



Planning Board Staff Report

Meeting Date: July 2, 2021

TO: Marco Island Planning Board

FROM: Daniel J. Smith, A.I.C.P., Director of Community Affairs

DATE: July 2, 2021

RE: Various Changes to Site Development Plan and Amendments (SDP and SDPA) and Site Improvement Plan (SIP) approval process, Contents of the application, Approval standards, etc.

In 2014, the City Council amended the Land Development Code (LDC), changing the Site Development Plan approval process to require Planning Board and City Council approve all Site Development Plans (SDP), Site Development Plan Amendments (SDPA), and Site Improvement Plans (SIP). Previously, the approvals were only required by City staff.

On February 2, 2018, City staff was given direction from the City Council to revise the LDC, changing the approval process for SDP's, SDPA's, and SIP's from the Planning Board and City Council to City Staff. The Planning Board reviewed staff's changes to the Ordinance and recommended that the Planning Board review and approve SDP's, SDPA's, and SIP's. This Ordinance was not approved on the first reading.

City Council has again directed staff to bring changes of approval to the Planning Board regarding SDP's, SDPA's, and SIP's.

On May 7, 2021, the Planning Board reviewed the proposed ordinance and asked that changes be made which include the following:

Line 506 – Remove – Not needed. On line 967 regarding traffic impact requirements and study requirements based on the Right of Way Handbook adopted by City resolution.

Line 964 – Remove – Ambiguous meaning for “aesthetic character.”

Line 982 – Remove – Ambiguous meaning for “adequacy” and “effect.”

Line 990 – Remove – Ambiguous meaning for “substantial depreciation.”

STAFF RECOMMENDATION:

Staff recommends the Planning Board approve the proposed amendments outlined in the staff report and forward their approval to the City Council based on the below findings:

1. The amendment is consistent with the Comprehensive Plan, and in particular Future Land Use Element Objective 1.7.
2. The need and justification for the Ordinance is to provide for fair and consistent regulations that are easily enforced.

Daniel J. Smith, AICP

Director of Community Affairs