

City of Marco Island Florida

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



Meeting Agenda - Final

Friday, July 31, 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

(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

(8) STAFF COMMUNICATIONS

(9) OLD BUSINESS

[ID 26-5633](#)

ORDINANCE -- **Continued from July 10, 2026** - Rezone Petition (REZN-24-000098) request to rezone from Residential Tourist (R-T) to Planned Unit Development (PUD) for property located at 560 S. Collier Blvd., Marco Island, FL 34145 - Daniel J. Smith, AICP, Director, Community Affairs/Growth Management

Attachments:[Ordinance](#)[Staff Report](#)[Application](#)[Signed Affidavits](#)[Warranty Deed](#)[Legal Description](#)[Location Map](#)[Survey](#)[Narrative and Evaluation Criteria](#)[Comprehensive Plan Consistency Memo](#)[Master Plan](#)[Marco Beach Hotel PUD Document](#)[TIS Report](#)[Resubmittal Letter - 6/12/26](#)[NIM Summary](#)[Correspondence - 7/14/26](#)[Notice of Publication](#)**(10) NEW BUSINESS****(11) BOARD COMMUNICATIONS****(12) ADJOURN**

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