

City of Marco Island Florida

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



Meeting Minutes - Draft

Friday, October 3, 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 6 - Vice-Chair Dublois, Member Fahringer, Member Henson, Member Hogan, Member Janssen, and Chair Bailey

Not Present 1 - Member Finkle

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey.

(4) APPROVAL OF THE AGENDA

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

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

Not Present: 1 - Member Finkle

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

A city citizen expressed concerns regarding items in the ordinance that are outdated, overlooked, or need to be modified in relation to the seawall elevation and Docks.

(6) BOARD ABSENCES

Next Planning Board meeting will be on November 7th.

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

(7) APPROVAL OF MINUTES

[ID 25-4768](#) Approval of the Planning Board Meeting Minutes of September 5, 2025

MOTION by Member Hogan, seconded by Member Janssen, to approve the Planning Board Meeting Minutes of September 5, 2025. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Finkle

(8) STAFF COMMUNICATIONS

Daniel Smith shared details about the upcoming Planning Board meeting. He noted that the agenda will include an Easement Vacation.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

- a. [ID 25-4760](#) RESOLUTION - Utility Easement Vacation (LV-25-000138) request to Vacate Chipley Street Right-of-Way located between 336 and 348 Colonial Ave., 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 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.

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

There was a discussion regarding the existing utility easement on one of the properties.

Zachary Lombardo requested to continue this resolution to the November 7th meeting so he can return with a new survey to clarify that there are no existing easements.

MOTION by Member Fahringer, seconded by Member Hogan, to continue Utility Easement Vacation (LV-24-000268) request to Vacate Chipley Street Right-of-Way located between 336 and 348 Colonial Ave., Marco Island, FL 34145 to the November 7th Planning Board meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Finkle

- b. [ID 25-4767](#) RESOLUTION - Site Development Plan Amendment (SDP-25-000172) for the Vietnam Memorial located at Veterans Community Park at 901 Park Ave., Marco Island, FL 34145 - Daniel J. Smith, Community Affairs/Growth Management

Sherry Kirsch read the resolution title into the record.

This is a request to allow for a Vietnam memorial in the place of an area that currently has landscaping at Veterans Community Park.

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

Daniel Smith presented the project and answered the Board Members' questions and concerns.

Member Hogan shared his thoughts and feelings about the memorial project.

MOTION by Vice-Chair Dublois, seconded by Member Hogan, to approve Site Development Plan Amendment (SDP-25-000172) for the Vietnam Memorial located at Veterans Community Park at 901 Park Ave., Marco Island, FL 34145 with conditions. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Member Finkle

- c. [ID 25-4761](#) Discussion - Powers & Duties of the Planning Board - Daniel J. Smith, AICP, Director

The board members reviewed and discussed at length the powers and duties of the Planning Board.

There was a discussion regarding Initiate, hear, consider, and make recommendations to the city council on applications for amendment to the text of the comprehensive plan and development code. And initiate, review, hear, and make recommendations to the city council on applications for amendment to the future land use map of the comprehensive plan or the official zoning atlas of the land development code.

- d. [ID 25-4762](#) Discussion -Article X - Concurrency Management - Daniel J. Smith, AICP, Director

Chair Bailey questioned the board members regarding having a discussion to modify Article X - Concurrency Management.

(11) BOARD COMMUNICATIONS

Daniel Smith shared information regarding The Home Depot Foundation volunteer community event on Marco Island on October 21, 2025, to celebrate all the Marco Island Veterans at Mackle Park, Winterberry Park, and Veterans Community Park.

Vice Chair Dublois questioned City staff regarding room additions to a Hotel on Maro Island and beach bathrooms.

(12) ADJOURN

There being no further business, the meeting adjourned at 10:36 a.m.

Daisy Martinez, Administrative Technician

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