

City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com



Meeting Minutes - Final

Friday, July 12, 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

Vice chair Rivera called the meeting to order at 9:00 a.m.

(2) ROLL CALL

Present 4 - Member Fahringer, Member Hogan, Vice-Chair Rivera, and Member Vergo

Not Present 3 - Member Dublois, Member Finkle, and Chair Bailey

(3) PLEDGE OF ALLEGIANCE

Led by Vice Chair Rivera.

(4) APPROVAL OF THE AGENDA

MOTION by Member Hogan, seconded by Member Fahringer, that this be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 4 - Member Fahringer, Member Hogan, Vice-Chair Rivera and Member Vergo

Not Present: 3 - Member Dublois, Member Finkle 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 August 2nd, 2024.

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

(7) APPROVAL OF MINUTES

ID 24-3709 Approval of the Planning Board Meeting Minutes of June 7, 2024

MOTION by Member Fahringer, seconded by Member Hogan, that this Minutes be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 4 - Member Fahringer, Member Hogan, Vice-Chair Rivera and Member Vergo

Not Present: 3 - Member Dublois, Member Finkle and Chair Bailey

(8) STAFF COMMUNICATIONS

Daniel Smith provided the Board Members with the following updates:

On the August 2nd meeting agenda there will be a Site Development plan for the Tax Collector office, Site Development Plan for an addition to the YMCA, and a Rezone on an empty lot on South Collier from C-1 to C-3

Daniel Smith mentioned that city staff are working on a couple Ordinances to get rid of the conditional use requirement for RV garages and parking on older developments.

(9) OLD BUSINESS

ID 24-3667 RESOLUTION - Continued from the June 7, 2024 Planning Board Meeting - Boat Dock Extension (BD-24-000054) request to allow for an additional six and a half (6.5') foot encroachment into the waterway for a boat dock facility for the Vantage Condominiums located at 860 Panama Court, Marco Island, FL 34145 - Josh Ooyman, Planner II, Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

This is a request to install a new seawall in front of the existing seawall along the entire shoreline.

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.

Jeff Rogers with Turrell, Hall & Associates, 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 Boat Dock Extension (BD-24-000054) request to allow for an additional six and a half (6.5') foot encroachment into the waterway for a boat dock facility for the Vantage Condominiums located at 860 Panama Court, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 3 - Member Fahringer, Member Hogan and Member Vergo

No: 1 - Vice-Chair Rivera

(10) NEW BUSINESS

a. ID 24-3700 RESOLUTION - Boat Dock Extension (BD-24-000115) request to allow for a Boat Dock Encroachment into the rear riparian setback for property located at 742 Pelican Court, Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

This is a request for a for a 27.5-foot protrusion into the Pelican Waterway

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.

Applicant for this request Jeff Strong presented some information and answered the Board Member's questions and concerns.

MOTION by Member Vergo, seconded by Member Hogan, to approve applicants request to allow for a Boat Dock Encroachment into the rear riparian setback for property located at 742 Pelican Court, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 4 - Member Fahringer, Member Hogan, Vice-Chair Rivera and Member Vergo

b. [ID 24-3701](#) 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

Sherry Kirsch read into the record the resolution title.

This is a request to construct an RV garage in conjunction with a new single family home at 1960 San Marco Road, Marco Island.

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.

MOTION by Member Vergo, seconded by Member Fahringer, to approve with conditions this 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.

MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 4 - Member Hogan, Vice-Chair Rivera, Member Vergo and Member Fahringer

(11) BOARD COMMUNICATIONS

City staff shared their thoughts and concerns regarding boat dock extension requests.

(12) ADJOURN

There being no further business, the meeting adjourned at 1:28 p.m.

Daisy Martinez, Administrative Technician

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