



*City Council Staff Report*

**Meeting Date: May 20, 2024**

---

**TO:** Marco Island City Council

**FROM:** Mary P Holden, Planning Manager

**DATE:** May 8, 2024

**RE:** Public Hearing, Consideration and Transmittal of amendments to our Comprehensive Plan 2040 incorporating by reference the Ten-Year Water Supply Facilities Work Plan and Eliminating Infrastructure Element Policy 1.1.1.1, and (by separate ordinance) Amending the Future Land Use Map, – Planning Board Recommendation

---

The City Council reviewed the first reading of the two proposed ordinances at their March 18, 2024 meeting. The proposed ordinance addressing the Future Land Use Map revision was approved 6-1 and the proposed ordinance adopting by reference the Ten-Year Water Supply Facilities Work Plan and Eliminating Infrastructure Element Policy 1.1.1.1 was approved 6-1.

The two proposed ordinances were submitted to the State of Florida, Department of Commerce and other required jurisdictions for review after the City Council approved the first reading of both ordinances. We received approval from the Department of Commerce and the only jurisdiction that commented was the South Water Management District on the Ten-Year Water Supply Facilities Work Plan. These comments have been addressed and are reflected in the attached revised Ten-Year Water Supply Facilities Work Plan.

**PLANNING BOARD SUMMARY AND RECOMMENDATION:**

The Planning Board held a public hearing and discussed both ordinances at their February 2, 2024 meeting. There was minimal discussion, no public comment and the Board voted on the two ordinances separately. The Planning Board voted 7-0 to forward a recommendation of approval for the adoption of the Ten-Year Water Supply Facilities Plan and elimination of Infrastructure Element, Policy 1.1.1.1.

The Planning Board voted 6-1 to forward a recommendation of approval for the amendment to the Future Land Use Map indicating 415 and 1340 Lily Court as Public Facilities.

**Staff Report:**

Before you today are three proposed amendments to the City’s adopted 2040 Comprehensive Plan in two separate ordinances. The first two amendments (addressing the Ten-Year Water Supply Facility Plan and removal of Infrastructure Policy 1.1.1.1.), will be in one ordinance and the amendment to the Future Land Use Map will be in the other ordinance. This Staff report will cover both ordinances.

The first amendment relates to the City’s Ten-Year Water Supply Facilities Work Plan, which is incorporated by reference in the Comprehensive Plan. The proposed amendments will change the identified Comprehensive Plan objectives and policies only by inserting the date of the Ten-Year Water Supply Facility Work Plan.

Future Land Use Element, Policy 5.1.1

Infrastructure Element, Objective 1.1

Infrastructure Element, Policy 1.1.1

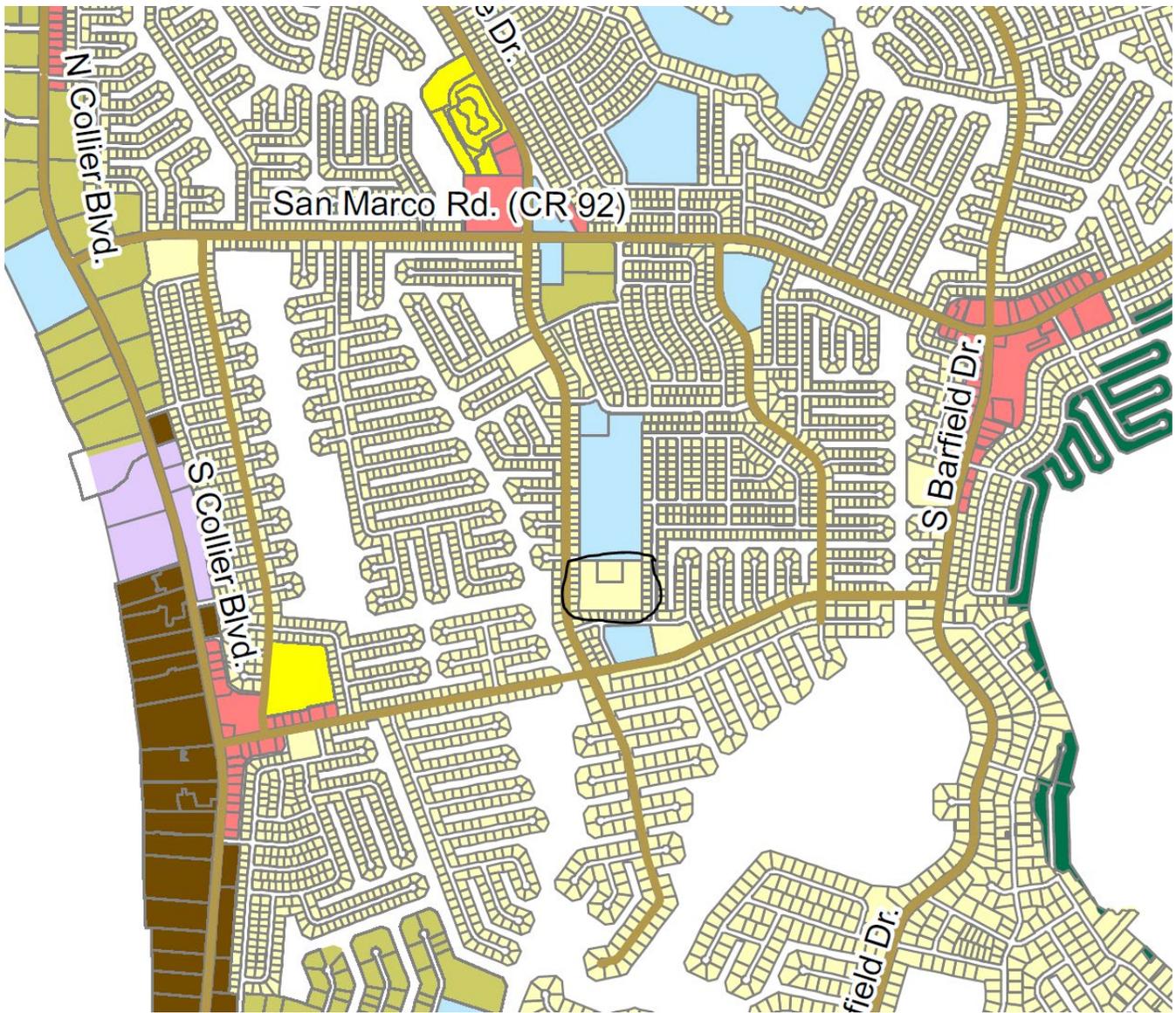
Infrastructure Element, Objective 1.2

Please note that Section 163.3177(6)(c), Florida Statutes requires each local government to address in its comprehensive plan, water supply sources necessary to meet and achieve the existing and projected water use demand. State law also requires local governments to prepare and adopt “Ten Year Water Supply Facilities Work Plan” (or the “Water Plan”) and amend their comprehensive plans to incorporate the Water Plan by reference.

Cities within the SFWMD are required to revise their plan within 18 months after approval of the Lower West Coast Water Supply Plan update. The South Florida Water Management District’s (SFWMD) Governing Board adopted the “Lower West Coast Water Supply Plan Update” in December 2022.

The second amendment is to eliminate Infrastructure Element, Policy 1.1.1.1. “The City of Marco Island will update its Ten-Year Water Supply Facilities Work Plan in accordance with Florida Statutes no later than March 31, 2022.” since this policy has been met. It was added during the Comprehensive Plan update when it was discovered the Ten-Year Water Supply Facilities Work Plan was outdated.

The third amendment proposed is a change to our Future Land Use map for 415 Lily Court (Marco Island Utilities) and 1340 Lily Court (LCEC Substation) from Low Density Residential to Community Facility. These two sites have operated as a water treatment facility and electrical substation for many years and do not anticipate this area converting to low density residential. The designation of these two lots as low density residential was missed during the Comprehensive Plan update.



LEGEND	
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> LOW DENSITY RESIDENTIAL	<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span> VILLAGE COMMERCIAL
<span style="display:inline-block; width:15px; height:10px; background-color:yellowgreen; border:1px solid black;"></span> MEDIUM DENSITY RESIDENTIAL	<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span> COMMUNITY COMMERCIAL
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> HIGH DENSITY RESIDENTIAL	<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span> TOWN CENTER / MIXED USE
<span style="display:inline-block; width:15px; height:10px; background-color:darkred; border:1px solid black;"></span> RESORT / RESIDENTIAL	<span style="display:inline-block; width:15px; height:10px; background-color:darkred; border:1px solid black;"></span> HEAVY COMMERCIAL
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> COMMUNITY FACILITY	<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> PRESERVATION / CONSERVATION-PRIVATE
<span style="display:inline-block; width:15px; height:10px; background-color:lightpurple; border:1px solid black;"></span> PLANNED UNIT DEVELOPMENT	<span style="display:inline-block; width:15px; height:10px; background-color:darkgreen; border:1px solid black;"></span> PRESERVATION / CONSERVATION-PUBLIC
	<span style="display:inline-block; width:15px; height:10px; border:1px dashed black;"></span> CITY LIMITS

As a reminder, this type of comprehensive plan amendment regarding the water supply plan (incorporation of a document/plan by reference) calls for the expedited state review process. This means that after the Planning Board recommends approval of the ordinance amending the comprehensive plan, the packet will then be forwarded to the City Council for the first reading. Within 10 days after approval of the ordinance on first reading, the amendment and appropriate supporting documents will be sent to the reviewing

agencies, such as Department of Economic Opportunity, SFWMD, and the Department of Environmental Protection. Second reading of the ordinance before the City Council will be held after review agencies have sent comments back to the City. The amendments will take effect thirty days after the second reading and approval by the City Council.

Staff recommends the Planning Board approve the proposed amendments and forward the approval to City Council.