



Planning Board Staff Report

Meeting Date: April 5, 2024

TO: Marco Island Planning Board
FROM: Joshua G. Ooyman, Planner II
DATE: March 27, 2024
RE: Conditional Use: 23-000444, 951 Scott Drive – Conditional Use Permit (“CUP”) For RV Garage

PROJECT DESCRIPTION:

Eran Wajswol and Debra Van Sickle-Wajswol have submitted, for approval, an application for a CUP to construct a Recreational Vehicle (“RV”) Garage addition at 951 Scott Drive, Marco Island, Florida. Pursuant to the City’s Land Development Code (“LDC”), RV garages with door heights greater than 10 feet are a conditional use in single-family home zoning districts. The proposed RV garage door dimensions will be 12’-0” by 12’-0”. Attached are the application, site plan, and elevation drawings.

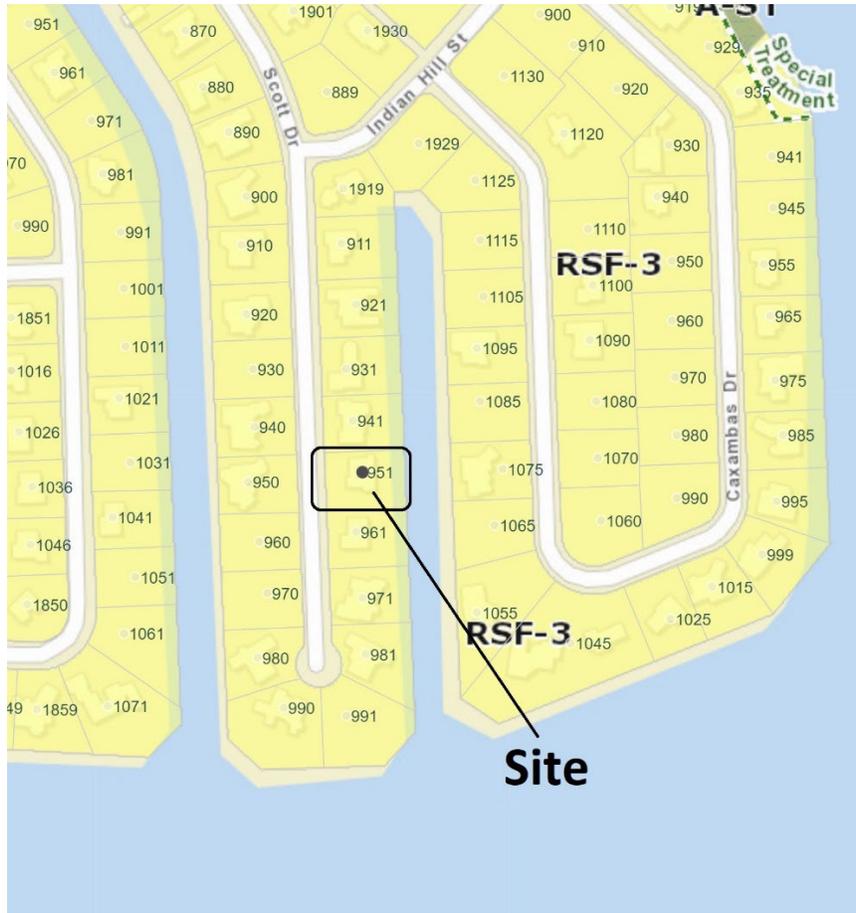
OWNER/APPLICANT:

Eran Wajswol and Debra Van Sickle-Wajswol
951 Scott Drive
Marco Island, FL 34145

PROPERTY INFORMATION:

951 Scott Drive
Marco Beach Unit 13, Block 404, Lot 21
Parcel No.: 58107480009
Zoning: RSF-3

Zoning Map



Aerial



STAFF ANALYSIS:

City Staff has no objections to the request. A single-family residence is currently under construction at the subject property and the proposed recreational vehicle garage is situated well behind the façade of the structure.

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 residence and garage will meet the requirements of the City’s Land Development Code (“LDC”) and will not adversely affect the public interest 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, while retaining the existing aesthetics of the area. The Comprehensive Plan and LDC 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 these larger doors 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?

The site plan design provides a long driveway allowing for adequate access to the garage.

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 RV garage has been designed to integrate with the structure and other homes in the neighborhood.

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?

The proposed RV garage is designed and oriented appropriately for the single-family district.

STAFF RECOMMENDATION:

City Staff recommends the Planning Board forward a recommendation for approval of CUP-23-000444 to the City Council based on the following finding and conditions:

FINDINGS:

1. The proposed addition will meet the requirements of the City’s Land Development Code (“LDC”), will not adversely affect the public interest and the property owners have submitted the required documentation to proceed with their application.

2. 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, while retaining the existing aesthetics of the area. The Comprehensive Plan and LDC 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 these larger doors to accommodate citizens' RVs.
3. The design provides for ample driveway space to maneuver into the proposed RV garage.
4. The RV garage has been designed to integrate with the principal structure and other homes in the neighborhood.
5. The proposed RV garage is designed and oriented appropriately for the single-family district.

CONDITIONS OF APPROVAL:

1. The proposed recreation vehicle garage must comply with the dimensional standards for RSF-3 district.
2. The parking, storage and use of the recreation vehicle shall conform to Land Development Code regulations pertaining to recreational vehicles [Sec. 30-1007(b)].