

City of Marco Island Florida

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



Meeting Minutes - Draft

Friday, December 6, 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 Dublois, Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, and Chair Bailey

Not Present 1 - Member Vergo

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey.

(4) APPROVAL OF THE AGENDA

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

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

Not Present: 1 - Member Vergo

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

None.

(6) BOARD ABSENCES

Next Planning Board meeting will be on January 10th, 2025.

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

(7) APPROVAL OF MINUTES

Chair Bailey requested some changes to be made to the November 1, 2024, Planning Board meeting minutes.

[ID 24-3995](#) Approval of the Planning Board Meeting Minutes of November 1, 2024

MOTION by Member Dublois, seconded by Vice-Chair Rivera, to approve the Planning Board Meeting Minutes of November 1, 2024 with the request changes. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Vergo

(8) STAFF COMMUNICATIONS

Daniel Smith shared some information regarding the City Council discussion on swale parking.

Chair Bailey questioned City staff regarding the boats and boat trailers discussion on the upcoming City Council meeting agenda.

(9) OLD BUSINESS

(10) NEW BUSINESS

- a. [ID 24-3981](#) RESOLUTION - Site Development Plan (SDP-24-000194) for Our Daily Bread Food Pantry Inc., located at 1818 & 1824 San Marco Road, Marco Island, FL 34145 - Joshua G. Ooyman, Planner II - Community Affairs/Growth Management

Planning Board Attorney David N. Tolces read into the record the resolution title.

This is a request to renovate the existing bank building into a food pantry building with an 815 square foot addition for a total of 4,906 square feet of food pantry use.

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

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

Lee Davidson with Davidson Engineering, Inc, and Nancy Kot with our daily bread answered the Board Member's questions and concerns.

MOTION by Member Hogan, seconded by Vice-Chair Rivera, to approve with conditions Site Development Plan (SDP-24-000194) for Our Daily Bread Food Pantry Inc., located at 1818 & 1824 San Marco Road, Marco Island, FL 34145.

MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Vergo

- b. [ID 24-3993](#) RESOLUTION - Site Development Plan (SDP-24-000200) for Oliverio Investment and Consulting Inc., located at 287 N. Collier Blvd. and Parking Agreement with 297 N. Collier Blvd., Marco Island, FL 34145 - Mary P. Holden, Planning Manager - Community Affairs/Growth Management

Planning Board Attorney David N. Tolces read into the record the resolution title.

Note: this report will cover both the CUP 24-000202 and SDP 24-000200. The applicant withdrew the variance petition referenced in the application and cover letter.

This is a request for approval of a conditional use permit to have three two-bedroom units mixed use on the upper level at the building located at 287 N. Collier Blvd, 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.

Zach Lombardo with Woodward, Pires & Lombardo provided information about this project and addressed the board members' questions and concerns.

Joseph Oliverio addressed the board members' questions and concerns.

Emilio Robau addressed the planning board members' concerns and questions regarding handicap parking.

MOTION by Member Dublois, seconded by Member Fahringer, to approve with conditions including the added condition regarding the ADA compliance Site Development Plan (SDP-24-000200) for Oliverio Investment and Consulting Inc., located at 287 N. Collier Blvd. and Parking Agreement with 297 N. Collier Blvd., Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Vergo

- c. [ID 24-3994](#) RESOLUTION - Conditional Use Permit (CUP-24-000202) to allow for Mixed-use for the Property Located at 287 N. Collier Blvd., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Planning Board Attorney David N. Tolces read into the record the resolution title.

MOTION by Member Hogan, seconded by Member Finkle, to approve Conditional Use Permit (CUP-24-000202) to allow for Mixed-use for the Property Located at 287 N. Collier Blvd., Marco Island, FL 34145 with conditions including an additional condition to maintain the pervious pavers. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Vergo

- d. [ID 24-3963](#) Approval of the 2025 Planning Board Meeting Schedule - Daniel J. Smith, AICP - Community Affairs/Growth Management

Planning Board members discussed and approved the 2025 Planning Board meeting schedule.

MOTION by Chair Bailey, seconded by Member Finkle, to approve the 2025 Planning Board meeting schedule with two changes: January 10th for the January meeting and August 1st for the August meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Vergo

