

City of Marco Island Florida

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



Meeting Minutes - Draft

Thursday, July 23, 2026

1:00 PM

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

Chair Bailey requested a modification to the meeting agenda specifically regarding the timing of the community public comment period.

MOTION by Member Finkle, seconded by Member Janssen, that this agenda be approved with correction. 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.)

None.

(6) BOARD ABSENCES

The next Planning Board meeting is scheduled to take place on July 31st, 2026.

Members Finkle and Henson have indicated that they will be unable to attend the Planning Board meeting on July 31st, 2026.

(7) APPROVAL OF MINUTES

[ID 26-5631](#) Approval of the Planning Board Meeting Minutes of July 10, 2026

Chair Bailey requested that a change be made to the minutes.

MOTION by Member Hogan, seconded by Member Fahringer, to approve the Planning Board Meeting Minutes of July 10, 2026 with corrections. 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

Daniel Smith indicated that during the last city council meeting he was tasked with examining the issue of recreational use in all zones throughout the island. As part of this assignment, he was requested to identify and assess any concerns related to recreational activities and subsequently present his findings to the planning board.

Mary Holden provided details about the agenda for the planning board meeting scheduled for August 7th.

Member Dublois raised a question regarding the consensus reached by the council about the possibility of participating remotely in quasi-judicial matters. This issue has become particularly relevant since two members are unable to attend the meeting scheduled for July 31st. Member Dublois suggested that, pending the board's consensus, they take the initiative to jot down some thoughts for discussion at the August meeting. If both the board and staff agree, these notes could serve as a starting point for further conversation.

(9) OLD BUSINESS

- a. [ID 26-5514](#) RESOLUTION - **Continued from June 5, 2026** - Reconsideration of Site Development Plan Amendment (SDP-24-000139) for the Marco River Marina to Construct a New Restaurant for property located at 900, 950 and 951 Bald Eagle Dr., FL 34145 - Daniel J. Smith, AICP, Director - Community Affairs/Growth Management

Sherry Kirsch read the resolution title into the record.

This is a continued item from the June 5, 2026, planning board meeting regarding a request for a Site Development Plan Amendment. The proposal includes plans to build a new restaurant, expand the existing parking lot, add 20 outdoor boat storage racks, and reconfigure the current parking areas to comply with code requirements.

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.

There was discussion about requiring a new Neighborhood Information Meeting (NIM) and the legal opinion provided indicated that, according to the code, the board does not have explicit authority to mandate a new NIM.

Mr. Zachary Lombardo, representing Marco River Marina, clarified the materials submission timeline for the planning board. He referenced a letter from Marco Island Civic Association (MICA) that had a list of requests. He further requested that Mr. Henson recuse himself from the hearing due to his involvement with MICA, which could compromise the hearing's impartiality. It was indicated Mr. Henson could take an impartial stance and did not recuse himself and the meeting continued

Zachary Lombardo and Christopher Hagan, Norman Trebilcock, representing Marco River Marina, made a presentation. Then they took the time to respond to the questions and concerns raised by the members.

Residents of Marco Island, including Rich Blonna, Liz Fitch, Victoria Myers, Gregory Vilk, Lisa Foster, and John Martini, expressed their thoughts and concerns regarding this proposal.

MOTION by Member Finkle, seconded by Member Janssen, to approve Site Development Plan Amendment (SDP-24-000139) for the Marco River Marina to Construct a New Restaurant for property located at 900, 950 and 951 Bald Eagle Dr., FL 34145 with conditions. MOTION CARRIED BY THE FOLLOWING VOTE:

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

No: 2 - Vice-Chair Dublois and Member Henson

- b. [ID 26-5512](#) RESOLUTION - **Continued from June 5, 2026** - Reconsideration of Variance Petition (VP-25-000096) Request regarding Minimum Landscape Requirements, Design Regulations, and Solid Waste Disposal & Recycling for Marco River Marina for Property Located at 951 Bald Eagle Dr., Marco Island, FL 34145 - Daniel J. Smith, AICP, Director, Community Affairs/Growth Management

Sherry Kirsch read the resolution title into the record.

This is a continued item from June 5, 2026, planning board meeting regarding a request for a variances is a continued item from June 5, 2026, planning board meeting regarding a request for a variances VP-25-000096.

Residents of Marco Island Liz Fitch, Gregory Vilk and Tony Oliverio expressed their thoughts and concerns regarding this proposal.

Mr. Zachary Lombardo, representing Marco River Marina, provided clarification to the board regarding the location of the dumpster.

MOTION by Member Hogan, seconded by Member Fahringer, to approve reconsideration of variance petition (VP-25-000096) Request regarding Minimum Landscape Requirements, Design Regulations, and Solid Waste Disposal & Recycling for Marco River Marina for Property Located at 951 Bald Eagle Dr., Marco Island, FL 34145. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 4 - Member Fahringer, Member Finkle, Member Hogan and Member Janssen

No: 3 - Vice-Chair Dublois, Member Henson and Chair Bailey

- c. [ID 26-5513](#) RESOLUTION - **Continued from June 5, 2026** - Conditional Use Permit (CUP-25-000097) to allow for Open Rack Boat Storage for Marco River Marina for the Property Located at 951 Bald Eagle Dr., Marco Island, FL 34145 - Daniel J. Smith, AICP, Director, Community Affairs/Growth Management

Sherry Kirsch read the resolution title into the record.

This is a request to allow for marina based open rack boat storage facilities on navigable water frontage, pursuant to Sec. 30-266.

There was a discussion about changes to the screening, fence height, and landscaping, and those changes were reflected in the resolution.

Residents of Marco Island Gregory Vilk, expressed their thoughts and concerns regarding this proposal.

MOTION by Member Fahringer, seconded by Member Hogan, to approve Conditional Use Permit (CUP-25-000097) to allow for Open Rack Boat Storage for Marco River Marina for the Property Located at 951 Bald Eagle Dr., Marco Island, FL 34145 with conditions.

Yes: 6 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Hogan, Member Janssen and Chair Bailey

No: 1 - Member Henson

(10) NEW BUSINESS

None.

(11) BOARD COMMUNICATIONS

None.

(12) ADJOURN

There being no further business, the meeting adjourned at 5:27p.m.

Daisy Martinez, Administrative Technician

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