

CITY OF MARCO ISLAND

ORDINANCE NO. 09- 06

AN ORDINANCE OF THE CITY OF MARCO ISLAND AMENDING THE CITY OF MARCO ISLAND'S COMPREHENSIVE PLAN TO STRENGTHEN COORDINATION BETWEEN WATER SUPPLY AND LAND USE PLANNING BY AMENDING THE TEXT CONTAINED IN THE POTABLE WATER SUB-ELEMENT OF THE INFRASTRUCTURE ELEMENT, THE INTERGOVERNMENTAL COORDINATION ELEMENT, THE FUTURE LAND USE ELEMENT, THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT, AND THE CAPITAL IMPROVEMENT ELEMENT; INCORPORATING BY REFERENCE THE ADOPTED CITY OF MARCO ISLAND 10-YEAR WATER SUPPLY FACILITIES WORK PLAN INTO THE CITY OF MARCO ISLAND COMPREHENSIVE PLAN; PROVIDING FOR ADOPTION; PROVIDING FOR TRANSMITTAL OF CERTIFIED COPIES OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS AND ALL OTHER UNITS OF LOCAL GOVERNMENT AND GOVERNMENTAL AGENCIES AS REQUIRED UNDER CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE CITY OF MARCO ISLAND COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167(13) Florida Statutes requires each local government to address in its comprehensive plan, the water supply sources necessary to meet and achieve the existing and projected water use demand for an established planning period; and

WHEREAS, Section 163.3177(4)(a), Florida Statutes requires coordination of the local comprehensive plan with the water management district's regional water supply plan; and

WHEREAS, the City of Marco Island recognizes the need for better integration between land use planning and water supply planning; and

WHEREAS, Section 163.3177(6)(c), Florida Statutes requires that local governments prepare and adopt a 10-year water supply facilities work plan and amend their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update; and

WHEREAS, the City of Marco Island has proposed amendments to the policies of various elements of its Comprehensive Plan to incorporate by reference the goals and objectives contained in its adopted 10-Year Water Supply Facilities Work Plan and to integrate water supply and land use planning;

WHEREAS, the adopted City of Marco Island 10-Year Water Supply Facilities Work Plan, also serves as the supporting data and analysis for the amendments proposed to the City of Marco Island Comprehensive Plan; and

WHEREAS, the City of Marco Island Planning Board, sitting as the Local Planning Agency, at a duly advertised public hearing has determined the proposed changes contained herein are consistent with the City of Marco Island Comprehensive Plan and Florida law and recommends adoption of this Ordinance to the City Council; and

WHEREAS, after reviewing the City of Marco Island Planning Board's recommendation, the recommendation of City staff, and comments from the public, the City Council finds the proposed amendments to the City of Marco Island Comprehensive Plan, attached as Exhibit A to this Ordinance, are in compliance with and consistent with Florida law and the City of Marco Island Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND, FLORIDA:

SECTION 1. Recitals.

The foregoing “Whereas” clauses are hereby ratified and confirmed as being true, correct and reflective of the legislative intent underlying this Ordinance and are hereby made a specific part of this Ordinance.

SECTION 2. Amendment and Adoption.

The potable water sub-element of the infrastructure element, intergovernmental coordination element, the future land use element, the conservation and coastal management element and the capital improvement element, attached as Exhibit “A,” are hereby amended and adopted.

SECTION 3. Transmittal.

City staff is authorized to transmit certified copies of this Ordinance containing the proposed amendments to the City of Marco Island Comprehensive Plan and the proposed 10-Year Water Supply Facilities Work Plan to the Florida Department of Community Affairs, all other units of local government and governmental agencies as required by Florida law for review after a vote on first reading of this Ordinance.

SECTION 4. Inclusion in the Comprehensive Plan.

It is the intention of the City Council and it is hereby ordained that the amendments to the City of Marco Island Comprehensive Plan made by this Ordinance shall become part of the City of Marco Island Comprehensive Plan, that the sections of this Ordinance may be renumbered and relettered as necessary, and that the word “Ordinance” may be changed to “Section, “Article” or other appropriate word. .

SECTION 5. Conflicts.

All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6. Severability.

If any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. Effective Date.

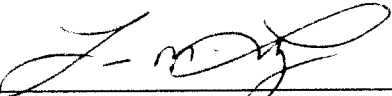
This Ordinance shall be effective immediately upon passage by the City Council on second reading, except that the effective date of these plan amendments approved by this Ordinance shall be the date a final order is issued by the Department of Community Affairs or Administration Council finding the plan amendments in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. The Department of Community Affairs notice of intent to find the plan amendments in compliance shall be deemed to be a final order if no timely petition challenging the plan amendments is filed.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND

this 20th day of July, 2009.

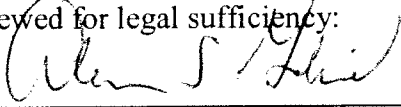
Attest:

CITY OF MARCO ISLAND FLORIDA

By: 
Laura M. Litzan, City Clerk

By: 
Robert J. Popoff, Chairman

(SEAL)

Reviewed for legal sufficiency:
By: 
Alan L. Gabriel, City Attorney

City of Marco Island

Ten Year Water Supply Facilities Work Plan and Comprehensive Plan Amendments

Amendments in response to DCA Objections, Recommendations, and Comments Report

1. Exhibit 3 has been replaced by a new Exhibit 3, which expresses demand through FY 2017-2018. In addition, the Potable Water Sub-element has been amended to include the timeframe of the Work Plan at Policy 1.1.5. Tables 5, 6 and 9 of the Work Plan are also expressed on a fiscal year basis.
2. The Work Plan has been supplemented by an additional map (Exhibit 1B). It shows the Marco Island Utilities Service Area, both inside and outside of the City boundary (in addition to the current Future Land Use Map showing the City Service area only). Note that an existing Future Land Use Map series shows the number and location of well fields. You will note from the report that no additional well fields are planned for the future.
3. Future Land Use Policy 1.6.3 has been modified to include the prescribed language for concurrency purposes under Section 163.3177(6) (c) FS.
4. The Conservation section of the Work Plan containing local government specific actions (3.7.2) has been supplemented with analysis that quantifies savings over the planning period, and indicates that those savings are incorporated into the demand analysis.
5. Additional discussion, data and analysis has been added as Section 3.9 to address the issues of service area data, peak and permanent demand, Mainsail issues and consumptive use permits.
6. Policy 1.1.1 of the Intergovernmental Coordination Element has been amended by adding a reference to the date of that document.
7. Section 4.2 of the Work Plan has been amended to add additional discussion on Capital Improvements that will be considered in the City's Capital Improvements Plan. In addition, a revised Schedule of Capital Improvements, 2009 to 2013, Sanitary Sewer Facilities, is included as a separate exhibit. Both this schedule and the Potable Water Schedule of Capital Improvements will be further updated in 2009.

OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT
FOR THE CITY OF MARCO ISLAND
PROPOSED COMPREHENSIVE PLAN AMENDMENT 09-RWSP1

I. Consistency with Rule 9J-5, F.A.C., and Chapter 163, F.S.

The Department has completed its review of the proposed amendment to Marco Island's Comprehensive Plan (DCA No. 09-RWSP1). The proposed Amendment contains policies for the City of Marco Island's Ten Year Water Supply Facilities Work Plan and the corresponding amendments to the Conservation Element, Capital Improvements Element, Intergovernmental Coordination Element and the Infrastructure Element.

The Department has identified the following objections to proposed amendments:

Objection 1: *Planning Timeframe*

The City's proposed potable water facilities work plan does not address the required Ten-year planning period. The data and analysis, including water demand projections, covers years 2008-2017. The work plan does not adequately cover the required ten year planning period (which would be FY2008-2009 through 2017-2018). By not evaluating the entire 10-year planning period, the City has not demonstrated that they have adequately addressed the projected demand for potable water. Therefore the City has not demonstrated that the Water Supply Facilities Work Plan has identified the necessary water supply projects (traditional, alternative, conservation, and reuse) to meet the jurisdiction's needs.

Additionally, Policy 1.1.5 of the Potable Water sub-element proposes to adopt the Ten-Year Water Supply Facilities Work Plan by reference but, does not state the planning timeframe for the Work Plan.

Section 163.3177(2), (6)(c), 163.3177(8), F.S.; and Rules 9J-5.005(2)(c), 4, 5(a), and (6), F.A.C.

Recommendation: The City should adopt a work plan covering at least a 10-year period, FY2008-2009 through 2017-2018, for building public, private, and regional water supply facilities.

Objection 2: *Lack of a Future Land Use Map*

The Ten-Year Water Supply Plan Facilities Work Plan is not supported by an amendment to the Future Land Use Map Series providing information pertaining to the number and location of existing and proposed well fields by service area and identifying the City of Marco Island's water supply service area.

Section 163.3177(1), (6)(d), F.S.; and Rule 9J-5.006(1)(b) 1, 9J-5.006(3)(c), 9J-5.006(4)(b) 1, F.A.C.

Recommendation: Amend the Future Land Use Map Series to support the Ten-year Water Supply Facilities Work Plan by adopting a map displaying information pertaining to the number and location of existing and proposed well fields by service area. Amend the Future Land Use Map Series to identify the service area of the Ten-year Water Supply Facilities Work Plan both within the City's jurisdiction and outside of the City's jurisdiction.

Objection 3: *Water Concurrency*

The City's concurrency management provision does not include language stating that "prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent."

Section 163.3177(6)(c), 163.3180(2)(a), F.S.; and Rule 9J-5.0055(3)(a) 2, F.A.C.

Recommendation: The City should revise Policy 1.6.3 to more closely reflect the language as required by Section 163.3180(2) (a), F.S.

Objection 4: *Water Conservation Programs*

The data and analysis does not adequately assess water conservation projections in support of the Water Supply Facilities Work Plan. The City of Marco Island Water Supply Work Plan identifies some conservation measures but does not analyze projected water saving to be achieved by the identified projects. In addition, the data and analysis is not clear on whether the anticipated water savings are reflected in the demand projections in the Water Supply Facilities Work Plan, over the planning horizon.

Section 163.3177(6)(c) and (d), F.S.; and Rule 9J-5.005(2), 9J-5.011(1) and (2), 9J-5.013(1), F.A.C.

Recommendation: Revise the data and analysis to reinforce and support the conservation analysis identified in the plan. The analysis should address the water supply programs to be implemented and the associated water savings over the planning horizon and include the analysis of the major assumptions and information used in the water saving projections. In addition, address in the demand projections anticipated water savings.

Objection 5: *Data and Analysis*

The proposed Amendment did not include projections of future supply and demand broken down by service area projections; City use and areas of the County served by the City. The Water Supply Plan needs to include a table that breaks down the water supply, usage and population projections for both seasonal peak demand and permanent. The current Work Plan only describes the peak season population at build out.

No information was provided regarding how their interlocal agreements address anticipated additional demand. Specifically for the Mainsail Drive area under the interlocal agreement with Collier County is not discussed within the proposed work plan.

In addition, the Amendment did not provide data and analysis regarding existing Consumptive Use Permit estimations, current allocations and projections of future permit amounts anticipated to be needed to meet demand.

Section 163.3177(4)(a), (6)(c), 373.0361(2)(a) 2, F.S.; and Rule 9J-5.005(2), 9J-5.011(1), F.A.C.

Recommendation: Revise the Amendment to include pending and existing Consumptive Use Permit estimations or current allocations; projections of future permit amounts anticipated to be necessary to

meet demand; and projections of future supply and demand broken down by the water supply, utility w
in the District.

Objection 6: *Incomplete Policy in Intergovernmental Coordination Element*

Policy 1.1.1 of the Intergovernmental Coordination Element appears to be incomplete. The policy states;

The City shall be consistent in addressing the coordination of the Comprehensive Plan with affected entities' plans including the Lower West Coast Water Supply Plan of the South Florida Water Management District as approved by the Water Management District on...

Section 163.3164(6)(c), F.S.; and Rule 9J-5.005(6), F.A.C.

Recommendation: The City should revise Policy 1.1.1 of the Intergovernmental Coordination Eleme to adopt the appropriate date.

Objection 7: *Capital Improvements Element*

The Five-Year Schedule of Capital Improvements must be revised to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period. The City did not propose any updates to the Schedule, however the water supply improvements mentioned in the data and analysis are listed. The City should include a more specific discussion of the needed improvements related to reuse and conservation measures and account for them in the Five-Year Schedule of Capital Improvements.

Section 163.3177(2), 163.3177(3)(a) and 163.3180(2)(a), F.S.; and Rule 9J-5.016(2) and (4), 9J-5.025(2)(a), F.A.C. ...

Recommendation: Revise the Five-year Schedule of Capital Improvements to include a detailed analysis of all projects related to the Water Supply Facilities Work Plan and identify those projects that are needed in order to maintain the adopted level of service and water supply. Demonstrate financial feasibility that covers a five-year period (2008-09 through 2012-13) with revenue sources by year. Provide sufficient data and analysis to determine whether revenue is committed or planned. The City should coordinate with the South Florida Water Management District to ensure the Five-year Schedule of Capital Improvements adequately reflects the projects which the SFWMD has indicated it will and will not be funding in its enclosed comment letter.

II. Consistency with Chapter 187, F.S., State Comprehensive Plan

The proposed amendment is inconsistent with the following provisions of Chapter 187, F.S.:

Goal (7) Water Resources, Policies (b) 4, 5, 9, 11, 13: ensure that new development is compatible with local and regional water supplies; Protect and use natural water systems in lieu of structural alternative and restore modified systems; protect aquifers from depletion and contamination through appropriate regulatory programs and through incentives; promote water conservation as an integral part of water

management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended; and identify and develop alternative methods of wastewater treatment, disposal, and reuse of wastewater to reduce degradation of water resources;

Goal (17) Public Facilities, Policy (b) 1, 3, 4, 5, 6, 7, and 9: Maximize the use of existing public facilities allocate the costs of new public facilities based on the benefits received by existing and future residents, and develop fiscally sound and cost effective techniques for financing public facilities;

Goal (20) Governmental Efficiency, Policies (b) 1: Encourage greater cooperation between, among and within all levels of Florida government through the use of appropriate interlocal agreements and mutual participation from mutual benefit; and

Goal (25) Plan Implementation, (a) (b) 5: ensuring that functional plans are designed to achieve policies and goals consistent with the state law.

Recommendation: By addressing the concerns noted in Section I., these inconsistencies with Chapter 187, Florida Statutes, can be addressed.

May 22, 2009

Mr. Scott Rogers
Division of Community Planning
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399

VIA EXPRESS MAIL

Re: City of Marco Island
Comprehensive Plan Amendment 09-RWSP1
Ten Year Water Supply Facilities Work Plan (Work Plan)

Dear Mr. Rogers:

The City of Marco Island intends to schedule an adoption hearing for the captioned Comprehensive Plan changes. We greatly appreciate your willingness to conduct a courtesy review in advance of the final hearing. As discussed, I am including hard copies of the revised plan elements as well as the revised data and analysis (Work Plan) for your convenience.

Please find enclosed a revised Work Plan and revised Comprehensive Plan policies to be considered in light of the Department's Objections, Recommendations and Comments. In addition, there a Map proposed for inclusion in the FLUM Series. Finally, I have included Table 8.2 (b), Sanitary Sewer Facilities, Schedule of Capital Improvements, 2008-2012 for use in reviewing the additional comments provided in response to Recommendation 7.

You will note that the changes made since the Transmittal submission (previously reviewed by the Department) are indicated as follows: Additional changes to the Comprehensive Plan Elements are double underline/strikethrough; changes to the Work Plan are single underline/strikethrough. Although not highlighted, additional Work Plan exhibits in response to the ORC are now numbered 3B, 5,6,9,10 and 11.

In the Adoption iteration, only single underline/strikethrough will be utilized for Comprehensive Plan Elements. No underline/strikethrough will appear in the Plan.

The numbered paragraphs below correspond to the objections numbered 1 through 7 in the ORC Report dated December 19, 2008. Those Objections and recommendations will not be repeated here in full.

1. Exhibit 3 has been supplemented with Exhibit 3B, which expresses demand through FY 2017-2018. In addition, the Potable Water Sub-element has been

amended to include the timeframe of the Work Plan at Policy 1.1.5. Tables 5,6 and 9 of the Work Plan are also expressed on a fiscal year basis.

2. The Future Land Use Map Series will be supplemented by an additional map. It will show the Marco Island Utilities Service Area, both inside and outside of the City boundary (in addition to the current FLUM showing the City Service area only). Note that an existing FLUM Series Map shows the number and location of well fields. You will note from the report that no additional well fields are planned for the future.
3. FLUE Policy 1.6.3 has been modified to include the prescribed language for concurrency purposes under Sec. 163.3177(6)(c) FS.
4. The Conservation section of the Work Plan containing local government specific actions (3.7.2) has been supplemented with analysis that quantifies savings over the planning period, and indicates that those savings are incorporated into the demand analysis.
5. Additional discussion, data and analysis has been added as Section 3.9 to address the issues of service area data, peak and permanent demand, Mainsail issues and consumptive use permits.
6. Policy 1.1.1 of the Intergovernmental Coordination Element has been amended by adding a reference to the date of that document.
7. Section 4.2 of the Work Plan has been amended to add additional discussion on Capital Improvements that will be incorporated into the CIP. In addition, a revised Schedule of Capital Improvements, 2008 to 2012, Sanitary Sewer Facilities, is included as a separate exhibit. Both this schedule and the Potable Water Schedule of Capital Improvements will be further updated in 2009.

Please feel free to call me at any time to discuss the proposed Adoption of these Comprehensive Plan Amendments. If you would like me to make an appointment, please feel free to e-mail me with your preferred times.

Again, many thanks in anticipation of your courtesy review,

Kris Van Lengen, MPA
City Planner
Direct: (239) 389-5012
kvanlengen@cityofmarcoisland.com

cc: Stephen R. Olmsted, AICP, Community Development Director
Rony Joel, P.E., Director of Public Works

**CITY OF MARCO ISLAND
COMPREHENSIVE PLAN**



**Proposed Amendments
To incorporate
Ten Year Water Supply Facilities Plan**

Exhibit "A"

July 20, 2009

I. FUTURE LAND USE ELEMENT

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.

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 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.

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.

Measurement: Incorporation of the above enumerated land use designations and densities on the adopted Future Land Use Map (FLUM).

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 seventy-five (75) feet* depending on the zoning district. [*See Policy 1.1.2.4].

Measurement: Issuance of development orders for new projects consistent with the densities prescribed on the Future Land Use Map.

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:

Village Commercial - Five (5) acres @ 26 units/acre = 130 potential future hotel/motel/timeshare units;

[Insert Exhibit 2.1 - Future Land Use Map]

SEE ATTACHED DRAFT FLU MAP

Future Land Use Designation Note

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

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

· Based on the future land use categories assigned in conjunction with the MIMP process, the total maximum density for the Marco Island community equated to 23.672 maximum dwelling units (5,918 acres x 4 dwelling units per acres).

· When the original Marco Island Comprehensive Plan was approved, the Future Land Use designations, based on those contained in the MIMP, were refined slightly, resulting in a surplus of 169 units of density, or 169 units below the allowable maximum density of 23.672 units. Those 169 units were spread out amongst various future land use designations as Affordable Housing Density Bonus Program (AHDB) units.

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

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

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

and High Hazard Areas.

In February, 2005, the City approved its first Evaluation and Appraisal (EAR) Report. One of the adopted policy changes was to amend the Future Land Use Element to reduce the maximum total net density for the Island below that at incorporation (23,762) units by 2% by 2009 and 2% more by 2013. The net reduction in total dwelling units would be 947 units, or 22,725. City Council considered density reductions as prescribed above. However, after considerable public input and discussion, Council elected to reduce the overall net density by 762 dwelling units or 3.2% effective January 1, 2009. Pursuant to Table 2.1, the Future Land Use designations and residential densities effective 1/1/09 will achieve a 3.2 % reduction or 23,200 maximum dwelling units. This equates to an overall density of 3.37 dwelling units per acre, which is lower than 4 dwelling units per acre.

Policy 1.1.2.2: To foster innovation and renewal, existing Planned Unit Developments (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 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:

- 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)

Policy 1.1.2.3: In anticipation of future redevelopment, projects within the Resort Residential 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:

- 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)

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.

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.

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.

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:

- 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.

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 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.

Measurement: 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.

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 B) 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.

Measurement: Annual number of additional units of density approved consistent with qualified projects/developments per the Affordable Housing Density Bonus Program or other similar approved program.

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.

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.

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

Policy 1.1.5.2: The Community Development Director is responsible for initiating land development code amendments to promote and achieve the density reductions stated in Policy 1.1.5.1 effective January 1, 2009.

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.

Policy 1.1.7: Any proposed change to the Future Land Use Map shall comply with amendment provisions consistent with State law.

Measurement: *Number of requests to amend the Future Land Use Map annually.*

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.

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.

Measurement: *Number of Map changes approved after thorough analysis of the above-mentioned site characteristics.*

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.

Measurement: *Number of desired Map changes denied due to topographic, soil, or*

infrastructure factors.

Policy 1.2.3: All new development shall be required to comply with minimum base flood elevations as 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.

Measurement: Projects shall be reviewed and approved consistent with Ordinance 98-19 as amended, the City of Marco Island Floodplain Management Ordinance, or per City mandated base flood elevation.

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.

Measurement: Requests for subdivision approval reviewed for consistency with zoning and Land Development Code requirements annually.

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.

Policy 1.3.1: Any request to change the Future Land Use Map shall be thoroughly reviewed, and denied if such change would negatively impact hurricane evacuation plans, routes, or shelter facilities.

Measurement: Number of desired Map changes denied due to hurricane evacuation factors.

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.

- Measurement:* *Number of redevelopment projects reviewed seaward of the CCCL annually.*
- 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.
- 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.
- 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.
- Measurement:* *Consideration of the elimination or reduction of uses identified in a valid hazard mitigation report, when and if such report is issued.*
- 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.
- 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.
- Measurement:* *Provisions for essential public services and/or facilities in all zoning districts.*
- 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.
- 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.

Measurement: Continue to produce Annual Level of Service (LOS) reports.

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.**

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 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.

Policy 1.7.1: The City will continue to enforce adopted architectural and site design regulations in the adopted Land Development Code.

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.

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.

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 advised of available rehabilitation

programs and opportunities.

(See definition of substandard in the Glossary found in Appendix A.*

Measurement: Annual number of structures identified as unsafe or substandard per the adopted Building Code.

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.

Objective 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.

Measurement: Annual expenditures for transportation improvements that incorporate multimodal elements.

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.

Measurement: Site development plans for public park and open space facilities granted approval after public review.

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.

Measurement: Annual number of public hearings held relative to significant infrastructure projects to expand or enlarge essential services to neighborhoods.

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, non-conformities, and infrastructure.

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.

Measurement: Effort to qualify candidate sites as CDBG projects or redevelopment districts subsequent to Plan adoption.

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.

Measurement: Coordination between the City and interested private parties to advance qualifications of potential project areas.

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.

Measurement: Number of substandard housing units, non-conformities, and infrastructure improvements to be addressed through redevelopment planning and development.

Objective 1.10: To proactively establish and enforce policies and procedures to protect, promote, identify, and enhance natural and historic resources on the Island.

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.

Measurement: Initiate dialogue between the City and interested parties to facilitate development of the above-mentioned inventories.

Policies 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 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.

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.

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.

Measurement: *Number of land acquisition grant requests submitted by the City.*

Objective 1.11: The City will take affirmative steps to discourage urban sprawl both on and off Marco Island.

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.

Measurement: *Requests for rezoning from non-commercial to commercial review annually.*

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:

- 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 (SDP) 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.

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.

Measurement: *Requests for subdivision approval reviewed annually.*

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 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.

Measurement: *Number of non-LOS based potable water system expansion project proposals reviewed and approved.*

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.

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.

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.

Measurement: *Receipt of school population estimates and projections annually.*

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.

Measurement: Review of State reports that evaluate the public educational facilities on Marco Island.

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.

Measurement: Cooperative endeavors that promote facility expansion that provide benefits to the community at large.

Policy 1.12.4: The City will consider waiver of required site development and building fees on a case by case 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.

Measurement: Amount of site development and building fee waivers related to public educational facilities expansion annually.

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.

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:

Elementary Schools

- 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.

Middle Schools

- 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.

High Schools

High Schools should be buffered from residential areas. The campus should be large enough 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.

IV. Infrastructure Element

a. Potable Water Sub-Element

GOAL 1: ASSURE A SUFFICIENT, DEPENDABLE, AND HIGH QUALITY POTABLE WATER SUPPLY TO MEET THE NEEDS OF MARCO ISLAND ON TIMELY BASIS, AT A REASONABLE COST, AND, AT A MINIMUM COMPLIES WITH ALL FEDERAL AND STATE REQUIREMENTS PROTECT THE HEALTH AND SAFETY OF THE PUBLIC.

Objective 1.1: ~~The provider of potable water services will provide the City with clear and conclusive proof that their facilities and services can meet or exceed adopted Levels of Service (LOS) throughout the five year planning horizon and beyond.~~ 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.

Policy 1.1.1: The City of Marco Island 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.

Measurement: ~~Written verification from the City of Marco Island Public Works Department service provider that public potable water facilities and services will meet or exceed the adopted LOS throughout the next five years upon plan adoption, with annual updates.~~

Policy 1.1.2: The adopted LOS standard for potable water will be 200 gallons per capita per day

~~**Policy 1.1.3:** Should any non-city entity responsible for potable water services approach 80% 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.~~

~~*Measurement:* Writing notification provided by service provider when, or if, necessary.~~

Policy 1.1.4: ~~Within two years of Plan adoption, non-city entities responsible for potable water services will be required to prepare and submit a report evaluating opportunities for expansion, replacement and/or setting of new facilities to ensure that the provision of~~ The City shall continue to provide potable water facilities and services will be sufficient to accommodate and maintain projected growth and development through build-out.

Measurement: Annual report provided by service provider addressing items listed in policy 1.1.4.

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 most current version 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.**

Objective 1.2: The ~~entity responsible for potable water service~~ **City** shall maximize the use of existing facilities and coordinate future expansion plans consistent with project needs to accommodate development at the densities proscribed in the Future Land Use Plan Element, **and consistent with the Capital Improvements Plan and Ten Year Water Supply Facilities Work Plan.**

Measurement: Approval of Site Development Plans and issuance of Development Orders for LOS and non-LOS based potable water system expansion projects.

Policy 1.2.1: Require that the ~~potable water service provider~~ **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. ~~Any inconsistent projects will be modified or replaced to meet the requirements of this element.~~

Measurement: Receipt of engineering report(s) for all LOS based system expansion projects.

Policy 1.2.2: ~~Require an independent engineering report, paid for the service provider, that the potable water service provider has~~ Maximized the use of existing facilities prior to the ~~issuance of any development orders for~~ **expansion of** non-LOS based potable water system expansion projects.

Measurement: Number of independent engineering reports received for non-LOS based expansion projects.

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 potential over-sizing of facilities to encourage urban sprawl.

Measurement: Number of non-LOS based potable water system expansion project proposals reviewed and approved.

Objective 1.3: The City will investigate, support and encourage efforts to reduce the use of potable water for non-household consumptive uses.

Measurement: Development of a water conservation program; Land Development Code amendments as warranted.

Policy 1.3.1: ~~Within one year of Plan adoption~~ The City will consider with the encourage service provider to the introduction and implementation of a conservat program, and will require the receipt of maintain quarterly monitoring reports track water usage.

Measurement: *Receipt of quarterly reports beginning in August, 2001.*

Policy 1.3.2: Within two years of Plan adoption the City will thoroughly review and revise necessary, the landscape ordinance to encourage the use of native and drou tolerant plants permitted in conjunction with new development.

Measurement: *Land Development Code amendments that encourage the use of native and drou tolerant plant materials.*

Policy 1.3.3: Within three years of Plan adoption the City will review and revise, if necess; the amount of lawn area required for new development.

Measurement: *Land Development Code change as warranted.*

Policy 1.3.4: The City will continue ~~coordinate with FWS,~~ to the greatest extent possi regarding the installation of reclaimed water facilities to be most cost effective consumers.

Measurement: *Right-of-Way permits issued for installation of reclaimed water facilities.*

Objective 1.4: The City will ~~coordinate with potable water service providers~~ to ensure thought thorough, pre- and post-storm planning to ensure minimal disruption in service customers.

Measurement: *Development by potable water service provider of detailed hurricane/emerge operation and recovery plan.*

Policy 1.4.1: To provide the public with essential information concerning ~~the plans of the uti~~ in the event of a storm event, the ~~City will require the utility to~~ Public Wo Department will prepare a detailed hurricane and/or emergency operation p. Such plan must be presented to City Council for review and approval, and furt a condensed version of the plan must be distributed to all customers prior to Ast 1, or at least one month before the onset of hurricane season.

Measurement: *Plan presentation, approval, and public distribution.*

Policy 1.4.2: The City will ~~request that the service provider investigate the feasibility upgrading the dependability of the water system and its protection from dam and contamination to allow for seek full recovery of service within two (2) we~~ of any category 3 hurricane for 80% of their customers on Marco Island.

Measurement: Progress toward the goal of two-week recovery from any category 3 hurricane.

~~**Objective 1.5:** The City will continue efforts toward utility acquisition.~~

~~*Measurement:* Thorough investigation of options regarding the future ownership and operation of potable water facilities serving Marco Island.~~

~~**Policy 1.5.1:** By 2003, the City will complete its feasibility assessment of the acquisition of a potable water system from its current owner/operator.~~

~~**Policy 1.5.2:** The City will continue to allocate sufficient funds to support thoughtful, thorough analysis related to system acquisition through the year 2003, and future operation and maintenance responsibilities throughout the planning period.~~

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.**

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.**

V. Conservation and Coastal Management Element

GOAL 1: TO CONTINUE TO PROTECT, PROMOTE, AND ENHANCE THE COAST AND NATURAL RESOURCES IN AND AROUND THE MARCO ISLA COMMUNITY THROUGH PRUDENT MANAGEMENT, PUBLIC EDUCATION, APPROPRIATE REGULATIONS AND ENFORCEMENT, AND ACTIVE PARTNERSHIPS WITH ALL OTHER INTERESTED PARTIES.

Objective 1.1: Sustain the City's high ambient air quality from potential degradation.

Policy 1.1.1: Utilize monitoring results from state agencies to ensure Federal air quality standards are met or exceeded.

Measurement: Monitor testing results from state agencies, and review information provided by Regional Planning Council, to ensure air quality on Marco Island meets or exceeds Federal standards.

Policy 1.1.2: Encourage non-motorized travel on the island to reduce fossil fuel emissions through improved pedestrian and bicycle facilities. (See Transportation Element/Capital Improvement Element).

Measurement: Capital expenditures, sidewalk assessment districts, and Land Development Regulations that promote a multi-modal transportation network.

Objective 1.2: Maintain and/or improve the water quality of the community's water bodies based on current FDEP designations.

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 areas 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.

Measurement: Implementation of bi-annual water quality testing by FDEP.

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.

Measurement: Number of events reported to Collier County Pollution Control annually for investigation.

Policy 1.2.3: Ensure that all new septic systems are designed, reviewed, permitted, and installed.

in accordance with all applicable rules and regulations.

Measurement: *Number of new septic tank systems reviewed and approved for installation by Department of Health prior to the issuance of a building permit.*

Policy 1.2.3.5: Beginning June 1, 2001, for all properties utilizing septic tanks, prior to Issuance of a development order that authorizes any increase in the square foot of an existing structure, installation of a swimming pool or spa, or for 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.

Policy 1.2.4: Conduct, at a minimum, one annual educational outreach program to enhance public awareness of water quality issues for water-bodies on and around Marco Island.

Measurement: *Establishment of an annual educational outreach program to enhance public awareness of water quality issues.*

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.**

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.**

Objective 1.5: Conserve and protect the existing native vegetative and marine habitats.

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.

Measurement: *Continue to require agency review and approval prior to issuance of development orders for development activities that are proposed within environmentally sensitive areas.*

Policy 1.5.2: Increase public awareness of critical wildlife areas and natural preserves through education, allowing appropriate access, but also reporting violations of the rules and regulations to the appropriate agencies.

Measurement: *Establishment of an education outreach program to enhance public awareness of critical wildlife areas and natural preserves.*

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.

Measurement: Review of local rules and regulations related to natural resource conservation protection concurrent with required Land Development Regulation review within one year of plan adoption.

Objective 1.6: Continually seek public acquisition of additional areas for nature preserves, passive open spaces to expand the opportunities for conservation and increase public appreciation of natural habitats within the community.

Policy 1.6.1: After Plan adoption the City will pursue grant opportunities for preservation of natural areas.

Measurement: Number of grant applications pursued annually.

Policy 1.6.2: The City will participate, to the extent consistent with the Comprehensive Plan, with other entities involved in the improvement and preservation of surrounding ecosystems.

Measurement: City participation/interaction with not-for-profit organizations to improve and preserve the environmental status 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.

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.

Measurement: The City will actively interact with local, state and federal agencies to ensure habitat of endangered, threatened wildlife species is protected. Annual number of infractions investigated by non-City entities related to endangered or threatened species.

Policy 1.7.1.5: City staff will continue to monitor, post, and track gopher tortoise and burrow owl nests on vacant properties, and to respond to citizen inquiries concerning species that are endangered, threatened, or of special concern.

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.

Measurement: Require all regulatory permits be secured prior to the issuance of a local development order.

Policy 1.7.3: Continue and increase public appreciation and awareness of native wildlife.

habitats in and around the community through newspaper articles, brochure presentations, workshops, and other means of education.

Measurement: Establishment of an educational outreach program to enhance public awareness of critical wildlife areas and natural preserves.

Objective 1.8: Ensure identified and potential wetlands are protected from unlawful, intrusions which could result in environmental damage or degradation.

Policy 1.8.0.5: The “potential wetland area” map produced by SFWMD and incorporated into Future Land Use Map series shall be continually refined to more accurately delineate existing resources, delineation of fresh and tidal wetlands, and establish a base for further monitoring. (See Figure 5).

Measurement: Establishment of a GIS system to map and track natural resources by the end of 2001.

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 out regulatory agency assistance as deemed warranted, to ensure compliance with State and Federal rules and regulations concerning wetland management.

Measurement: Annual number of incidents investigated involving wetland areas.

Policy 1.8.2: Require that all wetland features be accurately identified, when applicable, on development plan submittals prior to permit issuance.

Policy 1.8.3: The City shall require that best management practices be incorporated into 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).

Measurement: Annual permits issued for development of lots on and adjacent to wetlands.

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 issuance of a City building permit, and comply fully with 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 non-jurisdictional wetlands (less than one acre) area shall be required to comply with applicable non-City processes prior to the issuance of a City building permit.

Measurement: Annual number of development orders issued for projects involving non-

jurisdictional wetlands.

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. City shall support those applicants who demonstrate a desire to protect on wetlands by approving such requests for relief from rigid dimensional standards (i.e., setbacks, required landscaped areas, etc.).

Measurement: *Applications for dimensional relief granted for projects that involve wetland areas.*

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.

Measurement: *Commercial rezoning requests denied.*

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.

Policy 1.8.3.6: Automotive wrecking facilities, junkyards, chemical manufacturing plants, refineries, asphalt batch plants, and tanneries are deemed to be incompatible uses on property that contain wetland resources. No such use shall be granted without a development order for construction or expansion, if the site development order 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.

Measurement: *Property acquired and maintained by conservation organizations.*

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. *Measurement:* *Consideration of a preliminary study on the establishment of an on-Island wetlands bank by the end of 2004.*

Objective 1.9 **Ensure conservation of the City's potable water source through the utilization of water conservation and reuse techniques.**

Policy 1.9.1 **Continue utilization and expansion of the City's stormwater reuse program and landscape irrigation.**

Policy 1.9.2 **Encourage water conservation through the use of Green Building construction and design techniques**

Policy 1.9.3 **Continue to promote water conservation through the public education**

programs listed, including, but not limited to information regarding the City Ten Year Water Supply Facilities Work Plan.

Policy 1.9.4 **Continue irrigation restrictions consistent with the City's Code of Ordinances and modify restrictions when necessary in coordination with the South Florida Water Management District's water conservation initiatives and requirements.**

GOAL 2: TO CONSERVE AND MANAGE THE ENVIRONMENTAL RESOURCES AND MAN-MADE USES IN THE COASTAL AREA OF MARCO ISLAND.

Objective 2.1: Conserve and enhance the shoreline of Marco Island by increasing the amount of sand dunes, renourishing beaches to counter natural erosion, and reducing negative human-made impacts on beaches and dunes.

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.

Measurement: All regulatory permits must be approved prior to the issuance of local development orders for beach renourishment projects.

Policy 2.1.1.5: As future beach renourishment projects are proposed and planned, the City shall support opportunities to increase public access, with or without attendant parking facilities.

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.

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 plants removed. Appropriate signage shall be installed by year 2003 to protect dunes from human intrusion.

Measurement: Implementation of appropriate signage program by the end of 2003. Continuation of abatement of exotic vegetation throughout the City.

Policy 2.1.3: The City will strictly enforce existing Vehicles on the Beach Regulations.

Measurement: Permits and/or citations issued annually pursuant to Vehicles on the Beach regulations.

Policy 2.1.4: Proposed development and re-development projects seaward of the Coastal Construction Control Line may be permitted provided it complies with the Comprehensive Plan and all state and local permitting requirements.

Measurement: Review of projects seaward of the CCCL line for conformance with plan and state and local permitting requirements.

Policy 2.1.5: Where buildings are threatened by erosion that cannot be reversed or abated 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 use of trucked-in sand); and (3) to allow rip-rap or T-Groins only when the previous priorities are not possible.

Measurement: Alternatives utilized for buildings threatened by erosion, when and if necessary.

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.

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 protection and enhancement of mangrove, estuarine, beach, bay, river and wetland systems.

Measurement: Ensure all regulatory permits are obtained prior to the issuance of development orders in areas subject to enhanced oversight. Actively pursue enforcement of violations of existing regulations.

Policy 2.2.2: Maintain cooperative relationships with governmental agencies to ensure proper response, reporting, and/or investigation of events that may threaten the quality of water resources in and around Marco Island.

Measurement: Number of incidents reported by the City to other regulatory agencies annually.

Objective 2.3: Ensure that during the review of any commercial or multi-family project about 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.

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.

Measurement: Marinas and similar water dependent uses shall be reviewed and approved consistent with procedures outlined in Ordinance 00-04, Boat Docking Facilities.

Policy 2.3.2: All new marinas shall be subject to review by the Regional Planning Council for determination of whether such facility would be a development of regional importance (DRI).

Measurement: Marina projects referred to the RPC for consideration as a DRI annually.

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.

Measurement: Annual permits issued to beach vendors pursuant to Ordinance 98-12 B. Management Ordinance.

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 the bulkheads of commercial zoned property and dedicated easement from the promenade to the nearest public access for all new development and redevelopment projects.

Measurement: Establishment of development regulations to effect the creation of the dedicated pedestrian easement.

GOAL 3: TO MINIMIZE HUMAN AND PROPERTY LOSS DUE TO TROPICAL STORMS AND HURRICANES.

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.

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 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 subsequent Post-Disaster Redevelopment Plan.

Measurement: Issuance of development orders for new projects consistent with the densities prescribed on the Future Land Use Map.

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.

Measurement: The City shall adopt the new Florida Building Code pursuant to the prescribed implementation schedule.

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 risk.

evacuation times from Marco Island.

Measurement: *City representatives will actively participate in LEMP meetings.*

Policy 3.1.3: The City will develop a local hurricane plan, which will be annually reviewed revised before June 1st.

Measurement: *Annual review of local hurricane plans.*

Policy 3.1.4: Strongly advocate the expansion of the Jolley Bridge facilities to the MPO's fun priority list, and continue all efforts necessary until project completion.

Measurement: *Success in placing the bridge on the MPO's funded priority list and other c efforts to help accomplish this vital project.*

Policy 3.1.5: The City will work through the County staff to ensure that hurricane evacua shelters meet or exceed Red Cross standards, and that facilities are provided to n the needs of elderly and disabled persons.

Policy 3.1.6: Upon plan adoption the City will conduct at least one public hurricane prepara meeting before hurricane season, and seek the assistance of local groups associations to distribute pertinent materials on hurricane preparation evacuation.

Measurement: *Annual public hurricane preparation information meeting.*

Objective 3.2: To limit public expenditures for infrastructure that would have the effect of dire subsidizing private development.

Policy 3.2.1: The City shall limit it's funding of public infrastructure expansion if such func and such expansion would have the effect of directly subsidizing a specific pri development in the City.

Measurement: *Annual funding and project design for public infrastructure projects.*

Policy 3.2.2: Policy 3.2.1. shall in no way limit the City's ability to fund and construct pu improvements in order to provide adequate infrastructure to serve the Future L Use Plan development pattern or development for which rights were vested pri enactment of this Plan.

Policy 3.2.3: Such infrastructure improvements shall be consistent with adopted Levels Service (LOS) contained in the Concurrency Management System (CMS) at time of Plan adoption.

Measurement: *Documentation that infrastructure improvements shall be consistent with, or exc adopted LOS standards for design and capacity, upon plan adoption.*

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.

Measurement: *The City shall maintain a maximum density of four units per acre as described in the Future Land Use Element.*

Objective 3.3: The City will utilize a 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.

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:

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.

Measurement: *Adoption of post-disaster redevelopment plan with associated build-back policies prior to the start of the 2001 Hurricane season.*

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 disasters 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 an 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 structures to be rebuilt or replaced to the size, style, and type of their original construction, including their original square footage; provided, however, that affected structure, as rebuilt or replaced, complies with all applicable Federal State regulations and local regulations which do not preclude reconstruction otherwise intended by this policy. This policy shall not extend to non-conform boat docking facilities or signs.

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.

Policy 3.3.3: During post-disaster recovery periods, after damaged areas and infrastructure requiring rehabilitation or redevelopment have been identified, appropriate departments shall use the post-disaster redevelopment plan to reduce or eliminate the future exposure of life and property to hurricanes.

Measurement: *Implementation of actions and activities as described in the post-disaster plan and if necessary.*

Policy 3.3.4: The City's post-disaster plan shall be drafted to insure maximum coordination clear lines of command and communication with Collier County's Emergency Management personnel and affected County departments to expedite post-disaster recovery.

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 facilitate cooperation in execution of such plan at the time of emergency.

Measurement: *Distribution of adopted post-disaster plan to service providers.*

VII. Intergovernmental Coordination Element

GOAL 1: THE CITY OF MARCO ISLAND WILL ENCOURAGE AND ACTIVELY PARTICIPATE IN PROGRAMS AND FORUMS DESIGNED TO ENHANCE INTERGOVERNMENTAL COORDINATION.

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.

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. the 2005-2006 Lower West Coast Water Supply Plan Update of the South Florida Water Management District (Planning Horizon 2025), as approved by the Water Management District on xxx**

Measurement: Transmittal of Plan to affected entities concurrent with submittal for DCA OCR review.

Policy 1.1.2: Upon adoption of the Comprehensive Plan, or amendments thereto, the City will transmit 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.

Measurement: Transmittal of approved Plan to affected entities.

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.

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.

Measurement: Establishment of formal dispute resolution processes and procedures for interlocal issues.

Policy 1.2.2: By year end 2008, the City will provide written dispute resolution processes and procedures for consideration by adjacent local governments.

Measurement: Written dispute resolution processes and procedures for interlocal issues.

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.

Measurement: Formal Interlocal Agreements with adjacent local governments, as necessary by year end 2009

Objective 1.3: Prior to formal comprehensive plan adoption, or amendment, the City will provide 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.

Measurement: Transmittal of Plan, or amendments, concurrent with submittal to DCA for ORC review.

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.

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.

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.**

Policy 1.3.5 **Maintain a water supply facilities work plan by updating the adopted Ten Year Water Supply Facilities Work Plan within 18 months of an update to the regional water supply plan.**

Policy 1.3.6 **Participate in water supply development-related activities facilitated by the South Florida Water Management District that affect the City.**

Objective 1.4: The City will become a participant in regional planning forums provided by the Regional Planning Council.

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.

Measurement: *Participation in RPC activities.*

Objective 1.5: Prior to and after plan adoption, the City will respect and participate in the DRI review process established by the Regional Planning Council for those projects having potentially direct and/or in-direct impacts on Marco Island.

Measurement: *Annual number of projects referred by RPC for consideration as DRI.*

Policy 1.5.1: After adoption of the Comprehensive Plan the City will provide thoughtful consideration of all projects referred by the Regional Planning Council for review as potential or actual Developments of Regional Impact (DRI).

Measurement: *Projects referred or reviewed by RPC as potential or actual DRI's.*

Policy 1.5.2: The City will refer any project deemed to meet minimum thresholds as a DRI to the Regional Planning Council for determination as to the exact status to facilitate the review and permitting process.

Measurement: *Annual number of projects referred to the RPC for consideration as DRI's*

Objective 1.6: Pursuant to State Law and/or 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. (Also see FLUE Objective 1.12). The City shall continue to coordinate with the District School Board of Collier County for: the regulatory review of residential development for school concurrency, in accordance with Section 163.3180 (13) Florida Statutes; the collaborative planning and decision making on population projections; for public school site selection; for new educational plants and ancillary facilities; and for the location and extension of public facilities subject to concurrency in accordance with the “Collier County Interlocal Agreement for Public School Facility Planning and School Concurrency” as approved by the Marco Island City Council on December 1, 2008.

Policy 1.6.1: The City will investigate and seek partnership opportunities with the School Board and others to expand public educational facilities that will provide wider community benefits such as recreational facilities, civic meeting space, and distance learning services.

Measurement: *Cooperative endeavors that promote facility expansion that provides benefits to the community at large.*

Objective 1.7: The City shall consider annexation requests from property owners who wish to voluntarily become a part of the city and whose properties are contiguous to existing city limits.

Policy 1.7.1: Should annexations occur, the City shall confer with all affected jurisdictions to insure an equitable and smooth transition from Collier County to City jurisdiction.

Policy 1.7.2: Any petition to annex property into the City of Marco Island should not be approved if such annexation will adversely effect the supply and delivery of public facilities and services or otherwise present an unreasonable burden to the citizens of Marco Island.

VIII. CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: 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.

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.

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.

Measurement: *Annual allocation of fiscal resources to address CMS deficiencies, if any, to ensure resolution prior to actual need.*

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.

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.

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.

Measurement: *Completion of storm water utility report on the viability of establishing such a utility by December 2008.*

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.

Measurement: *Implementation of the Five-Year SCI, as amended.*

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.

Measurement: *Annual Update of Schedule of Capital Improvements*

Objective 1.2: To limit public expenditures for infrastructure facilities that would have the effect of directly subsidizing private development.

Policy 1.2.1: The City shall limit the funding of public infrastructure expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development in the City.

Measurement: *Annual funding and project design for public infrastructure projects.*

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.

Policy 1.2.3: Such infrastructure improvements shall be consistent with adopted Level of Service (LOS) contained in the Concurrency Management System (CMS).

Measurement: *Documentation that infrastructure improvements shall be consistent with or exceed adopted LOS standards for design and capacity.*

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.

Measurement: *Development, funding, and implementation of maintenance programs for roadway, potable water, sanitary sewer, community parks and storm water systems.*

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.**

Objective 1.3: The City will aggressively seek grants, and other funding sources to augment and expand the financial resources available for capital improvement projects.

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.

Measurement: *Annual number of grants sought by or on behalf of the City for capital improvement projects.*

Table 8.1
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-2013
(Transportation Facilities, Stormwater Drainage, Parks and Recreation, Schools)

Note: None of the improvements described in the following Schedule of Capital Improvement tables are required to correct current or projected Level of Service deficiencies from 2009 through 2013.

Prepared pursuant to recommendations contained in the 2008 ORC Report and Chapter 163 F.S., and Rule 9J-5 F.A.C.

Table 8.1(a)
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13
TRANSPORTATION FACILITIES IMPROVEMENTS/ENHANCEMENTS

[-----Committed Funding Sources-----] [----Projected Funding Sources----]

PROJECT	Location/Address	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description		Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)
Bald Eagle Turn Lanes(1)	Bald Eagle Between Goldenrod & Elkcam Circle	---	---	---	\$75,000 / \$75,000 GF	\$400,000 / \$400,000 GF	\$475,000 / \$475,000 GF
Street Improvements(2)	City-wide	\$280,000 / \$200,000 RIF \$80,000 GF	\$400,000 / \$200,000 RIF \$200,000 GF	\$400,000 / \$200,000 RIF \$200,000 GF	\$300,000 / \$200,000 RIF \$100,000 GF	\$400,000 / \$200,000 RIF \$200,000 GF	\$1,780,000 / \$1,000,000 RIF \$780,000 GF
Bike Path Shoulder Widening (3)	City-wide	---	---	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF	\$300,000 / \$300,000 GF
Marco Lake (4) Drive Sidewalk	Marco Lake Drive	\$96,000 / \$75,000CDBG \$21,000 GF	---	---	---	---	\$96,000 / \$75,000 CDBG \$21,000 GF
Bridge Integrity Study (5)	City-wide	---	---	---	---	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF
Bridge Repairs (City-wide) (6)	City-wide	\$1,271,600 / \$1,271,600 GF	\$545,000 / \$545,000 GF	\$350,000 / \$350,000 GF	---	---	\$2,166,600 / \$2,166,600 GF
Bridge Repairs (7) (Smokehouse Bay)	Smokehouse Bay	\$350,000 / \$200,000 CIP \$150,000 GF	\$1,500,000 / \$200,000 CIP \$1,300,000 GF	\$2,700,000 / \$200,000 CIP \$1,000,000 Grant \$1,500,000 GF	\$3,900,000 / \$200,000 CIP \$1,000,000 Grant \$2,700,000 GF	\$4,400,000 / \$200,000 CIP \$1,000,000 Grant \$3,200,000 GF	\$12,850,000 / \$1,000,000 CIP \$3,000,000 Grant \$8,850,000 GF

ANNUAL TOTALS	\$1,997,600 / \$200,000 RIF \$75,000 CDBG \$1,522,600 GF \$200,000 CIP	\$2,445,000 / \$200,000 RIF \$2,045,000 GF \$200,000 CIP	\$3,550,000 / \$200,000 RIF \$1,000,000 Grant \$2,150,000 GF \$200,000 CIP	\$4,375,000 / \$200,000 RIF \$1,000,000 Grant \$2,975,000 GF \$200,000 CIP	\$5,400,000 / \$200,000 RIF \$1,000,000 Grant \$4,000,000 GF \$200,000 CIP	\$17,767,600 / \$1,000,000 RIF \$3,000,000 Grant \$75,000 CDBG \$12,692,600 GF \$1,000,000 CIP
---------------	--	---	--	--	--	---

Notes: No projected LOS deficiencies 2009-2013
Projects, Expenditures and Revenues per adopted FY 2008 Budget.

Abbreviations: GF - General Fund
RIF - Road Impact Fees
FDOT - Dept. of Transportation
GRANT- Collier County Grant
CDBG - Collier County Block Grant

- (1) Bald Eagle Drive turning lanes will be provided between Goldenrod Avenue and Elkcam Circle and at the intersection of N. Barfield Drive and Bald Eagle Drive.
- (2) This project involves the partial or full reconstruction of roadway intersection areas to resolve drainage problems, to replace asphalt pavement, to resolve inadequate turning radii, to remedy safety concerns, to alleviate excessive ponding of stormwater, and to construct or reconstruct paved shoulders and sidewalk improvements.
- (3) This project involves widening Barfield Drive, Winterberry Drive, San Marco Road, and portions of Bald Eagle Drive for the construction of bicycle lanes along both sides of the roadway.
- (4) Create a 6-foot sidewalk on 5th Avenue to provide adequate a convenient multimodal transportation system. Drainage will be addressed using valley gutters and improved drainage inlets between the existing pavement travel lanes, driveways and parking areas.
- (5) The following are the repairs recommended by bridge engineering consultants based on the damage and deterioration caused by Hurricane Wilma and age.
- (6) The following are the repairs recommended by bridge engineering consultants based on the damage and deterioration caused by Hurricane Wilma and age.
- (7) The Smokehouse Bay Bridges have been significantly impacted by age, deterioration, and damage caused by Hurricane Wilma. These bridges are scheduled to be totally rebuilt.

Table 8.1(b)
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13
STORMWATER DRAINAGE IMPROVEMENTS/ENHANCEMENTS

[-----Committed Funding Sources-----] [-----Projected Funding Sources----]

PROJECT		FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description	Location/Address	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)
Drainage Improvements(1)	City-wide, per drainage basins set in the Master Drainage Study	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$3,000,000 / \$1,000,000 BCBG \$2,000,000 GF
	ANNUAL TOTALS	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$3,000,000 / \$1,000,000 BCBG \$2,000,000 GF

Notes: No projected LOS deficiencies 2009-2013
 Projects, Expenditures and Revenues per adopted FY 2009 Budget.
 BCBG – Big Cypress Basin Grants.

Abbreviations: GF - General Fund

(1) The repair or replacement of existing storm sewers is an on-going program necessary to preserve and maintain existing storm drainage capacity. Also annual re-grading of roadside drainage swales is required to minimize nuisance ponding and to maintain adequate stormwater drainage along local streets to achieve efficient discharge into receiving waterbodies.

Table 8.1(c)
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13
PARKS, RECREATION AND OPEN SPACE IMPROVEMENTS/ENHANCEMENTS

[-----Committed Funding Sources-----] [----Projected Funding Sources----]

PROJECT	Location/ Address	FY 2009 Expenditure / Revenue Source(s)	FY 2010 Expenditure / Revenue Source(s)	FY 2011 Expenditure / Revenue Source(s)	FY 2012 Expenditure / Revenue Source(s)	FY 2013 Expenditure / Revenue Source(s)	TOTALS Expenditure / Revenue Source(s)
Mackle Park Improvements (1)	1361 Andalusia Terrace	\$220,000 / \$200,000 SPRG \$20,000 GF	\$7,605,000 / \$7,605,000 BOND*	---	\$150,000 / \$150,000 GF	\$150,000 / \$150,000 GF	\$8,125,000 / \$320,000 GF \$200,000 SPRG \$7,605,000 BOND*
Winterberry Park Improvements (2)	1408 San Marco Rd.	\$350,000 / \$350,000 GF	---	---	---	---	\$350,000 / \$350,000 GF
Veterans Community Park (3)	Windward Drive & West Elkeam Circle	\$275,000 / \$275,000 CIP Cash Forward	\$2,000,000 / \$2,000,000 BOND	---	---	---	\$2,275,000 / \$275,000 CIP \$2,000,000 BOND
Leigh Plummer Park Improvements (4)	758 N. Barfield Drive	---	---	\$300,000 / \$300,000 GF	---	---	\$300,000 / \$300,000 GF
Hard Court Conversion (5)	Racket Center	\$80,000 / \$40,000 RF \$40,000 GF	---	---	---	---	\$80,000 / \$40,000 RF \$40,000 GF
Roadside Border Landscaping(6)	South Collier Boulevard	\$220,000 / \$220,000 DOT	\$150,000 / \$150,000 GF	\$150,000 / \$150,000 GF	\$200,000 / \$200,000 GF	\$200,000 / \$200,000 GF	\$920,000 / \$220,000 DOT \$700,000 GF

Capital Contingency	---	\$120,000 / \$120,000 GF	\$196,000 / \$196,000 GF	\$270,000 / \$270,000 GF	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF	\$786,000 / \$786,000 GF
Impact Fees	---	\$150,000 / \$150,000 IF	---	\$300,000 / \$300,000 IF	\$150,000 / \$150,000 IF	\$150,000 / \$150,000 IF	\$750,000 / \$750,000 IF
	ANNUAL TOTALS	\$1,415,000 \$200,000 SPRG \$275,000 CIP \$40,000 RF \$150,000 IF \$530,000 GF \$220,000 DOT	\$9,951,000 \$9,605,000 BOND \$346,000 GF	\$1,200,000 / \$720,000 GF \$300,000 IF	\$600,000 / \$450,000 GF \$150,000 IF	\$600,000 / \$450,000 GF \$150,000 IF	\$13,586,000 / \$2,496,000 GF \$200,000 SPRG \$275,000 CIP \$40,000 RF \$750,000 IF \$9,605,000 BOND \$220,000 DOT

Notes: No projected LOS deficiencies 2009-2013
Projects, Expenditures and Revenues per adopted FY 2009 Budget.

Abbreviations:

- GF - General Fund
- PIF - Park Impact Fees
- DOT - Department of Transportation LAP agreement
- SPRG - State Park and Recreation Grant
- IF - Parks Impact Fees
- CIP - Capital Improvement Plan Cash Forward
- RF - Recreational Fund

* Bond Referendum anticipated to provide significant funding for major 2010 projects.

- (1) On-going improvements to the City's flagship park pursuant to recommendations contained in the Mackle Park Master Plan.
- (2) Improvements and enhancements to playing fields.
- (3) Major improvements to be master planned.
- (4) Construction of pathways and landscaping enhancements.
- (5) Funding allows for the resurfacing of hard courts one and two with a synthetic surface. To replace under ground irrigation at courts three and four.
- (6) To improve the quality of landscaping, in medians and roadside areas, on south Collier Boulevard between Winterberry Drive and Collier Court.

Table 8.1 (d)
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-2013
(Public School Facilities)

The City of Marco Island incorporates and adopts by reference as table 8.1 (d) the School District of Collier County's "Annual Capital Improvements Plan", FY 2009-2028, approved on April 15, 2008 and subsequently amended on May 15, 2008. Furthermore, the District Facilities Work Program FY 2009-2013, adopted by the School Board on August 21, 2008 is adopted as part of the Data and Analysis in support of Table 8.1 (d).

Table 8.2
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-2013
(Potable Water and Sanitary Sewers)

Note: None of the improvements described in the following Schedule of Capital Improvement tables are required to correct current or projected Level of Service deficiencies from 2009 through 2013.

Table 8.2(a)
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13
POTABLE WATER FACILITIES IMPROVEMENTS/ENHANCEMENTS

PROJECT	Location/Address	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description		Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)
SCADA System (1)	Radio Polling System	\$10,900 / \$10,900 W R&R	---	---	---	---	\$10,900 / \$10,900 W R&R
Leak Detection (2)	Pilot location TBD	\$100,000 / \$100,000 W R&R	---	---	---	---	\$100,000 / \$100,000 W R&R
Inoperative Valves (3)	System-wide	\$250,000 / \$250,000 W R&R	---	---	---	---	\$250,000 / \$250,000 W R&R
Meter Replacement Program (4)	System-wide	---	\$250,000 / \$250,000 W R&R	\$300,000 / \$300,000 W R&R	\$325,000 / \$325,000 W R&R	---	\$875,000 / \$875,000 W R&R

Renewal & Replacement (5)	System-wide	---	\$750,000 / \$750,000 W R&R	\$750,000 / \$750,000 W R&R	\$800,000 / \$800,000 W R&R	\$820,000 / \$820,000 W R&R	\$3,145,000 / \$3,145,000 W R&R
RO Plant Membrane Replacement (6)	South Plant, Lily Court and Heathwood Drive	\$320,000 / \$320,000 Cap. Reserves	\$350,000 / \$350,000 Cap. Reserves	\$350,000 / \$350,000 Cap. Reserves	\$375,000 / \$375,000 Cap. Reserves	\$395,000 / \$395,000 Cap. Reserves	\$1,835,000 / \$1,835,000 Capital Reserves
Vehicle Replacement Program (7)	---	---	\$555,000 / \$555,000 W R&R	\$570,000 / \$570,000 W R&R	---	---	\$1,125,000 / \$1,125,000 W R&R
South Plant Water Storage (9)	South Plant, Lily Court and Heathwood Drive	---	---	---	\$4,600,000 / \$4,600,000 Bond	---	\$4,600,000 / \$4,600,000 Bond
Unscheduled Capital Projects (10)	Contingency Funds	---	\$150,000 / \$150,000 Cap. Reserves	\$150,000 / \$150,000 Cap. Reserves	\$150,000 / \$150,000 Cap. Reserves	\$150,000 / \$150,000 Cap. Reserves	\$600,000 / \$600,000 Cap. Reserves
Filter Upgrades – North Plant (11)	North Plant Elkcam Circle	\$1,598,300 / \$1,598,300 Bond	---	---	---	---	\$1,598,300 / \$1,598,300 Bond
Emergency Generator – North Plant (12)	New Generator at North Plant	\$1,500,000 / \$1,500,000 Bond	---	---	---	---	\$1,500,000 / \$1,500,000 Bond

Notes: No projected LOS deficiencies 2009-2013
Projects, Expenditures and Revenues per adopted FY 2008 Budget.

Abbreviations: GF - General Fund
WIF - Water Impact Fees
Reserves - Capital Reserves
Bond - Future Bond Issue
SFWMMD - SF Water Man. District

* Capital Reserves
** Anticipated Future Water Bond Issues
*** Actual and anticipated grant awards from SFWMMD

**** FDEP grant award

W R&R - Water Repair & Restoration Fund
Grant - FDEP grant

- (1) To improve reliability of the SCADA System and expand capabilities of the system.
- (2) An older area of Marco Island will be selected and sound wave technology will be used to identify leaks. Once identified and determined the source and quantity of lost water, then appropriate action will be taken.
- (3) The program will allow Marco Island Utilities to have fewer customers out of service in maintenance situations, such as water main breaks and utility relocation. The age, environment, and infrequent use of the valves have created an urgent need to begin the valve replacement program.
- (4) Water meter accuracy deteriorates with time. The normal life of a meter is 10 years. The Utility Department should replace approximately 10% per year and convert to "touch pad" devices to improve accuracy of readings.
- (5) Historically, the Utility experiences a variety of distribution and collection system repairs. These repairs are unplanned and in some cases unknown.
- (6) The Reverse Osmosis facility has 6 parallel treatment trains, each with 24 membrane tubes. As the membrane ages, the rejection level of solids decreases, allowing more dissolved solids to pass through the treatment plant. Replace one train per year with chemical cleaning of remaining trains annually.
- (7) Scheduled replacement of field vehicles.
- (8) To add an additional 1.67 million gallons per day of surface water treatment capacity.
- (9) Design and construction of a new 2-3 million gallon storage tank at the South Plant complex.
- (10) An annual budget allocation for a contingency account is proposed for each year of the Five-Year CIP.
- (11) Rehabilitation of the lime softening clarifier includes replacement of radial and effluent launders.
- (12) Design and install emergency generator at the North Water Plant. The generator will provide standby power during electrical outages to operate the plant continuously.

Table 8.2(b)
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13
SANITARY SEWER FACILITIES IMPROVEMENTS/ENHANCEMENTS

PROJECT	Location/Address	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description		Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)
Renewal & Replacement (1)	System-wide	---	\$300,000 / \$300,000 W R&R	\$325,000 / \$325,000 W R&R	\$350,000 / \$350,000 W R&R	\$375,000 / \$375,000 W R&R	\$1,350,000 / \$1,350,000 W R&R
W'Water Treatment Plant Improve (2)	North Plant, East Elkcam and Windward Drive	\$2,448,100 / \$2,448,100 Capital Reserve	---	---	---	---	\$2,448,100 / \$2,448,100 Capital Reserve
Deep Well Injection (3)	North Plant	\$2,448,100 / \$2,448,100 Sewer Assessments	---	---	---	---	\$2,448,100 / \$2,448,100 Sewer Assessments
Unscheduled Capital Projects(4)	Capital Projects	---	\$400,000 / \$400,000 Capital Reserve	\$400,000 / \$400,000 Capital Reserve	\$400,000 / \$400,000 Capital Reserve	\$400,000 / \$400,000 Capital Reserve	\$1,600,000 / \$1,600,000 Capital Reserve
W'Water Treatment Plant Improve (5)	North Plant Elkcam Circle	\$11,771,000 / \$11,771,000 Bond	---	---	---	---	\$11,771,000 / \$11,771,000 Bond
Gravity Line Upgrades (6)	System Repairs	---	---	---	\$187,500 / \$187,500 Bond	\$2,000,000 / \$2,000,000 Bond	\$2,187,500 / \$2,187,500 Bond

Re-Use 2 MG Storage Tank (7)	South Plant	---	---	---	---	\$2,000,000 / \$2,000,000 Bond	---	\$2,000,000 / \$2,000,000 Bond
W'Water Treatment Plant Expan. To 5 MGD (8)	North Plant	\$3,144,500 / \$3,144,500 Sewer Assess.	---	---	---	---	---	\$3,144,500 / \$3,144,500 Sewer Assess.
STRP Road Re-surfacing (9)	STRP Road Re-surfacing	\$1,415,400 / \$1,415,400 RBI	\$2,221,800 / \$2,221,800 RBI	\$1,149,300 / \$1,149,300 RBI	\$939,700 / \$939,700 RBI	---	---	\$5,726,200 / \$5,726,200 RBI
	ANNUAL TOTALS	\$21,227,100 / \$5,592,600 Sewer Assess. \$2,448,100 Capital Reserve \$11,771,000 Bond \$1,415,400 RBI	\$2,921,800 / \$400,000 Capital Reserves \$300,000 W R&R \$2,221,800 RBI	\$1,874,300 / \$400,000 Capital Reserves \$325,000 W R&R \$1,149,300 RBI	\$3,877,200 / \$400,000 Capital Reserves \$350,000 W R&R \$2,187,500 Bond \$939,700 RBI	\$2,775,000 / \$400,000 Capital Reserves \$375,000 W R&R \$2,000,000 Bond	---	\$32,675,400 / \$4,048,100 Cap. Reserve \$1,350,000 W R&R \$15,958,500 Bond \$5,592,600 Sewer Assess. \$5,726,200 RBI

Notes: No projected LOS deficiencies 2009-2013

Projects, Expenditures and Revenues per adopted FY 2009 Budget.

Abbreviations: W R&R - Wastewater Repair and Restoration
Fund
Sewer Assessments
Wastewater Capital Reserve

- (1) Historically, the Utility experiences a variety of distribution and collection system repairs. These repairs are unplanned and in some cases unknown.
- (2) To upgrade and expand the existing wastewater treatment plant to 5 million gallons per day capacity to facilitate the completion of the STEP program.
- (3) The existing deep injection well takes reject water from the RO facility as well as wastewater effluent that does not meet reuse standards. Expansion of the wastewater treatment plant will increase the amount of treated wastewater that may have to go down the injection well. The existing deep injection well is at maximum capacity and cannot accommodate these increases. A second injection well is required to expand these capacities.

- (4) To have the resources available within the CIP budget to meet unscheduled needs.
- (5) To upgrade and expand the existing wastewater treatment plant to five million gallons.
- (6) Historically, the utility experiences a variety of distribution and collection system repairs. These repairs are unplanned and in some cases unknown.
- (7) The utility is making provisions to increase the capability to deliver additional reuse water. The majority of potential new irrigation users are along South Collier Boulevard to Collier Court.
- (8) Replace and improve the wastewater treatment plant to five million gallons per day capacity.
- (9) To resurface the roads that are impacted during the installation of the Septic Tank Replacement Program.

Policy 1.3.2: The City will utilize, when prudent, assessments as a funding source for projects that provide area-wide improvements.

Measurement: Continuation of assessment program for sidewalks and other infrastructure improvements.

Policy 1.3.3: The City will continue to investigate the potential for declaring portions of East Elkcarn Circle as a redevelopment district as a means to obtain alternative funding sources for infrastructure improvements including on-street parking, sidewalks, and storm water drainage.

Measurement: Continue to investigate declaration of East Elkcarn Circle area as a Redevelopment District.

GOAL 2: ENSURE THAT NON-CITY ENTITIES RESPONSIBLE FOR FACILITIES AND SERVICES IDENTIFIED IN THE CONCURRENCY MANAGEMENT SYSTEM MEET ADOPTED LEVEL OF SERVICE STANDARDS OVER THE NEXT FIVE YEARS.

Objective 2.1: The City will constantly monitor service levels and capacities provided by non-city entities to ensure Levels of Service identified in the Concurrency Management System Plan are available to accommodate growth and development on the Island over the next five years.

Policy 2.1.1: Pursuant to the adopted Adequate Public Facilities Ordinance, the City shall prepare an Annual Level of Service Report to ensure levels of service identified in the CMS Plan are available to accommodate growth and development on the Island over the next five years.

Measurement: Preparation of an annual Level of Service Report pursuant to the adopted Adequate Public Facilities Ordinance.

Policy 2.1.2: Should any non-city entity approach 80% of capacity in their adopted Level of Service (LOS) standard during the five-year planning period, such entity must notify the City in writing as to how and when the entity will take actions to increase capacity to ensure continued compliance with the adopted LOS.

Measurement: Written notification provided by the service provider when, or if, necessary.

Policy 2.1.3: The City will thoroughly review all non-LOS based system expansion project proposals submitted by non-City providers to ensure that the project is designed

consistent with development densities prescribed in the Future Land Use Element to curtail the potential over-sizing of facilities to encourage urban sprawl.

Measurement: *Number of non-LOS based system expansion projects reviewed and approved by the City annually.*

Policy 2.1.4: The City will use the 5 year schedule of Capital Improvements to insure that public facilities level of service standards are achieved and maintained

Measurement: *Maintenance of established level of service standards.*

Policy 2.1.5: The concurrency requirement of the Public School Facilities Level of Service Standard of this Comprehensive Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:

- A. The necessary facilities and services are in place or under construction within three years after the issuance of a final subdivision or site plan approval or its functional equivalent; or
- B. The necessary facilities and services are found in the first, second or third year of the School District of Collier County's Summary of Capital Improvement Plan" table and the "Summary of Estimated Revenue" table from the financially feasible Five Year Capital Improvement Plan adopted by reference each year by December 1st at the time a final site development plan, final plat or functional equivalent is issued; or
- C. The necessary facilities and services are the subject of a binding commitment with the developer to contribute proportionate fair-share funding as provided for in Policy 1.2.4 of the Public School Facilities Element, if applicable, or to construct the needed facilities.

Capital Improvements Implementation Plan

Rule 9J-5 requires that a local government provide a schedule of capital improvements for which the local government has fiscal responsibility, selected for the first five (5) years, by year, after the adoption of the comprehensive plan, which shall reflect the need to reduce existing deficiencies, remain abreast of replacements, and meet future demands.

There are no projected LOS deficiencies in the five-year planning period, therefore the SCI CIP only refers to those projects or activities which are related to maintaining or enhancing adopted LOS design capacity standards for those facilities and/or services which the City of Marco Island is the sole responsible entity. Tables 8.1 and 8.2 identify those projects and activities the City intends to implement over the next five years related to roads, drainage, potable water, sanitary sewers, and community parks. Tables 8.1 and 8.2 correspond to programs and activities that are adopted as primary components of the

approved Capital Improvement Implementation Plan for the City of Marco Island for the years 2008-2012.

Tables 8.1 and 8.2 demonstrate that all planned capital improvements are financially feasible through the budgeting and appropriation of sufficient funds through identified sources of revenues.

Concurrency Management System

The following describes the procedures and mechanisms proposed by the City of Marco Island to ensure that required services and facilities are in place concurrent with new growth and development.

The City of Marco Island has established a management and monitoring system to evaluate and coordinate the timing and provision of necessary public facilities to service development pursuant to adopted LOS (level of service) standards, and to establish a regulatory program that ensures that adequate public facilities are available to serve development concurrent with the time when impacts of development occur on the City's public facilities.

Conditions for concurrency

Required facilities include any improvement or public facility which is required to maintain the prescribed Level of Service parameters to serve current city residents and projected new residents as a result of a given project. Required facilities for a proposed development shall be identified by the owner or developer and reviewed for concurrency by the city in compliance with the adopted comprehensive plan. Concurrency requirements for a proposed project will be met pursuant to the following requirements of Chapter 163.3180, Florida Statutes:

Sanitary Sewer, Solid Waste, Drainage, Potable Water:

Consistent with the public health and safety, sanitary sewers, solid waste, drainage, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. (Chapter 163.3180(2)(a) F.S.)

Parks and Recreation:

Consistent with the public health and safety, park and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance of a certificate of occupancy. However, the acreage for such facilities shall be dedicated or be acquired by the local government prior to issuance by the local government of a certificate of occupancy, or funds in the amount of the developer's fair share shall be committed prior to the issuance of a certificate of occupancy. (Chapter 163.8130(2)(b) F.S.)

Transportation Facilities:

Consistent with the public welfare, transportation facilities needed to serve new development shall be in place or under actual construction no more than 3 years after issuance of a building permit. (Chapter 163.8130(2)(c) F.S.)

Conditions for suspension of development order

A development order issued with any of the three conditions listed above shall not be granted a certificate of occupancy unless the required facilities are in place, or without a recommendation from the planning board and city council approval.

Responsibility for implementation

(a) The community development department shall coordinate the implementation strategy for purposes of this article and will annually provide the city manager with the following:

- (1) Current population projections for a five-year period;
 - (2) Building permit activity for the past five years;
 - (3) Annual level of service report; and
 - (4) Additional information as requested.
- (b) The building official shall utilize 2.16 as the standard for calculating "persons per dwelling unit" for residential structures. This standard shall be applied to building permit applications to assess the additional growth and its impact on adopted levels of service for all facilities and public infrastructures.

Implementation Strategy

The following implementation strategy is in place to ensure that the goals, objectives, policies and program established in the capital improvements element of the comprehensive plan will be achieved:

- (1) *Development order review.* When a development order is requested, the applicant will outline the required facilities, as related to level of service, for the proposed development, and how these facilities shall be provided concurrently.
- (2) *Building permit review.* When a building permit is applied for, the applicant will outline the required facilities, as related to level of service, for the proposed development, and how these facilities shall be provided concurrently.
- (3) *Annual budget.* The city's annual budget will identify projects which are targeted to maintain the level of service. Projects which are targeted for level of service maintenance but are unfunded or removed from the annual budget may cause the revocation of any development order or building permit which was issued upon the construction of that project.
- (4) *Comprehensive plan amendments.* Reports to the State Department of Community Affairs concerning amendments to the comprehensive plan due to emergencies, annexation, developments of regional impact, and selected small developments will report on changes, if any, to adopted goals, objectives, policies and programs in the capital improvements element.

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

Monitoring

(a) *City-owned facilities and services.* Monitoring for each adopted level of service shall take place annually.

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

General procedural guidelines; reporting requirements

(a) *Report to Planning Board; Planning Board public hearing.*

(1) *Annual level of service report.* By January of each year the Community Development Department shall compile a report which addresses the following in terms of the level of service for all services and facilities subject to the concurrency management section of the comprehensive plan:

- a. Adopted level of service versus current level of service;
- b. Current capital improvements program and potential capital improvements program options for maintaining level of service with a five-year timeframe;
- c. Available or potential funding sources;
- d. Current inventory of its facilities;
- e. Current population and five-year projection, by year;
- f. Comparison of the previous year's building permit activity to the past five years' inventory;
- g. Potential developments, redevelopments or annexations which could have an impact on the current level of service; and
- h. Relationship to the goals, objectives and policies of the comprehensive plan.

(2) *Conduct of hearing.* In February of each year, the planning board will hold a public hearing at which the board will discuss the current and adopted level of service for required public facilities. The annual level of service report shall be available to the board and the public at least two weeks before the public hearing. If the current level of service is below the adopted level of service policy standards, measures must be discussed by the board which either:

- a. Fund the necessary improvements to reestablish the adopted level of service within a two-year transition period;
- b. Adopt a lower level of service which would be consistent with current levels of service; or
- c. Cease issuing development orders which negatively impact the level of service until the adopted level of service is reestablished.

(3) *Notice of hearing.* Preparation for the public hearing will follow the advertising and public notice procedures which are currently followed for the planning boards' regular meetings.

(4) *Recommendation report.* The planning board shall make recommendations to the city council regarding the maintenance of the level of service of the facilities and services. This report shall be based on the recommendations of the Planning Board.

(b) *Action by city council.*

(1) *First reading.* The Community Development department shall present its annual level of service report and the planning board's recommendations to the city council at a public meeting in late March, or as soon as possible after the board makes its findings and recommendations. A resolution will be presented which adopts the recommendations of the board, adopts the recommendations of the boards with additional conditions, or modifies the recommendation of the board.

a. If the current level of service is below the adopted level of service, measures must be addressed by the city council which either:

- 1. Fund the necessary improvements to reestablish the adopted level of service within a two-year transition period;
- 2. Adopt a lower level of service which would be consistent with the then existing level of service; or
- 3. Cease issuing development orders which negatively impact the level of service until the adopted level of service is reestablished.

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

(c) *Reporting to State Department of Community Affairs.*

(1) The community development director shall prepare a report to notify the state department of community affairs of the status of the level of service for the facilities and services. The state department

of community affairs report shall be based on the annual level of service report, the recommendation report and the formal action of the city council. This report will serve as the annual update and inventor report (AUIR).

(2) The state Department of Community Affairs report shall be forwarded to the state as required by th growth management legislation. Copies of the report shall be available to the public and city officials.

Adopted level of service standards city owned and operated facilities and services

(1) *Potable water.* The adopted LOS standard for potable water will be 200 gallons per capita per day.

(2) *Sanitary sewer.* The adopted LOS standard for sanitary sewers is 100 gallons of wastewater treatment capacity per capita per day.

(3) *Transportation.* All Level of Service standards to be measured at P.M., Peak hour. Adopted LOS standard for roads is as follows:

a. Arterials LOS D (except SR 951 from the Jolley Bridge to CR 92 which is LOS C).

b. Collector roadways LOS D.

c. Local roads LOS D.

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

a. LOS Standard A: Upstream (US) Ground Elevation Upstream Hydraulic Grade Line (US HGL) > 0. Ft.

b. LOS Standard B: US Ground Elevation US HGL > 0.2 ft.

c. LOS Standard C: US Ground Elevation US HGL > or = 0.0 ft.

d. LOS Standard D: US HGL < or = 5.2 ft. NGVD*

e. LOS Standard E: US HGL > 5.2 ft. NGVD*

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

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

- (5) *Community parks.* Adopted LOS standards for park lands is as follows:
a. *LOS Standard.* 1.2882 acres of active parkland/1,000 permanent residents.

Responsibility for monitoring

The public works director shall be responsible for monitoring and reporting activities relating to potable water, sanitary sewer, transportation and stormwater drainage facilities. The parks and Recreation Director is responsible for monitoring and reporting activities relating to community parks.

Adopted level of service standards for county and privately owned and operated facilities and services

Collier County is currently responsible for facilities and service levels related to solid waste. The following adopted level of service (LOS) standards are included within the comprehensive plan.

- (1) *Solid waste.* The adopted LOS standard is the same as contained in the county growth management plan (GMP) which is described as follows:

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

Responsibility for monitoring

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

Corrections for LOS standard deficiencies

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

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

- (2) For storm water drainage and community parklands, the city shall monitor indices of possible or pending deficiencies, and will initiate corrective actions through the five-year capital improvement program to ensure continued compliance with adopted LOS standards.
- (3) For transportation related LOS standards, the public works department shall monitor traffic counts and traffic impact assessments (TIA) and traffic impact statements (TIS) to ensure continued compliance with adopted LOS standards.

The City of Marco Island adopted a Transportation Proportionate Fair Share Program to establish a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors, to be known as the Proportionate Fair-Share Program, as required by and in a manner consistent with Chapter 163.3180(16), F.S.

The Proportionate Fair-Share Program shall apply to all developments in the City of Marco Island that have been notified of a lack of capacity to satisfy transportation concurrency on a transportation facility in the Concurrency Management System, including transportation facilities maintained by FDOT or another jurisdiction that are relied upon for concurrency determinations. The Proportionate Fair-Share Program does not apply to developments of regional impact (DRIs) using proportionate fair-share under Chapter 163.3180(12), F.S., or to developments exempted from concurrency as provided in Chapter 163.3180, F.S. regarding exceptions and de minimis impacts.

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

- (1) A listing of roadway segments, by category, with their individual current and adopted level of services;
- (2) Current and potential level of service deficiencies;
- (3) Current capital improvements program and potential capital improvements program options for maintaining level of service with a five-year timeframe;
- (4) Available or potential funding sources;
- (5) Current population and five-year projection, by year;
- (6) Comparison of previous year's building permit activity to past five years' inventory.
- (7) Potential developments, redevelopments or annexations which could have an impact on the current level of service; and
- (8) Relationship to the goals, objectives and policies on the comprehensive plan.

- (c) Based on the advice of the Public Works Director, the following actions may be initiated to ensure continued compliance:
- (1) If the current level of service for transportation facilities is measured at the adopted level of service or better, no mitigating action is required.
 - (2) If the current level of service measured is nearing the next lower level of service, quarterly counts will be taken and analyzed for a peak hour/peak season count. If necessary, a detailed study of the capacity of the roadway segment, consistent with the 2000 (or the most current edition) DOT Highway Capacity Manual Data, will be undertaken concurrently with the collection of quarterly data.
 - (3) If the current level of service measured is at the next lower level of service, and had been at the adopted level of service the previous year, quarterly counts will be taken and analyzed for a peak hour/peak season count.
 - (4) No development orders negatively impacting the affected segment shall be issued until improvements are made to the existing roadway, or a parallel facility is constructed or improved to capture traffic from the affected segment.
 - (5) If the measured level of service is below the adopted level of service, the city shall cease issuing development orders that would serve to increase the volume of traffic on the affected segment.
 - (6) A comprehensive plan amendment is required to change the level of service for any road segment, to defer or delay construction, beyond the two-year transitional period, which is necessary to maintain or reestablish an adopted level of service.

Requirements for issuance of a development order or building permit certificate of adequate public facilities

Before a development order or building permit is issued, a certificate of adequate public facilities shall be prepared by the Public Works Department. The certificate shall indicate the following information:

- (1) There is adequate capacity for the provision of potable water, sanitary sewer (if applicable), and solid waste collection for the project or new development.

The City will continue to require a certificate of adequate public facilities as a condition for the issuance of any development order for residential or commercial development and/or redevelopment. Such certificate not only confirm that the new unit(s) can be accommodated within existing available system capacity, but also indicate the remaining capacity of the system.

Based on a revised Interlocal Agreement with Collier County, the City will collect prorated impact fees for residential solid waste services prior to the issuance of a certificate of occupancy. In this system, it is

incumbent that the County, as the service provider, provide the City with quarterly updates on the capacity of the facility based on their adopted Level of Service. In the event that the County's solid waste facilities are going to become deficient, such advance notice will allow the City to react in a proactive manner.

(2) There is adequate community parkland to accommodate the impacts of the new project or proposed development. Compliance is deemed acceptable per approval of plans by the community development department staff following review by the Parks and Recreation Director. City's park facilities are sufficient to meet adopted minimum LOS standards well beyond the five-year planning horizon. As such, there is no need for special tracking of permits, other than to keep track of new units and future population projections. However, it will be the new residential development and redevelopment that will provide an important source of impact fee revenue for future park improvements.

(3) The roadway network can accommodate the new project or proposed development without a decrease in LOS standards as verified by the City's Public Works Department. Compliance is deemed acceptable by the issuance of a right-of-way permit by the Department of Public Works following analysis of traffic generation and roadway capacity necessary to determine impacts on adopted levels of service. The City's Comprehensive Plan establishes a LOS "D" in the peak season, measured at P.M. peak hour, as the minimum acceptable level of service concurrency standard on existing roadways on Marco Island. To remain consistent with the City's concurrency management system, a LOS "D" is to be maintained on all Marco Island roadways as measured on a peak season, peak hour basis. If traffic volumes exceed the maximum permitted volumes under LOS "D", the roadway will be determined deficient and operating under unacceptable conditions.

To ensure that our roadways continue to function and operate at or above this adopted LOS, the City will monitor quarterly traffic counts. This monitoring will be critical on the three most important roadways: Collier Boulevard, San Marco Road, and Bald Eagle Drive. Traffic analysis will be the responsibility of the Public Works Department.

The City will also need to be an active member of the Metropolitan Planning Organization (MPO) to ensure that roadway projects of a county-wide basis are kept on track, and that system-wide Levels of Service are monitored and roadway funds allocated prudently.

(4) The storm water management system complies with applicable Level of Service Standards. The City will utilize information contained in the Drainage Master Plan to evaluate the impacts, if any, that new development will have within the drainage basin where the project is to be located. The Public Works Department in conjunction with the review of right-of-way permits will perform such analysis. As the entity responsible for storm water management, the Public Works Department will ensure proper design of system components and, when necessary, require system upgrades at the time of construction of a proposed development.

Public School Facilities

The level of service standard for public schools shall be as follows:

Elementary Schools	95% of Concurrency Service Area Enrollment/FISH Capacity
Middle Schools	95% of Concurrency Service Area Enrollment/FISH Capacity
High Schools	100% of Concurrency Service Area Enrollment/FISH Capacity

Concurrency Management System Summary

Being a small organization, it is very important that information related to concurrency issues be coordinated through the Community Development Department. Not only is this important for development of annual Level of Service Reports, and future Evaluation and Appraisal Reports (EARs), but also to provide advance warning of potential system deficiencies that could impact new growth and development. Through advance warning and diligent monitoring, the City and/or service providers can take appropriate actions well in advance to ensure that necessary facilities and services will be in place at the time development occurs.