

City of Marco Island Florida

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



Meeting Minutes - Draft

Friday, May 2, 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 Vice-Chair Dublois, to approve this agenda. 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.)

None.

(6) BOARD ABSENCES

Next Planning Board meeting will be on June 6th.

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

(7) APPROVAL OF MINUTES

[ID 25-4412](#) Approval of the Planning Board Meeting Minutes of April 11, 2025

Chair Bailey pointed out a few errors in the meeting minutes from April 11, 2025.

MOTION by Member Hogan, seconded by Member Fahringer, to approve the Planning Board Meeting Minutes of April 11, 2025 with requested changes. 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

Next Planning Board meeting will be on June 6th.

Daniel Smith has shared details about the upcoming Planning Board meeting. He noted that Mary Holden will be leading the meeting in his absence, as he will be attending the Florida Planning conference.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

- a. [ID 25-4415](#) RESOLUTION - Boat Dock Extension (BD-25-000017) request to Modify the 2008 Boat Dock Approval to Allow for the Addition of Boatlifts to Accommodate Vessels and Personal Watercrafts for the South Seas Club Condominium located at 591 Seaview Court, Marco Island, FL 34145 - Joshua G. Ooyman, Planner II, Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

This is a request to modify the 2008 Boat Dock Approval to allow for the Addition of Boat Lifts to accommodate vessels and personal watercraft for the South Seas Club Condominium.

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. Tim Hall and Jeff Rogers from Turrell, Hall & Associates addressed the board members' questions and concerns.

Many citizens expressed their thoughts and concerns regarding this discussion.

Tim Hall requested an indefinite continuance of this request so that the applicants can work with the Association to obtain the location of the boat lifts and subsequently return to the Planning Board.

MOTION by Vice-Chair Dublois, seconded by Member Fahringer, to continued this Boat Dock Extension request indefinitely. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Vice-Chair Dublois, Member Fahringer, Member Henson, Member Janssen and Chair Bailey

No: 1 - Member Hogan

Not Present: 1 - Member Finkle

- b. [ID 25-4417](#) ORDINANCE - Land Development Code (LDC) amending Sec. 30-526 - Signs in Commercial, Public Use and Community Facility Districts, allowing for electronic signs and kiosks, and Sec 30-530 - Definitions, adding a definition of Kiosk.

Sherry Kirsch read into the record the resolution title.

The City of Marco island is requesting a change to the city's sign code, which is part of the City's Land Development Code, allowing for electronic signs and kiosks in Public Use.

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

Samantha Malloy, Manager of Parks, Culture, & Recreation answered the Board Member's questions and concerns.

City citizen questioned board members regarding there intentions to amend the city's sign code.

MOTION by Vice-Chair Dublois, seconded by Member Janssen, to approve Land Development Code (LDC) amending Sec. 30-526 - Signs in Commercial, Public Use and Community Facility Districts, allowing for electronic signs and kiosks, and Sec 30-530 Definitions, adding a definition of Kiosk with conditions. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Vice-Chair Dublois, Member Fahringer, Member Hogan, Member Janssen and Chair Bailey

No: 1 - Member Henson

Not Present: 1 - Member Finkle

(11) BOARD COMMUNICATIONS

None.

(12) ADJOURN

There being no further business, the meeting adjourned at 11:30 a.m.

Daisy Martinez, Administrative Technician

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