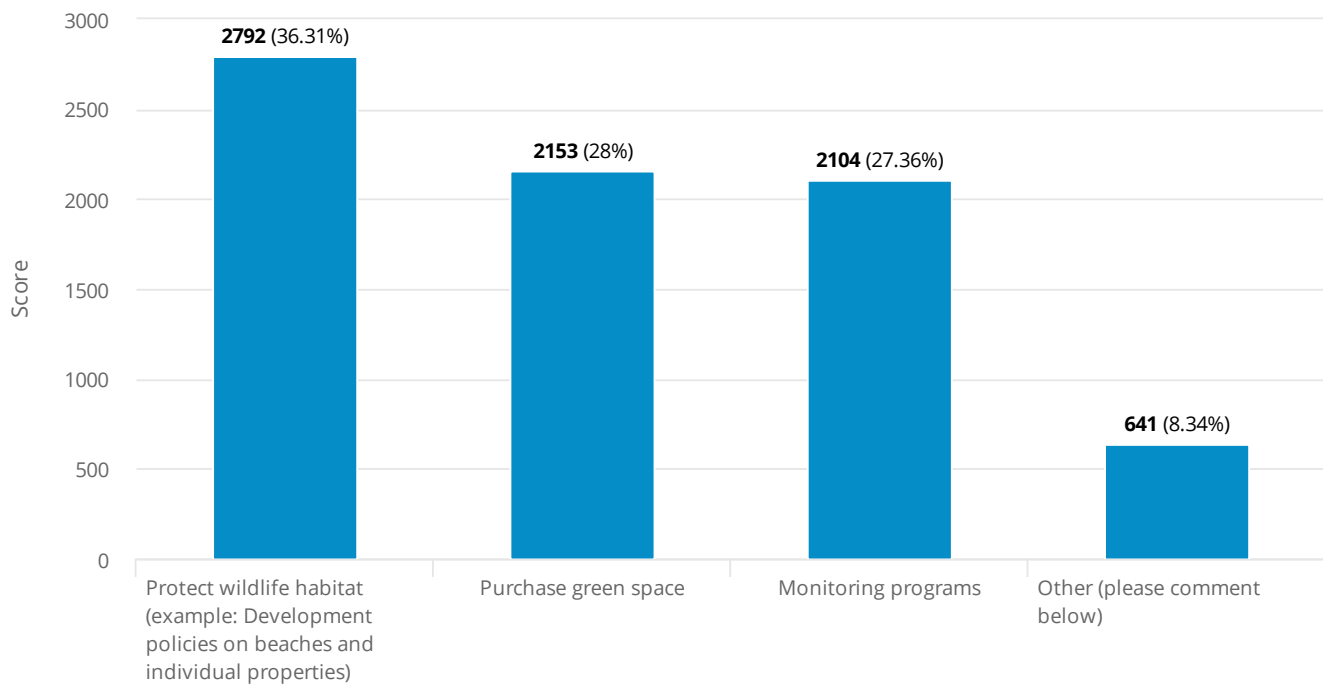
Number of responses: 1146



"Other" Responses focus on the central themes of better regulations for short term rentals, particularly in single-family communities; limiting density in order to prevent overcrowding; providing housing for seniors; providing more affordable housing options.

6. Please assign a level of priority for each strategy to protect wildlife (for example sea turtles and burrowing owls). RANK these strategies from 1-4, "1" being the most important priority to "4" being the least important priority. No two strategies can have the same ranking. You may also rank by clicking and dragging the items in order.

Number of responses: 1098



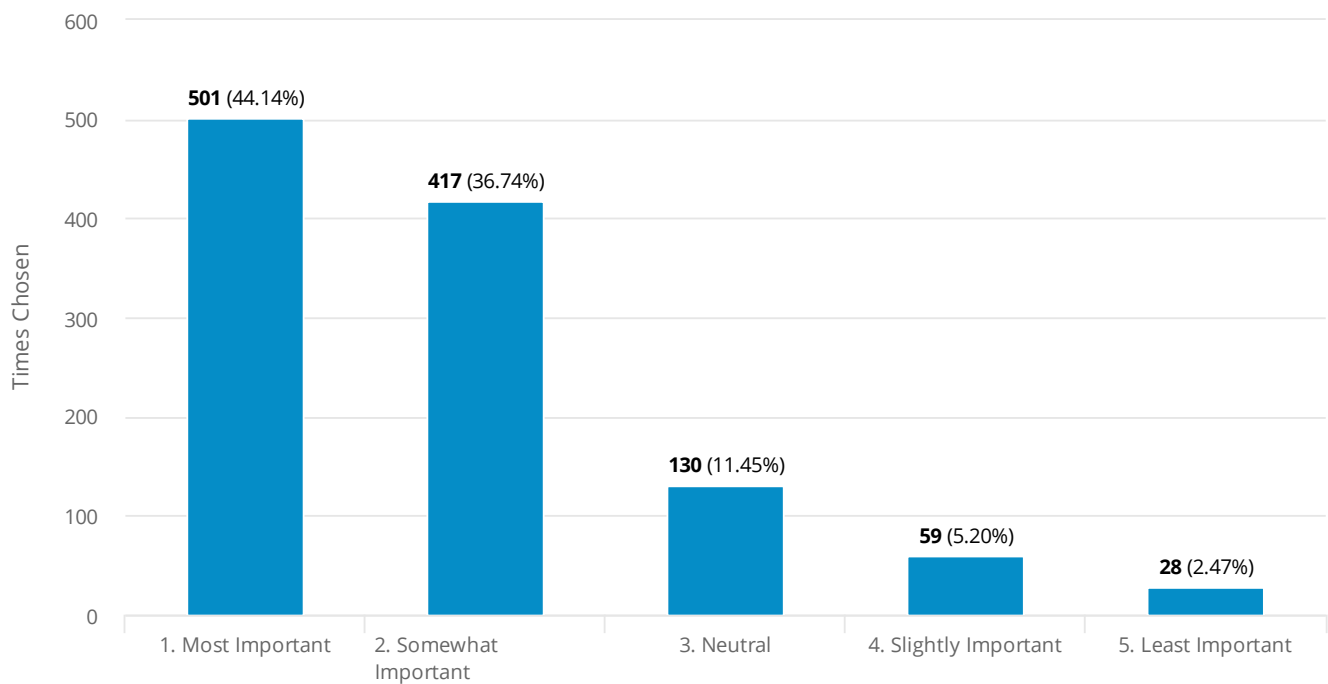
If you marked "Other", what other strategy to protect wildlife would you suggest?

Number of responses: 281

"Other" Responses focus on on better enforcement of wildlife protection ordinances; increasing fines; promoting public education, community involvement and awareness on the environment; and emphasizing water quality by cleaning up the City's canals. There were also a number of respondents noting that environmental protection should be balanced with private property rights.

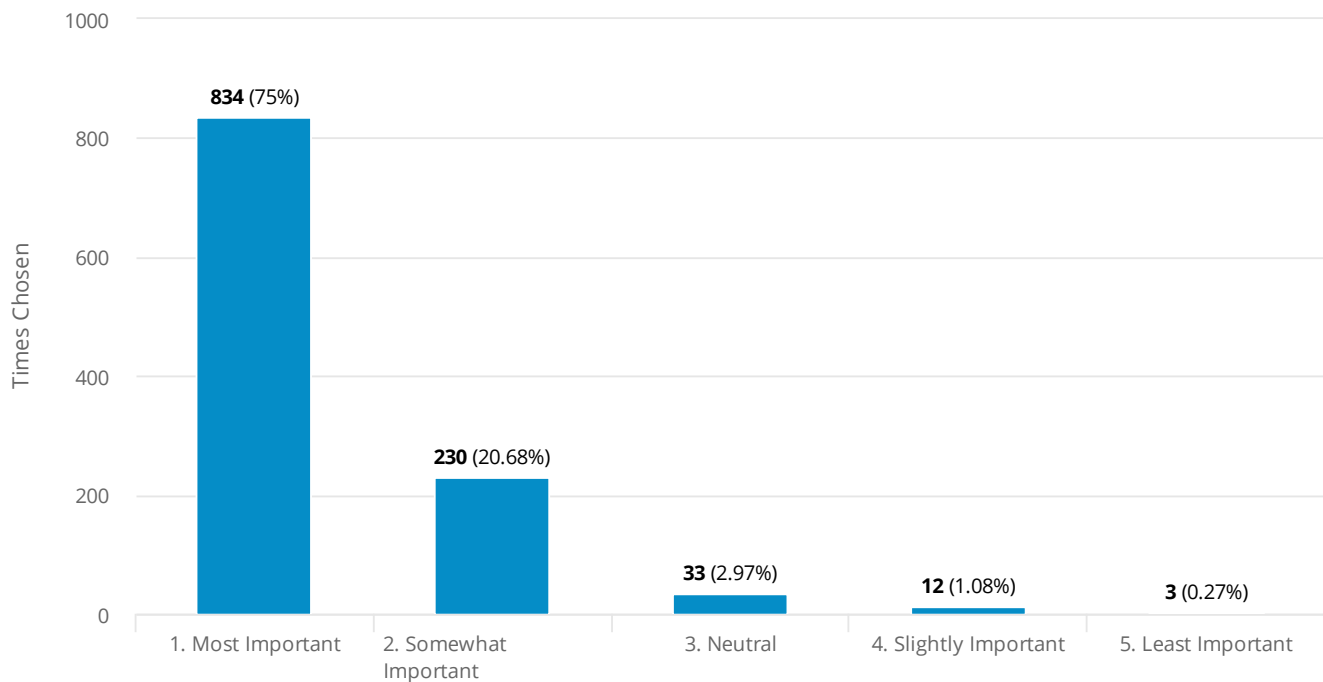
7. How important is it for the City to address flooding as a result of rainfall on Marco Island? Rate with "1" being the most important and "5" being least important.

Number of responses: 1135



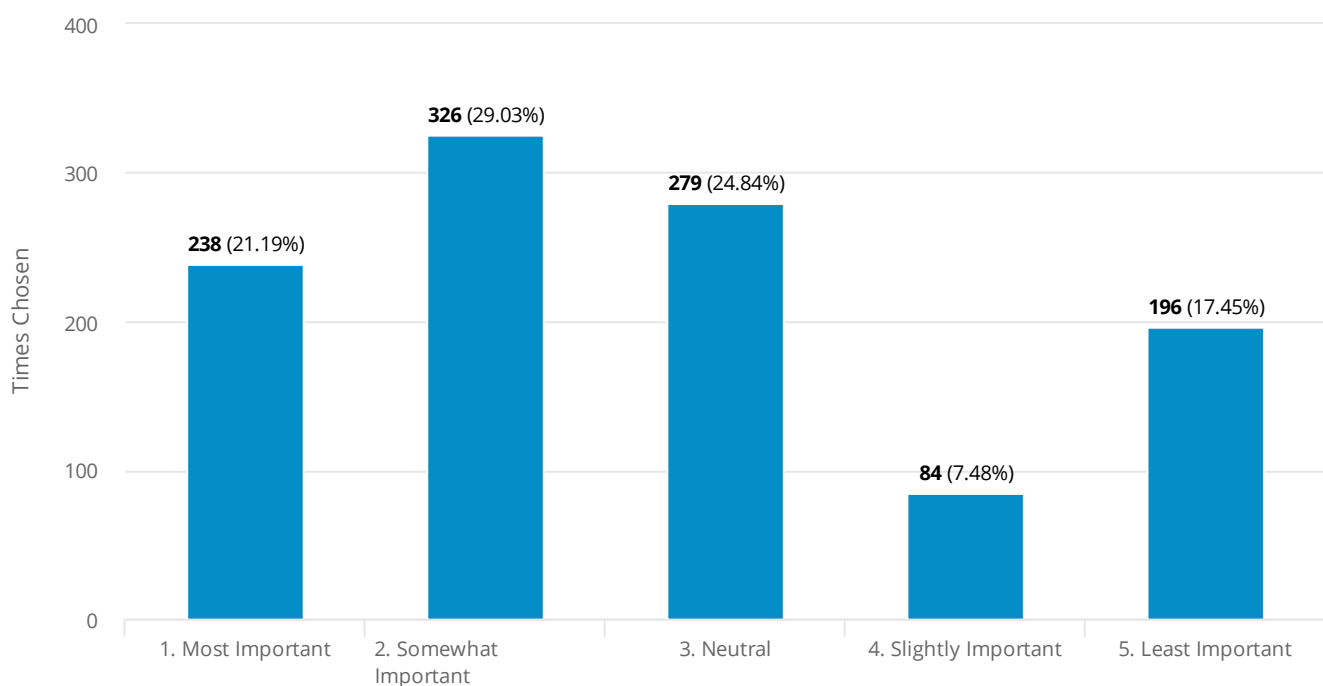
8. How important is it for the City to address water quality in the Gulf and Marco Island's canals? Rate with "1" being the most important and "5" being least important.

Number of responses: 1112



9. What priority should be placed on expanding the options for solar and wind power generation? Rate with "1" being the most important and "5" being least important.

Number of responses: 1123



10. What does an "environmentally friendly community" mean to you?

Number of responses: 727

Responses to this question covered some major themes associated with overall trash and cleanliness including recycling programs, clean water and water quality, renewable energy particularly solar power, green and open spaces, biking and pedestrian facilities, density controls, and limiting environmental impacts.

The most significant amount of responses addressed the desire for overall cleanliness of Marco Island, which included strong support for clean beaches and litter and debris removal.

In order to consider Marco Island environmentally friendly responses were dominated by mentions of recycling and clean water which included limiting fertilizer use. Clean water includes mentions of reuse water for landscaping and irrigation and better water quality for potable sourcing.

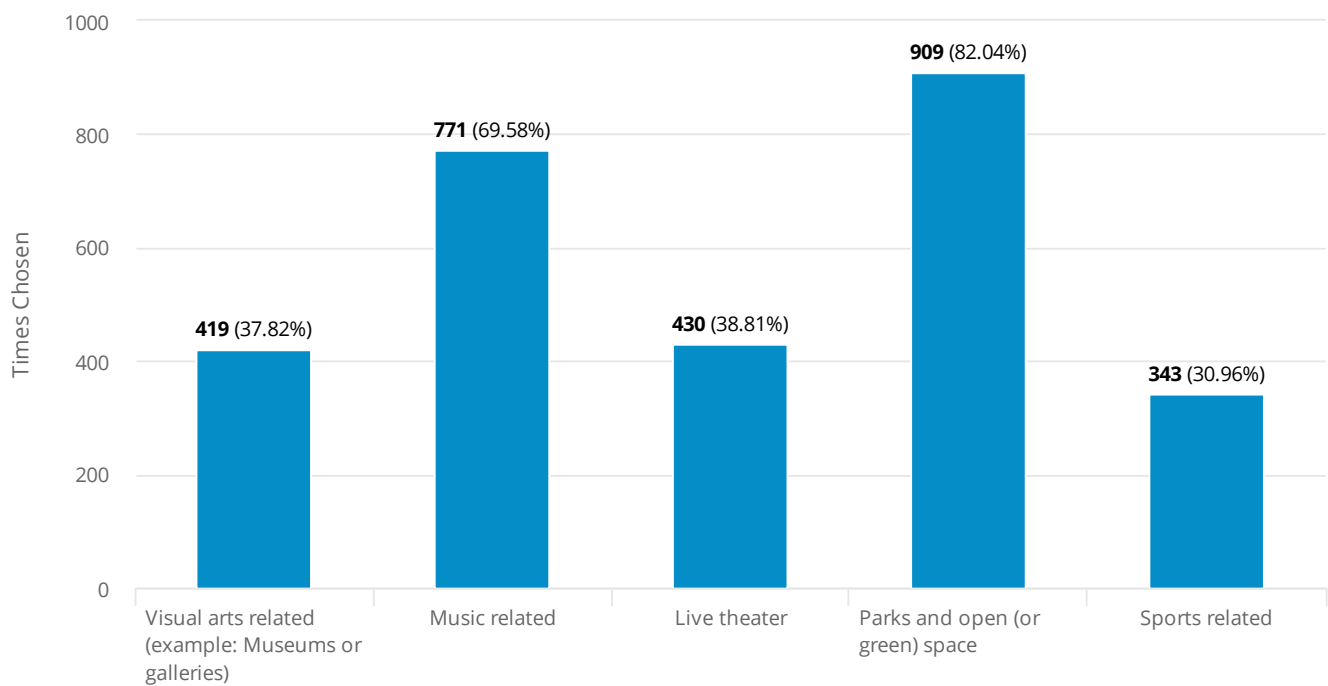
There was a strong desire for renewable resources as an environmentally friendly goal, particularly the use of solar power. Conversely, the use of wind power was objected to. Included in the discussion were numerous references to clean air which included less combustible vehicle trips and conversely then more walking and biking opportunities.

Quality of life issues revolved around strong support for more green space and open space as well as some slightly lesser mentioned density controls and environmentally sound development practices.

Overall environmental friendliness was considered to be encompassed by calls for general wildlife protection and to have less carbon footprint, which included mentioned of many of the above items such as solar power, more green space, more hiking and biking opportunities, and recycling.

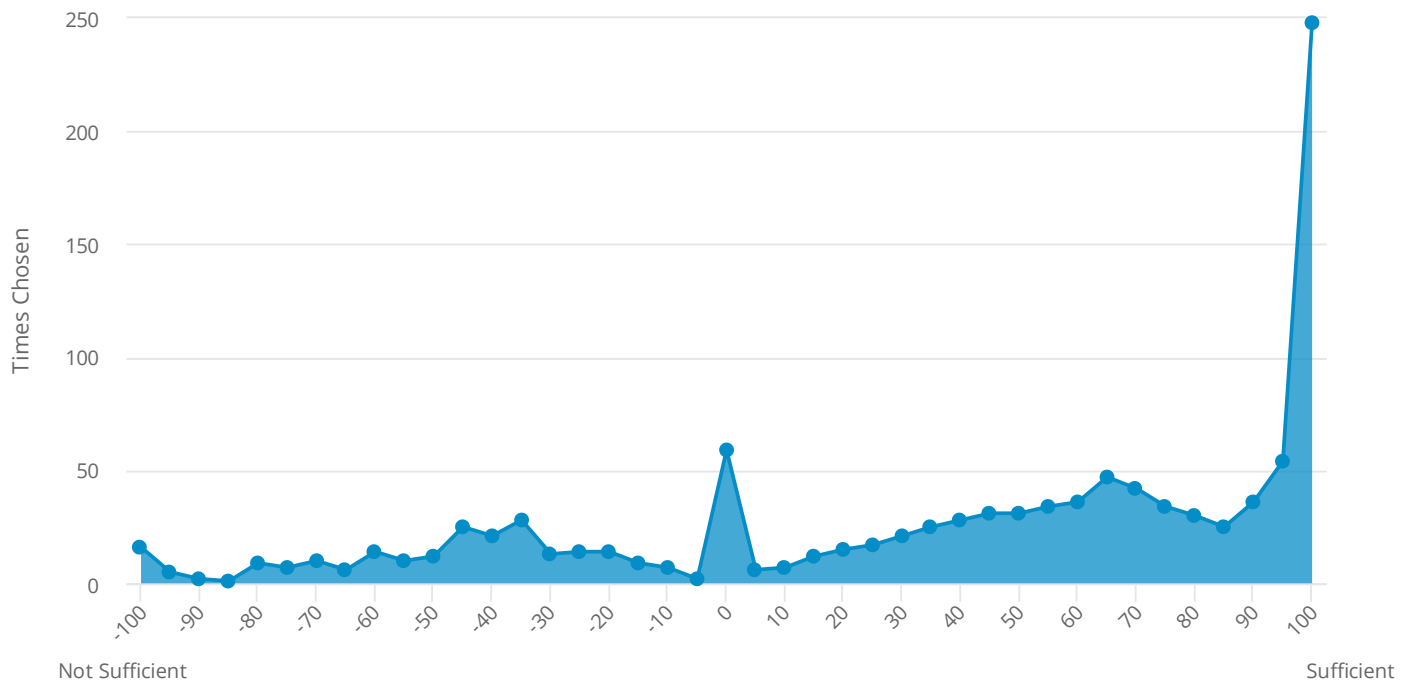
11. What activities are most needed on Marco Island? Select your top three (3) choices.

Number of responses: 1108



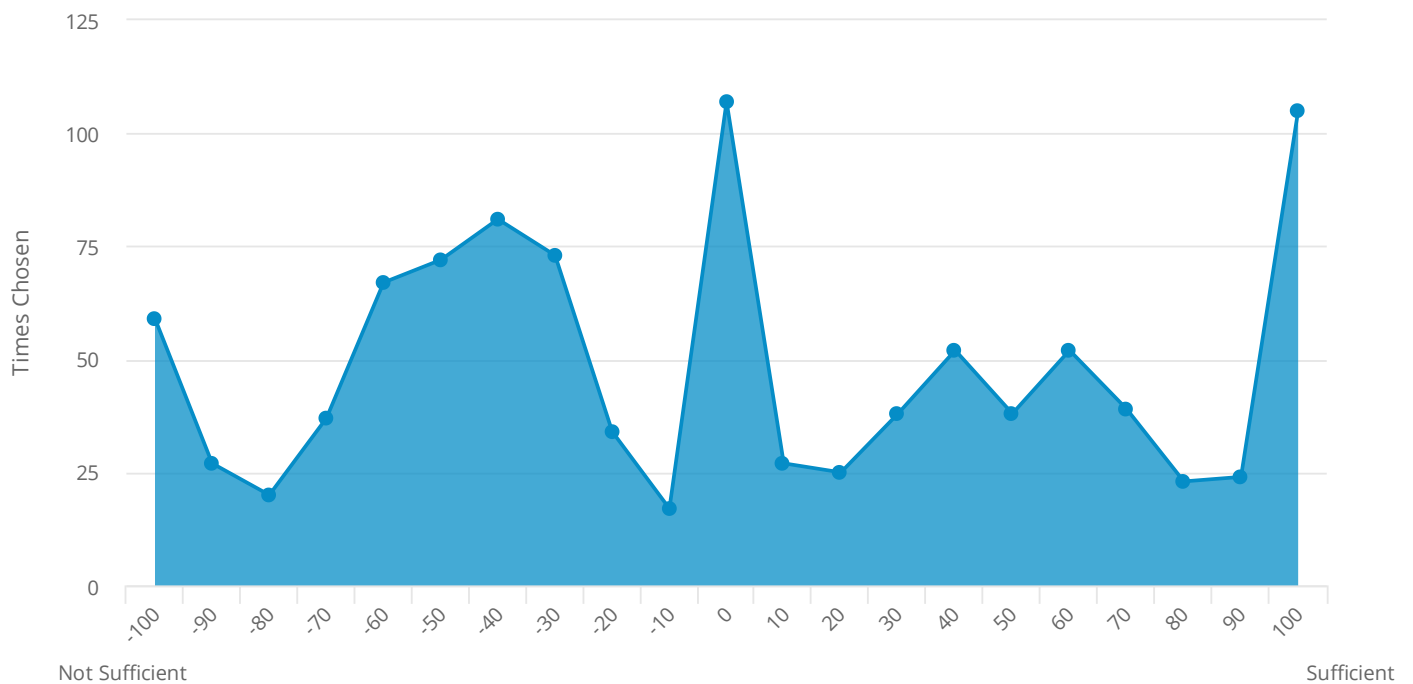
12. What are your thoughts on whether there are sufficient options for commercial activity on Marco Island? Dining:

Number of responses: 1063



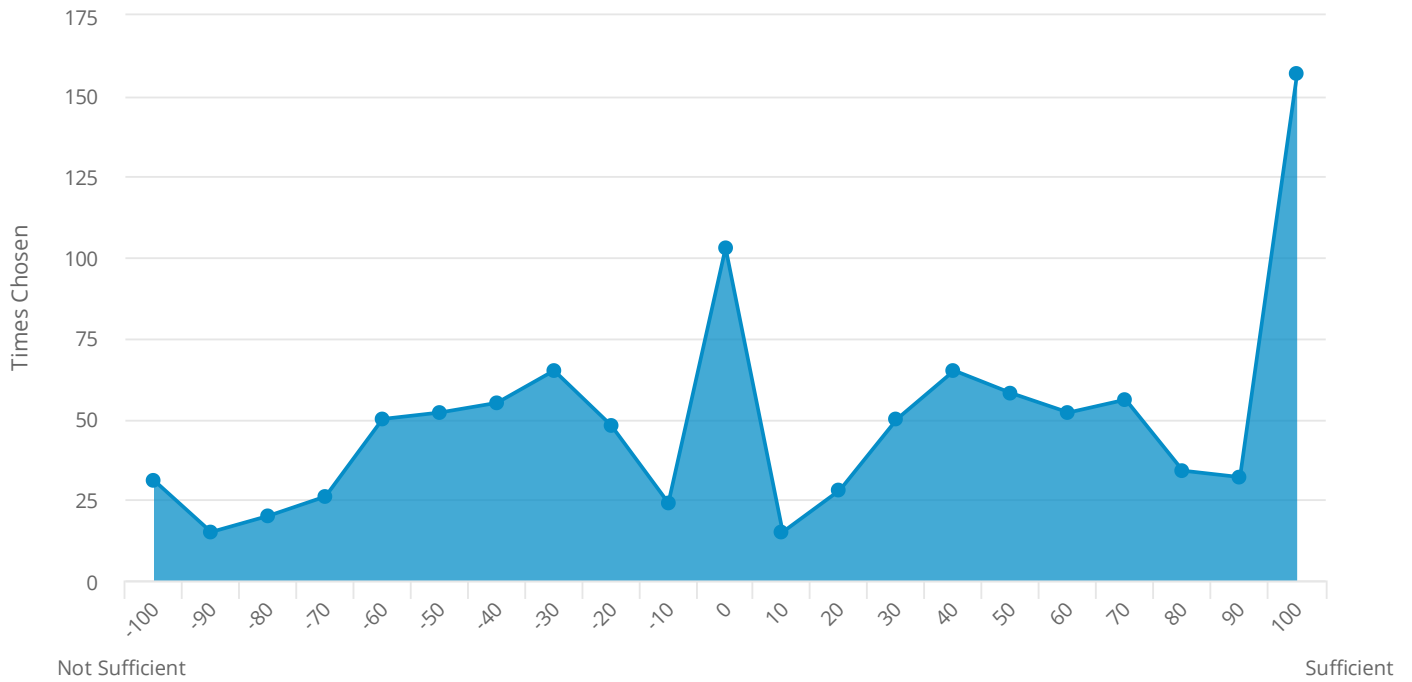
Medical/Personal:

Number of responses: 1017



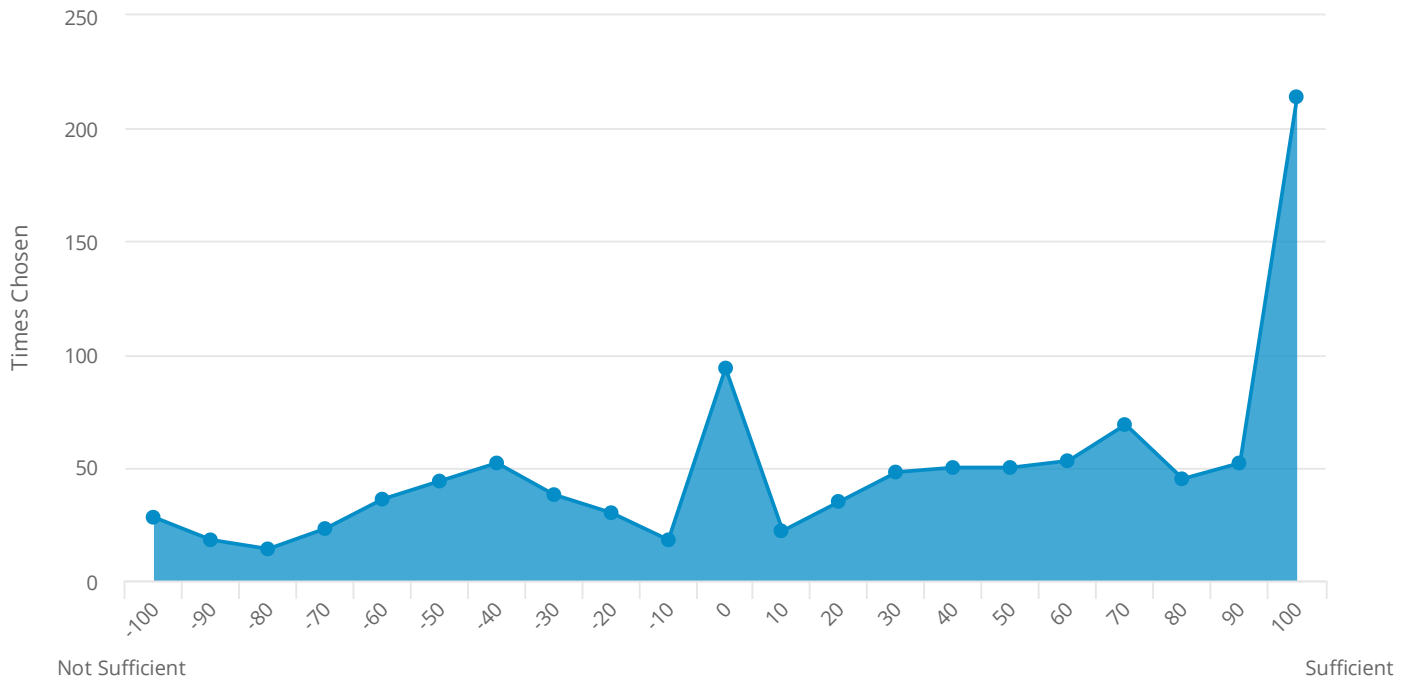
Retail Shopping:

Number of responses: 1036



Groceries:

Number of responses: 1033



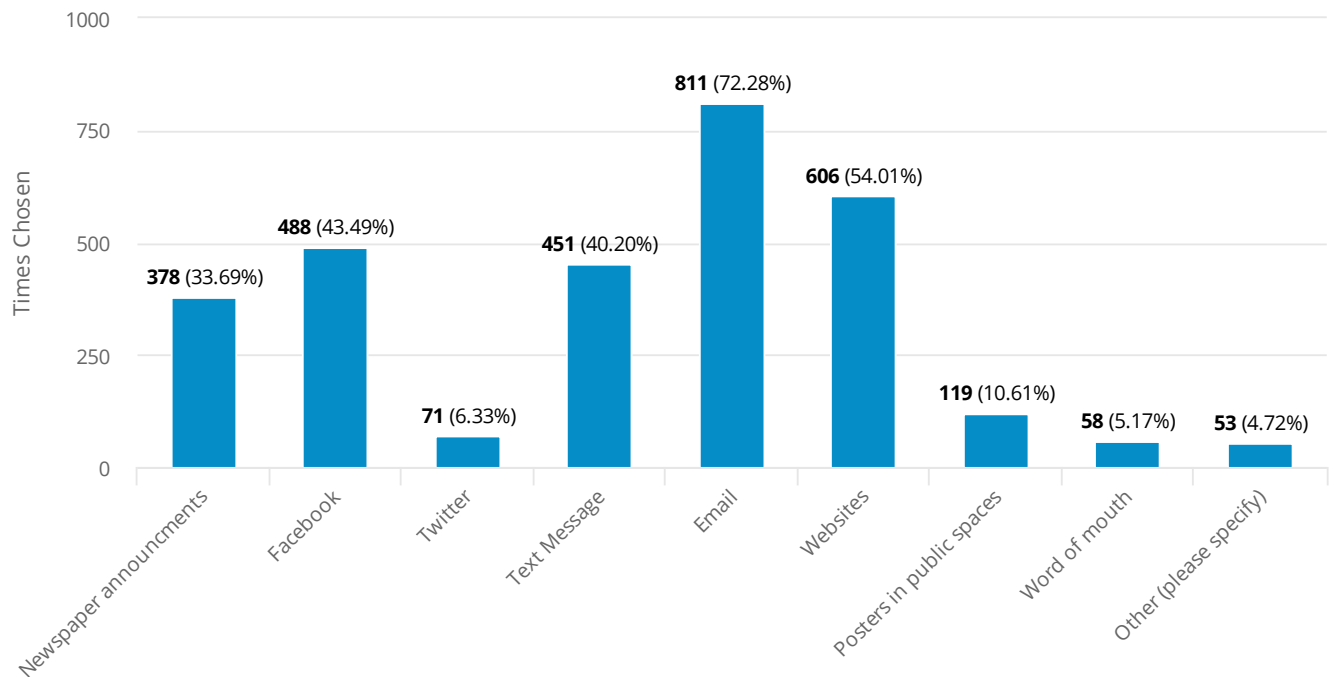
Other (please specify)

Number of responses: 207

"Other" Responses include better quality commercial and the challenge of expanding business due to the seasonal nature of the Island.

13. What source of communication would work best for you in finding out about what is happening in the City? Select your top three (3) choices.

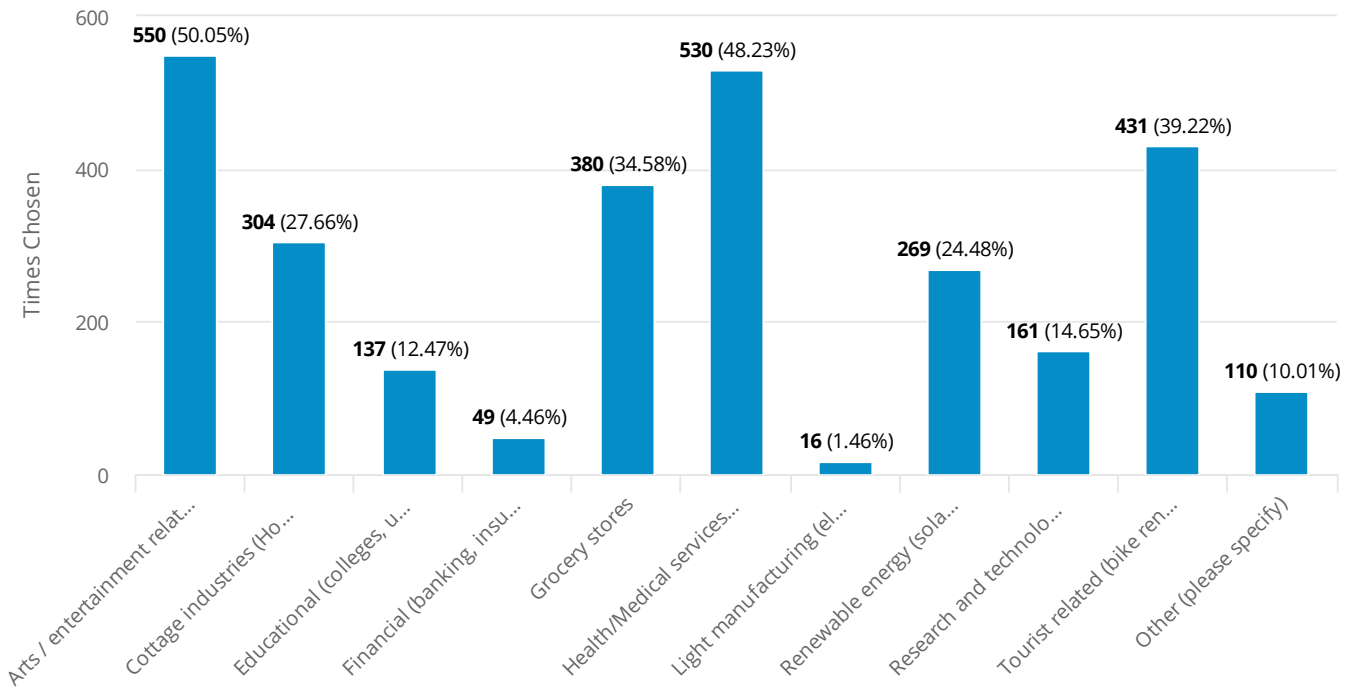
Number of responses: 1122



"Other" Responses focus on radio; other forms of social media such as Instagram and Next Door; City Council meetings; and the MICA and Chamber websites.

14. Which types of business and/or industry would you MOST like to see in the City of Marco Island? Select your top three (3) choices.

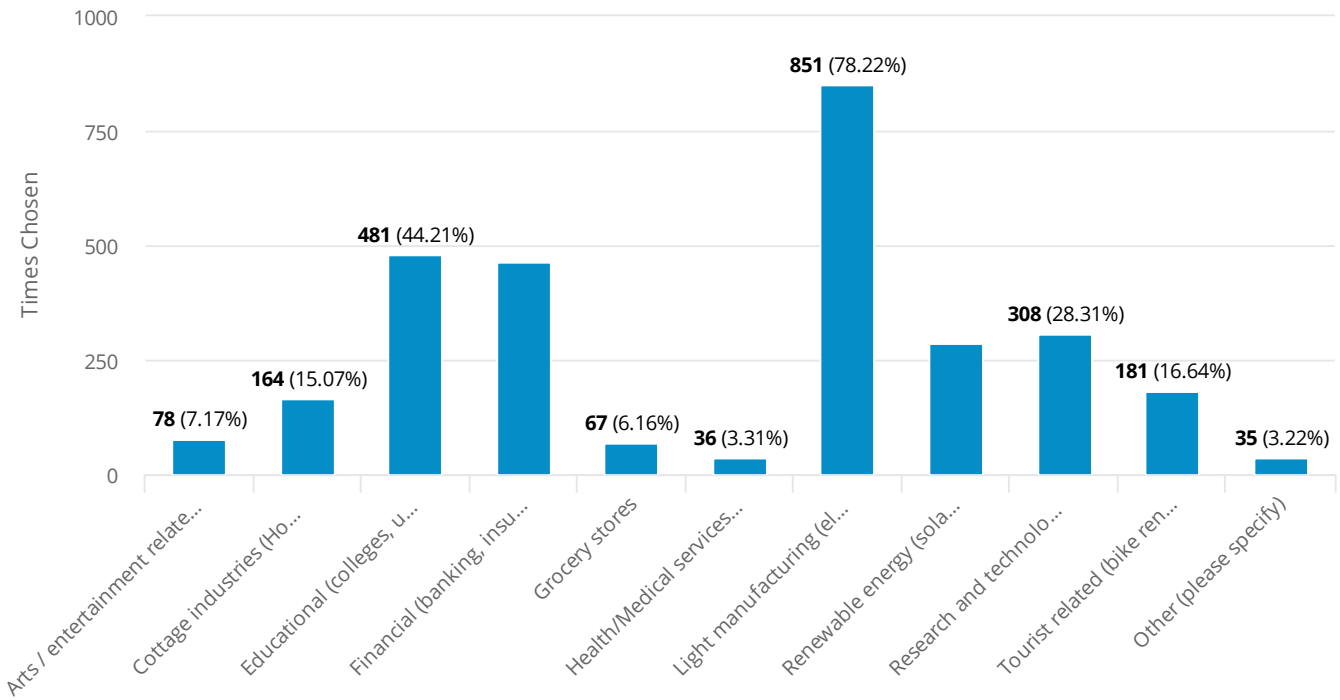
Number of responses: 1099



"Other" Responses focus on retail; entertainment and leisure (such as gyms, bowling alleys, and performing arts); and Assisted Living Facilities.

15. Which types of business and/or industry would you LEAST like to see in the City of Marco Island? Select your top three (3) choices.

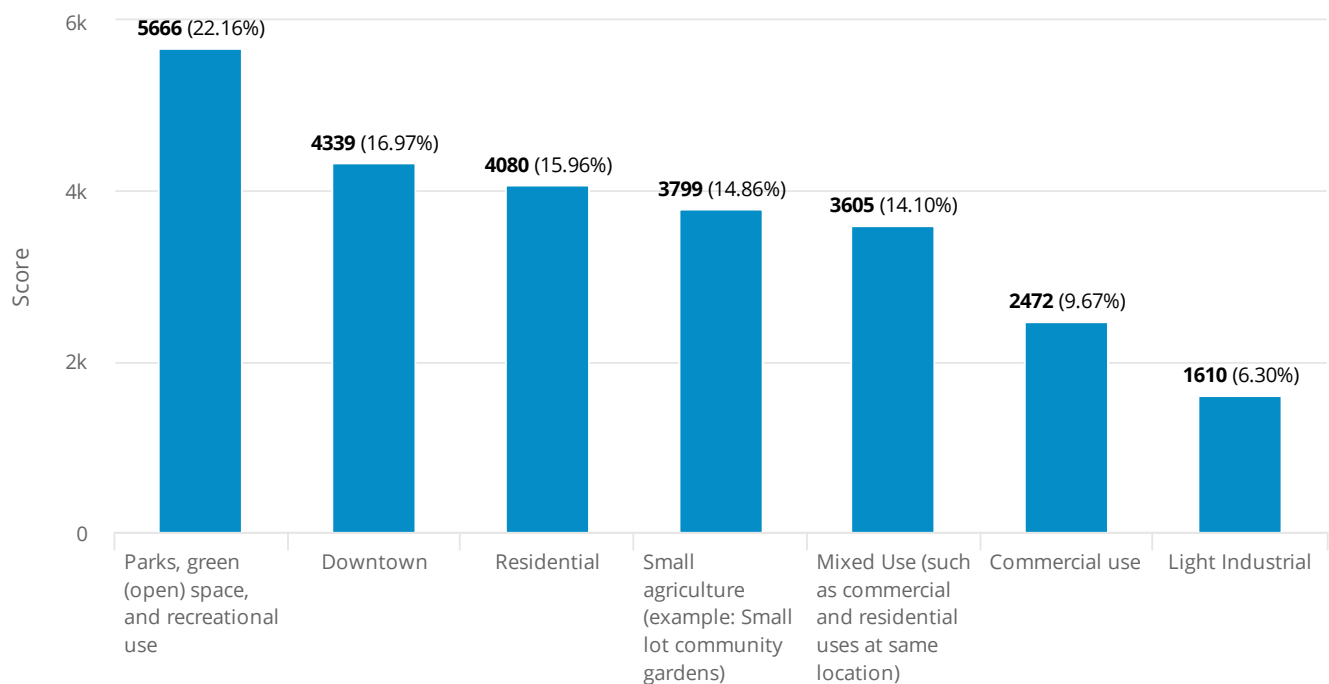
Number of responses: 1088



"Other" Responses focus on industrial uses, short-term rentals, and tourist-oriented retail.

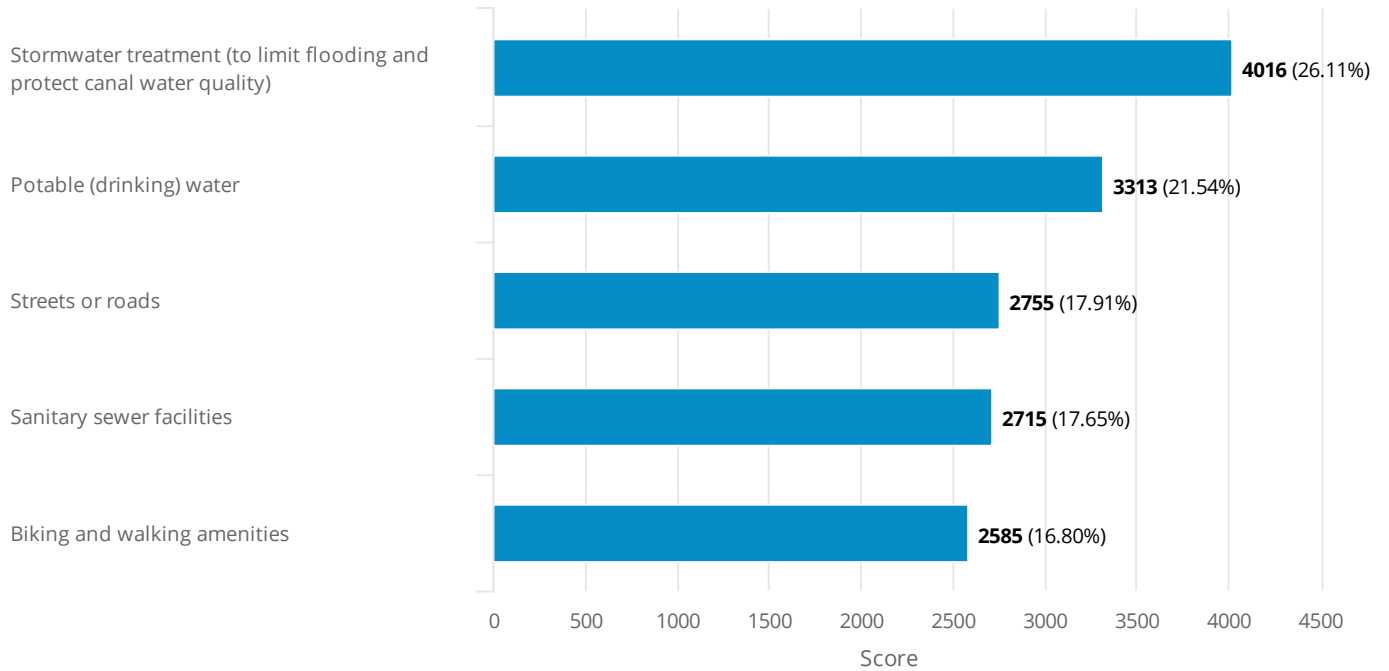
16. In the future, what kind of land do you think might be most needed on Marco Island? Rank the options from 1-7 with "1" being the most needed and "7" being the least needed. No two options can have the same ranking. You may also rank by clicking and dragging the items in order.

Number of responses: 1076



17. Please assign a level of priority for improving or expanding infrastructure within the City over the next 25 years. Please assign a level of priority from 1-5, "1" being the most important to "5" being the least important. No two priorities can have the same ranking. You may also rank by clicking and dragging the items in order.

Number of responses: 1078



What other strategies to improve or expand infrastructure would you suggest?

Number of responses: 166

Responses to this question covered some major themes associated with transportation related objectives which can be broadly summed up as more transportation options such as bus routes and shuttle services, off-island parking and park-n-ride options, trolley services, better golf cart options, central parking garage and tolling the bridge.

Consistently people feel there is enough traffic and most of the objectives focused on reducing the existing traffic burdens, particularly in season and from tourism. The most suggested objective focused on providing more transportation options. In that category more public transit routes (bus) were mentioned often while additional services such as a shuttle system or trolleys were also brought forth. The trolley system was mentioned in terms of a free service that loops through the popular places and serves the tourist area and commercial sections with most comments focusing on seasonal high-traffic times.

Also in line with traffic reduction and more transit options was the mention of off-island parking with shuttle/bus options such as park-n-ride.

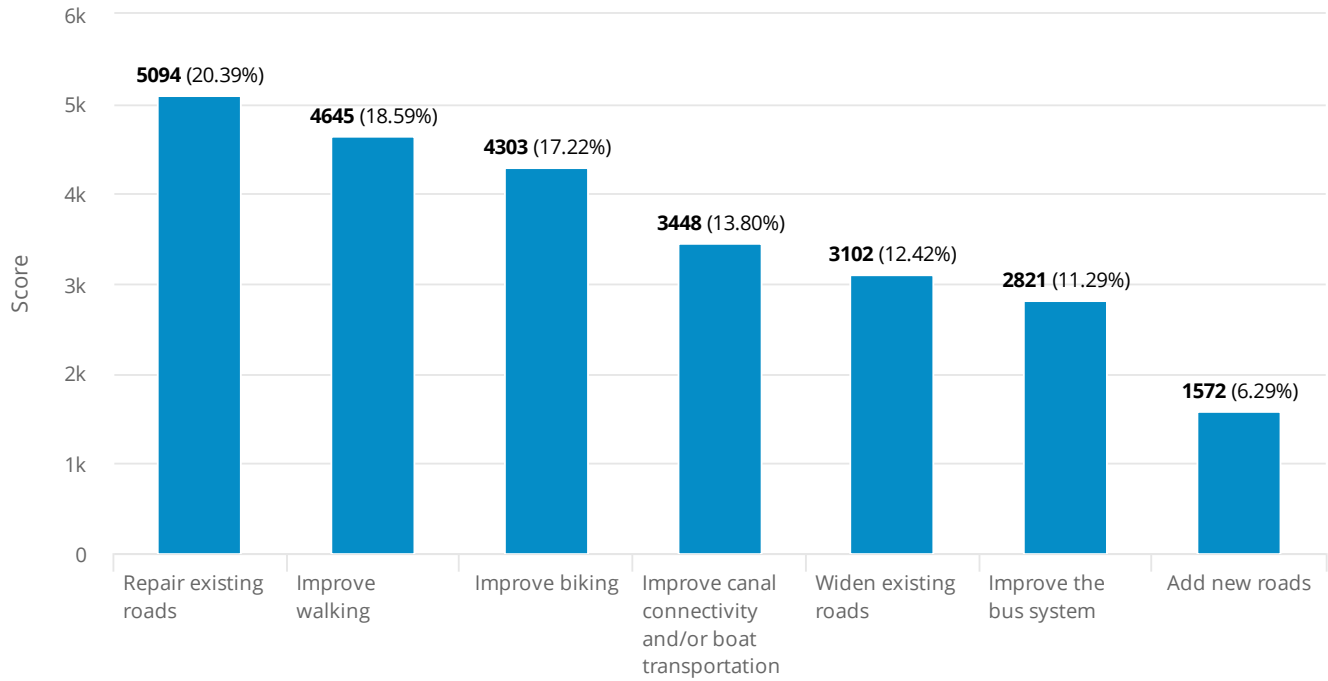
Some other options were a little more divisive, as transportation related ideas often are. One was the need for better golf cart paths and options for travel. The pro golf cart group was more than double the other group which felt that no golf carts would be more appropriate.

There were a handful of mentions that the bridge should be a toll bridge to reduce the number of people non-residents coming onto the island, similar to Sanibel. Central parking garage was mentioned a similar amount of times.

Finally, a few mentioned that widening roads is not a good option and new roads are limited and not a favorable alternative to traffic reduction.

18. Please assign a level of priority for each objective concerning transportation over the next 20-25 years. Please assign a level of priority from 1-8, "1" being the most important to "8" being the least important. No two priorities can have the same ranking. You may also rank by clicking and dragging the items in order.

Number of responses: 1047



What other objectives concerning transportation would you suggest?

Number of responses: 165

Responses to this question echoed those responses provided for Question 18 on infrastructure. The majority of respondents noted a local trolley service as a solution to alleviating the traffic and parking issues on the Island. There were numerous responses in support of an off-island parking lot with shuttle service, and development of a centralized parking garage.

Traffic calming was also a highly listed response, including lowering speed limits, better enforcement of speed limits, and increasing pedestrian infrastructure, such as crosswalks and crossing signals.

Many respondents like the idea of encouraging golf cart usage and small, motorized vehicles other than automobiles. Implementation of a bike-share program, along with enhanced biking safety, was a popular response to this question as well.

19. What ideas do you have that would improve the availability of parking throughout the island?

Number of responses: 602

Responses to this question include three (3) main themes.

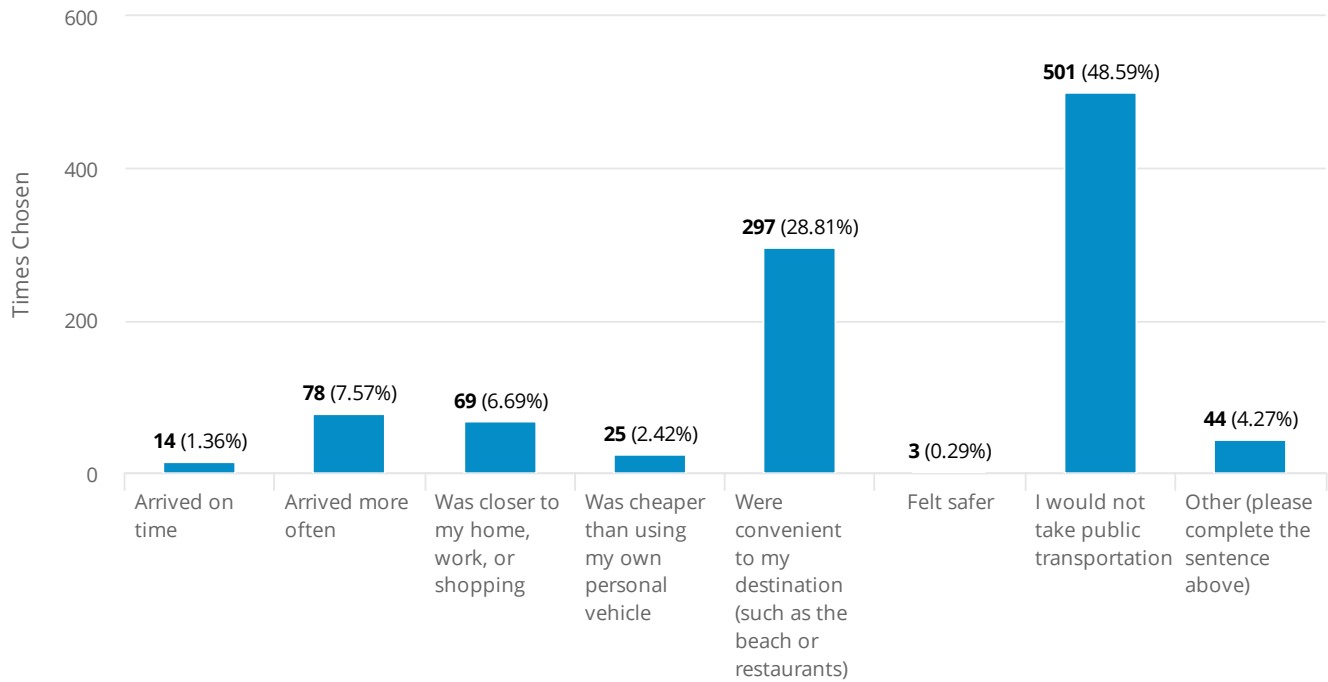
The first is development of a centralized parking area, either in the form of a structured garage or surface parking lot in the Town Center. It was also noted by many that a parking garage near Tiger Tail Beach is needed. Many respondents noted that maximum height of any parking garage should be 2-3 stories maximum. Respondents commonly noted that the City should purchase lands and develop the parking facility as a municipal service.

Shuttle bus and trolley service was also a common response, supplemented by an off-Island parking lot to reduced total cars on the Island. Respondents were divided in that many feel the shuttle service should be oriented to Island residents only, while others believe the shuttle should cater to outside visitors to reduce their need to drive into the City.

Many respondents feel that limiting the parking and not creating additional capacity for parking is the best solution to the problem. It was noted by several respondents that by adding parking garages and parking capacity, more visitors will be encouraged to come to the Island, and overcrowding will be exacerbated. Along these lines, a common response was to limit new development to reduce further demand for parking.

20. I would use the public transit system if the bus... (complete this sentence by selecting one response)

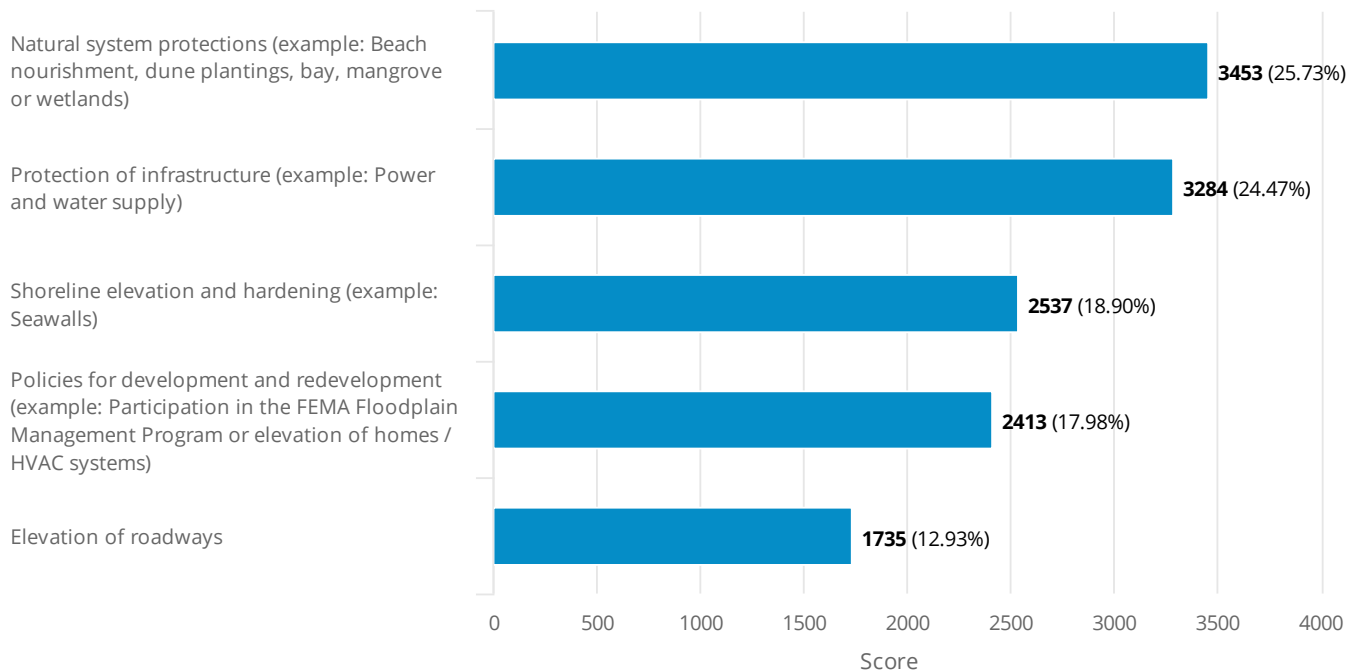
Number of responses: 1031



"Other" Responses focus on a free trolley service; private sector solution, such as ride-share programs; and generally a lack of need for public transport on the Island due to walkability and bikeability.

21. Sea-level rise that results in high-tide, storm surge, flash floods, and stormwater events is increasingly becoming a concern for Florida communities. Please rank the following strategies to address this problem from 1-5, "1" being the most preferred to "5" being the least preferred. No two strategies can have the same ranking. You may also rank by clicking and dragging the items in order.

Number of responses: 978



What other strategies would you suggest?

Number of responses: 90

The majority of respondents indicated their preference towards improved drainage along roadways. The City should initiate studies as the starting point in order to understand the drainage issues and making recommended improvements. It was noted that the emphasis on drainage improvements should be the roadway swale systems.

Improvement to natural systems was a common strategy suggested. Respondents noted the beach renourishment and other related projects as positive examples. It was recommended by several that these projects consider additional structural improvements concurrent with beach renourishment to ensure the impacts are lasting.

Undergrounding the utilities was also highly noted by respondents, as well as increased education to property owners. It was suggested that there should be programs to create awareness on what property owners can do to improve their properties in terms of plantings, seawall maintenance and repair to create net positive impacts city-wide.

22. What other resilience strategies do you prefer (drought and/or power outages can also pose risks to resiliency)?

Number of responses: 219

Respondents to this question overwhelmingly favored the undergrounding of utilities to increase resiliency and “hardening” of infrastructure through back-up generators to alleviate massive outages during storm events.

Innovative responses include larger-context back-up generators for entire neighborhoods and increased focus on renewable energy sources, such as natural gas, solar and wind power.

A significant number of respondents focused on education and awareness of citizen to ensure people are equipped to react during storm events. This awareness campaign should be multi-faceted and include evacuation and storm-preparedness information, as well as proactive education on “green infrastructure” and methods to create more resilient homes/properties.

23. Please describe any other major issues that you think are important for us to know.

Number of responses: 431

Responses to this question which was a “catch-all” for comments on any major issue. The responses covered a broad range of themes associated primarily with short-term rentals, noise, cleanliness, small-town feel and density, and a cumbersome and expensive permitting system, while also mentioning need for senior centers, speed limit enforcement, more sidewalks, more green space and more beach parking.

The overwhelming response to this question was the issue of short-term rentals citing the noise as the primary issue but also well mentioned were the issues of too many families per unit, frequency, and associated traffic. Simply the respondents want the issue addressed with more control and limit impacted areas to more commercial / intense corridors rather than quiet residential neighborhoods.

The other most significant issues are quality of life issues circling around the community appearance (cleanliness), which was well-mentioned in Question #10 regarding environmental issues, density limits and keeping the small-town feel, and more sidewalks.

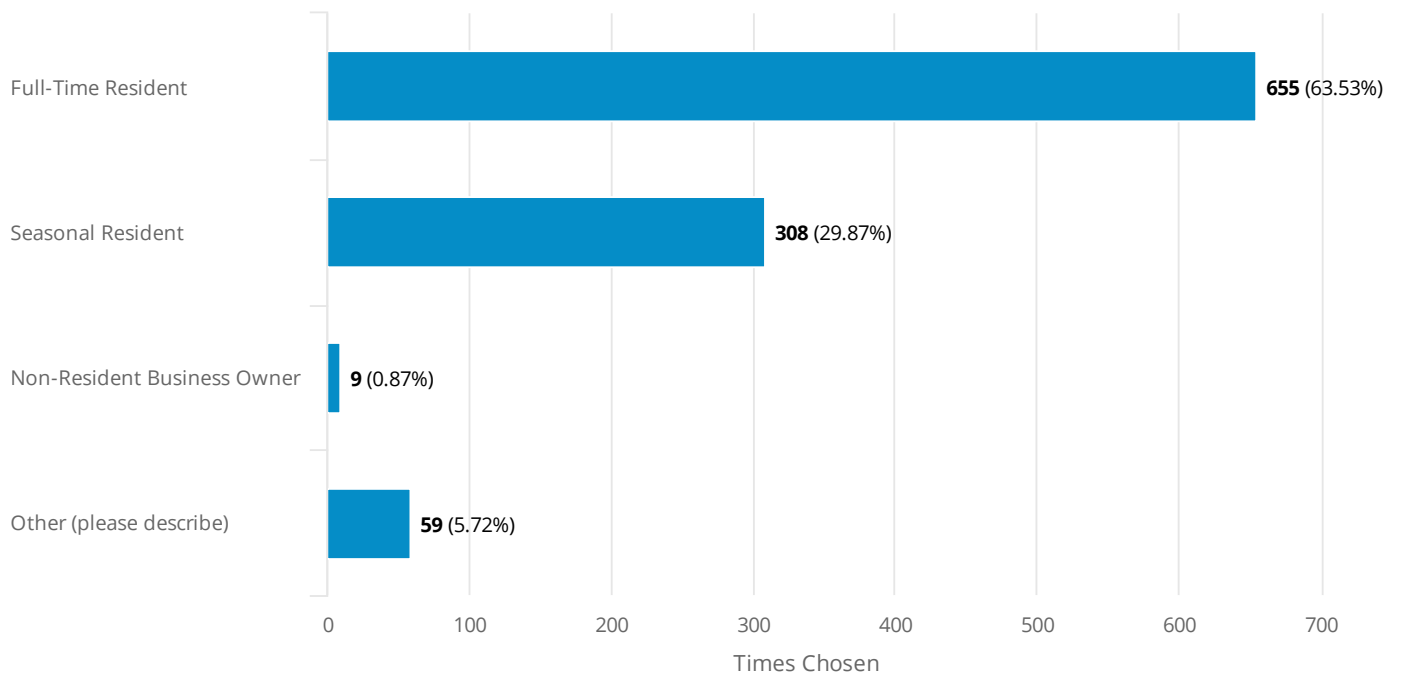
Not as prevalent but mentioned multiple times is support for the police department and at the same time a desire for more patrol on beaches and regarding noise and rental units. Hurricane preparedness was captured as important as was the need for senior centers or some type of options for aging without having to leave Marco.

Finally, mentioned a handful of times were preserves on Tigertail Court, more green space and a lack of beach parking.

The most divisive issue was commercial development with some wanting a rue town center and better options while others desire no change which would include intense development that would bring in traffic such as commercial centers. And although this is mentioned as divisive it should be noted it was not mentioned a great deal on either side of the issue.

24. How do you describe your resident status on Marco Island?

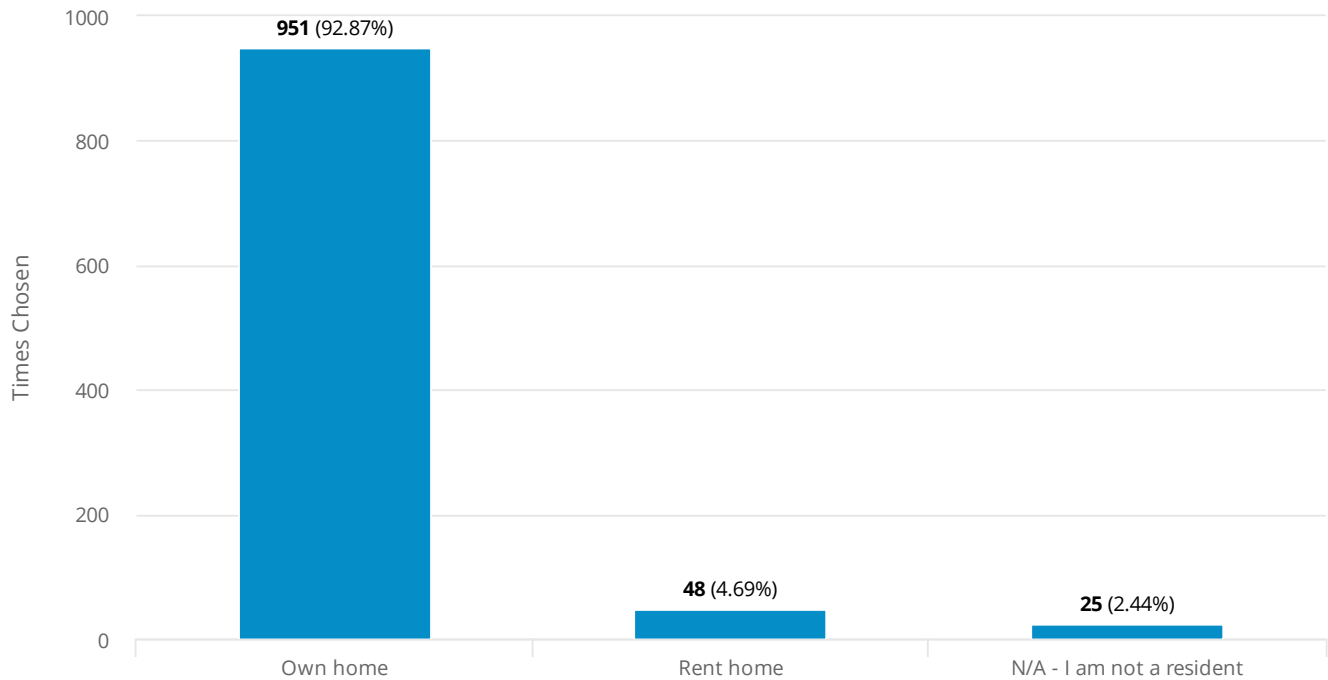
Number of responses: 1031



"Other" Responses include: "semi-full time" residents that live on Island 7-8 months per years; owners that live in Fort Myers-Naples and use the property as their weekend "beach home"; and owners that work full-time elsewhere (out of state) but plan to retire and live on Island full-time within the short-term (5+/-years).

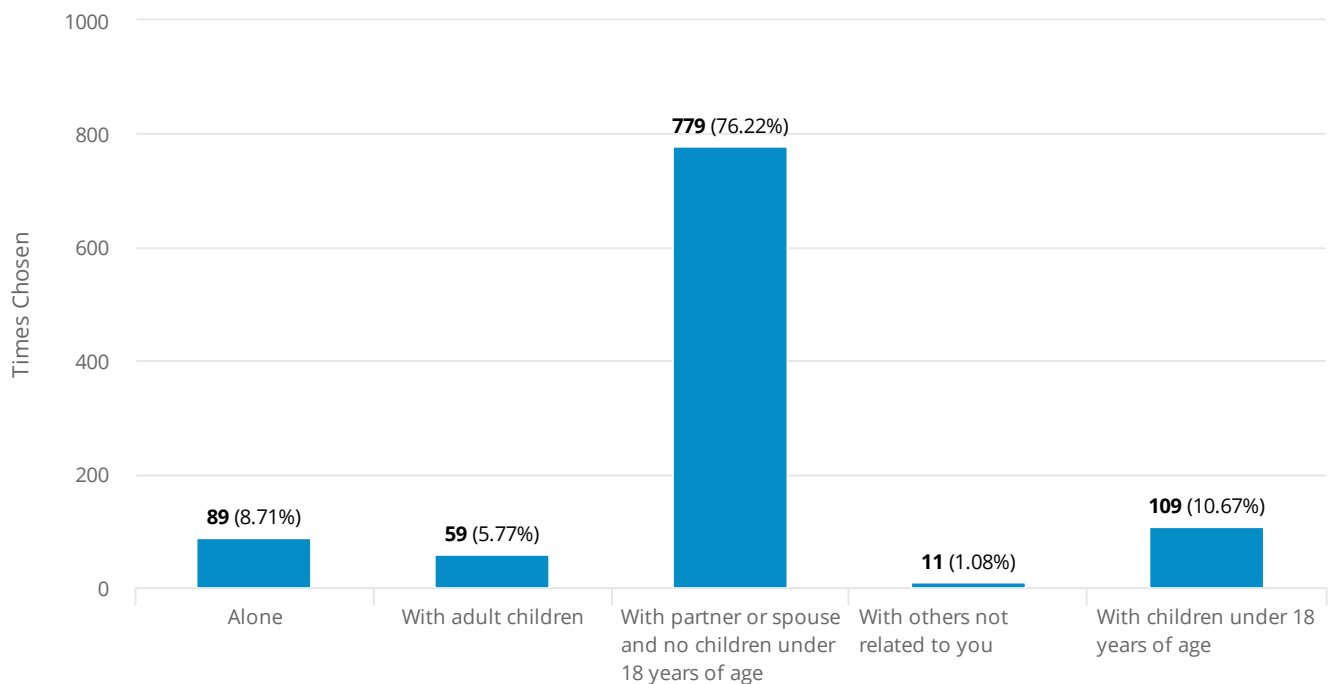
25. If you are a resident of any status (seasonal or full-time), do you own or rent your home?

Number of responses: 1024



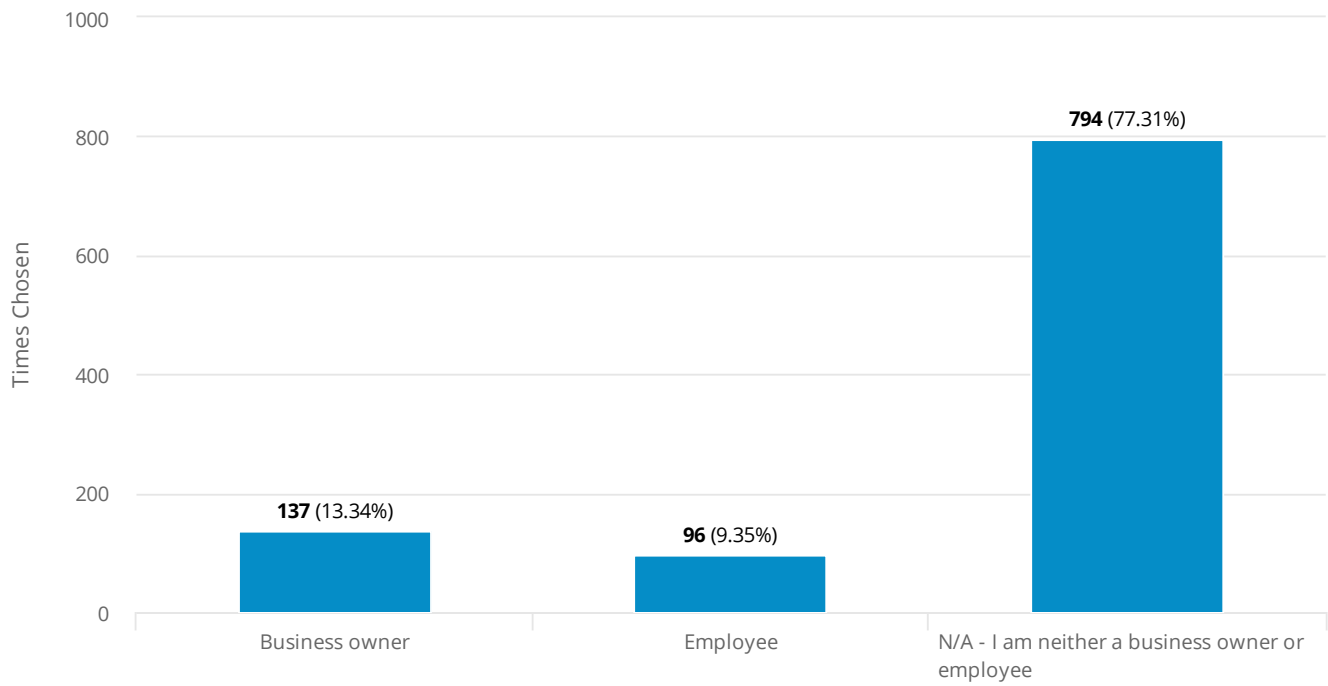
26. Please describe the general composition of your household. Do you live:

Number of responses: 1022



27. Are you a business owner or employee on Marco Island?

Number of responses: 1027



28. What is your birth year?

Number of responses: 979

[Editors Note: The purpose of this question was to assess the age of respondents.]

After data cleaning of text or other non-year responses, the average age of respondents was 61 years of age. The median age was 63 years of age.

29. Please enter the zip code where you reside more than six months out of a year:

Number of responses: 975

[Editors Note: The purpose of this question was to assess the residential status of responses]

After data cleaning of non-zipe code responses (or blanks), 973 zip codes were reported.

- 635 Responses reporting living on Marco Island more than six months/year
- 15 Responses reporting living in Naples more than six months/year
- 1 Response reported living in Goodland more than six months/year

The remainder (approximately 322) reported residential status other than those areas noted above.

30. Optional: If you would like to be placed on our list to notify you of future meetings or updates on the planning process, please submit your email address here. Be sure to accurately enter your information.

Number of responses: 467

EMAIL CORRESPONDENCE

From: [Banyan, Dr Margaret](#)
To: [RG Adams](#)
Cc: [Mary Holden](#); [Daniel Smith](#); [Alexis Crespo](#)
Subject: RE: Marco Island comprehensive plan update
Date: Wednesday, September 9, 2020 3:42:38 PM

WARNING - EXTERNAL EMAIL: PLEASE VERIFY SENDER BEFORE OPENING ATTACHMENTS OR CLICKING ON LINKS.

Good Afternoon, Mr. Adams.

Thank you so much for your comments. I am copying the planning staff and our consulting team on this as we talk about our next phase of the process.

Best to you!

Margaret Banyan

Sent from [Mail](#) for Windows 10

From: [RG Adams](#)
Sent: Wednesday, September 9, 2020 8:41 AM
To: [Banyan, Dr Margaret](#)
Subject: Marco Island comprehensive plan update

Interesting conversations last night from participants. Much was opinion, beliefs or wishes of a few people. I believe I could contribute significantly to this group based on my 4 years as a member of the city planning board , 10 years on the code enforcement board and 12+ years on the MICA board. I bring a substantial institutional knowledge to help develop a city of Marco Island comprehensive plan.

Please let me know if I can help in a more formal way.

Dick Adams

From: [Banyan, Dr Margaret](#)
To: [Alexis Crespo](#)
Cc: [Mary Holden](#); [Daniel Smith](#)
Subject: FW: Follow up
Date: Wednesday, September 9, 2020 9:22:44 AM
Attachments: [image001.png](#)
[image002.emz](#)
[image003.png](#)

WARNING - EXTERNAL EMAIL: PLEASE VERIFY SENDER BEFORE OPENING ATTACHMENTS OR CLICKING ON LINKS.

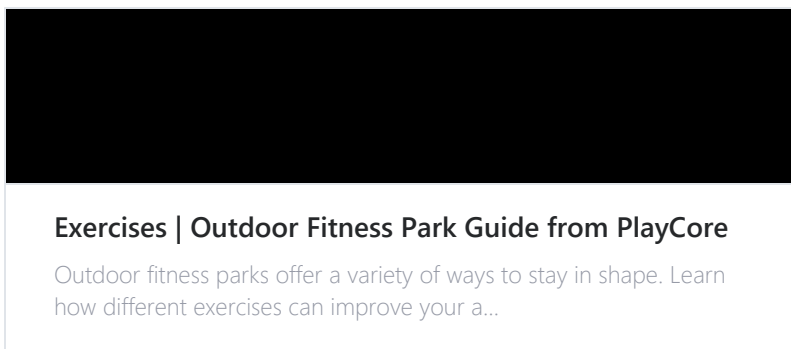
FYI
Thanks!
Margaret

From: William Bubbico <wfbubbico@yahoo.com>
Sent: Tuesday, September 8, 2020 5:42 PM
To: Banyan, Dr Margaret <mbanyan@fgcu.edu>
Subject: Follow up

Margaret,
Thank you for a great meeting tonight. One thing I thought of after the call. We all discussed 'purposed open/green spaces', walking and bike paths, and our general use of the out-of-doors. One thing I would like to add and ask that you carry it forward is the concept of a 'Fitness Park' that incorporates fitness stations into a walking/running/biking park. The link below will provide some examples. I recognize that Covid brings considerations for cleaning, but hopefully it will not be with us forever, and many of the discussions on dining, shopping and social areas raise similar concerns.

Thank you,

[Exercises | Outdoor Fitness Park Guide from PlayCore](#)



Thank you,
Bill Bubbico
203-209-2418

From: [Banyan, Dr Margaret](#)
To: [Dawn Kuhn](#)
Cc: [Alexis Crespo](#)
Subject: RE: Marco island comprehensive plan
Date: Monday, September 7, 2020 5:40:54 PM

WARNING - EXTERNAL EMAIL: PLEASE VERIFY SENDER BEFORE OPENING ATTACHMENTS OR CLICKING ON LINKS.

Hi Dawn:

Thank you so much for your feedback. We appreciate your thoughts and your time in emailing. We anticipate that some of this will be brought up at the public meeting as well.

Best to you,

Margaret Banyan

Sent from [Mail](#) for Windows 10

From: [Dawn Kuhn](#)
Sent: Monday, September 7, 2020 2:17 PM
To: [Banyan, Dr Margaret](#)
Subject: Marco island comprehensive plan

Hello

Please discuss acquisition and preservation of more green space. Also would like to discuss the burying of utilities for safety in storms and to protect the hundreds of trees the city has planted from getting ugly haircuts. Especially important on the main roads. Collier Blvd looks great with out big ugly utilities. Exercise enthusiast would like to see an exercise circuit path at the parks or maybe around perimeter of the Eagle Sanctuary.

Thank you,

Dawn Kuhn
dawnmarco@aol.com
239-595-3173

Robert J Glodt
Resident

Will your 2020 Comprehensive Plan work benchmark what land use changes actually occurred 2009 to 2020 versus land use changes expected under the 2009 Comprehensive Plan? Will your work examine and differentiate how/if private sector and public sector development was consistent with the 2009 Comprehensive Plan?

Survey before September 10.

Demographics? - need to measure 'investor owned SFR' versus 'owner-occupant owned SFR'. Economic demographics.

What does 'public mean'?

Observed and photographed in last year. Need widespread education.

homeowners washing their driveway with substance that suds

lawn mowers that unintentionally discharge grass clippings into waterways

portable cleaning services power wash truck trailers on lots that drain into swales

businesses that wash boats on lots that drain onto streets

Go to YouTube and look up 'Visitors to Madera Beach or Johns Pass FL' if one is interested in seeing Marco Island's future.

Bill Thomas Green House Project

<https://changingaging.org/the-green-house-project>

Arts and Culture should be supported to the extent it enhances residents and seasonal resident guests experiences. Marco Island's attraction is weather and plant / animal wildlife, not Disney-like amusement rides or entertainment.

Consensus? Meaningless if there is no land use enforcement and the prevailing political can manipulate the system to meet a constituent need.

Marco Island is the definition of institutional corruption.

<https://ethics.harvard.edu/>

"Institutional corruption is manifest when there is a systemic and strategic influence which is legal, or even currently ethical, that **undermines the institution's effectiveness** by diverting it from its purpose or weakening its ability to achieve its purpose, including, to the extent relevant to its purpose, weakening either the public's trust in that institution or the institution's inherent trustworthiness."



[Institutional Corruption | Edmond J. Safra Center for Ethics](https://ethics.harvard.edu/lab) ✓
 ethics.harvard.edu/lab

September 4, 2020

Dear Mr. Smith,

Was just informed of the city's update process of its comprehensive plan. Attaching revised copy of comments I sent to planning board shortly after the end of my last term on council when city began but apparently didn't finish (?) review/update of zoning ordinance. Believe my concern is self-explanatory but happy to respond to question (394-1612). Leave message as we often do not answer due to plethora of robo calls using local numbers.

Pass on my regards to those remaining staff who worked with me over the 8 years in office.

Good luck---plan and ordinances in bad need of updating.

Sincerely,

Chuck Kiester

CONSISTENCY PROBLEMS WITHIN THE MI COMP PLAN & THE ZONING OF

When we first relocated here in 2002 from Gainesville, Fl., where I worked as an Urban & Regional Planner for 29 years, the big issue was DENSITY. The city's first comp plan called for a slow reduction of density until buildout. For what's it worth as you update the comp plan, here are my thoughts on the issue of consistency between it and the zoning ordinance. I first brought this question up when the city started an update of the zoning code shortly after completion of my terms in office (city council). Apparently the update was never completed.

TRANSFER OF DEVELOPMENT RIGHTS (TDRs)

Apparently in anticipation with use of this land use development option, the original comp plan included the allocation of density credits for every parcel of land within the city.

By doing so and by including TDRs in the zoning code, I believe the city violated the intent of its desire to reduce overall residential density by buildout. Should those parcels of land currently hosting such things as cemeteries and sewer plant (polluter and ugly, respectively) and other uses (churches, parks, etc.) which will likely never be developed for residential uses would increase the city's overall density should they transfer their development rights to others which would allow for an increase in units on the parcels.

COMMERCIALLY-ZONED PROPERTIES

This outcome is also allowed by the zoning code by using the conditional use option on commercially-zoned parcels which would then allow residential uses within the commercial categories.

As some may recall, my oft-stated land use goal for the city was to move in the direction of self-sufficiency, thereby minimizing the need to drive off island for our daily needs. I also supported the redevelopment of commercial areas such as the Center and the numerous strips of commercial development along our arterial streets. So something along the lines of the afore-mentioned conditional use option is needed to meet this goal.

My suggestion is to eliminate the unrealistic goal of reducing density at buildout from the comp plan. This would eliminate possible lawsuits based on the inconsistencies described above.

My other suggestion is to modify or eliminate the TDR option. TDRs, in theory, are not supposed to effect density in one direction or another.