

City of Marco Island Florida

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



Meeting Agenda - Final

Friday, September 5, 2025

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 25-4683](#) Approval of the Planning Board Meeting Minutes of August 1, 2025

Attachments: [Minutes](#)

(8) STAFF COMMUNICATIONS

(9) OLD BUSINESS

(10) NEW BUSINESS

- a. [ID 25-4678](#) Resolution - Variance Petition (VP-25-000127) Request to Hideaway Planned Unit Development (PUD), Section 4.04.04 Minimum Setbacks, A.4. to have a Portion of a House Encroach up to Eight (8) Feet into the Required Twenty-five (25) Foot Setback- Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Attachments: [Resolution](#)
[Staff Report](#)
[Application](#)
[Narrative](#)
[Site Plan](#)
[Site Plan Diagram](#)
[Notice of Publication](#)

- b. [ID 25-4684](#) Presentation - Florida's Live Local Act Update - Mary P. Holden, Planning Manager, Community Affairs/Growth Management & David N. Tolces, Esq., Planning Board Attorney, Weiss Serota Helfman Cole & Bierman

Attachments: [Live Local Act Presentation](#)

(11) BOARD COMMUNICATIONS

(12) ADJOURN

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