



Legislation Text

File #: ID 24-3701, Version: 1

Agenda Item: 10(b)	Prepared By: Mary P. Holden, Planning Manager
Business: Resolution-Conditional Use Petition	Department: Growth Management - Community Affairs

Subject:

Resolution - Conditional Use Permit (CUP-24-000089) to Construct a Recreational Vehicle (RV) Garage for the Property Located at 1960 San Marco Road, Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Growth Management/Community Affairs

BACKGROUND:

PROJECT DESCRIPTION:

Mr. Jeff Popick has submitted a conditional use permit to construct an RV garage in conjunction with a new single-family home at 1960 San Marco Road, Marco Island. The proposed RV garage will be 14 feet high and is incorporated with the overall design of the residential structure.

FUNDING SOURCE / FISCAL IMPACT:

Applicant has paid \$4,000.00 in applicable fees.

PUBLIC NOTICE REQUIREMENTS: 15 days prior to the Planning Board hearing.

NOTICE APPEARANCE DATE(S): June 24, 2024

RECOMMENDATION:

STAFF RECOMMENDATION:

City Staff recommends the Planning Board forward a recommendation for approval of CUP-24-000089 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.
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 site plan design provides access off Sunset Street and not the well-traveled San Marco Road.
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 and not exceed 14 feet in height.
2. The parking, storage and use of the recreation vehicle shall conform to the City of Marco Island Land Development Code regulations pertaining to recreational vehicles [Sec. 30-1007 (b)].

POTENTIAL MOTION:

Move to approve Resolution 24-XX with the listed findings and conditions of approval.