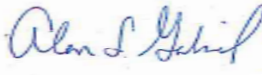


MEMORANDUM

To: City Council, Marco Island, Florida

From: Alan L. Gabriel, City Attorney 

Copy to: Michael A. McNees, City Manager

Re: City Attorney Matter Review for
October 20th, 2025 City Council Meeting

Date: October 10th, 2025

During the period commencing from September 13th, 2025 through October 10th, 2025, the City Attorney has participated in or has been working on the following matters:

GENERAL CITY BUSINESS

- o Misc. Public Records Requests
- o Misc. Procurement Matters
- o Misc. Proposed Legislative Matters
- o Tradewinds Condominium Building Permit Issue
- o YMCA Impact Fee Deferral Request
- o OPIOD Settlement Options

FOR COUNCIL AGENDA APPROVAL

- o Final FY 2025-2026 Millage Rate
- o Final FY 2025-2026 Budget
- o Resolution Approving Hideaway Beach Variance
- o Community Parks Foundation Appointments

COUNCIL MATTERS/INQUIRIES

- o Charter Expenditure Cap
- o Sunshine Law Compliance Regulations
- o Dangerous Instruments In City Parks
- o Code Lien Certifications, Compliance Procedures, Etc.
- o Noise Ordinance Options
- o City Parks Foundation Matters
- o Swale Parking Regulations
- o Proposed Local Referendum Bill
- o Senate Bill 180 Litigation

PLANNING BOARD

- Vietnam Memorial Site Plan Amendment
- Chipley Street Right Off Way Vacation
- Planning Board Authority

CODE ENFORCEMENT

- September 30, 2025, Magistrate Hearings
 - 18 Cases, 6 Certification Orders, 0 Mitigation Requests
- October 14, 2025, Magistrate Hearings
 - 18 Cases, 2 Certification Orders, 4 Mitigations Requests
- Miscellaneous Enforcement Matters
- Nova Homes Proposed Mitigation Requests (4)
- U.S. Transport Mitigation Request
- Southern Realty Mitigation Request
- 1781 Hummingbird Court Mitigation Request
- Miscellaneous Mitigation Requests
- Beach Vendor/Concession Permit Issues

LABOR AND EMPLOYMENT MATTERS

- Personnel Policy and Police Procedures Review
- Collective Bargaining (Fire)

LITIGATION MATTERS

- Marco Club, LLC Request for FLUEDRA Relief (Florida Land Use and Environmental Dispute Resolution Act (Section 70.51, Fla. Stat.)

Applicant alleges that the City's denial of the requested offsite parking agreement was either unreasonable or which unfairly burdened the use of the land (1202 Bald Eagle Drive) and is seeking to mediate through the non-judicial (FLUEDRA) mediation process with the hope that the parties can reach a mutually agreeable compromise, utilizing the participation of a special magistrate who will be selected by the parties. Applicant and City have agreed to a mutually acceptable magistrate.

Marco Club requested mediation before the selected special magistrate. The mediation was scheduled for October 18, 2022, at 9 a.m. in City Council Chambers, and pursuant to FLUEDRA must be open to the public. As required, the City has provided written notice of the Applicant's claim to (1) owners of property contiguous to the Applicant's property (1202 Bald Eagle Drive) and (2) interested parties. Interested parties consist of those who provided testimony at the public hearings before City Council on the Applicant's offsite parking agreement. The October 18th mediation was continued by the parties to November 7, 2022; after Marco Club submitted of a new site plan application to the City, the parties agreed to further continue the mediation to December 6, 2022, which was re-scheduled to be heard by Special Magistrate Scott Steady on March 24, 2023. This hearing was cancelled by Marco Club on March 20th and has not been rescheduled. As of this time there has been no additional activity

regarding this Claim.

- Marco Club, LLC Request for FLUEDRA Relief #2; Resolution 23-07

The Applicant filed a new revised Site Plan with reduced seating for the subject property located at 1202 Bald Eagle Drive with the City. That new Site Plan Application was reviewed and approved by the Planning Board on December 2, 2022. The neighboring property owner filed an appeal of the site plan approval which when heard by City Council, Council upheld the Planning Board's approval with two additional conditions. On February 22, 2023, the Applicant filed a second FLUEDRA request alleging that these additional conditions "impose a higher standard of approval than required by the code" and "codify disparate treatment of the Property owner relative to other similar-situated property owners in the City". Pursuant to the Act, the City will file its Response to the Claim and a special magistrate will be selected by the parties and mediation of this second claim will commence once Marco Club indicates a desire to proceed with its claim. As of this time there has been no additional activity regarding this Claim.

- Shannon Schemel, et al v. City of Marco Island, Case No. 2:22-cv-00079-JLB-MRM (M.D. Fla.) (Section 1983 4th Amendment/State Constitutional Claims)

This case involves the City's use of an automated license plate recognition ("ALPR") system on public roads. Plaintiffs allege that the City's use of the ALPR system, which photographs plates publicly visible on public roads locations, and its 3-year retention period (as permitted by state law) violate the Fourth Amendment and Florida's constitutional right to privacy. Plaintiffs filed their original complaint on February 7, 2022, against the City and the City's police chief in her official capacity. Following the City's motion to dismiss, the district court dismissed the Police Chief, in her official capacity, with prejudice on February 14, 2023, and gave Plaintiffs leave to amend their pleading once more. Plaintiff filed their amended complaint on March 7, 2023, again asserting Fourth Amendment and state constitutional claims, which the City moved to dismiss with prejudice (the "Motion"). While the Motion remains pending, The Court issued an order directing the parties to file supplemental briefs on new authorities supporting their positions as to the Motion. The City filed its supplemental brief on April 30th, 2023 and the Plaintiffs filed theirs on May 21, 2023. Though this action remains open, the Court has yet to rule on the pending Motions. However, in the meantime, the Court *has stayed all remaining deadlines as well as the trial term*. Both parties have since filed notices of supplemental authority in support of their respective arguments in the motions to dismiss. This case has been reassigned to new judges. The Magistrate is now Judge Douglas N. Frazier, and the District Judge is now Judge Kyle C. Dudek. The previously assigned magistrate was recently elevated as a district judge.

- City of Marco Island v. Uooligan Marco Island Real Estate, LLC

On September 20, 2023, the City filed a lawsuit to foreclose on a code enforcement lien in the amount of over \$120,000.00 against this non-homesteaded commercial property. The property owner was served with the Complaint on October 5, 2023. The City filed a Motion for Summary Judgment on June 26, 2025 and it is set for a hearing on August 11, 2025. On July 8, 2025, the owner of the property represented that the property had been brought into

compliance. The property was brought into compliance. Pursuant to City Council direction, the City offered to settle this case for \$16,700.00. The property owner finally accepted the City settlement offer and the Court accepted the City's Settlement Agreement together with a \$4,000 payment to the City. The property owner paid the remaining \$12,700 on October 7, 2025. The City filed a Notice of Voluntary Dismissal with Prejudice on October 9, 2025, to effectuate the formal dismissal of this case.

- Michael Murphy v. City of Marco Island, Case No. 11-2025-CA-000808-0001-01)
(Payment for Medical Treatment – Retired Employee Benefits Claim)

This case involves former employee Michael Murphy's claim for declaratory and equitable relief regarding the payment and reimbursement of medical expenses ("Complaint"). After Mr. Murphy retired from City service, he reported to the City that he was diagnosed with a serious health condition. Mr. Murphy sought treatment under the City's health plan at no cost in accordance with Florida law. Mr. Murphy claims that the City's health provider has failed to adequately remit payment for such treatment; instead, the provider contends that it is the obligation of Medicare to make payment. Mr. Murphy generally alleges that the City and its health care provider has failed to pay the costs associated with his treatment. The City waived service of process to expedite the handling of the matter and filed its Motion to Dismiss the filed complaint on July 7, 2025.

- Tige Thompson v. City of Marco Island, Case No. 11-2023-CA-001996-0001) (Florida Arbitration Code – Reinstatement of Employment Claim)

This case involves former employee Tige Thompson's Petition to Confirm an Arbitration Award (the "petition"). On October 14, 2021, an arbitrator issued a decision relative to Mr. Thompson's 2020 termination. The arbitrator did not order the City to reemploy Mr. Thompson in his award. Mr. Thompson therefore remained separated. On May 16, 2023, Mr. Thompson petitioned the Court to reinstate his employment, claiming that the arbitrator reinstated him. The City filed a motion to dismiss, which was denied. The City then answered the petition and filed a counterclaim (the "answer and counterclaim"). Hearing Held on November 5, 2024, upon a counterclaim seeking confirmation of an arbitration award filed by Respondent, the City of Marco Island, and a motion to dismiss the City's Counterclaim for Failure to State a Cause of Action filed by Petitioner. Judge Brodie issued an Order ruling that the Arbitrator did not reinstate Tige Thompson when he rendered his arbitration award. Opposing Counsel filed a Motion for Rehearing which was denied. The employee filed a Notice of Appeal on December 16, 2024 and, after seeking two extensions to file its appellate pleading, filed his initial brief on July 7, 2025. A response to the brief will be filed by the City.

RISK PROTECTION ORDERS

- *In Re: Risk Protection Order Marco Island Police Dept. v. Tracey Lynne Taylor*

On October 25th, 2022, the Respondent threatened harm to herself with a handgun. All accessible firearms were seized, and a final Risk Protection Order was entered on November 4, 2022. The Order was extended a second time, for another year, and now expires on October 26,

2025. The City has filed an additional extension of the Risk Protection Order which will be heard by the Court on October 14, 2025.

- *In Re: Risk Protection Order Marco Island Police Dept. v. Michael Vincent Clausen.*

On September 20, 2021, Mr. Clausen, who was taking medication for psychiatric conditions, experienced recent hallucination events. During an argument with his father, he grabbed for his firearm, which was taken away from him without further incident. Police were called, and Mr. Clausen was committed for evaluation under the Baker Act. The subject firearm is owned by Mr. Clausen and was taken into protective custody. The Respondent stipulated to the entry of a Final Risk Protection Order on October 5, 2021. This Order expired on October 4, 2022, and was extended by Joint Stipulation for another year, to expire on October 1, 2023. Mr. Clausen continued to provide cause for an extension of the Order. On September 26, 2023, the City attended a hearing to extend the Order a second time, and the City's Petition was granted. The Order was to expire September 26, 2024. On September 19, 2024 the Final Order was extended a third time and will now expire on September 18, 2025. The Court has further extended the Order a fourth time and will now expire on September 11, 2026.

- *In Re: Risk Protection Order Marco Island Police Dept. v. Kimamana Waste Win Heminger*

On March 15, 2024, the Respondent threatened to kill herself with a firearm. A Final Risk Protection Order was issued via joint stipulation. The Final Order was to expire on March 20, 2025 and was extended to March 20, 2026. The City will continue to monitor for compliance and for the need for an extension as the expiration date approaches.

WORKER'S COMPENSATION MATTERS

- Scott Edson v. City of Marco Island - There is no new information to update. There are no pending court dates and no new petition has been filed. Monitoring this matter as warranted.
- James Jay v. City of Marco Island – Mediation has been reset (TBD), at which time we will attempt to settle this case in its entirety.
- Ricardo Ostos Salazar v. City of Marco Island - There is no new information to update. The case has been assigned for pre-suit liability review. No lawsuit has been filed as of this date.

[INVOICES FOR THIS MONTH WILL BE INCLUDED ON NEXT MONTHS REPORT]