

# City of Marco Island Florida

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



## Meeting Minutes - Final

**Friday, August 1, 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**

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

**(2) ROLL CALL**

**Present** 6 - Member Fahringer, Member Finkle, Member Henson, Member Hogan, Member Janssen, and Chair Bailey

**Not Present** 1 - Vice-Chair Dublois

**(3) PLEDGE OF ALLEGIANCE**

*Led by Chair Bailey.*

**(4) APPROVAL OF THE AGENDA**

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

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

**Not Present:** 1 - Vice-Chair Dublois

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

*None.*

**(6) BOARD ABSENCES**

*Next Planning Board meeting will be on September 5th.*

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

**(7) APPROVAL OF MINUTES**

[ID 25-4583](#) Approval of the Planning Board Meeting Minutes of July 11, 2025

**MOTION by Member Hogan, seconded by Member Finkle, , to approve July 11, 2025 Planning Board Meeting Minutes. that this Minutes be Approved. MOTION CARRIED BY THE FOLLOWING VOTE:**

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

**Not Present:** 1 - Vice-Chair Dublois

**(8) STAFF COMMUNICATIONS**

*Mary Holden shared details about the upcoming Planning Board meeting. She noted that the agenda will include a Variance for a home in Hideaway.*

**(9) OLD BUSINESS**

*None.*

**(10) NEW BUSINESS**

[ID 25-4582](#) ORDINANCE - Change to Section 30-62 - Amendment procedures, Sub-Section(f)(s), Public Notice Procedures, replacing Certified Mail as a requirement for public notice to First Class Mail in the Land Development Code (LDC)

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

*The City of Marco Island, is requesting a text change to remove Certified Mail as a public notice requirement for Variances, Conditional Uses, and Neighborhood Information Meetings to First Class Mail.*

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

*City citizen addresses his thoughts and concerns regarding this Ordinance change request.*

**MOTION by Member Fahringer, seconded by Member Hogan, to replace the public notice procedures and certify mail requirement for public notice with first-class mail in the land development code.. MOTION CARRIED BY THE FOLLOWING VOTE:**

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

**Not Present:** 1 - Vice-Chair Dublois

**(11) BOARD COMMUNICATIONS**

*Member Henson noted that a recent amendment has been made to the Florida Live Local Act. He has requested that this topic be added to a future agenda for a discussion. He asked for the City attorney to explain the provisions of the act, including what actions are permissible and what actions are not, as well as how it relates to the overall conversation plan.*

*Planning Board Attorney David Tolces addressed that the Live Local Act was intended to provide a mechanism for developers to provide more affordable housing. He stated that he can work with City staff to give a brief presentation for the September meeting, outlining the basic bullet points of what the live local act entails and address the board members' questions and concerns.*

*Chair Bailey emphasized the importance of receiving directions from City council to discussed the Live Local Act.*

*Mary Holden proposed sharing a presentation that was delivered to the City Council in 2023 when the Live Local Act was enacted.*

**(12) ADJOURN**

*There being no further business, the meeting adjourned at 9:31 a.m.*

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*Daisy Martinez, Administrative Technician*

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