

City of Marco Island Florida

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



Meeting Agenda - Final

Friday, June 5, 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

(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

- a. [ID 26-5446](#) Approval of the Planning Board Meeting Minutes of April 3, 2026

Attachments: [Meeting Minutes](#)

- b. [ID 26-5447](#) Approval of the Planning Board Meeting Minutes of May 1, 2026

Attachments: [Meeting Minutes](#)

(8) STAFF COMMUNICATIONS

[ID 26-5464](#) STAFF COMMUNICATIONS - Financial Disclosure - Daniel J. Smith, AICP,
Director - Community Affairs/Growth Management

Attachments: [Memo to Planning Board - Form 1 Disclosures](#)

(9) OLD BUSINESS

- a. [ID 26-5402](#) RESOLUTION - **Continued from April 3, 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

Attachments:

[Resolution](#)
[Staff Report](#)
[Application](#)
[Affidavit](#)
[Property Deeds](#)
[Survey](#)
[Design Plans](#)
[Exterior Elevations](#)
[Floor Plan](#)
[Site Development Plans](#)
[Civil Plans](#)
[Lighting Plans](#)
[Landscape Plans](#)
[2014 Landscape Plans](#)
[Riparian Map](#)
[DEP ERP Permit](#)
[Drainage Calculations](#)
[Bald Eagle Dr Improvements](#)
[Parking Study](#)
[Traffic Impact Statement](#)
[Resolution 03-13](#)
[NIM Transcript](#)
[Letter of Support - Ward](#)

- b. [ID 26-5445](#) RESOLUTION - **Continued from April 3, 2026** - Reconsideration of Variance Petition (VP-25-000187) 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

Attachments: [Resolution](#)
[Staff Report](#)
[Application](#)
[Response Letter 8/19/25](#)
[Notice of Publication](#)

- c. [ID 26-5404](#) RESOLUTION - **Continued from May 1, 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

Attachments: [Resolution](#)
[Staff Report](#)
[Sec. 30 441. Minimum landscape buffering and screening between use:](#)
[Application](#)
[Response Letter 8/22/25](#)
[Response Letter 10/25/25](#)
[Response Letter 12/19/25](#)
[Response Letter 3/13/26](#)
[Fence Photo](#)
[MIYC Letter of Support for Rose Marina](#)
[Notice of Publication](#)

(10) NEW BUSINESS

- a. [ID 26-5466](#) DISCUSSION - Fence Heights on Residential Lots - Daniel J. Smith, AICP, Director

Attachments: [Sec. 30-1009 - Fences and Walls](#)

- b. [ID 26-5467](#) DISCUSSION - Impervious Surface - Daniel J. Smith, AICP, Director

Attachments: [REV Definitions - Impervious Surface](#)
[Sec. 30-435](#)
[Pervious Deck Opinion - 3/11/26](#)

- c. [ID 26-5468](#) DISCUSSION - Amendment Procedures and Fees - Daniel J. Smith, AICP, Director

Attachments: [Fee Schedule for LDC Amendment](#)
[Sec. 30-8 Fees](#)
[Sec. 30-62 Amendment Procedures](#)

(11) BOARD COMMUNICATIONS

(12) ADJOURN

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