

City of Marco Island Florida

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



Meeting Minutes - Final

Thursday, October 16, 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 1:00 P.M.

(2) ROLL CALL

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

Also Present

*David Tolces, Attorney, Weiss, Serta, Helfman, Cole & Bierman, P.L.
Mohamed Dabees, Humiston & Moore Engineers
Michael Poff, Coastal Engineering Consultants, Inc.
Tim Hall, Senior Ecologist/Principal, Turrell, Hall & Associates*

*City Staff:
Justin Martin, P.E., Director of Public Works
Tara Kosieracki, Administrative/Project Coordinator
Martin Luna, Audio Visual Technician*

(3) PLEDGE OF ALLEGIANCE

Led by Chair Ryan.

(4) APPROVAL OF THE AGENDA

MOTION by Member Zinkan, seconded by Member Barto, 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 25-4687](#) Hideaway Beach Tax District Board Meeting Minutes of May 20, 2025

MOTION by Vice-Chair Delawder, seconded by Member Zinkan, that the Hideaway Beach Tax District Board Meeting Minutes of May 20, 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 25-4753](#) Tigertail Lagoon/Sand Dollar Island Project Update (M. Dabees)

Mohamed Dabees of Humiston & Moore provided an update on the Tigertail Lagoon/Sand Dollar Island Ecosystem Restoration Project. He reported the successful request for Tourist Development Council (TDC) funding, which will reimburse the District for restoration expenses incurred following the 2024 hurricane season. The update included aerial imagery illustrating restoration progress and the impacts of Hurricanes Helene and Milton on the lagoon, sand spit, and surrounding vegetation. Tim Hall of Turrell, Hall & Associates summarized the planting plan, highlighting the use of native species such as mangroves and buttonwoods to support ecological recovery. The Hideaway Tax District expressed

appreciation for the collaborative efforts with the Association on the planting initiative. Mohamed noted that initial costs for pre-planned maintenance, storm recovery, and construction were covered by Collier County.

He also discussed a completed permit modification for the distribution channel to the southern lagoon. This permit modification allows a 20-foot-wide channel to be maintained to support water flow and reduce the risk of blockages from overwash events. Additionally, he confirmed the filing of a FEMA claim for damages caused by Hurricanes Helene and Milton. The claim is currently under initial review. The claim requires an exception under the Coastal Resources Barrier Act.

To support ongoing compliance, Mohamed provided and discussed a proposal for environmental professional services in the amount of \$25,482.50 for Q4 2025, covering permit compliance monitoring and maintenance activities.

MOTION by Member Zinkan, seconded by Vice-Chair Delawder, to authorize and issue a Purchase Order to Humiston & Moore Engineers for the fourth quarter of 2025 for Environmental Professional Services for permit compliance monitoring and maintenance for the Tigertail Lagoon/Sand Dollar Island Ecosystem Restoration Project in the amount of \$25,482.50, 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 25-4754](#) Hideaway Beach South Point Culvert Permitting and Dune Restoration Update (M. Dabees)

Mohamed Dabees of Humiston & Moore provided an update on the South Point area, which experienced significant impacts from storm surge and overwash in 2024. The South Point culvert is designed to protect the beach area by installing a culvert under the dune. This approach was recommended to maintain dune continuity while effectively directing stormwater flow.

Following the 2024 storms, over 10,000 cubic yards of material was recovered to restore the beach's elevation. The Hideaway Beach Association will be responsible for the culvert's installation, operation, and ongoing maintenance, while the District will handle the FDEP permitting. Final permit approval is expected within the next four to six weeks.

6C [ID 25-4755](#) 2025 Annual Monitoring Update (M. Poff)

Michael Poff of Coastal Engineering Consultants, Inc. presented the 2025 Annual Monitoring Report, highlighting the continued resilience of Hideaway Beach following recent hurricane events. The report indicated minimal net volume changes and confirmed that the beach continues to provide effective coastal protection.

Michael Poff noted that the existing beach structures performed well, maintaining their stability despite storm impacts. Based on the findings, the report recommended continued monitoring but did not call for any immediate large-scale interventions, suggesting that current beach management strategies remain effective.

6D [ID 25-4757](#) 2025 T-Groin and Signage Assessment (M. Poff)

Michael Poff of Coastal Engineering Consultants, Inc. summarized the T-groin inspection and report. The 2025 T-groin assessment found all 19 structures in good condition, performing effectively to their design intent. Coastal Engineering Consultants Inc. rated the T-groins as structurally sound, with minimal stone displacement. They recommended maintaining the two existing signs at T-groins 12 and 16, and suggested no additional signage is necessary, as none are required in the permits. The report advises

deferring any potential repairs until the next major beach renourishment project, noting the T-groins have successfully protected the beach for 12-20 years. Mohamed Dabees commented on Sand Dollar Island elevation and escarpment management prior to the 2026 turtle nesting season and suggested any t-groin maintenance could be done concurrently if desired. Attorney David Tolces recommended deferring the discussion of beach renourishment and T-groin refurbishment recommendations to the next meeting agenda.

As the City's fiscal year concluded on September 30, 2025, the remaining fees for Coastal Engineering Consultants, Inc. were approved by the Hideaway Tax District.

MOTION by Member Zinkan, seconded by Member Barto to authorize and issue a Purchase Order to Coastal Engineering Consultants Inc. for T-groin Inspection in the amount of \$2,772, 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

6E [ID 25-4758](#) 2026 Hideaway Beach Long Term Management Strategies (M. Dabees and M. Poff)

Michael Poff and Mohamed Dabees provided a summary of the comprehensive management strategies developed in collaboration with Member Ramirez over the summer in preparation for the upcoming workshop. They noted that the workshop will focus on creating a comprehensive management plan for Hideaway Beach. They explored a range of potential approaches, including dune enhancements, T-groin modifications, and coordination with County and State stakeholders. The objective is to establish a sustainable beach preservation strategy that addresses erosion control, storm surge resilience, and environmental constraints. A workshop is planned to present detailed findings and potential solutions, with an emphasis on balancing technical feasibility, environmental considerations, and cost-effectiveness.

The Hideaway Tax District approved a proposal for Coastal Engineering Consultants Inc. in the amount of \$10,000 for long-term management strategies.

MOTION by Member Zinkan, seconded by Member Ramirez, 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

The Hideaway Tax District approved a proposal for Humiston and Moore Engineers in the amount of \$10,009 for strategic planning for future planning and development of alternative analysis for coastal protection.

MOTION by Member Zinkan, seconded by Member Ramirez, to authorize and issue a Purchase Order to Humiston and Moore Engineers for Strategic Planning for future planning and development of alternative analysis for coastal protection in the amount of \$10,009, 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

6F [ID 25-4703](#) Financial Report as of September 30, 2025 (Member Zinkan)

Member Zinkan reported on the final 2025 financial results for the District, reviewing key financial factors, including the cash balance as of September 30, 2025, which is expected to increase following a

reimbursement from Collier County. The District also experienced a 10% increase in assessed property value. Chair Ryan emphasized the need to consider rising costs and increased property assessments when evaluating future millage rates. Member Zinkan also highlighted the importance of public education.

6G [ID 25-4759](#) 2026 Budget (Member Zinkan)

Member Zinkan presented the proposed 2026 budget, which includes allocations for professional services, monitoring activities, and reserve funds. The Board emphasized the importance of strategic financial planning and discussed the potential for future reimbursements from the County.

(7) NEW BUSINESS

7A [ID 25-4763](#) Tractor Beach Raking Update (Member Zinkan)

Chair Ryan commented on the lease agreement for the tractor used in beach raking, which is nearing expiration. Member Zinkan provided a summary of the tractor's current condition and discussed the current lease terms with the Hideaway Beach Association, including rates and maintenance responsibilities. He also identified specific items in the agreement that may require revision.

Attorney David Tolces offered comments on the lease consideration language, emphasizing the need for clarity and legal consistency. The Board discussed the importance of maintaining an arm's length relationship between the District and the Association, as well as ensuring the tractor remains in good working condition.

To allow time for finalizing the updated agreement, the Board agreed to extend the current lease for a few additional months. They also discussed the beach raking schedule and reaffirmed the importance of preserving beach conditions through regular maintenance.

MOTION by Member Barto, seconded by Member Ramirez, to extend the tractor lease through December 2025 and to direct Attorney David Tolces and Member Zinkan to work with the Hideaway Beach Association to negotiate or amend the lease and present the outcome at the December 2025 meeting. 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 25-4764](#) Management Plan (Mohamed Dabees)

Mohamed Dabees of Humiston & Moore provided an update on the development of a comprehensive beach management plan. The plan focuses on establishing a collaborative agreement between the District, Collier County, and the State, aimed at aligning regional interests, addressing coastal challenges, and clearly defining stakeholder responsibilities. The proposed framework is designed to guide future beach preservation efforts, enhance opportunities for external funding, and support coordinated coastal protection strategies. Key objectives include addressing navigation interests, ensuring permit compliance, and creating a unified approach to managing Marco Island's coastal areas.

The discussion also highlighted the challenges of securing County funding and the complexities of inter-agency coordination. The overarching goal is to implement a transparent, cooperative strategy that balances the priorities of multiple stakeholders while advancing coastal resilience and preservation. Mohamed noted that ongoing discussions with State and local stakeholders are underway to integrate this beach management agreement into Marco Island's long-term coastal planning efforts.

(8) STAFF COMMUNICATIONS

None.

(9) CITY COUNCIL COMMUNICATION

None.

(10) PUBLIC COMMENT

None.

(11) NEXT MEETING: CONFIRMATION & ATTENDANCE - 10/17/25 @ 9:00 A.M. (WORKSHOP); 11/20/25 @ 1:30 P.M. (MEETING)

Chair Ryan expressed her gratitude to Justin Martin, P.E., Director of Public Works, for his work in securing reimbursement for hurricane repairs and acknowledged the support from County Commissioners.

The long-term strategies workshop was confirmed for October 17, 2025 at 9:00 A.M. The Board reached consensus on November 20th at 1:30 P.M. for its next Meeting.

(12) PROPOSED AGENDA TOPICS FOR NEXT MEETING

The following topic was raised for the Meeting scheduled on November 20, 2025:

- 1. Sand Dollar Island Maintenance and Escarpment Management (M. Dabees)*

(13) OTHER COMMITTEE COMMUNICATIONS

(14) ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 3:30 P.M.

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

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