

Policy Number (2009) & Verbiage	Summary of Change
Goal 1: TO 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.	Updated to broaden the goal to the end result of providing for requisite public facilities (and not just t the program). Incorporated reference to efficient delivery of services to link to Florida Statutes
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.	Minor editing for clarity
Policy 1.1.1: City Council will prioritize capital improvement projects on an annual basis to ensure that all CMS deficiencies, if any, are prioritized, properly funded and resolved in advance of actual need	Minor editing for clarity
Policy 1.1.2: In conjunction with the Annual LOS 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.	No Change
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.	Removed reference to time limit that roadways can operate at a deficiency
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.	Eliminated outdated timeframe
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.	Updated to address current process of adopted CIP by ordinance. Eliminated reference to Tables 8.1. and 8.2 as these can be adopted by ordinance and not included in the actual Element per changes to Florida Statutes

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.

Eliminated reference to Tables 8.1. and 8.2 as these can be adopted by ordinance and not included in the actual Element per changes to Florida Statutes

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

Relocated to Objective 1.4 for improved hierarchy of policy

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.

Added verbiage to consolidate with other policy "unless deemed necessary to serve to serve the Future Land Use Plan's development pattern or development for which rights were vested prior to enactment of this Plan."

Policy 1.2.2: 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

Combined into above policy

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

No change

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

No change

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.	Addressed in new Concurrency Management Objective 1.3
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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.	Relocated to Objective 1.5 for improved hierarchy of policy
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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.	No change
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Policy 1.3.2: The City will utilize, when prudent, assessments as a funding source for projects that provide area-wide improvements.	No change
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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.	No change
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Objective 2.1: The City will constantly regularly 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.	No change
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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.

No change

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.

No change

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

Eliminated - Redundant

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 established, monitor and maintain the following LOS standards to provide the basis for facility planning and design, setting impact fees, and for the operation of the Concurrency Management System (CMS).

Eliminated - Addressed in new Objective 1.2

New objective to highlight level of service standards earlier in the element as this should be the main focus

Policy 1.2.1: The adopted LOS standard for potable water will be 200 gallons per capita per day.

New policy to highlight LOS standard

Policy 1.2.2: The adopted LOS standard for sanitary sewers is 100 gallons of wastewater treatment capacity per capita per day.

New policy to highlight LOS standard

Policy 1.2.3: 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.

New policy to highlight LOS standard

Policy 1.2.4: 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) > 0.5 Ft.

New policy to highlight LOS standard

- 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.

Policy 1.2.5: Adopted LOS standards for park lands is 1.2882 acres of active parkland/1,000 permanent residents.

New policy to highlight LOS standard

Policy 1.2.6: The adopted LOS standard for county and privately owned and operated solid waste service and facilities, as contained in the county growth management plan (GMP) is 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).

New policy to highlight LOS standard

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.

Policy 1.2.7: The level of service standard for public schools shall be as follows:Elementary Schools 95% of Concurrency Service Area Enrollment/FISH Capacity
Middle Schools95% of Concurrency Service Area Enrollment/FISH Capacity
High Schools100% of Concurrency Service Area Enrollment/FISH Capacity

New policy to highlight LOS standard

Objective 1.3: Concurrency Management System. To ensure that public facilities are provided in conformance with the City's adopted level of service standards, the City shall adopt, maintain and enforce a Concurrency Management System (CMS).

New policy to highlight how concurrency is managed - incorporated components of the implementation strategy from back of Element into policy

Policy 1.3.1: The City shall enforce its LOS standards for potable water, sanitary sewer, solid waste, and drainage facilities under the concurrency requirements of Florida law upon development orders or building permits which may cause the level of service to fall below the City's adopted minimum level of service for that facility by issuance of certificate of occupancy.

New policy to highlight how concurrency is managed - incorporated components of the implementation strategy from back of Element into policy

Policy 1.3.2: The City shall enforce its LOS standards for 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.

New policy to highlight how concurrency is managed - incorporated components of the implementation strategy from back of Element into policy

Policy 1.3.3: Development that may cause roadway level of service standards to fall below the City's adopted minimum level of service may proceed with approval under the condition that it meets the requirements of Section 163.3180(5)(h) Florida Statutes, as amended.

New policy to highlight how concurrency is managed - incorporated components of the implementation strategy from back of Element into policy

Policy 1.3.4: The City shall enforce its facility level of service standards under the concurrency requirements of Florida law prior to issuance of development orders or building permits which may cause the level of service to fall below the City's adopted minimum level of service for that facility by:

- a. Withholding approval, or
- b. Proceeding with approval, upon the condition that:

New policy to highlight how concurrency is managed in accordance with changes to Florida Statutes

1. The local government with jurisdiction over the property has adopted a local comprehensive plan that is in compliance.

2. The proposed development would be consistent with the future land use designation for the specific property and with pertinent portions of the adopted local plan, as determined by the local government.

3. The local plan includes a Capital Improvements Element that provides for the facilities adequate to serve the proposed development, and the local government has not implemented that Element.

4. The local government has provided a means by which the landowner will be assessed a proportionate share of the cost of providing the facilities necessary to serve the proposed development.

5. The landowner has: made a binding commitment to the local government to pay the proportionate share of the cost of providing the

NOTE: Edits made throughout the Implementation and Monitoring Section to address changes to Florida Statute reference, changes to Department of Community Affairs references and the preclusion on denials for failing transportation LOS

Changes to Florida Statutes

Reason for Change	Notes
External consistency	

Non-substantive edit

Non-substantive edit

Changes to Florida Statutes

Housekeeping/Best Practices

Changes to Florida Statutes

Changes to Florida Statutes

Non-substantive edit

Non-substantive edit

Best practices

N/A

N/A

Non-substantive edit

Duplicative

N/A

N/A

N/A

N/A

N/A

N/A

Best practices

Best practices

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Best practices

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Changes to Florida Statutes

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