



City Council Staff Report

Meeting Date: July 19, 2021

TO: Marco Island City Council
FROM: Daniel J. Smith, AICP – Director of Community Affairs
DATE: July 8, 2021
RE: Conditional Use: 21-000070 – Conditional Use For RV Garage

PROJECT DESCRIPTION:

Shawn Joyce (Joyce Building), on behalf of the landowners Duyen T Do and Scott Doan, are requesting approval of a conditional use permit to construct a recreational vehicle garage with door heights of sixteen feet (16') (RV garages with door heights greater than 10 feet are a conditional use in single-family home zoning districts). It will be built at the same time as the primary home and will be structurally and architecturally integrated into the home. Attached are the application and plans.

PLANNING BOARD MEETING SUMMARY AND RECOMMENDATIONS

Planning Board considered this request at their June 4, 2021 meeting. Board Member Honig proposed the only question as to whether there were any variances being requested in the house permit and whether staff believed that Conditional Uses for RV garages should be written into the code as an allowed use. Staff advised that this was a question for elected officials and that the codes—as written—would be followed. After no further discussion, the Planning Board voted 6-0 to forward a recommendation of approval for CUP-21-000070.

AGENT/APPLICANT:

Shawn Joyce
Joyce Building
116 Delbrook Way
Marco Island, FL 34145

OWNERS:

Duyen T Do and Scott Doan
1800 Honduras Ave.
Marco Island, FL 34145

PROPERTY INFORMATION:

Street Address: 1800 Honduras Avenue
Marco Island, FL 34145
Legal Description: LOT 17, BLOCK 51, MARCO BEACH UNIT TWO, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEROF AS RECORDED IN PLAT BOOK 6, PAGE(S) 25 THROUGH 31, INCLUSIVE, Public Records of Collier County, FL
Property ID# 56792800009
Zoning: RSF-4 (Residential Single Family)

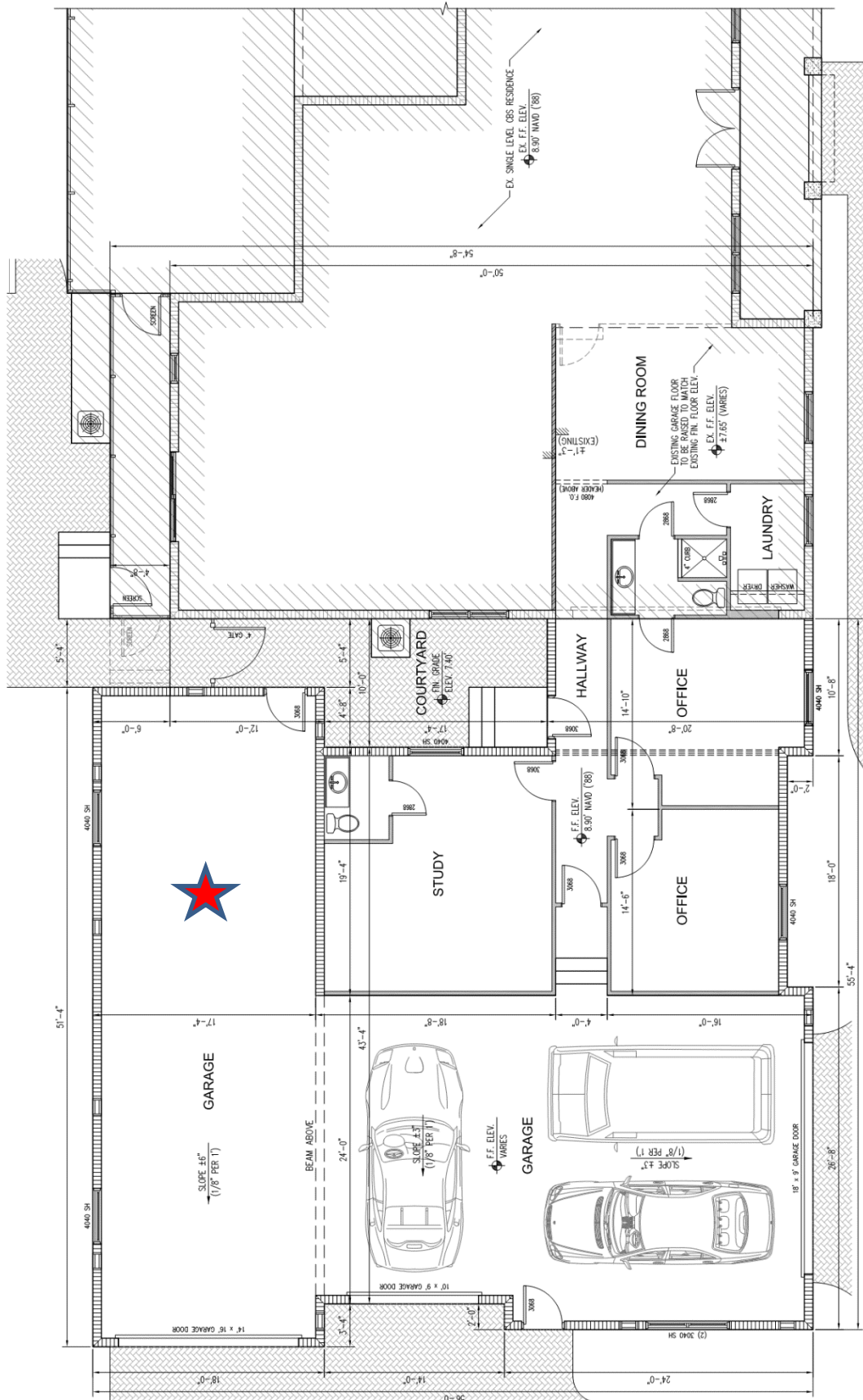
ZONING



AERIAL OF SITE



PROPOSED STRUCTURE PLAN



STAFF ANALYSIS:

This is currently a vacant lot which is going through the application process for a single-family home. This application seeks to get approval to construct an integrated RV garage with door heights greater than 10 feet (10') as required in Sec. 30-84(7). Garage door heights greater than 10-feet (10') are disallowed in Sec. 30-88(5)(a)(4).

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 home meets the requirements of the City's Land Development Code (LDC) 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, retaining the existing aesthetics of the area. The Comprehensive Plan 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 design provides for a straight driveway into the proposed RV garage, although the applicant has not demonstrated that the proximity of the garage door to the street would allow for the RV to be quickly and safely moved from the right-of-way completely onto the applicant's property. The ability for the Fire Department to quickly and safely reach the structure during an emergency has been reviewed, and the design approved during the Conditional Use review process.

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 homeowner and their contractor are designing the RV garage to integrate with the existing structure and other homes in the neighborhood and the contractor has provided revised plans that show the lot will be landscaped in accordance with the City's Land Development code requirements. The applicant has pointed out that another RV garage exists in the immediate area of the owners' home. (see architectural elevations provided)

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?

While the design of the proposed RV garage is front-facing to Barfield Drive, the garage has been setback approximately 50-feet (50') from the edge of the roadway and meets all other setback, height and imperviousness regulations for a single family home. The RV garage is noticeably larger than the existing single-story, single-family home. The neighbor does have a similar RV garage but the neighbor's structure is a 2-story home and the larger doors are more harmonious with the bulk and massing of the house.

STAFF RECOMMENDATION AND FINDINGS:

If the Planning Board chooses to approve this request staff has presented the following findings:

1. The proposed Conditional Use would not negatively affect the public interest or contravene the Comprehensive Plan or Future Land Use map.
2. The proposed Conditional Use will meet all single family home requirements and will not change the character of the neighborhood or community as a whole.

CONDITIONS OF APPROVAL:

1. As required in Sec. 30-84(7) the door height and width are to be established as a condition of approval. The proposed RV garage door is 16 feet in height and 14 feet in width.
2. The landscape plan will include additional code-compliant tree requirements, particularly the addition of additional canopy trees on the Barfield frontage to break-up the garage massing.

Daniel J. Smith, AICP

Director of Community Affairs