



**STAFF REPORT**  
**1/17/2024**

**TO:** Planning Commission  
**FROM:** Gabriel Perez, Development Services Director  
**SUBJECT:** Luxtor Luxury RV Storage Rooftop Screening – 49751 Oates Lane

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**STAFF RECOMMENDATION:**

Staff requests that Planning Commission review the roof screening solution implemented proposed at Luxtor Luxury RV storage and provide feedback to staff.

**BACKGROUND/DISCUSSION:**

The Luxtor Luxury RV Storage project was approved by the City Council on January 10, 2019 and includes construction of an indoor air conditioned RV storage facility consisting of 157 parking garages. The project also includes a 5,790 sq. ft. RV repair shop, a 4,270 sq. ft. office building, a manager's unit with an attached two car garage and all off-site improvements on 6.09 acres at 49751 Oates Lane. The project is near completion and in process of building inspections. During a recent inspection it was observed that rooftop mechanical equipment was exposed and visible contrary to the conditions of approval which requires that the equipment be view obscured by a parapet wall as follows:

**Condition of Approval #42**

**All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.**

The applicant installed metal shrouding features on the roof to view obscure the mechanical equipment to address staff concerns which the applicant believes satisfy the intent of the condition of approval. The shrouding is visible above the roofline when viewed from Grapefruit Boulevard or on the Avenue 50 bridge but is largely not visible from other vantage points. This item is presented before the Planning Commission in order to obtain feedback on the screening solution provided by the applicant and whether it would be considered in substantial compliance with the condition of approval.

Attachments:

1. Luxtor Approved Site Plan
2. Luxtor approved building renderings
3. Existing Conditions Photos