

City of Marco Island Florida

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



Meeting Minutes - Final

Friday, November 1, 2024

9:00 AM

Community Room

Planning Board

Chair: Jason Bailey

Vice-Chair: Hayden Dublois

*Board Members: Geoff Fahringer,
Nanette Finkle, Bradley Henson,
Mike Hogan, Joan Janssen*

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 2 - Member Finkle, and Chair Bailey

Not Present 1 - Member Hogan

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey.

(4) APPROVAL OF THE AGENDA

MOTION by Member Finkle, seconded by Member Dublois, that this agenda be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Dublois, Fahringer, Member Finkle, Rivera, Vergo and Chair Bailey

Not Present: 1 - Member Hogan

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

None.

(6) BOARD ABSENCES

Next Planning Board meeting will be on December 6th, 2024.

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

(7) APPROVAL OF MINUTES

[ID 24-3932](#) Approval of the Planning Board Meeting Minutes of October 4, 2024

MOTION by Member Finkle, seconded by Member Fahringer, to approve the Planning Board Meeting Minutes of October 4, 2024 with some minor changes.. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Dublois, Fahringer, Member Finkle, Rivera, Vergo and Chair Bailey

Not Present: 1 - Member Hogan

(8) STAFF COMMUNICATIONS

Daniel Smith mentioned that the next Planning Board meeting will be on December 6th, 2024. He stated

that there will be conditional use for a commercial mix use property.

(9) OLD BUSINESS

(10) NEW BUSINESS

- a. [ID 24-3927](#) RESOLUTION - Utility Easement Vacation (LV-24-000196) request to Vacate the Utility and Drainage easements for property located at 1610 Briarwood 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 vacate the six-foot utility and drainage easements along each side of the common lot line between Marco Beach Unit 3, Block 81, Lot 10, and Marco Beach Unit 3, Block 81, Northern one-half of Lot 11, Marco Island, Florida.

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

Zach Lombardo with Woodward, Pires & Lombardo answered the Board Member's questions and concerns.

MOTION by Member Dublois, seconded by Member Fahringer, to approve with conditions Utility Easement Vacation (LV-24-000196) request to Vacate the Utility and Drainage easements for property located at 1610 Briarwood Court, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Dublois, Fahringer, Member Finkle, Rivera, Vergo and Chair Bailey

Not Present: 1 - Member Hogan

- b. [ID 24-3928](#) RESOLUTION - Site Development Plan (SDP-24-000151) for the Collier County Marine Station located at 990 N. Barfield Drive, 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 to demolish the existing building due to damage sustained in Hurricane Ian and construct a new 5,911 square foot building for the Collier County Sheriffs marine unit.

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.

Jessica Harrelson with Peninsula Engineering and answered the Board Member's questions and concerns.

MOTION by Member Fahringer, seconded by Member Vergo, to approve with conditions Site Development Plan (SDP-24-000151) for the Collier County Marine Station located at 990 N. Barfield Drive, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Dublois, Fahringer, Member Finkle, Rivera, Vergo and Chair Bailey

Not Present: 1 - Member Hogan

- c. [ID 24-3930](#) DISCUSSION - Swale Parking in the Old Marco District - Daniel J. Smith, AICP, Director- Community Affairs/Growth Management

This is a discussion regarding swale parking in the Old Marco District.

Daniel Smith presented some information to the Planning Board members and answered the Board Member's questions and concerns.

Chief of Police, Tracy Frazzano, and Operations Captain, David Ennis, answered the Board Member's questions and concerns.

City citizens expressed her thoughts and concerns regarding this discussion.

MOTION by Member Dublois, seconded by Member Fahringer, to approve of anything North of Old Marco Ln if there is not an improved parking space there will be a provision on swale parking. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Dublois, Fahringer, Member Finkle, Rivera, Vergo and Chair Bailey

Not Present: 1 - Member Hogan

- d. [ID 24-3931](#) DISCUSSION -Boat Parking on Developed Residential Lots - Daniel J. Smith, AICP, Director- Community Affairs/Growth Management

This is a discussion regarding boat parking on developed residential lots.

Daniel Smith presented some information to the Planning Board members and answered the Board Member's questions and concerns.

City citizen expresses his thoughts and concerns regarding this discussion.

Keith Richter from Code Compliance shared his thoughts and concerns regarding this discussion.

MOTION by Member Fahringer, seconded by Member Vergo, to modify Sec. 30-86 (i) 1. (a) to read When boat or boat trailer is parked within the confines of private properties such that the boat or boat trailer cannot be seen from ground level and abutting properties, or public right away. MOTION FAILED BY THE FOLLOWING VOTE:

Yes: 2 - Fahringer and Vergo

No: 4 - Dublois, Member Finkle, Rivera and Chair Bailey

Not Present: 1 - Member Hogan

(11) BOARD COMMUNICATIONS

Member Dublois questioned regarding City Council adopting Conditional use permit for RV garages.

Member Dublois asked to convey to the City Council to follow the rules and procedures outlined in the code of ordinances for making changes to the Land Development Code Amendment. Additionally, the request aims to encourage citizens to formally initiate the Land Development Code Amendment process.

**MOTION by Member Dublois, seconded by Chair Bailey, to convey to the City Council the Planning Board's desire to have any property-specific request for Land Development Code Amendment go through the required petition process.
MOTION CARRIED BY THE FOLLOWING VOTE:**

Yes: 6 - Dublois, Fahringer, Member Finkle, Rivera, Vergo and Chair Bailey

Not Present: 1 - Member Hogan

(12) ADJOURN

There being no further business, the meeting adjourned at 11:05 a.m.

Daisy Martinez, Administrative Technician

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