

Town Center

**COMMUNITY REDEVELOPMENT AREA
FINDING OF NECESSITY
2009**

PREPARED FOR



PREPARED BY



Kimley-Horn and Associates, Inc.







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A large, semi-transparent map of Marco Island is overlaid on the table of contents. The map shows the island's layout with streets, buildings, and green spaces, outlined with a dashed line.

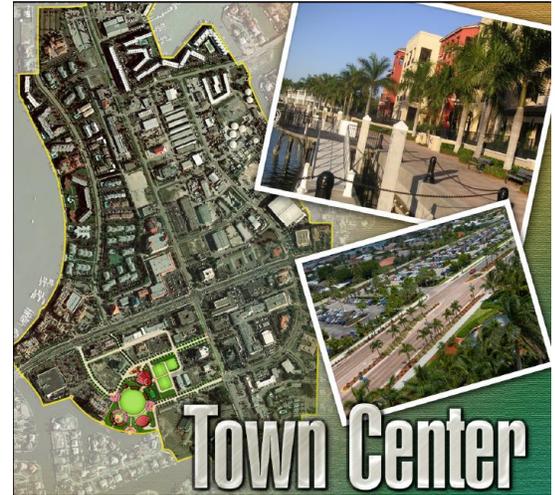


EXECUTIVE SUMMARY

Introduction and Background

The City of Marco Island was incorporated in 1997 and has a current population of approximately 16,000 permanent residents and 40,000 peak winter season residents. Located in Collier County, the City encompasses approximately 24 square miles. Recognizing the importance of creating an economically sustainable community, the City Council has targeted undertaking a redevelopment of the Town Center as one of its strategic priorities on behalf of the community.

In 2003 the voters elected to acquire 6.85 acres of property near the town center at a cost of \$10 million. Veterans' Community Park is currently under master plan development for the site and is expected to serve as the 'heart of the city' for cultural, performance, and a variety of recreation and educational activities. In early 2009, the City commissioned a public charrette process and analysis to determine community priorities, support and qualification as a redevelopment area pursuant to Chapter 163, Part III of the Florida Statutes. The results of the public planning charrettes and the independent assessment of statutory criteria for establishment of a community redevelopment area clearly support designation of the Town Center as a community redevelopment area.



Methodology

The Community Redevelopment Act of 1969 (the "Act") was created and adopted as Chapter 163 Part III into the Florida Statutes as a local government tool to remedy areas that are found to contain certain degrees of declining and adverse conditions. The Act affirms that the prevention of slum and blight conditions is a matter of state policy and state concern. As relates to the City of Marco Island, the targeted Town Center redevelopment area contains many of the conditions that are cited as State concern and that are directly applicable to the Act. The Act acknowledges the need for redevelopment and creates a mechanism by which a local government can administer change in a given area through the creation of a Community redevelopment area. For this local analysis, the project approach commenced with an intense two day public charrette process to seek community input early in the development of the study analysis and fact-finding. The results of this community engagement served to focus the technical review for quantifying and qualifying the area in terms of meeting one or both of the provisions of Chapter 163.340, Florida Statutes, Subsections (7) or (8).





This report is intended to be consistent with the statutory requirements for establishing a community redevelopment area while considering the future implications for public and private entities. The following sections summarize the various conditions as they exist in the targeted Town Center redevelopment area. The targeted Town Center area exhibits many of the required indicators needed to qualify it for community redevelopment area designation.

Transportation Network

Community members consistently identified concerns with existing traffic circulation, driveway locations, adequacy of parking, interconnectivity, site access, and pedestrian and bicycle routes within the Town Center area. The independent analysis confirms that existing street layout, parking facilities, circulation patterns, mobility, and access management conditions are inadequate or defective. These are contributing factors to meeting the statutory indicators necessary for designation as a community redevelopment area.



Examination of accident data reported by the Marco Island Police Department within the Town Center area serve to strongly support the community's perception that the Town Center area is a high frequency area for transportation-related accidents. The Town Center area has the largest concentration of accidents reported on both public and private property in the entire city. The concentration of accidents along the segments of Collier Boulevard and Bald Eagle Drive within the Town Center clearly supports a finding that the statutory conditions exist for meeting the criteria for creation of a redevelopment area.

With planned redevelopment strategy and implementation, the Town Center can be redeveloped in a manner to eliminate or mitigate existing bicycle, pedestrian and traffic safety and circulation problems. In addition, access management strategies are desirable to improve safe circulation as a result of pattern inadequacy.

Lots & Property Ownership



Lot location, size, and the ability to support development are key determining factors when considering the likelihood of redevelopment. If lots are irregular in shape or size, it is difficult to meet current building and zoning codes. Over 50 properties within the targeted redevelopment area have irregular dimensions that create lot sizes and shapes that make compliance with current building, zoning and other land development regulations difficult.





The targeted redevelopment area has approximately 180 individual parcels with very few parcels groupings that are under the same ownership. The majority of block ownership patterns reflect a high proportion of diverse owners, with few adjoining parcels or aggregated parcels under single ownership. In terms of reinvestment, the properties in the area may be difficult to consolidate to support a larger, cohesive redevelopment program. The ownership fragmentation pattern of both public and private lands can serve to stunt redevelopment activity in the area.



Faulty lot layout in relation to size, adequacy, accessibility, or usefulness is clearly one of the most significant criteria demonstrated in the Town Center area that are contributing factors in meeting the statutory requirements for designation as a redevelopment area.

Value

The targeted redevelopment area has suffered depreciation in value over the past two years. An indicator of blight exists when the aggregated assessed values of real property in the area for ad valorem tax purposes fail to show a stable increase concurrent with the City and County over prior years. While there have likewise been decreases in city and county-wide taxable values, the decrease experienced within the targeted Town Center area have exceeded those declines seen at the Marco Island and Collier County-wide conditions.

Nonconformities



With the City's incorporation and subsequent adoption of its own land development regulations and comprehensive plan to replace the prior Collier County regulatory scheme, many of the existing structures and lots do not conform to the Marco Island community standards. Examples of nonconformities found throughout the proposed community redevelopment area include landscaping, parking design standards, buffering, building design, stormwater management, and signage.

The predominance of these nonconformities serve as an indicator of inadequate and outdated building density patterns, as well as a further indicator of faulty lot layout conditions that demonstrate the criteria for designation as a community redevelopment area are met in the designated Town Center boundary.



Sanitation and Drainage



A substantial portion of the proposed Town Center redevelopment area exhibits poor drainage conditions as a result of historic construction techniques and lack of sufficient stormwater management facilities and conveyances. Many of the existing developed sites pre-date current environmental and stormwater management requirements and redevelopment of these sites will likely trigger some level of compliance with stormwater treatment standards. Redevelopment of the Town Center with a master stormwater management plan and system can significantly aide in supporting new construction and rendering parcels more easily developable.



Coastal and Tourist Area Distressed Conditions

The Act contains special provisions relative to coastal and tourist areas like Marco Island that serves as additional indicators as to whether an area may qualify for designation as a redevelopment area. Specifically, the Act defines redevelopment areas to include coastal and tourism areas that reflect outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof. The findings of the independent analysis support the community comments provided in the public charrette planning meeting that clearly meet the Act's definition of the Town Center as an eligible community redevelopment area.

Recommendations

Based upon an independent assessment of the proposed Town Center community redevelopment area, sufficient criteria have been met to qualify the area for consideration pursuant to the requirements of the Florida Community Redevelopment Act (Chapter 163, Part III, Florida Statutes), in particular Section 163.340 (8).

Consideration to formally designate the area, create the Community Redevelopment Agency and commence formal discussions with Collier County regarding their participation in allocations to the tax increment financing strategy represent first steps toward successful implementation.





Creation of a Town Center Community Master Plan, identification of appropriate comprehensive plan and land development code amendments to aid in implementation, definition of a prioritized capital improvement program targeted for the Town Center, with a regional stormwater management plan and parking/circulation strategy, and confirmation of financing strategy consistent with the tax increment financing alternatives represent implementation steps to engage the community moving forward and create incentives for private re-investment.

The assessment of the initial Town Center boundary suggests consideration of setting the final community redevelopment boundary from one of these alternatives:

- (a) as initially defined by the city
- (b) modify the boundary to include the Marco Lake Drive neighborhood area
- (c) modify the boundary to include the Marco Lake Drive neighborhood area and exclude the recently developed Esplanade and condominium area along Elkcarn Circle West

Initial Boundary

Marco Highlands Addition Option

Esplanade & Condo Exclusion Option

