

City of Marco Island Florida

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



Meeting Minutes - Final

Friday, April 11, 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 9:10 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

There was a discussion regarding the continuation of agenda items 10(a), and 10(b).

MOTION by Member Finkle, seconded by Member Hogan, that this agenda be approved with the continuation of items 10(a) to the May 2, 2025, Planning Board Meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOTION by Chair Bailey, seconded by Member Fahringer, to continue agenda item 10(b) to the May 2nd Planning board meeting. motion failed BY THE FOLLOWING VOTE:

Yes: 2 - Member Fahringer and Chair Bailey

No: 5 - Vice-Chair Dublois, Member Finkle, Member Henson, Member Hogan and Member Janssen

(5) COMMUNITY FORUM/PUBLIC COMMENT

City Citizen Chris Dowell shared some information with the Planning Board members.

City Citizen John Martini expressed his thoughts and concerns regarding the level of service ordinance.

City Citizen Tony Oliverio expressed his thoughts and concerns regarding the 120 percent parking variance rule that the Planning Board voted down at a previous Planning Board meeting.

(6) BOARD ABSENCES

Next Planning Board meeting will be on May 2nd, 2025

Vice Chair Dublois, and Member Finkle anticipated their absence on the May 2nd, 2025, Planning Board meeting.

(7) APPROVAL OF MINUTES

[ID 25-4354](#) Approval of the Planning Board Meeting Minutes of March 7, 2025

Member Henson mentioned that information was missing concerning the motion for the boat dock extension facility for the Collier County Sheriff's Office. Considering this, City Staff decided to table the minutes for a later part of the meeting, prioritizing a thorough review of the March 7th, 2025, Planning Board meeting to ensure all pertinent details are considered before making a decision.

City staff and Planning Board Attorney David Tolces reviewed the tabled minutes and confirmed that the motion for the boat dock extension facility for the Collier County Sheriff's Office was accurately recorded on the March 7th, 2025, Planning Board meeting minutes.

MOTION by Member Finkle, seconded by Member Henson, to approve the March 7, 2025 Planning Board Meeting Minutes. 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

Next Planning Board meeting will be on May 2nd, 2025.

Daniel Smith mentioned that the Boat Dock Extension (BD-24-000047) request for Southseas Club located at 591 Seaview Court, Marco Island, FL 34145 continuation will be moving forward on the May 2nd, 2025, planning board meeting. He also indicated that there will be a change to the land development code regarding signage.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

- a. [ID 25-4357](#) RESOLUTION - **Continued to May 5, 2025 Planning Board Meeting** - Boat Dock Extension (BD-24-000047) request for Southseas Club located at 591 Seaview Court, Marco Island, FL 34145 - Mary P. Holden, Planner II, Community Affairs/Growth Management

Continued to the May 2, 2025, Planning Board Meeting.

- b. [ID 25-4361](#) RESOLUTION - Boat Dock Extension (BD-24-000147) Request to allow for a Vessel to Encroach into the Side Yard/Riparian Setback for property located at 831 Perrine Court, Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

This is a boat docking facility extension request to allow for the vessel to encroach into the side yard riparian setback for the property located at 831 Perrine Court.

Planning Board Attorney David N. Tolces swore in all witnesses, and the Board Members provided their ex-parte communications.

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

Applicant James Timmerman has addressed the Planning Board Members with some information regarding this discussion and has requested to withdraw this request.

Planning Board Attorney David Tolces mentioned that because the applicant has requested to withdraw this request, there will be no action and no reason to continue this item on the agenda.

Chair Bailey questioned the potential for the applicant to return and resubmit a new application.

- c. [ID 25-4363](#) DISCUSSION - Caxambas Park - Daniel J. Smith, Director - Community Affairs/Growth Management

This is a discussion by Daniel Smith regarding zoning uses at Caxambas Park.

There was a discussion between City Staff and Planning Board members regarding the construction activity happening, and parking use at Caxambas Park.

Many City citizens expressed their thoughts and concerns regarding the Caxambas Park discussion.

MOTION by Member Dublois, seconded by Chair Bailey, to recommend to the City Council to direct staff to ensure that the city takes possible enforcement actions against the county regarding their activity at Caxambas Park, with the goal of bringing them into compliance. MOTION CARRIED BY THE FOLLOWING VOTE

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

MOTION by Vice Chair Dublois, seconded by Member Henson, that the Planning Board does not recommend changing the zoning of the site. MOTION CARRIED BY THE FOLLOWING VOTE:

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

- d. [ID 25-4366](#) DISCUSSION - Marco Island Civic Association (MICA) - Daniel J. Smith, Director - Community Affairs/Growth Management

This was a discussion on the Marco Island Civic Association requirements on their deed restrictions.

Ruth McCann, the Executive Director at Marco Island Civic Association, presented information to the planning board members regarding deed restrictions on Marco Island. She addressed the board members' questions and concerns.

City citizens expressed their thoughts and concerns regarding this discussion.

(11) BOARD COMMUNICATIONS

Chair Bailey conducted a discussion with the board members regarding sharing their ideas they wish to present to the City Council for consideration of a discussion.

(12) ADJOURN

There being no further business, the meeting adjourned at 11:46 a.m.

Daisy Martinez, Administrative Technician

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