



Legislation Details (With Text)

File #: ID 21-1995 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 11/19/2021 **In control:** City Council
On agenda: 12/6/2021 **Final action:** 12/6/2021
Title: Ordinance - First Reading - Request to Subdivide One Lot into Three Separate Tracts for San Marco Health (SUB-21-000176) Located at 40 South Heathwood Drive, Marco Island, FL 34145

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Staff Report, 3. Application, 4. Cover letter, 5. Plat Map, 6. Boundary Survey, 7. Property Owner Affidavit - Marco Island Hospital LLC, 8. Property Owner Affidavit - Marco Park Trust, 9. Corrected Property Owner Affidavit - Marco Island Senior Living LLC, 10. Property Ownership Disclosure Form 11-8-21 - Marco Island Hospital LLC, 11. Property Ownership Disclosure Form - Marco Park Trust, 12. Property Ownership Disclosure Form - Marco Island Senior Living LLC, 13. Affidavit of Authorization Marco Island Hospital LLC, 14. Affidavit of Authorization - Marco Park Trust, 15. Affidavit of Authorization - Marco Island Senior Living LLC, 16. Warranty Deed - Marco Island Hospital Inc., 17. Warranty Deed - Marco Park Trust, 18. Warranty Deed - Marco Island Senior Living LLC, 19. Executed Title Opinion - 10-26-21, 20. Easement Agreement - San Marco Plat, 21. Marco Park Trust Dated 2-10-20, 22. Memo San Marco PUD Plat Ordinance Confirmation Consistent with PUD Ord, 23. Resolution 21-06

Date	Ver.	Action By	Action	Result
12/6/2021	1	City Council	Approved	Pass

Agenda Item: 11(B)	Prepared By: Daniel J. Smith, AICP, Director
Business: Ordinance - First Reading	Department: Growth Management

Subject:

Ordinance - First Reading - Request to Subdivide One Lot into Three Separate Tracts for San Marco Health (SUB-21-000176) Located at 40 South Heathwood Drive, Marco Island, FL 34145

BACKGROUND:

PROJECT DESCRIPTION:

The request is to approve the subdivision of one lot into three separate tracts. Proposed Tract A will contain the doctors' building and urgent care facility. Proposed Tract B will contain the Assisted Living Facility. Tract C is the City's proposed park. This project to be constructed within the platted property was thoroughly reviewed and discussed during the PUD process. Attached are the application, plans, information provided by the applicant and information provided by Staff.

FUNDING SOURCE / FISCAL IMPACT:

Applicant has paid \$1,100.00 in applicable fees.

RECOMMENDATION:

PLANNING BOARD SUMMARY AND RECOMMENDATION:

The Planning Board considered this request, and held a public hearing at their November 5, 2021 meeting. During the review a question was asked if approving the proposed subdivision would violate the required “unified control” as specified in the City’s Land Development Code. The Planning Board requested a memorandum from the City Attorney’s Office providing for an opinion that the proposed plat would be consistent with the City’s requirements regarding “unified control.” Attached is the City Attorney’s memorandum indicating that the approval of the plat would be consistent with the City code provisions related to “unified control.” The Planning Board discussed the ownership of the properties and the need to clarify the owners of the land included in the plat. There were a few citizen comments voicing concern regarding a helicopter pad, selling without subdividing, and maintaining the original intent of the PUD.

Following the discussion, the Planning Board voted 7-0 to forward a recommendation of approval with the added conditions:

- The City receive a memorandum from our City Attorney stating that the approval of the plat would not violate the “unified control” provision for the PUD as specified in the City’s Land Development Code.
- The applicant should submit corrected ownership disclosure forms and affidavits.

As of the date of the agenda preparation, both conditions have been satisfied.

POTENTIAL MOTION:

Approve Ordinance on first reading