

City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com



Meeting Minutes - Final

Thursday, December 18, 2025

1:30 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 1:30 P.M

(2) ROLL CALL

Present: 4 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez and Chair Ryan

Absent: 1 - Board Member Zinkan

(Note: Member Barto participated via Zoom.)

Also Present

David Tolces, Attorney, Weiss, Serta, Helfman, Cole & Bierman, P.L. (participated via Zoom)

Mohamed Dabeees, Humiston & Moore Engineers (participated via Zoom)

Michael Poff, Coastal Engineering Consultants, Inc.

City Staff:

Justin Martin, P.E., Director of Public Works

Tara Kosieracki, Administrative/Project Coordinator

Martin Luna, Audio Visual Technician

(3) PLEDGE OF ALLEGIANCE**MOTION TO ALLOW REMOTE BOARD MEMBER PARTICIPATION**

MOTION by Vice-Chair Delawder, seconded by Member Ramirez, that Member Barto can actively participate and vote on matters coming before the Board this day, December 18, 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: 4 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez and Chair Ryan

(5) APPROVAL OF THE MINUTES

[ID 25-4991](#) Hideaway Beach Tax District Board Meeting Minutes of November 20, 2025

MOTION by Vice-Chair Delawder, seconded by Member Ramirez, that the Hideaway Beach Tax District Board Meeting Minutes of November 20, 2025 be Approved as presented. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 4 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez and Chair Ryan

(6) OLD BUSINESS

6A [ID 25-5039](#) 2026 Hideaway Beach Tax District Board Meeting Schedule

The board agreed that the meeting to set the millage rate should occur after the preliminary property values are received after June 1st. The Board scheduled the meeting for June 30, 2026, at 2:00 p.m.

6B ID 25-4994 Hideaway Beach Erosion Control - Renewal Proposal (M. Poff)

Michael Poff of Coastal Engineering Consultants, Inc. presented a proposal in the amount of \$124,840 to initiate the Hideaway Beach erosion control permit renewal, ensuring that new permits are secured prior to the expiration of the current permits in December 2027. The scope of work includes pre-application meetings, updated environmental assessments to address newly listed species, responses to permit application comments, stakeholder coordination, contingency services, and minor dune and native vegetation enhancements (permitted up to elevation 8'). No structural modifications are included in order to avoid potential permitting delays. The Board approved the funding and requested routine status updates, with the project to be phased through the City's operating funds process.

MOTION by Vice-Chair Delawder, seconded by Member Ramirez to authorize an amount of \$124,840 to Coastal Engineering Consultants Inc. for the Hideaway Beach Erosion Control Project Permit Renewal. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 4 - Board Member Barto, Vice-Chair Delawder, Board Member Ramirez and Chair Ryan

6C ID 25-4992 Financial Report as of November 30, 2025 (Member Zinkan)

Chair Ryan presented the November 2025 financial summary, noting reimbursement from Collier County TDC for the Tigertail Lagoon/Sand Dollar Spit hurricane restoration work and the receipt of significant ad valorem tax revenues in November. The current cash position was acknowledged, and Treasurer Steve Zinkan will prepare a two year budget forecast in the spring for a potential 2027 project. The board also discussed the beach raking budget line and the possibility of including tractor maintenance in that budget line and calling it beach raking and tractor maintenance.

(7) NEW BUSINESS**ID 25-4993 Waterways Advisory Committee Update (Dan High, Vice-Chair of the WAC Committee)**

Dan High, Vice-Chair of the Waterways Advisory Committee and General Manager of Rose Marina, presented a white paper recommending a modification to the Tigertail/Sand Dollar Island restoration permit. The proposal seeks to expand the offshore borrow area to address shoaling in Big Marco and Capri Pass and provide beach-quality sand for renourishment. He also shared a historical overview of the inlet and emphasized that funding should come through City, County, and TDC processes. Dan plans to present the request to City Council on February 17.

Chair Ryan noted that this expansion is already part of a permit modification under review by the U.S. Army Corps of Engineers for the Hideaway Beach Erosion Control permit. Applying the same extension to the Tigertail/Sand Dollar permit would provide another sand source and align with existing permits. Attorney David Tolces commented that Tax District funds should remain focused on beach renourishment.

Mohamed Dabees added that the modification aims to improve navigation and secure additional beach-compatible material for the District's benefit. He highlighted the shared interests among stakeholders and the state's strong support for this collaborative approach, encouraging future regional beach management agreements involving the County, City, District, and navigation interests.

(8) STAFF COMMUNICATIONS

Justin Martin, P.E., Director of Public Works, noted the upcoming Waterways Advisory Committee update to City Council on February 17 and discussed potential funding options for permit modifications. He also reported that staff corrected the navigation sign near the T-groin.

(9) CITY COUNCIL COMMUNICATION

None.

(10) PUBLIC COMMENT

None.

(11) NEXT MEETING: CONFIRMATION & ATTENDANCE - 1/15/26 @ 1:30 P.M.

The Board reached consensus on Thursday, January 15th at 1:30 P.M. for its next Meeting. The Board members confirmed their availability in person.

(12) PROPOSED AGENDA TOPICS FOR NEXT MEETING

The following topics were raised for the Meeting scheduled on January 15, 2026:

1. Public Relations - Denny Shields
2. Management Plan Draft (Member Ramirez and M. Dabee)
3. Beach Raking and Tractor Maintenance Budget Line Item (S. Zinkan)

February 19, 2026

Annual Survey for Hideaway Beach (M. Poff)

(13) OTHER COMMITTEE COMMUNICATIONS

Chair Ryan shared updates on member presentations and outreach efforts. Association board members recently received a briefing on current activities and beach conditions, with another member presentation scheduled for January 22nd. A strategic session focused on long-term planning for the Association and membership is planned for March. Work is underway to add a Tax District section to the Association website in collaboration with the Communications Director. Michael Poff and Mohamed Dabee will provide technical content for the March Association board meeting.

(14) ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 2:19 P.M.

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

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