

City of Marco Island Florida

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



Meeting Agenda - Final

Friday, December 5, 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

(2) ROLL CALL

(3) PLEDGE OF ALLEGIANCE

(4) APPROVAL OF THE AGENDA

(5) COMMUNITY FORUM/PUBLIC COMMENT (TIME APPROXIMATELY 9:05 A.M.)

(6) BOARD ABSENCES

(7) APPROVAL OF MINUTES

[ID 25-4948](#) Approval of the Planning Board Meeting Minutes of November 7, 2025

Attachments: [Minutes](#)

(8) STAFF COMMUNICATIONS

(9) OLD BUSINESS

(10) NEW BUSINESS

- a. [ID 25-4939](#) RESOLUTION - Boat Dock Extension (BD-25-000210) Request to allow for a Dock to Encroach into the Side Yard/Riparian Setback for property located at 1695 Ludlow Rd., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Attachments: [Resolution](#)
[Staff Report](#)
[Application & Supporting Documents](#)
[Notice of Publication](#)

- b. [ID 25-4934](#) RESOLUTION - Site Development Plan Amendment (SDP-25-000131) for the City of Marco Island Utilities to Construct an Open Storage Structure located at 415 Lily Ct., Marco Island, FL 34145 - Josh G. Ooyman, Planner II, Community Affairs/Growth Management

Attachments: [Resolution](#)
[Staff Report](#)
[Application & Cover Letter](#)
[Plans](#)
[Civil Plan](#)
[Rendering](#)
[Environmental Resource Permit](#)
[Narrative 10 06 25](#)

- c. [ID 25-4876](#) Approval of the 2026 Planning Board Meeting Schedule - Daniel J. Smith, AICP, Director - Community Affairs/Growth Management

Attachments: [2026 Meeting Schedule](#)
[2026 Calendar](#)

(11) BOARD COMMUNICATIONS

(12) ADJOURN

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