



City Council Staff Report

Meeting Date: May 3, 2021

TO: Marco Island Planning Board
FROM: Daniel J. Smith, AICP – Director of Community Affairs
DATE: April 13, 2021
RE: Conditional Use: 21-000024 – Conditional Use For RV Garage

PROJECT DESCRIPTION:

Jorge F. Rodriguez II, on behalf of the landowners Craig and Edith Rose, is requesting approval of a conditional use permit to construct a recreational vehicle (RV) garage with a door height of fourteen feet (14') (RV garages with door heights greater than 10 feet require a conditional use in single-family home zoning districts). The proposed garage is incorporated with the overall design of the home currently under review for a building permit. Attached are the application and plans.

PLANNING BOARD MEETING SUMMARY AND RECOMMENDATION

The Planning Board considered this request at their April 2, 2021 meeting. There was little discussion about the proposed plans, some members commented on the efforts that the owner took to integrate the RV garage into the overall design of the home, and discussion regarding the process that staff was required to apply to approve of the garage and doors taller than ten (10) feet. After discussion, the Planning Board voted 7-0 to forward a recommendation of approval for CUP-21-000024

AGENT/APPLICANT:

Jorge F. Rodriguez II
Pride Construction, Inc.
156 Price Street
Naples, FL 34113

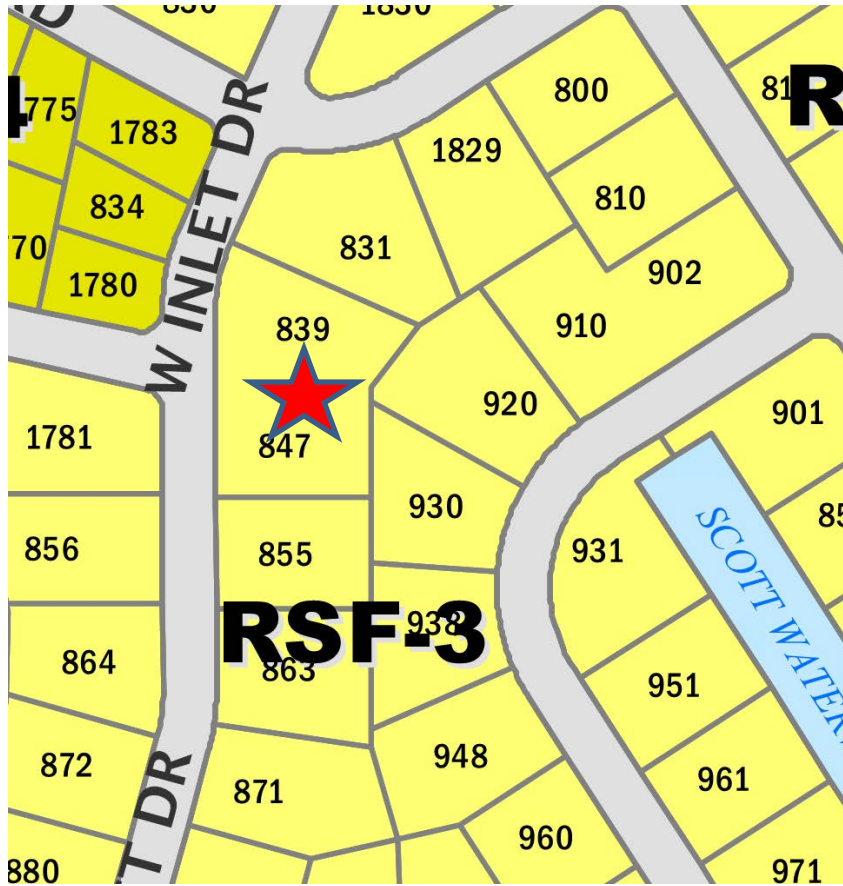
OWNERS:

Craig and Edith Rose
1830 Menorca Court
Marco Island, FL 34145

PROPERTY INFORMATION:

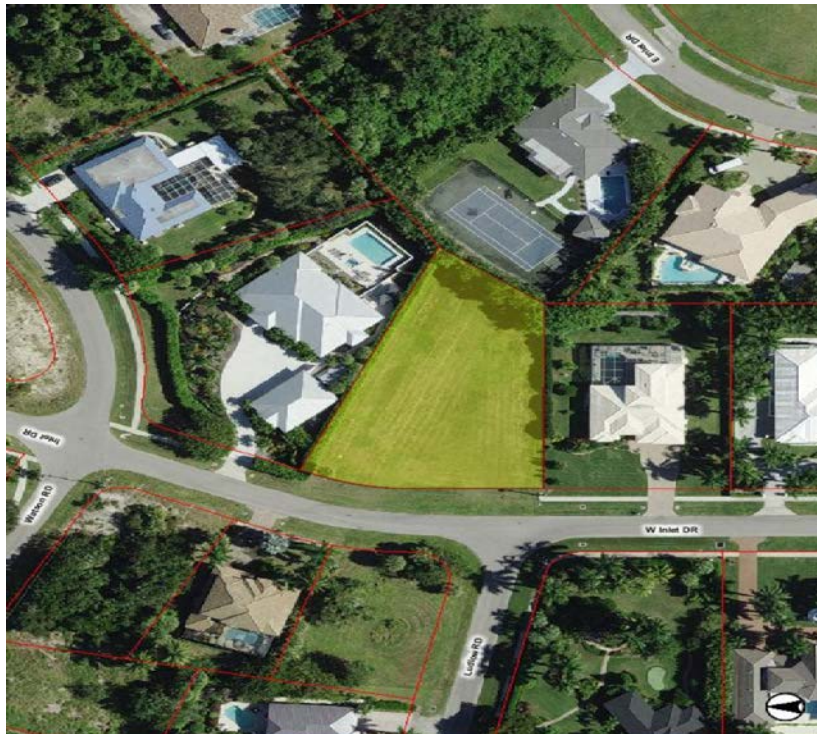
Street Address: 839 Inlet Drive
Marco Island, FL 34145
Legal Description: LOT 22, BLOCK 424, MARCO BEACH UNIT THIRTEEN, ACCORDING TO THE
MAP OR PLAT THEROF AS RECORDED IN PLAT BOOK 6, PAGE 92, Public
Records of Collier County, FL
Property ID# 58120000000
Zoning: RSF-3 (Residential Single Family)

ZONING

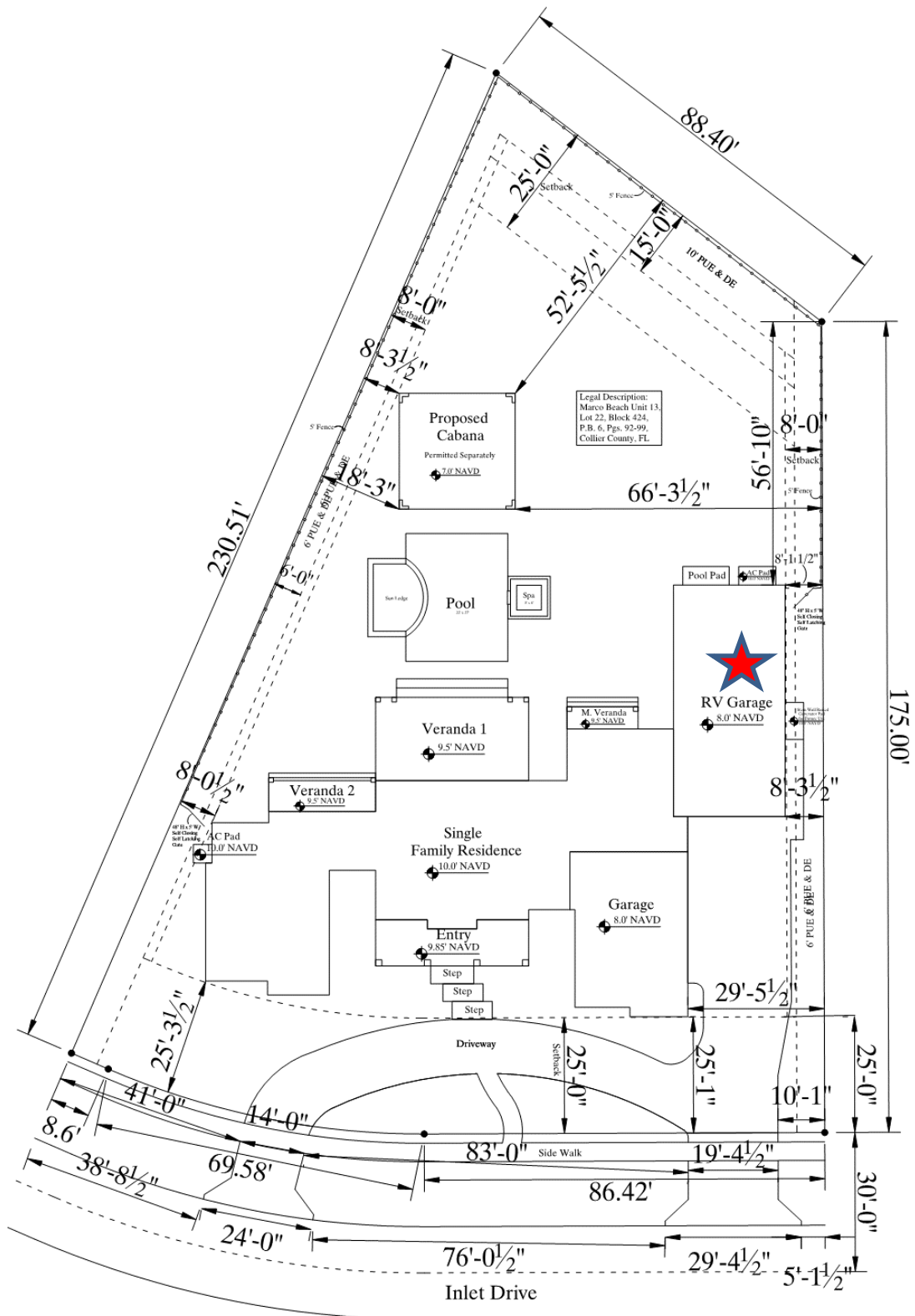


Note 1: The property line on this map is missing, 839 Inlet and 847 Inlet are separate lots

AERIAL OF SITE



PROPOSED SITE PLAN



STAFF ANALYSIS:

Staff has no real concerns with this request. This is currently a vacant lot and plans for a single-family home have been submitted for building permit review. The proposed RV garage is integrated with the overall home and site design. Our Land Development Code (LDC) requires a conditional use permit for a recreational vehicle garage (Sec. 30-84. (7)).

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 home meets the requirements of the City's LDC and the property owners have submitted the required documentation to proceed with their application.

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, retaining the existing aesthetics of the area. The Comprehensive Plan 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 approval of recreational vehicle garages 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?

Aside from the Conditional Use request for the RV garage, the site is being developed in a manner similar to other homes in the neighborhood. The design provides for a straight driveway into the proposed RV garage limiting the need to make sharp turns with the vehicle and limiting time that the RV may spend within the roadway orienting itself to safely enter the structure. The ability for the Fire Department to quickly and safely reach the structure during an emergency has been reviewed, and the design approved during the Conditional Use review process.

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 homeowner and their contractor are designing the home to integrate with existing homes in the neighborhood and the contractor has stated that the lot will be landscaped in such a way to be "eye-pleasing" and shield the neighbors from viewing the bulk of the home. (see architectural elevations provided)

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?

While the design of the proposed RV garage is front-facing to Inlet Drive, the garage has been setback approximately 70-feet (70') from the front property line and meets all other setback, height and imperviousness regulations for a single family home. The contractor has stated the owner intends to screen the neighbors utilizing landscaping and a fence and the design is similar to other homes in the area.

STAFF RECOMMENDATION AND FINDINGS:

Staff recommends City Council approval of CUP-21-000024 based on the following findings:

1. The proposed Conditional Use is compatible with adjacent properties and not adversely affect the public interest.
2. The proposed Conditional Use is consistent with the Comprehensive Plan.
3. The proposed Conditional Use would not negatively impact the traffic flows into, and off the site considering that the design of the driveway serving the proposed RV garage is straight and would require very little maneuvering to safely and quickly enter the home.
4. The proposed Conditional Use will meet all single-family home requirements and will not change the character of the neighborhood or community as a whole.

CONDITIONS OF APPROVAL:

1. As required in Sec. 30-84(7) the door height and width are to be established as a condition of approval. The proposed RV garage door is 14 feet in height and 16 feet in width.

Daniel J. Smith, AICP

Director of Community Affairs