



# City of Marco Island Florida

51 Bald Eagle Drive  
Marco Island, Florida  
cityofmarcoisland.com

## Meeting Agenda - Final-revised

### 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, October 4, 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 24-3876](#) Approval of the Planning Board Meeting Minutes of August 2, 2024

Attachments: [Minutes](#)

**(8) STAFF COMMUNICATIONS**

**(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.

- 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

**Attachments:**

[Resolution](#)  
[Staff Report](#)  
[Application](#)  
[Narrative](#)  
[Boundary Survey](#)  
[Aerial](#)  
[1940's Aerial](#)  
[Plat Map](#)  
[Plans](#)  
[Warranty Deed](#)  
[Staff Email - Correction](#)  
[Legal Notice](#)

- 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

**Attachments:**

[Resolution](#)  
[Staff Report](#)  
[Application](#)  
[Cover Letter](#)  
[Letter of Authorization](#)  
[Warranty Deed 4757](#)  
[Warranty Deed 6346](#)  
[Survey - 692 Solana](#)  
[Survey - 698 Solana](#)  
[Easement Location Map](#)  
[CenturyLink Approval](#)  
[Comcast Approval](#)  
[LCEC Approval](#)  
[Marco Island Utilities - Conditional Approval](#)  
[686 Solana Ct - Neighbor Approval](#)

- 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

**Attachments:**

- [Resolution](#)
- [Staff Report](#)
- [Application](#)
- [Power of Attorney](#)
- [Survey](#)
- [Civil Plans - July 2024](#)
- [Architectural Plans](#)
- [Lighting & Elevation Plans](#)
- [Landscape Plan 7 9 24](#)
- [Engineering Report](#)
- [Trip Generation Analysis](#)
- [Correspondence 7 3 24](#)
- [Correspondence 7 23 24](#)

- 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

**Attachments:**

- [Resolution](#)
- [Staff Report](#)
- [Application](#)
- [Affidavit](#)
- [Power of Attorney](#)
- [Cover Letter](#)
- [Narrative](#)
- [Deed](#)
- [Aerial](#)
- [Archaeological Site Map](#)
- [Conceptual Site Plan](#)
- [Civil Plans](#)
- [Buildings 1 & 3](#)
- [Building 2](#)
- [Landscape Plan](#)
- [Trip Generation Analysis](#)
- [Utilities Narrative](#)
- [Legal Notice](#)

- 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

**Attachments:**

[Ordinance](#)

[Staff Report](#)

[Sec. 30-84 Conditional Uses](#)

[Legal Notice](#)

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

**Attachments:**

[Staff Report](#)

[ARTICLE V - Off Street Parking & Loading](#)

## (11) BOARD COMMUNICATIONS

## (12) ADJOURN

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