

# City of Marco Island Florida

51 Bald Eagle Drive  
Marco Island, Florida  
cityofmarcoisland.com



## Meeting Minutes - Final

Friday, October 17, 2025

9:00 AM

**HIDEAWAY BEACH LONG TERM MANAGEMENT STRATEGIES  
WORKSHOP  
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 workshop to order at 9:00 A.M. Chair Ryan explained its purpose was to explore long-term management strategies. She clarified that the session was strictly informational and focused on planning, with no formal votes to be taken.

## (2) ROLL CALL

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

### **Also Present**

David Tolces, Attorney, Weiss, Serta, Helfman, Cole & Bierman, P.L.  
Mohamed Dabees, Humiston & Moore Engineers  
Michael Poff, Coastal Engineering Consultants, Inc.

City Staff:  
Justin Martin, P.E., Director of Public Works  
Tara Kosieracki, Administrative/Project Coordinator  
Martin Luna, Audio Visual Technician

## (3) BUSINESS

Chair Ryan turned the workshop agenda over to Member Ramirez and the consulting team, Michael Poff and Mohamed Dabees, to lead the discussion.

### **3A**     [ID 25-4779](#)     Introduction

Member Ramirez explained that the workshop aims to discuss the renewal of the Hideaway Beach erosion control permit expiring in December 2027, focusing on key points like Tigertail Lagoon restoration, beach fill, dune assessment, T-groin evaluation, and the Marco Island Beach Management Agreement. Two coastal engineering firms Humiston and Moore and Coastal Engineering Consultants Inc., were selected to manage the project, leveraging their 30-year experience in coastal management.

### **3B**     [ID 25-4780](#)     Public Relations

Member Ramirez emphasized the need for clear public relations to prevent misinformation, suggesting the Hideaway Beach website and Coastal Breeze newspaper be used to share accurate details about the project's professionals, permitting, costs, and environmental impact. Chair Ryan and other members supported enhancing communication both within and beyond the community, with suggestions including reconnecting with media contact Denny Shields and developing a dedicated PR strategy with appropriate budgeting. Mohamed Dabees also stressed the importance of informing decision-makers and the public to avoid the spread of misinformation.

### **3C**     [ID 25-4781](#)     Shoreline History and Current Program Assessment

Mohamed Dabees explained that Marco Island is a dynamic barrier island shaped by natural coastal processes, making it fundamentally different from mainland coastlines. He emphasized the importance of understanding shifting sands and managing critical areas, particularly the lateral ends. The north end, a designated critical wildlife area, acts as a renewable line of defense against storms. The island's management strategy includes storm response, annual maintenance, and continuous monitoring by state and federal agencies.

Michael Poff outlined long-term shoreline management efforts, including the installation of T-groins in

2005, 2010, and 2013 and multiple dredging/sand placement events between 2005 and 2024. These efforts have placed sand across key areas and improved sustainability by extending the intervals between dredging through restoration projects like Tigertail/Sand Dollar Island.

The current strategy uses both nearshore and offshore sand sources under the Hideaway Beach Erosion Control Permit set to expire in December 2027, with application renewal planned for 2026. Michael stressed the importance of timely renewal and noted coordination challenges with Collier County due to the County's open permit modification for their Collier Creek project. Mohamed added that restoring coastal structures to their original design is essential before the permit expires. The team will continue working with regulatory agencies and the County to align project timing and permitting. Chair Ryan highlighted cost differences between nearshore and offshore dredging. The discussion concluded with a focus on future dredging needs and the importance of aligning beach design with projected sea level rise.

### 3D [ID 25-4782](#) Hideaway Beach Project Features and Adaptations

Michael Poff and Mohamed Dabees presented Collier County's proposed plan for Collier Creek, which includes a terminal groin, beach fill, and a training structure, with the possibility of placing excess sand on Sand Dollar Island or Hideaway Beach. They recommended waiting to assess the terminal groin's impact before pursuing structural changes to the t-groin on North Beach. The discussion emphasized the importance of consistent dune elevation, preserving natural features, and planning for long-term maintenance while avoiding delays in the permitting process. They proposed incorporating these potential modifications into the future permit renewal application, while cautioning against introducing structural changes that could delay the permitting process due to extended regulatory review.

### 3E [ID 25-4783](#) Tigertail Lagoon-Sand Dollar Island Project Features and Adaptations

Mohamed Dabees of Humiston & Moore emphasized the importance of the Sand Dollar spit, describing it as a natural breakwater that provides critical protection for the main beach, shielding much of the shoreline up to Royal Marco Point.

### 3F [ID 25-4784](#) Conceptual Alternatives

Mohamed Dabees presented two scenarios, restoration versus no intervention, highlighting that without action, the lagoon would eventually merge with the beach, causing vegetation loss and the retreat of the picnic area shoreline by 45-50 feet per year. To prevent this, the restoration strategy includes excavating a flow channel and rebuilding the berm, which has successfully withstood four storms over two years without needing external sand. He emphasized the importance of maintaining the lagoon and outer beach to prevent further retreat.

Mohamed also explained that while structures are designed for typical conditions, they are vulnerable to storms. Environmental regulations make it difficult to permit seawalls or other hard structures, requiring proof of severe conditions. He discussed the economic trade-offs between holding the line and moving it further west.

Michael Poff reviewed coastal protection strategies like breakwaters and shoreline armoring, noting their high costs and complex permitting. He and Mohamed agreed that the most sustainable and cost-effective approach is to "hold the line" through nature-based solutions. They recommended continuing with strategic beach management, dune restoration, and ongoing monitoring, while collaborating with stakeholders to adapt to changing coastal conditions.

### 3G [ID 25-4785](#) Marco Island Beach Management Agreement

Mohamed Dabees and Michael Poff recommended continuing the current sand management plan while exploring potential beach management agreements with Collier County and the State. The long term strategy aims to protect infrastructure and preserve the natural coastal ecosystem through sustainable,

*incremental adaptations to sea level rise and storm impacts.*

*The final discussion emphasized the need for a comprehensive matrix outlining alternative strategies, their permitting feasibility, and associated costs. Key action items include evaluating potential T-groin modifications, integrating Collier County's terminal groin into long-term planning, and developing a phased dune elevation strategy.*

*Ongoing collaboration, strategic planning, and transparent communication with stakeholders were highlighted as essential. Next steps involve continued investigation and preparation for the permit renewal process, with a focus on maintaining ecological integrity, protective functions, and navigational safety within the overall beach management approach.*

#### **(4) CITY COUNCIL COMMUNICATION**

*None.*

#### **(5) PUBLIC COMMENT**

*None.*

#### **(7) ADJOURNMENT**

*There being no further business before the Board, Chair Ryan adjourned the workshop at 11:00 A.M.*

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*Tara Kosieracki, Administrative/Project Coordinator  
Public Works Department*

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