



City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com

Meeting Agenda - Final-revised

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

Thursday, July 23, 2026

1:00 PM

Community Room

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 26-5631](#)

Approval of the Planning Board Meeting Minutes of July 10, 2026

Attachments:

[Minutes](#)

(8) STAFF COMMUNICATIONS

(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

Attachments:

[Resolution](#)
[Cover Letter - 7/16/26](#)
[Staff Report](#)
[Staff Report - Planning Board 4/3/26](#)
[Application](#)
[Property Deeds](#)
[Affidavit](#)
[Survey](#)
[Design Plans](#)
[Exterior Elevations](#)
[Site Development Plans - 2014](#)
[Lighting Plans](#)
[2014 Landscape Plans](#)
[Riparian Map](#)
[DEP ERP Permit](#)
[Drainage Calculations](#)
[Bald Eagle Dr Improvements](#)
[Traffic Impact Statement](#)
[Resolution 03-13](#)
[NIM Transcript](#)
[Letter of Support - Ward](#)
[Architectural Plan - Rev 7/16/26](#)
[Civil Plans - Rev 7/26/26](#)
[Landscape Plans - Rev 7/16/26](#)
[Bus Access Exhibit - 7/16/26](#)
[Parking Study - 7/16/26](#)
[Office Square Footage Calculations - 7/16/26](#)

- 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

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

- 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

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

(11) BOARD COMMUNICATIONS

(12) ADJOURN

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