

City of Marco Island Florida

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



Meeting Agenda - Final

Friday, January 9, 2026

9:00 AM

Community Room

Planning Board

Chair: Jason Bailey

Vice-Chair: Hayden Dublois

*Board Members: Geoff Fahringer,
Nanette Finkle, Bradley Henson,
Mike Hogan, Joan Janssen*

*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

(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 26-5073](#) Approval of the Planning Board Meeting Minutes of December 5, 2025

Attachments: [Minutes](#)

(8) STAFF COMMUNICATIONS

(9) OLD BUSINESS

(10) NEW BUSINESS

- a. [ID 25-5057](#) RESOLUTION - Site Development Plan Amendment (SDP-25-000130) for the Marco Island South Water Treatment Plant to Construct a new 5000 sf Public Works Office, Shop/Warehouse for property located at 415 Lily Ct., Marco Island, FL 34145 - Mary P. Holden, Planning Manager - Community Affairs/Growth Management

Attachments: [Resolution](#)
[Staff Report](#)
[Application](#)
[Architectural Plans](#)
[Site Plans](#)
[Landscape & Irrigation Plans](#)
[Environmental Resource Permit](#)
[Response Letter 10 06 25](#)
[NIM Minutes](#)

- b. [ID 25-5056](#) RESOLUTION - Variance Petition (VP-24-000249) request to Sec. 30-624 (h) (2) to allow for a Metal Building and Sec. 30-435 (b), (c), and (d), Landscape Requirements for the Marco Island Public Works Department located at 415 Lily Ct., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Attachments: [Resolution](#)
[Staff Report](#)
[Application](#)
[Plans](#)
[Architectural Plans](#)
[Landscape & Irrigation Plans](#)
[NIM Minutes](#)
[Notice of Publication](#)

- c. [ID 25-5059](#) ORDINANCE - Amending Chapter 1, "General Provisions," Section 1-15, "Appeals," Chapter 18, "Environment," Article VI, "Palm Lethal Yellowing (PLY) Disease," Section 18-176, "Public Notice," Chapter 40, "Special Districts," Article II, "Hideaway Beach District," Section 40-37, "Applicable Financial Disclosure, Noticing, And Reporting Requirements," Chapter 54, "Waterways," Article IV, "Boat V Docking Facilities," Division 2, "Regulations," Section 54-115, "Boat Dock Extensions, Protrusion, Or Encroachment Into The Riparian Setback;," Chapter 30, "Land Development Code," Article I, "In General," Section 30-4, "Interpretations;" Section 30-5, "Vested Rights;" Article XI, "Coastal Construction Setback Line Variance," Section 30-756, "Procedures For Obtaining Variances;" Article VII, "Subdivision Standards," Section 30-575, "Approval Procedure For Subdivision Plats," Section 30-581, "Design Standards And Improvement Requirements;" Article IX, "Site Development Plans, Site Development Plan Amendment, Site Plans With Deviations, And Site Improvement Plan Standards," Section 30-673, "Site Development Plan, Site Development Plan Amendment, And Site Improvement Plan Submittal Requirements," Sub-Section (10), "Neighborhood Information Meeting (NIM)," Article XII, "Temporary Use Permits," Section 30-794, "Model Homes And Model Sales Center Permits;" And Article VI, "Signage," Section 30-522, "Sign Permits," Of The City Of Marco Island Code Of Ordinances, To Eliminate The Need For Public Notices In Newspapers For City Approval Processes

Attachments:

[Ordinance](#)

[Staff memo](#)

[Notice of Publication](#)

(11) BOARD COMMUNICATIONS

(12) ADJOURN

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