

# City of Marco Island Florida

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



## Meeting Agenda - Final

**Friday, April 3, 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 26-5307](#) Approval of the Planning Board Meeting Minutes of March 6, 2026

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

**(8) STAFF COMMUNICATIONS**

**(9) OLD BUSINESS**

**(10) NEW BUSINESS**

- a. [ID 26-5272](#) RESOLUTION - 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](#)

- b. [ID 26-5273](#) RESOLUTION - Variance Petition (VP-26-000021) regarding Minimum Parking Requirements for Property Located at 287 & 297 N. Collier Blvd., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

**Attachments:** [Resolution](#)  
[Staff Report](#)  
[Application](#)  
[Nature of Petition](#)  
[Site Plan](#)  
[Cross Parking Agreement](#)  
[Notice of Publication](#)

- c. [ID 26-5306](#) RESOLUTION - 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](#)

- d. [ID 26-5300](#) RESOLUTION - 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](#)

- e. [ID 26-5301](#) RESOLUTION - 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](#)  
[Notice of Publication](#)

- f. [ID 26-5303](#) RESOLUTION - Boat Dock Extension (BD-25-000017) Request to Allow for a Zero Riparian Setback and approval of the current dock facilities pursuant to Resolution 03-13 for Marco River Marina for Property Located at 951 Bald Eagle Dr., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

**Attachments:** [Resolution](#)  
[Staff Report](#)  
[Application](#)  
[Proposed Slip Usage](#)  
[Resolution 03-13](#)  
[DEP ERP Permit](#)  
[Correspondence 12/18/25](#)  
[Notice of Publication](#)

## (11) BOARD COMMUNICATIONS

**(12) ADJOURN**

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