



City Council

Meeting Date: October 4, 2021

TO: Marco Island City Council

FROM: Mary P Holden, Senior Planner

DATE: September 27, 2021

RE: Public Hearing, Consideration and Adoption of ordinance – second reading - updated Comprehensive Plan Update and Map Series

The City started the process of updating their Comprehensive Plan in early 2020. During that process there have been numerous opportunities for public input and all the information has been available on our website 24/7. As with previous memos, we are listing the opportunities for public participation. Please note there were many opportunities during season for participation.

- 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
- June 4, 2021 Planning Board meeting
- July 19, 2021 City Council meeting
- September 7, 2021 City Council meeting
- September 20, 2021 City Council meeting
- Future October 4, 2021 City Council meeting
- Ongoing - Draft elements are on our website for review and comment.

SUMMARY OF ACTION

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.

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

The City Council held a public hearing and considered transmittal of the draft Comprehensive Plan at their July 19, 2021. The City Council made changes to the plan, mainly changing “shall” to “may”. During the public hearing, there were many speakers opposed and for the draft plan. Opposition included density, not being a resort town, and affordable housing. Support was expressed for protection of wildlife habitat and species, environment, and transportation.

After discussion and the public hearing, the City Council voted 6-1 to transmit the draft Comprehensive Plan to the State. The draft Comprehensive Plan was transmitted to the State on July 27, 2021.

The State Department of Economic Opportunity, Department of Environmental Protection, Department of Transportation and South Florida Water Management District provided comments during the expedited review process.

The City Council held two special meetings to review the draft Comprehensive Plan, September 7 and 20. The public provided input and the Council made changes to the plan. These changes are outlined in the attached memorandum from Dr. Margaret Banyan of FGCU.

Those comments and changes by the City Council and the State and various agencies have been incorporated into the draft presented to Council at the October 4, 2021.

Staff recommends the City Council approve the draft Comprehensive Plan

STAFF RECOMMENDATION

Staff recommends the City Council approve the ordinance - draft Comprehensive Plan. 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)
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