

City of Marco Island Florida

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



Meeting Minutes - Draft

Thursday, January 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, Paul Fernstrum,
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 1:30 P.M.

(2) ROLL CALL

Present: 5 - Board Member Barto, Board Member Fernstrum, Board Member Zinkan, Board Member Delawder and Board Member Ryan

Also Present

*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)
Tim Hall, Senior Ecologist/Principal, 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*

(3) PLEDGE OF ALLEGIANCE

Led by Chair Ryan.

(4) APPROVAL OF THE AGENDA

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

Yes: 5 - Board Member Barto, Board Member Fernstrum, Board Member Zinkan, Board Member Delawder and Board Member Ryan

(5) APPROVAL OF THE MINUTES

[ID 24-4053](#) Approval of the Minutes of December 12, 2024

MOTION by Member Barto, seconded by Member Zinkan, that the Hideaway Beach Tax District Board Meeting Minutes of December 12, 2024 be Approved as presented. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

Yes: 5 - Board Member Barto, Board Member Fernstrum, Board Member Zinkan, Board Member Delawder and Board Member Ryan

(6) OLD BUSINESS

6A [ID 25-4055](#) Project Update (M. Dabees & T.Hall)

Mohamed Dabees of Humiston and Moore provided an update on the Sand Dollar Island restoration project in the wake of hurricanes Helene, Milton, and Debby. The project involves mechanically retrieving sand and constructing a berm.

The core of the berm has been successfully constructed, and the initial dike across the lagoon is

currently being removed. Additionally, the project includes regrading the area around South Point and filling in troughs created by the retreat of surge water. Mohamed noted that ongoing maintenance will be required for the berm and clarified that the restoration is still in progress. He also explained the functionality of the sand trap and highlighted the cost-effectiveness of reusing the sand.

Tim Hall of Turrell, Hall & Associates provided an update on the vegetation and environmental considerations. He highlighted the damage caused to vegetation along the mangrove shoreline, primarily due to Hurricane Ian. Tim explained that the main areas of concern had suffered significant damage and discussed the process of removing sand from the mangrove shoreline to reopen the waterway.

Tim summarized the use of water flushing to remove sand from mangrove roots without the use of mechanical equipment. Tim recommended the planting of mangroves and buttonwood, and discussed the appropriate planting time and age of the vegetation.

David Tolces, Esq., advised that all proposed work should be consistent with the permits. Tim will proceed to obtain quotes and plan at a unit rate. Chair Ryan mentioned that they are restoring the berm to its original height, as they are not authorized to raise it any higher. She suggested that in the future, the height of the berm should be evaluated.

6B [ID 25-4056](#) 6000 Building Beach Review (M. Poff/M.Dabees)

Michael Poff of Coastal Engineering Consultants, Inc. recommended monitoring the 6000 building and its surrounding area before the equipment is removed. He noted that the area will be closely observed, and commented that permit options will be discussed in March. Michael explained the challenges of armoring the shoreline and the need for a multi-tiered approach to coastal management.

6C [ID 25-4057](#) Financial Report as of December 31, 2024 (P. Fernstrum)

Member Fernstrum presented the Financial Report Summary for December 2024, highlighting that 83% of the ad valorem tax had been received. He compared the current ad valorem tax amounts to those of the previous year and discussed cash on hand, open purchase orders, and available cash. He also noted that the agreement with the County is not included in the financials. Chair Ryan mentioned that a budget will need to be prepared in March for the next fiscal year, along with projections for upcoming projects.

(7) NEW BUSINESS

[ID 24-4056](#) 2025 Annual Monitoring (M. Poff)

Michael Poff of Coastal Engineering Consultants, Inc. summarized the 2025 Monitoring Survey Scope of Work and asked for the Board's review and approval.

MOTION by Member Zinkan, seconded by Vice-Chair Delawder that the 2025 Monitoring Survey Scope of Work presented from Coastal Engineering Consultants, Inc. (M. Poff) to assist the City of Marco Island and the Hideaway Beach Tax District Board in the amount of \$57,430.00.00 be Approved.

Yes: 5 - Board Member Barto, Board Member Fernstrum, Board Member Zinkan, Board Member Delawder and Board Member Ryan

(8) STAFF COMMUNICATIONS

Justin Martin, P.E., Public Works Director, informed the Board about the progress on installing markers in the flow channel between Hideaway Beach and Sand Dollar Spit. He also mentioned that the City Council expressed interest in taking a tour to view the restoration project. David Tolces, Esq. commented on the sunshine law.

(9) CITY COUNCIL COMMUNICATION

None.

(10) PUBLIC COMMENT

None.

(11) NEXT MEETING: CONFIRMATION & ATTENDANCE - WEDNESDAY - 2/19/25 @ 1:30 P.M.

(12) PROPOSED AGENDA TOPICS FOR NEXT MEETING

The following topics were raised for the Meeting scheduled on February 19, 2025:

- 1. Project Update (M. Dabees)*
- 2. Vegetation Plan (T. Hall)*
- 3. Permit Update (M. Poff) - March 2025*
- 4. Budget (Next Fiscal Year) - March 2025*

(13) OTHER COMMITTEE COMMUNICATIONS

Chair Ryan reviewed the guidelines for attending meetings via phone and mentioned that an email had been sent out with details about attendance.

(14) ADJOURNMENT

There being no further business before the Board, Chair Ryan adjourned the Meeting at 3:11 P.M.

Tara Kosieracki, Administrative/Project Coordinator

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