

City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com



Meeting Minutes - Draft

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

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

(2) ROLL CALL

Present 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen, and Chair Bailey

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey.

(4) APPROVAL OF THE AGENDA

MOTION by Member Hogan, seconded by Member Finkle, that this agenda be approve. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

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

City citizen expressed his concern regarding parking in the swale.

(6) BOARD ABSENCES

The next Planning Board meeting will be on February 6th, 2026.

All present members of the Board indicated their intention to attend the next Planning Board meeting.

(7) APPROVAL OF MINUTES

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

MOTION by Member Hogan, seconded by Vice-Chair Dublois, to approve the Planning Board Meeting Minutes of December 5, 2025. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

(8) STAFF COMMUNICATIONS

Daniel Smith provided an update about the upcoming Planning Board meeting, highlighting several important topics on the agenda. Items will include the election of officers, a variance request for a screen cage, and a proposed extension of the boat dock application for the Rookery Bay Research Center. The meeting will also include, a conditional use proposal, and a site development plan for Rose Marina.

(9) OLD BUSINESS

None.

(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

Sherry Kirsch read the resolution title into the record.

This is a request for the construction of a new Public Works office, shop/warehouse, and an open storage structure at 415 Lily Court.

Planning Board attorney swore in all witnesses, and the Board Members provided their ex parte communications.

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

Martin D. Pinckney, with American Engineering Consultants Inc, answered the Board Members' questions and concerns.

MOTION by Member Hogan, seconded by Member Janssen, to approve 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 with conditions.

MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

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

Sherry Kirsch read the resolution title into the record.

This is a Variance petition request from the City of Marco Island Public Works department to allow the construction of a metal building and to waive the landscape requirements.

Planning Board attorney swore in all witnesses.

MOTION by Member Finkle, seconded by Vice-Chair Dublois, to approve 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 with conditions. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

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

Sherry Kirsch read the resolution title into the record.

This a discussion to amend the code of ordinances to allow for legal notices and advertising on the Collier County Clerk of Courts website.

Joan Taylor, the City Clerk, provided an overview of the ordinance and addressed the questions and concerns raised by the Board Members.

MOTION by Vice-Chair Dublois, seconded by Member Hogan, to recommend to the city council to direct city staff to initiate a pilot program as soon as practical, running through the end of the calendar year. This program will include both newspaper and additional website options. At the conclusion of the period, the city clerk will return to the planning board to report on the findings, costs, and utilization, and to determine the next steps moving forward. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

(11) BOARD COMMUNICATIONS

Daniel Smith noted that the city of Marco Island is closer to ensuring all its buildings comply with the land development code.

Chair Bailey inquired about updates on the traffic study and the planning board chair's presentation to the city council in April.

(12) ADJOURN

There being no further business, the meeting adjourned at 10:51 a.m.

Daisy Martinez, Administrative Technician

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