

City of Marco Island

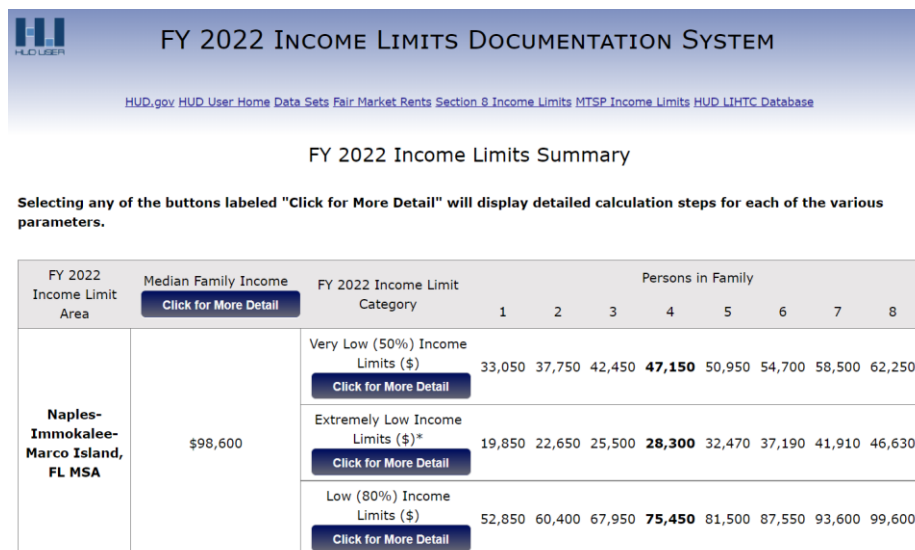
Comprehensive Plan - Housing Element

Objective 1.5 Encourage where appropriate, affordable and workforce housing that meets the needs of current and future populations on Marco Island.

Policy 1.5.1 The City may coordinate with Collier County to plan for affordable housing that is located outside the City. The City maintains an interest in affordable housing that serves the island workforce and is located in close proximity to, and supports, public transit.

Comprehensive Plan – Definitions

Housing, Affordable Workforce Housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home as defined in §420.9071, Fla. Stat.



FY 2022 Income Limit Area	Median Family Income Click for More Detail	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Naples- Immokalee- Marco Island, FL MSA	\$98,600	Very Low (50%) Income Limits (\$) Click for More Detail	33,050	37,750	42,450	47,150	50,950	54,700	58,500	62,250
		Extremely Low Income Limits (\$) * Click for More Detail	19,850	22,650	25,500	28,300	32,470	37,190	41,910	46,630
		Low (80%) Income Limits (\$) Click for More Detail	52,850	60,400	67,950	75,450	81,500	87,550	93,600	99,600

NOTE: Collier County is part of the **Naples-Immokalee-Marco Island, FL MSA**, so all information presented here applies to all of the **Naples-Immokalee-Marco Island, FL MSA**.

$$\$98,600 \times 1.20 = \$118,320$$

State of Florida 2022 median sales price \$ 420,000

Collier County 2022 median sales price \$ 499,586

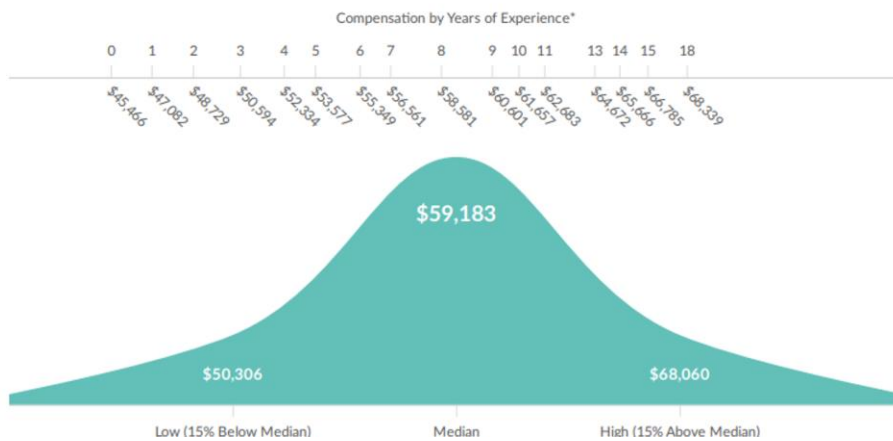
$$\$98,600 \times 1.40 = \$138,040$$

Who Makes up the Workforce?

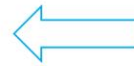
Compensation

Typical Compensation Ranges From \$50,306 to \$68,060

Typical compensation for these workers in Collier County, FL ranges from \$50,306 to \$68,060. The median wage is \$59,183, which is about the same as the national median. When you adjust the median wage for regional cost of living (which is 17.9% above the average) workers "feel like" they only make \$50,198.



Average Salaries:



Teachers

Teachers	\$59,183
Sheriff Officer	\$67,403
Firefighter	\$51,560
City of Marco	
Island Employee	\$64,198

Average Median Income in Collier County: \$76,025
*Data USA

Average median Income on Marco Island \$84,288
*2020 Census



Collier County

CURRENT PROJECTS IN DEVELOPMENT 2018-2021

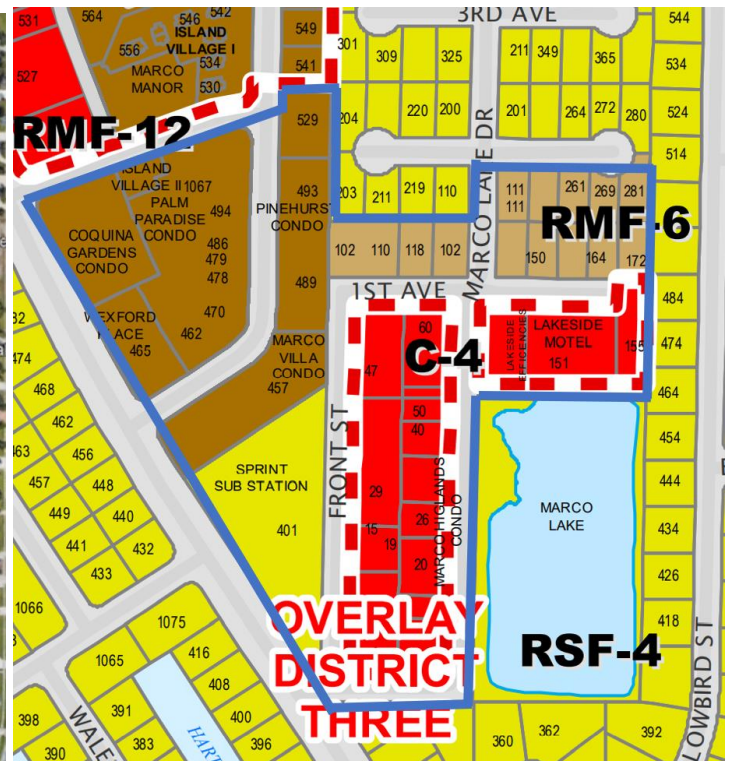
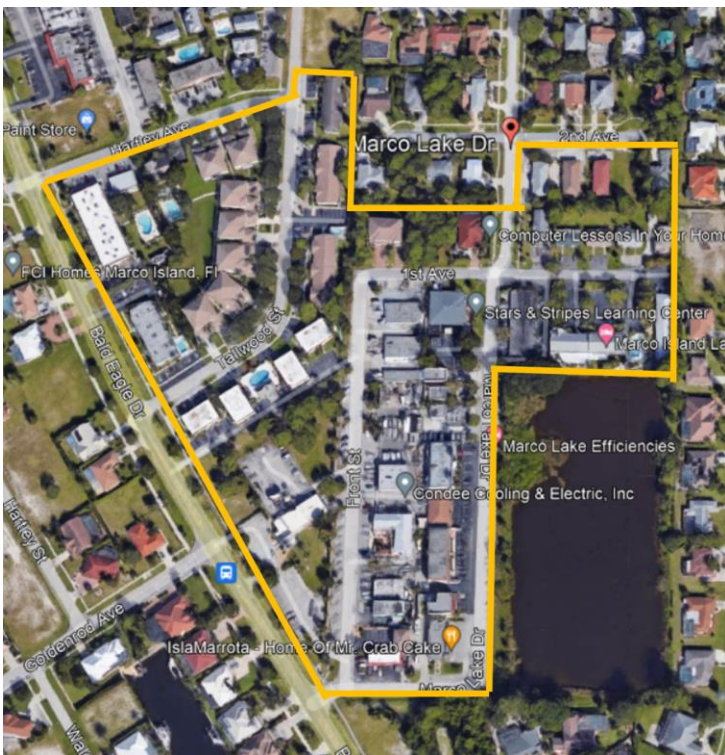
Development	# of Units Restricted/ # Income Restricted	Total # of Units	Type	Commitment
Allura	55/31	304	ESP-Rental	55 units to ESP - 31 of the 55 at 80% AMI income restricted
Courthouse Shadows	60/0	300	ESP-Rental	60 units for ESP no income restriction
Hammock Park	48/27	265	ESP-Rental	48 units for ESP with 27 of the 48 at 100% AMI
Blue Coral	70/0	234	Rental	70 units for ESP no income restriction
Golden Gate Golf Course	310/310	310	Rental	15 Units at 80% AMI, 70 Units at 60% AMI & 15 Units at 30% AMI
Harmony (aka. Bembridge)	82/82	82	Rental	13 units at 50% AMI, 50 Units at 51-60% AMI, & 19 units at 61-80% AMI
Immokalee Fair Housing	128/128	128	Rental	128 units at or below 60% AMI
Bellmar Village	413/413	Unknown	Homeownership	413 units to be sold at or below %140 AMI
Longwater Village	390/390	2600	Homeownership	390 units to be sold at 140% AMI
NC Square	129/129	129	Homeownership	65 units at 140% AMI and 64 units at 120% AMI
Rivergrass*	0	2500		*\$500,000 to the Community Foundation
TOTAL	1,685 total restricted 1,510 income restricted	6,852 +	0 Units Constructed	

Possible solutions

Commercial and Residential Overlay

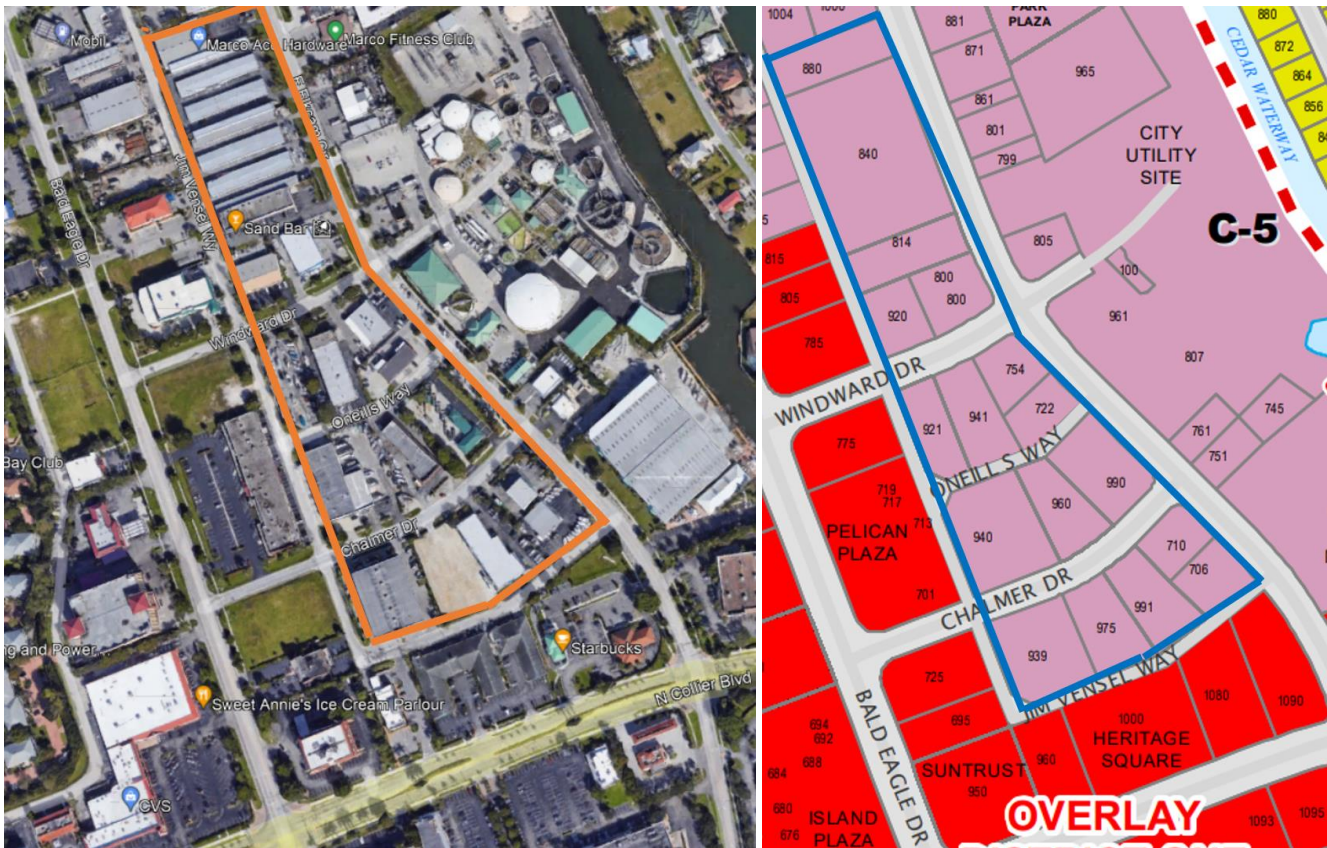
1. Establish and overlay in certain commercial and residential redevelopment districts, allowing additional density beyond the establish density allowed on the Future Land use Map. This would require all dwelling units to be workforce housing. Comprehensive Plan amendment required.

Sample



2. Establish an overlay for workforce housing in certain or all commercial districts by right, meeting the density standards established by the comprehensive plan. Land Development Code amendment to allow for mixed uses by right for up to 75 percent residential of the building floor area. No Comprehensive Plan amendment required.

Sample



3. Partnership with Collier County, providing funding for off island workforce affordable housing. (Approx. \$80,000/year)

Collier County Public Transit Routes on Marco Island



- 21** Light Blue Route/Ruta Azul Claro | Marco Island Circulator
- 121** Silver Route/Ruta Plateada | Express Immokalee - Marco Island

Table 1: Residential Density Limitations by Category

Density Limitations by Residential Future Land Use Category				
Land Use Category	Typical Uses	Residential Density	Acres	Total Density
Low Density	Single-Family Dwellings, Churches	Up to 4 du/acre	2,381	8,530
Medium Density	Single-Family, Duplex, Multi-Family Dwellings	Up to 6 du/acre	35	210
High Density	Multi-Family & Townhouse Dwellings	Up to 16 du/acre	385	6,210
Resort Residential	Multi-Family Dwellings &	Up to 16 du/acre	60	960
	Hotel/Motel/Timeshares	Up to 26 du/acre	37	962
Density Limitations by Commercial Future Land Use Category				
Land Use Category	Typical Uses	Residential Density	Acres	Total Density
Village Commercial	Retail, Office, Mixed Use	Up to 8 du/acre	30	255
	Hotel/Motel/Timeshares	Up to 26 du/acre	5	130
Community Commercial	Retail, Office, Mixed Use	Up to 12 du/acre (-48 units City Hall)	75	877
	Hotel/Motel/Timeshares	Up to 26 du/acre	5	130
Heavy Commercial	Heavy Commercial, Public/Private Utilities	Up to 12 du/acre	36	432
Town Center/ Mixed Use	Retail, Office, Mixed Use	Up to 12 du/acre	114	1,418
	Hotel/Motel/Timeshares	Up to 26 du/acre	6	0
Density Limitations by Planned Unit Development Future Land Use Category				
Land Use Category	Typical Uses	Residential Density	Acres	Total Density
Planned Unit Development	Single-Family & Multi-Family Dwellings, Hotel/Motel, Marina, Commercial	Per Underlying Zoning	441	2,608
Key Marco		Per Underlying Zoning	142	124
Density Limitations by Public Future Land Use Category				
Community Facilities	Parks, Schools, Government Uses, Nursing Homes	1 du/5 acres (net)	280	55
Preservation/Conservation	Public Owned	1 du/5 acres (net)	2,783	0
	Private Owned	1 du/5 acres (net)	68	14
TOTAL			6,883	22,775

22,775 density units are approved for the Island based on the Comprehensive Plan approved last year. Affordable Housing Density Bonus (AHDB 169 units) were removed from the Comprehensive Plan along with 220 bonus density incentives. If you want workforce affordable housing density bonuses, an amendment is required to the Comprehensive Plan to add additional density.