



City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com

Meeting Minutes - Final

Planning Board

Chair: Ron Goldstein

Vice-Chair: Claire Babrowski

*Board Members: Jason Bailey, Michael Finkle, Ed Issler,
Joseph Rola, David Vergo*

Staff Liaison: Daniel Smith, Mary Holden and Jason Smalley

Planning Board Attorney: Paul Gougelman

Friday, July 5, 2019

9:00 AM

Community Room

(1) CALL TO ORDER

Vice-Chair Babrowski called the meeting to order at 9:00 A.M.

(2) ROLL CALL

Present 5 - Board Member Issler, Board Member Vergo, Vice-Chair Babrowski, Board Member Rola, and Board Member Bailey

Absent 2 - Board Member Finkle, and Chair Goldstein

(3) PLEDGE OF ALLEGIANCE - Led by Vice-Chair Babrowski

(4) ADDENDA TO THE AGENDA

MOTION by Board Member Issler, seconded by Board Member Bailey, to approve the Agenda. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Board Member Issler, Board Member Vergo, Vice-Chair Babrowski, Board Member Rola and Board Member Bailey

Not Present: 2 - Board Member Finkle and Chair Goldstein

(5) BOARD ABSENCES

All Board Members who were present indicated that they would be present for the next Planning Board Meeting on August 2, 2019.

(6) APPROVAL OF MINUTES

[ID 19-378](#) Planning Board Meeting Minutes of June 7, 2019

MOTION by Board Member Issler, seconded by Board Member Bailey, to approve the June 7, 2019 Planning Board Meeting Minutes. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Board Member Issler, Board Member Vergo, Vice-Chair Babrowski, Board Member Rola and Board Member Bailey

Not Present: 2 - Board Member Finkle and Chair Goldstein

(7) STAFF COMMUNICATIONS

Community Affairs Director Dan Smith provided the Board Members with the following updates:

**Next Planning Board Meeting is August 2, 2019*

**Warehouse Site Plan Approval coming forward*

(8) COMMUNITY FORUM/PUBLIC COMMENT - None

(9) OLD BUSINESS - None

(10) NEW BUSINESS

- a. [ID 19-372](#) A request to vacate a Utility Easement (LV-19-000919) of the common lot line of Lots 23 & 24 of Marco Beach Unit 13, Block 403, 919 and 929 Caxambas Drive, Marco Island, FL 34145

(Editorial History: Mr. Ross Tackett, on behalf of Mr. and Mrs. Iordanou, is requesting approval to vacate two (2) utility easements along the common lot line of Lots 23 and 24 of Marco Beach, Unit 13, Block 403, 919 Caxambas Drive. Please find attached the application, approval letters from the various utility companies, surveys and aerial of the site.)

Planning and Zoning Technician Sherry Hoyo read into the record a summary of the project request.

Senior Planner Mary Holden presented the request and answered the Board Member's questions and concerns. She noted that staff recommends the Planning Board approve this request and forward their approval to the City Council.

Discussions ensued regarding the associated fees and Community Affairs Director Dan Smith clarified staff is only asking that the applicant pay the cost of the advertising fee for the public notice in the newspaper.

Public Comment: None

MOTION by Board Member Bailey, seconded by Board Member Vergo, to recommend Approval to City Council, A request to vacate a Utility Easement (LV-19-000919) of the common lot line of Lots 23 and 24 of Marco Beach Unit 13, Block 403, 919 and 929 Caxambas Drive, Marco Island, Florida 34145 and making a finding of consistency with the Land Development Code.

NO VOTE TAKEN ON THIS MOTION

MOTION by Board Member Bailey, seconded by Board Member Vergo, to recommend Approval to City Council, A request to vacate a Utility Easement (LV-19-000919) of the common lot line of Lots 23 and 24 of Marco Beach Unit 13, Block 403, 919 and 929 Caxambas Drive, Marco Island, Florida 34145 and making a finding of consistency with the Land Development Code, amended to include the Applicant is only required to pay the advertising fee. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Board Member Issler, Board Member Vergo, Vice-Chair Babrowski, Board Member Rola and Board Member Bailey

Not Present: 2 - Board Member Finkle and Chair Goldstein

- b. [ID 19-380](#) DISCUSSION - of the proposed Land Development Code Amendments to remove seawall manufacturing from residentially zoned property (Sec 30-793 - Construction temporary use permit) and to add to Heavy Commercial (C-5) as a Conditional Use (Sec 30-264).

(Editorial History: Staff initiated change based on comments from City Council, Code Enforcement and residents regarding the need to manufacture seawall panels on residential lots. Currently, temporary permits are allowed to manufacture seawalls on residential vacant lots for up to 100 days annually. The manufacturing of concrete seawalls on residentially zoned property has been controversial since working for the City of Marco Island is 2017. Ironically, the City of Marco Island does not allow manufacturing on the Island at all, even in the most intensive zoning district of Heavy Commercial (C-5). As the island becomes developed, these construction areas are getting closer and closer to homes.)

Planning and Zoning Technician Sherry Hoyo read into the record a summary of the proposed Land Development Code (LDC) amendments.

Senior Planner Mary Holden presented the discussion on vacant lots and answered the Board Member's questions and concerns. Staff is seeking direction from the Planning Board on the use of staging lots.

Discussions ensued and Community Affairs Director Dan Smith noted there is a difference between staging in general and the manufacturing of seawalls. He said the Planning Board needs to decide if they want the manufacturing portion on residential property when it is currently not allowed in any zone and secondly, do they want to allow staging in general on vacant lots. He clarified under this proposed change, the manufacturing of seawalls would not be allowed at all unless approved in a different area, such as the proposed C-5.

Public Comment:

Mr. Joshua Maxwell, Chief Engineer with Turrell, Hall and Associates, 3584 Exchange Avenue #B, Naples, Florida 34104 and Board Member of Marine Industries Association of Collier County (MIACC), spoke about the negative impacts of the proposed language changes.

Mr. Jim Schuck, Project Manager with Blue Marlin Marine Construction, 994 North Barfield Drive, Marco Island, Florida 34145, noted seawall manufacturing can be constructed off island at a competitive rate.

Ms. Nancy Sciog, Office Manager with Duane Thomas Marine Construction, 933 North Collier Boulevard, Marco Island, Florida 34145, questioned why manufacturing of seawalls can not be accomplished on site.

Marco Island Acting Police Chief Dave Baer answered the Board Member's questions and concerns regarding the violations and enforcement issues.

Following discussion, each Board Member provided their opinion to staff for consideration and took no further action.

- c. [ID 19-381](#) DISCUSSION - Section 30-1007 of the Land Development Code (LDC) amendments clarifying the storage of vehicles and trailers on residential lots and adding definitions to Section 30-10.

(Editorial History: Staff initiated change clarifying the storage of certain vehicles and trailers in residential and commercial zoning districts and adding definitions. It has come to staff's attention that the LDC is vague on the storage of certain vehicles and trailers in residential districts or any other district that does not permit parking as a primary use. Staff would like to initiate an amendment to Section 30-1007 and add definitions to Section 30-10, eliminating the confusion.)

Planning and Zoning Technician Sherry Hoyo read into the record a summary of the proposed Land Development Code (LDC) amendments clarifying the storage of vehicles and trailers.

Senior Planner Mary Holden presented the discussion on utility trailers on residential lots and answered the Board Member's questions and concerns. She read the proposed definition of trailer on page one (1) and the proposed amendment language on page three (3) C - trailer parking into the record and the Board Members concurred. It was also determined "food trailers" are classified under commercial trailers which is not allowed.

Acting Police Chief Dave Baer answered the Board Member's questions and concerns regarding enforcement issues and definitions of recreational vehicle (RV) and conversion vans.

Following discussion, Community Affairs Director Dan Smith advised the Planning Board this item will move forward for advertisement.

(11) BOARD COMMUNICATIONS

Board Member Rola suggested the Planning Board Members utilize Board Communications Section at the next Planning Board Meeting to present ideas for the Comprehensive Plan that they would like to address.

Following Board Communications, Vice-Chair Babrowski allowed additional public comment.

Public Comment:

Ms. Arlene Harris, 1415 Delbrook Way, is seeking clarification on the Planning Board's decision regarding the utility trailers. Vice-Chair Babrowski responded staff will prepare the advertisement to the public for a change in the code.

Mr. Bill Harris, 1415 Delbrook Way, spoke about trailers parked on vacant lots next to their residence.

(12) ADJOURN

There being no further business, the meeting adjourned at 11:21 A.M.

Claire Babrowski, Planning Board Vice-Chair
PREPARED BY:

Lisa Smith, Recording Specialist