

City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com



Meeting Minutes - Draft

Friday, December 5, 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

MOTION by Member Hogan, seconded by Member Fahringer, that this agenda be Approved. 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.)

none.

(6) BOARD ABSENCES

Next Planning Board meeting will be on January 9th, 2026.

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

(7) APPROVAL OF MINUTES

ID 25-4948 Approval of the Planning Board Meeting Minutes of November 7, 2025

Member Henson expressed the importance of having the minutes from the November 7th meeting accurately capture his concerns about his vote on item 10a, regarding the Utility Easement Vacation (LV-25-000138).

Planning Board Attorney David Tolces explained that the minutes serve as a summary and, as such, typically record only the outcome of votes.

Another motion was made to approve the November 7th meeting minutes.

MOTION by member Henson to amend the November 7, 2025 meeting minutes, Item 10a (Utility Easement Vacation (LV-25-000138), request to vacate the Chipley Street right-of-way located between 336 and 348 Colonial Avenue), to include Member Henson's rationale for voting in the negative during roll call. MOTION FAILED FOR LACK OF SECOND VOTE.

MOTION by Member Hogan, seconded by Member Finkle, to approve the November 7, 2025 Planning Board Meeting Minutes 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

(8) STAFF COMMUNICATIONS

Mary Holden shared details about the upcoming Planning Board meeting. She noted that the agenda will include a site development plan amendment and variance for the public works facility that would be located at the Lily Ct utility site.

Chair Bailey questioned Mary Holden regarding an update on the traffic count.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

a. [ID 25-4939](#) RESOLUTION - Boat Dock Extension (BD-25-000210) Request to allow for a Dock to Encroach into the Side Yard/Riparian Setback for property located at 1695 Ludlow 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 to allow for a dock to encroach into side yard/riparian setback for the property located at 1695 Ludlow Rd.

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.

Agent Duane Thomas and property owner Terra Onken answered the Board Members' questions and concerns.

MOTION by Vice-Chair Dublois, seconded by Member Henson, to approve Boat Dock Extension (BD-25-000210) Request to allow for a Dock to Encroach into the Side Yard/Riparian Setback for property located at 1695 Ludlow Rd., 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 25-4934](#) RESOLUTION - Site Development Plan Amendment (SDP-25-000131) for the City of Marco Island Utilities to Construct an Open Storage Structure located at 415 Lily Ct., Marco Island, FL 34145 - Josh G. Ooyman, Planner II, Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

This is a request on behalf of the City of Marco Island for the addition of a structure to house emergency generators at 415 Lily Ct.

Josh Ooyman presented the project and answered the Board Members' questions and concerns.

Martin D. Pinckney, P.E. American Engineering Consultants of Marco Island, Inc. addressed the board members' questions and concerns.

MOTION by Vice-Chair Dublois, seconded by Member Fahringer, to approve Site Development Plan Amendment (SDP-25-000131) for the City of Marco Island Utilities to Construct an Open Storage Structure 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 25-4876](#) Approval of the 2026 Planning Board Meeting Schedule - Daniel J. Smith, AICP, Director - Community Affairs/Growth Management

Planning Board members reviewed and approved the 2026 Planning Board Meeting Schedule.

MOTION by Member Finkle, seconded by Member Janssen, to approve the 2026 Planning Board Meeting Schedule. 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

Chair Bailey questioned city staff regarding having a discussion on the code that addresses dimensional standards.

(12) ADJOURN

There being no further business, the meeting adjourned at 9:49 a.m.

Daisy Martinez, Administrative Technician

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