



City Council Staff Report

Meeting Date: December 6, 2021

TO: Marco Island City Council

FROM: Daniel J. Smith, AICP – Director of Community Affairs

DATE: November 9, 2021

RE: San Marco Health Subdivision, 21-000176, Planning Board Summary and Recommendation

APPLICANT:

Chris Wright, P.E.
RWA, Inc
6610 Willow Park Drive, Suite 200
Naples, FL 34109

OWNERS:

Marco Island Hospital, Inc.
350 7th Street North
Naples, FL 34102

Marco Island Senior Living, LLC
1228 E. 7th Ave., 4th Floor
Tampa, FL 33605

Kenneth D. Goodman, as Trustee
Marco Park Trust
3838 Tamiami Trail North, Suite 300
Naples, FL 34103

GEOGRAPHIC LOCATION:

Physical Address: 40 S. Heathwood Drive, Marco Island Florida 34145

Current Legal Description: Marco Beach, Unit 6, Tract A, a replat of Tract L

Proposed Legal Description: San Marco Health, Tract A (5.09 acres), B (3.04 acres) and C (1.87 acres)

Zoning District: PUD

Lot Area: 10 acres

Parcel Id Numbers: 57540040007, 57540040201, 57540040104

PROJECT DESCRIPTION:

The request is to approve the subdivision of one lot into three separate tracts. Proposed Tract A will contain the doctors' building and urgent care facility. Proposed Tract B will contain the Assisted Living Facility. Tract C is the City's proposed park. This project to be constructed within the platted property was thoroughly reviewed and discussed during the PUD process. Attached are the application, plans, information provided by the applicant and information provided by Staff.

PLANNING BOARD SUMMARY AND RECOMMENDATION:

The Planning Board considered this request, and held a public hearing at their November 5, 2021 meeting. During the review a question was asked if approving the proposed subdivision would violate the required "unified control" as specified in the City's Land Development Code. The Planning Board requested a memorandum from the City Attorney's Office providing for an opinion that the proposed plat would be consistent with the City's requirements regarding "unified control." Attached is the City Attorney's memorandum indicating that the approval of the plat would be consistent with the City code provisions related to "unified control." The Planning Board discussed the ownership of the properties and the need to clarify the owners of the land included in the plat. There were a few citizen comments voicing concern regarding a helicopter pad, selling without subdividing, and maintaining the original intent of the PUD.

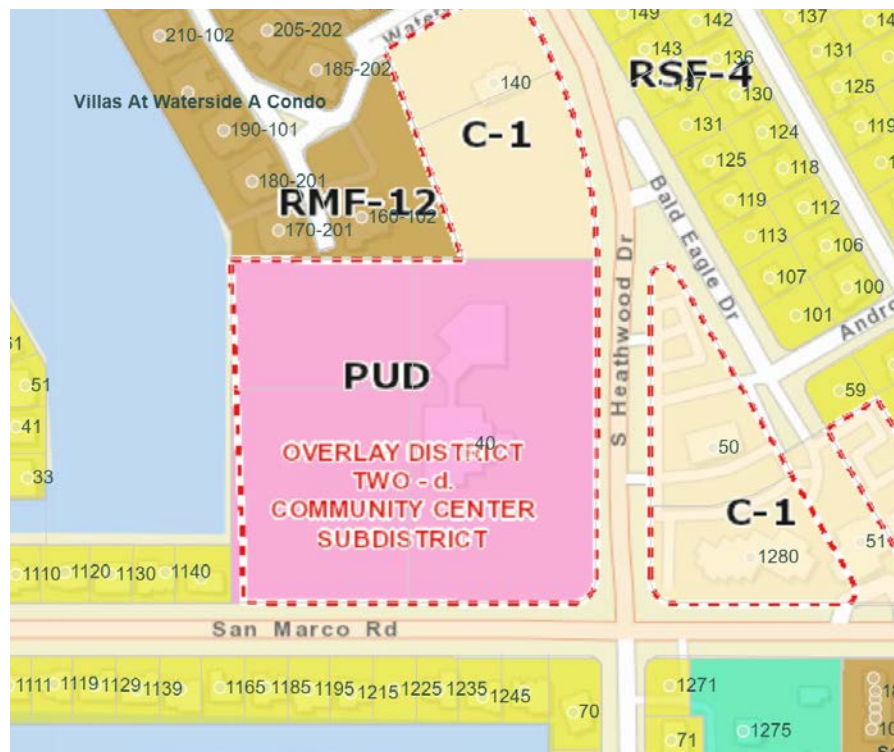
Following the discussion, the Planning Board voted 7-0 to forward a recommendation of approval with the added conditions:

- The City receive a memorandum from our City Attorney stating that the approval of the plat would not violate the "unified control" provision for the PUD as specified in the City's Land Development Code.
- The applicant should submit corrected ownership disclosure forms and affidavits.

As of the date of the agenda preparation, both conditions have been satisfied.



2. Zoning Map



STAFF ANALYSIS

The property is ten acres in size, and will be replatted into three separate tracts. Tract A will be for the urgent care and doctors' office building. Tract B will be include the Assisted Living Facility. Tract C will be for the park. The proposed record plat follows the layout as approved in the PUD, and the City's Subdivision regulations. The plat approval is more an administrative function that will permit the Owners to record the plat with Collier County. Once the plat is recorded there will be three lots as legal lots of record.

The proposed plat is consistent with the following provisions of the City's 2009 Comprehensive Plan, Future Land Use Element:

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.

In addition, the proposed plat is consistent with the following policies and objectives as contained in the City's 2040 Comprehensive Plan, which will be effective 31 days after Council approval, Future Land Use Element

Policy 2.1.3

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

Objective 4.1

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

Policy 4.1.1

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

Policy 4.1.2

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

STAFF RECOMMENDATION AND FINDINGS:

Staff recommends the Planning Board forward a recommendation of approval based on the below findings and condition:

Findings:

1. The subdivision complies with the City of Marco Island Land Development Code.
2. The subdivision is consistent with the City of Marco Island 2009 and 2040 Comprehensive Plan:

2009 Comprehensive Plan, Future Land Use Element,

Policy 1.2.4

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2040 Comprehensive Plan (will be effective 31 days after Council approval) Future Land Use Element

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Condition:

1. San Marco Health Record Plat is subject to City Ordinance 21-06, approved by the City Council on April 5, 2021.

Daniel J. Smith, AICP
Director of Community Affairs