



Planning Board Staff Report

Meeting Date: April 3, 2026

TO: Marco Island City Council

FROM: Daniel J. Smith, AICP, Director of Community Affairs

DATE: March 26, 2026

RE: Conditional Use Permit (CUP): 25-000097 – Sec. 30-264 - Conditional Use to allow for marina-based open rack boat storage facilities on navigable water frontage, pursuant to Sec. 30-266.

PROJECT DESCRIPTION:

Marco River Marina, Inc. is requesting approval for marina-based outdoor open-rack (20 racks/slips) boat storage pursuant to the proposed Site Plan Amendment. Open rack storage is allowed through a Conditional Use approval pursuant to Section 30-264 of the City of Marco Island Code of Ordinances. Section 30-266(e) of the City's Code of Ordinances requires open storage to be screened. Where such storage abuts developed C-5 property of the side or rear yard, the screening requirements may be relaxed with the written approval of the adjoining property owner.

AGENT/APPLICANT:

Zachary W. Lombardo
606 Bald Eagle Dr., Ste. 500
Marco Island, FL 34145

OWNER:

Marco River Marina, Inc.
951 Bald Eagle Drive
Marco Island, FL 34145

PROJECT ADDRESS:

951 Bald Eagle Drive
Marco Island, FL 34145

PARCEL INFORMATION

Zoning: C-5
Parcel #: 56930080005
Legal Description: MARCO BCH UNIT 4 BEG NW COR TRACT A, E 607.49FT, SE 100FT, SW 192.30FT, SE 100FT S 69 DEG W 514.14FT, N 20 DEG W 122.98FT NLY ALG CURVE 405.73FT TO POB OR 252 PG 876 OR 2034 PG

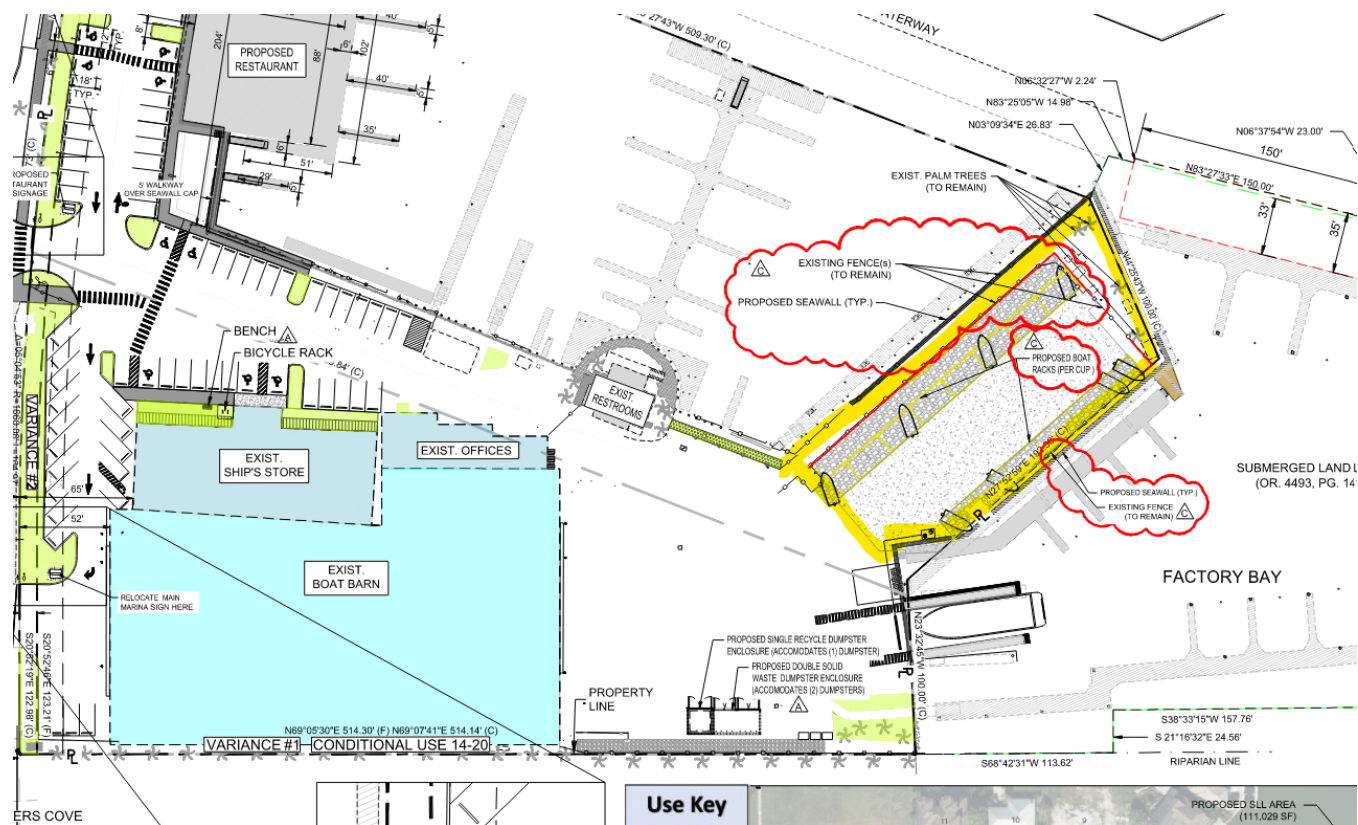
ZONING MAP



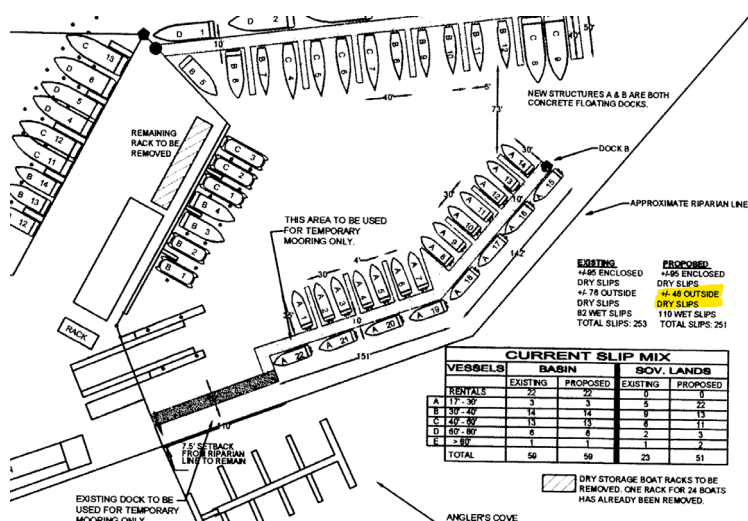
AERIAL OF SITE



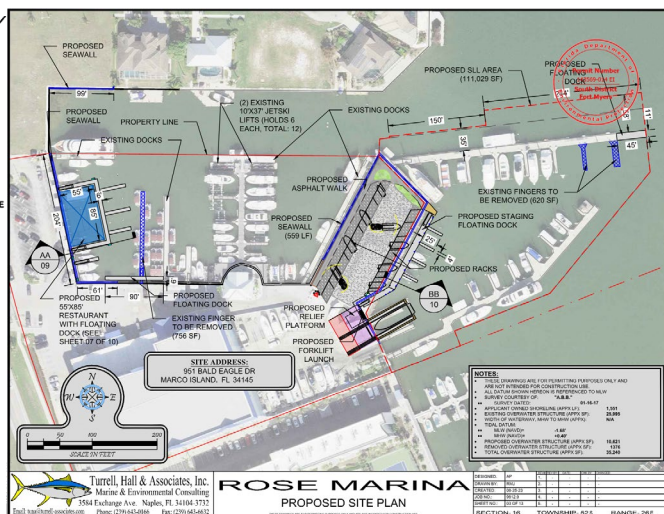
Location per the proposed Site Development Plan Amendment – 20 racks/slips



Resolution 13-03 Plan



Proposed DEP Plan



Response from applicant regarding the screening requirement pursuant to the City of Marco Island Land Development Code.

Response:

To rendering and details on screening and configuration with height, the proposed fence is the current fence (permit FENC-21-07557), which includes the description:

4' tall Vinyl Fence
Manufactured by Active Yards
Grade: Commercial
Style: Dogwood
Color: White
Post Size 5"x5" set in concrete
Panel Width 8' wide

The proposed ground racks the current ground racks and are 3' to the top of the wood.

The maximum height of any boat on a rack would be 16 feet. Thus, the racks themselves will be fully screened, as can be seen from Figures 1 and 3.



Fig. 1 – Racks relative to fence

The boats would not be fully screened and the Applicant requests this be approved as part of the conditional use because as shown by Figure 2, the peninsula is interior to the site and when other boats, such as the Marco Princess are docked those boats block the boats on racks completely.



Fig. 2 – View from Magnolia Court with intervening boats



Fig. 3 – View closer in without intervening boats

There is no requirement to screen a marina use and because the racks themselves are screened, the result is that the only thing that can be seen is boats, which is what the neighboring properties see regardless.

STAFF ANALYSIS:

Staff have no issue with approving the twenty (20) outdoor boat racks. Staff believes the outdoor racks/slips are needed to service the boating community of Marco Island. However, the code does require this storage to be screened. As provided by the applicant, the storage of boats may reach a height of 16', while the fence is 4' in height. The City's Land Development Code does not allow any discretion regarding the screening requirements except when abutting developed C-5 property, for which written approval is required from the property owner.

Sec. 30-266. - Parking and loading, landscaping, lighting, signage, and architectural and site design standards.

(e) Fence requirements. All permitted or conditional uses allowing for storage other than within an enclosed building, including but not limited to storage of manufactured products, raw or finished materials, or vehicles other than vehicles intended for sale or resale, shall be required to screen such storage pursuant to this code and the land development code. **Where such a storage area abuts developed C-5 property, screening requirements may be relaxed along the abutting side and rear yards with the full knowledge and written approval of the adjoining property owner.**

Below are City Staff's responses to the criteria contained within LDC Sec. 30-64(c)(2) a-e, which forms the basis for the review of a Conditional Use application:

- 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 conditional use will not adversely affect the public interest. This site meets the requirements governing individual use.

- b. Is the granting of a Conditional Use consistent with the Comprehensive Plan?**

This request, with required screening, complies with the City's Comprehensive Plan 2040. The Future Land Use designation is Town Center/Mixed Use. However, it is across from property zoned as Low-Density Residential. Therefore, in order to provide for compatibility, screening would be required for this proposed use.

- 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?**

Yes.

- d. Is the proposed Conditional Use compatible with adjacent properties and other properties 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 use, as proposed with the required screening, would be compatible with adjacent and nearby property. Right now, compatibility would be in question because the proposed screening is not high enough to fully screen the racks and the boats from view..

- 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 physical building will not be changed and will remain as the building currently exists.

STAFF RECOMMENDATION FOR CUP-25-000097

Staff recommends that the Planning Board forward a recommendation of approval to the City Council of the conditional use permit CUP-25-000097 for the property located at 951 Bald Eagle, Marco Island, with the following conditions:

1. CUP-25-000097 is conditioned on the approval of SDP 24-000200. If the SDP is not approved, this application is null and void.
2. The Owner shall provide a 16' high screening fence or similar type screening for the outdoor storage proposed.
3. The number of outdoor open rack/slips shall not exceed twenty (20) in total.

Findings:

1. The proposed use is consistent with the Comprehensive Plan, with screening of the outdoor storage. In particular, Objective 1.1, Policy 1.1.4, of the Housing Element, which states that the City will protect residential neighborhoods from encroachment and detrimental impacts of development by enforcing existing regulations that require buffering and compatibility measures between single-family areas and more intensive uses, such as multi-family buildings and non-residential development.
2. The proposed use is consistent with the Comprehensive Plan, with screening of the outdoor storage. In particular, Objective 5.1, Policy 5.1.4 of the Future Land Use Element, which states that the land development regulations and other applicable regulations will require that development and redevelopment projects provide adequate and appropriate landscaping, open space, and buffering, and adhere to maximum lot coverage requirements. Such development must also meet minimum architectural and other site design standards to provide an attractive and cohesive built environment that blends with the character of existing surrounding land uses.