

City of Marco Island
2035 Comprehensive Plan
Housing Element
DRAFT

GOAL 1: TO PROVIDE A HOUSING PROGRAM THAT PROVIDES DIVERSE, SAFE AND LIVABLE HOUSING STOCK FOR ISLAND RESIDENTS OF ALL AGES, PROTECTS NEIGHBORHOODS, AND MEETS THE PRESENT AND FUTURE NEEDS OF MARCO ISLAND.

Objective 1.1: Diverse Housing. Provide a diverse inventory of housing to meet the long-term needs of the existing and future populations in a manner that upholds the small-town character of Marco Island.

Policy 1.1.1: The City will encourage and promote development controls through the Comprehensive Plan and Land Development Code that provide flexibility and innovation in residential design and permit a range of housing types, sizes, styles, and price ranges.

Policy 1.1.2: The City will evaluate and modify, as necessary, all zoning and subdivision regulations and building and development codes to encourage the use of proven, innovative techniques to support the development of a diverse housing supply.

Policy 1.1.3: The City will incorporate enhanced architectural and site design regulations to improve the structural and aesthetic qualities of single-family and multifamily housing stock on Marco Island.

Policy 1.1.4: The City will protect residential neighborhoods from encroachment and detrimental impacts of development by enforcing existing regulations that require buffering and compatibility measures between housing and more intensive uses, such as multi-family buildings and non-residential development.

Policy 1.1.3: The City will recognize the value of strong and stable neighborhoods as it relates to protection of housing stock by encouraging neighborhood identity, through various design measures such as landscaping, signage, monumentation and public art, to a strong sense of community throughout the Island.

Objective 1.2: Safe Housing. Enhance the existing housing stock through housing rehabilitation and continued enforcement of the Standard Unsafe Building Abatement Code as a proactive tool to identify and eliminate unsafe housing conditions on Marco Island.

Policy 1.2.1: The City shall utilize available code enforcement procedures to ensure that existing structures meet code standards.

Policy 1.2.2: The City will enforce the Florida Building Code in all new development and redevelopment to avoid substandard housing conditions.

Commented [AC1]: Planning Board Input: Neighborhood Character

Commented [AC2]: Planning Board Input: Rephrase to Maintain and Enhance the High Quality Housing Stock in Marco..

Commented [AC3]: Planning Board Input: Consider eliminating Comprehensive Plan

Commented [AC4]: Planning Board Input: Stated concern with regulating aesthetics

Commented [AC5]: Planning Board Input: Consider stating as single-family zoning districts

Commented [AC6]: Planning Board Input: Consider adding policy specific to post-disaster/hurricane relief programs

Policy 1.2.3: The City will facilitate the redevelopment of older properties to comply with adopted Comprehensive Plan policies, Land Development Code and building standards.

Commented [AC7]: Planning Board Input: Consider “promote” instead of “facilitate”

Commented [AC8]: Planning Board Input: Consider replacing “older” with “unsafe”

Policy 1.2.4: The City will require unsafe or condemned residential or commercial structures to be secured, repaired, demolished, or otherwise removed as a threat to the public health, safety, and welfare.

Policy 1.2.5: The City shall seek federal and state funding, or otherwise provide local public funds, for the demolition or rehabilitation of substandard housing.

Policy 1.2.6: The City shall incorporate a pre-disaster build back program in the Land Development Code to encourage the redevelopment of antiquated housing stock.

Objective 1.3: Housing for the Aging Population and Special Needs Residents. Ensure the availability of adequate housing in residential zoning districts for the elderly and special needs populations including, but not limited to, community residential facilities, adult living and continuing care facilities, orphanages and foster care facilities.

Commented [AC9]: Planning Board Input: Move these details to the glossary

Policy 1.3.1: The City will incorporate provisions for alternative housing options into the Land Development Code that support aging in place in all residential zoning districts on Marco Island.

Policy 1.3.2: The City will promote and adopt provisions to encourage and permit aging in place as a viable option.

Policy 1.3.2.1: The City will encourage the design of home features that will help elderly and disabled persons to live independently.

Policy 1.3.2.2: Adult living and continuing care facilities should be located in appropriate areas and should be convenient to services.

Policy 1.3.2.3: Explore options in the Land Development Code for allowing accessory dwelling units in appropriate neighborhoods.

Commented [AC10]: Planning Board Input: Several members not supportive of accessory dwelling units due to implications on density and short term rental issues

Policy 1.3.3: The City will ensure housing for special needs is permitted in all land use categories that permit residential development.

Policy 1.3.3.1: In order to serve persons with special needs and disabilities, the City will allow community residential facilities according to the definition and siting provisions of Florida Statute 419.001.

Policy 1.3.3.2: The City will adopt provisions that ensure fast-tracking of the permit process for qualified projects to incentivize housing for residents with special needs.

Commented [AC11]: Planning Board Input: Consider eliminating. All permits should be “fast tracked” by the City

Policy 1.3.3.3: The City will allow for group homes and continuing care developments that provide units to income qualified individuals in accordance with Florida Statutes, and provide a program to incentivize such development via waivers of building and site permit fees, and/or deferment of local impact fees.

Policy 1.3.3.4: The City will cooperate with public and/or private housing providers in order to provide adequate sites for group homes, foster care facilities and similar facilities to meet the requirements of persons with special needs.

Objective 1.4: Historically Significant Housing. Preserve and protect historically significant housing and residential structures.

Policy 1.4.1: The City will continue its efforts to identify and protect historically significant housing via the Collier County Historic Preservation Board and Marco Island Historical Society.

Policy 1.4.2: The City will assist property owners of historically significant housing in submitting their properties for inclusion in State or National Register of Historic Places.

Policy 1.4.3: The City will encourage property owners to rehabilitate and renovate their historically significant structures by supplying them with technical assistance and information regarding any available state and federal grants.

Policy 1.4.4: The City will assist in the rehabilitation and adaptive use of historically significant housing through technical and economic assistance programs such as Community Development Block Grant and HOME funding, State Housing Initiatives Partnership eligibility, and emergency weatherization.

Policy 1.4.5: The City will require that modifications to any housing within the City designated as historically significant by a recognized county or state agency comply with the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Policy 1.4.6: The City will incorporate design features of Marco Island's historic structures into future architectural design standards.

Objective 1.5: Affordable Housing. Provide for the affordable housing needs of current and future populations on Marco Island.

Policy 1.5.1: The City shall enter into an interlocal agreement with Collier County to provide for affordable housing through the County's Affordable Housing Program.

Commented [AC12]: Planning Board Input: Consider making this Objective 1.3 and making Aging/Special Needs Objective 1.4

Commented [AC13]: Planning Board Input: Consider replacing with "encourage"

Commented [AC14]: Planning Board Input: eliminate specific programs as subject to change

Commented [AC15]: Planning Board Input: Majority in favor of off-island affordable housing solutions. Consider including on-island workforce/essential service provider housing incentives for police, nurses, teachers, etc

Policy 1.5.2: The City shall coordinate with Collier County Affordable Housing Authority to ensure the program is meeting the needs of Marco Island’s existing and future population.

Commented [AC16]: Planning Board Input: Include emphasis that Marco’s needs include proximate off-island affordable housing

Policy 1.5.3: The City shall assist the County in examining opportunities to increase the availability of affordable housing and provide adequate sites for affordable housing within unincorporated Collier County through a variety of options such as:

- i. Alternative Use, Density, and Dimensional Standards;
- ii. Expedited Permit Processing;
- iii. Dedicated funding sources;
- iv. Linkage fees;
- v. Bonding activities to include loans to private entities;
- vi. Community Land Trusts.

Commented [AC17]: Planning Board Input: Consider revising to a more clear term/phrase such as alternative dwelling types

Policy 1.5.4: The City shall review and revise Land Development Regulations to implement affordable housing requirements for new development and redevelopment for compliance with the interlocal agreement with Collier County.

Objective 1.6: New Housing Development. Allow for new housing developments that are consistent with the orderly and economical growth of Marco Island and are compatible with established neighborhoods.

Commented [AC18]: Planning Board Input: Consider revising to “Stock” as new housing will also be vacant lot development and redevelopment. Change term development throughout policies.

Policy 1.6.1: The City will require that all new residential developments be consistent with the Comprehensive Plan.

Policy 1.6.2: The City will require all housing developments, on a fair and consistent basis, to provide adequate and necessary public facilities and services, or funds (fee-in-lieu) to provide for their proportionate share of such facilities and services.

Objective 1.7: Sustainable Housing Stock. Encourage environmentally responsible and energy-efficient residential development that will not adversely affect Marco Island’s natural systems.

Policy 1.7.1: The City shall map environmentally sensitive areas and implement necessary special regulations shall be developed and maintained by the City to manage such areas, with emphasis on water quality and habitat protection.

Policy 1.7.2: The City will encourage energy-efficient home siting, landscaping, and design.

Policy 1.7.3: The City will establish energy efficiency criteria in the Land Development Code to guide the review of new development proposals.