

City of Marco Island Florida

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



Meeting Minutes - Final

Friday, October 1, 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*

(1) CALL TO ORDER

Chair Bailey called the meeting to order at 9:00 a.m.

(2) ROLL CALL

Present 7 - Member Fahringer, Member Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo, and Member Bailey

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey

(4) APPROVAL OF THE AGENDA

MOTION by Member Finkle, seconded by Member Hogan, that the Agenda be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:

Present 7 - Member Fahringer, Member Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo, and Member Bailey

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

None.

(6) BOARD ABSENCES

All members who were present indicated that they would be present at the next Planning Board Meeting

(7) APPROVAL OF MINUTES**Approval of the Planning Board Meeting Minutes of September 3, 2021**

MOTION by Vice Chair Honig, seconded by Member Fahringer, that the Meeting Minutes of September 3, 2021 be Approved as amended. MOTION CARRIED BY THE FOLLOWING

Yes: 7 - Member Fahringer, Member Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

(8) STAFF COMMUNICATIONS

Daniel Smith communicated that there will be a Subdivision plat and a Site Development plan on the next Planning Board Meeting.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

[ID 21-1757](#) ORDINANCE - Change to Section 30-526 (g) regarding signs for commercial, public use and community facility districts.

Kim Seyer, representing McDonald's Corp is requesting a text change to the sign code allowing for a digital

menu sign and pre-sell sign with a total square footage of 30 square feet.

There was a discussion regarding the pre-sale sign visibility from the road and brightness.

MOTION by Member Finkle, seconded by Vice Chair Honig, To approve digital menu board not to exceed 20 square feet, 6 feet in height and no pre-sale signs. And also adding language that the digital menu sign must be screened from the road. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Fahringer, Member Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

[ID 21-1794](#) **RESOLUTION - Coastal Construction Control Line Variance Setback request (CCCL-21-000194)) for the property located at 594 Spinnaker Drive, Marco Island, FL 34145**

Request of a CCCL variance to construct a residence with accessory uses at 594 Spinnaker Dr. City Staff has no issues with this request and recommends the Planning Board approve the Coastal Construction Control Line CCCL Setback Variance. A similar request was approved for this lot in 2020.

There was a discussion between City staff and Planning Board members regarding this CCCL variance request.

MOTION by Member Fahringer, seconded by Member Hogan, To approve Coastal Construction Control Line Variance Setback request. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Fahringer, Member Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

[ID 21-1795](#) **ORDINANCE - Land Development Code (LDC) amendment to Sec. 30-222, of the Commercial Intermediate (C-3) District, adding use code 812199 - other personal care services, which includes permanent makeup but excludes massage and tattoo parlors.**

The City Council has asked the Planning Board to review the use of permanent makeup which is currently not an allowed use in our Land Development Code.

It is staff's understanding that permanent makeup has already been a service given by commercial businesses on the Island. These businesses have brought this to the attention of the City Council. Staff believes that excluding massage and tattoo parlors, would further serve the needs of the Marco Island Community.

MOTION by Member Rivera, seconded by Member Finkle, To approve adding use code 812199 as an allowed use for Commercial Intermediate (C-3) Districts, excluding tattoo parlors and adding a definition for massage parlor to only include massage therapy. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Member Finkle, Member Hogan, Member Honig, Member Rivera and Member Bailey

No: 2 - Member Fahringer and Member Vergo

[ID 21-1796](#) **ORDINANCE - Change to Section 30-435 to add a section regarding synthetic turf material and installation standards.**

The City Council has asked the Planning Board to review the use of synthetic turf which is currently not allowed in the Land Development Code but allowed by resolution. City staff recommends the Planning

Board to approve the proposed amendments, which is the resolution language to Section 30-435, with changes to the language.

Vice Chair Honig recommended some language change to the Ordinance.

MOTION by Vice Chair Honig, seconded by Member Fahringer, to approve adding a section in the Land Development Code for synthetic turf. Not allowing sports courts between house and right-of-way except for shoulder and corner lots where sports court will be allowed in one front yard. And removing lines 264 and 265 which prohibits synthetic turf on slopes greater than 5%. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Fahringer, Member Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

[ID 21-1797](#) **ORDINANCE - (Continued to the November 5, 2021 Planning Board Meeting) 10 Year Water Facilities Work Plan.**

Ordinance continued to the November 5, 2021 Planning Board Meeting.

MOTION by Member Vergo, seconded by Member Fahringer, To approve the continuance of this Ordinance to the November 5, 2021 Planning Board Meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Member Fahringer, Member Finkle, Member Hogan, Member Honig, Member Rivera, Member Vergo and Member Bailey

(11) BOARD COMMUNICATIONS

Vice Chair Honig responded to a question that Member Rivera asked regarding the Corp of Engineers and Sea level rise.

Chair Bailey questioned staff members regarding an appeal of the dock extension denial.

(12) ADJOURN

There being no further business, the meeting adjourned at 11:41 a.m

Daisy Martinez, Administrative Technician

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