



Planning Board Staff Report

Meeting Date: October 4, 2023

TO: Marco Island Planning Board
FROM: Daniel J. Smith AICP, Director of Community Affairs
DATE: September 26, 2024
RE: Marco Luxe LLC. & Southbound Leasing, LLC., CUP-24-000055

PROJECT DESCRIPTION:

The applicant, Marco Luxe LLC and Southbound Leasing LLC, are proposing to develop a three-building car storage condominium complex totaling +/- 27,800-sf. on four parcels. (1.64 acres). The buildings are proposed to be approximately 27 feet in height from base flood elevation. All parking and activity will be inside the gates.

Pursuant to Section 30-224, of the City of Marco Island Land Development Code, personal use vehicle storage requires Conditional Use approval with the following criteria:

- All overhead doors shall not face street frontage.
- All storage and activity are internal to the building.
- Only for storage of personal use vehicles which are vehicles used for the private use of the individual who owns the vehicle.
- Sleeping quarters are prohibited.

PLEASE NOTE: Since the Site Development Plan (“SDP”) application and the Conditional Use Permit application (“CUP”) ask for the same information only one set of plans and documents will be provided for both applications. Therefore, please refer to the plans provided with this SDP report when reviewing the CUP report.

OWNER:

Marco Luxe, LLC.
1083 N. Collier Blvd. #340
Marco Island, Fl. 34145

Southbound Leasing, LLC.
930 Hyacinth Court
Marco Island, Fl. 34145

AGENT:

Blair Foley, PE.
120 Edgemere Way
Naples, Fl. 34105

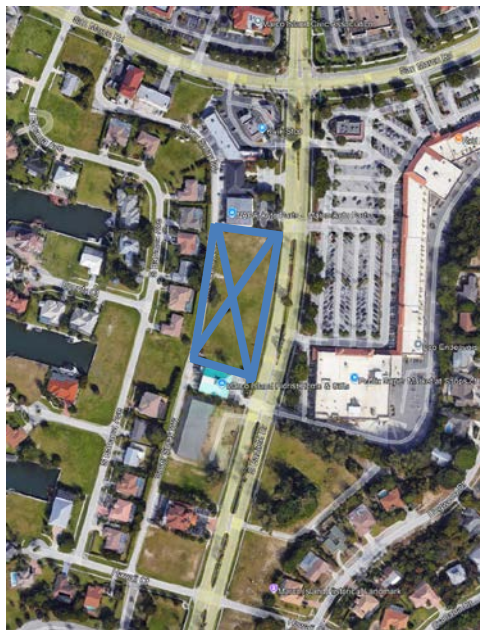
PROJECT ADDRESS:

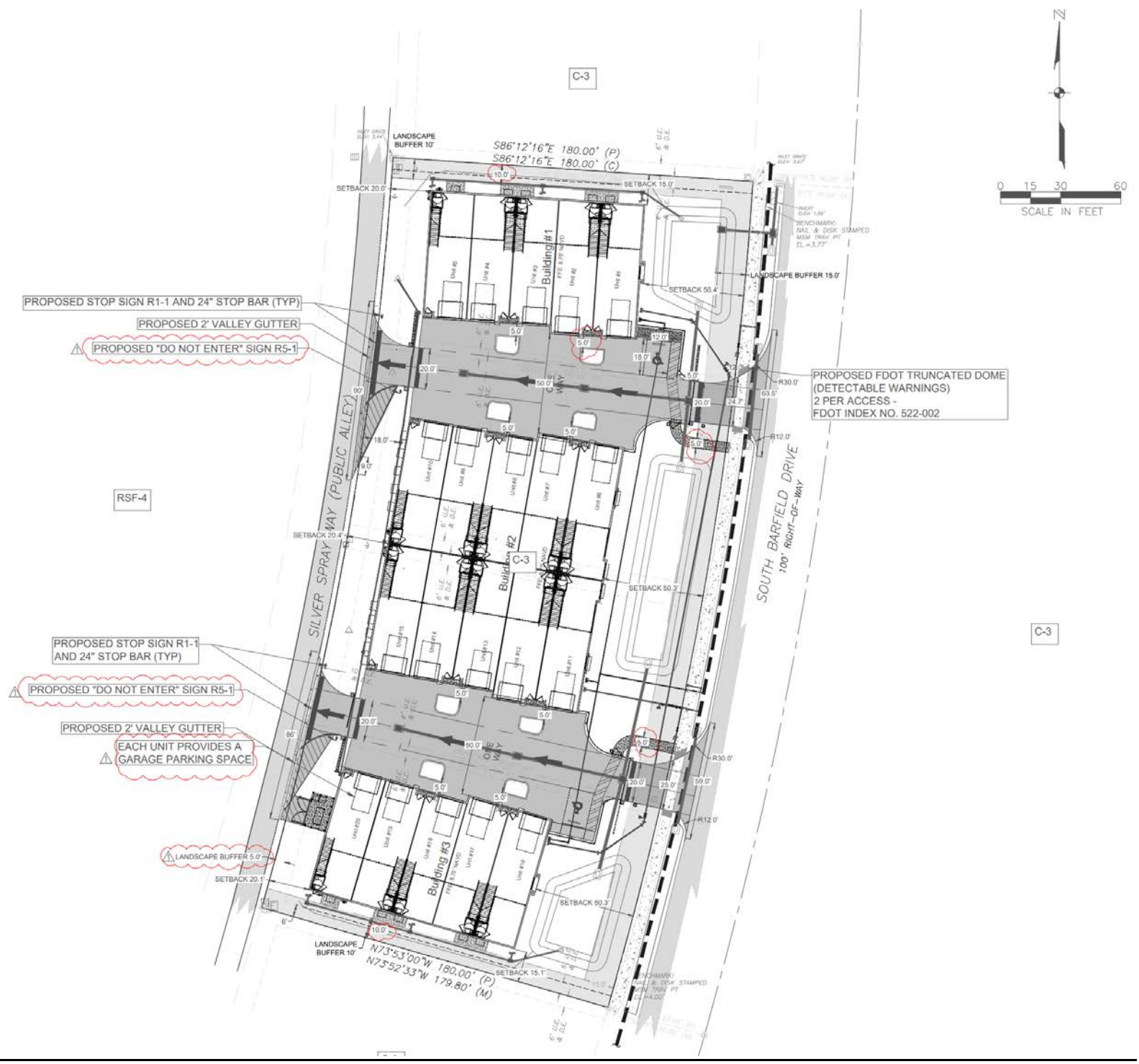
Street Address: 138, 148, 158, 168 South Barfield Boulevard
Marco Island, FL 34145
Legal Description: MARCO BCH UNIT 5 BLK 83 LOT 7-10 OR 1893 PG 314, Public Records of Collier
County, FL
Property ID# 57190640006, 57190680008, 57190720007, 57190760009
Zoning: C-3 (Commercial Intermediate), Overlay District Two-c Barfield
Subdistrict,

SUBJECT PARCEL ZONING MAP:

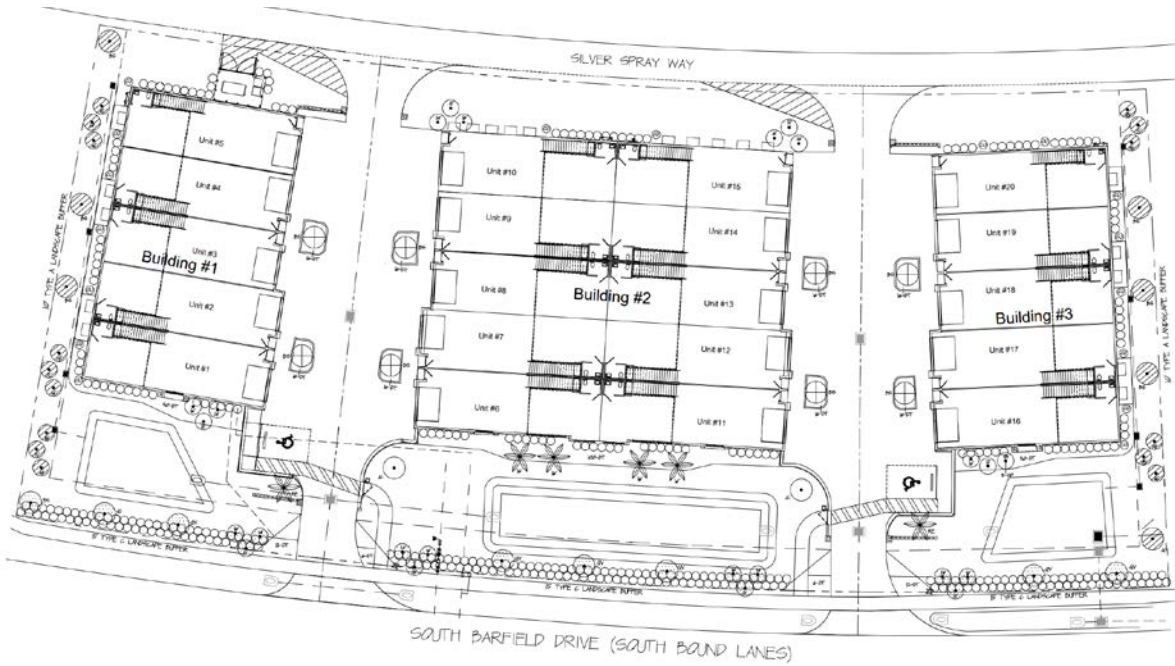


SUBJECT PARCEL AERIAL:

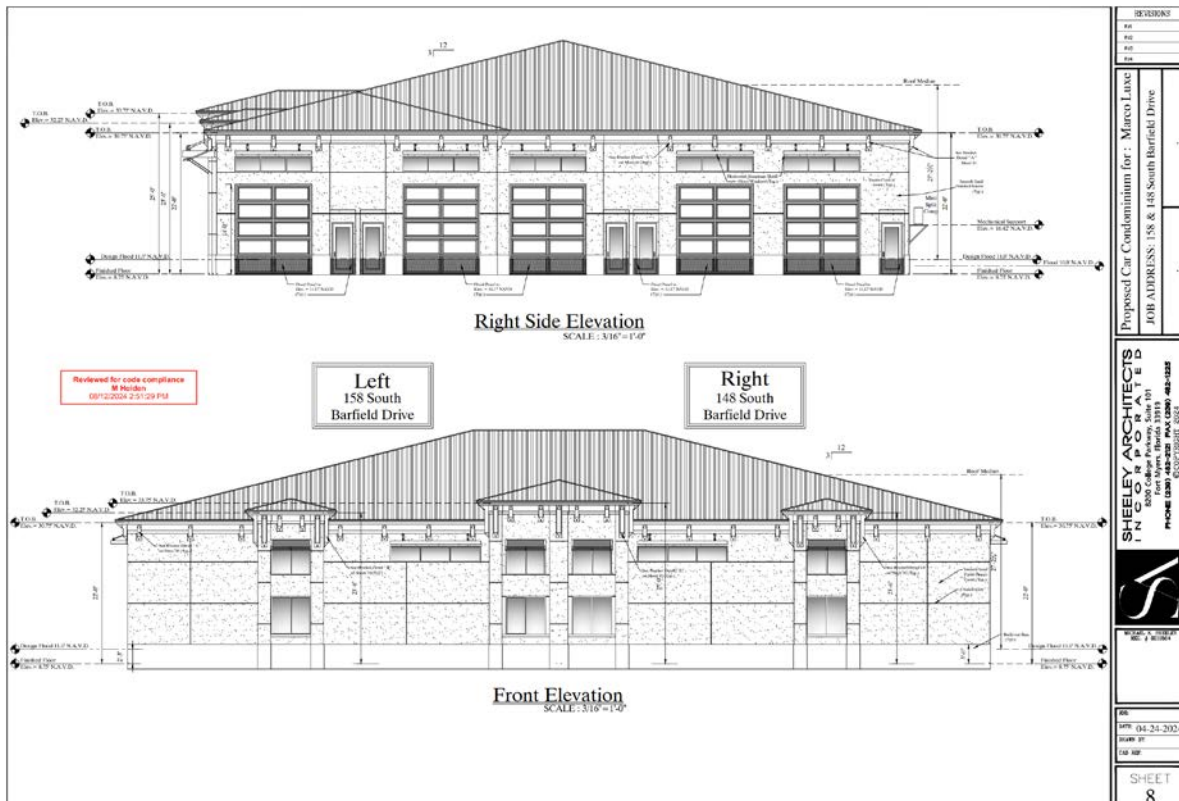


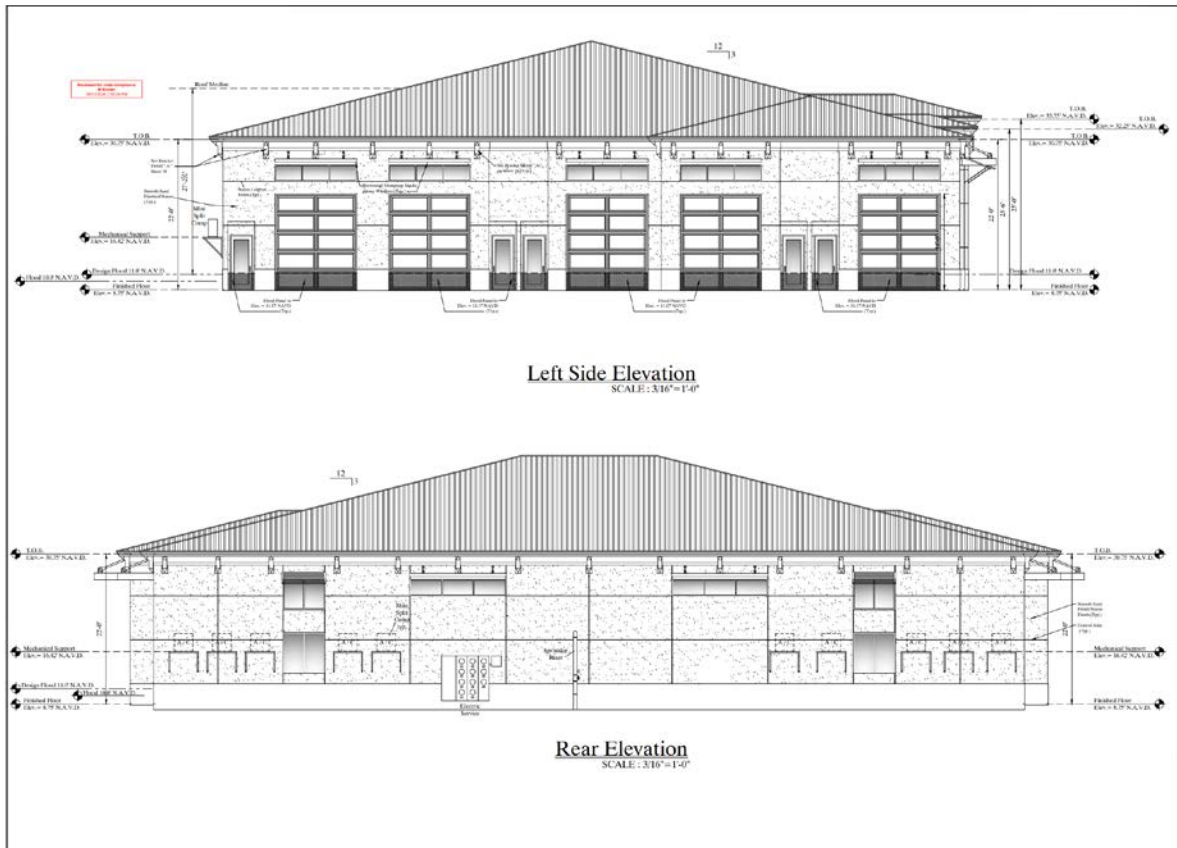


Site Plan



Landscape Plan





STAFF ANALYSIS

The plan proposes three building encompassing 20 units for car storage. Each unit will have an parking space outside their unit. Access will be provide via South Barfield or Silver Spray Way (alley). Overhead doors are facing internal so the doors cannot be seen from the road. Required landscape buffers will be surrounding the complex.

The proposed SDP complies with the City of Marco Island Land Development Code (“LDC”), and no variances are being requested. At approximately 27 feet, the building height is compliant with the Land Development Code (LDC). As a reminder, building height is measured from the base flood elevation (“BFE”), and this property is located in an AE 10 base flood elevation category.

PLANNING BOARD ACTION

Staff recommends the Planning Board forward a recommendation of approval to the City Council of CUP 24-000055.