

City of Marco Island Florida

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



Meeting Minutes - Final

Friday, July 2, 2021

9:00 AM

Community Room

Planning Board

Chair: Jason Bailey

Vice-Chair: Larry Honig

*Board Members: Geoff Fahringer,
Nanette Finkle, Mike Hogan,
Nanette Rivera, 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

(2) ROLL CALL

Present 6 - Member Fahringer, Member Hogan, Member Honig, Member Rivera, Member Vergo, and Member Bailey

Not Present 1 - Member Swartz

(3) PLEDGE OF ALLEGIANCE

(4) APPROVAL OF THE AGENDA

MOTION by Vice Chair Honig, seconded by Member Hogan, that the Agenda be approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Member Fahringer, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

Not Present: 1 - Member Swartz

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

None.

(6) BOARD ABSENCES

All members of the Board present indicated their intention to be present for the next meeting of the Planning Board on Friday August 6.

(7) APPROVAL OF MINUTES

[ID 21-1643](#) Approval of the Planning Board Meeting Minutes of June 4, 2021

MOTION by Member Hogan, seconded by Vice Chair Honig that the Minutes of June 4, 2021 be approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Member Fahringer, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

Not Present: 1 - Member Swartz

(8) STAFF COMMUNICATIONS

Daniel Smith mentioned that they could possibly bring forward a Conditional Use for a dance studio on the August 6 meeting agenda as well as a rezone request.

(9) OLD BUSINESS

[ID 21-1640](#) ORDINANCE - Various Changes to Site Development Plan and Amendments (SDP and SDPA) and Site Improvement Plan (SIP) approval process, Contents of the application, Approval standards, etc.

The City Council amended the Land Development Code changing the Site Development Plan approval process to require Planning Board and City Council approve all Site Development Plans, Site Development Plan Amendments and Site Improvement Plans. Previously, the approvals were only required by City staff.

There was a discussion regarding this change between Staff and Board members.

MOTION by Vice Chair Honig, seconded by Member Hogan, to approve various changes to Site Development Plans, Amendments and Site Improvement Plans.

MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Member Fahringer, Member Hogan, Member Honig, Member Vergo and Member Bailey

No: 1 - Member Rivera

Not Present: 1 - Member Swartz

(10) NEW BUSINESS

- a. [ID 21-1642](#) RESOLUTION - Site Development Plan (SDP-21-000131) South Seas West Condominium Apartments of Marco Island located at 260 & 320 Seaview Ct., Marco Island, FL 34145

Requesting to push out the existing lobby glass fronts to enclose the open area under the building overhangs at 260 Seaview Ct. Tower I and 320 Seaview Ct, Tower II. This will add approximately 1,400 square feet to each lobby area.

Applicant discussed his request with Planning Board members.

MOTION by Member Vergo, seconded by Member Fahringer, to approve Site Development Plan (SDP-21-000131) South Seas West Condominium Apartments.

MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Member Fahringer, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

Not Present: 1 - Member Swartz

- b. [ID 21-1641](#) RESOLUTION - Right-of-Way Vacation Request (LV-21-000110) to Vacate portion of the Park Avenue right-of-way at 901 Park Avenue, Marco Island, Florida 34145

Requesting to vacate approximately 4,562 square feet of the Park Avenue right-of-way (ROW) to be incorporated into Veteran's Community Park for the construction of a restroom facility.

Public Works Director Tim Pinter presented some information to the Planning Board members.

MOTION by Member Vergo, seconded by Member Hogan, to approve Right-of-Way Vacation Request (LV-21-000110) to vacate portion of the Park Avenue right-of-way at 901 Park Avenue. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Member Fahringer, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

Not Present: 1 - Member Swartz

- c. [ID 21-1644](#) ORDINANCE - Land Development Code (LDC) amendment to Sec. 30-793, providing for an exemption to the requirements for a construction temporary use permit for staging lots and exemption for a fence permit if fence is approved in conjunction with the construction temporary use permit.

Mary Holden discussed with the Planning Board members that the City of Marco Island Land Development Code requires a construction temporary use permit for the use of a vacant lot for seawall construction, repair and related boat dock construction activities. This includes any seawall construction or repair to the seawall located on the vacant lot where the staging occurs. This Ordinance will amend the code to exempt the need for a construction temporary use permit when the marine construction work being done on the vacant lot if for that lot and no other.

There was a discussion regarding this Land Development Code between Staff and Board members.

MOTION by Vice Chair Honig, seconded by Member Fahringer, to approve Land Development Code (LDC) amendment to Sec. 30-793, providing for an exemption to the requirements for a construction temporary use permit. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Member Fahringer, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

Not Present: 1 - Member Swartz

(11) BOARD COMMUNICATIONS

Member Vergo gave his opinion regarding the various changes to Site Development Plan Amendments and Site Improvement Plans discussion.

Planning Board Attorney David N. Tolces stated that he would not be present in the next Planning Board meeting.

(12) ADJOURN

There being no further business, the meeting adjourned at 9:50 A.M.

Daisy Martinez, Administrative Technician