

City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com



Meeting Minutes - Final

Friday, July 11, 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 - 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

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

None.

(6) BOARD ABSENCES

Next Planning Board meeting will be on August 1st.

Vice-Chair Dublois will not be at the August 1st meeting. All other members of the Board indicated their intention to attend the next Planning Board meeting.

(7) APPROVAL OF MINUTES

[ID 25-4547](#) Approval of the Planning Board Meeting Minutes of June 6, 2025

MOTION by Member Hogan, seconded by Vice-Chair Dublois, to approve June 6, 2025 Planning Board Meeting Minutes. 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

Next Planning Board meeting will be on August 1st.

Daniel Smith shared details about the upcoming Planning Board meeting. He noted that the agenda will include an ordinance change to remove certified mail as a requirement for neighborhood information meetings.

(9) OLD BUSINESS

None.

(10) NEW BUSINESS

a. [ID 25-4544](#) RESOLUTION - Variance Petition (VP-24-000249) request to Sec. 30-441(g), Landscape Buffer Width for property located at 750 Bald Eagle Drive, Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

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

This is a request for approval of a variance to permit a front yard buffer of 10 feet, as opposed to the required 20-foot front yard buffer for the development on the property located at 750 Bald Eagle Drive, Marco Island.

Mary Holden presented the project and answered the Board Member's questions and concerns.

Michael J. Delate, with Consulting Engineer's answered the Board Member's questions and concerns.

MOTION by Member Hogan, seconded by Member Janssen, to approve Variance Petition (VP-24-000249) request to Sec. 30-441(g), Landscape Buffer Width for property located at 750 Bald Eagle Drive, 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

b. [ID 25-4545](#) RESOLUTION - Site Development Plan (SDP-24-000246) to construct a 2,472 Square Foot Addition to the Existing Bargain Basket, located at 750 Bald Eagle Drive, Marco Island, FL 34145 - Mary P. Holden, Planning Manager - Community Affairs/Growth Management

Sherry Kirsch read into the record the resolution title.

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

This is a request for approval to construct a 2,472 square foot addition to the existing Bargain Basket located at 750 Bald Eagle Drive, Marco Island.

Mary Holden presented the project and answered the Board Member's questions and concerns.

Michael J. Delate, with Consulting Engineer's answered the Board Member's questions and concerns.

MOTION by Vice-Chair Dublois, seconded by member Henson, to approve Site Development Plan (SDP-24-000246) to construct a 2,472 Square Foot Addition to the Existing Bargain Basket, located at 750 Bald Eagle Drive, Marco Island, FL 34145.
MOTION CARRIED BY THE FOLLOWING VOTE:

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

(11) BOARD COMMUNICATIONS

None.

(12) ADJOURN

There being no further business, the meeting adjourned at 9:29 a.m.

Daisy Martinez, Administrative Technician

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

- a. [ID 25-4544](#) RESOLUTION - Variance Petition (VP-24-000249) request to Sec. 30-441(g), Landscape Buffer Width for property located at 750 Bald Eagle Drive, Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management