

City of Marco Island Florida

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



Meeting Minutes - Draft

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

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

Vice-chair Dublois requested that the planning board add an agenda item focused on discussing the possibility of reconsidering the site development plan vote. This vote was previously conducted during the last planning board meeting. Additionally, Vice-chair Dublois raised concerns about the variance petition public notice sent to property owners within 300 feet of the affected site. It was identified that the notice contained an incorrect code citation.

MOTION by Vice-Chair Dublois, seconded by Member Hogan, to approve the agenda to the reconsideration of the site development plan for as an item on this agenda. MOTION CARRIED BY THE FOLLOWING VOTE:

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

This discussion focuses on reconsidering the vote for the Rose Marina site development plan.

Vice Chair Dublois raised concerns regarding the several issues including the certificate of land use for the Marco Island Princess, specifically related to changes in passenger capacity. These changes directly affect parking requirements and trip generation estimates, potentially impacting the credibility of the application and accuracy of public noticing.

There was a discussion about the attendees for the upcoming planning board meeting.

MOTION by Vice-Chair Dublois, seconded by Member Hogan, to reconsider the vote taken during the April 3rd planning board meeting regarding the site development plan for Rose Marina.

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

MOTION by Vice-Chair Dublois, seconded by Member Janssen, to establish the planning board meeting on June 5th, 2026, instead of June 12th. MOTION CARRIED BY THE FOLLOWING VOTE:

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

MOTION by Vice-Chair Dublois, seconded by Member Henson, to reconsider the vote taken during the April 3rd planning board meeting regarding variance petition 25-000187. 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.)

A city resident raised concerns about the notification process and a letter dated December 18th. She questioned the use of residential variances for commercial purposes and emphasized the need for careful oversight to prevent commercial encroachment.

(6) BOARD ABSENCES

The next Planning Board meeting will be on June 5th, 2026.

Member Hogan anticipated being absent for the planning board meeting scheduled for June 5, 2026.

(7) APPROVAL OF MINUTES

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

Chair Bailey requested a revision of the meeting minutes due to inconsistencies in a few recorded item votes.

MOTION by Member Henson, seconded by Vice-Chair Dublois, to continue the approval of the April 3, 2026 meeting minutes to the June 5th meeting. MOTION CARRIED 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

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

Daniel Smith provided information regarding board meeting attendance and clarifies the current policy and related documentation.

The planning board attorney thanked member Henson for addressing inconsistencies between the handbook and city code, especially regarding attendance requirements.

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

(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

This is the continuation of Variance Petition 26-000020 for 989 Winterberry Drive regarding the allowances for 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.

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

Mr. Kramer 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 Hogan, seconded by Member Janssen, to approve the requested variance. The motion failed BY THE FOLLOWING VOTE:

Yes: 3 - Member Fahringer, Member Hogan and Member Janssen

No: 4 - Vice-Chair Dublois, Member Finkle, Member Henson and Chair Bailey

- 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

The item under discussion has been continued to the Planning Board meeting scheduled for June 5th, 2026.

MOTION by Vice-Chair Dublois, seconded by Member Finkle, to continued this conditional use permit to allow for Open Rack Boat Storage for Marco River Marina for the Property Located at 951 Bald Eagle Dr., Marco Island, FL 34145 to the June 5th planning board meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

(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

Sherry Kirsch read the resolution title into the record.

This is a request for approval 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.

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

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

The Applicant provided detailed information in response to the request and addressed the questions and concerns raised by the members, ensuring that all relevant issues were considered.

MOTION by Member Finkle, seconded by Member Hogan, to approve the resolution for denial of Boat Dock Extension (BD-26-000061) as presented.

MOTION CARRIED BY THE FOLLOWING VOTE:

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

(11) BOARD COMMUNICATIONS

Chair Bailey provided information about the upcoming City Council presentation and requested adding a discussion on imposing location restrictions for marijuana dispensaries.

(12) ADJOURN

There being no further business, the meeting adjourned at 10:58 a.m

Daisy Martinez, Administrative Technician