MARCO ISLAND CITY COUNCIL RESOLUTION NO. 03- 65

RELATING TO PETITION NUMBER OSP-03-03 FOR OFF-STREET PARKING ON PROPERTY HEREINAFTER DESCRIBED IN THE CITY OF MARCO ISLAND, FLORIDA

WHEREAS, the City of Marco Island has adopted Ordinance 01-16 which established off-street parking and loading standards; and

WHEREAS, the Marco Island Planning Board conducted a public hearing on October 24, 2003 to consider the advisability of off-street parking on Lot 10, Block 71, for a maximum of 20 vehicles until July 1, 2004, and voted 6-0 to recommend that the Marco Island City Council approve the requested off-street parking variance; and

WHEREAS, the Marco Island City Council is acting as the Board of Zoning Appeals; and

WHEREAS, City Council, as the Board of Zoning Appeals, has held a public hearing after proper notice as provided in said Regulations was made, and has considered the advisability of off-street parking as shown on the attached plot plan, Exhibit "A" in an RSF-4 zone for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Section Four of Ordinance 01-16; and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled, and the Board having considered all matters presented;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS of Marco Island, Florida, that:

The petition OSP-03-03, filed by Keith Sowers of Stiles-Sowers Construction Company representing Marco Island True Value with respect to the property herein described as Lot 10, Block 71, Marco Beach Unit 3, Section 16, Township 52 South, Range 26 East, City of Marco Island, Florida. The same is hereby approved for 20 off-street parking spaces as shown on the attached plat plan, Exhibit "A", of the RSF-4 zoning district wherein said property is located, subject to the following conditions:

1. The subject parking lot shall accommodate a maximum of 20 vehicles for employee (True Value, MCB, or Stiles-Sowers) parking only;
2. Off-street parking shall terminate on or before July 1, 2004;
3. The subject parking lot shall be improved with a stabilized sub-grade, and maintained in a smooth, dustless, well-graded conditioned;

4. Prior to receiving a Certificate of Occupancy permit for the new bank and redevelopment of True Value, Lot 10 shall be restored to its original grassy field condition.
5. The subject parking lot shall be completely surrounded with a minimum five-foot tall shadow box fence and/or a five-foot tall green vinyl chain link fence with an opaque green screen.
6. One point of entry shall be provided from the alley, subject to review and approval of a right-of-way permit;
7. Vehicles are prohibited from parking overnight;
8. Vehicles shall only park within the designated parking facility;
9. A minimum of one (1) 50 gallon trash receptor shall be maintained on-site and emptied daily.
10. Parking of vehicles, commercial vehicles and/or equipment owned or operated by employees, patrons, or construction workers shall be prohibited within the street right-of-way adjacent to residential property.

BE IT FURTHER RESOLVED that this Resolution relating to Petition Number OSP-03-03 be recorded in the Minutes of this Board and filed with the Marco Island City Clerk's Office.

This Resolution adopted after motion, second, and majority vote.

Done this 10th day of November 2003.

MARCO ISLAND CITY COUNCIL
MARCO ISLAND, FLORIDA

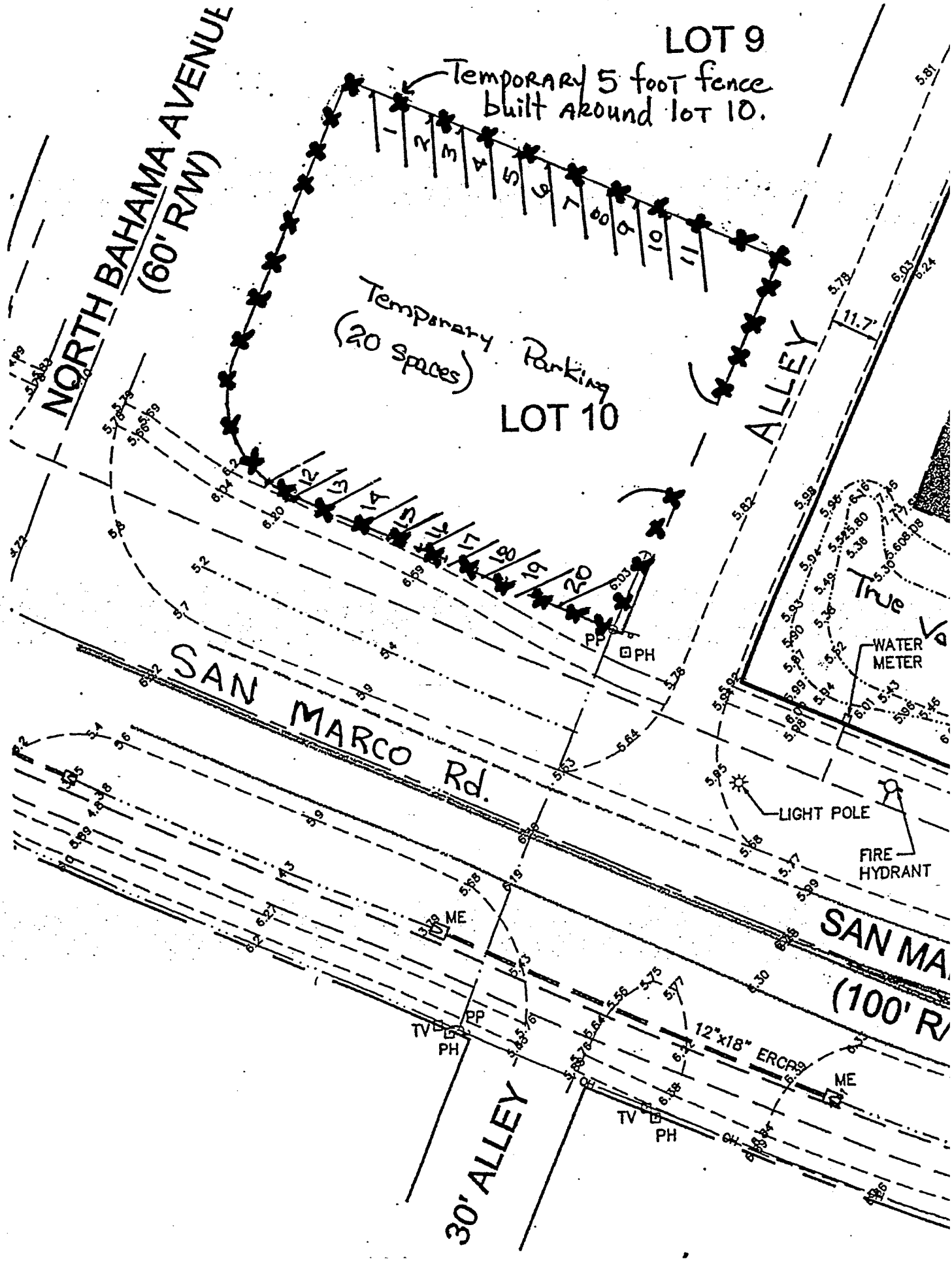
By: _____
Michael F. Minozzi, Jr., Chairman

ATTEST:

_____
Laura Litzan
City Clerk

Approved as to form and legality:

_____
Rich Yovanovich
City Attorney


LOT 9
Temporary 5 foot fence built around lot 10.
NORTH BAHAMA AVENUE
(60' R/W)
Temporary Parking
(20 spaces)
LOT 10
ALLEY
11.7'
SAN MARCO Rd.
WATER METER
LIGHT POLE
FIRE HYDRANT
SAN MA
(100' R/
12"x18" ERCP
30' ALLEY
PP
PH
ME
TV