



City Council Transmittal of Draft Comprehensive Plan

Meeting Date: July 19, 2021

TO: Marco Island City Council

FROM: Mary P Holden, Senior Planner

DATE: July 7, 2021

RE: Public Hearing, Consideration and Transmittal of the Draft Comprehensive Plan Update and Map Series to the State

The Planning Board/Local Planning Agency held a public hearing and reviewed the draft Comprehensive Plan transmittal at their June 4, 2021, meeting. The elements reviewed were as follows:

- Future Land Use
- Transportation
- Housing
- Infrastructure
- Conservation and Coastal Management
- Parks, Open Space and Recreation
- Intergovernmental Coordination
- Capital Improvements
- Glossary
- Map Series

The Planning Board suggested a few changes that are noted in the draft provided to the City Council.

During the public comment section there were a few people that spoke about archeological, environmental, intent of the plan, what the citizens want, word smithing, small town charm affordable housing. The people that spoke were Gene Erjavec, Nancy Richie, Brad Cornell, Maria Lamb, Terry Sommerfeld, and Christine Arndt.

They voted 6-0 to forward a recommendation of approval to transmit to the State for their review.

The City Council was sent the draft transmittal on Friday, July 2, 2021, in advance of the July 19, 2021 meeting. Paper copies are also available for pick up at City Hall.

SUMMARY OF EVENTS

The City's current Comprehensive Plan was adopted in 2009. Since then, there have been many changes, including the City's built-out environment, relevant state statutes, and the City's population.

As a result of the changes, the City Council authorized the allocation of funds for a planning consultant to help the City update the Comprehensive Plan. We requested qualifications, and after an internal review, ranking and interviews of the top candidates, the team of Dr. Margaret Banyan of Florida Gulf Coast University and Alexis Crespo, AICP with Waldrop Engineering was selected.

The last year and a half, have been busy with public outreach, public meetings, receiving input and compiling the input into the draft elements that were further reviewed. Below is a summary of various meetings, town halls, and outreach.

- Various Steering Committee meetings
- One-on-one meetings with the City Council members
- One-on-one meetings with the Planning Board members
- September 4, 2020 Planning Board meeting
- September 8, 2020 - Virtual Town Hall Meeting (85 attendees)
- September 21, 2021 City Council meeting
- Midsummer to early September 2020 - Online survey (1,365 responses)
- December 7, 2020 City Council meeting
- December 12, 2020 - In-person Town Hall Meeting (approximately 30+/-)
- January 22, 2021 Planning Board meeting
- March 19, 2021 Planning Board meeting
- March 30, 2021 - Virtual Town Hall Meeting (approximately 119 registered)
- March 31, 2021 City Council meeting
- April 23, 2021 Planning Board meeting
- April 29, 2021, City Council meeting
- Ongoing - Draft elements are on our website for review and comment.

PLANNING BOARD REVIEW AND ACTION

This is the first step in transmitting the draft update of our Comprehensive Plan to the Florida Department of Economic Opportunity for their review and comments. The Planning Board will review the draft elements and map series and provide a recommendation to City Council for the City Council's June 21, 2021 meeting. It is then the City Council that will take the final action to transmit the updated Comprehensive Plan to the State.

The draft Comprehensive Plan contains the following elements for your review:

- Future Land Use
- Transportation
- Housing
- Infrastructure
- Conservation and Coastal Management
- Parks, Open Space and Recreation
- Intergovernmental Coordination
- Capital Improvements
- Glossary
- Map Series

These draft elements reflect the input received over the last year and a half.

STAFF RECOMMENDATION

Staff recommends the Planning Board forward a recommendation to the City Council to proceed with the transmittal process for the Comprehensive Plan update and transmit to the Florida Department of Economic Opportunity for their review process. Staff's recommendation is based on the following:

- The Assessment Report/Plan Framework prepared by Florida Gulf Coast University and Waldrop Engineering, dated September 29, 2020.
- Various Steering Committee meetings
- September 4, 2020 Planning Board meeting
- September 8, 2020 - Virtual Town Hall Meeting (85 attendees)
- September 21, 2021 City Council meeting
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