

RESOLUTION NO. 02-26

**RELATING TO PETITION NUMBER V-02-05
FOR VARIANCES ON PROPERTY
HEREINAFTER DESCRIBED IN THE CITY OF MARCO ISLAND, FLORIDA**

WHEREAS, the Legislature of the State of Florida established the Charter of the City of Marco Island in Chapter 97-367, Laws of Florida ("City Charter"); and

WHEREAS, the City Charter provides that the Collier County Land Development Code in effect on August 28, 1997 ("Regulations") shall remain in effect as the City of Marco Island's transitional land development regulations; and

WHEREAS, the Marco Island City Council is acting as the Board of Zoning Appeals; and

WHEREAS, City Council, as the Board of Zoning Appeals, has held a public hearing after proper notice as provided in said Regulations was made, and has considered the advisability of an 8 foot variance from the required front yard setback of 30 feet to 22, a 2 foot variance from the required structure to structure setback of 10 feet to 8 feet at building number 902, a 1 foot variance from the required structure to structure setback of 10 feet to 9 feet at building number 900, and a 4 foot variance from the required structure to structure setback of 10 feet to 6 feet at building number 898, for construction of six new carports as shown on the attached plan Exhibit "A" in a RMF-16 zoning district for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Section 2.7.5 of the Zoning Regulations of said Land Development Code for the City of Marco Island.

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled, and the Board having considered all matters presented;

NOW THEREFORE, BE IT RESOLVED BY THE MARCO ISLAND CITY COUNCIL ACTING AS THE BOARD OF ZONING APPEALS, that:

The petition V-02-05, filed by Richard A. Eichman, president of Shell Isle Condominium, with respect to the property described as 898, 900 & 902 Panama Court, further described as Lots 18, 19, and 20, Block 337, Marco Beach Unit 10, Section 20, Township 52 South, Range 26 East, City of Marco Island, Florida is hereby approved. The subject variances authorize an 8 foot variance from the required front yard setback of 30 feet to 22, a 2 foot variance from the required structure to structure setback of 10 feet to 8 feet at building number 902, a 1 foot variance from the required structure to structure setback of 10 feet to 9 feet at building number 900, and a 4 foot variance from the required structure to structure setback of 10 feet to 6 feet at building number 898, for

construction of six carports as shown on the attached plot plan, Exhibit "A", of the RMF-16 zoning district wherein said property is located, and subject to the following conditions:

- a. The Shell Isle condominium association shall plant a landscape hedge along the entire length of each parking lot adjacent to Panama Court right-of-way to buffer vehicular parking on-site.
- b. The proposed carports shall be painted the same building color and match the existing roof tile of the existing condominium on-site.
- c. The carports shall be constructed of non-combustible materials.

BE IT FURTHER RESOLVED that this Resolution relating to Petition Number V-02-05 be recorded in the City Council minutes and filed with the Marco Island City Clerk's Office.

Passed in open and regular session of the City Council of the City of Marco Island, Florida, this 16th day of September, 2002.

DATED: 9-16-02

ATTEST:

CITY OF MARCO ISLAND

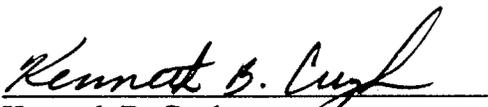


A. William Moss
City Manager/City Clerk

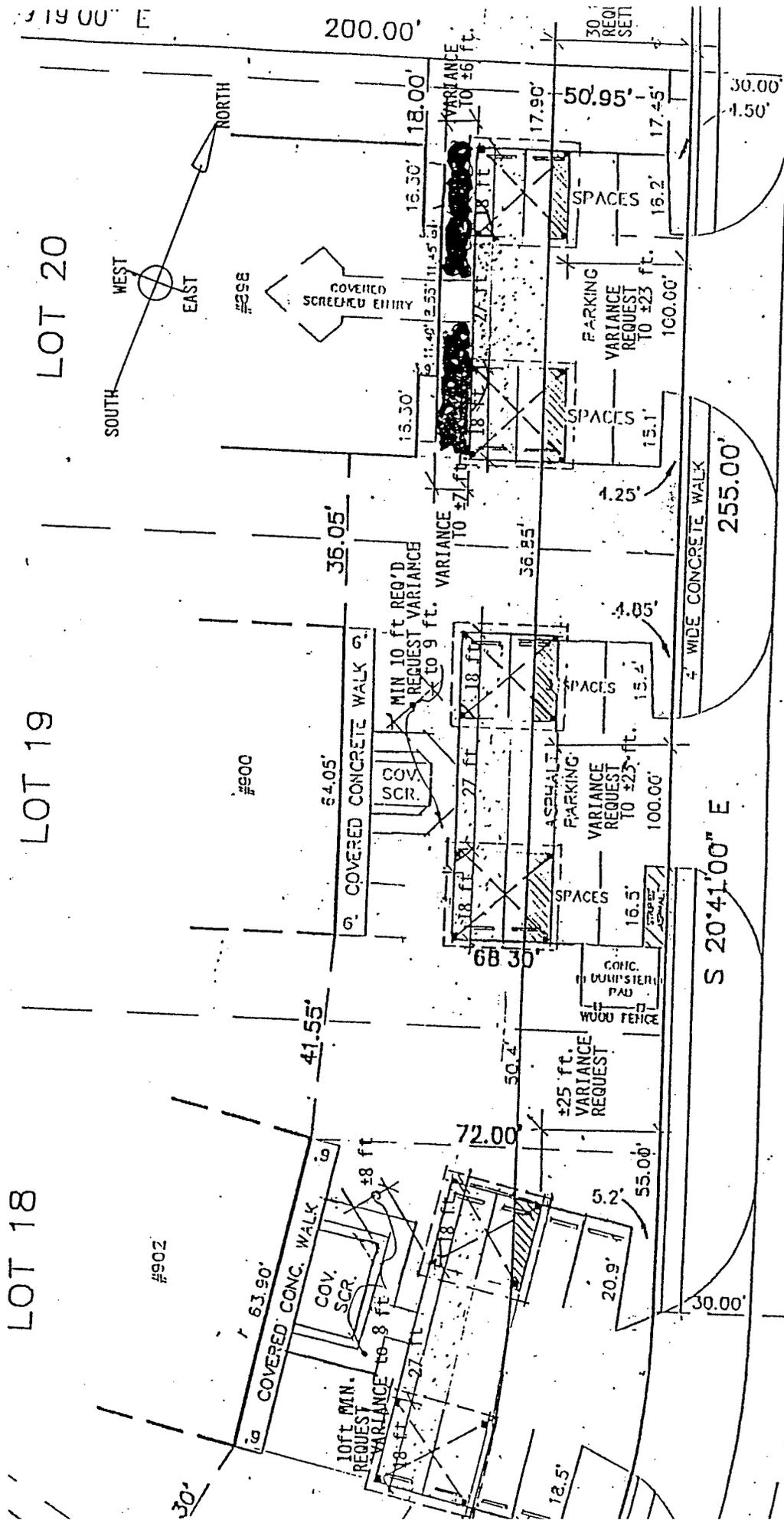


E. Glenn Tucker, Chairman

Approved as to form and legality:



Kenneth B. Cuyler
City Attorney



LOT 18

LOT 19

LOT 20

30' REQ'D SET

4' WIDE CONCRETE WALK

255.00'

S 20'41.00" E

(BEARING BASE)

EXHIBIT A

NOTE:
AREAS SHOWN
IN YELLOW COLOR
ARE VARIANCE
REQUESTS.

SITE PLAN FOR ADDITION OF CARPORTS FOR
SHELL ISLE CONDOMINIUM ASSN
902 PANAMA COURT
MARCO ISLAND, FLORIDA

PANAMA COURT

Herbert Rosser Savage AIA FI Architect/II
Arthur Quinell PE Consultant
July 25, 2002