

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: August 6, 2007

Agenda Item: 6 (B)	Prepared By: Bryan Milk, City Planner Date: July 12, 2007
Agenda Section: Business: Public Hearing - Resolution	
Subject: Resolution to approve Petition CU-07-03, to approve a conditional use permit for a Teen Center at 287 N. Collier Blvd.	Department: Community Development

BACKGROUND:

The purpose of this petition is to consider a request for conditional use permit for a Teen Center as allowed pursuant to Section 30-224(3) of the C-3 zoning district. The subject property is located at 287 North Collier Boulevard, in a commercial suite that is 3,600 square feet in area, located on the first floor of a two story multi-tenant commercial building, legally described as Lot 3, Block 224, Marco Beach Unit 6.

Approval of the requested conditional use permit would satisfy zoning requirements necessary for operation of a teen center at 287 North Collier Boulevard. This petition request and agenda item does not include consideration of a required lease agreement between the building owner and City of Marco Island as necessary for establishment of a teen center at this address. If directed by City Council, staff will provide a proposed lease agreement for Council's review and consideration at a future meeting of City Council.

In 2005, the City completed a Master Plan for Mackle Park. The park master plan recommends that a dedicated Teen Center be included in the construction of a new community center at Mackle Park. Funding, however, is not yet available to construct a new park facility. Since existing City owned facilities are unable to accommodate a dedicated Teen Center, the Parks and Recreation Advisory Committee, Teen Sub-Committee, and City staff have investigated several privately owned spaces that could serve as a Teen Center.

In February of 2006, the Teen Sub-Committee initiated an effort to obtain space for a Teen Center in the Publix Plaza at the intersection of San Marco Road and South Barfield Drive. As a result of this effort, the Parks and Recreation Department discussed the Teen Center concept with City Council at the FY07 Budget Workshop. City Council approved \$100,000 for the lease and operation of a teen center and \$50,000 for staffing. The Publix space proved to be unavailable to the City and the Teen Sub-Committee and City staff began looking for alternative locations.

The proposed teen center is located at 287 North Collier Boulevard, and provides approximately 3,600 square feet of commercial space on the first floor of a two story multi-tenant commercial building. The Teen Sub-Committee and the Parks and Recreation Department believe this space, with minor renovations, will be a suitable location for a teen center.

The teen center is expected to have lounge areas, study areas, restroom facilities, a staff area, program areas and a snack concession area (no kitchen). The space will be designed to have flexibility and moveable walls or screens that separate spaces during the week and removed to create a larger open space for programs during the weekend. The Parks and Recreation Department anticipates teens,

between the ages of 12 and 16 years old will be the primary users of the teen center. This is based on the program records that illustrate the ages of teens who attend current programs targeted for teens. Teens older than 16 years old are expected to use the teen center, but at a lower intensity than younger teens. Teens may arrive by foot, bicycle or vehicle. It is anticipated that most teens arriving by vehicle will be dropped off and picked up by their parents since younger teens (12-16 years old) are not able to drive independently.

Hours of operation are proposed to be from 3:00 p.m. to 9:00 p.m. Tuesday through Thursday, and 3:00 p.m. to 10:00 p.m. Friday and Saturday. The teen center will be closed on Sundays and Mondays.

The Planning Board conducted a public hearing on June 22, 2007, and voted 5 to 1 to approve the petition for a conditional use permit provided there are no outdoor events on-site, and subject to the conditions set forth in the proposed resolution (attached). Two members of the public spoke in opposition. Staff also received e-mails and letters of opposition (attached).

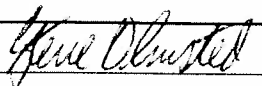
City Council will act as the City's Board of Zoning Appeals during their deliberations in this matter. Disclosures of "ex-parte" communications and swearing in of witnesses are required. The conditional use petition, Planning Board minutes, findings of fact (exhibit "A" of Resolution), a copy of the staff report, and a proposed resolution are attached for Council's review and consideration.

City Council's decision should be based upon evaluation of criteria provided in Sections 30-64(3) of the Land Development Code, discussed in detail on pages 4 - 6 of staff's memorandum to the Planning Board (attached) dated June 22, 2007.

RECOMMENDED ACTION:

Conduct public hearing. Motion to approve petition CU-07-03 as presented.

Reviewed by Department Director



Reviewed by City Manager

Council Action:

Motion by:

Second by: