

City of Marco Island Florida

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



Meeting Minutes - Final

Friday, January 10, 2025

9:00 AM

Community Room

Planning Board

Chair: Jason Bailey

Vice-Chair: TBD

Board Members: Hayden Dublois,

Geoff Fahringer, Nanette Finkle,

Bradley Henson, Mike Hogan,

Joan Janssen

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 3 - Member Finkle, Member Hogan, and Chair Bailey

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey.

(4) APPROVAL OF THE AGENDA

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

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

Not Present: 1 - Vergo

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

None.

(6) BOARD ABSENCES

Next Planning Board meeting will be on February 7th, 2025.

Member Hogan anticipated his absence on February 7th, 2025, planning board meeting.

(7) APPROVAL OF MINUTES

[ID 24-4054](#) Approval of the Planning Board Meeting Minutes of December 6, 2024

MOTION by Member Hogan, seconded by Member Dublois, to approve Planning Board Meeting Minutes of December 6, 2024. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Vergo

(8) STAFF COMMUNICATIONS

Next Planning Board meeting will be on February 7th, 2025.

Daniel Smith shared information regarding an issue with a professional design stamp that was being used fraudulently.

(9) OLD BUSINESS

- a. [ID 25-4050](#) AN ORDINANCE OF THE CITY OF MARCO ISLAND, FLORIDA; AMENDING CHAPTER 50, "TRAFFIC AND VEHICLES," SECTION 50-37, "PROHIBITED PARKING," BY PROHIBITING PARKING IN CITY SWALES, NORTH OF OLD MARCO LANE, THAT DO NOT HAVE LEGALLY PERMITTED IMPROVED PARKING; PROVIDING FOR SEVERABILITY/INTERPRETATION; AND PROVIDING AN EFFECTIVE DATE.

Daniel Smith shared and discussed updated information regarding prohibited parking in the old Marco area.

MOTION by Member Finkle, seconded by Member Hogan, to move this Ordinance back to City Council with the recommendation to approve the language change. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Dublois, Member Finkle, Member Hogan, Rivera and Chair Bailey

No: 1 - Fahringer

Not Present: 1 - Vergo

- b. [ID 25-4051](#) DISCUSSION- Continued from the 11/1/24 Planning Board Meeting - Boat Parking on Developed Residential Lot - Daniel J. Smith, AICP, Director-Community Affairs/Growth Management

Daniel Smith shared and discussed updated information regarding boat parking on developed residential Lot.

MOTION by Member Dublois, seconded by Member Finkle, to maintain the existing language in the code. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Dublois, Member Finkle, Member Hogan, Rivera and Chair Bailey

No: 1 - Fahringer

Not Present: 1 - Vergo

(10) NEW BUSINESS

- a. [ID 24-4055](#) RESOLUTION - Utility Easement Vacation (LV-24-000268) request to Vacate the Six-foot Utility and Drainage Easements along each side of the Common Lot Line for property located at 917 N. Barfield Drive, 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 vacate the six-foot utility and drainage easements along each side of the common lot line between Marco Beach Unit 4, Block 125, Lot 3, and Marco Beach Unit 4, Block 125, Lot 4, Marco Island, Florida.

Josh Ooyman 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

MOTION by Member Hogan, seconded by Member Finkle, to approve with conditions Utility Easement Vacation (LV-24-000268) request to Vacate the Six-foot Utility and Drainage Easements along each side of the Common Lot Line for property located at 917 N. Barfield Drive, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Vergo

- b. [ID 24-4057](#) RESOLUTION - Site Development Plan (SDP-24-000061) for Ekcam Warehouse to construct a 7,128 square foot building, located at 805 E. Elkcan Circle, 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 to construct a 7,128 square foot building, with a maximum optional 1,358 square feet of mezzanine, for a potential total of 8,486 square feet.

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.

Applicant for this site development plan provided information about this project and addressed the board members' questions and concerns.

MOTION by Member Hogan, seconded by Member Fahringer, to approve with conditions Site Development Plan (SDP-24-000061) for Ekcam Warehouse to construct a 7,128 square foot building, located at 805 E. Elkcan Circle, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Vergo

- c. [ID 25-4049](#) RESOLUTION - Site Development Plan Amendment (SDP-24-000252) for Donna Di Promessa LLC, to construct a 1,375 square foot Retail Shop & Café located at 971 Winterberry Drive, 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 to construct a small, elevated retail shop and separate café with a total of 1,375 square feet of air-conditioned space and an elevated outdoor deck with seating.

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.

MOTION by Member Finkle, seconded by Member Dublois, to approve with conditions Site Development Plan Amendment (SDP-24-000252) for Donna Di Promessa LLC, to construct a 1,375 square foot Retail Shop & Café located at 971 Winterberry Drive, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Vergo

(11) BOARD COMMUNICATIONS

Daniel Smith shared information regarding dune vegetation trimming.

Member Dublois question city staff regarding any pending rezoning application before the city with respect to Caxambas.

Chair Balley shared his thoughts and suggestions on easement vacations and pervious pavers.

Chair Balley and Planning Board Attorney David Tolces thanked all the staff members for their service to the Planning Board.

(12) ADJOURN

There being no further business, the meeting adjourned at 10:37 a.m.

Daisy Martinez, Administrative Technician

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