

City of Marco Island Florida

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



Meeting Minutes - Draft

Friday, March 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.)

Duane Thomas raised concerns about seawall heights and previous impervious surface calculations for construction docks.

(6) BOARD ABSENCES

The next Planning Board meeting will be on April 3rd, 2026.

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

(7) APPROVAL OF MINUTES

[ID 26-5224](#) Approval of the Planning Board Meeting Minutes of February 6, 2026

MOTION by Member Finkle, seconded by Member Hogan, to approve the Planning Board Meeting Minutes of February 6, 202. 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

[ID 26-5225](#) STAFF COMMUNICATIONS --Traffic Count Map and Schedule- Daniel J. Smith, AICP, Director

Daniel Smith presented information regarding the traffic count map and schedule. He also noted that at the April 3rd meeting, there will be several agenda items: a site plan approval, a variance request, a modification for conditional use, and a boat dock extension for Rose Marina. Additionally, there will be a parking variance and a variance concerning the distance for beer and wine sales.

(9) OLD BUSINESS

[ID 26-5223](#) DISCUSSION -- Continued from the February 6, 2025, Planning Board Meeting - Land Development Code (LDC) Sec 30-482 General Applicability regarding Off-Street Parking- Daniel J. Smith, AICP, Director

This is a continuation of the discussion from the February 6, 2026, Planning Board meeting regarding the land development code's general applicability to off-street parking.

Zachary Lombardo from Woodward, Pires & Lombardo presented a draft language package to the planning board members. He shared his thoughts and concerns about this discussion and addressed the questions and concerns raised by the board members.

There was a lengthy discussion regarding this matter. The members have decided to continue the conversation at the next planning board meeting, so new information is brought forward in order to make a recommendation to the city council.

Marv Needles shared his thoughts and concerns regarding this discussion.

MOTION by Chair Bailey, seconded by Vice-Chair Dublois, to recommend that the City Council allow the planning board to continue this discussion to gather and review more parking information. MOTION CARRIED BY THE FOLLOWING VOTE:

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

(10) NEW BUSINESS

None.

(11) BOARD COMMUNICATIONS

Chair Bailey invited the board members to share any ideas or suggestions they believe would be valuable to present to the City Council.

Vice-chair Dublois proposed discussing seawall elevations, impervious surface calculations, modifications to pickleball regulations, workforce housing, and official petitions for code changes.

Chair Bailey proposed discussing the noise ordinance, and fence heights in rear yards.

(12) ADJOURN

There being no further business, the meeting adjourned at 10:39 a.m.

Daisy Martinez, Administrative Technician