

City of Marco Island Florida

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



Meeting Minutes - Final

Friday, August 2, 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 Hogan, that this agenda be approve. 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 September 6th, 2024.

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

(7) APPROVAL OF MINUTES

[ID 24-3755](#) Approval of the Planning Board Meeting Minutes of July 12, 2024

MOTION by Member Hogan, seconded by Member Fahringer, to approve Planning Board Meeting Minutes of July 12, 2024. 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

None.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

- a. [ID 24-3752](#) RESOLUTION - Site Development Plan (SDP-24-000008) for the Marco Island Tax Collector Building located at 1040 Winterberry 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 approve a new building located at 1040 Winterberry Drive, to replace the Marco Island Tax Collector office heavily damaged by Hurricane Ian.

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

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

MOTION by Member Fahringer, seconded by Member Dublois, to approve Site Development Plan (SDP-24-000008) for the Marco Island Tax Collector Building located at 1040 Winterberry Drive, 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 24-3754](#) RESOLUTION - Site Development Plan Amendment (SDP-24-000068) for the YMCA Active Life Center located at 101 Sandhill Street, Marco Island, FL 34145 -Daniel J. Smith, AICP, Director - Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

This is a request to approve YMCA Active Life Center Site Development Plan Amendment on 8.73 acres, adding a 2 story, 16,815 sf. building, 30 ft. in height. Also, the proposal is to reconfigure the existing angle parking from 45 degrees to 90-degree parking, adding additional parking to meet parking code requirements.

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

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

Dominick J. Amico, with LJA Engineering, Inc presented some information and answered the Board Member's questions and concerns.

MOTION by Member Dublois, seconded by Member Hogan, to approve with conditions Site Development Plan Amendment (SDP-24-000068) for the YMCA

Active Life Center located at 101 Sandhill Street, 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 24-3753](#) ORDINANCE - Rezone (REZN-24-000105) Petition request to rezone from C-1/C-1T Commercial to C-3 Commercial for property located at 531 S. Collier Blvd., 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 rezone 531 S. Collier Blvd from C-1/C-1T Commercial to C-3 Commercial.

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

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

Noel Davis, with Davis Duke presented some information and answered the Board member's questions and concerns.

Luigi Carvelli answered the Board member's questions and concerns.

Bob Mulhere with Holes Montes, Inc presented some information and answered the Board member's questions and concerns.

City citizen expressed their support regarding this request but expressed concern about stiking a balance between commercial and residential .

Chair Bailey made a motion to approve this Rezone Petition adding some restriction to the finding and conditions. Motioned failed for lack of second.

MOTION by Vice-Chair Rivera, seconded by Member Finkle, to approve with conditions Rezone (REZN-24-000105) Petition request to rezone from C-1/C-1T Commercial to C-3 Commercial for property located at 531 S. Collier Blvd Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

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

No: 1 - Chair Bailey

Not Present: 1 - Member Vergo

(11) BOARD COMMUNICATIONS

None.

(12) ADJOURN

There being no further business, the meeting adjourned at 10:16 a.m.

Daisy Martinez, Administrative Technician

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