



Planning Board Staff Report

Meeting Date: October 4, 2024

TO: Planning Board
FROM: Mary P. Holden, Planning Manager
DATE: September 25, 2024
RE: Land Development Code (LDC) amendment to Sec. 30-84, Conditional Uses, 7. And Sec. 30-88. Structural and site design guidelines (5). a. 4 by deleting both in their entirety.

APPLICANT:

City of Marco Island Staff

PROJECT DESCRIPTION:

Sec. 30-84, Conditional Uses, 7 makes recreational vehicle (RV) garages for a single-family home a conditional use permit. Staff is recommending the deletion of this provision and allow for RV garages a use by right, whether designed and constructed with a new single-family home or an addition to an existing single-family home. In conjunction with this, Staff is recommending Sec. 30-88. Structural and site design guidelines (5). a. 4 states “No garage door shall exceed ten feet above grade” be deleted since it limits the height of a garage door to ten feet.

Staff is recommending these two changes since recreational garages are becoming more common and are not intrusive since they are initially designed with the house or are incorporated with the existing design and colors as an addition.

Pursuant to Section 30-62(c)(3)d. of the LDC, amendments to the LDC must be examined with regard to the need and justification for the change; and the relationship of the proposed LDC amendment to the purposes and goals, objectives, and policies, of the city's comprehensive, with appropriate consideration as to whether the proposed change will further the purposes of the LDC and other city codes, regulations, and actions designed to implement the growth management plan.

Need and justification: In recent years, the use of recreational vehicles has grown in popularity, and we are receiving more conditional use requests to allow for them, whether built as part of a new single-family home or as an addition. These requests have been approved (with no denials) and this leads Staff to present this request to Planning Board to minimize steps for the residents. Staff will still review them during the building permit review stage to ensure compliance with the codes and architectural guidelines governing single-family homes.

LDC amendment to the purposes and goals, objectives, and policies, of the city's comprehensive: In reviewing the proposed LDC amendment, Staff finds the below Goal and Policy that supports the amendment.

GOAL 2 COMMUNITY CHARACTER

MAINTAIN MARCO ISLAND AS A VISUALLY ATTRACTIVE, SMALL TOWN COASTAL COMMUNITY WITH A STRONG IDENTIFIABLE SENSE OF PLACE.

Policy 2.1.2

The City will continue to thoroughly and thoughtfully review and revise, as necessary, the list of permitted uses within zoning districts contained in the adopted LDC. The purpose for the reviews will be to ensure: Compatibility between land uses, that the needs of residents, businesses, and those they serve are met on-island to the extent possible, and that emerging and modern uses are addressed through the City's regulatory framework.

The use of RV's has gained in popularity and the need of residents to store their RV on their property has become more prevalent. Past requests for an RV garage have been approved and there has been minimal, if any, opposition to the construction of them by adjacent properties. Deleting the requirement of a conditional use for RV garages serves the residents by allowing them without going through public hearings before Planning Board and City Council, notification of adjacent property owners within 300 feet for both hearings, posting signs on the property, and Staff placing ads in the newspaper.

STAFF RECOMMENDATION:

Staff recommends the Planning Board approve the proposed LDC amendment and forward their approval to the City Council based on the below findings:

1. The amendment is consistent with the Comprehensive Plan, GOAL 2 COMMUNITY CHARACTER MAINTAIN MARCO ISLAND AS A VISUALLY ATTRACTIVE, SMALL TOWN COASTAL COMMUNITY WITH A STRONG IDENTIFIABLE SENSE OF PLACE.

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2. The need and justification for the Ordinance is to serve the residents of the island by allowing RV garages without going through the process for a conditional use permit while maintaining compliance with the codes and architectural regulations.