



Planning Board Staff Report

Meeting Date: July 12, 2024

TO: Marco Island Planning Board

FROM: Mary P. Holden, Planning Manager

DATE: June 27, 2024

RE: Conditional Use Permit 24-000089 for RV Garage at 1960 San Marco Road

PROJECT DESCRIPTION:

Mr. Jeff Popick has submitted a conditional use permit to construct an RV garage in conjunction with a new single-family home at 1960 San Marco Road, Marco Island. The proposed RV garage will be 14 feet high and is incorporated with the overall design of the residential structure. Please find attached the application and plans.

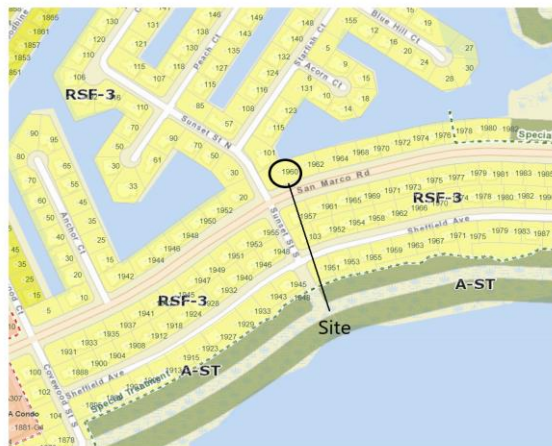
OWNER/APPLICANT:

1960 SMR LLC
1083 N. Collier Blvd., #404
Marco Island, FL 34145

PROPERTY INFORMATION:

1960 San Marco Road, Marco Island
Marco Beach Unit 5, Block 165, Re-Plat of Tracts F, G, H and J, Lot 27
Parcel No.: 57310400000
Zoning: RSF-3

Zoning Map



Aerial



STAFF ANALYSIS:

City Staff has no objections to the request. The RV garage is being designed and constructed with a single-family structure, and is not an “after the fact” addition. It meets the intent of the City of Marco Island’s Land Development Code.

Below is Staff’s response to the criteria, 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 proposed residence and garage will meet the requirements of the City’s Land Development Code (“LDC”) and will not adversely affect the public interest.

- 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 “Enhance[ment]...” of Marco Island’s “...tropical small town and resort character...” which can be considered to be served by providing the homeowner the ability to store a large vehicle, outside of the view of the neighbors, while retaining the existing aesthetics of the area. The Comprehensive Plan and LDC seeks to reduce visual clutter from having large vehicles parked in the driveway, or within view of the wider community and the City Council has allowed for a process to request these larger doors to accommodate citizens’ RVs.

- 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 site plan design provides access off Sunset Street and not the well-traveled San Marco Road.

- d. Is the proposed Conditional Use compatible with adjacent properties and other property in the district? Is the Conditional Use, as depicted on the conceptual site plan 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 RV garage has been designed to integrate with the structure and other homes in the neighborhood.

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 proposed RV garage is designed and oriented appropriately for the single-family district.

STAFF RECOMMENDATION:

City Staff recommends the Planning Board forward a recommendation for approval of CUP-24-000089 to the City Council based on the following finding and conditions:

FINDINGS:

1. The proposed addition will meet the requirements of the City’s Land Development Code (“LDC”), will not adversely affect the public.
2. The Goals section of the Comprehensive Plan’s *Future Land Use Element* calls for “Enhance[ment]...” of Marco Island’s “...tropical small town and resort character...” which can be considered to be served by providing the homeowner the ability to store a large vehicle, outside of the view of the neighbors, while retaining the existing aesthetics of the area. The Comprehensive Plan and LDC seeks to reduce visual clutter from having large vehicles parked in the driveway, or within view of the wider community and the City Council has allowed for a process to request these larger doors to accommodate citizens’ RVs.
3. The site plan design provides access off Sunset Street and not the well-traveled San Marco Road.
4. The RV garage has been designed to integrate with the principal structure and other homes in the neighborhood.
5. The proposed RV garage is designed and oriented appropriately for the single-family district.

CONDITIONS OF APPROVAL:

1. The proposed recreation vehicle garage must comply with the dimensional standards for RSF-3 district and not exceed 14 feet in height.
2. The parking, storage and use of the recreation vehicle shall conform to the City of Marco Island Land Development Code regulations pertaining to recreational vehicles [Sec. 30-1007(b)].