



City of Marco Island Florida

51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com

Meeting Agenda - Final

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

Monday, August 19, 2024

5:30 PM

Community Meeting Room

1. Call to Order

2. Roll Call

3. Invocation

4. Pledge of Allegiance

5. Approval of the Agenda

6. Approval of the Minutes

- a. [ID 24-3729](#) Approval of the City Council Operating Budget Workshop Minutes of July 22, 2024

Attachments: [City Council Operating Budget Workshop Minutes of July 22, 2024](#)

- b. [ID 23-3150](#) Approval of the City Council Meeting Minutes of July 22, 2024

Attachments: [City Council Meeting Minutes of July 22, 2024](#)

- c. [ID 24-3748](#) Approval of the Special-Called Meeting Minutes of August 1, 2024

Attachments: [City Council Special-Called Meeting Minutes of August 1, 2024](#)

7. Approval of Consent Agenda

[Approval of Consent Agenda passes all routine items listed below.]

- a. [ID 24-3733](#) Resolution - Approving of the Appointment of Linda Scherzinger to the

Beautification Advisory Committee - Joan Taylor, City Clerk

Attachments:

[Resolution 24-37](#)

[Application and Resume](#)

- b. [ID 24-3750](#) Resolution - Approving of the Appointment of Marv Needles to the Beautification Advisory Committee - Joan Taylor, City Clerk

Attachments:

[Resolution 24-39](#)

[Application and Resume](#)

- c. [ID 24-3763](#) Resolution - Approving of the Appointment of Mitzie Kelly to the Parks and Recreation Advisory Committee - Joan Taylor, City Clerk

Attachments:

[Resolution 24-43](#)

[Application and Resume](#)

- d. [ID 24-3774](#) Resolution - Reappointment of Dustin Nesmith to the Beautification Advisory Committee - Joan Taylor, City Clerk

Attachments:

[Resolution 24-47](#)

[Request for Reappointment Email](#)

- e. [ID 24-3618](#) Resolution - Approving Amendments to the City of Marco Island Construction Standards Handbook for Work Within the Right-of-Way - Justin Martin, P.E., Director, Public Works

Attachments:

[Resolution 24-25](#)

[Exhibit A - Right-of-Way Manual Revisions 5-20-24](#)

- f. [ID 24-3762](#) Resolution - Ratifying the Three-Year Police Union Collective Bargaining Agreement - Tracy Frazzano, Police Chief

Attachments:

[Resolution 24-42](#)

[Recommendation Memo to Council](#)

[Collective Bargaining Agreement](#)

- g. [ID 24-3760](#) Award of Contract for the Modernization of the City Hall Annex Elevator to TK Elevator Corporation in the Amount of \$160,000.00 - Heather Reed, Fleet and Facilities

Attachments:

[Sourcewell & TK Elevator Contract Extension](#)

[Thyssenkruup Elevator Contract - Expires 8-28-24 - One Year Extension](#)

[Marco Island City Hall Annex Revised Turnkey Modernization Proposal 7-2-24](#)

- h. [ID 24-3771](#) Authorize the City Manager to Issue a Purchase Order to B & J Lining, Inc., for the Sewer Manhole Rehabilitation Project in the Amount of \$199,025.00 - Jeffrey E. Poteet, General Manager, Water and Sewer Department

Attachments:

[B & J Linings, Inc. Quote 7-30-24](#)

[B & J 2024-015-1 Contract](#)

- i. [ID 24-3758](#) Award of Contract to Ronald L. Book for Lobbying Services, Casey Lucius, Ph.D., Assistant City Manager

Attachments: [Scoring Meeting Tally Sheet](#)
[Continental Strategy](#)
[JEJ & Associates](#)
[Ronald L. Book, P.A.](#)
[RFP 2024-026 Scoring Committee Appointments](#)

- j. [ID 24-3775](#) Authorize the City Manager to Issue a Purchase Order to Titan Concrete & Utilities, Inc., to Excavate 1490 feet of Swale along the Right-of-Way of Lilac Avenue and Apple Court and Replace Two Storm Box Structures at 1211 Lilac Avenue and 800 Apple Court in the Amount of \$113,700.00, using the City Public Infrastructure Construction Services Contract 2023-029 - Justin Martin, P.E., Director, Public Works

Attachments: [Titan Concrete & Utilities Estimate](#)

- k. [ID 24-3776](#) Authorize the City Manager to Issue a Purchase Order to Titan Concrete & Utilities, Inc., for the Installation of Two New Storm Boxes on Honduras Avenue in the Amount of \$125,316.35, using the City Public Infrastructure Construction Services Contract 2023-029 - Justin Martin, P.E., Director, Public Works

Attachments: [Titan Concrete & Utilities Estimate](#)

8. Proclamations and Presentations

- a. [ID 24-3642](#) Employee Service Awards:
Tracy Frazzano - 5 Years
Ivo Krizek - 15 Years
- b. [ID 23-3304](#) Employee of the Quarter
- c. [ID 24-3756](#) Presentation - Glenn Waters, COL, US Army (ret), ICMA Senior Fellow
- d. [ID 24-3773](#) Collier County Tourist Development Council Quarterly Update - Joan Taylor, City Clerk

Attachments: [TDC Presentation](#)

9. Citizens' comments on agenda items not scheduled for public hearing and items other than those appearing on the agenda. TIME CERTAIN 6:00 P.M. OR AS SOON AS POSSIBLE THEREAFTER

[Those who have signed in will be given the first opportunity to speak. Time is limited to 4 minutes per speaker and 30 minutes total time for this agenda item.]

10. Quasi-Judicial Public Hearing

Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to comment upon these items, please inform the Clerk by filling out the available sign-up form. An opportunity for persons to speak on the items will be made available after the applicant and staff have made their presentations under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will not be considered. The general public will not be permitted to cross-examine witnesses, but the public may request the Council to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. (Council members to communicate ex-parte communication.)

- a. [ID 24-3765](#) Resolution - Boat Dock Extension (BD-24-000054) Request to Allow for an Additional One and a Half (1.5') Foot Encroachment into the Waterway for a Boat Dock Facility for the Vantage Condominiums Located at 860 Panama Court, Marco Island, FL 34145 - Josh Ooyman, Planner II, Community Affairs/Growth Management

Attachments:

[Resolution 24-44](#)
[Staff Report](#)
[Application and Cover Letter](#)
[Survey](#)
[Plans 5-10-24](#)
[DEP Permit](#)
[Applicant Response Letter 4-30-24](#)
[Public Comment - McDonald](#)
[Notice of Publication](#)

- b. [ID 24-3769](#) Resolution - Conditional Use Permit (CUP-24-000089) to Construct a Recreational Vehicle (RV) Garage for the Property Located at 1960 San Marco Road, Marco Island, FL 34145 - Mary P. Holden, Planning Manager, Growth Management/Community Affairs

Attachments:

[Resolution 24-45](#)
[Staff Report](#)
[Application](#)
[Deed](#)
[Operating Agreement](#)
[Site Plan](#)
[Elevations](#)
[Notice of Publication](#)

11. Ordinances

A. Public Hearings

1. [ID 24-3768](#) Ordinance - Second Reading - Land Development Code Amendment (LDCA 24-000034) Request to Adopt a New Section to Provide for Authorization for Mixed-Use in Overlay District Two - A Subject to Conditional Use Approval - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

Attachments:

[Revised Ordinance 24-14](#)
[Ordinance 24-14 - Marked Up](#)
[Staff Report](#)
[Application Packet](#)
[Applicant Letter 4-8-24](#)
[Neighborhood Information Meeting Minutes](#)
[Public Comment - Mario Blanco](#)
[Public Comment - Graciela Cardellas](#)
[Public Comment - Juan Ruiz](#)
[Legal Notice - 2nd Reading Ordinance 24-14](#)

2. [ID 24-3764](#) Ordinance - Second Reading - Revised Municipal Code of Ordinances - Continued to September 9, 2024 meeting with a Public Announcement to this Effect

B. First Readings - None

12. Resolutions & City Council Items

- a. [ID 24-3772](#) Resolution - Floodplain Variance Request (SF-22-02623) for Property Located at 230 Polynesia Court, Marco Island, FL 34145 - Kelli DeFedericis, CFM, Floodplain Coordinator, Community Affairs/Building Services

Attachments:

[Resolution 24-46](#)
[Staff Report](#)
[Variance Application Letter](#)
[David Hyatt, PSM Letter of Explanation](#)
[Mechanical Enclosure & Equipment](#)

13. Items Removed from the Consent Agenda

14. Council Communications & Future Agenda

[ID 23-3154](#) Future Agenda Items

Attachments:

[Future Agenda 09-09-24](#)

15. Council Reports - None**16. City Manager's Report****17. City Attorney's Report**

[ID 23-3155](#) City Attorney's Report

Attachments: [City Attorney](#)

18. Departmental Reports

[ID 23-3156](#) Monthly Departmental Reports

Attachments: [Public Works](#)
[Water & Sewer](#)
[Police](#)
[Finance Staff Report 8-19-24](#)
[Finance 9 Month Budget Status - FY2024](#)
[Internal Services](#)
[Community Affairs](#)
[Fire-Rescue](#)

19. Citizens' Comments

[4 minutes per individual – Each individual has one opportunity to speak.]

20. Adjournment

All interested persons are invited to attend the meeting and participate in the discussion; or, written comments may be sent to the City of Marco Island, 50 Bald Eagle Drive, Marco Island, FL. 34145. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by City Council with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based. ADA Assistance: Anyone needing special assistance at the City Council hearing due to disability should contact the City of Marco Island at (239) 389-5010 at least two days prior thereto if you would like to receive any of the items on the agenda by email. Please contact the City Clerk at jtaylor@cityofmarcoisland.com if you would like to receive any of the items on the agenda by email.

Any Invocation that may be offered before the official start of the Council meeting shall be voluntary offering of a private citizen, to and for the benefit of the Council. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council is not allowed by law to endorse the religious beliefs or views of this, or any speaker.

Marco Island City Council Rules of Decorum

The City of Marco Island is committed to the First Amendment principal of free speech and to full and open discussion of the City's business in open forum. It also recognizes that in order to ensure meetings of the City Council are conducted in a manner that allows the business of the City to be effectively conducted, and ensures that members of the public can be heard in a fair, impartial and respectful manner, that reasonable rules based on time, place, and manner of that speech are in order. The members of the Marco Island City Council, employees of the City of Marco Island, and citizen participants are expected to reflect proper decorum and treat each other with courtesy and respect as follows:

- The City Council Chair is in control of the meeting at all times. The Chair is granted wide discretion to interpret and enforce these rules of decorum and other City Council Policies and Procedures.
- When recognized by the Chair, citizen participants will address all comments to the Chair, speaking from the designated podium. No individual shall make slanderous, disparaging or unduly repetitive remarks.
- Only those persons who have signed for a particular item of business will be given the opportunity to speak. Exceptions may be granted at the sole discretion of the Chair.
- Demonstrations in the form of clapping, applauding, heckling or other verbal outbursts in support or in opposition to a speaker during his or her remarks are not permitted. Such demonstrations between speakers may be further limited by the Chair should they serve to disrupt the orderly conduct of the meeting.
- For the safety of all in the chambers, signs, placards, or anything blocking sightlines, entrances, exits or aisles in the City Council Chambers are not permitted.
- No more than one person may stand in the aisles or at the dais. Individuals waiting to be recognized shall wait in an area designated by the City. Persons exiting the council chambers shall do so quietly.
- Anyone who violates these Rules of Decorum may forfeit their right to speak and may be asked to leave or cease their public comment at the discretion of the Chair.

Citizen Comment on Consent Agenda Items

- Items listed under Consent Agenda are viewed to be routine and the recommendation will be enacted by one motion. If discussion is desired by the Council, the item(s) will be removed from

the Consent Agenda and will be considered separately.

- Anyone wishing to comment on any item on the Consent Agenda should submit a Speakers Request Card before these item(s) are considered. Each speaker is limited to three (3) minutes on any item removed from the Consent Agenda.