



Mermaid Tails Dance & Marco Sharks MMA LLC

683 S Collier Blvd Suite A & B Marco Island, FL 34145

May 19, 2021

TO: Whom it May Concern

RE: Conditional Use Permit for Mermaid Tails Dance & Marco Sharks MMA LLC to occupy the retail space at 683 S Collier Blvd Suite A & B Marco Island, FL 34145

Thank you for taking the time to read our application to open a new business here on Marco Island. Our business plan consists of a Children's dance and Martial arts studio for the children and families of Marco Island. We plan to offer Ballet and jazz and martial arts skills teaching for jujitsu, karate and taekwondo in a fun, safe learning environment. We will have limited kids in each class so we can focus on individual training.

Over the past few years, Marco has become more of a family friendly community with many families with children and we would like the opportunity to cater to the demand for children's activities in the neighborhood. We believe adding this much needed activity will enrich the community and cater to many families.

The current location at 683 S Collier Blvd Suite A & B is a perfect location for this type of a studio as it is located around surrounding retail, restaurants and shopping. The building has ample parking to accommodate parents dropping children off for class and we have adjusted hours for the studio for Monday- Friday after 5pm when the other retail stores have closed as to not disturb neighboring businesses. The unit has two front entry doors for access into each space and two means of egress with stairwells down to the parking lot. We do not expect any impact with traffic flow or any effect to neighboring businesses as there will be no increase in noise, glare, no economic impact or environmental impacts.

Thank you again for your time and consideration and we look forward to the opportunity to service the communities' need for extracurricular children's activities.

CONDITIONAL USE STANDARDS MET:

Standards for approval. Before any conditional use shall be recommended for approval to the city council, the planning board shall make findings that the proposed conditional use meets the following standards, as may be applicable:

A. That the granting of the conditional use will not adversely affect the public interest, and that the specific requirements governing the individual conditional use, if any, have been met by the petitioner;

a) The granting of the conditional use will positively affect the public interest. Children of young ages will have a place that they can express themselves through dance. Parents will have a choice for extracurricular activities that cater to the expanding needs of the community.

B. That the grant of the conditional use is consistent with the comprehensive plan.

A conditional use shall not be presumed to be consistent with the comprehensive plan merely because the use is listed in the LDC as a conditional use in a given zoning district;

a) With the increasing amount of families moving to the island, young children do not have an outlet to where they can express themselves through dance. Families with interest in dance are currently traveling outside the city of marco island for this service. Our service caters to the needs of the community by offering a closer option to fulfill a demand in the community.

C. That there is proper and adequate ingress to and egress from to 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;

a) Suite A and suite B have two entrance/exit doors as well as sliding glass doors exiting to balconies on the second floor. Second floor walkway has two sets of stairs on each side of the building to first floor egress. Total of 5 ingress and egress doors from the units.

D. That the proposed conditional use is compatible with adjacent properties and other property in the district. The conditional use, as depicted on the conceptual site plan, must be compatible with adjacent and nearby uses, developments, structures, and neighborhoods and will not alter the character of the community and neighborhood or be contrary to emerging development trends in the community and the neighborhood;

a) The proposed conditional use will not alter the character of the community and neighborhood. It will be in line with other businesses withing the building that provides a service to the community. Currently there is a nail salon, bookstore, custom blind retail store, massage therapy and a post office. The nearby shops and stores in the adjacent complexes also offer entertainment services such as miniature golf, restaurants, retail stores which are compatible with a dance studio service.

E. Building orientation. That buildings are oriented so as to enhance the appearance of the streetscape. Mass, bulk and scale of all structures shall be compatible with other structures and uses in the neighborhood.

a) The conditional use of the business will not be altering the existing exterior of the building.

Kristin & Danilo Croscenco

Mermaid Tails Dance & Marco Sharks MMA