



STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS

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Governor

THADDEUS L. COHEN, AIA  
Secretary

May 16, 2005

The Honorable Vickie Kelber  
Chairwoman, Marco Island City Council  
50 Bald Eagle Drive  
Marco Island, FL 34145

Re: Marco Island's Adopted Evaluation and Appraisal Report  
Resolution Number 05-12

Dear Honorable Kelber:

I am pleased to inform you that the Department of Community Affairs (Department) has completed its preliminary review of the Evaluation and Appraisal Report (EAR) for the City of Marco Island that was adopted on February 22, 2005, and determined that the EAR is sufficient, pursuant to Subsection 163.3191, Florida Statutes (F.S.). This finding of sufficiency should be taken as the final determination on the Report.

However, although the Department found the EAR sufficient relative to the requirements of Subsection 163.3191, F.S., we would like to make the following suggestions for the preparation of the EAR-based amendments.

The City has approximately 14.57 acres of vacant land that would be developed in various uses; however, the potential additional residential units that will result from these vacant lands are not stated in the Report. Although the Report proposes to revise the plan to include a policy committing the City to reduce overall island density by two percent by 2009, the Department would like to reiterate the fact that considering the location of the City in the coastal high hazard area (CHHA), it is very important that any additional development that occurs does not result in increased density in the CHHA.

Lastly, with respect to sewer extension, the EAR includes a map showing the parts of the City with and without sewer and states that the City has engaged a private firm to develop a utility master plan for the entire island, and also to develop a phasing schedule for providing service to the whole island. However, the EAR does not clearly indicate that appropriate data and analysis from that

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Master Plan, as well as all relevant recommendations, will be included in the Data and Analysis sections of the Infrastructure, and Capital Improvements Elements of the City's comprehensive plan. The incorporation of this information into the data and analysis sections of the plan is very important since that information will provide the support basis for the necessary proposed revisions to the goals, objectives and policies of the plan for the extension of sewer services to the areas currently without it.

Please note that a sufficiency determination does not constitute a compliance review of the proposed changes to the plan included in the Report. The suggestions for plan amendments referenced in the Report, as well as any other amendments, shall be reviewed for consistency with Chapter 163, Part II, F.S., and Rule 9J-5, Florida Administrative Code when submitted as proposed amendments.

The Department's staff is available to provide any needed assistance to the City of Marco Island as it prepares the EAR-based amendments. If you have any questions, please do not hesitate to call Bernard O. Piawah, Principal Planner, at 850-922-1810

Sincerely,



Mike McDaniel

Growth Management Administrator

MM/bp

cc: Mr. Vincent Cautero, Community Development Director  
Mr. David Burr, Executive Director, Southwest Florida Regional Planning Council