

2040 COMPREHENSIVE PLAN CONSERVATION AND COASTAL MANAGEMENT ELEMENT

Page 57

City of Marco Island Conservation and Coastal Management Element p. V-2

THIS PAGE INTENTIONALLY LEFT BLANK

Page 58

City of Marco Island Conservation and Coastal Management Element p. V-3

CONTENTS

V. Conservation and Coastal Management Element.....	V-4
Goal 1: Island Resource Conservation	V-4
Objective 1.1	V-4
Objective 1.2	V-5
Objective 1.3	V-5

Objective 1.4 V-6

Objective 1.5 V-6

Objective 1.6 V-7

Objective 1.7 V-8

Objective 1.8 V-10

Objective 1.9 V-11

Goal 2: Disaster Resilience V-11

Objective 2.1 V-11

Objective 2.2 V-12

Objective 2.3 V-13

Objective 2.4 V-13

Page 59

City of Marco Island Conservation and Coastal Management Element p. V-4

V. CONSERVATION AND COASTAL MANAGEMENT ELEMENT

GOAL 1: ISLAND RESOURCE CONSERVATION *OK, but DELETE the phrase referring to “AND AROUND”.*

THE CITY OF MARCO ISLAND WILL CONSERVE, PROTECT, MANAGE, AND ENHANCE THE WATER, AIR, COASTAL, NATURAL, AND WILDLIFE RESOURCES IN **AND AROUND** THE MARCO ISLAND COMMUNITY.

Objective 1.1 *OK, but emphasis should be on “Island” not necessarily “estuarine”*

Manage surface and ground water to maintain and improve overall water body quality and to conserve bay **and estuarine** productivity and use for the enhancement of the environment and to allow for continued enjoyment of these resources by residents of Marco Island.

Policy 1.1.3 **OK** *When are ALL the MI Septic Tanks due to be retired? What does the phrase, “package plants abatements” mean? I recommend rewording this Policy, stressing our accomplishments to date and indicating STRP closure date.*

To protect health and enhance water quality, any remaining septic tank conversions and wastewater treatment **package plants abatements** that may affect Marco Island will comply with the timing and processes established by City Ordinances.

Page 60

City of Marco Island Conservation and Coastal Management Element p. V-5

Objective 1.2 **OK**

Ensure adequate potable water supply to meet the demands of the projected population to the year 2040.

Policy 1.2.1 **OK, but Marco does NOT have a “SW Reuse Program”?** *I think NOT! Perhaps, this Policy should be DELETED or reworded.*

The City will consider the feasibility of utilizing and expanding the City's stormwater reuse program for landscape irrigation, to the extent that it will not increase negative impacts, such as nitrogen run-off.

Policy 1.2.2 **DELETE this policy. I can NOT bring myself to recommend this policy. “The city will Develop and implement” Really? What is “Household and business reuse”?** *What does the term “Green Building” mean is this reference in the Plan?*

The City will develop and implement a program to educate and **incentivize individual household and business water conservation and reuse,** including information regarding the City’s Ten Year Water Supply Facilities Work Plan, practices and design techniques for Green Building, and water conserving landscape design.

Objective 1.3 **NO, This Objective looks like Make Work or Motherhood. Recommend DELETE.**

Sustain the City's high ambient air quality from potential degradation.

Policy 1.3.1 ***NO, Recommend DELETE.***

Utilize monitoring results from State agencies to ensure Federal and State air quality standards are met or exceeded. **Implement an air quality improvement program within one year of notification by Florida Department of Environmental Protection (FDEP) that established air quality minimum standards are not met.**

Objective 1.4 *NO, Recommend DELETE. This is a MI COMP Plan, not a Regional Environmental Rescue Plan. Restrict to Island /city or DELETE*

Conserve, protect, and improve, where possible, the existing native vegetative and marine habitats including, but not limited to, environmentally sensitive coastal areas such as wetlands, estuaries, mangrove stands, undeveloped barrier islands, beach and dune systems, aquatic preserves, bays, wildlife refuges, undeveloped tidal creeks and inlets, critical wildlife habitats, benthic communities, and marine grass beds.

Policy 1.4.1 ***NO, DELETE this policy or Reword restricting actions to Marco Island.***

The City will cooperate and coordinate with existing county, State, and Federal agencies, as well as non-governmental entities to ensure that established regulatory and enforcement efforts are followed in order to protect native vegetative habitats, **marine habitats, and environmentally sensitive coastal areas.**

Page 61

City of Marco Island Conservation and Coastal Management Element p. V-6

Policy 1.4.3 ***OK, if restricted to Island.***

The City will maintain public awareness of critical **Island** wildlife areas and natural preserves through

educational programs, appropriate access, and systems to report rule and regulation violations to the appropriate agencies.

Policy 1.4.4 **OK, if restricted to Island.**

The City will develop programs and regulations to maintain the integrity of environmentally sensitive **Island** lands as a means to protect against coastal flooding and beach and soil erosion.

Objective 1.5 **OK, if restricted to Island.**

Seek opportunities for public acquisition of additional **Island** areas for nature preserves and passive open spaces to expand the opportunities for conservation and increase public appreciation of natural habitats within the community.

Page 62

City of Marco Island Conservation and Coastal Management Element p. V-7

Policy 1.5.2 **NO, what does this policy really mean? See the suggested strikeout & rewording in italicized type font**

To the extent consistent with the Comprehensive Plan, the City will collaborate with other entities involved in **responsible for** the improvement and preservation of surrounding ecosystems.

Policy 1.5.3 **NO, too wide open. Rewrite & limit scope.**

To the extent consistent with the Comprehensive Plan, the City will endeavor to strengthen existing relationships through collaborative efforts with environmentally focused nongovernmental organizations that protect and preserve native habitat and wetlands.

Objective 1.6 **OK, w minor updates (strikeout & 1 word as shown).**

Ensure protection of wildlife species listed as federally endangered, federally threatened, State threatened or Species of Special Concern that inhabit the environments within and around the City of Marco **Island**.

Policy 1.6.2 **OK w minor chg. Limiting scope to “Marco Island”.**

The City will cooperate with local, State and federal agencies in protecting wildlife species listed as federally endangered, federally threatened, State threatened or Species of Special Concern, to protect and conserve the **Island** habitats in which they reside.

Policy 1.6.3 ***OK w minor chg. Limiting scope to “Marco Island”.***

The City of Marco Island will continue to coordinate with and support efforts of Collier County, FWC, and local NGOs in monitoring federal and state listed species of special concerns such as Gopher Tortoises, Burrowing Owls, Sea Turtles and Bald Eagles on existing and vacant **Island** properties.

Policy 1.6.5 ***OK w minor chg. Limiting scope to “Marco Island”.***

The City will adopt proactive programs and regulations that complement State and federal wildlife agency programs to protect imperiled species **on the Island**.

Page 63

City of Marco Island Conservation and Coastal Management Element p. V-8

Objective 1.7 ***OK w minor chgs. Limiting scope to “Marco Island”.***

Ensure protection of identified and potential **Island** wetlands by maintaining and enforcing a regulatory program for development in wetlands that is cost-effective, complements federal and State permitting processes, and protects the fragile ecological characteristics of **Island** wetland systems.

Policy 1.7.1 ***OK w minor chgs. Limiting scope to “Marco Island”.***

The **Island** Wetlands Map produced with data from the US Fish and Wildlife Service (USFWS) National Wetlands Inventory and incorporated into the Future Land Use Map series shall be updated from time to time as to more accurately assess existing resources, delineation of fresh and tidal wetlands, and establish a baseline for further monitoring. **This Island** Wetlands Map shall be used as a conceptual planning tool. Final confirmation of jurisdictional wetland boundaries will be determined by appropriate state and federal agencies. "Wetlands" include all of those lands, whether shown on the Future Land Use Map or not, that are identified as wetland in accordance with Section 373.019, Florida Statutes, as may be amended from time to time.

Policy 1.7.2 ***OK w minor chg. Limiting scope to “Marco Island”.***

City personnel shall respond promptly to any and all regulated activities that may occur within identified and potential **Island** wetland areas. The City will seek external regulatory assistance to ensure compliance with all State and Federal rules and regulations concerning wetland management.

Policy 1.7.4.1 *OK w minor chg. Limiting scope to “Marco Island wetlands”.*

The City shall create BMP’s and guidelines within its LDC to promote **Island** wetland protection, including, Florida-friendly landscaping, low impact design, and green building techniques.

Policy 1.7.5 *OK w minor chgs. Limiting scope to “Marco Island wetlands”.*

The City shall direct future land uses that are incompatible with the protection and conservation of **Island** wetlands and wetland functions away from **these** wetlands. The City shall consider that the type, intensity or density, extent, distribution, and location of allowable land uses and the types, values, functions, sizes, conditions, and locations of wetlands are land use factors that shall be considered when directing incompatible land uses away from wetlands.

Policy 1.7.11 **OK w minor chg. Limiting scope to “Marco Island wetlands”.**

The City shall encourage the acquisition of and grant funding for known **Island** wetland resources by conservation organizations to ensure their preservation.

Page 65

City of Marco Island Conservation and Coastal Management Element p. V-10

Objective 1.8

Conserve and enhance the shoreline of Marco Island by increasing the amount of dunes, renourishing beaches to counter natural erosion, and reducing future negative man-made impacts on beaches and dunes.

Policy 1.8.1 **NO, Too vague (“all practical measures”) and possibly outside of City responsibility and authority. “Marco does not own any portion of our beach. JW and hotels and condos own a portion of their beach up to mean high water line. Dunes and vegetation are State responsibility.”**

Periodic beach renourishment projects will be necessary along much of the shoreline. Such renourishment projects can provide long-term ecological, recreational, and economic benefits. **All practical measures shall** be taken to ensure that beach renourishment projects are environmentally sound and utilize best available design techniques.

Policy 1.8.2 **OK, but ...**

As future beach renourishment projects are proposed and planned, **the City will support opportunities to increase public beach access**, with or without attendant parking facilities.

Policy 1.8.5 **OK, But can Marco realistically write and enforce ordinances related to the beach when**

All beaches in the state are owned by state:

Collier manages our central beach;

Dunes and vegetation are State.

Marco does not own any portion of our beach.

And, Marcos' ordinances allow access to the beach (at our city access points) 24-7 and sleeping overnight on the beach, while the county does not allow these uses.

As part of its shoreline protection efforts, the City will strictly enforce its existing regulations regarding vehicles on the beach and any other applicable ordinances.

Page 66

City of Marco Island Conservation and Coastal Management Element p. V-11

Objective 1.9

Ensure all new development and redevelopment abutting the City's shoreline preserve and support existing and future water-dependent and water-related uses, public access, public awareness of shoreline issues, and sound environmental design.

Policy 1.9.3 **NO Recommend DELETE – Vague wording**

Engage in public-private partnerships that foster the responsible use and enjoyment of parks and preserve areas.

GOAL 2: DISASTER RESILIENCE **OK**

TO MINIMIZE HUMAN AND PROPERTY LOSS DUE TO TROPICAL STORMS AND HURRICANES AND COASTAL FLOODING, WHICH INCLUDES, BUT IS NOT LIMITED TO, HIGH TIDE EVENTS, STORM SURGE, FLASH FLOODS, STORMWATER RUNOFF AND IMPACTS OF SEA LEVEL RISE.

Objective 2.1 **OK**

Reduce the threat of loss of life and property through diligent and cooperative emergency preparation planning, evacuation and sheltering facilities, and public education.

Policy 2.1.1 **NO**, - *NO development should occur that exceeds DENSITYs and INTENSITYs as shown in the FLUM.*

Limit future development and redevelopment to not exceed the densities and/or intensities identified on the Future Land Use Map, except where reconstruction of structures is authorized by policies in this Comprehensive Plan's Future Land Use Element or any subsequent Post-Disaster Redevelopment Plans.

Page 67

City of Marco Island Conservation and Coastal Management Element p. V-12

Policy 2.1.3 **OK**, *but Are specific Shelters dedicated to Marco residents? Is the intent to "ensure" these shelters accommodate our island demographics?*

The City will ensure that evacuation shelters meet or exceed Red Cross, Collier County, and State standards; and that these facilities are provided to meet the needs of Island elderly and disabled persons.

Objective 2.2 **OK**

Ensure development reduces or eliminates the exposure of human life, and public and private property to catastrophic disasters.

Page 68

City of Marco Island Conservation and Coastal Management Element p. V-13

Objective 2.3 **OK**

Develop and implement pre-disaster and post-disaster build back programs to reduce or eliminate exposure of human life, and public and private property to catastrophic disasters.

Policy 2.3.4 **OK** *with strikeout and minor chg.*

The City's build-back policy shall allow for the complete repair or reconstruction of all legally conforming structures which have been damaged by natural or manmade disasters to the documented actual use and density at the time of prior to destruction.

Objective 2.4 **OK**

Ensure consistency between the City's Comprehensive Emergency Management Plan (CEMP), Flood Plain Management program, Collier County Comprehensive Emergency Management Plan (Collier County CEMP), the State of Florida Comprehensive Emergency Management Plan and Florida Statute, Chapter 252, Florida Administrative Code Rule 9G-6 and the Federal Robert T. Stafford Act, as may be amended from time to time.

Page 69

City of Marco Island Conservation and Coastal Management Element p. V-14

Page 70

2040 COMPREHENSIVE PLAN

PARKS, OPEN SPACE AND

RECREATION ELEMENT

Page 71

City of Marco Island Parks, Open Space and Recreation Element, p. VI-2

THIS PAGE INTENTIONALLY LEFT BLANK

Page 72

City of Marco Island Parks, Open Space and Recreation Element, p. VI-3

CONTENTS

VI. Parks, Open Space and Recreation Element	VI-4
Goal 1: Parks, Open Space and Recreational Opportunities	VI-4
Objective 1.1	VI-4
Objective 1.2	VI-4
Objective 1.3	VI-5
Objective 1.4	VI-6

VI. PARKS, OPEN SPACE AND RECREATION ELEMENT

GOAL 1: PARKS, OPEN SPACE AND RECREATIONAL OPPORTUNITIES

TO ENHANCE PARKS, OPEN SPACE, AND RECREATIONAL OPPORTUNITIES WHILE MAINTAINING THE SMALL TOWN CHARM, BEAUTY, AND CONVENIENCE OF THE MARCO ISLAND COMMUNITY. **OK**

Objective 1.1 **OK**, *but this is a MI COMP Plan. The county has their own equivalent requirements & LOS. Recommend deletion of all references to Collier County "requirements".*

Establish a minimum Level of Service (LOS) for community ~~and regional~~ parkland acreages.

Policy 1.1.1 **OK** *w suggested addition that specifically quantifies this policy's rationale.*

The adopted LOS for community parkland will be 1.2882 acres of active parkland/1,000 permanent residents. *Marco currently maintains 53 acres of active parkland and our projected resident population at Buildout is 20,000 giving Marco an actual LOS at Buildout of 2.65 acres of active parkland/1,000 permanent residents.*

Policy 1.1.2 **NO** *Recommend deletion of this Policy*

The adopted LOS for regional parkland will be 2.7 acres of active parkland/1,000 permanent residents as established by Collier County.

Policy 1.1.3 **OK** *Acquisition of Waterways? Recommend strike out “and waterways”*

The City will actively seek acquisition of open space, recreational land, and waterways and pursue hardscape, landscape, and amenity improvements through grants or other nongovernmental and private donations to maintain the adopted LOS.

Objective 1.2 **OK**

Continue planning for the maintenance, acquisition, and enhancement of open space, parks and recreation facilities, and programs for the enjoyment of Marco Island residents.

Policy 1.2.1 **NO**, *Policy needs word-smithing in light of physical and financial realities.*

The City will develop a parks and open space master plan to assess ~~desired and~~ needed parklands, open space and amenities and continue to plan to improve identified current and projected shortfalls based on population ~~or other community goals~~. The parks master plan will identify: Community-driven needs assessment of the City’s parkland and open space facilities a comprehensive system of parks, open spaces, and historic features, connectivity of bike paths, sidewalks, and waterways, and methods of interconnecting the system to residential, commercial, and public uses, desired levels of service for regional, community, and neighborhood park facilities and the appropriate mix of community, neighborhood, and special parks needed to service their populations, and a cost and prioritization system, and relationship of parks and open space master plan to other island infrastructure priorities, and opportunities for protection of sensitive habits and species and historical, archeological, and cultural resources.

Page 74

City of Marco Island Parks, Open Space and Recreation Element, p. VI-5

Policy 1.2.2 **OK** *w chgs noted*

The City will continue to assess impact fees for ~~regional and~~ *resident and non-resident use of* community parks.

Policy 1.2.3 **OK** *w re-write / word-smithing*

The City will continue to employ user fees *for resident and non-resident use of* its recreational Facilities to offset the operating costs .

Policy 1.2.4 **OK**, *but this approach need modification. As it is currently structured, it is little more than a special interest group.*

The City will include members of the public in park and recreation planning and implementation through public meetings and on-going assessment activities.

Objective 1.3 *?? What does this objective really mean?*

Engage in partnerships to expand recreational and civic use facilities.

Policy 1.3.3 *NO, this Policy should be REMOVED as it seems to counter the county's and school boards regulations related to the use of these fields when children / students are present.*

~~Where possible, the City will locate parks adjacent to school sites and seek collaborative partnerships with the school system as opportunities arise.~~

Page 75

City of Marco Island Parks, Open Space and Recreation Element, p. VI-6

Policy 1.3.4 *OK with suggested corrections*

The City will explore modifications to interlocal agreements with Collier County to ensure

~~non-resident~~ *county residents'* use of the City's parklands is appropriately funded and managed.

Objective 1.4 *OK, but this approach need modification. As it is currently structured, PRACs is little more than a special interest group.*

Develop a wide range of recreational programs for all ages and interests as part of the annual budgetary process and ongoing functions of the Parks and Recreation Department.

Policy 1.4.1 *OK, with the addition of the words "equitable and transparent"*

The City will **prioritize** recreation programs and activities that reflect the City residents' needs while planning for and implementing increased recreational programming and opportunities. The City will develop *equitable and transparent* methods to monitor and assess changing community recreational needs and demands over time.

Policy 1.4.2 *OK, but what are the "cultural and civic needs of the community"? This could mean anything? Suggest rewording.*

The City will develop methods to assess the cultural and civic needs of the community that will **encourage**, **where appropriate**, adequate programs and facilities to accommodate these needs.

Page 76

2040 COMPREHENSIVE PLAN INTERGOVERNMENTAL COORDINATION ELEMENT

Page 77

City of Marco Island Intergovernmental Coordination Element, p. VII-2

THIS PAGE INTENTIONALLY LEFT BLANK

Page 78

City of Marco Island Intergovernmental Coordination Element, p. VII-3

CONTENTS

VII. Intergovernmental Coordination Element	VII-4
GOAL 1: Coordinated and Cooperative Long-Range Planning.....	VII-4
Objective 1.1	VII-4
GOAL 2: Coordinated and Cooperative Facilities and Infrastructure Planning	VII-5
Objective 2.1	VII-5

Objective 2.2	VII-6
Objective 2.3	VII-6
Objective 2.4	VII-7
Objective 2.5	VII-7
Objective 2.6	VII-8
Objective 2.7	VII-8
GOAL 3: Dispute Resolution	VII-9
Objective 3.1	VII-9

Page 79

City of Marco Island Intergovernmental Coordination Element, p. VII-4

VII. INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1: COORDINATED AND COOPERATIVE LONG-RANGE PLANNING **OK**

PLAN FOR THE DELIVERY OF EXCELLENT SERVICES TO THE RESIDENTS OF MARCO ISLAND THROUGH INTERGOVERNMENTAL COORDINATION AMONGST ALL AGENCIES, WHICH INCLUDES MAKING DECISIONS AFFECTING GROWTH MANAGEMENT AND PLANNING, TRANSPORTATION, ESSENTIAL SERVICES, NATURAL RESOURCES, EMERGENCY MANAGEMENT AND EDUCATION.

Objective 1.1 **OK**

The City of Marco Island **shall** maintain effective and efficient communication and working relationships with Collier County, the City of Naples and other special districts, agencies and units of governments identified to be active in the City.

Page 80

City of Marco Island Intergovernmental Coordination Element, p. VII-5

Policy 1.1.8 **OK**, *but when does self determination trump outside legislation?*

The City will monitor updates to Florida Statutes **on an annual basis** relating to intergovernmental coordination to ensure the intergovernmental planning process maintains internal consistency and conforms with state and regional goals and objectives.

GOAL 2: COORDINATED AND COOPERATIVE FACILITIES AND INFRASTRUCTURE PLANNING **OK**

COORDINATE THE PLANS AND POLICIES OF THE CITY OF MARCO ISLAND AND ADJACENT LOCAL GOVERNMENTS TO PLAN FOR THE DELIVERY OF ADEQUATE AND APPROPRIATE PUBLIC FACILITIES, INFRASTRUCTURE, AND NATURAL RESOURCE PROTECTION.

Note: "Shalls" on all Policy statements under this Objectives of this GOAL Statement. Is it our intent to make these Policies really REQUIREMENTS?

Objective 2.1 **OK if *strikeout verbiage is removed* . If this strike out is **NOT removed, it places an undefined liability on the property owners of Marco Island. What does HOME RULE mean anyway?****

Coordinate with Collier County Department of Transportation, Collier County Municipal Planning Organization (MPO), and Florida Department of Transportation in the planning, ~~funding, and construction~~ of transportation improvements within or affecting the City of Marco Island.

Page 81

City of Marco Island Intergovernmental Coordination Element, p. VII-6

Objective 2.2 **OK**

The City **shall** coordinate with other local governments and agencies to protect the residents of Marco Island from the effects of natural hazards, hurricane and storm events fires pandemics and similar emergencies.

Objective 2.3 **OK**

The City shall coordinate with Collier County to address housing needs, including the provision of affordable housing.

Policy 2.3.1 *OK but there is something about this policy description that seems to remove the decision making from the residents of Marco Island.*

The City shall coordinate with the Collier County, nonprofit organizations, and the private sector to establish and implement strategies and techniques for improving the provision of affordable housing and for promoting neighborhood stability.

Page 82

City of Marco Island Intergovernmental Coordination Element, p. VII-7

Objective 2.4 **OK**

Pursuant to State Law and the adopted Interlocal Agreement for Joint School Planning, the City shall continue to participate in cooperative planning with the Collier County School Board to ensure that the public educational needs and desires of the community (K-12) are thoroughly and fairly assessed.

Policy 2.4.1 *OK, but MI's school age population has been and will continue to be stagnant through a Build Out Population estimated at 19,000 (1,400 school age children). MI is already accommodating the county in importing students onto the island and that trend will continue.*

The City shall coordinate with the District School Board of Collier County for the regulatory review of school concurrency due to Marco Island residential development, in accordance with Section 163.3180 (13) Florida Statutes; the collaborative planning and decision making on population projections; public school site selection; new educational plants and ancillary facilities; and the location and extension of public facilities subject to concurrency in accordance with the "Collier County Interlocal Agreement for Public School Facility Planning and School Concurrency" as approved by the Marco Island City Council on December 1, 2008.

Policy 2.5.2 *OK if clarifying cmts are incorporated.*

The City will maintain a water supply facilities work plan by updating the Marco Island's adopted Ten Year Water Supply Facilities Work Plan within 18 months of an update to the regional Water Supply Plan.

Page 83

City of Marco Island Intergovernmental Coordination Element, p. VII-8

Objective 2.6 **OK**

The City **shall** maintain a compact growth boundary that can be readily served by existing and planned infrastructure and manage growth through the 2040 planning horizon.

Policy 2.6.2 **OK, suggest rewording “should not” to “will not”/ “shall not”**

Any petition to annex property into the City of Marco Island **should not shall not** be approved if such annexation will adversely impact the supply and delivery of any public facilities and services, or otherwise present an unreasonable burden to the citizens of Marco Island.

Objective 2.7 **NO, Revise wording to limit Marco’s responsibility so as to emphasize Island Natural resource system.**

Protect natural resource systems both internal to the City and those that cross governmental boundaries through a coordinated approach with partner agencies.

Note: “Shalls” on all Policy statements under this Objective. Is it our intent to make these Policies really REQUIREMENTS?

Page 84

City of Marco Island Intergovernmental Coordination Element, p. VII-9

GOAL 3: DISPUTE RESOLUTION **OK**

THE CITY WILL **ENCOURAGE, WHERE APPROPRIATE,** METHODS OF EFFECTIVE DIALOGUE AND COMMUNICATION WITH OTHER LOCAL GOVERNMENTS TO ADDRESS ISSUES WHICH HAVE AN EFFECT BEYOND THE MUNICIPAL BOUNDARIES OF THE CITY.

Objective 3.1 **OK**

The City will adopt formal dispute resolution procedures for mandated planning activities with other local governments, regional agencies, the state, and other governmental units.

2040 COMPREHENSIVE PLAN CAPITAL IMPROVEMENTS ELEMENT

City of Marco Island Capital Improvements Element, p. VIII-2

THIS PAGE INTENTIONALLY LEFT BLANK

City of Marco Island Capital Improvements Element, p. VIII-3

CONTENTS

VIII. Capital Improvements Element	VIII-4
GOAL 1: Public Facilities and Services	VIII-4
Objective 1.1	VIII-4
Objective 1.2	VIII-5
Objective 1.3	VIII-6

Objective 1.4 VIII-8

Objective 1.5 VIII-8

GOAL 2: Non-City Concurrency Management VIII-9

Objective 2.1 VIII-9

Page 88

City of Marco Island Capital Improvements Element, p. VIII-4

VIII. CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: PUBLIC FACILITIES AND SERVICES **OK**

Objective 1.1 **OK**

Page 89

City of Marco Island Capital Improvements Element, p. VIII-5

Objective 1.2

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

Policy 1.2.3 **OK, but I have no idea how to equate these LOS C and LOS D designations some measure of traffic (intensity) .**

All LOS standards to be measured at P.M., Peak hour. Adopted LOS standard for roads is as follows:

Arterials - LOS D

Collier Blvd. from the Jolley Bridge to San Marco Road – LOS C

Collector roadways - LOS D

Local roads - LOS D

Policy 1.2.4 **OK, but what does the last sentence mean?**

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:

LOS Standard A: Upstream (US) Ground Elevation Upstream Hydraulic

Grade Line (US HGL) > 0.5 Ft.

LOS Standard B: US Ground Elevation US HGL > 0.2 ft.

LOS Standard C: US Ground Elevation US HGL > or = 0.0 ft.

LOS Standard D: US HGL < or = 5.2 ft. NGVD*

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. *what does this sentence mean?*

Page 90

City of Marco Island Capital Improvements Element, p. VIII-6

(*) May be acceptable LOS standard at a limited number of roadway locations due to extreme topographical conditions.

Policy 1.2.5 *OK, but this policy is virtually a repeat of a similar policy in the Parks and Rec Element. Is there a Rationale to repeat Policies? If not, put a reference in one place and the LOS level here.*

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

Policy 1.2.7 *OK, Is the “Concurrency Service Area” referring to Marco Island?*

The LOS standard for public schools shall be as follows:

Elementary Schools 95% of Concurrency Service Area Enrollment/Florida Inventory of School Houses (FISH) Capacity

Middle Schools 95% of Concurrency Service Area Enrollment/FISH Capacity

High Schools 100% of Concurrency Service Area Enrollment/FISH Capacity

Objective 1.3 **OK**

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

Policy 1.3.3 *NO, I'm not sure what this Policy really means compared to policy 1.3.2 above. Are we allowing Development w/o C O?*

Development that may cause roadway LOS standards to fall below the City's adopted minimum LOS may proceed with approval under the condition that it meets the requirements of **Chapter 163 Florida Statutes**, as amended.

Policy 1.3.3.1 *NO, We have no idea as to the meaning of this "Transportation Fair Share Pgm" and how a Public-Private Cooperative effort will impact the Residents of Marco Island.*

The City of Marco Island will maintain its adopted Transportation Proportionate Fair Share Program as a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors. This program will be known as the Proportionate Fair-Share Program, as required by and in a manner consistent with **Chapter 163 Florida Statutes**, as amended.

Policy 1.3.4 *OK, but why the emphasis on State Law?*

The City shall enforce its facility LOS standards ~~under~~ **that are in conformance with** the concurrency requirements of **Florida law** prior to issuance of development orders or building permits which may cause the LOS to fall below the City's adopted minimum LOS for that facility by:

Withholding approval, or Proceeding with approval, upon the condition that:

1. The City of Marco Island's Comprehensive Plan ~~is in compliance with state law.~~ **Has been reviewed and approved by the state.**
2. The proposed development would be consistent with the future land use designation for the specific property and with **pertinent portions of** the City's Comprehensive Plan, **as determined by the City**
3. The City's Comprehensive Plan includes a Capital Improvements Element that **provides for** **requires** the facilities adequate to serve **any and all** proposed developments, **and the City has not implemented that Element.**

4. The City provides a means by which the landowner will be assessed proportionate share of the cost of providing the facilities necessary to serve the proposed development.

5. The landowner has **paid his proportionate share or has** made a binding commitment to the City to pay the proportionate share of the cost of providing the facilities needed to serve the proposed developments. Funds in the amount of the developer's fair share shall be committed to the City no later than the City's approval to commence construction; or, the landowner has entered into a statutory development agreement or legally binding agreement ("agreement") that specifies that the new development will provide for the upgraded facility. Commencement of actual construction of facilities or provision of services must be made within one year of issuance of the development

permit, unless the agreement specifies otherwise.

6. The facilities needed to serve the new development are in place by the time a certificate of occupancy or its functional equivalent is issued.

Objective 1.4 ***NO, Consider DELETING THIS OBJECTIVE. It looks like a repeat of a previously stated OBJECTIVE /Policy.***

Limit public expenditures for infrastructure facilities that would have the effect of directly subsidizing private development.

Policy 1.4.1 ***NO, Consider DELETING THIS Policy. It looks like a repeat of a previously stated OBJECTIVE /Policy.***

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, unless deemed necessary to serve the Future Land Use Plan's development pattern or development for which rights were vested prior to enactment of this Plan.

Objective 1.5 ***OK,***

The City will aggressively seek grants, and other funding sources to augment and expand the financial resources available for capital improvement projects.

GOAL 2: NON-CITY CONCURRENCY MANAGEMENT **OK**

ENSURE THAT NON-CITY ENTITIES RESPONSIBLE FOR FACILITIES AND SERVICES IDENTIFIED IN THE CONCURRENCY MANAGEMENT SYSTEM MEET ADOPTED LOS STANDARDS OVER THE NEXT FIVE YEARS.

Objective 2.1 **OK, w clarifying edits**

The City will 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 **maintain the required LOS and** accommodate **any** growth and development on the Island over the next five years.

Policy 2.1.1 **OK, but is this “Adequate Public Facilities Ordinance” already passed and part of our MI Code of Ordinances? If not, then this Policy should be a “NO”.**

Pursuant to the adopted Adequate Public Facilities Ordinance, the City shall prepare an Annual LOS Report to ensure levels of service identified in the CMS Plan are available to accommodate growth and development on the Island over the next five years.

Policy 2.1.2 **NO if this is a repeat of a Policy appearing elsewhere in the Plan, otherwise YES.**

Should any non-city entity approach 80% of capacity in their adopted 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.

2040 COMPREHENSIVE PLAN

Glossary