

City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com



Meeting Minutes - Final

Thursday, April 17, 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 1:31 P.M.

(2) ROLL CALL

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

Not Present: 1 - Board Member Barto

(Note: Member Zinkan attended via Zoom. Member Barto attended via Zoom at 1:48 P.M.)

Also Present

Citizens and Visitors

Mohamed Dabees, Vice President & Senior Coastal Modeler, Humiston & Moore Engineers

Michael Poff, Coastal Engineering Consultants, Inc.

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

Robert D'Ornellas, IT Support Technician

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, April 17, 2025. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

Not Present: 1 - Board Member Barto

(3) PLEDGE OF ALLEGIANCE

Led by Chair Ryan.

(4) INTRODUCTION OF NEW BOARD MEMBER

[ID 25-4364](#) New Board Member Introduction

Phyllis Ramirez was introduced as a new Board Member, bringing a strong academic foundation in ocean engineering and business. With over 40 years of experience as a structural engineer and naval architect, she has led a major construction company specializing in federal, state, and municipal projects.

(5) ELECTION OF OFFICERS

[ID 25-4365](#) Election of Officers - Hideaway Beach Tax District Board

MOTION by Vice-Chair Delawder, seconded by Member Zinkan, that Chair Ryan be re-appointed as Hideaway Beach Tax District Board Chair at the start of this April 17, 2025 Meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Board Member Barto

MOTION by Chair Ryan, seconded by Member Zinkan, that Vice-Chair Delawder be re-appointed as Hideaway Beach Tax District Board Vice-Chair at the start of this April 17, 2025 Meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Board Member Barto

MOTION by Vice-Chair Delawder, seconded by Member Ramirez, that Member Zinkan be appointed as Hideaway Beach Tax District Board Treasurer at the start of this April 17, 2025 Meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Board Member Barto

MOTION by Member Zinkan, seconded by Chair Ryan, that Member Ramirez be appointed as Hideaway Beach Tax District Board Secretary at the start of this April 17, 2025 Meeting. MOTION CARRIED BY THE FOLLOWING VOTE:

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

Not Present: 1 - Board Member Barto

(6) APPROVAL OF THE AGENDA

Chair Ryan requested that "Tilling at Sand Dollar Spit" be added to Agenda item #8A under Old Business.

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

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

Not Present: 1 - Board Member Barto

(7) APPROVAL OF THE MINUTES

[ID 25-4362](#) Hideaway Beach Tax District Board Meeting Minutes of March 20, 2025

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

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

Not Present: 1 - Board Member Barto

(8) OLD BUSINESS

8A [ID 25-4371](#) Restoration Project Updates (Mohamed Dabees)

Mohamed Dabees provided restoration project updates for the Tigertail Lagoon/Sand Dollar Island and the Hideaway Beach hurricane restoration projects. The Hideaway Beach project involved using approximately 10,000 cubic yards of sand to restore the beach, elevating areas around South Point, the clubhouse, and surrounding buildings. On the Sand Dollar spit, work to eliminate escarpments formed by recent cold fronts was completed on April 14th, just before early turtle nesting season. Mohamed Dabees discussed ongoing efforts to seek a Tigertail Lagoon/Sand Dollar Island permit modification for extending the distribution channel and to pursue FEMA coverage for storm damages, with an estimated 80,000 cubic yards of potentially eligible sand. The team is working closely with FWC to determine if tilling will be required on the Sand Dollar spit. The Board considered the need for an FWC waiver and authorized the City Public Works Director to allocate up to \$10,000 for tilling if required before May 1 2025. While tilling may not be necessary, funds were set aside in case FWC mandates action, aiming to balance environmental preservation with beach usability and permit compliance. David Tolces, acting as the District's attorney, raised legal questions about permit modifications and expenditures.

MOTION by Vice-Chair Delawder, seconded by Member Ramirez to delegate authority to the City Public Works Director to spend up to \$10,000 on tilling Sand Dollar Island if required by Fish and Wildlife Commission (FWC) before May 1, 2025. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

(Note: Member Barto attended via Zoom at 1:48 P.M.)

8B [ID 25-4370](#) Proposal to Assess the Condition of T-Groins (Michael Poff)

Michael Poff from Coastal Engineering Consultants presented a \$10,910 proposal to survey and inspect the t-groins over the summer, covering the survey, report, and inspection. The assessment aims to evaluate their condition following recent hurricane impacts, as some t-groins are currently buried while others may have been damaged or displaced by storms. The inspection will document the structures' current state and provide recommendations for repairs or maintenance. The Board approved the proposal with the understanding that Michael Poff will present his findings at the October meeting, outlining which structures require attention and the potential scope of necessary work.

MOTION by Vice-Chair Delawder, seconded by Member Zinkan to authorize and issue a Purchase Order to Coastal Engineering Consultants Inc for T-Groin Inspection in the amount of \$10,910, 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

8C [ID 25-4368](#) Annual Biological Monitoring Report from Turrell Hall & Associates (M. Nageon de Lestang)

Marielle Nageon de Lestang of Turrell Hall & Associates presented the annual biological monitoring report, highlighting key environmental observations. She reviewed water quality data, noting fluctuations in total nitrogen and phosphorus levels, likely influenced by storms and bird activity. Seagrass coverage showed mixed results, with growth in the north bay but storm-related losses in the southern areas. Bird nesting

faced significant predation from coyotes, crows, and severe weather. While mangrove health remained stable overall, some berm areas experienced storm damage. The report emphasized the ecosystem's ongoing stress from multiple hurricanes, with some areas recovering while others continue to face environmental challenges. This monitoring provides critical insights into the ecological health of Tigertail Lagoon/Sand Dollar Island ecosystem and guides future conservation and restoration efforts.

8D [ID 25-4374](#) Financial Report as of March 31, 2025 (Member Zinkan)

Member Zinken presented the financial report, highlighting a \$50,000 increase in revenues, primarily from property taxes. The available cash on hand increased by approximately \$43,000. The millage rate was corrected from 1.5 to 1.6, and the Board discussed ongoing efforts to seek reimbursement from the County for hurricane-related expenses. Chair Ryan also mentioned that they are in the process of coordinating with the Coastal Advisory Committee and hope to resolve hurricane-related expense reimbursements by next fall.

(9) NEW BUSINESS

None.

(10) STAFF COMMUNICATIONS

Justin Martin, P.E., Director of Public Works, highlighted six missing day markers for t-groins identified by the Marco Island America's Boating Club. These markers indicate submerged rocks and potential navigation hazards. The Board discussed the need to determine who originally installed the markers and who would be responsible for their replacement. Director Martin also mentioned an upcoming Coastal Advisory Committee meeting on May 8th to discuss reimbursement for storm-related expenditures on Sand Dollar Island.

David Tolces, serving as the District's attorney, raised questions about legal responsibilities, particularly regarding the t-groin markers and potential expenditures beyond District boundaries. He emphasized the importance of understanding who originally constructed and paid for the t-groin structures. The Board agreed to have Michael Poff and Mohamed Dabees assess the need for the markers and to determine responsibility for their replacement.

(11) CITY COUNCIL COMMUNICATION

None.

(12) PUBLIC COMMENT

None.

(13) NEXT MEETING: CONFIRMATION & ATTENDANCE - (TUESDAY) 5/20/25 @ 1PM

The Board reached consensus on Tuesday, May 20th at 1:00 P.M. for its next Meeting.

(14) PROPOSED AGENDA TOPICS FOR NEXT MEETING

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

Outline of strategic planning approach for October Workshop (Member Ramirez)

Future Agenda Topics:

October 16 - Summary, report and recommendations on t-groins (Michael Poff)

October 17 - (Workshop) A comprehensive review of beach protection options (Member Ramirez with

Humiston and Moore and Coastal Engineering Consultants Inc)

(15) OTHER COMMITTEE COMMUNICATIONS

Chair Ryan reported that attorney David Tolces drafted an interlocal agreement between the Tax District, City, and Association for culvert permitting, outlining roles, responsibilities, and liability coverage during construction. The Association is currently reviewing the draft. The culvert permitting work approved at the previous meeting is nearly complete. Additionally, Chair Ryan will present the third segment of the Association's hurricane preparedness workshop on April 21st at 11 A.M., and Paul Fernstrum will be recognized by the City Council at 5:30 P.M. that same day.

Chair Ryan proposed a strategic planning workshop to explore future options for protecting Hideaway Beach and its shoreline. She suggested appointing Member Ramirez to lead the effort, collaborating with Mohamed Dabees and Michael Poff over the summer to develop potential strategies. Scheduled for October 17th at 9:00 A.M., the workshop will focus on the effectiveness, cost, and feasibility of various protective measures, including potential funding sources and environmental considerations. It will serve as a non-voting discussion to establish a strategic direction for beach preservation efforts.

David Tolces advised providing Member Ramirez with clear guidance to ensure compliance with Sunshine Law. He recommended that her initial work be based on existing reports and meeting discussions. David Tolces confirmed that the workshop will be a platform for discussion and exploration, with any formal decisions deferred to a subsequent meeting. He expressed support for the Board's strategic planning approach for beach protection.

(16) ADJOURNMENT

There being no further business before the Board, Chair Ryan adjourned the Meeting at 3:01 P.M.

Tara Kosieracki, Administrative/Project Coordinator

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