

City of Marco Island Florida

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



Meeting Minutes - Final

Friday, November 7, 2025

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

Chair Bailey requested to move staff communications to the end of the meeting, just before board communications, to ensure that applicant matters were addressed first.

MOTION by Member Finkle, seconded by Vice-Chair Dublois, that this agenda be approved with the requested changes. 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.)

Waterways Advisory Committee Chair Elliott Mascoop shared his thoughts and concerns regarding fertilizer runoff into the waterways and Florida-friendly yards.

City citizen John Marini shared his thoughts and concerns regarding fertilizer seasons. He expressed that the timing and application of fertilizers can greatly impact the environment.

(6) BOARD ABSENCES

Next Planning Board meeting will be on December 5th, 2025.

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

Daniel Smith shared that he can't make it to the Planning Board meeting on December 5th, so Mary Holden will lead in his place.

(7) APPROVAL OF MINUTES

[ID 25-4858](#) Approval of the Planning Board Meeting Minutes of October 3, 2025

MOTION by Member Hogan, seconded by Member Fahringer, to approve the Planning Board Meeting Minutes of October 3, 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

Chair Bailey questioned city staff regarding the meeting schedule for 2026 and the timeline for the level of service process.

Member Henson questioned Planning Board Attorney David Tolces regarding board members taking an oath.

(9) OLD BUSINESS

[ID 25-4778](#) RESOLUTION - **Continued from the October 3, 2025 Planning Board Meeting** - Utility Easement Vacation (LV-25-000138) request to Vacate Chipley Street Right-of-Way (ROW) located between 336 and 348 Colonial Ave., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

This is a continued request from the October 3, 2025, Planning Board to vacate the Chipley Street right-of-way that is approximately 6,877 square feet, and located between 336 and 348 Colonial Ave.

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

MOTION by Member Fahringer, seconded by Vice-Chair Dublois, to approve Utility Easement Vacation (LV-25-000138) request to Vacate Chipley Street Right-of-Way (ROW) located between 336 and 348 Colonial Ave., Marco Island, FL 34145 with conditions. MOTION CARRIED BY THE FOLLOWING VOTE:

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

No: 1 - Member Henson

(10) NEW BUSINESS

[ID 25-4857](#) RESOLUTION -- Utility Easement Vacation (LV-25-000164) request to Vacate the Utility Easements Along the Common Lot Lines for Property Located at 138, 148, 158 and 168 S. Barfield Dr., 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 to vacate the utility easements along the common lot lines of the lots located at the following addresses: 138, 148, 158, and 168 S. Barfield Drive, Marco Island, to construct the Marco Luxe Car Condominiums, for which the conditional use was approved by City Council on October 21, 2024.

Lenore Brakefield with Woodward, Pires & Lombardo provided information about this project and addressed the board members' questions and concerns.

MOTION by Member Hogan, seconded by Member Finkle, to approve Utility Easement Vacation (LV-25-000164) request to Vacate the Utility Easements Along the Common Lot Lines for Property Located at 138, 148, 158 and 168 S. Barfield Dr., 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

(11) BOARD COMMUNICATIONS

Mary Holden shared information about a city council agenda item for the November 17th meeting regarding an interpretation of vested rights, specifically asking for verification on whether duplexes are permitted on properties located on 6th Avenue.

(12) ADJOURN

There being no further business, the meeting adjourned at 9:38 a.m.

Daisy Martinez, Administrative Technician

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