



# City of Marco Island Florida

51 Bald Eagle Drive  
Marco Island, Florida  
cityofmarcoisland.com

## Meeting Agenda - Final

### 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*

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Friday, December 6, 2024

9:00 AM

Community Room

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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

#### (2) ROLL CALL

#### (3) PLEDGE OF ALLEGIANCE

#### (4) APPROVAL OF THE AGENDA

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

#### (6) BOARD ABSENCES

#### (7) APPROVAL OF MINUTES

[ID 24-3995](#)

Approval of the Planning Board Meeting Minutes of November 1, 2024

Attachments:

[Minutes](#)

#### (8) STAFF COMMUNICATIONS

#### (9) OLD BUSINESS

#### (10) NEW BUSINESS

- a. [ID 24-3981](#) RESOLUTION - Site Development Plan (SDP-24-000194) for Our Daily Bread Food Pantry Inc., located at 1818 & 1824 San Marco Road, Marco Island, FL 34145 - Joshua G. Ooyman, Planner II - Community Affairs/Growth Management

**Attachments:**

[Resolution](#)  
[Staff Report](#)  
[Application](#)  
[Cover Letter](#)  
[Affidavit](#)  
[Recorded Deed](#)  
[Survey](#)  
[SDP Plans](#)  
[Architectural Plans](#)  
[Landscape Plans](#)  
[Lighting Plans](#)  
[Lighting Specs](#)  
[Engineering Report](#)  
[Environmental Assessment](#)  
[Environmental Survey](#)  
[TIS Report](#)  
[Fire Flow Test](#)

- b. [ID 24-3993](#) RESOLUTION - Site Development Plan (SDP-24-000200) for Oliverio Investment and Consulting Inc., located at 287 N. Collier Blvd. and Parking Agreement with 297 N. Collier Blvd., Marco Island, FL 34145 - Mary P. Holden, Planning Manager - Community Affairs/Growth Management

**Attachments:**

[Resolution](#)  
[Staff Report](#)  
[Application](#)  
[Cover Letter 09 12 24](#)  
[Site plan](#)  
[297 and 287 N Collier Cross Parking Agreement](#)

- c. [ID 24-3994](#) RESOLUTION - Conditional Use Permit (CUP-24-000202) to allow for Mixed-use for the Property Located at 287 N. Collier Blvd., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

**Attachments:** [Resolution](#)  
[Staff Report](#)  
[Application](#)  
[Affidavit - 287 N. Collier Blvd](#)  
[Cover Letter - 09 12 24](#)  
[Concept Site Plan](#)  
[287 & 297 N Collier Blvd Cross Parking Agreement](#)  
[Notice of Publication](#)

- d. [ID 24-3963](#) Approval of the 2025 Planning Board Meeting Schedule - Daniel J. Smith, AICP - Community Affairs/Growth Management

**Attachments:** [Planning Board 2025 Meeting Schedule](#)  
[2025 Calendar](#)

## **(11) BOARD COMMUNICATIONS**

## **(12) ADJOURN**

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