

City of Marco Island Florida

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



Meeting Minutes - Draft

Friday, October 4, 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 Vergo, seconded by Member Finkle, that this agenda 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.)

None.

(6) BOARD ABSENCES

Next Planning Board meeting will be on November 1st, 2024.

Member Hogan anticipated his absence on the November 1st, 2024, Planning Board meeting.

(7) APPROVAL OF MINUTES

[ID 24-3876](#) Approval of the Planning Board Meeting Minutes of August 2, 2024

MOTION by Member Hogan, seconded by Member Finkle, to approve Planning Board Meeting Minutes of August 2, 2024. 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 mentioned that the next Planning Board meeting will be on November 1st. He stated that there are a few applications but at this point he was not sure if they would be ready for the November meeting he finished by expressing his gratitude to all the Board members in celebration to Government week and all their hard work.

There was a discussion regarding printing paper packets for Planning Board meetings.

(9) OLD BUSINESS

(10) NEW BUSINESS

- a. [ID 24-3880](#) PRESENTATION - City of Marco Island Park & Recreation Master Plan - Carlos Perez, Perez Planning & Design, LLC.

This is a presentation regarding a proposal for a master plan for a park & recreation service.

Carlos Perez, with Perez Planning & Design, LLC presented to the Planning Board the City of Marco Island Park & Recreation Master Plan project for their review.

There was a lengthy discussion between City staff and the Planning board members regarding this proposal.

City Citizens expressed their point of view of concerns and support for this proposal.

MOTION by Member Vergo, seconded by Vice Chair Rivera, to recommend that this moves forward to City Council with the request for City Council to view the video of this meeting. 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 24-3870](#) RESOLUTION - Boat Dock Extension (BD-24-000115) request to allow for a Boat Dock Encroachment into the West Side Setback for property located at 510 Alameda 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 for an existing boat docking facility to encroach 6.7' into the 15-foot side riparian setback in the Waterway.

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.

Nick Pearson, with Bayshore Marine Consulting, LLC answered the Board Member's questions and concerns.

MOTION by Member Vergo, seconded by Member Fahringer, to approve with conditions Boat Dock Extension (BD-24-000115) request to allow for a Boat Dock Encroachment into the West Side Setback for property located at 510 Alameda 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

- c. [ID 24-3871](#) RESOLUTION - Utility Easement Vacation (LV-24-000162) request to Vacate the Utility and Drainage easements of the Common Lot Line for property located at 692 & 698 Solana Court, Marco Island, FL 34145 -

Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

Vice Chair Rivera reused herself from participating in this item.

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 11, Block 360, Lot 14 692 Solana, and Marco Beach, Unit 11, Block 360, Lot 13 698 Solana.

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

MOTION by Member Dublois, seconded by Member Vergo, to approve with conditions Utility Easement Vacation (LV-24-000162) request to Vacate the Utility and Drainage easements of the Common Lot Line for property located at 692 & 698 Solana Court, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Recused: 1 - Vice-Chair Rivera

- d. [ID 24-3877](#) RESOLUTION - Site Development Plan (SDP-24-000104) for the Marco Luxe LLC three-building car storage condominium complex located at 138 - 168 S. Barfield Drive, Marco Island, FL 34145 - Daniel Smith, AICP, Director - Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

This is a request for a three-building car storage condominium complex totaling 27,800 Sf. on four parcels.

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

Daniel Smith presented the project and answered the Board Member's questions and concerns.

Ed Paula, owner of Marco Luxe, LLC answered the Board Member's questions and concerns.

MOTION by Member Dublois, seconded by Member Finkle, to approve with conditions Site Development Plan (SDP-24-000104) for the Marco Luxe LLC three-building car storage condominium complex located at 138 - 168 S. Barfield Drive, 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

- e. [ID 24-3881](#) RESOLUTION - Conditional Use Permit (CUP-24-000089) to Construct a Car Storage Condominium Complex for the Property Located at 138 -168 S. Barfield Drive, Marco Island, FL 34145 - Daniel J. Smith, AICP, Director, Community Affairs/Growth Management

This is a request for a three-building car storage condominium complex totaling 27,800 Sf. on four parcels.

MOTION by Member Dublois, seconded by Member Fahringer, to approve with conditions Conditional Use Permit (CUP-24-000089) to Construct a Car Storage Condominium Complex for the Property Located at 138 -168 S. Barfield Drive, 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

- f. [ID 24-3875](#) ORDINANCE - Land Development Code Amendment (LDC) to Sec. 30-84, Conditional Uses, 7. And Sec. 30-88. Structural and site design guidelines (5). a. 4 by deleting both in their entirety - Mary, P. Holden, Planning Manager, Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

This is a request from City of Marco Island Staff to remove RV garages as a conditional use permit and to remove the restriction of garage door heights to 10ft.

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

MOTION by Member Dublois, seconded by Member Hogan, to approve Land Development Code Amendment (LDC) to Sec. 30-84, Conditional Uses, 7. And Sec. 30-88. Structural and site design guidelines (5). a. 4 by deleting both in their entirety. MOTION CARRIED BY THE FOLLOWING VOTE:

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

- g. [ID 24-3879](#) DISCUSSION - Regarding Parking Requirements for Existing Commercial Space - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Mary Holden and Daniel Smith had a discussion with the Planning Board members regarding parking requirements for existing commercial space.

Mary Holden stated that in order to receive a commercial land use verification there needs to be enough parking for the proposed business going into the space and all the existing businesses. The owner needs to provide City Staff with the most recent and current, approved site development plan, and a list of business uses, square footage of the space/number of seats if a restaurant, which is known as a parking matrix.

Mary Holden Mentioned that City Staff spend a lot of time on tracking down all this required information, so staff would like to place the responsibility on the property owner and the tenet. This would accomplish a few things such as free up much needed Staff time to focus on not having vacant spaces.

City Staff suggested eliminating the requirement for parking when going into existing commercial spaces and recommends that this applies to commercial centers and sole tenant sites.

Daniel Smith presented some information and answered the Board Member's questions and concerns.

(11) BOARD COMMUNICATIONS

Vice Chair Rivera questioned regarding the continuance of important subjects with future new members.

(12) ADJOURN

There being no further business, the meeting adjourned at 12:47 p.m.

Daisy Martinez, Administrative Technician

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