

City of Marco Island Florida

*51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com*



Meeting Minutes - Draft

Friday, April 7, 2023

9:00 AM

Community Room

Planning Board

NOTE: ANY PERSON WHO DECIDES TO APPEAL A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS PERTAINING THERETO, AND THEREFORE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, NEITHER THE CITY OF MARCO ISLAND NOR THE PLANNING BOARD SHALL BE RESPONSIBLE FOR PROVIDING THE RECORD.

(1) CALL TO ORDER

Chair Bailey called the meeting to order at 9:00 a.m.

(2) ROLL CALL

Present 7 - Member Dublois, Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, Member Vergo, and Chair Bailey

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey.

(4) APPROVAL OF THE AGENDA

Chair Bailey suggested amending the agenda and continuing agenda item 10b and 10c to the June 2nd Planning Board meeting.

Motion by Vice Chair Rivera seconded by Member Finkle, to continued agenda item 10b and 10c to the June 2nd Planning Board meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Dublois, Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, Member Vergo and Chair Bailey

(5) COMMUNITY FORUM/PUBLIC COMMENT (TIME APPROXIMATELY 9:05 A.M.)

City Citizen expressed his concerns regarding Bayside Ct and N Collier Blvd crossing and has requested a Traffic signal.

(6) BOARD ABSENCES

Next Planning Board meeting will be on May 5th.

All present members of the Board indicated their intention to be present for the next Planning board meeting.

(7) APPROVAL OF MINUTES

[ID 23-2834](#) Approval of the Planning Board Meeting Minutes of March 3, 2023

MOTION by Member Dublois, seconded by Member Fahringer, to Approve, the March 3, 2023. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Dublois, Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, Member Vergo and Chair Bailey

(8) STAFF COMMUNICATIONS

Mary Holden questioned Planning board members on their thoughts regarding what an attachment to a

primary structure is.

Planning Board members requested visual imagines on some examples for a possible discussion on the next Planning Board meeting.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

- a. [ID 23-2831](#) RESOLUTION - Variance Petition Request (VP-23-000008) to allow for the Construction of an Accessory Structure at the Property Located at 352 Century Drive, Marco Island, FL 34145

Sherry Kirsch read into the record the resolution title.

This is Variance Petition request to build an accessory structure on 352 Century Dr. The lot at 352 Century Dr does not meet the City's minimum dimensional standards to allow for the construction of a primary structure Therefore, the request is to permit an accessory structure to be constructed on 352 Century Drive subject to the recordation of a unity of title tying 352 Century Dr. to the construction of a primary structure on 368 N. Collier Blvd.

Planning Board Attorney David Tolces swore in all witnesses and the Board Members provided their ex-parte communications.

Mary Holden presented the project and answered the Board Member's questions and concerns.

City staff reviewed this request and recommended that the Planning Board approve this Petition with conditions.

Zach Lombardo made a presentation and answered the Board Member's questions and concerns.

MOTION by Member Finkle, seconded by Member Hogan, to Approve the Construction of an Accessory Structure with findings and conditions at the Property Located at 352 Century Drive. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Dublois, Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, Member Vergo and Chair Bailey

- b. [ID 23-2832](#) RESOLUTION - Site Development Plan (SDP-22-000216) for the Construction of a Five-Story Mixed Use Building (including ground floor) located at 711 S. Collier Blvd., Marco Island, FL 34145

Continued to the June 2nd Planning Board meeting.

- c. [ID 23-2833](#) RESOLUTION - Conditional Use Petition (CUP-22-000218) for a Mixed-Use Project located at 711 S. Collier Blvd., Marco Island, FL 34145

Continued to the June 2nd Planning Board meeting.

(11) BOARD COMMUNICATIONS

Member Hayden question City staff regarding the continuance of the 10b and 10c agenda items.

Chair Bailey questioned City staff regarding Site Development code time and changes.

Vice Chair Rivera expressed her concerns regarding Bayside Ct and N Collier Blvd crossing.

(12) ADJOURN

There being no further business, the meeting adjourned at 10:10 a.m.

Daisy Martinez, Administrative Technician

NOTE: TWO OR MORE CITY COUNCILORS OR OTHER COMMITTEE MEMBERS MAY BE PRESENT