

City of Marco Island Florida

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



Meeting Minutes - Draft

Friday, June 7, 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 6 - Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, Member Vergo, and Chair Bailey

Not Present 1 - Member Dublois

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey.

(4) APPROVAL OF THE AGENDA

Chair Bailey informed the Planning board that agenda item 10(a) will be continue to the July 12th meeting.

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

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

Not Present: 1 - Member Dublois

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

None.

(6) BOARD ABSENCES

Next Planning Board meeting will be on July 12th, 2024.

Member Finkle anticipated her absence for the July 12th, 2024, Planning Board meeting.

(7) APPROVAL OF MINUTES

[ID 24-3658](#) Approval of the Planning Board Meeting Minutes of May 3, 2024

MOTION by Member Hogan, seconded by Member Fahringer, that this Minutes be Approve the May 3, 2024 Planning Board Meeting Minutes. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Dublois

(8) STAFF COMMUNICATIONS

Mary Holden provided the Board Members with the following updates:

On the July 12th meeting agenda there will be two boat dock variances, and a conditional use permit for an RV garage.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

- a. [ID 24-3641](#) RESOLUTION - 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

Continued to the July 12th Planning board meeting.

- b. [ID 24-3643](#) ORDINANCE - Land Development Code Amendment (LDCA 24-000034) request to adopt a new section to provide for authorization for mixed-use in Overlay District Two-a subject to conditional use approval.

Sherry read into the record the resolution title.

This is a request to adopt a new section to provide for authorization for mixed use in Overlay District Two-a subject to conditional use approval.

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.

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

Joseph Oliverio expressed his point of view and answered the Board Member's questions and concerns.

City citizen expressed their point of views and concerns regarding this amendment.

MOTION by Chair Bailey, seconded by Member Vergo, to approve Land Development Code Amendment (LDCA 24-000034) request to adopt a new section to provide for authorization for mixed-use in Overlay District Two-a subject to conditional use approval with an added criterion that mixed use projects in this overlay district are not eligible for parking credits. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Member Fahringer, Member Finkle, Member Hogan, Member Vergo and Chair Bailey

No: 1 - Vice-Chair Rivera

Not Present: 1 - Member Dublois

- c. [ID 24-3652](#) RESOLUTION - Site Development Plan (SDP-23-000398) for a New Commercial Center consisting of approximately 6,268 square feet located at 588 Bald Eagle Drive, Marco Island FL 34145

Sherry read into the record the resolution title.

This is a request to approve Site Development Plan is for a new commercial center, consisting of approximately 6,268 square feet, that will contain a restaurant with drive through, offices, and retail space.

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 Andres Boral, and Anthony Oliverio presented some information and answered the Board Member's questions and concerns.

City citizen expressed their point of views and concerns regarding this amendment.

MOTION by Member Finkle, seconded by Member Hogan, to approve Site Development Plan (SDP-23-000398) for a New Commercial Center consisting of approximately 6,268 square feet located at 588 Bald Eagle Drive, Marco Island FL 34145 with conditions. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera and Member Vergo

No: 1 - Chair Bailey

Not Present: 1 - Member Dublois

- d. [ID 24-3655](#) RESOLUTION - Variance Petition (VP-23-000403) Request to the Land Development Code (LDC) Sec. 30-441(g) Landscape Buffer Width for the property located at 588 Bald Eagle Drive, Marco Island FL 34145

Sherry read into the record the resolution title.

This is a request to approve a three foot buffer instead of a fifteen foot buffer along the south and west side of the property where it abuts the Marco Island Cemetery.

City citizen expressed their point of views and concerns regarding this petition.

MOTION by Member Finkle, seconded by Vice-Chair Rivera, to approve with conditions Variance Petition (VP-23-000403) Request to the Land Development Code Sec. 30-441(g) Landscape Buffer Width for the property located at 588 Bald Eagle Drive, Marco Island FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Member Fahringer, Member Finkle, Member Hogan, Member Vergo and Chair Bailey

No: 1 - Vice-Chair Rivera

Not Present: 1 - Member Dublois

- e. [ID 24-3654](#) RESOLUTION - Site Development Plan Amendment (SDP-24-000024) for the Marco Island Racquet Club located at 1275 San Marco Road, Marco Island FL, 34145

Sherry read into the record the resolution title.

This is a request to approve Site Development Plan Amendment to increase the parking lot by 20 spaces, converting 2 tennis court to 8 pickleball courts, demolishing the existing racquetball building, and providing additional landscaping and screen/sound barrier fencing.

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.

City of Marco Island Fleet and Facilities project manager Lazaro Pomier presented some information and answered the Board Member's questions and concerns.

City citizen expressed their point of views and concerns regarding this amendment.

MOTION by Member Hogan, seconded by Member Vergo, to approve site Development Plan Amendment (SDP-24-000024) for the Marco Island Racquet Club located at 1275 San Marco Road, Marco Island FL, 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Dublois

- f. [ID 24-3653](#) RESOLUTION - Variance Petition (VP-24-000099) request to the Land Development Code (LDC) Sec 30-488 for Reduced Parking, Sec. 30-439 Reduced Vehicle Use Area, and Sec. 30-411(g) Buffer Requirements for the Marco Island Racquet Center located at 1275 San Marco Road, Marco Island, FL 34145

Sherry read into the record the resolution title.

This is a request to approve variance petition to allow for the reduction of the parking from 66 to 62 spaces, and a reduction in the Vehicle Use Area landscape requirements which requires a landscape parking island every 10 spaces.

City citizen expressed their point of views and concerns regarding this petition.

MOTION by Member Finkle, seconded by Member Hogan, to approve Variance Petition (VP-24-000099) request to the Land Development Code Sec 30-488 for Reduced Parking, Sec. 30-439 Reduced Vehicle Use Area, and Sec. 30-411(g) Buffer Requirements for the Marco Island Racquet Center located at 1275 San Marco Road, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Member Fahringer, Member Finkle, Member Hogan, Member Vergo and Chair Bailey

No: 1 - Vice-Chair Rivera

Not Present: 1 - Member Dublois

(11) BOARD COMMUNICATIONS

None.

(12) ADJOURN

There being no further business, the meeting adjourned at 1:10 p.m.

Daisy Martinez, Administrative Technician

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