

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: April 21, 2008

Agenda Item: 7 (A)	Prepared By: Bryan Milk, City Planner Date: April 15, 2008
Agenda Section: Business: Resolution	
Subject: Petition CU-08-01. The petitioner is requesting a conditional use permit to expand an existing two-story building to provide for mixed commercial and residential use.	Department: Community Development

BACKGROUND:

City Council is asked to consider an application for a Conditional Use Permit to allow for a mixed use development in an existing building located at 23 Front Street. The proposed mixed use development would consist of a bicycle shop and leasable commercial space on the first floor, and three residential rental apartments on the second floor.

PROJECT SUMMARY:

Mr. Walthour, owner of the Island Bike Shop, located at 23 Front Street, is requesting a conditional use permit to allow for a mixed use development within an existing two-story building to include commercial uses on the 1st floor and residential uses on the 2nd floor. The proposed use is permitted pursuant to the provisions of Section 30-244(16) of the "C-4" Commercial Intermediate zoning district of the Marco Island Land and Development Code.

The petitioner purchased the subject building in 2006 with the intent to relocate his bicycle rental and retail sales business to the subject property. Since relocation, the petitioner has renovated the 1st floor for commercial uses including retail bicycle sales and rentals. Additionally, the owner has demolished 25 feet of the northern portion of the building (originally restaurant seating); renovated and painted the entire building facade; and enhanced perimeter parking. The petitioner now seeks approval to renovate the entire 2nd story to provide three rental apartment units. The units will consist of a 3 bedroom/2 bath unit of 1,168 square feet; a 2 bedroom/1 bath unit of 867 square feet; and a 3 bedroom/1 bath unit of 1,084 square feet.

Currently, the existing building has one set of outside stairs that provides access to the second floor located on the south side of the building. A second set of stairs is being added to the west side of the building to meet the fire codes and provide ingress and egress to the second floor residential units. The commercial units on the first floor have separate access independent of the residential units.

The subject building was built in the 1960s and for many years the first floor was a restaurant and the second floor housed the owners and employees of the restaurant. Change in ownership over the last 10 years has maintained restaurant uses downstairs and minimal use of the 2nd story. A previous restaurant owner (Sidelines Bar and Grill) provided 41 vehicle parking spaces along the west side of Front Street in order to increase the restaurant seating on the first floor. The stairway that the owner intends to install to provide access to the west side of the building will be installed where it was previously located when the second floor was used for housing.

The maximum density permitted in the C-4 zoning district is 12 dwelling units per acre. The subject property contains four commercial C-4 lots (25' x 104') and is approximately .23 acres in size. The petitioners desire to provide three residential rental units on the second story, consistent with the density rating system permitted in the C-4 zoning district.


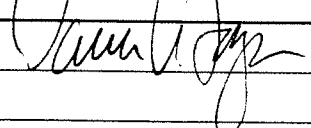
The Planning Board considered this item at their meeting of April 4, 2008. After discussion with the petitioner, staff, and the public, the Planning Board voted 7 to 0 to approve the petition as presented.

City Council is required to conduct one public hearing regarding this matter. Disclosures of "ex parte" communications and swearing in of witnesses is required. The proposed Resolution, Planning Board minutes, staff report, application, and correspondence 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) and 30-244(16) of the Marco Island Land Development Code as attached, and as included within the staff report dated April 4, 2008 to the Marco Island Planning Board.

RECOMMENDED ACTION:

Conduct public hearing. Consider Petition CU-08-01 as presented.

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