

# City of Marco Island Florida

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



## Meeting Minutes - Final

**Friday, May 3, 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** 7 - Member Dublois, Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, Member Vergo, and Chair Bailey

## (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:** 7 - Member Dublois, Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, Member Vergo and Chair Bailey

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

*Ed Wierback with Aqua Marine Construction expressed his concerns regarding staging lot permit regulations.*

## (6) BOARD ABSENCES

*Next Planning Board meeting will be on June 7th, 2024.*

*Member Dublois anticipated his absence for the June 7th, 2024, Planning Board meeting.*

## (7) APPROVAL OF MINUTES

[ID 24-3594](#) Approval of the Planning Board Meeting Minutes of April 5, 2024

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

**Yes:** 7 - Member Dublois, Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, Member Vergo and Chair Bailey

## (8) STAFF COMMUNICATIONS

*Daniel smith provided the Board Members with the following updates:*

*On the June 7th meeting agenda there will be an LCD amendment and Overlay for Collier Blvd and two Site Plan and Variance for a new construction for a commercial facility and a Racket Ball center.*

## (9) OLD BUSINESS

None.

**(10) NEW BUSINESS**

- a. [ID 24-3574](#) RESOLUTION - Boat Dock Extension (BD-24-000014) request to allow for a Boat Canopy Encroachment into the rear riparian setback for property located at 904 Juniper Court, Marco Island, FL 34145 - Josh Ooyman, Planner II, Community Affairs/Growth Management

*Sherry Kirsch read into the record the resolution title.*

*This is a request to allow for a boat lift canopy to remain as constructed on an existing boat dock located at 904 Juniper Court, Marco Island.*

*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.*

*Applicant Steve Kozinski answered the Board Member's questions and concerns.*

*Councilor Rich Blonna questioned City Staff and Planning Board members regarding Canopy regulations and Docks codes.*

**MOTION by Member Fahringer, seconded by Member Vergo, to Approve with conditions Boat Dock Extension (BD-24-000014) request to allow for a Boat Canopy Encroachment into the rear riparian setback for property located at 904 Juniper Court, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yes:** 7 - Member Dublois, Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, Member Vergo and Chair Bailey

- b. [ID 24-3591](#) RESOLUTION - Site Development Plan (SDP-24-000003) for the Hideaway Beach Sports Center located at 333 Hideaway Circle North, Marco Island, FL 34145 - Mary P. Holden, Planning Manager - Community Affairs/Growth Management

*Sherry Kirsch read into the record the resolution title.*

*This is a request for approval of an SDP for the Hideaway Beach Sports Center. The facility was damaged by fire after Hurricane Ian. The new 33,932 square foot facility will be in the same location as the prior facility.*

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

**MOTION by Member Hogan, seconded by Member Dublois, to Approve Site Development Plan (SDP-24-000003) for the Hideaway Beach Sports Center located at 333 Hideaway Circle North, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yes:** 7 - Member Dublois, Member Fahringer, Member Finkle, Member Hogan, Vice-Chair Rivera, Member Vergo and Chair Bailey

**(11) BOARD COMMUNICATIONS**

*Daniel Smith and Planning Board members discussed Seawall Staging regulations and Boat dock code.*

**(12) ADJOURN**

*There being no further business, the meeting adjourned at 10:13 a.m.*

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*Daisy Martinez, Administrative Technician*

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