



## Legislation Text

File #: ID 21-1995, Version: 1

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