

# City of Marco Island Florida

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



## Meeting Agenda - Final

**Friday, May 1, 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**

[ID 26-5359](#) Approval of the Planning Board Meeting Minutes of April 3, 2026

**Attachments:** [Meeting Minutes](#)

**(8) STAFF COMMUNICATIONS**

- a. [ID 26-5358](#) STAFF COMMUNICATIONS - Committee Members Attendance - Daniel J. Smith, AICP, Director - Community Affairs/Growth Management

**Attachments:** [Attendance Policy](#)

- b. [ID 26-5370](#) STAFF COMMUNICATIONS - Marco Island Princess - Daniel J. Smith, AICP, Director - Community Affairs/Growth Management

**Attachments:** [2026.04.21 Re SDP-24-000139](#)  
[Parking Study](#)

**(9) OLD BUSINESS**

- a. [ID 26-5323](#) RESOLUTION - **Continued from April 3, 2026** - Variance Petition (VP-26-000020) Request Regarding Distance Requirements for the Sale and Consumption of Alcohol Beverages for Property Located at 989 Winterberry Drive, Marco Island, FL 34145 - Joshua G. Ooyman, Planner II, Community Affairs/Growth Management

**Attachments:** [Resolution](#)  
[Staff Report](#)  
[Application](#)  
[Site Plan](#)  
[Civil Plans](#)  
[Notice of Publication](#)  
[Letter of Opposition - Wilsbach 4/1/26](#)  
[Jewish Congregation of MI Letter - 4/17/26](#)

- b. [ID 26-5354](#) RESOLUTION - **Continued from April 3, 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](#)  
[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 26-5355](#) RESOLUTION - Boat Dock Extension (BD-26-000061) Request to allow for a 3.3 Foot Encroachment into the Required 7.5 Foot Side Yard/Riparian Setback for Property Located at 384 S. Heathwood Dr., Marco Island, FL 34145 - Josh G. Ooyman, Planner II, Community Affairs/Growth Management

**Attachments:**

[Resolution](#)

[Staff Report](#)

[Application](#)

[Cover Sheet](#)

[Survey](#)

[Neighbor Letter 1290 Lily Ct](#)

[Notice of Publication](#)

**(11) BOARD COMMUNICATIONS**

**(12) ADJOURN**

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