

City of Marco Island Florida

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



Meeting Minutes - Draft

Friday, July 10, 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

At the beginning of the meeting, the meeting experienced technical difficulties, specifically a lack of audio. This issue impacted on the initial portion of the meeting, preventing clear communication among attendees.

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

(2) ROLL CALL

Present 6 - Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen, and Chair Bailey

Not Present 1 - Vice-Chair Dublois

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey.

(4) APPROVAL OF THE AGENDA

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

Yes: 6 - Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

Not Present: 1 - Vice-Chair Dublois

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

City resident Lisa Foster addressed the planning board regarding the current PUD zoning request. She stated that the site in question is already designated as a Planned Unit Development (PUD), so it would be more appropriate to pursue an amendment rather than a new PUD.

City resident Ron Hattendorr expressed concerns about the cruise ship operations at Rose Marina. He stated that the cruise ships have significantly obstructed the views from many condos and restaurants in the area.

City resident Rich Blonna raised concerns about the disruptive noise caused by pickleball, emphasizing the need for quieter recreational options in the community.

(6) BOARD ABSENCES

The next Planning Board meeting will be on July 23rd, 2026.

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

(7) APPROVAL OF MINUTES

[ID 26-5529](#) Approval of the Planning Board Meeting Minutes of June, 2026

MOTION by Member Hogan, seconded by Member Janssen, to approve the Planning Board Meeting Minutes of June, 2026. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

Not Present: 1 - Vice-Chair Dublois

(8) STAFF COMMUNICATIONS

[ID 26-5532](#) STAFF COMMUNICATIONS - Stevens Landing PUD Live Local Project - Daniel J. Smith, AICP, Director - Community Affairs/Growth Management

Daniel Smith provided information about the Stevens Landing PUD live local project and details concerning the upcoming planning board meeting.

(9) OLD BUSINESS**(10) NEW BUSINESS**

- a. [ID 26-5521](#) RESOLUTION - Site Development Plan Amendment (SDP-25-000179) for the Collier County Utilities for property located at 2559 San Marco Rd., FL 34145 -Mary P. Holden, Planning Manger - Community Affairs/Growth Management

Sherry Kirsch read the resolution title into the record.

This request seeks approval for an amendment to the site development plan for the Collier County Pump Station Improvements.

The Planning Board attorney swore in all witnesses. Board Members disclosed their ex parte communications regarding the matter.

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

Mason Lundquist P.E., on behalf of Collier County provided information regarding this request and addressed the Board Members' questions and concerns.

MOTION by Member Henson, seconded by Member Fahringer, to approve Site Development Plan Amendment (SDP-25-000179) for the Collier County Utilities for property located at 2559 San Marco Rd with conditions. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

Not Present: 1 - Vice-Chair Dublois

- b. [ID 26-5522](#) RESOLUTION - Variance Petition (VP-26-000054) regarding Minimum Landscape Requirements and Dimensional Standards and Regulations for Property Located at 2259 San Marco Rd., 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 three variances for the construction and installation of an elevated, new generator and fuel tank pedestal and the required parking and fire lane access.

MOTION by Member Hogan, seconded by Member Jenssen, to approve with conditions Variance Petition (VP-26-000054) regarding Minimum Landscape Requirements and Dimensional Standards and Regulations for Property Located at 2259 San Marco Rd., Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

Not Present: 1 - Vice-Chair Dublois

- c. [ID 26-5531](#) ORDINANCE - Rezone (REZN-24-000098) Petition request to rezone from Residential Tourist (R-T) to Planned Unit Development (PUD) for property located at 560 S. Collier Blvd., Marco Island, FL 34145 - Daniel J. Smith, AICP, Director, Community Affairs/Growth Management

Sherry Kirsch read the resolution title into the record.

This is a request to rezone the property located at 560 S. Collier Blvd., Marco Island from Residential Tourist District (RT) to Planned Unit Development (PUD).

The Planning Board attorney swore in all witnesses. Board Members disclosed their ex parte communications regarding the matter.

Member Henson questioned city staff about the notice provision for this request. He raised concerns regarding the omission of the application number in the notice and requested that this petition be postponed.

The planning board and city staff discussed scheduling the hearing to re-advertise the item and bring it back. The options considered were Friday, July 31, and August 7, with a preference for July 31 if available.

MOTION by Member Fahringer, seconded by Member Hogan, to continue the Rezone (REZN-24-000098) Petition request to rezone from Residential Tourist (R-T) to Planned Unit Development (PUD) for property located at 560 S. Collier Blvd., Marco Island, FL 34145 to July 31st, 2026, at 9:00am. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 6 - Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

Not Present: 1 - Vice-Chair Dublois

(11) BOARD COMMUNICATIONS

Member Henson expressed his concerns regarding the city's pilot program for digital notices. He addressed several issues related to the implementation and effectiveness of the initiative, highlighting areas where improvements may be needed.

(12) ADJOURN

There being no further business, the meeting adjourned at 9:59 a.m

Daisy Martinez, Administrative Technician