



Planning Board Staff Report

Meeting Date: June 6, 2025

TO: Marco Island Planning Board
FROM: Sherry Kirsch – Planner I
DATE: May 22, 2025
RE: Temporary Use Permit: CTU-23-02516 – Request for a 1-year extension (1st) of a Model Home

PROJECT DISCRIPTION:

The Petitioner is requesting a one-year extension of an approved Temporary Use Permit (CTU) for a Model Home for 886 San Marco Road, Marco Island, FL 34145.

APPLICANT:

Divco Construction, LLC
Stacey Chernesky
2244 Trade Center Way
Naples, Florida 34109

OWNER:

Kriscor Ruski LP
886 San Marco Road
Marco Island, FL 34145

PROJECT ADDRESS:

886 San Marco Road
Marco Island, Florida 34145

Legal Description: Lot 7, Block 239, Marco Beach Unit 6, Plat Book 6, Pages 47 through 54, Public Records of Collier County.

Zoning District: Single Family Residential (RSF)

Calculated Acreage: 0.2

Parcel Id Number: 57372240004

SURROUNDING LAND USE AND ZONING:

EXISTING CONDITIONS:

The subject property is zoned RSF-4, and is developed with a model home, located at 886 San Marco Road, Marco

Island, FL.

SURROUNDING PROPERTIES:

North: North to the subject property site is site are single family lots zoned RSF-4 and developed with single family residences.

East: East to the subject property site is site are single family lots zoned RSF-4 and developed with single family residences

South: South of the subject property site are single family lots zoned RSF-4 and developed with single family residences.

West: West to the subject property site is site are single family lots zoned RSF-4 and developed with single family residences

1. Site Aerial



STAFF ANALYSIS

The Planning Staff has evaluated this petition based on the criteria contained in Section 30-794(6) of Marco Island Land Development Code. This evaluation is intended to provide an objective, comprehensive overview of the impacts of the proposed model home temporary use extension request.

These criteria shall be used as the basis for recommendation of approval, approval with conditions, or denial by the Planning Board.

a. The number of existing model homes or model sales centers within the immediate area of the extension request.

Currently there are no model homes or model sales centers within the immediate area of the subject property.

b. The classification of the right(s)-of-way upon which the model home or model sales center fronts.

San Marco Road is a city maintained local collector road.

c. The character or makeup of the area surrounding the model home or model sales center.

The model home is located on an 80' x110' single family platted lot. Single family residential lots are located around the subject property, and are zoned RSF-4.

d. The potential effect of the model home or model sales center on adjacent and surrounding property.

Staff has not received negative correspondence or complaints from surrounding and adjacent residences regarding operations of a model home from this location. Parking area is buffered by approved landscaping.

e. The existence of complaints relating to the use of the model home or model sales center which is the subject to the extension request.

Staff has not received any complaints relating to the use of the model home.

f. A demonstration of good cause from the applicant why the extension request is needed.

The applicant is requesting the extension based on their needs.

STAFF RECOMMENDATION:

Staff recommends that the Marco Island Planning Board approve Petition CTU-23-02516 subject to the following stipulation:

1. The one-year temporary use extension for the model home shall begin on June 9, 2025 and terminate on June 9, 2026.

Daniel J. Smith, AICP
Director of Community Affairs