

# City of Marco Island Florida

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



## Meeting Minutes - Draft

**Friday, March 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 - Member 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 Finkle, seconded by Member Fahringer, that this agenda be approved. MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yes:** 7 - Member 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 April 4th, 2025.*

*All present members of the Board indicated their intention to be present at the next Planning board meeting.*

## **(7) APPROVAL OF MINUTES**

[ID 25-4289](#) Approval of the Planning Board Meeting Minutes of February 7, 2025

**MOTION by Member Hogan, seconded by Member Finkle, to approve the February 7, 2025 Planning Board Meeting Minutes. MOTION CARRIED BY THE FOLLOWING VOTE:**

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

## **(8) STAFF COMMUNICATIONS**

*Next Planning Board meeting will be on April 4th, 2025.*

*Daniel Smith conveyed that there are currently no outstanding items for the April 4th meeting agenda.*

*Planning Board Attorney David Tolces delivered an important update to the planning board members*

*regarding the drafted resolution request related to Attorney Paul Gougelman.*

*There was a discussion about the Neighborhood Information Meeting regarding the proposed development of the old Coop Mobile Home.*

## **(9) OLD BUSINESS**

[ID 25-4291](#)     **DISCUSSION- Continued from the 2/7/25 Planning Board Meeting - Required Variance for Providing More Than 120 % of Required Parking - Mary P. Holden, Planning Manager - Community Affairs/Growth Management**

*This is a continuation of the February 7th, 2025, Planning Board Meeting discussion. Staff recommended maintaining the parking requirements for businesses moving into existing commercial spaces while eliminating the variance requirement for providing more than 120% of the parking requirements.*

*There was a lengthy discussion between City staff and planning board members regarding this topic.*

*A significant number of city residents have voiced their thoughts and concerns regarding this discussion.*

**MOTION by Member Henson, seconded by Member Fahringer, to direct city staff to not proceed any further with the Required Variance for Providing More Than 120% of Required Parking. MOTION CARRIED BY THE FOLLOWING VOTE:**

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

**No:** 1 - Member Dublois

## **(10) NEW BUSINESS**

[ID 25-4288](#)     **RESOLUTION - Boat Dock Extension (BD-24-000263) request to allow for an additional three (3') foot encroachment into the waterway for a boat dock facility for the Collier County Sheriff Office located at Caxambas Park at 909 Collier 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 dock extension request to allow for an additional three-foot encroachment into the waterway for a boat dock facility for the Collier County Sheriff Office located at Caxambas Park at 909 Collier Court, Marco Island, FL 34145.*

*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.*

*A discussion was held concerning an unpermitted modifications made to the site parking in question.*

*Douglas Mann, with APTIM Environmental & Infrastructure, LLC answered the Board Member's questions and concerns.*

*A City citizen expressed her thoughts and concerns regarding this resolution.*

**MOTION by Member Fahringer, seconded by Chair Bailey, to approve the recommendation to City Council in respect to the Boat Dock Extension request for the Collier County Sheriff Office located at Caxambas Park at 909 Collier Court, Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yes:** 5 - Member Fahringer, Member Henson, Member Hogan, Member Janssen and Chair Bailey

**No:** 2 - Member Dublois and Member Finkle

## **(11) BOARD COMMUNICATIONS**

*Chair Bailey conveyed information about his recent presentation to the City Council, requesting guidance on specific matters. He stated that he mentioned to the City Council that he would discuss potential changes to the code with the planning board. He suggested that any planning board members who have potential changes they would like to propose create a list and submit it to city staff so it can be included in the agenda for the next planning board discussion.*

## **(12) ADJOURN**

*There being no further business, the meeting adjourned at 11:02 a.m.*

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*Daisy Martinez, Administrative Technician*

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