

City of Marco Island Florida

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



Meeting Minutes - Draft

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

Chair Bailey called the meeting to order at 9:00 a.m

(2) ROLL CALL

Present 4 - Member Finkle, Member Henson, Member Janssen, and Chair Bailey

Not Present 3 - Vice-Chair Dublois, Member Fahringer, and Member Hogan

(3) PLEDGE OF ALLEGIANCE

Led by Chair Bailey.

(4) APPROVAL OF THE AGENDA

**MOTION by Member Finkle, seconded by Member Henson, that this be Approved.
MOTION CARRIED BY THE FOLLOWING VOTE:**

Yes: 4 - Member Finkle, Member Henson, Member Janssen and Chair Bailey

Not Present: 3 - Vice-Chair Dublois, Member Fahringer and Member Hogan

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

None.

(6) BOARD ABSENCES

The next Planning Board meeting will be on July 10th, 2026.

During the course of the discussion, Vice Chair Dublois joined the meeting.

Vice Chair Dublois informed the board that he anticipates being absent from the planning board meeting scheduled for July 10th, 2026.

(7) APPROVAL OF MINUTES

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

MOTION by Member Finkle, seconded by Member Janssen, to approve the Planning Board Meeting Minutes of April 3, 2026. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Vice-Chair Dublois, Member Finkle, Member Henson, Member Janssen and Chair Bailey

Not Present: 2 - Member Fahringer and Member Hogan

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

MOTION by Member Finkle, seconded by Member Janssen, to approve the Planning Board Meeting Minutes of May 1, 2026 . MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Vice-Chair Dublois, Member Finkle, Member Henson, Member Janssen and Chair Bailey

Not Present: 2 - Member Fahringer and Member Hogan

(8) STAFF COMMUNICATIONS

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

Daniel Smith shared details about the agenda for the upcoming meeting. The main topics include a discussion regarding Hilton's rezone he also provided an update on the recent traffic count and the forthcoming traffic study.

(9) OLD BUSINESS

During the meeting, city staff addressed the ongoing consideration of the old business items. It was noted that city staff had received essential information later than originally expected, which impacted on the timeline for review. Given the delayed receipt of critical materials, a recommendation was made to continue the old business items. This extension would provide sufficient time for city staff and other stakeholders to conduct a proper and thorough evaluation of the newly provided information.

There was a discussion regarding various options for rescheduling the meeting. These alternatives were considered to ensure that all relevant parties would have an adequate opportunity to review and assess the materials before proceeding further.

- 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

Continued to July 23rd at 1pm.

MOTION by Member Janssen, seconded by Vice-Chair Dublois, to continue 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 to July 23rd at 1 pm. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Vice-Chair Dublois, Member Finkle, Member Henson, Member Janssen and Chair Bailey

Not Present: 2 - Member Fahringer and Member Hogan

- 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

Continued to July 23rd at 1pm.

MOTION by Member Finkle, seconded by Vice-Chair Dublois, to continue 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 to July 23rd at 1 pm. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Vice-Chair Dublois, Member Finkle, Member Henson, Member Janssen and Chair Bailey

Not Present: 2 - Member Fahringer and Member Hogan

- 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

Continued to July 23rd at 1pm.

MOTION by Member Finkle, seconded by Vice-Chair Dublois, to continue 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 3414 to July 23rd at 1pm. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Vice-Chair Dublois, Member Finkle, Member Henson, Member Janssen and Chair Bailey

Not Present: 2 - Member Fahringer and Member Hogan

(10) NEW BUSINESS

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

This is a discussion item regarding fence heights on residential lots.

Daniel Smith addressed the planning board to provide information related to code section 30-1009, which pertains to regulations and guidelines for fences and walls.

Chair Bailey proposed to strike (b)(2) restriction, which currently limits fence height to four feet in rear yards of waterfront lots on Marco Island. By removing this restriction, all rear lots would be permitted to have fences up to six feet. This change aims to streamline the process, so residents no longer have to frequently contact growth management for exemptions or approvals related to fence height, especially as homes are being built higher due to updated flood maps and safety concerns.

There was a discussion regarding the need to update fence height regulations for waterfront lots on Marco Island. The current code restricts fence heights in rear waterfront yards to four feet. However, recent changes in flood maps and elevation requirements for homes have resulted in compliance challenges, particularly with pool barriers. This restriction can complicate efforts by homeowners and builders to meet safety standards, often requiring additional oversight and subjective decision-making by staff.

City citizen shared his thoughts and concerns regarding this discussion.

MOTION by Vice-Chair Dublois, seconded by Member Finkle, to direct city staff to draft an ordinance to revise Sec. 30-1009, removing (b) (2), and bringing it back to the planning board for review. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Vice-Chair Dublois, Member Finkle, Member Henson, Member Janssen and Chair Bailey

Not Present: 2 - Member Fahringer and Member Hogan

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

This was a discussion requested by Vice chair Dublois for clarification regarding regulations for impervious surfaces, specifically pertaining to fence height restrictions in rear yards of waterfront lots on Marco Island.

This discussion addressed the debate over impervious surfaces on single-family lots, highlighting environmental concerns and practical implications related to water drainage and runoff.

City citizen shared his thoughts and concerns regarding this discussion.

MOTION by Vice-Chair Dublois, seconded by Member Finkle, to direct city staff to use the definition in Sec. 18.211 and add to the LDC and recommend City Council replace the other definitions with the same. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Vice-Chair Dublois, Member Finkle, Member Henson, Member Janssen and Chair Bailey

Not Present: 2 - Member Fahringer and Member Hogan

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

This discussion addressed the process for amending land development codes and the associated fees. The discussion focused on ensuring clarity in how code changes are proposed and implemented to benefit both property owners and city officials. The procedures for altering the land development codes were reviewed, emphasizing the importance of having a transparent and well-defined process. A clear procedure helps all stakeholders understand the steps involved and facilitates smoother transitions when changes are necessary. The fees that property owners are required to pay in connection with code changes were also discussed. Establishing straightforward guidelines for these fees supports property owners by reducing uncertainty and aids city officials in managing the process effectively.

Zach Lombardo highlighted the complexity of land development regulations and the importance of distinguishing between ordinances and code changes within the context of Florida law.

(11) BOARD COMMUNICATIONS

Vice Chair Dublois addressed the current attendance policies affecting boards and commissions, particularly highlighting the challenges faced by Planning Board members, who are not allowed to participate in meetings remotely.

(12) ADJOURN

There being no further business, the meeting adjourned at 10:56 a.m

Daisy Martinez, Administrative Technician