

# **CITY OF MARCO ISLAND COMPREHENSIVE PLAN**



## Goals, Objectives and Policies

Last Amended: December 7, 2009



# Goals, Objectives and Policies Contents

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## I. FUTURE LAND USE ELEMENT

**GOAL:** TO ENHANCE MARCO ISLAND'S QUALITY OF LIFE, ENVIRONMENTAL QUALITY, AND TROPICAL SMALL TOWN AND RESORT CHARACTER BY MANAGING GROWTH AND ASSURING A STABLE RESIDENTIAL COMMUNITY WITH SUFFICIENT BUSINESSES TO SERVE THE NEEDS OF RESIDENTS AND VISITORS.

**Objective 1.1:** New, revised, or redeveloped uses of land shall be consistent with the designations shown on the Future Land Use Map (FLUM) presented in Exhibit 2.1. The Future Land Use Map and companion Future Land Use designations are hereby adopted as amended (2008) and shall be binding on all development orders approved by the City of Marco Island. The Future Land Use Map is a visual representation of land use designations that are planned to reasonably occur within the prescribed short and long range planning periods, between 2008 and 2013, and between 2013 and 2018, respectively.

**Policy 1.1.1:** The Marco Island Future Land Use Map (FLUM) incorporates the following Land Use designations, residential densities, and density incentive programs as allocated on Table 2.1.

*Measurement: Incorporation of the above enumerated land use designations and densities on the adopted Future Land Use Map (FLUM).*

**Policy 1.1.2:** The maximum intensity of allowable commercial development in any land use category shall be governed by height limitations, setbacks, parking standards, and other bulk regulations. The intensity of commercial projects, as well as the range of permitted uses, increases with the underlying zoning classification from C-1 (lightest) to C-5 (heaviest). Current maximum zoning heights range from thirty-five (35) feet to seventy-five (75) feet\* depending on the zoning district. [\*See Policy 1.1.2.4].

*Measurement: Issuance of development orders for new projects consistent with the densities prescribed on the Future Land Use Map.*

**Policy 1.1.2.1:** In recognition of the potential for new hotel, motel and/or timeshare development in commercial land use districts, a hotel density allocation of twenty-six (26) units per acre shall be incorporated into the total residential density of Future Land Use policy 1.1.1 and assigned as follows:

Village Commercial - Five (5) acres @ 26 units/acre = 130 potential future hotel/motel/timeshare units;

**Goals \* Objectives \* Policies**

**Future Land Use**

**Table 2.1 (a) - Future Land Use Designations – Present to 1/1/2009 City Council Recommendation – September 17, 2007**

<b>Residential Uses</b>							
Land Use Category	Typical Uses	Residential Density (Thru 12/31/08)	Acres	Total Density (Thru 12/31/08)	Residential Density (After 1/1/09)	Acres	Total Density (After 1/1/09)
Low Density	SF Dwellings, <u>CHURCHES</u>	Up to 4 units/acre	2,381	8,530	Up to 4 units/acre	2,381	8,530
Medium Density	SF, Duplex, MF Dwellings	Up to 6 units/acre	35	210	Up to 6 units/acre	35	210
High Density	MF Dwellings, Townhouses	Up to 16 units/acre (+50 AHDB units)	385	6,210	Up to 16 units/acre (+50 AHDB units)	385	6,210
Resort Residential	MF Dwellings	Up to 16 units/acre	60	960	Up to 16 units/acre	60	960
	Hotel/Motel/Timeshare	Up to 26 units/acre (+100 Incentive units)	37	1,062	Up to 26 units/acre (+100 Incentive units)	37	1,062

<b>Commercial Uses</b>							
Land Use Category	Typical Uses	Residential Density (Thru 12/31/08)	Acres	Total Density (Thru 12/31/08)	Residential Density (After 1/1/09)	Acres	Total Density (After 1/1/09)
Village Commercial	Retail, Office, Mixed Use	Up to 8 units/acre (+15 AHDB units)	30	255	Up to 8 units/acre (+15 AHDB units)	30	255
	Hotel/Motel/Timeshare	Up to 26 units/acre	5	130	Up to 26 units/acre	5	130
Community Commercial	Retail, Office Mixed Use	Up to 12 units/acre (+25 AHDB units)	75	925	Up to 12 units/acre (+25 AHDB units) (-48 units City Hall)	75	877

**Goals \* Objectives \* Policies**

**Future Land Use**

	Hotel/Motel/Timeshare	Up to 26 units/acre	5	<u>130</u>	Up to 26 units/acre	<u>5</u>	<u>130</u>
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**Table 2.1 (a) - Future Land Use Designations – Present to 1/1/2009 Con't**

**Commercial Uses - Con't**

Land Use Category	Typical Uses	Residential Density (Thru 12/31/08)	Acres	Total Density (Thru 12/31/08)	Residential Density (After 1/1/09)	Acres	Total Density (After 1/1/09)
Heavy Commercial	Heavy Commercial, Public/Private Utilities	Not Applicable	N/A	N/A	12 units/acre	36	432
Town Center / Mixed Use	Retail, Office Mixed Use, Churches	Up to 12 units/acre (+50 AHDB units)	150	1,850	Up to 12 units/acre (+50 AHDB)	114	1,418
	Hotel/Motel/Timeshare	Up to 26 units/acre	6	156	Up to 26 units/acre	6	0

**Planned Unit Development**

Land Use Category	Typical Uses	Residential Density (Thru 12/31/08)	Acres	Total Density (Thru 12/31/08)	Residential Density (After 1/1/09)	Acres	Total Density (After 1/1/09)
Planned Unit Development	SE/MF Dwellings, Hotel/Motel, Marina, Commercial	Per Underlying Zoning (+120 Incentive units)	448	2,765	Per Underlying Zoning (+120 Incentive units)	448	2,765
Key Marco			142	124		142	124

**Community Facilities - Preservation/Conservation**

**Goals \* Objectives \* Policies**

**Future Land Use**

Land Use Category	Typical Uses	Residential Density (Thru 12/31/08)	Acres	Total Density (Thru 12/31/08)	Residential Density (After 1/1/09)	Acres	Total Density (After 1/1/09)
Community Facilities	Parks, Schools, Gov't Uses, Nursing Homes	1 unit/5 acres (net) (+29 AHDB units)	<u>273</u>	<u>83</u>	1 unit/5 acres (net) (+29 AHDB units)	<u>273</u>	<u>83</u>
Preservation/Conservation	Public Owned Private Owned	1 unit/5 acres (net) 1 unit/5 acres (net)	<u>2,783</u> 68	<u>558</u> <u>14</u>	0 unit/acre 1 unit/5 acres (net)	<u>2,783</u> <u>68</u>	<u>0</u> <u>14</u>
		<b>TOTAL</b>	<u>6,883</u>	<u>23,962</u>		<u>6,883</u>	<u>23,200</u>

Future Land Use Designation Note

· Prior to incorporation, the Collier County Comprehensive Plan established a maximum net density of 4 dwelling units per acre for areas located in the Coastal Fringe Area, which included the Marco Island area

· At the time the Marco Island Master Plan (MIMP) was prepared the total upland (non-water) area of the Marco Island community was 5,918 acres.

· Based on the future land use categories assigned in conjunction with the MIMP process, the total maximum density for the Marco Island community equated to 23,672 maximum dwelling units (5,918 acres x 4 dwelling units per acres).

· When the original Marco Island Comprehensive Plan was approved, the Future Land Use designations, based on those contained in the MIMP, were refined slightly, resulting in a surplus of 169 units of density, or 169 units below the allowable maximum density of 23,672 units. Those 169 units were spread out amongst various future land use designations as Affordable Housing Density Bonus Program (AHDP) units.

· In March, 2004, the Comprehensive Plan was amended, including the Future Land Use Designations contained in Table 2.1. However, there was no change in overall acreage, and the maximum number of dwelling units remained at 23,672 total units, including AHDB and Incentive Units.

· On August 31, 2004 the City annexed 965 acres of land from unincorporated Collier County. That annexation increased the total acreage of the Island from 5,918 acres to 6,883 acres. Based on the Future Land Use designations and allowable residential density, the number of dwelling units rose from 23,672 dwelling units to 23,962 dwelling units. At 23,962 maximum dwelling units divided by 6,883 total acres, the net dwelling units per acre equated to 3.48, less than 4 units/acre for the Coastal Fringe area.

The City's Future Land Use Map was amended to reflect the recent annexation of 965 acres of land from unincorporated Collier County. The annexation encompassed 823 acres of agriculturally zoned land, formerly designated as Preservation/Conservation on Collier County's Future Land Use Map prior to annexation; and 142 acres of land within the approved Key Marco Planned Unit Development (PUD). The Key Marco PUD was formerly designated as PUD on the County's Future Land Use Map and is proposed to continue to be designated as PUD on the City's Future Land Use Map as approved in Collier County. The City's Future Land Use Map (Exhibit 2.1) and Table 2.1 maintains the same Future Land Use Designations for the annexed area. However, the Map and Table distinguish between privately owned and publicly owned Preservation/Conservation areas. Annexation did not result in increased density within the annexed area, within the City of Marco Island, or within the Coastal Fringe and High Hazard Areas.

· In February, 2005, the City approved its first Evaluation and Appraisal (EAR) Report. One of the adopted policy changes was to amend the Future Land Use Element to reduce the maximum total net density for the Island below that at incorporation (23,762) units by 2% by 2009 and 2% more by 2013. The net reduction in total dwelling units would be 947 units, or 22,725. City Council considered density reductions as prescribed above. However, after

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considerable public input and discussion, Council elected to reduce the overall net density by 762 dwelling units or 3.2% effective January 1, 2009. Pursuant to Table 2.1, the Future Land Use designations and residential densities effective 1/1/09 will achieve a 3.2 % reduction or 23,200 maximum dwelling units. This equates to an overall density of 3.37 dwelling units per acre, which is lower than 4 dwelling units per acre.

**Policy 1.1.2.2:** To foster innovation and renewal, existing Planned Unit Developments (PUDs) may petition, through the PUD amendment process, to receive a density bonus equivalent of up to three (3) units per acre. Petitions which serve to enhance public access to community amenities and natural resources shall receive favorable consideration. An initial density allocation of one hundred twenty (120) units shall become available to existing PUDs, and incorporated into the Planned Unit Development portion of the Future Land Use Element Policy 1.1.1.

The following is intended to serve as a guide for possible density incentive allocations:

- Inclusion of affordable housing units (3 units per acre incentive)
- Dedicated permanent easement (minimum width 12') for public access to the beach (2.5 to 3.0 units per acre incentive)
- Dedicated and improved permanent easement (minimum width 12') for public access to other natural or water resources (2.0 units per acre incentive, 2.5 units per acre if attendant parking is provided)
- Extension of bicycle and/or pedestrian facilities through private property for public use (1.0 to 2.0 units per acre incentive)

**Policy 1.1.2.3:** In anticipation of future redevelopment, projects within the Resort Residential land use category may petition, through the conditional use process, to receive a density bonus equivalent of up to three (3) units per acre. Petitions which serve to enhance public access to community amenities and natural resources shall receive favorable consideration. An initial density allocation of one hundred (100) units shall be incorporated into the Resort Residential portion of the Future Land Use Element Policy 1.1.1.

The following is intended to serve as a guide for possible density incentive allocations:

- Inclusion of affordable housing units (3 units per acre incentive)
- Dedicated permanent easement (minimum width 12') for public access to the beach (2.5 to 3.0 units per acre incentive)
- Dedicated and improved permanent easement (minimum width 12') for public access to other natural or water resources (2.0 units per acre incentive, 2.5 units per acre if attendant parking is provided)
- Extension of bicycle and/or pedestrian facilities through private property for public use (1.0 to 2.0 units per acre incentive)

**Policy 1.1.2.4:** The maximum building height for new projects within the Town Center/ Mixed

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Use designation area shall not exceed 75 feet after January 1, 2005.

**Policy 1.1.2.4.1:**

The City shall create a Heavy Commercial sub-district in the Town Center Mixed Use District effective upon adoption of the 2007 plan amendment cycle.

**Policy 1.1.2.4.2:**

The City shall remove all church properties from the Town Center Mixed Use District effective upon adoption of the 2007 plan amendment cycle. Effective upon plan adoption the Future Land Use designation for the affected church properties shall be Low Density Residential.

**Policy 1.1.2.5:**

The maximum impervious surface ratio shall be 76% for new commercial development/redevelopment occurring on conforming commercial lots of record. However, this maximum may be increased in cases where the new commercial development/redevelopment incorporates features and/or amenities that advance other adopted policies or which promote thoughtful, innovative site design and planning. In no event shall the impervious surface ratio exceed 95%. Examples of situations where an increase can be granted administratively include:

- Where the impervious surface ratio would result in a decrease of existing parking facilities on properties seeking to redevelop and/or renovate.
- Where interconnections between existing and/or future parking facilities are provided or shown on the approved Site Development Plan.
- When enhance pedestrian facilities and connections are provided.
- Where below ground water management facilities are provided or incorporated into the approved Site Development Plan.
- Where structures located on in-fill lots are attached to adjacent structures and side yards are eliminated.
- Where decorative plazas, fountains, or other impervious aesthetic features are provided.
- Where improved access is required for life safety purposes.
- Where innovative parking programs are involved.
- Where the proposed development incorporates enhancements to adjoining properties or the public right-of-way.

**Policy 1.1.3:**

The commercial component of a residential mixed-use project shall constitute at least twenty (20%) percent of the total gross square footage of the proposed development if located within one (1) structure or at least thirty (30%) percent if two (2) or more structures are planned. Residential units shall either be located above commercial space when contained in a single structure or in separate multifamily structure(s) on the same property. While the primary objective of those districts permitting mixed use development is to allow for necessary commercial services, residential use may be permitted pursuant to adopted conditional use criteria and standards. Further, in conjunction with the project review and

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approval process, the City reserves the right to require a "market study" or equivalent thereof, prepared by a credentialed professional to demonstrate that the proposed commercial component of the project will be economically viable.

*Measurement: Adoption of Land Development regulations consistent with the Future Land Use designations and in furtherance of the objective of maintaining a net density of less than four (4) units per acre.*

**Policy 1.1.4:** Pursuant to the residential densities contained in Policy 1.1.1, property owners within certain Land Use categories may request consideration of projects under the Affordable Housing Density Bonus (AHDB) program. Projects proposed for the AHDB program will be reviewed and evaluated pursuant to an Affordable Housing Density Bonus rating table and a matrix of density permitted (See Appendix B) based on the AHDB rating and percentage of affordable housing units. In no event shall the AHDB exceed eight (8) dwelling units per gross acre.

*Measurement: Annual number of additional units of density approved consistent with qualified projects/developments per the Affordable Housing Density Bonus Program or other similar approved program.*

**Policy 1.1.4.5:** The City shall not unduly restrict existing or future density transfer programs as long as the overall density of the Island is not increased.

**Policy 1.1.5:** The City shall reduce the overall maximum net density below of four (4) units per acre (not including water) for the 6,883\_acres of land within the City's boundaries.

**Policy 1.1.5.1:** The City shall reduce the overall island-wide maximum density by 3.2% (762 dwelling units) effective January 1, 2009, pursuant to Table 2.1

**Policy 1.1.5.2:** The Community Development Director is responsible for initiating land development code amendments to promote and achieve the density reduction stated in Policy 1.1.5.1 effective January 1, 2009.

**Policy 1.1.6:** The adopted Land Development Code regulations shall be consistent with the Future Land Use designations and in furtherance of the objective of maintaining a net density of less than four (4) units per acre.

**Policy 1.1.7:** Any proposed change to the Future Land Use Map shall comply with amendment provisions consistent with State law.

*Measurement: Number of requests to amend the Future Land Use Map annually.*

**Objective 1.2:** The Future Land Uses depicted on the Future Land Use Map shall be compatible and coordinated with existing topographic, soil, base flood, and infrastructure services.

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**Policy 1.2.1:** Proposed changes to the Future land Use Map will be thoroughly reviewed for compatibility and coordination with underlying topographic, soil, flooding probability, and existing infrastructure services to ensure the development envisioned in the proposed change can be accommodated without adverse impacts or severe limitations due to topographic, soil, or infrastructure services.

*Measurement:* Number of Map changes approved after thorough analysis of the above-mentioned site characteristics.

**Policy 1.2.2:** Desired changes to the Future Land Use Map which cannot be accommodated due to topographic, soil, base flood, or infrastructure service conditions or characteristics shall be denied.

*Measurement:* Number of desired Map changes denied due to topographic, soil, or infrastructure factors.

**Policy 1.2.3:** All new development shall be required to comply with minimum base flood elevations as established on the applicable FEMA Flood Insurance Rate Map (FIRM) or not less than 10.0 NGVD as mandated by the City of Marco Island to ensure projects approved and permitted will not be adversely impacted by flooding. Remodeling of existing structures may occur at existing structure elevations in which case minimum FEMA elevations shall apply.

*Measurement:* Projects shall be reviewed and approved consistent with Ordinance 98-19 as amended, the City of Marco Island Floodplain Management Ordinance, or per City mandated base flood elevation.

**Policy 1.2.4:** Any future subdivision of land which results in a net increase of lots shall be reviewed to ensure that the desired density conforms with prescribed limitations contained on the Future Land Use Map. Further, any proposed subdivision not currently abutting a public street shall be evaluated to promote an orderly physical pattern, to ensure an economically stable and healthy community, to ensure adequate public facilities to maintain the community's quality of life, to prevent periodic and seasonal flooding, and to ensure the installation of adequate and necessary public facilities and physical improvements by the developer such that the citizens of Marco Island will not have to bear the costs associated with the proposed subdivision of land.

*Measurement:* Requests for subdivision approval reviewed for consistency with zoning and Land Development Code requirements annually.

**Objective 1.3:** The City shall refrain from approving any project or development that would exceed prescribed densities or the overall desire to maintain a maximum net density of less than four (4) units per acre if such project or development could negatively impact hurricane evacuation plans, routes, or shelter facilities.

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**Policy 1.3.1:** Any request to change the Future Land Use Map shall be thoroughly reviewed, and denied if such change would negatively impact hurricane evacuation plans, routes, or shelter facilities.

*Measurement:* *Number of desired Map changes denied due to hurricane evacuation factors.*

**Policy 1.3.2:** The City shall thoroughly review and proposed redevelopment project seaward of the Coastal Construction Control Line (CCCL) consistent with this Comprehensive Plan and all federal, state, and local permitting requirements.

*Measurement:* *Number of redevelopment projects reviewed seaward of the CCCL annually.*

**Policy 1.3.3:** The City shall continue to implement and update the approved post-disaster redevelopment ordinance pursuant to Policies 3.3.1 and 3.3.2 of the Conservation and Coastal Management Element.

**Objective 1.4:** Upon receipt of a valid hazard mitigation report from an authorized agency, the City shall review and eliminate or reduce such uses consistent with the hazard threat identified in the report.

**Policy 1.4.1:** Should the City receive a valid hazard mitigation report from an authorized agency, the City shall review such report and take prudent action toward the elimination or reduction of such uses consistent with the threat identified in the report.

*Measurement:* *Consideration of the elimination or reduction of uses identified in a valid hazard mitigation report, when and if such report is issued.*

**Objective 1.5:** The City shall continue to allow essential public facilities and services in all zoning districts to ensure such facilities and/or services can be accommodated and that adopted level-of-service standards are maintained.

**Policy 1.5.1:** Essential public facilities and services are allowed in all zoning districts as authorized by the adopted Land Development Code, section 30-1008.

*Measurement:* *Provisions for essential public services and/or facilities in all zoning districts.*

**Objective 1.6:** All future development orders shall be issued only upon a finding that adequate public facilities will be available at the adopted LOS standard concurrent with project development.

**Policy 1.6.1:** Continue to implement and update the adopted Adequate Public Facilities ordinance based on Level of Service standards provided in Article X, Concurrency Management, of the City's land Development Code, which establishes a management and monitoring system to evaluate and coordinate the timing and provision of necessary public facilities to service development pursuant to adopted level of service (LOS) standards; and establishes a

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regulatory program that ensures the availability of public facilities concurrent with the issuance and timing of development orders.

*Measurement: Continue to produce Annual Level of Service (LOS) reports.*

**Policy 1.6.2** Coordinate future changes of land use with the availability of water supplies and water supply facilities to ensure all existing and future developments will have adequate water to service development.

**Policy 1.6.3** Prior to the approval of a development order, the City shall implement its concurrency management system for all applicable services including potable water and sanitary sewer to ensure adequate water supplies and facilities are available to serve new development. With respect to potable water, prior to approval of a building permit or its functional equivalent, the City shall consult with the applicable water supplier to determine whether adequate potable water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

**Objective 1.7:** The City will enforce existing and future Land Development regulations to eliminate and/or reduce uses of land inconsistent with the Future Land Use Map and the community's character.

**Policy 1.7.1:** The City will continue to enforce adopted architectural and site design regulations in the adopted Land Development Code.

**Policy 1.7.2:** The City will continue to thoroughly and thoughtfully review and revise, as necessary, the list of permitted uses within zoning districts contained in the adopted Land Development Code.

**Policy 1.7.3:** The City will seek to identify and eliminate existing non-conformities that detract from the City's character or could impact the public health, safety, or welfare through diligent code enforcement action and through attrition via approved development orders.

**Policy 1.7.4:** The City shall respond promptly to reports of unsafe or sub-standard\* housing conditions, in addition to diligent surveillance by building inspection and code enforcement personnel, to identify structures which exhibit characteristics that could render the structure unsafe or sub-standard. In the event the structure poses a threat to inhabitants or the general public, the City shall pursue prompt corrective action pursuant to procedures outlined in the adopted building code and City Ordinances. The code provides for corrective actions including repair, vacation or demolition of the structures, depending on the conditions or circumstances. Property owners shall be advised of available rehabilitation programs and opportunities.

*(\*) See definition of substandard in the Glossary found in Appendix A.*

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*Measurement:* Annual number of structures identified as unsafe or substandard per the adopted Building Code.

**Objective 1.8:** The City shall coordinate future transportation, park, and infrastructure improvements to ensure compatibility and appropriateness of adjacent land uses and to promote the Island’s small town character.

**Objective 1.8.1:** The planning and design of future transportation improvements shall incorporate to the greatest degree possible facilities such as sidewalks and bicycle facilities to promote and advance a multimodal transportation network.

*Measurement:* Annual expenditures for transportation improvements that incorporate multimodal elements.

**Policy 1.8.2:** Future capital improvements to the City's park and open space network shall require preparation of a site plan and public review prior to the issuance of a development order.

*Measurement:* Site development plans for public park and open space facilities granted approval after public review.

**Policy 1.8.3:** Any significant infrastructure project that could impact the provision of essential services to a neighborhood shall require the proposed project to be presented for public hearing as per the Land Development Code requirements for essential public services.

*Measurement:* Annual number of public hearings held relative to significant infrastructure projects to expand or enlarge essential services to neighborhoods.

**Objective 1.9:** The City will assist in the identification of areas of the community that may be eligible as CDBG (Community Development Block Grant) project sites or redevelopment districts to address deficiencies related to the use of land, non-conformities, and infrastructure.

**Policy 1.9.1:** The City will support concerned neighborhood and/or business groups interested in pursuing potential CDBG or redevelopment district status for their respective areas and, further, will assist such groups with the inventory and analysis of site conditions as a precursor to qualification as a CDBG or redevelopment district.

*Measurement:* Effort to qualify candidate sites as CDBG projects or redevelopment districts subsequent to Plan adoption.

**Policy 1.9.2:** The City shall actively participate in joint planning efforts with private individuals to expedite the review of candidate CDBG or redevelopment project sites.

*Measurement:* Coordination between the City and interested private parties to advance

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*qualifications of potential project areas.*

**Policy 1.9.3:** The City's primary objective in establishing redevelopment districts on Marco Island is to eliminate substandard housing, abatement of non-conformities, and the prudent provision of supporting infrastructure and services.

*Measurement: Number of substandard housing units, non-conformities, and infrastructure improvements to be addressed through redevelopment planning and development.*

**Objective 1.10:** To proactively establish and enforce policies and procedures to protect, promote, identify, and enhance natural and historic resources on the Island.

**Policy 1.10.1:** The City shall advise the Division of Historic Resources of any proposed renovation, expansion, or demolition of any identified historical structure included on Figure (2) prior to the issuance of any local development order. Any renovation and/or expansion of an identified historic structure should be done with consideration of guidelines contained in the Secretary of the Interior's Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

*Measurement: Initiate dialogue between the City and interested parties to facilitate development of the above-mentioned inventories.*

**Policies 1.10.1.5:** Any property owner seeking a demolition permit from the City will be required to provide information concerning the date of initial construction. Should the structure pre-date 1950, and not identified on Figure (2), the City shall visit the subject location to determine whether the structure exhibits certain features or architectural styles that could warrant protection or preservation. Features associated with Queen Anne or Olde Florida (Cracker) styles shall warrant further review as a potential historic structure. The City shall advise the Division of Historic Resources that the structure may warrant inclusion on the Florida Master Site File and request a response to the City's assessment within sixty days as to whether the structure is a candidate for historic designation.

**Policy 1.10.2:** By 2005, the City will either enter into an agreement with the Collier County Archeological and Historic Preservation Board or create a local board to address historic/archeological issues on Marco Island.

**Policy 1.10.3:** The City will actively seek funding through the CARL program or other public and private grant sources to acquire land for conservation/preservation and open space uses.

*Measurement: Number of land acquisition grant requests submitted by the City.*

**Objective 1.11:** The City will take affirmative steps to discourage urban sprawl both on and off Marco Island.

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**Policy 1.11.1:** The City will resist the rezoning of non-commercially zoned land that would extend commercial zoning outside areas delineated for commercial land uses per the Future Land Use Map. No request shall be approved if inconsistent with the Future Land Use Map.

*Measurement:* Requests for rezoning from non-commercial to commercial review annually.

**Policy 1.11.1.5:** The 0.54 acre parcel in Section 10, Township 52, Range 26 on the eastern side of Marco Island (Folio #58420200005), further described as the "Eastern 300 feet of Tract C, Marco Beach Unit 17", may be utilized for commercial purposes only, subject to the following site-specific stipulations:

- a. That no residential use or occupancy may be approved, maintained, or allowed to occur on the same property. Hotel or motel establishments, meeting the classification standards of 509 F.S., are recognized as commercial use. However, hotel and motel uses are subject to density standards set forth in the Comprehensive Plan and Land Development Code.
- b. That prior to the issuance of Site Development Plan (SDP) approval the owner shall, at his/her sole expense, prepare and record a permanent conservation easement encompassing the existing mangrove portion of the parcel (approximately 0.25 acre).
- c. That development rights shall be transferred from the portion of the parcel encumbered by the permanent conservation easement to the remaining, unencumbered portion of the parcel, or to the adjoining property (Barge Marina) if the development encompasses both properties.

**Policy 1.11.2:** All future subdivisions that would result in the creation of additional lots shall only be approved if found consistent with the densities prescribed on the Future Land Use Map and a finding that the required support infrastructure can accommodate such use.

*Measurement:* Requests for subdivision approval reviewed annually.

**Policy 1.11.3:** The City will thoroughly review all non-LOS based potable water system expansion project proposals to ensure that the project is designed consistent with development densities prescribed in the Future Land Use Element to curtail the potential over-sizing of facilities that could encourage urban sprawl on and off Marco Island.

*Measurement:* Number of non-LOS based potable water system expansion project proposals reviewed and approved.

**Policy 1.11.4:** The City shall continue to participate in the adopted Interlocal Agreement with Collier County to involve, on a courtesy basis, City review of proposed projects along the SR 951 and CR 92 corridors within five (5) miles of the City

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**Objective 1.12:** Pursuant to 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 1.12.1:** The City shall request for the School Board estimates and projections of school aged students annually, pursuant to the adopted Interlocal Agreement.

*Measurement: Receipt of school population estimates and projections annually.*

**Policy 1.12.2:** The City will work with the School Board to ensure that all public educational facilities that serve the Marco Island community meet or exceed State educational standards.

*Measurement: Review of State reports that evaluate the public educational facilities on Marco Island.*

**Policy 1.12.3:** The City will investigate and seek partnership opportunities with the School Board to expand public educational facilities that will provide wider community benefits such as recreational facilities, civic meeting space, and distance learning services.

*Measurement: Cooperative endeavors that promote facility expansion that provide benefits to the community at large.*

**Policy 1.12.4:** The City will consider waiver of required site development and building fees on a case by case basis for projects that will expand and enhance all public and private educational facilities, and which will provide wider community benefits such as civic meeting space, expanded library facilities, and distance learning services on Marco Island.

*Measurement: Amount of site development and building fee waivers related to public educational facilities expansion annually.*

**Policy 1.12.5:** In coordination with the Collier County School Board, Marco Island will continue to make every effort in concert with the Interlocal Agreement to provide sufficient land on the Future Land Use Map within the City's Land Development Code proximate to residential development to meet the projected needs for schools and to seek opportunities to collocate appropriate public facilities with educational facilities.

**Policy 1.12.6:** The City, coordinating with the Collier County School Board per the Interlocal Agreement, will utilize the following general criteria in land use planning involving proposed school sites:

Elementary Schools

- Generally serve a neighborhood or a small group of neighborhoods where students have a short distance to walk. Land use should be predominately residential with housing types and densities to meet the school's enrollment capacity. Playgrounds can be collocated with elementary schools and recreational centers.

**Middle Schools**

- Middle Schools have a community orientation, and a limited mix of commercial and residential uses nearby is acceptable. Community parks, athletic fields, and community centers are appropriate collocation.

**High Schools**

- High Schools should be buffered from residential areas. The campus should be large enough to encourage students to remain onsite and to ensure sufficient parking and traffic controls to avoid disruptive offsite parking and dangerous driving situations on neighborhood roads. Collocated public facilities can include community centers, parks, and athletic fields.

**II. TRANSPORTATION ELEMENT**

**GOAL 1:** TO PROVIDE AND ENCOURAGE A MULTIMODAL TRANSPORTATION SYSTEM THAT MEETS THE CIRCULATION NEEDS OF MARCO ISLAND IN A SAFE AND EFFICIENT MANNER BUT DOES NOT ADVERSELY IMPACT THE QUALITY OF LIFE OF THE RESIDENTS.

**Objective 1.1:** Promotion of a safe, convenient, and energy efficient multimodal transportation system.

**Policy 1.1.1:** Incorporation of the recommendation contained in the Right-of-Way Report into the five-year capital Improvement Element based on priority of need and availability of fiscal resources.

*Measurement:* *Transportation system upgrades contained in the five-year CIE and CIP.*

**Policy 1.1.2:** Continuation of the sidewalk assessment program to provide a complete sidewalk network adjacent to all arterial and collector roads by 2005.

*Measurement:* *Annual number of linear feet of sidewalk installed along arterial and collector roads.*

**Policy 1.1.3:** All new and/or structurally renovated commercial or multi-family developments shall incorporate amenities for enhanced pedestrian access and support facilities for bicycles. At a minimum such projects shall include one ADA compliant pedestrian facility from the public right of way to the front of the structure and one four (4) unit bicycle rack. Additional or enhanced facilities for larger developments will be encouraged and appropriate parking credits/reductions will be offered as incentives.

*Measurement:* *Land Development Code amendments addressing bicycles and pedestrian facilities at new and renovated commercial and multifamily developments.*

**Policy 1.1.4:** Review existing parking standards and adopt new standards which provide for reduction and/or credit for those developments which

**Goals \* Objectives \* Policies**

**Transportation**

provide bicycle and pedestrian facilities within one year of plan adoption.

*Measurement: Land Development Code amendments that include parking reductions/ Credits for projects that provide bicycle and pedestrian facilities.*

**Policy 1.1.5:** Seek enhancement grants through the MPO to fund bicycle and pedestrian improvements.

*Measurement: Enhancement grants applied for through the MPO to fund bicycle and pedestrian system improvements.*

**Policy 1.1.6:** Work with the MPO/State Bicycle and Pedestrian Coordination to promote public education of the benefits of walking and bicycling through yearly forums to be held on the island.

*Measurement: Number of forums held on the island.*

**Objective 1.2:** Coordinate the transportation system with the Future Land Use Map to ensure population densities, housing and employment patters, and land uses are consistent with the capabilities and capabilities of the transportation network (see figure 3).

**Policy 1.2.1:** Utilize the Future Land Use Map to monitor development activities within established TAZ's (traffic analysis zones) annually to ensure that traffic volumes remain within projected levels.

*Measurement: Annual review of TAZ data, monitor for spikes which could adversely impact the transportation network.*

**Policy 1.2.2:** Resist rezoning of non-commercial property to commercial use which could adversely impact the projected traffic volume on the Island's transportation network.

*Measurement: Number of non-commercial land rezoned to allow for commercial uses.*

**Policy 1.2.3:** Require all major commercial and multifamily projects, over 8,000 square feet or sixteen units, to provide a traffic impact analysis study as part of the site development review process. Require on and off-site mitigation strategies as deemed necessary to offset impacts.

**Goals \* Objectives \* Policies**

**Transportation**

*Measurement:*        *Number of Traffic Impact Analysis studies performed annually.*

**Objective 1.3:**        Coordination of the City's Transportation Element with the MPO and FDOT to ensure project/improvement consistency with external plans and programs.

**Policy 1.3.1:**        Transmission of the City's Transportation Element to the Naples/Collier County MPO and to the FDOT regional office upon plan adoption.

**Policy 1.3.2:**        Seek incorporation of the City's Right-of-Way Report as a component of the MPO's Long Range Transportation Plan.

*Measurement:*        *Success in having the Right-of-Way Report incorporated into the MPO's Transportation Plan.*

**Policy 1.3.3:**        Review all State and County road improvement projects within the City to ensure compatibility with the goals, objectives and policies of this element.

*Measurement:*        *Number of state or county transportation projects within Marco Island reviewed for consistency with the City's Transportation Element.*

**Policy 1.4:**            Maintain designated Levels of Service for arterial, collector and local roads on Marco Island.

**Policy 1.4.1:**        The City shall monitor, and regulate if necessary, the timing of development, construction of roadway improvements, and implementation of other transportation programs to maintain prescribed level of service (LOS) standards. The City's adopted LOS as listed hereafter, reflect generalized maximum daily volumes as derived from peak hour traffic conditions:

- Arterials – LOS D (except SR 951 from the Jolley Bridge to CR 92 – LOS C)
- Collectors – LOS D
- Local Roads – LOS D

*Measurement:*        *Quarterly traffic report*

**Policy 1.4.2:**        The City shall conduct quarterly traffic counts on all arterial and collector streets to monitor levels of service.

**Goals \* Objectives \* Policies**

**Transportation**

*Measurement:*        *Quarterly traffic reports.*

**Policy 1.4.3:**        Upon Comprehensive Plan adoption require concurrency analysis for all new single family, multifamily and commercial projects prior to the issuance of building permits.

*Measurement:*        *Annual number of letters of adequate public facilities issued for new development projects to ensure concurrency requirements.*

**Policy 1.4.4:**        The City will continue to fund and resurface roadways consistent with the adopted street resurfacing program.

*Measurement:*        *Annual number of lane miles resurfaced and/or funded.*

**Policy 1.4.5:**        The City shall expand upon the existing FDOT management plan for North Collier Boulevard in a manner consistent with the standards and protocols contained in Collier County Resolution Number 92-442 ( A Policy establishing the Collier County Access Management System for Arterial and Collector Roadways) to control and/or minimize connections and access points of driveways along arterials and collector streets.

*Measurement:*        *Funding for an access management plan will be appropriated in fiscal year 2001.*

**Policy 1.4.6:**        The City will maintain the existing (2000) roadway system shown in Figure 3 and use fiscal means available to expand the roadway system as deemed necessary to remain consistent with planned 2010 Roadway Network shown in Exhibit 3 and adopted level-of-service standards, through prudent capital improvement planning and programming.

**Objective 1.5:**        Protect and reserve existing and future rights-of-way to prevent structural encroachments and to ensure adequate ultimate roadway widths for maintenance of adopted level-of-service standards, consistent with this element, the 2020 Collier County MPO Transportation Plan and the Land Development Code (LDC). (See Figure 4).

**Goals \* Objectives \* Policies**

**Transportation**

**Policy 1.5.1:** Ensure all new construction and redevelopment projects comply with required setbacks through diligent zoning and site plan review. Require dedication of the rights-of-way depicted in this element, the 2020 Collier **(Incomplete sentence)**

*Measurement:* *Require all projects to receive setback review prior to permit issuance, and again at final inspection prior to permit issuance, and again at final inspection prior to the issuance of a certificate of occupancy.*

**Policy 1.5.2:** Require all work conducted within right-of-way areas to first submit a permit application that will be reviewed and approved by the Public Works Department.

*Measurement:* *Number of right-of-way permits issued annually.*

**Policy 1.5.3:** Seek the abatement of existing structural encroachments through proactive code enforcement as prescribed in the City's Nuisance Ordinance.

*Measurement:* *Number of Notice of Violations issued for ROW infractions/complaints received annually.*

**Policy 1.5.4:** Investigate the potential for easements on private land to accommodate street trees along roadways with limited right-of-way areas.

**Objective 1.6:** Incorporation of recommended improvements contained in the bridge analysis study that will enhance bridge safety and capacity into future capital improvement budgets.

*Measurement:* *Recommended projects contained in the five-year capital improvement plan (CIP) and annual budgets.*

**Policy 1.6.1:** Implementation of a bridge replacement/renovation program as part of future capital improvement projects beginning in FY 2001.

*Measurement:* *Bridge replacement/renovation projects budgeted annually.*

**Objective 1.7:** Maintain diligence in participation in MPO activities as both a voting member and as members of the technical advisory committee.

**Goals \* Objectives \* Policies**

**Transportation**

*Measurement: Attendance by City representative at both MPO and TAC (technical advisory committee) meetings.*

**Policy 1.7.1:** Within one year of Plan adoption seek to have the Right-of-Way Report included as a component of the MPO's Long Range Transportation Plan.

*Measurement: Either inclusion of Report into Long Range TIP or written response from MPO explaining why the Report cannot be included.*

**Policy 1.7.2:** Provide well-prepared enhancement grant proposals to the MPO for qualified projects on Marco Island.

**Policy 1.7.3:** Strongly advocate the expansion of the Jolley Bridge facilities to the MPO's funded priority list, and continue all efforts necessary until project completion.

*Measurement: Success in placing the bridge on the MPO's funded priority list. Other civic efforts to help accomplish this vital project.*

**Policy 1.7.4:** Within one year of Plan adoption the City will request FDOT prepare a preliminary engineering study to ascertain the engineering feasibility of adding additional lanes to the existing Jolley Bridge.

*Measurement: Completion of a preliminary engineering study on adding additional lanes to the existing Jolley Bridge.*

**Policy 1.7.5:** Assist in the recruitment of qualified individuals from Marco Island to serve on the MPO's Citizen Advisory Committee.

**III. HOUSING ELEMENT**

**GOAL 1:** TO PROVIDE A THOUGHTFUL, MULTI-FACETED HOUSING PROGRAM THAT WILL ADVANCE DECENT, SAFE AND AFFORDABLE HOUSING OPTIONS AND OPPORTUNITIES, BOTH ON AND OFF MARCO ISLAND.

**Objective 1.1:** Concurrent with Plan adoption the City of Marco Island and Collier County will enter into an Interlocal Agreement that will expand the County's Housing Program to incorporate the geographical boundaries of Marco Island, and further to serve as the City's primary source for housing programs and opportunities, including affordable housing, on and off Marco Island.

**Policy 1.1.1:** Prior to October 1, 2000 the City of Marco Island and Collier County will enter into an Interlocal Agreement that will expand the County's Housing Program to incorporate the City of Marco Island.

*Measurement:* Execution of Housing Program Interlocal Agreement with Collier County by October 1, 2000, executed copy contained in Appendix C.

**Policy 1.1.2:** The Housing Program Interlocal Agreement shall serve as the City's primary source for housing programs and opportunities, including affordable housing, on and off Marco Island.

*Measurement:* Implementation of programs and services provided for under the Housing Program Interlocal Agreement executed by October 1, 2000.

**Policy 1.1.3:** The City shall allocate sufficient funding and program assistant pursuant to the term contained in the adopted Housing Program Interlocal Agreement to support and advance the provision of sound housing programs and initiatives, including those designed to serve moderate, low and very low income households, both on and off Marco Island.

*Measurement:* Annual allocation of funding and program assistance pursuant to the executed Interlocal Agreement.

**Policy 1.1.4:** That by entering into the Housing Program Interlocal Agreement with Collier County future housing needs will be calculated and addressed utilizing population data and economic conditions/factors that encompass the entire area covered by the County's Housing Program.

*Measurement:* *Incorporation of City's future housing needs into the total needs of the service area covered by the County's Housing Program. Annual reports to be prepared by the Collier County Housing and Urban Improvement staff to gage progress toward provision of housing programs and services, both on and off Marco Island*

**Policy 1.1.5:** To guide the location and selection of potential sites for moderate, low and very low housing opportunities the following location perimeters and selection guidelines shall be utilized:

- Any site that could be developed with units at a total cost within the ownership or rental perimeters described in Policy 1.2.2.5
- The proposed site is properly zoned for residential or mixed use
- Proximity to or availability of public roads and infrastructure
- Underlying FEMA elevation (X Zone preferred)
- Proximity to schools, parks, and employment centers

*Measurement:* *Completion of site inventory for potential moderate, low and very low housing opportunities on Marco Island by October 2001.*

**Policy 1.1.6:** The City and County will continually evaluate the success of the housing programs initiatives related to the Interlocal Agreement and give thoughtful consideration to new and/or innovative means to further the promotion of affordable housing opportunities and funding for eligible projects on and off Marco Island, and throughout Collier County.

*Measurement:* *Annual evaluation conducted by the City and County to determine the effectiveness of the Interlocal Agreement to provide for the needs of income eligible households, with specific recommendations for program enhancement.*

**Objective 1.2:** The City shall review and revise current development regulations and policies to promote and encourage private development of affordable housing on Marco Island.

**Policy 1.2.1:** Within one year of Plan adoption the City shall review and revise Land Development Regulations to promote and encourage private development of affordable housing on Marco Island, with special consideration given to Mixed Use projects and the Affordable Housing Density Bonus program.

*Measurement:* Revisions to the Land Development Code (LDC) within one year of Plan adoption to encourage and promote Mixed Use projects that incorporate affordable housing units, and that clarifies and expedites the application/approval process associated with projects brought forth under the Affordable Housing Density Bonus program.

**Policy 1.2.2:** Concurrent with development of the City’s new architectural and site design regulations, incentives and opportunities for commercial and multifamily developments that include affordable housing units will be included, such as parking credits.

*Measurement:* Inclusion of incentives and opportunities for commercial and multifamily projects that incorporate affordable housing units in the pending Architectural and Site Design regulations, with such incentives adopted by the end of 2001

**Policy 1.2.2.5:** The following criteria will be utilized in reviewing and approving eligible affordable housing projects:

Ownership: An affordable unit for a family of four should have a sales price of no more than \$141,900.

Rental: The 2000 fair market rent for a two-bedroom/two bathroom apartment in Collier County is \$749. Any unit classified as an affordable unit would need to have its rent set at 80% of fair market rent, or less than \$600 in Collier County.

**Policy 1.2.3:** Upon execution of the Housing Program Interlocal Agreement all qualified affordable housing projects on Marco Island will qualify for waiver of building, site permit and/or deferment local impact fees, based on the percentage of affordable housing units provided.

*Measurement:* Annual amount of permit fees waived for qualified housing projects.

**Policy 1.2.4:** Eligible households will receive building, demolition, and local impact fee waivers for the construction or rehabilitation of single family dwellings on Marco Island.

*Measurement:* Annual amount of permit fees waived for qualified single family projects.

**Policy 1.2.5:** The City shall waive all right-of-way permit fees, and will install code required sidewalks, at City expense, at all qualified affordable housing projects on Marco Island.

**Goals \* Objectives \* Policies**

**Housing Element**

*Measurement:* Annual amount of right-of-way permit fees waived and linear feet of sidewalk installed in conjunction with development of qualified affordable housing projects.

**Policy 1.2.6:** The City shall seek commitment from local lender institutions to work with the County and private developers to obtain low interest rates for projects that incorporate affordable housing units.

*Measurement:* Written commitment from local lending institutions to enter into a pool that will provide low interest rates to qualified affordable housing projects within one year of Plan adoption.

**Objective 1.3:** The City will encourage not-for-profit entities to participate in the Housing Program established by execution of the Interlocal Agreement.

**Policy 1.3.1:** The City will advocate on behalf of not-for-profit entities that seek to promote and provide affordable housing opportunities on Marco Island through the terms and conditions of the Interlocal Agreement.

*Measurement:* Requested received by the City annually from not-for-profit entities to support efforts to secure funding and program assistance from the County Housing and Urban Improvement agency for qualified projects on Marco Island.

**Policy 1.3.2:** All qualified affordable housing projects on Marco Island promoted by not-for-profit entities will qualify for waiver of building, site permit and/or deferment of local impact fees, based on the percentage of affordable housing units provided.

*Measurement:* Annual amount of permit fees waived for qualified housing projects.

**Policy 1.3.3:** The City shall waive all right-of-way permit fees, and will install code required sidewalks, at City expense, at all qualified affordable housing projects promoted by not-for-profit entities on Marco Island.

*Measurement:* Annual amount of right-of-way permit fees waived and linear feet of sidewalk installed in conjunction with development of qualified affordable housing projects.

**Objective 1.4:** The City will continue to provide opportunities for group, assisted living, and foster care homes in residential zoning districts as currently provided in the Land Development Code.

**Goals \* Objectives \* Policies**

**Housing Element**

**Policy 1.4.1:** Provisions of opportunities for group, assisted living, and foster care homes will be continued in residential districts by the Marco Island Land Development Code, which must be adopted within one year of Plan adoption.

*Measurement:* Provisions for group, assisted living, and foster care homes will be continued in residential zoning districts adopted as part of the Marco Island Land Development Code which shall be adopted within one year of Plan adoption.

**Policy 1.4.2:** Code provisions concerning the permitting of group, assisted living, and foster care homes will ensure the fast-tracking of the permit process for qualified projects.

*Measurement:* Code provisions that will expedite the permit issuance process for qualified group, assisted living, and foster care homes will be incorporated into the Marco Island Land Development Code which shall be adopted within one year of Plan adoption.

**Policy 1.4.3:** Group, assisted living, and foster care homes that provide units to income qualified individuals on Marco Island shall be entitled to waiver of building, site permit and/or deferment of local impact fees.

*Measurement:* Annual amount of permit fees waived for qualified projects.

**Policy 1.4.4:** The City shall waive all right-of-way permit fees, and will install code required sidewalks, at City expense, at all income-qualified group, assisted living, or foster care homes on Marco Island.

*Measurement:* Annual amount of right-of-way permit fees waived and linear feet of sidewalk installed in conjunction with development of qualified projects.

**Objective 1.5:** The City will seek to enhance the existing housing stock through new architectural and site design regulations, housing rehabilitation, and continued enforcement of the Standard Unsafe Building Abatement Code as a proactive tool to identify and eliminate unsafe housing conditions on Marco Island.

**Policy 1.5.1:** Within one year of Plan adoption the City shall incorporate enhanced architectural and site design regulations to improve the structural and aesthetic qualities of single family and multifamily units on Marco Island.

*Measurement:* Enactment of enhanced architectural and site design regulations for single family and multifamily units within one year of Plan adoption.

**Policy 1.5.2:** The City shall respond promptly to reports of unsafe or sub-standard\* housing conditions, in addition to diligent surveillance by building inspection and code enforcement personnel, to identify structures which exhibit characteristics that could render the structure unsafe or sub-standard. In the event the structure poses a threat to inhabitants or the general public, the City shall pursue prompt, corrective action pursuant to procedures outlined in the adopted Unsafe Building Abatement Code. Property owners shall be advised of available rehabilitation programs and opportunities.

*\*Sub-standard as defined in s.420.0004 FS (1991) – see Appendix A.*

*Measurement: Number of unsafe or substandard structures inventoried and corrective/proactive actions initiated by the City on an annual basis.*

## IV. INFRASTRUCTURE ELEMENT

### a. Potable Water Sub-Element

**GOAL 1:** ASSURE A SUFFICIENT, DEPENDABLE, AND HIGH QUALITY POTABLE WATER SUPPLY TO MEET THE NEEDS OF MARCO ISLAND ON A TIMELY BASIS, AT A REASONABLE COST, AND, AT A MINIMUM, COMPLIES WITH ALL FEDERAL AND STATE REQUIREMENTS TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC.

**Objective 1.1:** The City of Marco Island shall locate and develop potable water supply sources to meet the future needs of the City of Marco Island, and as necessary to meet or exceed the minimum Level of Service Standards established by this Plan. The development and utilization of new potable water supply sources shall be based upon the information, guidelines and procedures identified within the City's Ten Year Water Supply Facilities Work Plan (FY 2008-2009 through 2017 through 2018), the City's Utility Master Plan, and the Lower West Coast Water Supply Plan prepared by the South Florida Water Management District.

**Policy 1.1.1:** The City of Marco Island will require that public potable water facilities and services meet or exceed adopted Level of Service (LOS) standards throughout the next five years.

*Measurement:* *Written verification from the City of Marco Island Public Works Department that public potable water facilities and services will meet or exceed the adopted LOS throughout the next five years, with annual updates.*

**Policy 1.1.2:** The adopted LOS standard for potable water will be 200 gallons per capita per day.

**Policy 1.1.3:** The City shall continue to provide potable water facilities and services ~~will~~ be sufficient to accommodate and maintain projected growth and development through build-out.

*Measurement:* *Annual report provided by service provider addressing items listed in policy 1.1.4.*

**Policy 1.1.5** The City has developed and adopted a Ten Year Water Supply Facilities Work Plan, dated July, 17, 2008, authored by the City of Marco Island Public Works Department, in accordance with the Water Supply Guidelines of the South Florida Water Management District's Lower West Coast Water Supply Plan. The Policies and recommendations contained in the City's Ten-Year Water Supply Facilities Work Plan, dated July 17, 2008, authored by the City of Marco Island Public Works Department is hereby

incorporated by reference.

**Objective 1.2:** The City shall maximize the use of existing facilities and coordinate future expansion plans consistent with projected needs to accommodate development at the densities proscribed in the Future Land Use Plan Element, and consistent with the Capital Improvements Plan and the Ten Year Water Supply Facilities Work Plan.

*Measurement:* *Approval of Site Development Plans and issuance of Development Orders for all LOS and non-LOS based potable water system expansion projects.*

**Policy 1.2.1:** Require that the Public Works Department produce an engineering report for all LOS-based potable water system expansion projects prior to the issuance of a Development Order, showing that the projects are consistent with this Objective.

*Measurement:* *Receipt of engineering report(s) for all LOS based system expansion projects.*

**Policy 1.2.2:** Maximize the use of existing facilities prior to the expansion of non-LOS based potable water system expansion projects.

*Measurement:* *Number of non-LOS based expansion projects.*

**Policy 1.2.3:** The City will thoroughly review all non-LOS based potable water system expansion project proposals to ensure that the project is designed consistent with development densities proscribed in the Future Land Use Map Plan to curtail the potential over-sizing of facilities to encourage urban sprawl.

*Measurement:* *Number of non-LOS based potable water system expansion project proposals reviewed and approved.*

**Objective 1.3:** The City will investigate, support and encourage efforts to reduce the use of potable water for non-household consumptive uses.

*Measurement:* *Development of a water conservation program; Land Development Code amendments as warranted.*

**Policy 1.3.1:** The City will consider the introduction and implementation of a conservation program, and will maintain quarterly monitoring reports to track water usage.

*Measurement:* *Receipt of quarterly reports beginning in August, 2001.*

**Policy 1.3.2:** Within two years of Plan adoption the City will thoroughly review and revise, as necessary, the landscape ordinance to encourage the use of native and drought tolerant plants permitted in conjunction with new development.

*Measurement:* Land Development Code amendments that encourage the use of native and drought tolerant plant materials.

**Policy 1.3.3:** Within three years of Plan adoption the City will review and revise, if necessary, the amount of lawn area required for new development.

*Measurement:* Land Development Code change as warranted.

**Policy 1.3.4:** The City will continue, to the greatest extent possible, the installation of reclaimed water facilities to be most cost effective to consumers.

*Measurement:* Right-of-Way permits issued for installation of reclaimed water facilities.

**Objective 1.4:** The City will ensure thoughtful, thorough, pre- and post-storm planning to ensure minimal disruption in service to customers.

*Measurement:* Development by potable water service provider of detailed hurricane/emergency operation and recovery plan.

**Policy 1.4.1:** To provide the public with essential information concerning plans in the event of a storm event, the Public Works Department will prepare a detailed hurricane and/or emergency operation plan.

*Measurement:* Plan presentation, approval, and public distribution.

**Policy 1.4.2:** The City will seek full recovery of service within two (2) weeks of any category 3 hurricane for 80% of their customers on Marco Island.

*Measurement:* Progress toward the goal of two-week recovery from any category 3 hurricane.

**Objective 1.5** The City will implement and update its Ten Year Water Supply Facilities Work Plan every five (5) years consistent with water supply sources identified within and in coordination with the South Florida Water Management District's Lower West Coast Water Supply Plan.

**Policy 1.5.1** The City shall participate in the planning process with South Florida Water Management District with the objective to assist in the development of a regional water supply plan that will reasonably assure adequate quantity and quality of potable water resources needed to meet future demands without creating water use conflicts or unacceptable impacts to natural resources.

**b. Sanitary Sewer Sub-Element**

**GOAL 1:** TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC BY ENSURING WASTEWATER TREATMENT FACILITIES AND SERVICES ARE ENVIRONMENTALLY SOUND, COST EFFECTIVE, AND MEET THE COMMUNITY'S PRESENT AND FUTURE DEMANDS.

**Objective 1.1:** The City of Marco Island will required that the entities providing wastewater collection, treatment, and disposal facilities and services meet or exceed adopted Level of Service (LOS) standards throughout the next five years.

**Policy 1.1.1:** The LOS for wastewater treatment capacity will be 100 gallons per capita per day (gpcd).

*Measurement:* Annual number of approvals by service provider allocating capacity to new developments.

**Policy 1.1.2:** Should any non-city entity responsible for wastewater services 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 action to increase capacity to ensure continued compliance with the adopted LOS.

*Measurement:* Written notification provided by service provider when it approaches 80% of capacity for the adopted LOS standard, if necessary.

**Policy 1.1.3:** Within two years of Plan adoption, non-city entities responsible for wastewater collection, treatment and disposal will be required to prepare and submit a report evaluating opportunities for expansion, replacement and/or siting of new facilities to ensure that the provision of wastewater facilities and services will be sufficient to accommodate projected growth and development through build-out.

*Measurement:* Receipt of report from service provider within two years of Plan adoption.

**Policy 1.1.4:** The owner of each lot or parcel of land within an established sewer district upon which lot or parcel of land any improvement is now situated or shall hereafter be situated, shall, if the District operates and maintains

distribution and/or collection facilities along the frontage of their property, connect or cause such improvements to be connected with the sewer of the District at the time a permit (development order) is approved, or by January 2003 for existing dwelling units. However, no connection or connections shall be required through the development order where the sewer system or line is more than two hundred (200) feet from such property line.

**Objective 1.2:** The City will encourage and promote the use of treated wastewater effluent for irrigation purposes in order to provide an environmentally sound disposal method and to conserve potable water supplies.

**Policy 1.2.1:** The City will support FWS installation of effluent storage tanks and distribution lines to enhance and expand the delivery capacity of an estimated 1.5 to 2.0 mgd of effluent from the existing wastewater treatment plant.

**Policy 1.2.2:** The City will coordinate with FWS, to the greatest extent possible, regarding the installation of reclaimed water and sewer collection lines and facilities to be most cost effective.

*Measurement:* *Right-of-way permits issued by the City for extension of reclaimed water and sewer lines.*

**Policy 1.2.3:** Within two years of Plan adoption the City will implement an educational campaign to promote water conservation by implementing the use of reclaimed water for irrigation, toilets, construction dust control, fire hydrants, etc.

*Measurement:* *Implementation of educational campaign to promote water conservation.*

**Objective 1.3:** Surface waters in canals near septic tank sites and areas in the vicinity of public sewers will be monitored for compliance with criteria cited in Chapter 620403.530, F.A.C. for Class III waters.

**Policy 1.3.1:** Upon Plan adoption the City shall implement a surface water quality monitoring program. Such program shall involve monthly monitoring at

ten (10) sampling sites that have been selected to represent historical sampling sites, waterway tidal exchanges, septic tank areas, sewer areas, and stormwater outfalls. The program is designed to conduct long term monitoring of the Total Coliform, Fecal Coliform, and Total Nitrogen(Nitrate/Nitrite) *levels*.

*Measurement:* *Implementation of monthly water quality testing by the City of Marco Island.*

**Policy 1.3.2:** The following water quality standards for Class III waters shall not be exceeded (per Chapter 62.302.530, F.A.C):

Fecal Coliform bacteria counts (measured in Number of Colonies/100 ml) shall not exceed a monthly average of 200, nor exceed 400 in 10% of the samples, nor exceed 800 on any one day.

Total Coliform bacteria counts (measured in Number of Colonies/100 ml) shall not exceed 1,000 as a monthly average, nor exceed 1,000 in more than 20% of the samples examined during any month, nor exceed 2,400 on any one day.

Total Nitrogen water quality standards shall not exceed 0.05 milligrams/liter (ml/l) as Nitrogen (N).

*Measurement:* *Implementation of an educational campaign/public outreach effort on septic tank use and maintenance.*

**Policy 1.3.3:** Sample results will be provided to the City after analysis for microbiology and Total Nitrogen. If sample(s) results exceed permissible levels as identified in Policy 1.3.2 re-sampling of the location(s) shall occur within 48 hours. Should the re-sampling results continue to exceed permissible levels the City shall immediately contact the Collier County Department of Health and request prompt investigation and corrective action by Department officials.

*Measurement:* Implementation of water quality testing within five years of plan adoption.

**Policy 1.3.4:** The City shall promptly respond to citizen requests for water quality sampling at other non-designated locations.

**Policy 1.3.5:** Beginning June 1, 2001, for all properties utilizing septic tanks, prior to the issuance of a development order that authorizes any increase in the square footage of an existing structure, installation of a swimming pool or spa, or for the demolition of an existing structure, the applicant shall provide the City with a report from a licensed individual or firm stating that the existing septic system has been inspected and found to be in good working order. Should the report find the septic system is deficient the Collier County Department of Health will be notified and requested to initiate appropriate corrective actions.

**Policy 1.3.6:** The City will promptly investigate all complaints concerning visible evidence of septic tank seepage, and will immediately report such incident to the Collier County Health Department.

*Measurement: Annual number of septic failures investigated.*

**c. Stormwater Management Sub-Element**

**GOAL 1:** TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC BY ENSURING STORMWATER MANAGEMENT FACILITIES ARE PROPERLY MAINTAIN, ENVIRONMENTALLY SOUND, COST EFFECTIVE, AND MEET THE COMMUNITY’S PRESENT AND FUTURE DEMANDS.

**Objective 1.1:** The City of Marco Island will operate and maintain a stormwater management system that will meet or exceed adopted Levels of Service (LOS) design standards over the next five years.

**Policy 1.1.1:** The LOS design standard for new stormwater management facilities will be the ten (10 ) year, one (1) 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., NVGD \*

For existing drainage system components a level not to exceed the parameters of LOS shall be adopted.

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

*Measurement: Adoption of LOS standards in approved Comprehensive Plan.*

**Policy 1.1.2:** With respect to proposed developments, post-development stormwater runoff shall, at a minimum, not exceed pre-development conditions. Existing stormwater management systems, public or private, that are proposed for expansion and/or reconstruction shall, to the greatest degree practical, meet current stormwater management regulations for quantity discharges.

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*Measurement: Adoption of new Stormwater Management Ordinance within two years of Plan*

**Policy 1.1.3:** Water quality for development runoff from existing sites proposed for redevelopment or expansion shall, to the greatest degree practical, comply with the more stringent permitting standards and policies of either the South Florida Water Management District and the City of Marco Island. All new developments shall comply fully with permitting standards and policies of the South Florida Water Management District, per F.A.C. Chapter 40E-41 (Surface Water Management, Basin and Related Criteria) or and the City of Marco Island. All new development shall comply fully with the more stringent permitting standards and policies of either the South Florida Water Management District, per F.A.C. Chapter 40E-41, or the City of Marco Island.

*Measurement: Stormwater components contained in the CIE related to concurrency issues, and on-going system operation and maintenance.*

**Policy 1.1.4:** The City will allocate sufficient funds in the CIE Plan to address stormwater concurrency deficiencies identified, and ensure that such funds are budgeted.

*Measurement: Projects listed in the CIE.*

**Objective 1.2:** To limit public expenditures for stormwater facilities that would have the effect of directly subsidizing private development.

**Policy 1.2.1:** The City shall limit its funding of public stormwater facility expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development in the City.

*Measurement: Annual funding and project design for public stormwater management facility projects.*

**Policy 1.2.2:** Policy 1.2.1 shall in no way limit the City's ability to fund and construct public improvements in order to provide adequate stormwater facilities to serve the Future Land Use Plan development pattern or development for which rights were vested prior to enactment of this Plan.

*Measurement: Annual CIE projects related to the public stormwater management system.*

**Objective 1.3:** Surface water in canals will meet the criteria cited in Chapter 62-403.530,

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F.A.C. for Class II and Class III waters where applicable.

**Policy 1.3.1:** Upon Plan adoption the City may require, when deemed necessary, the testing of adjacent water bodies before, during, and immediately after, the installation of any new or improvement stormwater outfall structure.

*Measurement:* *Verification of test results, when deemed necessary, before, during and after the installation of any new or improved stormwater outfall structure.*

**Policy 1.3.2:** Upon Plan adoption, the City of Marco Island will coordinate with Collier County Health Department to request FDEP to conduct bi-annual water quality tests in and adjacent to waterways for bacteriological information for public notification. The test will determine fecal coliform and fecal strep counts and also determine the source if results are positive. The tests will be taken in areas with high concentrations of septic tanks, areas with all units connected to sewer, areas with limited development, and areas far enough away from septic tanks to provide baseline data. The test results will be made available to the public.

*Measurement:* *Implementation of bi-annual water quality testing by FDEP.*

**Objective 1.4:** The City will implement a proactive maintenance program to ensure that all current and future stormwater management facilities operate at designed capacity.

*Measurement:* *Development, implementation, and funding of a proactive maintenance program to monitor stormwater management facilities.*

**Policy 1.4.1:** Based on the results of the Drainage Report the City will develop within one year of Plan adoption a basin management program to ensure timely maintenance of existing and future stormwater facilities.

*Measurement:* *Development of a basin management program for facilities management.*

**Policy 1.4.2:** The City will ensure adequate funding to support the management project through annual budget allocations.

*Measurement:* *Annual budget allocation for basin management.*

**Policy 1.4.3:** The City will conduct annual inspections of stormwater facilities consistent with requirements and obligations in the City's Community Rating System (CRS) Plan.

*Measurement:* *Annual inspection of stormwater facilities as per obligations contained in the City's CRS Plan.*

**d. Solid Waste Sub-Element**

**GOAL 1:** PROMOTE THE EFFICIENT AND ECONOMICAL BALANCE OF PUBLIC AND PRIVATE SOLID WASTE COLLECTION AND DISPOSAL SERVICES FOR THE CITY OF MARCO ISLAND THAT WILL MEET ESTABLISHED REQUIREMENTS IN A MANNER THAT WILL PROTECT THE PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL RESOURCES OF THE COMMUNITY.

**Objective 1.1:** Collier County, the entity responsible for Solid Waste Disposal, shall manage and maintain a safe, dependable, economic and efficient solid waste collection system throughout the five year planning horizon pursuant to adopted LOS standards.

**Policy 1.1.1:** Monitor County efforts to maintain and regulate collection costs to ensure efficient, dependable, and cost effective service to Marco Island users.

*Measurement:* Yearly total of completed Notification of Mandatory Garbage Assessment forms received prior to the issuance of a Certificate of Occupancy.

**Policy 1.1.2:** Should any non-City entity responsible for solid waste disposal services approach 80% of capacity of the 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 action to increase capacity to ensure continued compliance with the adopted LOS.

*Measurement:* Written notification provided by service provider when, or if, necessary to announce the approach of 80% capacity of adopted LOS, and the proposed strategy to ensure continued compliance.

**Policy 1.1.3:** Advocate continuation of the mandatory collection of solid waste pursuant to County Ordinance 90-30 as amended.

*Measurement:* Any change to County Ordinance 90-30 that would undermine mandatory collection of solid waste.

**Policy 1.1.4:** Support County efforts to assure public awareness and participation in solid waste collection issues by requiring all issues to be addressed in advertised public meetings.

*Measurement:* Verification that public meetings concerning solid waste issues are

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*advertised locally.*

**Objective 1.2:** *The County shall utilize safe and efficient methods for environmentally sound disposal of solid waste in accordance with local, State and Federal regulations and encourage investigation of improved methods and best management practices that further this objective.*

**Policy 1.2.1:** The County shall ensure that Naples Landfill operators comply with FDEP regulations, monitor groundwater wells, and continue to closely evaluate test data. Require operators of the Marco Island Transfer Station adhere to FDEP regulations as applicable to that facility.

*Measurement: Annual number of documented infractions of local, state or federal regulations at either the Naples Landfill or Marco Island Transfer Station.*

**Policy 1.2.2:** Support County efforts to secure State and Federal grants to improve the operation and environmental compatibility of the Naples Landfill.

*Measurement: Number of State or Federal grants sought by the County for improvements at the Naples Landfill.*

**Policy 1.2.3:** Adoption of the Level of Service (LOS) for the Solid Waste sub-element as contained in the Collier County Growth Management Plan which is described as follows:

- a. 1.10 tons of solid waste per capita per year. (\*Tons per capita is used to determine landfill disposal capacity, which is based on the average of the last five complete fiscal years actual lined cell tonnage activity).
- b. A minimum of two (2) years of constructed lined landfill cell capacity at the calculated waste generation rate.
- c. A minimum of ten (10) years of permitable landfill capacity at the calculated waste generation rate.

*Measurement: Annual number of mandatory garbage assessment forms received prior to the issuance of a Certificate of Occupancy.*

**Policy 1.2.4:** Review County cost calculations for continued landfilling service over the next 5, 10 and 20 years taking into consideration all operating, capital, and acquisition costs.

*Measurement: Request a copy of cost calculations for continued landfill service as per the adopted policy of Collier County Growth Management Plan, Solid Waste Sub-element.*

**GOAL 2:** ENCOURAGE EXPANSION OF RECYCLING PROGRAM TO INCLUDE OFFICE, COMMERCIAL AND INDUSTRIAL CUSTOMERS TO ENHANCE RE-USE OF WASTE STREAM MATERIALS.

**Objective 2.1:** Seek a determination from County Solid Waste Management on the feasibility for expanding recycling program to include office, commercial, and industrial customers within one year of plan adoption.

**Policy 2.1.1:** Request the service provider staff to develop an implementation plan for expanding the current recycling program to include office, commercial, and industrial customers within two years of plan adoption.

*Measurement:* Expansion, if feasible, of the current recycling program to include office, commercial and industrial customers.

**Policy 2.1.2:** Promote public awareness and participation in any discussion to expand recycling programs by requiring all issues to be addressed in advertised public meetings.

*Measurement:* Number of advertised public meetings hosted on Marco Island concerning expansion of recycling programs.

**GOAL 3:** ABATEMENT OF ILLEGAL DUMPING ACTIVITIES.

**Objective 3.1:** Maintain and enhance existing codes and enforcement actions to address and abate illegal dumping activities.

**Policy 3.1.1:** Ensure diligent monitoring of construction sites and vacant lots by City personnel to prevent or abate illegal dumping activities pursuant to current City Code, Ordinance 98-19.

*Measurement:* Number of violation citations issued annually for illegal dumping incidents.

**Policy 3.1.2:** Ensure prompt code enforcement actions against parties responsible for illegal dumping.

*Measurement:* Number of violation citations issued annually for illegal dumping incidents.

**Policy 3.1.3:** Increase awareness to the issue of illegal dumping through public

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outreach efforts such as press releases, pamphlets, and public meetings.

*Measurement:*

*Documented public outreach efforts by the City to increase awareness of illegal dumping on an annual basis.*

**e. Natural Groundwater Aquifer Recharge**

**GOAL 1:** TO CONTINUE TO SUPPORT AND MONITOR STATE, COUNTY, AND REGIONAL WATER MANAGEMENT DISTRICT EFFORTS TO PROTECT, CONSERVE, AND MANAGE THE QUALITY AND QUANTITY OF NATURAL GROUNDWATER RESOURCES.

**Objective 1.1:** Require service providers to ensure that federal and state standards are met or exceeded for any groundwater storage system (ASR).

*Measurement:* Monitoring reports from regulatory bodies for existing and future ASR's.

**Policy 1.1.1:** Upon Plan adoption the City will coordinate with the service provider to receive copies of monitoring reports as prepared or required by appropriate regulatory agencies.

**Objective 1.2:** Continue to support agencies that have programs that monitor underground storage tanks, business hazardous waste storage and disposal, and septic tank system permitting, through diligent plan review, water quality testing, and proactive response to citizen complaints.

*Measurement:* Number of responses from support agencies charged with monitoring responsibilities for the above-mentioned programs on Marco Island.

**Policy 1.2.1:** Maintain cooperative relationship with Collier County to ensure prompt response to any event relating to the above-mentioned programs.

*Measurement:* Number of annual responses received via Collier County for events related to programs under their realm of responsibility.

**Policy 1.2.1.5:** Beginning June 1, 2001, for all properties utilizing septic tanks, prior to the issuance of a development order that authorizes any increase in the square footage of an existing structure, installation of a swimming pool or spa, or for the demolition of an existing

structure, the applicant shall provide the City with a report from a licensed individual or firm stating that the existing septic system has been inspected and found to be in good working order. Should the report find the septic system is deficient the Collier County Department of Health will be notified and requested to initiate appropriate corrective actions.

**Policy 1.2.2:** The City of Marco Island will cooperate with emergency water conservation measures mandated by the South Florida Water Management District.

*Measurement: Actions undertaken by the City in response to emergency water conservation mandates from the South Florida Water Management District.*

**Objective 1.3:** Provide appropriate land use and development regulations to protect the functions of natural groundwater aquifer recharge areas and natural drainage features.

*Measurement: Incorporation of appropriate Land Development regulations to protect the functions of natural groundwater aquifer recharge areas and natural drainage features.*

**Policy 1.3.1:** Require, where applicable, full compliance with existing regulations concerning well construction, site excavation, soil erosion control, and/or groundwater protection, as part of the site development review process.

*Measurement: Number of development orders issued to projects located within natural groundwater aquifer recharge areas and/or natural drainage features.*

**Policy 1.3.2:** Create, if necessary, a composite map by 2003 of natural groundwater aquifer recharge areas and natural drainage features, to more accurately assess these resources and establish a baseline for future monitoring.

**Objective 1.4:** Ensure the continued supply and delivery of potable water, which is sufficient in quality and quantity to meet projected demands of all consumers.

**Policy 1.4.1:** The City will require that the entity providing public potable water facilities and services meet or exceed adopted Level of Service (LOS) standards throughout the next five years.

*Measurement:* *Written verification from the service provider that public potable water facilities and services will meet or exceed the adopted LOS throughout the next five years upon plan adoption, with annual updates*

**Policy 1.4.2:** Should any non-city entity responsible for potable water services 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 action to increase capacity to ensure continued compliance with the adopted LOS.

*Measurement:* *Written notification provided by service provider when, or if, necessary.*

**Policy 1.4.3:** Thoroughly review the current Landscape Ordinance to further encourage and/or require the incorporation of native and drought tolerant plant materials and low volume irrigation systems to encourage conservation of water resources.

*Measurement:* *Land Development Regulation provisions in the Landscape section to encourage and/or require the incorporation of native and drought tolerant materials within one year of plan adoption.*

**Policy 1.4.4:** Encourage the continued expansion of storage and distribution facilities for reclaimed water to commercial and residential properties in an effort to reduce the use of potable water for irrigation purposes.

*Measurement:* *Right-of-way permits issued to facilitate expansion of reclaimed water services for irrigation purposes.*

**Policy 1.4.5:** The City will cooperate with emergency water conservation measures mandated by the South Florida Water Management District.

**Objective 1.5:** Require provider to ensure that federal and state standards are met or exceeded for any groundwater storage system (ASR).

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**Policy 1.5.1:** Coordinate with provider to receive copies of monitoring reports as prepared by appropriate regulatory agencies.

*Measurement: Require ASR projects to receive all regulatory permits prior to issuance of local Development Order. Require copies of monitoring reports for existing ASR facilities on Marco Island.*

**Policy 1.5.2:** The City of Marco Island will continue to support Collier County's program to properly manage and dispose of hazardous wastes.

## V. CONSERVATION AND COASTAL MANAGEMENT ELEMENT

**GOAL 1:** TO CONTINUE TO PROTECT, PROMOTE, AND ENHANCE THE COASTAL AND NATURAL RESOURCES IN AND AROUND THE MARCO ISLAND COMMUNITY THROUGH PRUDENT MANAGEMENT, PUBLIC EDUCATION, APPROPRIATE REGULATIONS AND ENFORCEMENT, AND ACTIVE PARTNERSHIPS WITH ALL OTHER INTERESTED PARTIES.

**Objective 1.1:** Sustain the City's high ambient air quality from potential degradation.

**Policy 1.1.1:** Utilize monitoring results from state agencies to ensure Federal air quality standards are met or exceeded.

*Measurement:* Monitor testing results from state agencies, and review information provided by the Regional Planning Council, to ensure air quality on Marco Island meets or exceeds Federal standards.

**Policy 1.1.2:** Encourage non-motorized travel on the island to reduce fossil fuel emissions through improved pedestrian and bicycle facilities. (See Transportation Element/Capital Improvement Element).

*Measurement:* Capital expenditures, sidewalk assessment districts, and Land Development Regulations that promote a multi-modal transportation network.

**Objective 1.2:** Maintain and/or improve the water quality of the community's water bodies based on current FDEP designations.

**Policy 1.2.1:** Upon Plan adoption, the City of Marco Island will coordinate with Collier County Health Department to request FDEP to conduct bi-annual water quality tests in and adjacent to waterways for bacteriological information for public notification. The test will determine fecal coliform and fecal strep counts and also determine the source if results are positive. The tests will be taken in areas with high concentrations of septic tanks, areas with all units connected to sewer, areas with limited development, and areas far enough away from septic tanks to provide baseline data. The test results will be made available to the public.

*Measurement:* Implementation of bi-annual water quality testing by FDEP.

**Policy 1.2.2:** Maintain cooperative relationships with governmental agencies to ensure prompt responses and/or investigations of events that may threaten the quality of water resources in and around the City of Marco Island.

*Measurement:* Number of events reported to Collier County Pollution Control annually for investigation.

**Policy 1.2.3:** Ensure that all new septic systems are designed, reviewed, permitted, and installed in accordance with all applicable rules and regulations.

*Measurement:* Number of new septic tank systems reviewed and approved for installation by the Department of Health prior to the issuance of a building permit.

**Policy 1.2.3.5:** Beginning June 1, 2001, for all properties utilizing septic tanks, prior to the issuance of a development order that authorizes any increase in the square footage of an existing structure, installation of a swimming pool or spa, or for the demolition of an existing structure, the applicant shall provide the City with a report from a licensed individual or firm stating that the existing septic system has been inspected and found to be in good working order. Should the report find the septic system is deficient the Collier County Department of Health will be notified and requested to initiate appropriate corrective actions.

**Policy 1.2.4:** Conduct, at a minimum, one annual educational outreach program to enhance public awareness of water quality issues for water-bodies on an around Marco Island.

*Measurement:* *Establishment of an annual educational outreach program to enhance public awareness of water quality issues.*

**Policy 1.2.5** The City will require best management practices for the use, handling, storage, and or disposal of regulated substances so as to prevent ground water contamination.

**Policy 1.2.6** The City shall assess projected water needs and sources and in coordination with the Lower West Coast Water Supply Plan and the City's adopted Ten Year Water Supply Facilities Work Plan to ensure that adequate water supplies and facilities are available.

**Objective 1.5:** Conserve and protect the existing native vegetative and marine habitats.

**Policy 1.5.1:** The City of Marco Island will cooperate and coordinate with existing county, state and federal agencies to ensure that established regulatory and enforcement efforts to protect mangrove, estuarine, beach, bay, river, and wetland systems are followed.

*Measurement:* *Continue to require agency review and approval prior to issuance of development orders for development activities that are proposed within environmentally sensitive areas.*

**Policy 1.5.2:** Increase public awareness of critical wildlife areas and natural preserves by education, allowing appropriate access, but also reporting violations of the rules and regulations to the appropriate agencies.

*Measurement:* *Establishment of an education outreach program to enhance public awareness of critical wildlife areas and natural preserves.*

**Policy 1.5.3:** Regularly monitor activities that are within the City's jurisdiction to assess whether local rules and regulations or other actions are needed to ensure that the natural resources are conserved and protected for long-term viability.

*Measurement:* *Review of local rules and regulations related to natural resource conservation and protection concurrent with required Land Development Regulation review within one year of plan adoption.*

**Objective 1.6:** Continually seek public acquisition of additional areas for nature preserves and

passive open spaces to expand the opportunities for conservation and increase public appreciation of natural habitats within the community.

**Policy 1.6.1:** After Plan adoption the City will pursue grant opportunities for preservation of natural areas.

*Measurement: Number of grant applications pursued annually.*

**Policy 1.6.2:** The City will participate, to the extent consistent with the Comprehensive Plan, with other entities involved in the improvement and preservation of surrounding ecosystems.

*Measurement: City participation/interaction with not-for-profit organizations to improve and preserve the environmental status of surrounding ecosystems.*

**Objective 1.7:** Ensure species listed as endangered, threatened, or of special concern that inhabit the environments in and around the City of Marco Island are protected.

**Policy 1.7.1:** Increase cooperation with local, state and federal agencies in protecting wildlife species listed as endangered, threatened, or of special concern, and protect and conserve the habitats in which they reside.

*Measurement: The City will actively interact with local, state and federal agencies to ensure the habitat of endangered, threatened wildlife species is protected. Annual number of infractions investigated by non-City entities related to endangered or threatened species.*

**Policy 1.7.1.5:** City staff will continue to monitor, post, and track gopher tortoise and burrowing owl nests on vacant properties, and to respond to citizen inquiries concerning species that are endangered, threatened, or of special concern.

**Policy 1.7.2:** Approval of any development plans will depend on if all local, state and federal permits pertaining to listed species are obtained correctly and filed with the City of Marco Island.

*Measurement: Require all regulatory permits be secured prior to the issuance of a local development order.*

**Policy 1.7.3:** Continue and increase public appreciation and awareness of native wildlife and habitats in and around the community through newspaper articles, brochures, presentations, workshops, and other means of education.

*Measurement: Establishment of an educational outreach program to enhance public awareness of critical wildlife areas and natural preserves.*

**Objective 1.8:** Ensure identified and potential wetlands are protected from unlawful, intrusive actions which could result in environmental damage or degradation.

**Policy 1.8.0.5:** The "potential wetland area" map produced by SFWMD and incorporated into the Future Land Use Map series shall be continually refined to more accurately assess existing resources, delineation of fresh and tidal wetlands, and establish a baseline

for further monitoring. (See Figure 5).

*Measurement:* Establishment of a GIS system to map and track natural resources by the end of 2001.

**Policy 1.8.1:** City personnel shall respond promptly to any and all situations involving activities within identified and potential wetland areas and, will obtain such outside regulatory agency assistance as deemed warranted, to ensure compliance with all State and Federal rules and regulations concerning wetland management.

*Measurement:* Annual number of incidents investigated involving wetland areas.

**Policy 1.8.2:** Require that all wetland features be accurately identified, when applicable, on site development plan submittals prior to permit issuance.

**Policy 1.8.3:** The City shall require that best management practices be incorporated into any development plan on property that contains wetlands or that is located adjacent to property that contains jurisdictional wetland resources prior to the issuance of a development order. Depending on the size or complexity of the proposed development, such BMP's may be the result of a required environmental impact statement (EIS).

*Measurement:* Annual permits issued for development of lots on and adjacent to wetlands.

**Policy 1.8.3.1:** Any proposed development or redevelopment project that contains a jurisdictional wetland (one acre or more) area shall be required to obtain all Federal and State permits, prior to the issuance of a City building permit, and comply fully with all terms and conditions of such approved permit(s), including on and off site mitigation, if applicable.

**Policy 1.8.3.2:** Any proposed development or redevelopment project that contains non-jurisdictional wetlands (less than one acre) area shall be required to comply with all applicable non-City processes prior to the issuance of a City building permit.

*Measurement:* Annual number of development orders issued for projects involving non-jurisdictional wetlands.

**Policy 1.8.3.3:** Proposed residential development (both single family and multifamily) located on lots with wetlands will be encouraged to retain and protect such wetland resources through clustering, setback relief, and other innovative planning techniques. The City shall support those applicants who demonstrate a desire to protect on-site wetlands by approving such requests for relief from rigid dimensional standards (i.e., setbacks, required landscaped areas, etc.).

*Measurement:* Applications for dimensional relief granted for projects that involve wetland areas.

**Policy 1.8.3.4:** The City shall not approve the rezoning of non-commercial land to commercial zoning if the land proposed for rezoning contains wetlands, or is adjacent to jurisdictional wetlands.

*Measurement:* Commercial rezoning requests denied.

**Policy 1.8.3.5:** All future capital improvements projects that abut wetland resources shall be designed, reviewed and permitted utilizing such protective measures as deemed warranted to avoid impacts to the natural function of those wetland resources.

**Policy 1.8.3.6:** Automotive wrecking facilities, junkyards, chemical manufacturing plants, refineries, asphalt batch plants, and tanneries are deemed to be incompatible uses of property that contain wetland resources. No such use shall be granted a development order for construction or expansion, if the site development plan shows existing wetland resources on or adjacent to the subject property.

**Policy 1.8.3.7:** The City shall encourage the acquisition of known wetland resources by conservation organizations to ensure their preservation.

*Measurement: Property acquired and maintained by conservation organizations.*

**Policy 1.8.3.8:** Within three years of Plan adoption, the City will seek partners to consider a preliminary study on the feasibility of establishing a wetlands bank on the Island.

*Measurement: Consideration of a preliminary study on the establishment of an on-Island wetlands bank by the end of 2004.*

**Objective 1.9** Ensure conservation of the City's potable water source through the utilization of water conservation and reuse techniques.\_

**Policy 1.9.1** Continue utilization and expansion of the City's stormwater reuse program for landscape irrigation.

**Policy 1.9.2** Encourage water conservation through the use of Green Building construction and design techniques

**Policy 1.9.3** Continue to promote water conservation through the public education programs listed, including, but not limited to information regarding the City's Ten Year Water Supply Facilities Work Plan.

**Policy 1.9.4** Continue irrigation restrictions consistent with the City's Code of Ordinances and modify restrictions when necessary in coordination with the South Florida Water Management District's water conservation initiatives and requirements.

**GOAL 2:** TO CONSERVE AND MANAGE THE ENVIRONMENTAL RESOURCES AND MAN-MADE USES IN THE COASTAL AREA OF MARCO ISLAND.

**Objective 2.1:** Conserve and enhance the shoreline of Marco Island by increasing the amount of dunes, renourishing beaches to counter natural erosion, and reducing negative man-made impacts on beaches and dunes.

**Policy 2.1.1:** 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 in design.

*Measurement: All regulatory permits must be approved prior to the issuance of local development*

*orders for beach renourishment projects.*

**Policy 2.1.1.5:** As future beach renourishment projects are proposed and planned, the City will support opportunities to increase public access, with or without attendant parking facilities.

**Policy 2.1.1.6:** The City shall make the re-opening/reestablishment of public access points a priority as part of the post-disaster redevelopment planning program.

**Policy 2.1.2:** Sand dunes shall be protected and recreated whenever they are damaged by human or natural actions. Native dune plants should be protected and non-native exotics removed. Appropriate signage shall be installed by year 2003 to protect dune areas from human intrusion.

*Measurement:* *Implementation of appropriate signage program by the end of 2003. Continued abatement of exotic vegetation throughout the City.*

**Policy 2.1.3:** The City will strictly enforce existing Vehicles on the Beach Regulations.

*Measurement:* *Permits and/or citations issued annually pursuant to Vehicles on the Beach regulations.*

**Policy 2.1.4:** Proposed development and re-development projects seaward of the Coastal Construction Control Line may be permitted provided it complies with this Comprehensive Plan and all state and local permitting requirements.

*Measurement:* *Review of projects seaward of the CCCL line for conformance with plan and all state and local permitting requirements.*

**Policy 2.1.5:** Where buildings are threatened by erosion that cannot be reversed or abated by major beach renourishment, the City's priorities are (1) to allow the structure to be moved away from the beach; (2) to allow emergency renourishment (including the use of trucked-in sand); and (3) to allow rip-rap or T-Groins only when the previous priorities are not possible.

*Measurement:* *Alternatives utilized for buildings threatened by erosion, when and if necessary.*

**Objective 2.2:** Protect, conserve and enhance coastal wetlands, living marine resources, coastal barriers, and wildlife habitats through diligent monitoring and cooperation/coordination with appropriate entities and agencies.

**Policy 2.2.1:** The City of Marco Island will continue to cooperate with County, State and Federal entities responsible for regulation and enforcement of activities associated with the protection and enhancement of mangrove, estuarine, beach, bay, river and wetland systems.

*Measurement:* *Ensure all regulatory permits are obtained prior to the issuance of local development orders in areas subject to enhanced oversight. Actively pursue joint enforcement of violations of existing regulations.*

**Policy 2.2.2:** Maintain cooperative relationships with governmental agencies to ensure prompt response, reporting, and/or investigation of events that may threaten the quality of water resources in and around Marco Island.

*Measurement:* Number of incidents reported by the City to other regulatory agencies annually.

**Objective 2.3:** Ensure that during the review of any commercial or multi-family project abutting the community's shoreline that resources are prudently utilized to support existing and future water-dependent and water-related uses that will promote public access, public awareness of shoreline issues, and sound environmental design.

**Policy 2.3.1:** Any new marina, marina expansion, or similar water-dependent use shall be reviewed to comply fully with existing manatee protection plans and design criteria, and further require all applicable state and federal permits prior to consideration by the City of Marco Island for issuance of permits.

*Measurement:* Marinas and similar water dependent uses shall be reviewed and approved consistent with procedures outlined in Ordinance 00-04, Boat Docking Facilities.

**Policy 2.3.2:** All new marinas shall be subject to review by the Regional Planning Council for a determination of whether such facility would be a development of regional impact (DRI).

*Measurement:* Marina projects referred to the RPC for consideration as a DRI annually.

**Policy 2.3.3:** All beach vendors will be required to obtain an annual vendor permit from the City pursuant to the City's adopted Beach Management Regulations.

*Measurement:* Annual permits issued to beach vendors pursuant to Ordinance 98-12 Beach Management Ordinance.

**Policy 2.3.4:** Within five years of Plan adoption, the City will investigate and create a mechanism to establish a dedicated pedestrian promenade easement along major bulkheads of commercial zoned property and dedicated easement from the promenade to the nearest public access for all new development and redevelopment projects.

*Measurement:* Establishment of development regulations to effect the creation of the desired pedestrian easement.

**GOAL 3:** TO MINIMIZE HUMAN AND PROPERTY LOSS DUE TO TROPICAL STORMS AND HURRICANES.

**Objective 3.1:** Reduce the threat of loss of life and property resulting from tropical storms and hurricanes through diligent, cooperative preparation planning, improved evacuation and sheltering facilities, and public education.

**Policy 3.1.0.5:** As virtually the entire Island is an evacuation zone for a Category One hurricane future development and redevelopment shall be limited to and not exceed the densities and/or intensities identified on the Future Land Use Map. This policy shall

not preclude reconstruction of structures as authorized under Policy 3.3.3 or the subsequent Post-Disaster Redevelopment Plan.

*Measurement: Issuance of development orders for new projects consistent with the densities prescribed on the Future Land Use Map.*

**Policy 3.1.1:** The City shall maintain and enforce building codes at least as stringent as required by Florida law to limit the potential damage of structures from hurricanes and tropical storms. These codes shall include wind-resistance commensurate with the risk of a coastal environment and building elevation requirements that conform with federal laws and Flood Insurance Rate Maps.

*Measurement: The City shall adopt the new Florida Building Code pursuant to the prescribed implementation schedule.*

**Policy 3.1.2:** The City will continue to actively participate and interact with the County's Local Emergency Management Planning (LEMP) organization to foster enhanced emergency planning with special emphasis on maintaining or reducing hurricane evacuation times from Marco Island.

*Measurement: City representatives will actively participate in LEMP meetings.*

**Policy 3.1.3:** The City will develop a local hurricane plan, which will be annually reviewed and revised before June 1st.

*Measurement: Annual review of local hurricane plans.*

**Policy 3.1.4:** Strongly advocate the expansion of the Jolley Bridge facilities to the MPO's funded priority list, and continue all efforts necessary until project completion.

*Measurement: Success in placing the bridge on the MPO's funded priority list and other civic efforts to help accomplish this vital project.*

**Policy 3.1.5:** The City will work through the County staff to ensure that hurricane evacuation shelters meet or exceed Red Cross standards, and that facilities are provided to meet the needs of elderly and disabled persons.

**Policy 3.1.6:** Upon plan adoption the City will conduct at least one public hurricane preparation meeting before hurricane season, and seek the assistance of local groups and associations to distribute pertinent materials on hurricane preparation and evacuation.

*Measurement: Annual public hurricane preparation information meeting.*

**Objective 3.2:** To limit public expenditures for infrastructure that would have the effect of directly subsidizing private development.

**Policy 3.2.1:** The City shall limit its 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.

*Measurement: Annual funding and project design for public infrastructure projects.*

**Policy 3.2.2:** Policy 3.2.1. shall in no way limit the City's ability to fund and construct public improvements in order to provide adequate infrastructure to serve the Future Land Use Plan development pattern or development for which rights were vested prior to enactment of this Plan.

**Policy 3.2.3:** Such infrastructure improvements shall be consistent with adopted Levels of Service (LOS) contained in the Concurrency Management System (CMS) at the time of Plan adoption.

*Measurement: Documentation that infrastructure improvements shall be consistent with, or exceed adopted LOS standards for design and capacity, upon plan adoption.*

**Policy 3.2.4:** The maximum density of future residential development is limited to the densities described in the Future Land Use Element in recognition of natural hazards and existing population concentrations.

*Measurement: The City shall maintain a maximum density of four units per acre as described in the Future Land Use Element.*

**Objective 3.3:** The City will utilize a post-disaster redevelopment plan and associated build-back policies to reduce or eliminate the exposure of human life, and public and private property to catastrophic disasters.

**Policy 3.3.1:** Prior to the start of the 2001 Hurricane season the City shall adopt a post-disaster redevelopment plan and associated build-back policies. The plan, at a minimum shall address the following issues:

What constitutes a catastrophic disaster which would trigger implementation of adopted measures

Establishment of pertinent definitions and thresholds

Establishment of post-disaster redevelopment priorities

Establish restoration priorities for essential services and facilities

Post-disaster debris clearance and disposal strategies

Determination of damage, build-back policy, moratoria, emergency repairs, and emergency permitting system

Economic redevelopment policies

Guidelines for acquiring damaged properties

Interaction with Collier County and the SWFRPC.

*Measurement:* Adoption of post-disaster redevelopment plan with associated build-back policies prior to the start of the 2001 Hurricane season.

**Policy 3.3.2:** The City's interim build-back policy will be written such that structures which have been damaged by natural or manmade to the 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 destruction. Existing conforming structures which have been damaged to the extent that the cost of their reconstruction or repair exceeds fifty percent (50%) of the replacement value of the structure may be reconstructed, but in accordance with the legally documented actual use, density, size, style and type of construction including square footage existing at the time of destruction, thereby allowing such structures to be rebuilt or replaced to the size, style, and type of their original construction, including their original square footage; provided, however, that the affected structure, as rebuilt or replaced, complies with all applicable Federal and State regulations and local regulations which do not preclude reconstruction otherwise intended by this policy. This policy shall not extend to non-conforming boat docking facilities or signs.

**Policy 3.3.2.5:** Upon adoption of the Post-Disaster Redevelopment Plan policies 3.1.1 and 3.3.2 shall be rendered null and void.

**Policy 3.3.3:** During post-disaster recovery periods, after damaged areas and infrastructure requiring rehabilitation or redevelopment have been identified, appropriate City departments shall use the post-disaster redevelopment plan to reduce or eliminate the future exposure of life and property to hurricanes.

*Measurement:* Implementation of actions and activities as described in the post-disaster plan when and if necessary.

**Policy 3.3.4:** The City's post-disaster plan shall be drafted to insure maximum coordination and clear lines of command and communication with Collier County's Emergency Management personnel and affected County departments to expedite post-disaster recovery.

**Policy 3.3.5:** Such post-disaster redevelopment plans will be coordinated with other Island service providers to ensure consistency between public and private plans and facilitate cooperation in execution of such plan at the time of emergency.

*Measurement:* Distribution of adopted post-disaster plan to service providers.

## VI. PARKS AND OPEN SPACE ELEMENT

**GOAL 1:** TO ENHANCE MARCO ISLAND'S OPEN SPACE AND RECREATIONAL OPPORTUNITIES WHILE MAINTAINING ITS TROPICAL SMALL, TOWN CHARACTER.

**Objective 1.1:** Establishment of minimum Level of Service (LOS) standards for community parklands and regional parkland acreages per 1,000 residents.

**Policy 1.1.1:** The City will utilize the following minimum LOS standard for community parkland on Marco Island: 1.2882 acres of active parkland/1,000 permanent residents.

*Measurement:* Annual inventory of parkland resources and population estimates.

**Policy 1.1.2:** The adopted LOS standard for regional parkland will be 2.9142 acres per 1,000 residents as established by the provider Collier County.

*Measurement:* Receipt of County AUIR reports and population estimates.

**Policy 1.1.3:** The City will consult recommended 2010 Population Guidelines for User-Oriented Outdoor Recreation Activity Tables to address projected shortfalls in amenities as recreational sites are either upgraded or improved.

*Measurement:* Type of amenities added to the City's recreational network annually.

**Objective 1.2:** To seek additional recreational and open space sites on Marco Island and maintain and enhance the existing sites.

**Policy 1.2.1:** Upon Plan adoption, the City will investigate vacant property on Marco Island that could be suitable for a future park or community/cultural center.

*Measurement:* Lots acquired outright or shared that add to or enhance the City's Park, Recreation and Open Space network.

**Policy 1.2.2:** Within three years of the Plan's effective date, the City will investigate designating Tracts C and D on Winterberry Drive as a Passive Park/open space and begin public input on potential improvements.

*Measurement:* Progress toward development of Tracts C and D for park/open space purposes.

**Policy 1.2.3:** The City will actively seek acquisition of recreational land and/or open space through submission of grant applications.

*Measurement:* Grant submittals prepared by or on behalf of the City seeking funds for park or open space acquisitions.

**Policy 1.2.4:** Public meetings will be held by the Parks and Recreation Department, to seek input from the residents of Marco Island on the design of all public recreational facilities to be built or expanded on Marco Island.

*Measurement:* Public meetings held concerning public recreational improvements.

**Objective 1.3:** Promotion of a safe, convenient, and energy efficient multimodal transportation system.

**Policy 1.3.1:** Incorporation of the recommendations contained in the Right-Of-Way Report into the five-year Capital Improvement Element based on priority of need and availability of fiscal resources.

*Measurement:* Transportation system upgrades contained in the five year CIE and CIP.

**Policy 1.3.2:** Continuation of the sidewalk assessment program to provide a complete sidewalk network adjacent to all arterial and collector roads by 2005. \*Portions of CR 92 east of Barfield Drive are not envisioned as part of the desired sidewalk network.

*Measurement:* Annual number of linear feet of sidewalk installed along arterial and collector roads.

**Policy 1.3.3:** Within five years of the Plan's effective date, the City will investigate and create a mechanism to establish a dedicated pedestrian

**Goals \* Objectives \* Policies**

**Parks and Open Space**

promenade easement along major bulkheaded undeveloped parcels of property zoned commercial and dedicated easement from the promenade to the nearest public access.

*Measurement: Establishment of Development regulations to effect the creation of the desired pedestrian easement.*

**Policy 1.3.4:** Require that all roadway improvement projects (except intersections or signal projects) to incorporate bicycle and pedestrian facilities in the design, funding, and implementation, unless deemed technically unfeasible due to significant site conditions or circumstances.

*Measurement: Incorporation of bicycle and pedestrian facilities in the design, funding and implementation of all new roadway projects.*

**Policy 1.3.5:** Seek enhancement grants through the MPO to fund bicycle and pedestrian improvements.

*Measurement: Enhancement grants applied for through the MPO to fund bicycle and pedestrian system improvements.*

**Objective 1.4:** The City will actively seek and cooperatively pursue partnerships with Island entities for enhanced and expanded recreational and civic use facilities.

**Policy 1.4.1:** The City will work cooperatively with private and quasi-public groups and entities to pursue enhanced and expanded recreational and civic use facilities on both public and privately owned lands.

*Measurement: Dialogue between the City and non-City entities that provide recreational and civic facilities and programs, with the objective of expanding opportunities of mutual benefit.*

**Policy 1.4.2:** City staff will actively provide assistance to non-City entities in the development of grant applications to increase Island recreational and civic resources.

*Measurement: Number of times City staff assists other in the development of grant applications annually.*

**Policy 1.4.3:** The City will investigate the potential of a Marco Island Civic/Cultural Center in conjunction with other private and quasi-public entities such as the School Board, the YMCA, and others.

*Measurement:* *Establishment of dialogue with interested parties concerning the need for a Marco Island Civic/Cultural Center.*

## VII. INTERGOVERNMENTAL COORDINATION ELEMENT

**GOAL 1:** THE CITY OF MARCO ISLAND WILL ENCOURAGE AND ACTIVELY PARTICIPATE IN PROGRAMS AND FORUMS DESIGNED TO ENHANCE INTERGOVERNMENTAL COORDINATION.

**Objective 1.1:** The City of Marco Island will provide opportunities for planning partners and affected entities to review and comment on the Comprehensive Plan prior to formal adoption or amendment.

**Policy 1.1.1:** Prior to formal adoption of the Comprehensive Plan, or amendments thereto, the City will have transmitted draft copies of the plan, as required by law, to affected entities to review and comment, and will revise and/or amend the plan to address those concerns as warranted. Those entities will be given a reasonable period of time to review and comment prior to official local action. The City shall be consistent in addressing the coordination of the Comprehensive Plan with affected entities' plans including the South Florida Water Management District's Regional Water Supply Plan, approved pursuant to Sec. 373.0361 FS, for the Lower West Coast Region.

*Measurement:* Transmittal of Plan to affected entities concurrent with submittal for DCA OCR review.

**Policy 1.1.2:** Upon adoption of the Comprehensive Plan, or amendments thereto, the City will transmit copies of the approved plan to affected entities. Those entities that provide facilities and services related to adopted Level of Service (LOS) will need to coordinate and/or update the City on proposed and actual system upgrades.

*Measurement:* Transmittal of approved Plan to affected entities.

**Objective 1.2:** The City of Marco Island will work with the Regional Planning Council to establish formal dispute resolution processes and procedures to resolve conflict with other local governments.

**Policy 1.2.1:** By year end 2008, the City will establish formal dispute resolution processes and procedures, for issues involving adjacent local governments with assistance from the Regional Planning Council.

*Measurement:* Establishment of formal dispute resolution processes and procedures for interlocal issues.

**Policy 1.2.2:** By year end 2008, the City will provide written dispute resolution

**Goals \* Objectives \* Policies**

**Intergovernmental Coordination Element**

processes and procedures for consideration by adjacent local governments.

*Measurement: Written dispute resolution processes and procedures for interlocal issues.*

**Policy 1.2.3:** By year end 2009, the City will enter into Interlocal Agreements with adjacent local governments, as necessary, to formalize processes and procedures for dispute resolution of issues of multi-jurisdictional concern.

*Measurement: Formal Interlocal Agreements with adjacent local governments, as necessary by year end 2009*

**Objective 1.3:** Prior to formal comprehensive plan adoption, or amendment, the City will provide opportunities, as required by law, for state, regional and local public entities with responsibilities for the provision of services directly related to proposed Levels of Service (LOS) to review and comment on the capacity and capabilities affecting service levels proposed in the amended comprehensive plan.

**Policy 1.3.1:** State, regional and local entities with responsibilities for the provision of services directly related to proposed Levels of Service (LOS) contained in the amended comprehensive plan will be given a reasonable period of time to review and comment on the service levels proposed for adoption by the City of Marco Island.

*Measurement: Transmittal of Plan, or amendments, concurrent with submittal to DCA for ORC review.*

**Policy 1.3.2:** Any entity which has identified deficiencies in LOS over the five year planning horizon must respond in that ORC period as to how they plan to provide the facilities and services to obtain the proposed LOS within the five year planning time frame.

**Policy 1.3.3:** Upon plan adoption, or amendment, those entities that provide facilities and services for which LOS are adopted must coordinate with the City as to proposed or actual system upgrades that will impact their delivery of required facilities and services.

**Policy 1.3.4** Participate in the water supply planning process in conjunction with the South Florida Water Management District and other pertinent

**Goals \* Objectives \* Policies**

**Intergovernmental Coordination Element**

entities with the objective to assist in the development of a regional water supply plan that will reasonably ensure adequate quantity and quality of potable water resources needed to meet future needs without creating water use conflicts or unacceptable impacts to natural resources.

**Policy 1.3.5** Maintain a water supply facilities work plan by updating the adopted Ten Year Water Supply Facilities Work Plan within 18 months of an update to the regional water supply plan.

**Policy 1.3.6** Participate in water supply development-related activities facilitated by the South Florida Water Management District that affect the City.

**Objective 1.4:** The City will become a participant in regional planning forums provided by the Regional Planning Council.

**Policy 1.4.1:** Upon adoption of the Comprehensive Plan the City will become a willing participant in regional planning forums provided by the Regional Planning Council.

*Measurement: Participation in RPC activities.*

**Objective 1.5:** Prior to and after plan adoption, the City will respect and participate in the DRI review process established by the Regional Planning Council for those projects having potentially direct and/or in-direct impacts on Marco Island.

*Measurement: Annual number of projects referred by RPC for consideration as DRI.*

**Policy 1.5.1:** After adoption of the Comprehensive Plan the City will provide thoughtful consideration of all projects referred by the Regional Planning Council for review as potential or actual Developments of Regional Impact (DRI).

*Measurement: Projects referred or reviewed by RPC as potential or actual DRI's.*

**Policy 1.5.2:** The City will refer any project deemed to meet minimum thresholds as a DRI to the Regional Planning Council for determination as to the exact status to facilitate the review and permitting process.

*Measurement: Annual number of projects referred to the RPC for consideration as DRI's*

**Goals \* Objectives \* Policies**

**Intergovernmental Coordination Element**

**Objective 1.6:** Pursuant to State Law and/or 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. (Also see FLUE Objective 1.12). The City shall continue to coordinate with the District School Board of Collier County for: the regulatory review of residential development for school concurrency, in accordance with Section 163.3180 (13) Florida Statutes; the collaborative planning and decision making on population projections; for public school site selection; for new educational plants and ancillary facilities; and for 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 1.6.1:** The City will investigate and seek partnership opportunities with the School Board and others to expand public educational facilities that will provide wider community benefits such as recreational facilities, civic meeting space, and distance learning services.

*Measurement:* *Cooperative endeavors that promote facility expansion that provides benefits to the community at large.*

**Objective 1.7:** The City shall consider annexation requests from property owners who wish to voluntarily become a part of the city and whose properties are contiguous to existing city limits.

**Policy 1.7.1:** Should annexations occur, the City shall confer with all affected jurisdictions to insure an equitable and smooth transition from Collier County to City jurisdiction.

**Policy 1.7.2:** Any petition to annex property into the City of Marco Island should not be approved if such annexation will adversely effect the supply and delivery of public facilities and services or otherwise present an unreasonable burden to the citizens of Marco Island.

## VIII. CAPITAL IMPROVEMENTS ELEMENT

**GOAL 1:** THE CITY WILL DEVELOP A FINANCIALLY SOUND, FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM THAT WILL ENSURE CONTINUED COMPLIANCE WITH ADOPTED LEVELS OF SERVICE FOR THOSE SERVICES PROVIDED BY THE CITY.

**Objective 1.1:** Pursuant to adopted Levels of Service (LOS) as described in the Concurrency Management System (CMS), the City will fund and implement those capital projects necessary to ensure that facilities and services provided by the City of Marco Island will be in place to accommodate projected growth and development over the next five years.

**Policy 1.1.1:** City Council will prioritize capital improvement projects to ensure that all CMS deficiencies, if any, are prioritized, properly funded and resolved in advance of actual need. Such needs will be reviewed on an annual basis.

*Measurement:* Annual allocation of fiscal resources to address CMS deficiencies, if any, to ensure resolution prior to actual need.

**Policy 1.1.2:** In conjunction with the Annual Level of Service Report, the City will establish maintenance guidelines and criteria to ensure that existing systems continue to function at or above adopted Level of Service standards.

**Policy 1.1.3:** Except for roadways, which can operate at a deficient LOS for up to two years, the City shall renew, expand, or replace such facilities on a planned and prudent basis to ensure that all other systems continue to function at or above adopted Level of Service standards.

**Policy 1.1.4:** By December 2008 the City will prepare a study to consider the need for a storm water utility, with supporting funding alternatives.

*Measurement:* Completion of storm water utility report on the viability of establishing such a utility by December 2008.

**Policy 1.1.5:** The City shall implement the Five-Year Schedule of Capital Improvements (a/k/a the Five Year Capital Improvement Plan [CIP]), in this Element, as amended from time to time, to ensure public facilities are maintained at or above the adopted levels-of-service. See Tables 8.1 and 8.2.

**Goals \* Objectives \* Policies**

**Capital Improvements Element**

*Measurement: Implementation of the Five-Year SCI, as amended.*

**Policy 1.1.6:** The Schedule of Capital Improvements shall be updated annually by December 1 each year and will incorporate by reference the School District of Collier County's "Annual Capital Improvements Plan" in order to achieve and maintain the adopted level of service for public school facilities. (See Table 8.1 (d) and the District Facilities Work Program.) The School District's Five Year Capital Improvement Plan shall identify the financially feasible school facility capacity projects necessary to address existing deficiencies and future needs based on achieving and maintaining adopted LOS standards for schools. As part of the annual update, the District Facilities Work Program prepared by the School District pursuant to Section 1013.35 (1) (b) FS, shall be adopted as part of the data and analysis in support of the School District's five year Capital Improvement Plan. Updates to the Work Program and CIP shall occur annually thereafter.

*Measurement: Annual Update of Schedule of Capital Improvements*

**Objective 1.2:** To limit public expenditures for infrastructure facilities that would have the effect of directly subsidizing private development.

**Policy 1.2.1:** 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.

*Measurement: Annual funding and project design for public infrastructure projects.*

**Policy 1.2.2:** Policy 1.2.1 shall in no way limit the City's ability to fund and construct public improvements in order to provide adequate infrastructure to serve the Future Land Use Plan's development pattern or development for which rights were vested prior to enactment of this Plan.

**Policy 1.2.3:** Such infrastructure improvements shall be consistent with adopted Level of Service (LOS) contained in the Concurrency Management System (CMS).

*Measurement: Documentation that infrastructure improvements shall be consistent with or exceed adopted LOS standards for design and capacity.*

**Goals \* Objectives \* Policies**

**Capital Improvements Element**

**Policy 1.2.4:** The City will implement proactive maintenance programs to ensure that all roadways, potable water, sanitary sewer, community parks, and storm water systems continue to function at or above adopted LOS standards.

*Measurement:* *Development, funding, and implementation of maintenance programs for roadway, potable water, sanitary sewer, community parks and storm water systems.*

**Policy 1.2.5** Prior to approval of a development order, the City will apply its concurrency management system for potable water, sanitary sewer, solid waste, drainage, parks and recreation, and transportation facilities to ensure adequate facilities are available to serve new development. With respect to potable water, prior to approval of a building permit or its functional equivalent, the City shall consult with the applicable water supplier to determine whether adequate potable water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

**Objective 1.3:** The City will aggressively seek grants, and other funding sources to augment and expand the financial resources available for capital improvement projects.

**Policy 1.3.1:** The City will actively pursue grant opportunities and will annually allocate sufficient funds with the Capital budget to provide for required local matches.

*Measurement:* *Annual number of grants sought by or on behalf of the City for capital improvement projects.*

**Table 8.1**  
**SCHEDULE OF CAPITAL IMPROVEMENTS 2009-2013**  
**(Transportation Facilities, Stormwater Drainage, Parks and Recreation, Schools)**

Note: None of the improvements described in the following Schedule of Capital Improvement tables are required to correct current or projected Level of Service deficiencies from 2009 through 2013.

Prepared pursuant to recommendations contained in the 2008 ORC Report and Chapter 163 F.S., and Rule 9J-5 F.A.C.

Table 8.1(a)  
**SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13**  
**TRANSPORTATION FACILITIES IMPROVEMENTS/ENHANCEMENTS**

[ -----Committed Funding Sources-----] [----Projected Funding Sources----]

PROJECT	Location/Address	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description		Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)
Bald Eagle Turn Lanes(1)	Bald Eagle Between Goldenrod & Elkcam Circle	---	---	---	\$75,000 / \$75,000 GF	\$400,000 / \$400,000 GF	\$475,000 / \$475,000 GF
Street Improvements( 2)	City-wide	\$280,000 / \$200,000 RIF \$80,000 GF	\$400,000 / \$200,000 RIF \$200,000 GF	\$400,000 / \$200,000 RIF \$200,000 GF	\$300,000 / \$200,000 RIF \$100,000 GF	\$400,000 / \$200,000 RIF \$200,000 GF	\$1,780,000 / \$1,000,000 RIF \$780,000 GF
Bike Path Shoulder Widening (3)	City-wide	---	---	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF	\$300,000 / \$300,000 GF
Marco Lake (4) Drive Sidewalk	Marco Lake Drive	\$96,000 / \$75,000CDBG \$21,000 GF	---	---	---	---	\$96,000 / \$75,000 CDBG \$21,000 GF
Bridge Integrity Study (5)	City-wide	---	---	---	---	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF
Bridge Repairs (City-wide) (6)	City-wide	\$1,271,600 / \$1,271,600 GF	\$545,000 / \$545,000 GF	\$350,000 / \$350,000 GF	---	---	\$2,166,600 / \$2,166,600 GF
Bridge Repairs (7) (Smokehouse Bay)	Smokehouse Bay	\$350,000 / \$200,000 CIP \$150,000 GF	\$1,500,000 / \$200,000 CIP \$1,300,000 GF	\$2,700,000 / \$200,000 CIP \$1,000,000 Grant	\$3,900,000 / \$200,000 CIP \$1,000,000 Grant	\$4,400,000 / \$200,000 CIP \$1,000,000 Grant	\$12,850,000 / \$1,000,000 CIP \$3,000,000 Grant \$8,850,000 GF

**Goals \* Objectives \* Policies**

**Capital Improvements**

ANNUAL TOTALS	\$1,997,600 / \$200,000 RIF \$75,000 CDBG \$1,522,600 GF \$200,000 CIP	---	\$2,445,000 / \$200,000 RIF \$2,045,000 GF \$200,000 CIP	---	\$1,500,000 GF \$3,550,000 / \$200,000 RIF \$1,000,000 Grant \$2,150,000 GF \$200,000 CIP	\$2,700,000 GF \$4,375,000 / \$200,000 RIF \$1,000,000 Grant \$2,975,000 GF \$200,000 CIP	\$3,200,000 GF \$5,400,000 / \$200,000 RIF \$1,000,000 Grant \$4,000,000 GF \$200,000 CIP	\$17,767,600 / \$1,000,000 RIF \$3,000,000 Grant \$75,000 CDBG \$12,692,600 GF \$1,000,000 CIP	

Notes: No projected LOS deficiencies 2009-2013

Projects, Expenditures and Revenues per adopted FY 2008 Budget.

Abbreviations: GF - General Fund

RIF - Road Impact Fees

FDOT - Dept. of Transportation

GRANT- Collier County Grant

CDBG - Collier County Block Grant

- (1) Bald Eagle Drive turning lanes will be provided between Goldenrod Avenue and Elkcam Circle and at the intersection of N. Barfield Drive and Bald Eagle Drive.
- (2) This project involves the partial or full reconstruction of roadway intersection areas to resolve drainage problems, to replace asphalt pavement, to resolve inadequate turning radii, to remedy safety concerns, to alleviate excessive ponding of stormwater, and to construct or reconstruct paved shoulders and sidewalk improvements.
- (3) This project involves widening Barfield Drive, Winterberry Drive, San Marco Road, and portions of Bald Eagle Drive for the construction of bicycle lanes along both sides of the roadway.
- (4) Create a 6-foot sidewalk on 5<sup>th</sup> Avenue to provide adequate a convenient multimodal transportation system. Drainage will be addressed using valley gutters and improved drainage inlets between the existing pavement travel lanes, driveways and parking areas.
- (5) The following are the repairs recommended by bridge engineering consultants based on the damage and deterioration caused by Hurricane Wilma and age.
- (6) The following are the repairs recommended by bridge engineering consultants based on the damage and deterioration caused by Hurricane Wilma and age.
- (7) The Smokehouse Bay Bridges have been significantly impacted by age, deterioration, and damage caused by Hurricane Wilma. These bridges are scheduled to be totally rebuilt.

**Table 8.1(b)**

**SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13  
STORMWATER DRAINAGE IMPROVEMENTS/ENHANCEMENTS**

[ -----Committed Funding Sources-----] [----Projected Funding Sources----]

PROJECT		FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description	Location/Address	Expenditure / Revenue Source(s)					
Drainage Improvements(1)	City-wide, per drainage basins set in the Master Drainage Study	\$600,000 / \$200,000 BCBG \$400,000 GF	\$3,000,000 / \$1,000,000 BCBG \$2,000,000 GF				
	ANNUAL TOTALS	\$600,000 / \$200,000 BCBG \$400,000 GF	\$3,000,000 / \$1,000,000 BCBG \$2,000,000 GF				

Notes: No projected LOS deficiencies 2009-2013

Projects, Expenditures and Revenues per adopted FY 2009 Budget.  
BCBG – Big Cypress Basin Grants.

Abbreviations: GF - General Fund

- (1) The repair or replacement of existing storm sewers is an on-going program necessary to preserve and maintain existing storm drainage capacity. Also annual re-grading of roadside drainage swales is required to minimize nuisance ponding and to maintain adequate stormwater drainage along local streets to achieve efficient discharge into receiving waterbodies.

**Table 8.1(c)**  
**SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13**  
**PARKS, RECREATION AND OPEN SPACE IMPROVEMENTS/ENHANCEMENTS**

[-----Committed Funding Sources-----] [----Projected Funding Sources----]

PROJECT	Location/ Address	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description		Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)
Mackle Park Improvements (1)	1361 Andalusia Terrace	\$220,000 / \$200,000SPR G \$20,000 GF	\$7,605,000 / \$7,605,000 BOND*	---	\$150,000 / \$150,000 GF	\$150,000 / \$150,000 GF	\$8,125,000 / \$320,000 GF \$200,000 SPRG \$7,605,000 BOND*
Winterberry Park Improvements (2)	1408 San Marco Rd.	\$350,000 / \$350,000 GF	---	---	---	---	\$350,000 / \$350,000 GF
Veterans Community Park (3)	Windward Drive & West Elkcam Circle	\$275,000 / \$275,000 CIP Cash Forward	\$2,000,000 / \$2,000,000 BOND	---	---	---	\$2,275,000 / \$275,000 CIP \$2,000,000 BOND
Leigh Plummer Park Improvements (4)	758 N. Barfield Drive	---	---	\$300,000 / \$300,000 GF	---	---	\$300,000 / \$300,000 GF



**Goals \* Objectives \* Policies**

**Capital Improvements**

- (1) On-going improvements to the City's flagship park pursuant to recommendations contained in the Mackle Park Master Plan.
- (2) Improvements and enhancements to playing fields.
- (3) Major improvements to be master planned.
- (4) Construction of pathways and landscaping enhancements.
- (5) Funding allows for the resurfacing of hard courts one and two with a synthetic surface. To replace under ground irrigation at courts three and four.
- (6) To improve the quality of landscaping, in medians and roadside areas, on south Collier Boulevard between Winterberry Drive and Collier Court.

**Table 8.1 (d)**  
**SCHEDULE OF CAPITAL IMPROVEMENTS 2009-2013**  
**(Public School Facilities)**

The City of Marco Island incorporates and adopts by reference as table 8.1 (d) the School District of Collier County's "Annual Capital Improvements Plan", FY 2009-2028, approved on April 15, 2008 and subsequently amended on May 15, 2008. Furthermore, the District Facilities Work Program FY 2009-2013, adopted by the School Board on August 21, 2008 is adopted as part of the Data and Analysis in support of Table 8.1 (d).

**Table 8.2**  
**SCHEDULE OF CAPITAL IMPROVEMENTS 2009-2013**  
**(Potable Water and Sanitary Sewers)**

Note: None of the improvements described in the following Schedule of Capital Improvement tables are required to correct current or projected Level of Service deficiencies from 2009 through 2013.

**Table 8.2(a)**  
**SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13**  
**POTABLE WATER FACILITIES IMPROVEMENTS/ENHANCEMENTS**

PROJECT		FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description	Location/Add ress	Expenditure / Revenue Source(s)					
SCADA	Radio Polling	\$10,900 / \$10,900 W R&R	---	---	---	---	\$10,900 /

Goals \* Objectives \* Policies

Capital Improvements

System (1)	System							
Leak Detection (2)	Pilot location TBD	\$100,000 / \$100,000 W R&R	---	---	---	---	---	\$10,900 W R&R
Inoperative Valves (3)	System-wide	\$250,000 / \$250,000 W R&R	---	---	---	---	---	\$250,000 / \$250,000 W R&R
Meter Replacement Program (4)	System-wide	---	\$250,000 / \$250,000 W R&R	\$300,000 / \$300,000 W R&R	\$325,000 / \$325,000 W R&R	---	---	\$875,000 / \$875,000 W R&R
Renewal & Replacement (5)	System-wide	---	\$750,000 / \$750,000 W R&R	\$750,000 / \$750,000 W R&R	\$800,000 / \$800,000 W R&R	\$820,000 / \$820,000 W R&R	---	\$3,145,000 / \$3,145,000 W R&R
RO Plant Membrane Replacement (6)	South Plant,, Lily Court and Heathwood Drive	\$320,000 / \$320,000 Cap. Reserves	\$350,000 / \$350,000 Cap. Reserves	\$350,000 / \$350,000 Cap. Reserves	\$375,000 / \$375,000 Cap. Reserves	\$395,000 / \$395,000 Cap. Reserves	---	\$1,835,000 / \$1,835,000 Capital Reserves
Vehicle Replacement Program (7)	---	---	\$555,000 / \$555,000 W R&R	\$570,000 / \$570,000 W R&R	---	---	---	\$1,125,000 / \$1,125,000 W R&R
South Plant Water Storage (9)	South Plant,, Lily Court and Heathwood Drive	---	---	---	\$4,600,000 / \$4,600,000 Bond	---	---	\$4,600,000 / \$4,600,000 Bond
Unscheduled Capital Projects (10)	Contingency Funds	---	\$150,000 / \$150,000 Cap. Reserves	---	\$600,000 / \$600,000 Cap. Reserves			

Goals \* Objectives \* Policies

Capital Improvements

Filter Upgrades – North Plant (11)	North Plant Elkcam Circle	\$1,598,300 / \$1,598,300 Bond	---	---	---	---	\$1,598,300 / \$1,598,300 Bond
Emergency Generator – North Plant (12)	New Generator at North Plant	\$1,500,000 / \$1,500,000 Bond	---	---	---	---	\$1,500,000 / \$1,500,000 Bond

Notes: No projected LOS deficiencies 2009-2013  
 Projects, Expenditures and Revenues per adopted FY 2008 Budget.

\* Capital Reserves

\*\* Anticipated Future Water Bond Issues

\*\*\* Actual and anticipated grant awards from SFWMD

\*\*\*\* FDEP grant award

Abbreviations: GF - General Fund

WIF - Water Impact Fees

Bond - Future Bond Issue

SFWMD - SF Water Man. District

W R&R - Water Repair & Restoration

Fund

Grant - FDEP grant

- (1) To improve reliability of the SCADA System and expand capabilities of the system.
- (2) An older area of Marco Island will be selected and sound wave technology will be used to identify leaks. Once identified and determined the source and quantity of lost water, then appropriate action will be taken.
- (3) The program will allow Marco Island Utilities to have fewer customers out of service in maintenance situations, such as water main breaks and utility relocation. The age, environment, and infrequent use of the valves have created an urgent need to begin the valve replacement program.
- (4) Water meter accuracy deteriorates with time. The normal life of a meter is 10 years. The Utility Department should replace approximately 10% per year and convert to "touch pad" devices to improve accuracy of readings.
- (5) Historically, the Utility experiences a variety of distribution and collection system repairs. These repairs are unplanned and in some cases unknown.
- (6) The Reverse Osmosis facility has 6 parallel treatment trains, each with 24 membrane tubes. As the membrane ages, the rejection level of solids decreases, allowing more dissolved solids to pass through the treatment plant. Replace one train per year with chemical cleaning of remaining trains annually.
- (7) Scheduled replacement of field vehicles.

**Goals \* Objectives \* Policies**

**Capital Improvements**

- (8) To add an additional 1.67 million gallons per day of surface water treatment capacity.
- (9) Design and construction of a new 2-3 million gallon storage tank at the South Plant complex.
- (10) An annual budget allocation for a contingency account is proposed for each year of the Five-Year CIP.
- (11) Rehabilitation of the lime softening clarifier includes replacement of radial and effluent launders.
- (12) Design and install emergency generator at the North Water Plant. The generator will provide standby power during electrical outages to operate the plant continuously.

**Table 8.2(b)**

**SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13  
SANITARY SEWER FACILITIES IMPROVEMENTS/ENHANCEMENTS**

PROJECT		FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description	Location/Address	Expenditure / Revenue Source(s)					
City of Marco Island							
Comprehensive Plan							

Goals \* Objectives \* Policies

Capital Improvements

	Source(s)	Source(s)	Source(s)	Source(s)	Source(s)	Source(s)
Renewal & Replacement (1)	---	\$300,000 / \$300,000 W R&R	\$325,000 / \$325,000 W R&R	\$350,000 / \$350,000 W R&R	\$375,000 / \$375,000 W R&R	\$1,350,000 / \$1,350,000 W R&R
W'Water Treatment Plant Improve (2)	\$2,448,100 / \$2,448,100 Capital Reserve	---	---	---	---	\$2,448,100 / \$2,448,100 Capital Reserve
Deep Well Injection (3)	\$2,448,100 / \$2,448,100 Sewer Assessments	---	---	---	---	\$2,448,100 / \$2,448,100 Sewer Assessments
Unscheduled Capital Projects(4)	---	\$400,000 / \$400,000 Capital Reserve	\$1,600,000 / \$1,600,000 Capital Reserve			
W'Water Treatment Plant Improve ( 5)	\$11,771,000 / \$11,771,000 Bond	---	---	---	---	\$11,771,000 / \$11,771,000 Bond
Gravity Line Upgrades (6)	---	---	---	\$187,500 / \$187,500 Bond	\$2,000,000 / \$2,000,000 Bond	\$2,187,500 / \$2,187,500 Bond
Re-Use 2 MG Storage Tank (7)	---	---	---	\$2,000,000 / \$2,000,000 Bond	---	\$2,000,000 / \$2,000,000 Bond
W'Water Treatment Plant Expan.	\$3,144,500 / \$3,144,500 Sewer	---	---	---	---	\$3,144,500 / \$3,144,500 Sewer

**Goals \* Objectives \* Policies**

**Capital Improvements**

To 5 MGD (8)	Assess.					Assess.
STRP Road Re-surfacing (9)	\$1,415,400 / \$1,415,400 RBI	\$2,221,800 / \$2,221,800 RBI	\$1,149,300 / \$1,149,300 RBI	\$939,700 / \$939,700 RBI	---	\$5,726,200 / \$5,726,200 RBI
ANNUAL TOTALS	\$21,227,100 / \$5,592,600 Sewer Assess. \$2,448,100 Capital Reserve \$11,771,000 Bond \$1,415,400 RBI	\$2,921,800 / \$400,000 Capital Reserves \$300,000 W R&R \$2,221,800 RBI	\$1,874,300 / \$400,000 Capital Reserves \$325,000 W R&R \$1,149,300 RBI	\$3,877,200 / \$400,000 Capital Reserves \$350,000 W R&R \$2,187,500 Bond \$939,700 RBI	\$2,775,000 / \$400,000 Capital Reserves \$375,000 W R&R \$2,000,000 Bond	\$32,675,400 / \$4,048,100 Reserve \$1,350,000 W R&R \$15,958,500 Bond \$5,592,600 Sewer Assess. \$5,726,200 RBI

Notes: No projected LOS deficiencies 2009-2013

Projects, Expenditures and Revenues per adopted FY 2009 Budget.

Abbreviations: W R&R - Wastewater Repair and Restoration Fund  
Sewer Assessments  
Wastewater Capital Reserve

- (1) Historically, the Utility experiences a variety of distribution and collection system repairs. These repairs are unplanned and in some cases unknown.
- (2) To upgrade and expand the existing wastewater treatment plant to 5 million gallons per day capacity to facilitate the completion of the STEP program.
- (3) The existing deep injection well takes reject water from the RO facility as well as wastewater effluent that does not meet reuse standards. Expansion of the wastewater treatment plant will increase the amount of treated wastewater that may have to go down the injection well. The existing deep injection well is at maximum capacity and cannot accommodate these increases. A second injection well is required to expand these capacities.
- (4) To have the resources available within the CIP budget to meet unscheduled needs.
- (5) To upgrade and expand the existing wastewater treatment plant to five million gallons.
- (6) Historically, the utility experiences a variety of distribution and collection system repairs. These repairs are unplanned and in some cases unknown.

**Goals \* Objectives \* Policies**

**Capital Improvements**

- (7) The utility is making provisions to increase the capability to deliver additional reuse water. The majority of potential new irrigation users are along South Collier Boulevard to Collier Court.
- (8) Replace and improve the wastewater treatment plant to five million gallons per day capacity.
- (9) To resurface the roads that are impacted during the installation of the Septic Tank Replacement Program.

- Policy 1.3.2:** The City will utilize, when prudent, assessments as a funding source for projects that provide area-wide improvements.
- Measurement:* Continuation of assessment program for sidewalks and other infrastructure improvements.
- Policy 1.3.3:** The City will continue to investigate the potential for declaring portions of East Elkcam Circle as a redevelopment district as a means to obtain alternative funding sources for infrastructure improvements including on-street parking, sidewalks, and storm water drainage.
- Measurement:* Continue to investigate declaration of East Elkcam Circle area as a Redevelopment District.
- GOAL 2:** ENSURE THAT NON-CITY ENTITIES RESPONSIBLE FOR FACILITIES AND SERVICES IDENTIFIED IN THE CONCURRENCY MANAGEMENT SYSTEM MEET ADOPTED LEVEL OF SERVICE STANDARDS OVER THE NEXT FIVE YEARS.
- Objective 2.1:** The City will constantly 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 accommodate growth and development on the Island over the next five years.
- Policy 2.1.1:** Pursuant to the adopted Adequate Public Facilities Ordinance, the City shall prepare an Annual Level of Service 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.
- Measurement:* Preparation of an annual Level of Service Report pursuant to the adopted Adequate Public Facilities Ordinance.
- Policy 2.1.2:** Should any non-city entity approach 80% of capacity in their adopted Level of Service (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.
- Measurement:* Written notification provided by the service provider when, or if, necessary.
- Policy 2.1.3:** The City will thoroughly review all non- LOS based system expansion project proposals submitted by non-City providers to ensure that the project is designed consistent with development densities prescribed in the

Future Land Use Element to curtail the potential over-sizing of facilities to encourage urban sprawl.

*Measurement: Number of non-LOS based system expansion projects reviewed and approved by the City annually.*

**Policy 2.1.4:** The City will use the 5 year schedule of Capital Improvements to insure that public facilities level of service standards are achieved and maintained

*Measurement: Maintenance of established level of service standards.*

**Policy 2.1.5:** The concurrency requirement of the Public School Facilities Level of Service Standard of this Comprehensive Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:

- A. The necessary facilities and services are in place or under construction within three years after the issuance of a final subdivision or site plan approval or its functional equivalent; or
- B. The necessary facilities and services are found in the first, second or third year of the School District of Collier County's Summary of Capital Improvement Plan" table and the "Summary of Estimated Revenue" table from the financially feasible Five Year Capital Improvement Plan adopted by reference each year by December 1<sup>st</sup> at the time a final site development plan, final plat or functional equivalent is issued; or
- C. The necessary facilities and services are the subject of a binding commitment with the developer to contribute proportionate fair-share funding as provided for in Policy 1.2.4 of the Public School Facilities Element, if applicable, or to construct the needed facilities.

**Capital Improvements Implementation Plan**

Rule 9J-5 requires that a local government provide a schedule of capital improvements for which the local government has fiscal responsibility, selected for the first five (5) years, by year, after the adoption of the comprehensive plan, which shall reflect the need to reduce existing deficiencies, remain abreast of replacements, and meet future demands.

There are no projected LOS deficiencies in the five-year planning period, therefore the SCI only refers to those projects or activities which are related to maintaining or enhancing adopted LOS design or capacity standards for those facilities and/or services which the City of Marco Island is the sole responsible entity. Tables 8.1 and 8.2 identify those projects and activities the City intends to implement over the next five years related to roads, drainage, potable water,

sanitary sewers, and community parks. Tables 8.1 and 8.2 correspond to programs and activities that are adopted as primary components of the approved Capital Improvement Implementation Plan for the City of Marco Island for the years 2008-2012.

Tables 8.1 and 8.2 demonstrate that all planned capital improvements are financially feasible through the budgeting and appropriation of sufficient funds through identified sources of revenues.

### **Concurrency Management System**

The following describes the procedures and mechanisms proposed by the City of Marco Island to ensure that required services and facilities are in place concurrent with new growth and development.

The City of Marco Island has established a management and monitoring system to evaluate and coordinate the timing and provision of necessary public facilities to service development pursuant to adopted LOS (level of service) standards, and to establish a regulatory program that ensures that adequate public facilities are available to serve development concurrent with the time when impacts of development occur on the City's public facilities.

### **Conditions for concurrency**

Required facilities include any improvement or public facility which is required to maintain the prescribed Level of Service parameters to serve current city residents and projected new residents as a result of a given project. Required facilities for a proposed development shall be identified by the owner or developer and reviewed for concurrency by the city in compliance with the adopted comprehensive plan. Concurrency requirements for a proposed project will be met pursuant to the following requirements of Chapter 163.3180, Florida Statutes:

Sanitary Sewer, Solid Waste, Drainage, Potable Water:

Consistent with the public health and safety, sanitary sewers, solid waste, drainage, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. (Chapter 163.3180(2)(a) F.S.)

Parks and Recreation:

Consistent with the public health and safety, park and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance of a certificate of occupancy. However, the acreage for such facilities shall be dedicated or be acquired by the local government prior to issuance by the local government of a certificate of occupancy, or funds in the amount of the developer's fair share shall be committed prior to the issuance of a certificate of occupancy. (Chapter 163.8130(2)(b) F.S.)

Transportation Facilities:

Consistent with the public welfare, transportation facilities needed to serve new development shall be in place or under actual construction no more than 3 years after issuance of a building permit. (Chapter 163.8130(2)(c) F.S)

### **Conditions for suspension of development order**

A development order issued with any of the three conditions listed above shall not be granted a certificate of occupancy unless the required facilities are in place, or without a recommendation from the planning board and city council approval.

### **Responsibility for implementation**

(a) The community development department shall coordinate the implementation strategy for purposes of this article and will annually provide the city manager with the following:

- (1) Current population projections for a five-year period;
  - (2) Building permit activity for the past five years;
  - (3) Annual level of service report; and
  - (4) Additional information as requested.
- (b) The building official shall utilize 2.16 as the standard for calculating "persons per dwelling unit" for residential structures. This standard shall be applied to building permit applications to assess the additional growth and its impact on adopted levels of service for all facilities and public infrastructures.

### **Implementation Strategy**

The following implementation strategy is in place to ensure that the goals, objectives, policies and program established in the capital improvements element of the comprehensive plan will be achieved:

- (1) *Development order review.* When a development order is requested, the applicant will outline the required facilities, as related to level of service, for the proposed development, and how these facilities shall be provided concurrently.
- (2) *Building permit review.* When a building permit is applied for, the applicant will outline the required facilities, as related to level of service, for the proposed development, and how these facilities shall be provided concurrently.
- (3) *Annual budget.* The city's annual budget will identify projects which are targeted to maintain the level of service. Projects which are targeted for level of service maintenance but are unfunded or removed from the annual budget may cause the revocation of any development order or building permit which was issued upon the construction of that project.
- (4) *Comprehensive plan amendments.* Reports to the State Department of Community Affairs concerning amendments to the comprehensive plan due to emergencies, annexation, developments of regional impact, and selected small developments will report on changes, if any, to adopted goals, objectives, policies and programs in the capital improvements element.

(5) *Annual level of service report.* Each individual facility or service with an adopted level of service will be annually monitored to ensure that the level of service is maintained. The specific details for each monitoring scheduling and report can be found in the specific guidelines for concurrency.

### **Monitoring**

(a) *City-owned facilities and services.* Monitoring for each adopted level of service shall take place annually.

(b) *County and privately-owned facilities and services.* A monitoring report detailing available capacity, available capacity for the next five years, and proposed capital facilities expansions, shall be prepared by each non-city entity providing facilities and services by January of each year.

### **General procedural guidelines; reporting requirements**

(a) *Report to Planning Board; Planning Board public hearing.*

(1) *Annual level of service report.* By January of each year the Community Development Department shall compile a report which addresses the following in terms of the level of service for all services and facilities subject to the concurrency management section of the comprehensive plan:

- a. Adopted level of service versus current level of service;
- b. Current capital improvements program and potential capital improvements program options for maintaining level of service with a five-year timeframe;
- c. Available or potential funding sources;
- d. Current inventory of its facilities;
- e. Current population and five-year projection, by year;
- f. Comparison of the previous year's building permit activity to the past five years' inventory;
- g. Potential developments, redevelopments or annexations which could have an impact on the current level of service; and
- h. Relationship to the goals, objectives and policies of the comprehensive plan.

(2) *Conduct of hearing.* In February of each year, the planning board will hold a public hearing at which the board will discuss the current and adopted level of service for required public facilities. The annual level of service report shall be available to the board and the public at least two weeks before the public hearing. If the current level of service is below the adopted level of service policy standards, measures must be discussed by the board which either:

- a. Fund the necessary improvements to reestablish the adopted level of service within a two-year transition period;
- b. Adopt a lower level of service which would be consistent with current levels of service; or
- c. Cease issuing development orders which negatively impact the level of service until the adopted level of service is reestablished.

(3) *Notice of hearing.* Preparation for the public hearing will follow the advertising and public notice procedures which are currently followed for the planning boards' regular meetings.

(4) *Recommendation report.* The planning board shall make recommendations to the city council regarding the maintenance of the level of service of the facilities and services. This report shall be based on the recommendations of the Planning Board.

(b) *Action by city council.*

(1) *First reading.* The Community Development department shall present its annual level of service report and the planning board's recommendations to the city council at a public meeting in late March, or as soon as possible after the board makes its findings and recommendations. A resolution will be presented which adopts the recommendations of the board, adopts the recommendations of the boards with additional conditions, or modifies the recommendation of the board.

- a. If the current level of service is below the adopted level of service, measures must be addressed by the city council which either:
  1. Fund the necessary improvements to reestablish the adopted level of service within a two-year transition period;
  2. Adopt a lower level of service which would be consistent with the then existing level of service; or
  3. Cease issuing development orders which negatively impact the level of service until the adopted level of service is reestablished.

(2) *Second reading and public hearing.* The annual level of service report and the board's recommendation report shall be presented by the city manager. At this time, level of service deficiencies and mitigation options shall be discussed. Where necessary, potential changes to the capital improvements program shall also be addressed. At the conclusion of the public of the public hearing, the city council shall adopt a resolution that adopts the recommendations of the board, adopts the recommendations of the boards with additional conditions, or modifies the recommendation of the board. The city council shall direct the community development director to notify the state of its actions.

(c) *Reporting to State Department of Community Affairs.*

(1) The community development director shall prepare a report to notify the state department of community affairs of the status of the level of service for the facilities and services. The state department of community affairs report shall be based on the annual level of service report, the recommendation report and the formal action of the city council. This report will serve as the annual update and inventory report (AUIR).

(2) The state Department of Community Affairs report shall be forwarded to the state as required by the growth management legislation. Copies of the report shall be available to the public and city officials.

### **Adopted level of service standards city owned and operated facilities and services**

(1) *Potable water.* The adopted LOS standard for potable water will be 200 gallons per capita per day.

(2) *Sanitary sewer.* The adopted LOS standard for sanitary sewers is 100 gallons of wastewater treatment capacity per capita per day.

(3) *Transportation.* All Level of Service standards to be measured at P.M., Peak hour. Adopted LOS standard for roads is as follows:

- a. Arterials LOS D (except SR 951 from the Jolley Bridge to CR 92 which is LOS C).
- b. Collector roadways LOS D.
- c. Local roads LOS D.

(4) *Stormwater drainage.* 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:

- a. LOS Standard A: Upstream (US) Ground Elevation Upstream Hydraulic Grade Line (US HGL) > 0.5 Ft.
- b. LOS Standard B: US Ground Elevation US HGL > 0.2 ft.
- c. LOS Standard C: US Ground Elevation US HGL > or = 0.0 ft.
- d. LOS Standard D: US HGL < or = 5.2 ft. NGVD\*
- e. 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.

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

(5) *Community parks.* Adopted LOS standards for park lands is as follows:  
a. *LOS Standard.* 1.2882 acres of active parkland/1,000 permanent residents.

**Responsibility for monitoring**

The public works director shall be responsible for monitoring and reporting activities relating to potable water, sanitary sewer, transportation and stormwater drainage facilities. The parks and Recreation Director is responsible for monitoring and reporting activities relating to community parks.

**Adopted level of service standards for county and privately owned and operated facilities and services**

Collier County is currently responsible for facilities and service levels related to solid waste. The following adopted level of service (LOS) standards are included within the comprehensive plan.

(1) *Solid waste.* The adopted LOS standard is the same as contained in the county growth management plan (GMP) which is described as follows:

- a. 1.10 tons of solid waste per capita per year. (\* Tons per capita is used to determine landfill disposal capacity, which is based on the average of the last five complete fiscal years actual lined cell tonnage activity).
- b. A minimum of two years of constructed lined landfill capacity at the calculated waste generation rate.
- c. A minimum of ten years of permissible landfill capacity at the calculated waste generation rate.

**Responsibility for monitoring**

The Building Official is responsible for monitoring and reporting activities relating to solid waste. The Building Official shall annually compile completed county issued notifications of mandatory garbage assessment forms received prior to the issuance of a certificate of occupancy.

**Corrections for LOS standard deficiencies**

(a) The purpose of the annual level of service report is to ensure that adequate public facilities are in place to serve existing development, and that adequate capacity will be available to serve future development. The following safeguards are intended to ensure that LOS standards are maintained and future development can be accommodated:

- (1) Pursuant to adopted policies throughout the comprehensive plan, non-city entities responsible for the provision of facilities and services subject to LOS standards must notify the city in writing if they reach 80 percent of capacity in their adopted LOS standard within five year's of plan adoption, and any five-year period thereon. Such entity must inform the city as to how and when the entity will take action to increase capacity to ensure continued compliance with adopted LOS standards.
- (2) For storm water drainage and community parklands, the city shall monitor indices of possible or pending deficiencies, and will initiate corrective actions through the five-year capital improvement program to ensure continued compliance with adopted LOS standards.
- (3) For transportation related LOS standards, the public works department shall monitor traffic counts and traffic impact assessments (TIA) and traffic impact statements (TIS) to ensure continued compliance with adopted LOS standards.

The City of Marco Island adopted a Transportation Proportionate Fair Share Program to establish a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors, to be known as the Proportionate Fair-Share Program, as required by and in a manner consistent with Chapter 163.3180(16), F.S.

The Proportionate Fair-Share Program shall apply to all developments in the City of Marco Island that have been notified of a lack of capacity to satisfy transportation concurrency on a transportation facility in the City Concurrency Management System, including transportation facilities maintained by FDOT or another jurisdiction that are relied upon for concurrency determinations. The Proportionate Fair-Share Program does not apply to developments of regional impact (DRIs) using proportionate fair-share under Chapter 163.3180(12), F.S., or to developments exempted from concurrency as provided in Chapter 163.3180, F.S., regarding exceptions and de minimis impacts.

(b) Utilizing the above mentioned information, the public works director shall advise the city manager of any roadway segment that is forecast to be deficient in the adopted LOS standard within the ensuing five years. The public works director shall base his report to the city manager on the following information, as deemed necessary to ensure accurate LOS monitoring of transportation facilities:

- (1) A listing of roadway segments, by category, with their individual current and adopted level of services;
- (2) Current and potential level of service deficiencies;
- (3) Current capital improvements program and potential capital improvements program options for maintaining level of service with a five-year timeframe;
- (4) Available or potential funding sources;
- (5) Current population and five-year projection, by year;

- (6) Comparison of previous year's building permit activity to past five years' inventory.
  - (7) Potential developments, redevelopments or annexations which could have an impact on the current level of service; and
  - (8) Relationship to the goals, objective and policies on the comprehensive plan.
- (c) Based on the advice of the Public Works Director, the following actions may be initiated to ensure continued compliance:
- (1) If the current level of service for transportation facilities is measured at the adopted level of service or better, no mitigating action is required.
  - (2) If the current level of service measured is nearing the next lower level of service, quarterly counts will be taken and analyzed for a peak hour/peak season count. If necessary, a detailed study of the capacity of the roadway segment, consistent with the 2000 (or the most current edition) DOT Highway Capacity Manual Data, will be undertaken concurrently with the collection of quarterly data.
  - (3) If the current level of service measured is at the next lower level of service, and had been at the adopted level of service the previous year, quarterly counts will be taken and analyzed for a peak hour/peak season count.
  - (4) No development orders negatively impacting the affected segment shall be issued until improvements are made to the existing roadway, or a parallel facility is constructed or improved to capture traffic from the affected segment.
  - (5) If the measured level of service is below the adopted level of service, the city shall cease issuing development orders that would serve to increase the volume of traffic on the affected segment.
  - (6) A comprehensive plan amendment is required to change the level of service for any road segment, or defer or delay construction, beyond the two-year transitional period, which is necessary to maintain or reestablish an adopted level of service.

**Requirements for issuance of a development order or building permit certificate of adequate public facilities**

Before a development order or building permit is issued, a certificate of adequate public facilities shall be prepared by the Public Works Department. The certificate shall indicate the following information:

- (1) There is adequate capacity for the provision of potable water, sanitary sewer (if applicable), and solid waste collection for the project or new development.

The City will continue to require a certificate of adequate public facilities as a condition for the issuance of any development order for residential or commercial development and/or redevelopment. Such certificates not only confirm that the new unit(s) can be accommodated within existing available system capacity, but also indicate the remaining capacity of the system.

Based on a revised Interlocal Agreement with Collier County, the City will collect prorated impact fees for residential solid waste services prior to the issuance of a certificate of occupancy. In this system, it is incumbent that the County, as the service provider, provide the City with quarterly updates on the capacity of the facility based on their adopted Level of Service. In the event that the County's solid waste facilities are going to become deficient, such advance notice will allow the City to react in a proactive manner.

(2) There is adequate community parkland to accommodate the impacts of the new project or proposed development. Compliance is deemed acceptable per approval of plans by the community development department staff following review by the Parks and Recreation Director. City's park facilities are sufficient to meet adopted minimum LOS standards well beyond the five-year planning horizon. As such, there is no need for special tracking of permits, other than to keep track of new units and future population projections. However, it will be the new residential development and redevelopment that will provide an important source of impact fee revenue for future park improvements.

(3) The roadway network can accommodate the new project or proposed development without a decrease in LOS standards as verified by the City's Public Works Department. Compliance is deemed acceptable by the issuance of a right-of-way permit by the Department of Public Works following analysis of traffic generation and roadway capacity necessary to determine impacts on adopted levels of service. The City's Comprehensive Plan establishes a LOS "D" in the peak season, measured at P.M. peak Hour, as the minimum acceptable level of service concurrency standard on existing roadways on Marco Island. To remain consistent with the City's concurrency management system, a LOS "D" is to be maintained on all Marco Island roadways as measured on a peak season, peak hour basis. If traffic volumes exceed the maximum permitted volumes under LOS "D", the roadway will be determined deficient and operating under unacceptable conditions.

To ensure that our roadways continue to function and operate at or above this adopted LOS, the City will monitor quarterly traffic counts. This monitoring will be critical on the three most important roadways: Collier Boulevard, San Marco Road, and Bald Eagle Drive. Traffic analysis will be the responsibility of the Public Works Department.

The City will also need to be an active member of the Metropolitan Planning Organization (MPO) to ensure that roadway projects of a county-wide basis are kept on track, and that system-wide Levels of Service are monitored and roadway funds allocated prudently.

(4) The storm water management system complies with applicable Level of Service Standards. The City will utilize information contained in the Drainage Master Plan to evaluate the impacts, if any, that new development will have within the drainage basin

where the project is to be located. The Public Works Department in conjunction with the review of right-of-way permits will perform such analysis. As the entity responsible for storm water management, the Public Works Department will ensure proper design of system components and, when necessary, require system upgrades at the time of construction of a proposed development.

**Public School Facilities**

The level of service standard for public schools shall be as follows:

Elementary Schools	95% of Concurrency Service Area Enrollment/FISH Capacity
Middle Schools	95% of Concurrency Service Area Enrollment/FISH Capacity
High Schools	100% of Concurrency Service Area Enrollment/FISH Capacity

**Concurrency Management System Summary**

Being a small organization, it is very important that information related to concurrency issues be coordinated through the Community Development Department. Not only is this important for development of annual Level of Service Reports, and future Evaluation and Appraisal Reports (EARs), but also to provide advanced warning of potential system deficiencies that could impact new growth and development. Through advanced warning and diligent monitoring, the City and/or service providers can take appropriate actions well in advance to ensure that necessary facilities and services will be in place at the time development occurs.

## GLOSSARY

- Affordable Housing:* Means housing for which monthly rents or monthly mortgage payments, including taxes and insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in s. 420.0004 F.S. (1991).
- Low Income Household:* Means one or more natural persons or a family, the total adjusted gross household income of which does not exceed 80 percent of the median adjusted gross income for households within the state, or 80 percent of the median annual adjusted income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
- Moderate Income:* Means one or more natural persons or a family, the total adjusted gross household income of which does not exceed 120 percent of the median adjusted gross income for households within the state, or 120 percent of the median annual adjusted income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
- Very Low Income:* Means one or more natural persons or a family, the total adjusted gross household income of which does not exceed 50 percent of the median adjusted gross income for households within the state, or 50 percent of the median annual adjusted income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.
- Affordable Housing Density Bonus (AHDB):* The system that establishes the additional number of residential units per gross acre over the base density minus any density reductions that may be permitted within designated Land Use Categories depending on the affordable housing characteristics of the development.

Appendix A

<i>Build-back:</i>	Refers to the policies and processes associated with post-disaster repair and reconstruction of both conforming and non-conforming structures.
<i>Capital Improvement:</i>	Means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this Plan, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.
<i>Coastal High Hazard Area (CHHA):</i>	Means the evacuation zone for a category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government. The entire City of Marco Island is a category 1 hurricane evacuation zone.
<i>Concurrency:</i>	Means that the necessary public facilities and services to maintain the adopted level of service (LOS) standards are available when the impacts of development occur.
<i>Infrastructure:</i>	Means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.
<i>Level of Service (LOS):</i>	Means an indicator of the extent or degree of service provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
<i>Non-City Entity:</i>	Refers to those service providers who serve the Marco Island public, but are not under direct control of the City. Non-City entities can be either public or private.

## Appendix A

- Population, Seasonal:* Means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal populations shall include tourists, migrant farmworkers, and other short-term and long-term visitors.
- Road, Local:* A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting properties.
- Road, Collector:* A roadway providing services which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed.
- Road, Arterial:* A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed.
- Sub-standard:* Housing may be determined to be sub-standard if:
- Any unit lacks complete plumbing or sanitary facilities for the exclusive use of the occupants;
  - A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
  - A unit which has been declared unfit for human habitation but could be rehabilitated for less than 50 percent of the property value.
- Wetlands:* Means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adopted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above.

AFFORDABLE HOUSING DENSITY BONUS RATING

<i>Level of Household Income More</i>	<i>Number of Bedrooms/Unit</i>		
	<i>Efficiency and 1</i>	<i>2</i>	<i>3 or</i>
Moderate (only owner-occupied, Single-family)	0	1	1
Low (owner-occupied or rental, Single-family or multifamily)	2	3	4
Very Low (owner-occupied or Rental, single-family or multifamily)	3	4	5

AFFORDABLE HOUSING DENSITY BONUS  
(ADDITIONAL AVAILABLE DWELLING UNITS PER GROSS ACRE)

*% of Affordable Housing Units*

<i>AHDB Rating</i>	<i>10%</i>	<i>20%</i>	<i>30%</i>	<i>40%</i>
1	0	0	1	2
2	0	1	2	3
3	2	3	4	5
4	3	4	5	7
5	4	5	7	8

Retn:  
CLERK TO THE BOARD  
INTEROFFICE 4TH FLOOR  
EXT 7240

2655402 OR: 26920G: 0211  
RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL  
06/28/2000 at 12:18PM DWIGHT E. BROCK, CLERK

REC FEE  
COPIES

28.50  
6.00

16 A 1

## INTERLOCAL AGREEMENT

**THIS INTERLOCAL AGREEMENT** (the "Agreement") is entered into this 13<sup>th</sup> day of June, 2000, by and between THE CITY OF MARCO ISLAND, FLORIDA, hereinafter called the "City", and the BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, hereinafter called the "County". The City and the County are sometimes collectively referred to herein as the "parties" or individually as the "party".

### WITNESSETH:

**WHEREAS**, the City was incorporated by special act of the Florida Legislature that was approved on August 28, 1997 and by referendum; and

**WHEREAS**, Chapter 163, Florida Statutes, requires all municipal governments to prepare and adopt a Comprehensive Plan, including a Housing Element, within three years of incorporation; and

**WHEREAS**, the City is located within Collier County, Florida; and

**WHEREAS**, the County has successfully implemented a Housing Program pursuant to the Housing Element contained in the County's Growth Management Plan to address affordable housing needs and issues; and

**WHEREAS**, Section 163.01(2), Florida Statutes, permits local governmental units to make the most efficient use of their resources by enabling them to cooperate with each other to provide services in a manner that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and

**WHEREAS**, the parties recognize that affordable housing is not only a county-wide concern but also a regional concern and that a consolidated approach presents a rational means to effectively address affordable housing needs both on Marco Island and throughout unincorporated Collier County; and

**WHEREAS**, the County desires to assist the City and serve all of the citizens of Collier County by expanding the County's Housing Program, including but not limited to all operational, managerial and programmatic services, to encompass the City; and

**WHEREAS**, by inclusion of the City in the County's Housing Program, such program shall serve as the primary source for affordable housing programs and services to address moderate, low and very low income household needs and opportunities both on and off Marco Island; and

**WHEREAS**, the City has requested that the County provide assistance to the City by including the City in the County's Housing Program to address affordable housing issues both on and off Marco Island.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, the parties hereby agree as follows:

1. The County will provide the services of the County Housing and Urban Improvement staff ("County Staff") to incorporate the City into the County's Housing Program, and to provide the citizens of Marco Island all the services, programs, and other benefits available to all other persons served by the Housing Program.
2. The City will provide adequate space for the public display of housing information and materials, and further will devote nominal staff time to assist in the dissemination of information related to the Housing Program.
3. The geographical boundaries of the City of Marco Island shall be included as part of the County's Urban Area Boundary (map attached), and such housing programs and activities contemplated by this agreement shall occur within such Urban Area Boundary.
4. That upon incorporation of the City into the County's Housing Program, all current and future estimates of affordable housing needs shall be calculated utilizing population data and economic conditions/factors that encompass the Urban Area Boundary covered by the Housing Program. Any future affordable housing needs or obligations that may be attributable to the City shall not be calculated independently, but rather shall be included in overall Housing Program area calculations.
5. The City shall defer to the County all decisions regarding the allocation and use of all sources of Housing Program funding. In return the County shall provide the City with monthly reports in a format mutually agreed upon.

6. That the County shall be able to utilize and include demographic figures for the City of Marco Island for any future funding or grant proposals prepared by County staff or designee to advance programs and/or services under the Housing Program.
7. That the expansion of the County's Housing Program to incorporate the City shall make the County's program the primary source for housing programs and opportunities, including affordable housing, on and off Marco Island.
8. TERMS OF AGREEMENT. This Agreement shall be for an initial term of thirty-six (36) months beginning October 1, 2000, and ending September 30, 2003. This initial term shall be automatically renewed for additional three-year terms commencing October 1 of the applicable year and terminating September 30 three years thereafter unless one party delivers a written notice of termination to the other party prior to April 1 of the applicable termination year.

The parties further agree that this Agreement may be terminated upon a finding by the Florida Department of Community Affairs, in writing, of one or more of the following: (i) that the Agreement is contrary to the intent of Chapter 163, Florida Statutes, (ii) that the agreement is contrary to policies contained in the Southwest Regional Policy Plan, (iii) the agreement is not in the best interest of the County, City, and affected residents of Collier County.

9. NOTICES. All notices that are required hereunder, or which either party may desire to serve upon the other party, including but not limited to a change of address for either party, shall be in writing and shall be presumed served when delivered personally, or when deposited in the United States mail, postage prepaid, addressed in accordance with each party's current address of record. The initial address of record for each party is:

Chairman, Marco Island City Council  
950 N. Collier Boulevard, Suite 308  
Marco Island, FL 34145

Chairman, Board of County Commissions  
3301 East Tamiami Trail  
Naples, FL 34112

- 10. COMPENSATION. For the services rendered by the County pursuant to this Agreement the City shall provide compensation which the County must allocate to affordable housing activities. The compensation paid by the City will equal 10% of annual building permit fees collected by the City, or \$50,000.00, whichever is greater. Calculation of annual City building permit fees collected shall not include any required impact fees or state mandated fees. Further, for any qualified project within the City which is eligible for building fee reduction or waiver, the amount of building fee reduction, waiver or deferment shall be deducted from the total amount of annual compensation. Said payments from the City to the County shall be made to the Board of County Commissioners. The payments by the City shall be paid in quarterly installments beginning January 1, 2001 or as governed by Chapter 218, Florida Statutes (The Florida Prompt Payment Act).
- 11. INSURANCE. The County's liability coverages will extend to both the County and County's staff for this Agreement subject to normal exclusions.
- 12. RECORDING. This Agreement shall be recorded in the Official Records of Collier County, Florida.

CITY OF MARCO ISLAND,  
FLORIDA

BOARD OF COUNTY COMMISSIONERS  
OF COLLIER COUNTY

By: Harry Cowin  
Harry Cowin, Chairman

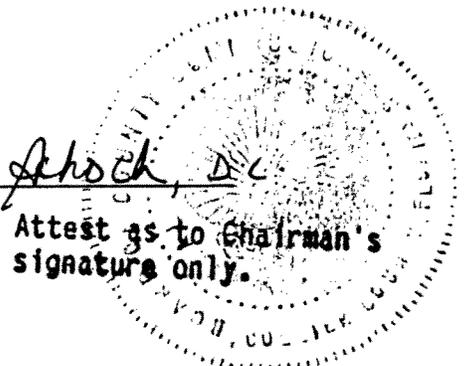
By: Tim Constantine  
Tim Constantine, Chairman  
6/13/00

Attest:

Attest:

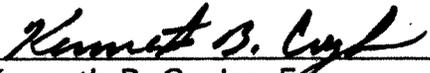
A. William Moss  
A. William Moss,  
City Manager

Dwight E. Brock  
Dwight E. Brock,  
Clerk of Courts



Approved as to form and legal  
Sufficiency for the City of Marco  
Island, Florida:

Approved as to form and legal  
sufficiency for Collier County:

  
\_\_\_\_\_  
Kenneth B. Cuyler, Esq.  
City Attorney

  
\_\_\_\_\_  
DAVID WEIGEL, Esq.  
County Attorney

FOR

