

City of Marco Island Florida

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



Meeting Minutes - Draft

Tuesday, May 20, 2025

1:00 PM

Community Meeting Room

Hideaway Beach Tax District Board

HIDEAWAY BEACH TAX DISTRICT BOARD

Chair: Linda Ryan

Vice-Chair: Dick Delawder

***Board Members: John Barto, Phyllis Ramirez,
Steve Zinkan***

***Hideaway Beach Tax District Board Attorney: David Tolces
City Staff: Justin Martin, Public Works Director;
Tara Kosieracki, Administrative/Project Coordinator***

(1) CALL TO ORDER

Chair Ryan called the meeting to order at 1:04 P.M.

(2) ROLL CALL

Present: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

(Note: Member Barto and Member Zinkan attended via Zoom.)

Also Present

*Mohamed Dabees, Vice President & Senior Coastal Modeler, Humiston & Moore Engineers
David Tolces, Attorney, Weiss, Serta, Helfman, Cole & Bierman, P.L. (participated via Zoom)
Marielle Nageon de Lestang of Turrell Hall & Associates*

City Staff:

*Justin Martin, P.E., Director of Public Works
Zurima Luff, MS, PMP, Stormwater Engineer
Tara Kosieracki, Administrative/Project Coordinator
Martin Luna, Audio Visual Technician*

(3) PLEDGE OF ALLEGIANCE

Led by Chair Ryan.

MOTION TO ALLOW REMOTE BOARD MEMBER PARTICIPATION

MOTION by Vice-Chair Delawder, seconded by Member Ramirez, that Member Zinkan and Member Barto can actively participate and vote on matters coming before the Board this day, May 20, 2025. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 3 - Vice-Chair Delawder, Board Member Ramirez and Chair Ryan

(4) APPROVAL OF THE AGENDA

MOTION by Vice-Chair Delawder, seconded by Member Ramirez, that the Agenda be Approved as presented. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

(5) APPROVAL OF THE MINUTES

[ID 25-4452](#) Hideaway Beach Tax District Board Meeting Minutes of April 17, 2025

MOTION by Vice-Chair Delawder, seconded by Member Ramirez, that the Hideaway Beach Tax District Board Meeting Minutes of April 17, 2025 be Approved as presented. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

(6) OLD BUSINESS

6A [ID 25-4454](#) Project Update (Humiston & Moore)

Mohamed Dabees of Humiston and Moore provided an update on the post-storm recovery and maintenance efforts at Hideaway Beach and Tigertail Lagoon/Sand Dollar Island, completed in February and March. The project included restoring the beach from the 5000 building to South Point using overwashed materials, creating a bird-protected area, and establishing a protective berm that enhances storm defense while preserving the flow channel to Tigertail Lagoon. Additionally, Mohamed Dabees mentioned submitting a FEMA application for Hurricanes Helene and Milton and ongoing work on a permit application for the South Point outflow culvert.

MOTION by Vice-Chair Delawder, seconded by Member Ramirez, to authorize and issue a Purchase Order to Humiston and Moore Engineers for Bird Monitoring Compliance, as required for DEP permit compliance, for the 2024 maintenance and post 2024 recovery project at Tigertail Lagoon and Sand Dollar Island, in the amount of \$3,225, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

6B [ID 25-4455](#) Hurricane Restoration Vegetation Proposal (Turrell Hall & Associates)

The vegetation restoration proposal by Humiston and Moore aims to replant vegetation along the Tigertail Lagoon/Sand Dollar Island shorelines and restore dune vegetation damaged by Hurricanes Helene and Milton. The proposal, totaling \$5,811.70, recommends planting in June and July to align with the rainy season. The Association's Environmental Committee has approved the remaining planting proposal.

MOTION by Vice-Chair Delawder, seconded by Member Ramirez, to authorize and issue a Purchase Order to Humiston and Moore Engineers for the restoration of vegetation along the Tigertail Lagoon and Sand Dollar shorelines, which were damaged by the 2024 hurricane season, in the amount of \$5,811.70, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

6C [ID 25-4457](#) Financial Report as of April 30, 2025 (Member Zinkan)

Member Zinkan provided a financial update, noting available cash. The Board discussed the open purchase orders. Chair Ryan suggested working with the City Finance team to seek reimbursement for the repairs and maintenance expenses.

(7) NEW BUSINESS

7A [ID 25-4458](#) October 2025 Strategic Options Workshop (Member Ramirez)

The Board discussed the upcoming Strategic Planning Workshop in October, led by Phyllis Ramirez and involving Coastal Engineering Consultants and Humiston and Moore. The workshop will focus on long-term management strategies and the upcoming Hideaway Beach permit expiration in December 2027. Mohamed Dabees presented the proposals from Coastal Engineering Consultants and Humiston and Moore for strategic planning and analysis. The goal is to assess new strategies for preserving the beach and shoreline, evaluating their effectiveness, potential costs, and permitting feasibility. The workshop will help the Board develop a strategic approach to coastal management and prepare for future challenges.

Chair Ryan emphasized the need for a clear assessment of potential new strategies. Specifically, she wants the workshop to focus on three key evaluation criteria: 1) how effective each strategy is in preserving the beach and shoreline and mitigating storm surge, 2) the approximate cost range for implementing each strategy (not a fixed number, but an order of magnitude), and 3) the likelihood of obtaining permits for each proposed strategy.

MOTION by Member Ramirez, seconded by Vice-Chair Delawder, to authorize and issue a Purchase Order to Coastal Engineering Consultants, Inc. to develop long-term management strategies in the amount of \$10,000, be Approved.

MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

MOTION by Member Ramirez, seconded by Vice-Chair Delawder, to authorize and issue a Purchase Order to Humiston and Moore Engineers for 2025 Strategic Planning for future planning and development of alternative analysis for coastal protection in the amount of \$10,018, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

7B [ID 25-4459](#) 2025-2026 Budget and Millage Rate (Member Zinkan)

Member Zinkan led a discussion on the preliminary fiscal year budget, examining key financial factors such as the projected increase, millage rate, available cash, and reserves. Member Zinkan and the Board emphasized uncertainties, including potential repair and maintenance costs as well as the unpredictable impact of hurricane season. Following careful deliberation, the Board recommended maintaining the current millage rate of 1.6.

MOTION by Vice-Chair Delawder, seconded by Member Zinkan, to maintain the millage rate at 1.60 mils. MOTION CARRIED BY THE FOLLOWING VOTE:

Yes: 5 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez, Board Member Zinkan and Chair Ryan

(8) STAFF COMMUNICATIONS

None.

(9) CITY COUNCIL COMMUNICATION

None.

(10) PUBLIC COMMENT

None.

**(11) NEXT MEETING: CONFIRMATION & ATTENDANCE - 10/16/25 @ 1:30 P.M.;
Workshop 10/17/25 @ 9:00 A.M.**

The next meeting is confirmed for October 16, 2025, at 1:30 P.M., with a workshop on October 17, 2025, at 9:00 A.M.

(12) PROPOSED AGENDA TOPICS FOR NEXT MEETING

(13) OTHER COMMITTEE COMMUNICATIONS

None.

(14) ADJOURNMENT

There being no further business before the Board, Chair Ryan adjourned the Meeting at 1:48 P.M.

*Tara Kosieracki, Administrative/Project Coordinator
Public Works Department*

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