

City of Marco Island Florida

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



Meeting Agenda - Final

Friday, July 10, 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

[ID 26-5529](#) Approval of the Planning Board Meeting Minutes of June, 2026

Attachments: [Minutes](#)

(8) STAFF COMMUNICATIONS

[ID 26-5532](#) STAFF COMMUNICATIONS - Stevens Landing PUD Live Local Project - Daniel J. Smith, AICP, Director - Community Affairs/Growth Management

Attachments: [Live Local Project-Stephens Landing PUD](#)

(9) OLD BUSINESS

(10) NEW BUSINESS

- a. [ID 26-5521](#) RESOLUTION - Site Development Plan Amendment (SDP-25-000179) for the Collier County Utilities for property located at 2559 San Marco Rd., FL 34145 -Mary P. Holden, Planning Manger - Community Affairs/Growth Management

Attachments: [Resolution](#)
[Staff Report](#)
[Application](#)
[Site Plan - 5/11/26](#)
[Site Plan - Staff Edited](#)
[Response Letter - 2/17/26](#)
[Narrative Response 3/19/26](#)
[NIM Transcript](#)

- b. [ID 26-5522](#) RESOLUTION - Variance Petition (VP-26-000054) regarding Minimum Landscape Requirements and Dimensional Standards and Regulations for Property Located at 2259 San Marco Rd., Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Attachments: [Resolution](#)
[Staff Report](#)
[Cover Letter](#)
[Application](#)
[Site Plan - 5/11/26](#)
[Notice of Publication](#)

- c. [ID 26-5531](#) ORDINANCE - Rezone (REZN-24-000098) Petition 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](#)
[Notice of Publication](#)

(11) BOARD COMMUNICATIONS

(12) ADJOURN

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