

City of Marco Island Florida

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



Meeting Minutes - Final

Friday, April 5, 2024

9:00 AM

Community Room

Planning Board

Chair: Jason Bailey

Vice-Chair: Nanette Rivera

*Board Members: Hayden Dublois,
Geoff Fahringer, Nanette Finkle,
Mike Hogan, David Vergo*

Staff Liaison: Daniel Smith

Planning Board Attorney: David N. Tolces

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

MOTION by Member Hogan, seconded by Member Finkle, that this Agenda be Approved. 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.)

None.

(6) BOARD ABSENCES

Next Planning Board meeting will be on May 3rd.

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

(7) APPROVAL OF MINUTES

[ID 24-3536](#) Approval of the Planning Board Meeting Minutes of March 1, 2024

MOTION by Member Hogan, seconded by Member Vergo, to Approval of the Planning Board Meeting Minutes of March 1, 2024 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

None.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

- a. [ID 24-3531](#) RESOLUTION - Conditional Use Permit (CUP-23-000444) to Construct a Recreational Vehicle (RV) Garage for the property located at 951 Scott Drive, Marco Island, FL 34145 - Josh Ooyman, Planner II, Growth Management/Community Affairs

Sherry read into the record the resolution title.

This is a request to construct a Recreational Vehicle Garage addition at 951 Scott Drive, Marco Island, Florida

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

Joshua Ooyman presented the project and answered the Board Member's questions and concerns.

MOTION by Member Fahringer, seconded by Member Hogan, that this Conditional Use Permit (CUP-23-000444) to Construct a Recreational Vehicle (RV) Garage for the property located at 951 Scott Drive, Marco Island, FL 34145 be Approved. 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 24-3537](#) RESOLUTION - Boat Dock Extension (BD-22-000210) request to allow for a vessel to encroach into the side setback for property located at 831 Perrine Court, Marco Island, FL 34145 - Mary P. Holden, Senior Planner, Community Affairs/Growth Management

Sherry read into the record the resolution title.

This is a request to allow for the mooring of a 41.8-foot boat at their residence that will extend into the setback (8.7 feet approved by Collier County) by 2 feet with the vessel 6.7 feet from the west property/riparian line.

Planning Board Attorney David N. 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.

James Timmerman, applicant of this request answered the Board Member's questions and concerns.

MOTION by Member Hogan, seconded by Member Dublois, to Approve with conditions Boat Dock Extension (BD-22-000210) request to allow for a vessel to encroach into the side setback for property located at 831 Perrine Court, Marco Island, FL 34145 that this Resolution be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

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

- c. [ID 24-3538](#) ORDINANCE - Requested amendment (REZN-24-000006) to Hideaway Beach Planned Unit Development (PUD), allowing recreation and parking

on lots 1 and 2, Block 18, Hideaway Beach - Daniel J. Smith, AICP,
 Director, Community Affairs/Growth Management

Sherry read into the record the resolution title.

This is a request to amend the Hideaway Beach Planned Unit Development . The proposed amendment would specifically allow for recreational uses, such as Pickleball and Bocce Ball, as a use in the Golf Course Tract, and similar recreational uses with associated parking on Lots 1 and 2 of Block 18, Hideaway Beach, Single Family Residential Tract within the Planned Unit Development.

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

Daniel Smith presented the project and answered the Board Member's questions and concerns.

Zack Lombardo of Woodward, Pires & Lombardo, P.A., on behalf of Hideaway Beach Association, Inc presented some information and answered the Board Member's questions and concerns.

MOTION by Member Fahringer, seconded by Member Hogan, to Approve with conditions the Requested amendment (REZN-24-000006) to Hideaway Beach Planned Unit Development (PUD), allowing recreation and parking on lots 1 and 2, Block 18, Hideaway Beach that this Ordinance be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

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

(11) BOARD COMMUNICATIONS

Chair Bailey questioned city staff regarding impacting water views regulations.

Chair Bailey questioned city staff regarding the Boat Dock Extension application submittal date.

Vice Chair Rivera questioned city staff regarding encroachments into neighbor's property.

(12) ADJOURN

There being no further business, the meeting adjourned at 9:56 a.m.

Daisy Martinez, Administrative Technician

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