

# City of Marco Island Florida

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



## Meeting Minutes - Draft

**Friday, February 6, 2026**

**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 Finkle, 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.)**

*A city resident shared his thoughts and concerns about the noise generated by pickleball.*

**(6) ELECTION OF CHAIRPERSON & VICE CHAIRPERSON**

[ID 26-5111](#) Election Of Chairperson and Vice Chairperson of Planning Board

*Chair Bailey opened the floor for nominations to the position of Chair of the Planning Board.*

*Election of Chair- Member Henson nominated Chair Bailey to continue as Chair of the Planning Board.*

**MOTION by Member Henson, seconded by Member Janssen, nominating Chair Bailey to continue as Chair of the Planning Board. MOTION CARRIED BY THE FOLLOWING VOTE:**

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

*Election of Vice Chair- Member Henson nominated Vice Chair Dublois to continue as Vice Chair of the Planning Board.*

**MOTION by Chair Bailey, seconded by Member Janssen, nominating Vice Chair Dublois to continue as Vice Chair of the Planning Board. MOTION CARRIED BY THE FOLLOWING VOTE:**

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

**(7) BOARD ABSENCES**

*The next Planning Board meeting will be on March 6th, 2026.*

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

**(8) APPROVAL OF MINUTES**

[ID 26-5120](#) Approval of the Planning Board Meeting Minutes of January 9, 2026

**MOTION by Member Finkle, seconded by Member Hogan, to approve the Planning Board Meeting Minutes of January 9, 2026. MOTION CARRIED BY THE FOLLOWING VOTE:**

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

**(9) STAFF COMMUNICATIONS**

**(10) OLD BUSINESS**

**(11) NEW BUSINESS**

- a. [ID 26-5118](#) RESOLUTION - Boat Dock Extension (BD-25-000215) Request to Allow for a Dock to Encroach an Additional Forty Six Feet (46') for Property Located at 2561 San Marco 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 boat dock extension request to allow for a dock to encroach an additional forty six-feet.*

*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.*

*Robin Palmer with Weiler Engineering Corporation answered the Board Members' questions and concerns.*

**MOTION by Member Henson, seconded by Vice-Chair Dublois, to approve Boat Dock Extension (BD-25-000215) Request to Allow for a Dock to Encroach an Additional Forty-Six Feet (46') for Property Located at 2561 San Marco Rd., Marco Island 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 26-5119](#) RESOLUTION - Variance Petition (VP-25-000205) Request to Allow for a Rear Setback Encroachment for a Screen Enclosure for Property Located at 1815 Woodbine Ct. Marco Island, FL 34145 - Joshua G. Ooyman, Planner II, Community Affairs/Growth Management

*Sherry Kirsch read the resolution title into the record.*

*This is a variance petition request to allow construction of a screen enclosure over an existing swimming pool and pool deck.*

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

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

**MOTION by Member Finkle, seconded by Member Hogan, to approve Variance Petition (VP-25-000205) Request to Allow for a Rear Setback Encroachment for a Screen Enclosure for Property Located at 1815 Woodbine 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 26-5160](#) DISCUSSION -- Amendment to Sec 30-482 General Applicability regarding Off-Street Parking- Daniel J. Smith, AICP, Director

*This is a discussion about an amendment to Section 30-482 concerning off-street parking.*

*Daniel Smith provided an overview of the amendment and addressed the questions and concerns raised by the board members.*

*Zachary Lombardo shared a listing of commercial properties on Marco Island that complied with vehicle parking standards that were in effect before Marco Island became a city and expressed his thoughts and concerns regarding this topic.*

*Few city citizens shared their thoughts and concerns regarding this discussion.*

*Council member Bonita Schwan addressed the planning board's questions and concerns regarding the city council's discussion on parking in commercial properties.*

**(12) BOARD COMMUNICATIONS**

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

**(13) ADJOURN**

*There being no further business, the meeting adjourned at 10:38 a.m.*

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*Daisy Martinez, Administrative Technician*