

City of Marco Island Florida

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



Meeting Agenda - Final

Friday, October 3, 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 25-4768](#) Approval of the Planning Board Meeting Minutes of September 5, 2025

Attachments: [Minutes](#)

(8) STAFF COMMUNICATIONS

(9) OLD BUSINESS

(10) NEW BUSINESS

- a. [ID 25-4760](#) RESOLUTION - Utility Easement Vacation (LV-24-000268) request to Vacate Chipley Street Right-of-Way located between 336 and 348 Colonial Ave., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Attachments: [Resolution](#)
[Staff Report](#)
[Application](#)
[Title Opinion](#)

- b. [ID 25-4767](#) RESOLUTION - Site Development Plan Amendment (SDP-25-000172) for the Vietnam Memorial located at Veterans Community Park at 901 Park Ave., Marco Island, FL 34145 - Daniel J. Smith, Community Affairs/Growth Management

Attachments: [Resolution](#)
[Staff Report](#)
[Application & Cover](#)
[Survey](#)
[Cover](#)
[Renderings](#)
[SDP Plans](#)
[Civil Plans](#)
[Landscape Plan](#)

- c. [ID 25-4761](#) Discussion - Powers & Duties of the Planning Board - Daniel J. Smith, AICP, Director

Attachments: [Sec. 38-40](#)
[Senate Bill No 180](#)

- d. [ID 25-4762](#) Discussion -Article X - Concurrency Management - Daniel J. Smith, AICP, Director

Attachments: [Article X - Concurrency Management](#)
[Comprehensive Plan - Property Rights Element](#)
[Comprehensive Plan - Current](#)
[Ordinance 24-08 - Water Supply](#)
[2012 Level of Service Report](#)

(11) BOARD COMMUNICATIONS

(12) ADJOURN

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