

# City of Marco Island Florida

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



## Meeting Minutes - Draft

**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**

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

## **(2) ROLL CALL**

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

**Not Present** 1 - Member Fahringer

## **(3) PLEDGE OF ALLEGIANCE**

*Led by Chair Bailey.*

## **(4) APPROVAL OF THE AGENDA**

**MOTION by Member Hogan, seconded by Member Finkle, that this be Approved.**

**MOTION CARRIED BY THE FOLLOWING VOTE:**

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

**Not Present:** 1 - Member Fahringer

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

*None.*

## **(6) BOARD ABSENCES**

*Next Planning Board meeting will be on October 3rd.*

*Member Finkle anticipated their absence on the October 3rd, 2025, Planning Board meeting. All other members of the Board indicated their intention to attend the next Planning Board meeting.*

## **(7) APPROVAL OF MINUTES**

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

**MOTION by Vice-Chair Dublois, seconded by Member Janssen, to approve the Planning Board Meeting Minutes of August 1, 2025.. MOTION CARRIED BY THE FOLLOWING VOTE:**

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

**Not Present:** 1 - Member Fahringer

**(8) STAFF COMMUNICATIONS**

*Daniel Smith shared details about the upcoming Planning Board meeting. He noted that the agenda will include a right away vacation.*

**(9) OLD BUSINESS**

*None.*

**(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

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

*This is a request is to allow 673 Waterside Drive, to have a portion of the house encroach up to eight 8 feet into the required twenty-five 25 foot setback.*

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

*Applicant Javier Font provided information about this project and addressed the board members' questions and concerns.*

**MOTION by Member Finkle, seconded by Member Janssen, to approve Variance Petition (VP-25-000127) Request to allow 673 Waterside Drive, to have a portion of the house encroach up to eight 8 feet into the required twenty-five 25 foot setback with conditions. MOTION CARRIED BY THE FOLLOWING VOTE:**

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

**Not Present:** 1 - Member Fahringer

- 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

*Planning Board Attorney David Tolces, delivered a Power Point presentation on Florida's Live Local Act, shedding light on its significance and potential benefits for the community.*

*Planning Board Attorney David Tolces addressed the questions and concerns raised by the planning board members.*

*City resident shared her thoughts and concerns about the discussion surrounding Florida's Live Local Act.*

**(11) BOARD COMMUNICATIONS**

*None.*

**(12) ADJOURN**

*There being no further business, the meeting adjourned at 10:42 a.m.*

*Daisy Martinez, Administrative Technician*

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