

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: January 22, 2007

Agenda Item: 7 (C)	Prepared By: Bryan Milk, City Planner Date: January 15, 2007
Agenda Section: Business: Ordinance – Second Reading	
Subject: Amendment to Chapter 30 of the Land Development Code to provide regulations for mixed residential & commercial development.	
Department: Community Development	

BACKGROUND:

Council is considering second reading of an amendment to Chapter 30 of the Marco Island Land Development Code (LDC) in order to consider changes to building heights for mixed use development within specified Commercial Overlay Districts, and eliminating mixed use within the Community Center Sub-district. First reading was considered on January 8, 2007 and was approved by a vote of 4 to 3. Staff has prepared two illustrations (attached) summarizing the proposed changes to the Commercial Overlay Districts.

The following information summarizes amendments to Chapter 30 of the Marco Island Land Development Code for mixed use projects within the following Commercial Overlay Districts:

- 1). Mixed use shall be eliminated in the Community Center Sub-district. (note: Eliminating mixed use from the Community Center Sub-district equates to a total of 210 dwelling units.);
- 2). The maximum building height was changed from 35 feet to two stories not to exceed 35 feet within the C-1 zoning district of the Collier Boulevard Pedestrian Tourist Sub-district;
- 3). The maximum building height was changed from 35 feet to two stories not to exceed 35 feet within the C-1 zoning district of the Barfield Sub-district;
- 4). The maximum building height was changed from 50 feet to four stories not to exceed 50 feet within the C-3 zoning district of the Collier Boulevard Pedestrian Tourist Sub-district;
- 5). The maximum building height was changed from 50 feet to two stories not to exceed 35 feet within the C-3 zoning district of the Barfield Sub-district; and
- 6). Section 7 of the proposed ordinance provides an immediate effective date for eliminating mixed use in the Community Center Sub-district, and provides two years for reducing building heights.

Changes to the Town Center Sub-district were not considered during either amendment due to unique commercial characteristics and residential diversity of this area. Staff is presently evaluating the Town Center Sub-district, and will be presenting recommendations to Council once public workshops are completed, and the Planning Board considers the matter.

Companion to this item is second reading of an ordinance amendment providing a continuing care retirement community (CCRC) as a conditional use within the C-1 zoning district.

RECOMMENDED ACTION:

Conduct public hearing and adopt Ordinance on second reading.

Reviewed by Department Director	Reviewed by City Manager
Council Action: Motion by:	Second by: