



City Council Staff Report

Meeting Date: March 18, 2024

TO: Marco Island Planning Board

FROM: Daniel J. Smith, A.I.C.P., Director of Community Affairs

DATE: March 3, 2024

RE: LDCA 23-000393, Requested amendment to the Section 30-224, C-3 Conditional Uses – to allow for personal use vehicle storage.

REQUESTED LAND DEVELOPMENT CODE AMENDMENT:

Mr. Blair Foley, on behalf of Marco Luxe LLC, has submitted a request to amend the City of Marco Island Land Development Code, specifically, to allow for general warehousing and storage, limited only to personal vehicles, as a Conditional use in the Commercial Intermediate (C-3) District.

PLANNING BOARD

The Planning Board heard this item on March 1, 2024. There was discussion regarding the use of the vehicles stored, the definition of personal use vehicles, the location of the overhead doors, and the prevention of using these units as sleeping quarters. The Planning Board voted 7-0 to forward a recommendation of approval with the following criteria:

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

APPLICANT:

Marco Luxe LLC
1083 North Collier Blvd., #340, Marco Island, FL 34145

AGENT:

Blair Foley, PE
120 Edgemere Way, Naples, FL 34105

STAFF ANALYSIS

Staff is supportive of the request to add general warehousing and storage, limited only to personal vehicles, as a Conditional Use, subject to the conditions stated in the amendment. Storage facilities have changed over the years. Some of these newer facilities, with design standards already in our code, can blend in with general office uses

without being noticed. Activities within these units are normally internal, so the intensity and activity is less than you would see in most commercial retail uses, or even office uses.

In the City's Comprehensive Plan, Objective 2.1, Policy 2.1.2 of the Future Land Use Element states that the City will continue to thoroughly and thoughtfully review and revise, as necessary, the list of permitted uses within the 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.

Staff believes the modernization of storage facilities has changed to where they are less intense and can be planned for in some of the City's less intense zoning districts. Currently these facilities are only allowed in the Heavy Commercial (C-5) District.

In reviewing this request, City staff takes into account how this change could potentially impact the surrounding residential and commercial areas in Marco Island, as a whole, if allowed in all C-3 zoning districts. Personal vehicle storage, as a conditional use, will not have a detrimental effect as long as the City's design standards are maintained, and the overhead doors are only internal facing.

Below are the two criteria for review of a Land Development Code change.

1. The need and justification for the change.

There is a need for this amendment to allow for the convenience of our residents to have personal use vehicle storage within an area that provides other needed services, such as grocery shopping, gyms, specialty shops, etc. In addition, the City of Marco Island is known to have many luxury car collectors with a need for this use.

2. 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.

As stated above, this amendment is in keeping with the Future Land Use Element, Objective 2.1, Policy 2.1.2 of the Future Land Use Element of the City's Comprehensive Plan which states that the City will continue to thoroughly and thoughtfully review and revise, as necessary, the list of permitted uses within the 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 proposed Land Development Code language would read as follows:

(17) General warehousing and storage – 49311 (Limited to personal use vehicles only):
subject to the following criteria:

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

STAFF RECOMMENDATION

Staff recommends the City Council approve the changes made by the Planning Board regarding the requested Land Development Code change based on the below findings:

1. There is a need for this amendment to allow for the convenience of the City's residents to have personal vehicle storage within an area that provides other needed services, such as grocery shopping, gyms, specialty shops, etc.
2. This amendment is in keeping with the Future Land Use Element, Objective 2.1, Policy 2.1.2 of the Future Land Use Element of the City of Marco Island Comprehensive Plan which states that the City will continue to thoroughly and thoughtfully review and revise, as necessary, the list of permitted uses within the 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.

Daniel J. Smith, A.I.C.P., Director of Community Affairs