

# City of Marco Island Florida

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



## Meeting Minutes - Draft

**Monday, March 18, 2024**

**5:30 PM**

**Community Meeting Room**

### **City Council**

*Chair: Jared Grifoni*

*Vice-Chair: Erik Brechnitz*

*City Council: Rich Blonna,  
Greg Folley, Becky Irwin,  
Darrin Palumbo, Joe Rola*

*City Manager: Mike McNees*

*Assistant City Manager: Casey Lucius*

*City Attorney: Alan L. Gabriel*

*City Clerk: Joan Taylor*

**1. Call to Order**

*Chair Grifoni called the meeting to order at 5:30 P.M.*

**2. Roll Call**

**Present:** 6 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo and Chair Grifoni

**Not Present:** 1 - Councilor Rola

(Note: Councilor Rola arrived at 5:44 P.M.)

**Also Present**

- Michael McNeas, City Manager*
- Casey Lucius, Assistant City Manager*
- Joan Taylor, City Clerk*
- Alan L. Gabriel, City Attorney*
- Tracy Frazzano, Police Chief (arrived at 6:26 P.M.)*
- Chris Byrne, Fire Chief*
- Daniel J. Smith, Community Affairs Director*
- Justin Martin, Public Works Director*
- Jeff Poteet, Water & Sewer General Manager*
- Mary Holden, Senior Planner*
- Martin Luna, Video/Broadcast Technician*
- Jim Kornas, Recording Specialist*
- Citizens and Visitors*

**3. Invocation**

*Offered by Pastor Casey Nowlin of The Family Church.*

**4. Pledge of Allegiance**

*Led by Chair Grifoni.*

**5. Approval of the Agenda**

**MOTION by Councilor Folley, seconded by Councilor Blonna, that the Agenda be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

**Yes:** 6 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo and Chair Grifoni

**Not Present:** 1 - Councilor Rola

**6. Approval of the Minutes**

- a. [ID 23-3103](#) Approval of the City Council Meeting Minutes of March 4, 2024

**MOTION by Councilor Blonna, seconded by Councilor Irwin, that the City Council Meeting Minutes of March 4, 2024 be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

**Yes:** 6 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo and Chair Grifoni

**Not Present:** 1 - Councilor Rola

- b. [ID 24-3454](#) Approval of the City Council Vietnam Era Memorial Workshop Minutes of March 4, 2024

**MOTION by Councilor Irwin, seconded by Councilor Palumbo, that the City Council Vietnam Era Memorial Workshop Minutes of March 4, 2024, be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

**Yes:** 6 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo and Chair Grifoni

**Not Present:** 1 - Councilor Rola

### 7. Approval of Consent Agenda

**MOTION by Vice-Chair Brechnitz, seconded by Councilor Blonna, that the Consent Agenda be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:**

**Yes:** 6 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo and Chair Grifoni

**Not Present:** 1 - Councilor Rola

### [Approval of the Consent Agenda Passed the Routine Items Listed Below]

- a. [ID 24-3477](#) Resolution - Approving and Adopting the 2024 Marco Island Bike and Shared Path Master Plan Update - Justin Martin, P.E., Director, Public Works
- b. [ID 24-3462](#) Resolution - Making Appointments to the Governing Body of the Hideaway Beach Tax District Board - Justin Martin, P.E., Director, Public Works
- c. [ID 24-3485](#) Resolution - Approving of the Appointment of Ms. Fiona Winter to the Beautification Advisory Committee - Joan Taylor, City Clerk
- d. [ID 24-3484](#) Award of Contract to Infinite Construction, LLC for Construction of the North Barfield Shared Use Path in the Amount of \$710,001.47 - Justin Martin, P.E., Director, Public Works
- e. [ID 24-3481](#) Authorize the City Manager to Issue a Purchase Order to Geosyntec Consultants for Professional Engineering Services for the South Collier Boulevard Stormwater Improvements Design in the Amount of \$89,788.52 using the City of Marco Island Contract #2023-009 for Professional Services - Justin Martin, P.E., Director, Public Works

### 8. Proclamations and Presentations

None.

## 9. Citizens' Comments on Items Not Scheduled for Public Hearing and Items Other Than Those Appearing on the Agenda

*Ms. Lynn Nathanson (Bluebonnet Ct.) asked the Council to keep in mind the quality of life desires of the Island's residents as it advances decisions.*

*Mr. & Mrs. Michael O'Regan (Bald Eagle Dr.) expressed their appreciation to members of the City Staff who were dedicated and supportive in helping them achieve their new business opening on time.*

## 10. Quasi-Judicial Public Hearing

*None.*

## 11. Ordinances

### A. Public Hearings

*None.*

### B. First Readings

1. [ID 24-3457](#) Ordinances - First Reading (Continued from the February 20, 2024 Meeting) - Consideration and Transmittal of Amendments to Comprehensive Plan 2040, Incorporating by Reference the Ten-Year Water Supply Facilities Work Plan and Eliminating Infrastructure Element Policy 1.1.1.1, and (by separate ordinance) Amending the Future Land Use Map - Mary P. Holden, Senior Planner, Community Affairs/Growth Management

*City Clerk Joan Taylor read Ordinances 24-08 and 24-09 (see Agenda Item 11(B)2) into the record by title only.*

*City Growth Management Department Senior Planner Mary Holden briefly outlined the relationship between Ordinances 24-08 and 24-09, and their impact to the City's Ten-Year Water Supply Facility Plan and its Future Land Use Map. She summarized the action of the City's Planning Board on the two Ordinances, and she requested approval for each Ordinance in separate actions by the Council.*

*No members of the public came forward to offer comment on either Ordinance.*

**MOTION by Councilor Folley, seconded by Councilor Palumbo, that Ordinance 24-08 - First Reading - Consideration and Transmittal of Amendments to the Comprehensive Plan 2040 Incorporating by Reference the Ten-Year Water Supply Facilities Work Plan and Eliminating Infrastructure Element Policy 1.1.1.1, be Approved.  
MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:**

**Yes:** 6 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo and Chair Grifoni

**No:** 1 - Councilor Rola

**MOTION by Councilor Blonna, seconded by Councilor Folley, that Ordinance 24-09 - First Reading - Consideration and Transmittal of**

**Amendments to the Comprehensive Plan 2040 Incorporating by Reference the Ten-Year Water Supply Facilities Work Plan and Amending the Future Land Use Map, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:**

**Yes:** 6 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo and Chair Grifoni

**No:** 1 - Councilor Rola

2. [ID 24-3456](#) Ordinance - First Reading (Continued from the February 20, 2024 Meeting) - Rezone Petition (REZN-23-000341) for the South Water Treatment Plant, to Change the Zoning District Designation from RSF-4 to Public Use for Property Located at 415 Lily Court, Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

*City Clerk Joan Taylor read Ordinance 24-10 into the record by title only.*

*City Growth Management Department Senior Planner Mary Holden briefly described the rationale for the proposed re-zoning request, and she noted that the use of the property will not be changing under this new designation.*

*No members of the public came forward to offer comment.*

**MOTION by Councilor Palumbo, seconded by Councilor Blonna, that Ordinance 24-10 - First Reading - Rezone Petition (REZN-23-000341) for the South Water Treatment Plant, to Change the Zoning District Designation from RSF-4 to Public Use for the Property Located at 415 Lily Court, Marco Island, FL 34145, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:**

**Yes:** 7 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

3. [ID 24-3488](#) Ordinance - First Reading - Land Development Code Amendment (LDCA 23-000393) Request to Amend Section 30-224, C-3 Conditional Uses, to Allow for Personal Use Vehicle Storage - Daniel J. Smith, AICP, Director, Community Affairs/Growth Management

*City Clerk Joan Taylor read Ordinance 24-11 into the record by title only.*

*City Community Affairs Director Daniel Smith shared an overview of the Applicant's proposed facility design plan, and he requested Council approval to add general warehousing and storage of personal vehicles as an approved Conditional Use in the Commercial Intermediate (C-3) District.*

*No members of the public came forward to offer comment.*

**MOTION by Vice-Chair Brechnitz, seconded by Councilor Blonna, that Ordinance 24-11 - First Reading - Land Development Code Amendment (LDCA 23-000393) Request to Amend Section 30-224, C-3 Conditional Uses to Allow for Personal Use Vehicle Storage, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:**

**Yes:** 7 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

## 12. Resolutions & City Council Items

- a. [ID 24-3489](#) Resolution - Authorize the City Manager to Execute a Contract with Ten-8 Fire & Safety, LLC. for the Acquisition of a Pierce High Water 4x4 Fire Engine and Authorize the Execution of a Tax-Exempt Lease Agreement for an Amount not to Exceed \$736,184.00 - Chris Byrne, Fire-Rescue Chief, Fire-Rescue Department

*City Clerk Joan Taylor read Resolution 24-13 into the record by title only.*

*City Fire Chief Chris Byrne outlined the capabilities and efficiencies gained by replacing the City's 23-year old reserve fire engine with the proposed new, high-water, Class A unit, and he noted the expected completion and delivery date of the proposed vehicle to be October, 2026.*

*No members of the public came forward to offer comment.*

**MOTION by Councilor Palumbo, seconded by Councilor Folley, that Resolution 24-13 - Authorization for the City Manager to Execute a Contract with Ten-8 Fire & Safety, LLC, for the Acquisition of a Pierce High Water 4x4 Fire Engine and to Enter Into a Tax-Exempt LEase Agreement for an Amount Not To Exceed \$736,184.00, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:**

**Yes:** 7 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

- b. [ID 24-3480](#) Update on City Project Proposals for TDC Grant Funding - Casey Lucius, Ph.D., Assistant City Manager

*Assistant City Manager Casey Lucius briefly updated the Council on three potential City project applications for Collier County's Tourist Development Council funding support: 1) beach access improvements; 2) artificial turf for Mackle Park, and; 3) Phase 2 improvements at the Marco Island Racquet Center.*

*Recognizing: a) that each project will be subject to a County feasibility study to determine if it will attract additional tourism to the County, and; b) that each project will require the City to commit to funding 30% of that project's total cost in Fiscal Years 2025 & 2026, Assistant City Manager Lucius requested Council approval to submit all three projects to Collier County for its initial feasibility review.*

*To accommodate the City's need to manage the budgeting of these projects, it was recommended that the first two projects (beach access improvements and artificial turf) be considered for the City's Fiscal Year 2025 budget, with the third project (Phase 2 improvements at the Marco Island Racquet Center) considered for Fiscal Year 2026.*

### *Public Comment*

*Mr. Harry Aronis (Delbrook Way), as President of the San Marco Villas Condominium Association, conveyed the concern of the Association's 148 unit owners over the potential noise associated with 24 pickleball courts that would be in daily operation following the Phase 2 improvements at the Marco Island Racquet Center.*

*Ms. Janet Roos (Marco Villas Dr.), requested that the Council reconsider the City's pickleball project.*

**MOTION by Councilor Blonna, seconded by Councilor Palumbo, that submission of City of Marco Island grant applications to the Collier County Tourist Development Council for: 1) improving the City's two beach access points and artificial turf for Mackle Park in FY 2025, and; 2) continuing with improvements at the Marco Island Racquet Center for pickleball in FY 2026, be Approved. MOTION CARRIED BY THE FOLLOWING COUNCIL VOTE:**

**Yes:** 6 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo and Chair Grifoni

**No:** 1 - Councilor Rola

### **13. Items Removed from the Consent Agenda**

*No items were removed from the Consent Agenda at this meeting.*

### **14. Council Communications & Future Agenda**

*Councilor Rola sought input from the Council and City Attorney Alan Gabriel on the appropriate procedure for recording the reconsideration of his vote on the Second Reading of Ordinance 24-07 (Agenda Item 11A: Workforce/Affordable Housing Code Amendments) as approved by the Council at its March 4, 2024 Meeting.*

*He advanced a Motion for Council consideration proposing to bring back Ordinance 24-07 with additional updates on the Ordinance.*

**MOTION by Councilor Rola that the Council vote on Ordinance 24-07 - Second Reading - Workforce/Affordable Housing Code Amendments from the March 4, 2024 City Council Meeting, be reconsidered and re-cast for Council approval. MOTION FAILED FOR LACK OF A SECOND.**

*Following the failure of his Motion, Councilor Rola requested that the meeting record for the March 18, 2024 City Council Meeting reflect the reconsideration of his affirmative vote at the March 4, 2023 City Council Meeting on Agenda Item 11A. (Ordinance - Second Reading - Workforce/Affordable Housing Code Amendments).*

*[Editorial Note: Agenda Item 11A. was unanimously approved by all Councilors by a vote of 7-0 at the Council's March 4, 2024 Meeting]*

*Vice-Chair Brechnitz complimented the City's Water & Sewer Department Team for its exceptional late hour water line repair effort to quickly restore running water to the residents of Hideaway Beach.*

*Councilor Palumbo expressed his appreciation to Mr. & Mrs. Michael O'Regan who took the time during Citizens' Comments earlier in the meeting to recognize and thank the City employees who worked diligently to support their recent new business Grand Opening.*

*Councilor Palumbo also recognized the Marco Island Police Department for two awards which it recently received from the Florida Police Chief Association. Councilor Folley offered a suggestion in support of recognizing the Department's awards (see Future Agenda below).*

*Councilor Palumbo next raised for discussion a property owner's concerns regarding parking on and around the property owner's home by participants and visitors during Marco Island Model Yacht Club events at Mackle Park. A Council Workshop on the issue is planned for April 8, 2024.*

Chair Grifoni complimented the City's Parks & Recreation management and team for a successful "Island Rocks" concert at Veterans' Community Park on March 16, 2024. In comparing Marco Island's venue for community events and activities at Veterans Community Park (VCP) with other venues in other nearby locations, Chair Grifoni expressed his belief that VCP is "... a huge asset ..." to the City of Marco Island and its citizens. He encouraged the City Staff to continue to encourage and welcome activities that bring people together at VCP.

[ID 23-3104](#) Future Agenda Items

Councilor Folley requested that public communication of the two awards recently received by the Marco Island Police Department from the Florida Police Chiefs Association be added to the Council's Future Agenda.

## 15. Council Reports

a. [ID 24-3478](#) Beyond the Trolley: A Comprehensive Approach to Solving Traffic, Growth, Density, and Parking Concerns - Councilor Rich Blonna

Councilor Blonna reviewed his presentation on the subjects of density, parking, vehicular traffic, and alternative transportation alternatives. Offering a mix of low, moderate, and higher cost recommendations for Council consideration, Councilor Blonna sought Council input and direction on potential actions that could be tested and/or implemented to address these citizen concerns as expressed in the City of Marco Island March - April, 2022 Citizen Survey conducted by OnPointe Insights.

*Public Comment*

The following individuals came forward to speak in support of Councilor Blonna's proposed traffic, parking, and alternative transportation alternatives:

Ms. Fiona Winter (Perrine Ct.)

Ms. Linda Scherzinger (Plantation Ct.)

Mr. Megan Greer (Kentucky St., Bonita Springs), Executive Director - Blue Zones Project

Mr. Martin Winter (Perrine Ct.)

The following individuals requested that full-time resident input be gathered prior to implementing several of the traffic, parking, and alternative transportation alternatives proposed:

Mr. Howard Reed (Bald Eagle Dr.)

Ms. Lynn Nathanson (Bluebonnet Ct.)

Following Council discussion, Chair Grifoni obtained Council consensus in directing the City Staff to investigate and return to Council with assessments and recommendations for each of the "Desired Actions" outlined in Councilor Blonna's presentation on pages 30 - 34.

b. [ID 24-3486](#) Slidr Update - On Demand Electric Rideshare Service - Councilor Darrin Palumbo

Councilor Palumbo solicited Council's interest in engaging with the Slidr rideshare/microtransit service company in implementing a City-sponsored pilot program for Marco Island. [Editorial Note: the original Slidr rideshare/microtransit service company presentation to the Council was presented on February 5, 2024 (Agenda Item 8b.)]

*Public Comment*

*Mr. Howard Reed (Bald Eagle Dr.) raised concern with the implications of the Slidr-provided rideshare computer simulation for the Florida Keys, and he noted the lack of a similar simulation for Marco Island.*

*Identifying other no-cost-to-the-City alternatives that could be explored to provide similar service, Chair Grifoni, with Council support, elected to decline the opportunity to pursue a City-sponsored pilot program with Slidr for Marco Island.*

**16. City Manager's Report**

*City Manager McNees, in referencing the Council's direction on Item 15a. (Beyond the Trolley: A Comprehensive Approach to Solving Growth, Density, Parking, and Traffic Concerns), noted that the City will need to preserve its public processes, which include public noticing and input, as each proposed recommendation advances toward a return review with the Council.*

*City Manager McNees also cited recent successes with the County and the Collier County School Board in building stronger informal relationships for the benefit of the City and its citizens.*

*Mr. McNees updated the Council on recent, higher-than-expected estimates for the reconstruction of the Smokehouse Creek (aka West Winterberry Drive) Bridge, and he advised the Council of the City's plan to return to the Council with alternative funding options for the Council's consideration.*

*In follow-up to his communication to the Council during the City Manager's Report on February 5, 2024, City Manager McNees advised the Council of his upcoming travel to the Pentagon in Washington, D.C. to participate in the educational exchange and training opportunity made available as a result of the City's application and selection under the 2024 City/County Management Senior Fellowship Program.*

*Mr. McNees concluded by noting the excellent resident and visitor participation at the Island's renewed Annual Bridge Run on Sunday, March 17, 2024.*

**17. City Attorney's Report**[ID 23-3105](#) City Attorney's Report

*City Attorney Alan Gabriel provided the Council with an update on the status of: 1) a settlement agreement regarding outstanding code violation fines on the residential property at 1870 Apataki Court, and; 2) the dismissal of the three of the four outstanding lawsuits brought forward regarding the Island's 2022 short-term rental registration ordinance.*

**18. Departmental Reports**[ID 23-3106](#) Monthly Departmental Reports

*No comments were brought forward regarding the Monthly Departmental Reports.*

**19. Citizens' Comments**

*No members of the public came forward to offer comment during this portion of the meeting.*

**20. Adjournment**

*There being no further business before the Council, Chair Grifoni adjourned the meeting at 8:41 P.M.*

\_\_\_\_\_  
*Jared Grifoni, Council Chair*

ATTEST:

\_\_\_\_\_  
*Joan Taylor, City Clerk*

PREPARED BY:

\_\_\_\_\_  
*Jim Kornas, Recording Specialist*