

# City of Marco Island Florida

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



## Meeting Minutes - Draft

**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

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

## (2) ROLL CALL

**Present** 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen, and Chair Bailey

## (3) PLEDGE OF ALLEGIANCE

*Led by Chair Bailey.*

## (4) APPROVAL OF THE AGENDA

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

**Yes:** 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

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

*None.*

## (6) BOARD ABSENCES

*The next Planning Board meeting will be on May 1st, 2026.*

*All present members of the Board indicated their intention to attend the next Planning Board meeting.*

## (7) APPROVAL OF MINUTES

[ID 26-5307](#) Approval of the Planning Board Meeting Minutes of March 6, 2026

**MOTION by Member Finkle, seconded by Member Janssen, that this Minutes be Approved. The motion failed BY THE FOLLOWING VOTE:**

**Yes:** 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

## (8) STAFF COMMUNICATIONS

*Daniel Smith provided an update on the traffic count and the upcoming study. The study aims to ensure that local transit systems operate efficiently, addressing any potential gaps or concerns. He continued noting that the chair of the Planning Board is scheduled to present at the City Council meeting on April 20th. In addition he mentioned that there will be a request for a boat dock riparian variance on the upcoming Planning Board agenda.*

**(9) OLD BUSINESS**

*None.*

**(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

*Sherry Kirsch read the resolution title into the record.*

*This is a variance request to allow the sale and on-site consumption of alcoholic beverages within 500 feet of a place of worship.*

*The Planning Board attorney swore in all witnesses. Board Members disclosed their ex parte communications regarding the matter.*

*Joshua Ooyman presented the project to the Planning Board, addressing questions and concerns raised by Board Members. Mr. Fred Kramer also provided information about the request and responded to additional questions and concerns from the Board.*

*The Board discussed notices sent to the Jewish Congregation of Marco Island in relation to the variance request.*

*City citizen expressed their concerns regarding this variance request.*

*The Planning Board Members requested to continue the matter until May 1st meeting. This delay is intended to allow a representative from the Jewish Congregation of Marco Island to participate in the discussion, ensuring clear communication with the congregation and facilitating progress on the request.*

**MOTION by Member Fahringer, seconded by Member Janssen, to continue Variance Petition (VP-26-000020), concerning the distance requirements for the sale and consumption of alcoholic beverages at the property located at 989 Winterberry Drive, Marco Island, FL, to the Planning Board meeting on May 1st.**

**MOTION CARRIED WITH THE FOLLOWING VOTE:**

**Yes:** 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

- 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

*Sherry Kirsch read the resolution title into the record.*

*This is a variance request to allow for parking credits as a result of the installation of a pedestrian connection, as opposed to a vehicular connection, between the properties located at 287 and 297 N. Collier Blvd.*

*Planning Board attorney swore in all witnesses, and the Board Members provided their ex parte communications.*

*Mary Holden presented the project and answered the Board Members' questions and concerns.*

*Mr. Zachary Lombardo and Mr. Joseph Oliverio addressed the questions and concerns raised by the Board Members.*

*City citizen expressed their concerns regarding this variance request.*

**MOTION by Member Hogan, seconded by Vice-Chair Dublois, to approve Variance Petition (VP-26-000021) regarding Parking credits for Property Located at 287 & 297 N. Collier Blvd., Marco Island, FL 34145 with conditions. MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yes:** 7 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen and Chair Bailey

- 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

*Sherry Kirsch read the resolution title into the record.*

*This is a variance request from Section 30-440(a)(4) and Section 30-441(g), of the City of Marco Island Code of Ordinances to reduce the perimeter planting requirements.*

*Mr. Zachary Lombardo provided a detailed presentation in response to this request. During his presentation, he addressed the various questions and concerns raised by the members.*

**MOTION by Member Finkle, seconded by Member Fahringer, to approve ariance 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. MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yes:** 4 - Vice-Chair Dublois, Member Fahringer, Member Finkle and Chair Bailey

**No:** 2 - Member Henson and Member Hogan

**Not Present:** 1 - Member Janssen

- 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

*The discussion has been continued to the next planning board meeting, which is scheduled for May 1st due to incorrect citation in public notice.*

**MOTION by Member Henson, seconded by Vice-Chair Dublois, to continued 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 to the May 1st, 2026 planning board meeting. MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yes:** 6 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Henson, Member Hogan and Chair Bailey

**Not Present:** 1 - Member Janssen

- 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

*Sherry Kirsch read the resolution title into the record.*

*This is a boat dock extension request for approval of 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.*

*Mr. Zachary Lombardo provided a detailed presentation in response to this request. During his presentation, he addressed the various questions and concerns raised by the members.*

**MOTION by Member Fahringer, seconded by Vice-Chair Dublois, to approve 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. MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yes:** 5 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Hogan and Chair Bailey

**No:** 1 - Member Henson

**Not Present:** 1 - Member Janssen

- 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

*Sherry Kirsch read the resolution title into the record, officially introducing the subject to be discussed.*

*This is a request for the construction of a new restaurant, the expansion of an existing parking lot, the addition of twenty outdoor boat storage racks, and the reconfiguration of current parking areas to ensure compliance with code requirements.*

*The Planning Board attorney swore in all witnesses. Board Members then disclosed their ex parte communications before the discussion began.*

*Daniel Smith and Mary Holden presented the project details to the Board. They responded to questions and addressed concerns raised by Board Members regarding the proposal.*

*During the meeting, traffic engineer Norman Trebilcock provided relevant information to the Board Members. He also responded to questions and concerns as they arose.*

*The meeting included a discussion focused on the notice related to the conditional use permit.*

*Mr. Zachary Lombardo took the opportunity to address the Board Members' questions and concerns during the meeting. He offered clarifications and discussed the points brought forward by the Board.*

*Mr. Zachary Lombardo provided a detailed presentation in response to this request. During his presentation, he addressed the various questions and concerns raised by the members.*

*Member Janseen left before the meeting concluded.*

*Environmental consultant Tim Hall provided information and addressed the board members questions and concerns.*

*Citizens of the city have expressed their concerns about the request, contributing to the discussion and providing valuable feedback for the Board's consideration.*

**MOTION by Vice-Chair Dublois, seconded by Member Hogan, to approve 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 with conditions. MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yes:** 5 - Vice-Chair Dublois, Member Fahringer, Member Finkle, Member Hogan and Chair Bailey

**No:** 1 - Member Henson

**Not Present:** 1 - Member Janssen

## (11) BOARD COMMUNICATIONS

*Daniel Smith shared insights regarding variances and their presence in the code. he noted that variances are often granted due to unique, isolated circumstances specific to individual properties and that variance process exists to address these exceptions without broadly altering the code for every situation.*

**(12) ADJOURN**

*There being no further business, the meeting adjourned at 2:07 p.m*

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*Daisy Martinez, Administrative Technician*