

City of Marco Island Florida

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



Meeting Minutes - Draft

Friday, August 6, 2021

9:00 AM

Community Room

Planning Board

Chair: Jason Bailey

Vice-Chair: Larry Honig

*Board Members: Geoff Fahringer,
Nanette Finkle, Mike Hogan,
Nanette Rivera, 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 7 - Member Fahringer, Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo, and Member Bailey

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey

(4) APPROVAL OF THE AGENDA

MOTION by Member Hogan, seconded by Vice Chair Honig that the Agenda be approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Present 7 - Member Fahringer, Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo, and Member Bailey

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

None.

(6) BOARD ABSENCES

All members of the Board present indicated their intention to be present for the next meeting of the Planning Board on Friday September 3rd.

(7) APPROVAL OF MINUTES

(a) [ID 21-1699](#) Approval of the Planning Board Meeting Minutes of April 23, 2021

MOTION by Member Hogan, seconded by Vice Chair Honig that the Minutes of April 23, 2021 be approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Fahringer, Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

(b) [ID 21-1700](#) Approval of the Revised Planning Board Meeting Minutes of June 4, 2021

MOTION by Vice Chair Honig, seconded by Member Hogan, that the Minutes of June 4, 2021 be approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Fahringer, Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

(c) [ID 21-1701](#) Approval of the Planning Board Meeting Minutes of July 2, 2021

MOTION by Vice Chair Honig, seconded by Member Hogan, that the Minutes of June 4, 2021 be approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Fahringer, Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

(8) STAFF COMMUNICATIONS

For the next meeting there will be a potential Subdivision on the agenda and along with that would be a Site Development plan for the ALF. There will also be a proposed Land Development Code change that has been initiated by McDonald's as well as a Boat Dock extension.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

- (a) [ID 21-1695](#) RESOLUTION - Conditional Use Request (CUP-21-000118) to allow for a dance studio use at 683 S. Collier Blvd. Units A & B, Marco Island, FL 34145

Request to approve a Conditional use Permit to allow for a dance studio use at 683 South Collier Blvd. The use is classified in the Land Development Code and adopted as a Conditional Use within C-3 Commercial Intermediate district.

There was a discussion between Board Members and City Staff regarding hours of operation.

Applicant Kristen Croscenco discussed with the Planning Board members what would be the hours of operation and parking situation.

MOTION by Vice Chair Honig, seconded by Member Vergo to approve Conditional Use Request to allow dance studio use at 683 S. Collier Blvd. Striking the condition related to hours of operation, MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Fahringer, Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

- (b) [ID 21-1696](#) ORDINANCE - Rezone petition (REZN-21-000110) request to rezone a property from C-1 to RSF-4 for the location of 1346 San Marco Rd., Marco Island, FL 34145

The petition is to rezone 1346 San Marco Road from C-1 to RSF-4. The property was rezoned from RSF-4 to C-1 in March of 1998 by City Council, for a medical building. Over all Staff has reviewed and has no concerns with this request. It meets all off the rezoning requirements and follows the 2009 and draft 2040 Comprehensive Plan and Future Land Use map.

MOTION by Member Hogan, seconded by Member Fahringer, to approve request to rezone a property from C-1 to RSF-4 for the location of 1346 San Marco Rd. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Fahringer, Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

- (c) [ID 21-1697](#) ORDINANCE - Rezone petition (REZN-21-000111) request to rezone a

property from C-1 to RSF-4 for the location of 1354 San Marco Rd., Marco Island, FL 34145

Request to rezone 1354 San Marco Road from C-1 to RSF-4

**MOTION by Member Vergo, seconded by Member Hogan, to approve request to rezone a property from C-1 to RSF-4 for the location of 1354 San Marco Rd.
MOTION CARRIED BY THE FOLLOWING VOTE:**

Yes: 7 - Member Fahringer, Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

- (d) [ID 21-1698](#) ORDINANCE - Rezone petition (REZN-21-000112) request to rezone a property from C-1 to RSF-4 for the location of 1362 San Marco Rd., Marco Island, FL 34145

Request rezone 1362 San Marco Road from C-1 to RSF-4.

**MOTION by Member Finkle, seconded by Member Hogan, to approve request to rezone a property from C-1 to RSF-4 for the location of 1362 San Marco Rd.
MOTION CARRIED BY THE FOLLOWING VOTE:**

Yes: 7 - Member Fahringer, Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

- (e) [ID 21-1712](#) RESOLUTION - Site Development Plan (SDP-21-000156) for a new building for restaurant use at a property located at 297 N. Collier Blvd., Marco Island, FL 34145

Applicant is requesting Site Development Plan approval for a new restaurant use. This is the redevelopment of a property that currently contains NeNe's Kitchen restaurant. The existing structure will be demolished and rebuild new.

Staff recommends approval with the following conditions.

- The architectural plans be revised to reflect 84 seats consistent with the civil plans.
- Revise the architectural plans with materials that reflect Southwest Florida Vernacular style of architecture.
- Add a ramp to the loading area in the rear.

There was a discussion between Board Members and City Staff regarding Site Development Plan

Applicant shared with the Planning Board members information on what will be the building design.

MOTION by Vice Chair Honig, seconded by Member Hogan, to Approve Site Development Plan for a new building for restaurant use at a property located at 297 N. Collier Blvd. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Fahringer, Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

(11) BOARD COMMUNICATIONS

Vice Chair Honig commented that all summations of applications approved by the Planning Board favorably reflects on the development and progress of Marco Island.

(12) ADJOURN

There being no further business, the meeting adjourned at 10:11am

Daisy Martinez, Administrative Technician