



City Council Staff Report

Meeting Date: March 4, 2024

TO: Marco Island City Council

FROM: Joshua G. Ooyman – Planner II

DATE: February 22, 2024

RE: Conditional Use: 23-000435 – Conditional Use To Allow For Pilates Studio – Planning Board Recommendation

PROJECT DESCRIPTION:

Island Pilates Studio, LLC is requesting approval of a conditional use permit to allow for a Pilates studio use at 137 South Barfield Drive. The use is classified in the Land Development Code (LDC) as NAICS: 71394 and permitted as a Conditional Use within C-3 Commercial Intermediate district. Attached are the application and responses to the “Standards For Approval” stated in Sec. 30-64(c)(2) a-e.

PLANNING BOARD SUMMARY AND RECOMMENDATION:

The Planning Board held a public hearing and considered this request at their February 2, 2024, meeting. After a brief discussion, the Planning Board voted 7-0 to forward a recommendation of approval.

AGENT/APPLICANT:

Island Pilates Studio, LLC
137 S Barfield Road
Marco Island, FL 34145

OWNER:

Publix Super Markets, Inc.
P.O. Box 32018
Lakeland, FL 33802

PROPERTY INFORMATION:

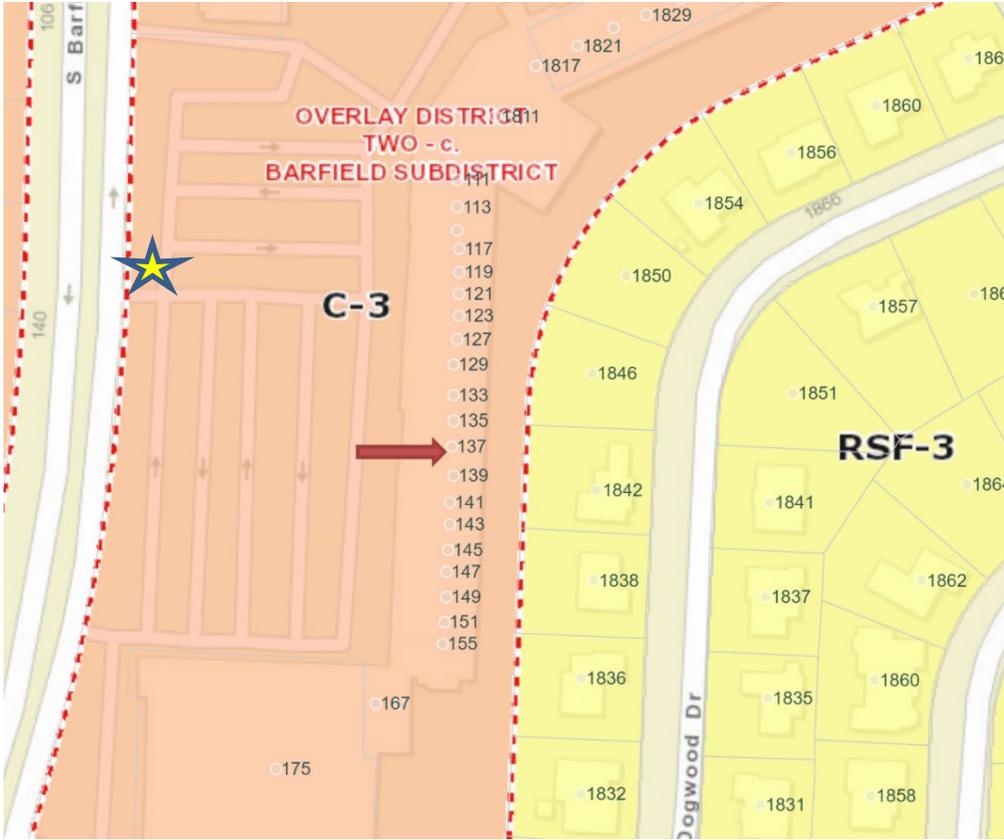
Street Address: 137 S. Barfield Road
Marco Island, FL 34145

Legal Description: MARCO BCH UNIT 5, TRACT A, LOT 1 OR 2655 PG 2899, Public Records of Collier County, FL

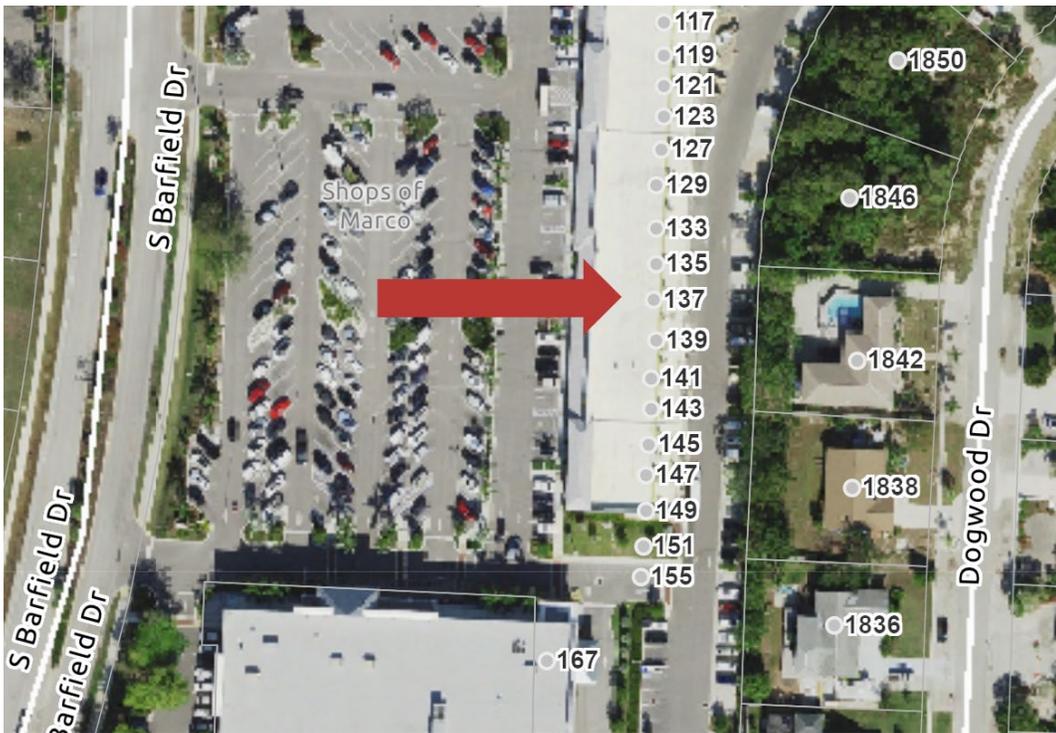
Property ID# 57190040004

Zoning: C-3 (Commercial Intermediate)

ZONING



AERIAL OF SITE



STAFF ANALYSIS:

The subject suite is located within an existing 11.67-acre shopping center complex. The previous use within the vacant storefront suite was a GNC vitamin retail shop. Staff has no concerns with this petition – considering that the parking requirement within shopping centers remains unchanged from the previous use and is based upon the total gross floor area of the complex.

Below are Staff’s responses to the criteria contained within Sec. 30-64(c)(2) a-e, used to review for a Conditional Use:

a. Does the proposed Conditional Use adversely affect the public interest, and have the specific requirements governing the individual Conditional Use, if any, been met?

The provided package meets the minimum requirement of the Conditional Use application. The subject shopping center is a developed commercial complex containing multiple retail, service, restaurant, and grocery store uses. The allowance for a fitness studio would not negatively affect the public interest in the area and the City has not received any notification from nearby residential owners that they’re concerned that this use would negatively impact their quality of life.

b. Is the granting of a Conditional Use consistent with the Comprehensive Plan?

The Goals section of the Comprehensive Plan’s *Future Land Use Element* calls for “Assuring...” that there are “...sufficient businesses to serve the needs of residents and visitors,” which Staff feels is addressed by encouraging healthy activities for the island’s residents and visitors and providing a local destination for those activities.

The approval of a fitness studio would also serve to reduce the overall number of trips off the island, conserving fuel and promoting the local tax-base.

c. Is there proper and adequate ingress to and egress from the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe?

The existing shopping center complex has multiple ingress and egress areas, and the parking provided is sufficient to accommodate the traffic generated from all businesses on-site. Pedestrians and customers of the studio can utilize the existing pedestrian pathway along the storefronts to access the studio.

d. Is the proposed Conditional Use compatible with adjacent properties and other property in the district? Is the Conditional Use compatible with adjacent and nearby uses, developments, structures and neighborhoods and will it alter the character of the community and neighborhood or be contrary to emerging development trends in the community and neighborhood?

The adjacent properties on the north, south, and west sides are commercial in nature and the existing shopping center would not be changed from what already exists. While the properties to the east are zoned single-family residential, the storefront faces west and the fitness studio activity should not present compatibility issues at this existing shopping center.

e. Are the buildings oriented so as to enhance the appearance of the streetscape? Are the massing, bulk and scale of all the structures compatible with other structures and uses in the neighborhood?

The physical building will not be changed and exists as-is, as it has for decades since construction. The aesthetics of the existing building are in-line with the times in which it was permitted and is not measurably different that the nearby structures.

STAFF RECOMMENDATION AND FINDINGS:

Staff recommends approval of the application with the following findings:

1. The proposed Conditional Use would not negatively affect the public interest or contravene the Comprehensive Plan or Future Land Use map.
2. The proposed Conditional Use will meet all commercial zoning requirements and will not change the character of the neighborhood or community as a whole.

CONDITIONS OF APPROVAL:

1. The Conditional Use approval shall expire 365 days from the effective date of this Resolution if the construction and/or use has not commenced.
2. The Lessee is required to submit a Commercial Land Use Certificate application prior to occupying the building for commercial purposes and/or allowing clientele on-site.

Joshua G. Ooyman

Planner II, Growth Management Department