

City of Marco Island Florida

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



Meeting Minutes - Final

Friday, June 2, 2023

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

Not Present 1 - Member Finkle

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey.

(4) APPROVAL OF THE AGENDA

There was a request from City staff to modify the agenda and move 10. New Business ahead of 9. Old Business.

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

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

Not Present: 1 - Member Finkle

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

None.

(6) BOARD ABSENCES

Next Planning Board meeting will be on July 7th.

(7) APPROVAL OF MINUTES

[ID 23-2922](#) Approval of the Planning Board Meeting Minutes of April 7, 2023

MOTION by Member Vergo, seconded by Member Hogan,, to Approve,the April 7, 2023. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Finkle

(8) STAFF COMMUNICATIONS

City staff had no Staff Communication for the Planning Board.

(10) NEW BUSINESS

[ID 23-2915](#) RESOLUTION - Conditional Use Petition Request (CUP-23-000091) to allow for a Fenced in Dog Run, which is considered outdoor kenneling, located at 820 Bald Eagle Drive, Marco Island, FL 34145

Sherry Kirsch read into the record the resolution title.

This is a request to allow the continuation of fenced in dog area at the rear of the property. The use is classified as outdoor kennels and requires a conditional use permit per the C-4 zone district regulations.

Planning Board Attorney Alan Gabriel 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.

City Citizens expressed her point of view and support for this request.

MOTION by Member Vergo, seconded by Member Fahringer, to Approve the Conditional Use Petition Request to allow for a Fenced in Dog Run, which is considered outdoor kenneling with findings and conditions except for the condition requiring modifying the dumpster enclosure. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Finkle

(9) OLD BUSINESS

- a. [ID 23-2916](#) RESOLUTION - Continued from the April 7, 2023, Meeting - Site Development Plan (SDP-22-000216) for the Construction of a 50-foot high, five levels (but only two stories*), mixed-use building at 711 S. Collier Blvd., Marco Island, FL 34145

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

Sherry Kirsch read into the record the resolution title.

This is a proposal for a 50-foot high, five levels mixed-use building containing 251 parking spaces, 141 spaces for paid parking, 14 residential units, and three restaurants with a combined total of 324 seats 109 required parking spaces for the residential units and three restaurants and 1 for the Marco Island Police Department.

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

Applicant must obtain approval of Conditional Use Permit. If Conditional Use Permit Application is not

approved, Site Development won't be approved.

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

Martin Pinckney, of American Engineering Consultants, on behalf of the applicant answered the Board member's questions and concerns.

Mark McLean, of MHK Architecture, presented a proposed design project video to the Planning Board members and answered member's questions and concerns.

Yury Bykau, of TR Transportation Consultants, Inc. answered some of the member's questions and concerns.

City Citizens expressed their point of view of concerns and support for this request.

MOTION by Member Vergo, seconded by Member Hogan, to Approved Site Development Plan (SDP-22-000216) for the Construction of a Five-Story Mixed Use Building located at 711 S. Collier Blvd., Marco Island, FL 34145 with findings and conditions adding an additional condition to put up parking signage. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Finkle

- b. [ID 23-2918](#) RESOLUTION - Continued from the April 7, 2023 Meeting - Conditional Use Petition (CUP-22-000218) for a Mixed-Use Project located at 711 S. Collier Blvd., Marco Island, FL 34145

MOTION by Member Fahringer, seconded by Member Hogan, to Approve the Conditional Use Petition for a Mixed-Use Project located at 711 S. Collier Blvd., Marco Island, FL 34145 with findings and conditions. MOTION CARRIED BY THE FOLLOWING VOTE:

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

No: 1 - Chair Bailey

(11) BOARD COMMUNICATIONS

City staff and Planning Board members discussed starting the process to make changes to the Code.

(12) ADJOURN

There being no further business, the meeting adjourned at 11:21 a.m.

Daisy Martinez, Administrative Technician

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