

City of Marco Island Florida

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



Meeting Minutes - Final

Monday, March 4, 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: 7 - Councilor Blonna, Vice-Chair Brechnitz, Councilor Folley, Councilor Irwin, Councilor Palumbo, Councilor Rola and Chair Grifoni

Also Present

*Michael McNees, City Manager
Casey Lucius, Assistant City Manager
Joan Taylor, City Clerk
Alan L. Gabriel, City Attorney
Tracy Frazzano, Police Chief
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
Josh Ooyman, Planner II
Kelli DeFedericis, Floodplain Coordinator
Martin Luna, Video/Broadcast Technician
Jim Kornas, Recording Specialist
Citizens and Visitors*

3. Invocation

Offered by Reverend Scott Kerens of the Marco Presbyterian Church.

4. Pledge of Allegiance

Led by Chair Grifoni.

5. Approval of the Agenda

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

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

6. Approval of the Minutes

[ID 23-3099](#) Approval of the City Council Meeting Minutes of February 20, 2024

MOTION by Councilor Blonna, seconded by Councilor Irwin, that the City Council Meeting Minutes of February 20, 2024 be Approved. MOTION CARRIED BY THE FOLLOWING VOICE VOTE:

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

7. Approval of the Consent Agenda

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

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

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

- a. [ID 24-3441](#) Authorize the City Manager to Issue a Purchase Order to Agnoli, Barber & Brundage, Inc. for Professional Engineering and Professional Environmental Services for the Sand Hill Street Pathway in the Amount of \$113,830 using City of Marco Island Contract #2013-009 for Professional Services - Justin Martin, P.E., Director, Public Works
- b. [ID 24-3465](#) Award of Contract to Layne Christensen Company for Back Plugging Water Supply Well #5 in the Amount of \$95,300. - Jeffrey E. Poteet, General Manager, Water & Sewer Department

8. Proclamations and Presentations

- a. [ID 24-3427](#) Employee Service Awards:
Martin Luna Chavez - 5 Years
Michael Snyder, Jr. - 10 Years

City Manager McNees recognized and separately called forward Mr. Martin Luna Chavez and Mr. Michael Snyder, Jr. to receive their appreciation of service recognition certificates and pins as presented by City Council Chair Jared Grifoni. Each received a warm round of applause from all present.

- b. [ID 24-3464](#) Proclamation - Flood Awareness Week - Kelli DeFedericis, CFM, Floodplain Coordinator - Building Services - Community Affairs

City Council Chair Jared Grifoni read a Proclamation proclaiming Flood Awareness Week for Marco Island during the week of March 4, 2024. Ms. Kelli DeFedericis, City of Marco Island Floodplain Coordinator, received the Proclamation and a warm round of applause from all present.

- c. [ID 24-3444](#) Presentation - Metropolitan Planning Organization Quarterly Update - Anne McLaughlin, Executive Director

Ms. Anne McLaughlin, Executive Director of the Collier County Metropolitan Planning Organization (MPO), was invited by Councilor Greg Folley, Marco Island City Council's representative on the MPO Board, to provide a Quarterly Update on the MPO's mission, structure, process, and significant transportation infrastructure improvements that are currently planned or underway in southwest Collier County.

Public Comment

Ms. Christine Dowell (Biscayne Way) commended Councilor Folley for championing periodic public reports on the progress achieved by outside Boards and Committees on which Marco Island City Councilors serve, and she noted the existence of Florida state restrictions on motorized e-bikes rated above 750 watts operating on the shared use pathways on Marco Island.

- d. [ID 24-3442](#) Presentation - Update from Bicycle Pathways Committee - Al Musico, Committee Member

Mr. Al Musico, Chair of the Ad Hoc Bike Path Volunteer Committee, provided an overview of the Committee's most recent Ten Year Master Plan, highlighting three funded projects that are currently underway during 2024, and requesting Council support in endorsing amendments to the Committee's Master Plan resulting from the City's facility improvements at Veterans Community Park.

No members of the public came forward to offer comment.

Chair Grifoni received unanimous Council support in requesting that the City Staff prepare a Resolution adopting the recommended changes to the Committee's Master Plan, and he thanked Mr. Musico and his Committee for its diligent and successful work over many years to improve and connect the pedestrian, bicycle, and shared use pathways within and around Marco Island.

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

Ms. Jamie Greusel (N. Collier Blvd.), an attorney on Marco Island, offered her endorsement of Mr. Anthony Oliverio's integrity and character as an introduction to his comments which follow.

Mr. Anthony Oliverio (Olds Ct.) expressed his concern with a recent Code Enforcement action that he experienced, and he complimented the responsiveness of certain members of the Council and the City Staff to the concerns that he raised in an email that he sent to the Council.

10. Quasi-Judicial Public Hearing

- a. [ID 24-3459](#) Resolution - Variance Petition (VP-22-000190) Request to Reduce Required Parking at Eagle Center Located at 860 Bald Eagle Drive, Marco Island, FL 34145 - Daniel J. Smith, AICP, Director - Growth Management - Community Affairs

City Attorney Alan Gabriel swore in all parties who indicated an intention to provide witness or testimony, and each Council member conveyed a verbal ex parte disclosure related to the Applicant's appeal.

Community Affairs Director Daniel Smith outlined the Applicant's request, provided background on the variance petition, and he responded to a number of questions from members of the Council.

City Clerk Joan Taylor read Resolution 24-08 into the record by title only.

Attorney Zach Lombardo of the law firm Woodward, Pires & Lombardo, P.A. provided brief insight on behalf of the Applicant. [Editorial Note: a contextual background document that was provided by Attorney Lombardo's office but not presented at the meeting may be found on www.cityofmarcoisland.com under Our Government > Agendas and Minutes > City Council > 3/4/24 > Meeting Details]

No members of the public came forward to offer comment.

MOTION by Councilor Palumbo, seconded by Councilor Blonna, that Resolution 24-08 - Variance Petition (VP-22-000190) Request to Reduce the Required Parking at Eagle Center Located at 860 Bald Eagle Drive, Marco Island, FL 34145, 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

- b. [ID 24-3458](#) Resolution - Conditional Use Petition (CUP-23-000435) Request to Allow

for a Pilates Studio at the Property Located at 137 South Barfield Drive, Marco Island, FL 34145 - Josh Ooyman, Planner II - Growth Management - Community Affairs

City Attorney Alan Gabriel swore in all parties who indicated an intention to provide witness or testimony, and each Council member conveyed a verbal ex parte disclosure related to the Applicant's appeal.

City Clerk Joan Taylor read Resolution 24-09 into the record by title only.

City Planner Josh Ooyman provided background on the Applicant's conditional use petition, as well as the results of the City's Planning Board discussion and vote on the matter.

No members of the public came forward to offer comment.

MOTION by Councilor Folley, seconded by Councilor Irwin, that Resolution 24-09 - Conditional Use Petition (CUP-23-000435) Request to Allow for a Pilates Studio at the Property Located at 137 South Barfield Drive, Marco Island, FL 3415, 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

11. Ordinances

A. Public Hearings

[ID 24-3471](#) Ordinance - Second Reading - Workforce/Affordable Housing Code Amendments - Mary P. Holden, Planning Manager, Community Affairs/Growth Management

City Clerk Joan Taylor read Ordinance 24-07 into the record by title only.

City Growth Management Department Senior Planner Mary Holden highlighted the proposed modifications to the City's Housing Code to provide for the re-purposing of the upper levels of commercial centers into deed-restricted affordable housing units, and she responded to a number of questions from members of the Council.

Public Comment

Dr. Bill Trotter (N. Collier Blvd.) shared his belief that traceable density unit record-keeping is a critical cornerstone of a transparent growth management process. He requested that the Council require the City Staff to reconcile and consistently update a density tally by land use category.

Mr. Howard Reed (Bald Eagle Dr.) proposed a modification to Ordinance 24-07 that would add, on Line 476 (Page 12), "... Future Land Use Table as amended ...", along with a Page 1 reference to same.

MOTION by Councilor Folley, seconded by Councilor Palumbo, that Ordinance 24-07 - Second Reading - Workforce/Affordable Housing Code Amendments, be Approved with correction of the referenced Comprehensive Plan year as being 2040 in Line 476 of the Ordinance. 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. First Readings

None.

12. Resolutions & City Council Items

None.

13. Items Removed from the Consent Agenda

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

14. Council Communications & Future Agenda

Councilor Blonna advised the City Staff of a correction to the topic and title of his March 18th Council Report (see Future Agenda below), and he expressed his appreciation to City Manager McNees and Public Works Director Martin for working collaboratively with the concerned organizations and relevant bodies to develop a comprehensive "Capri Pass/Sand Dollar Spit Sand Management Plan".

Councilor Palumbo summarized his impressions from the Council's March 4th Workshop regarding a new Vietnam-era Veterans Memorial, reiterating his belief that: 1) location, and; 2) the structure's size remain the two most pressing issues to resolve.

Councilor Palumbo encouraged the City Staff to elevate difficult issues such as visitor parking at the City's parks to the Council for definitive direction in the future. He also discussed seawall staging location shortfalls on the Island.

Vice-Chair Brechnitz sought clarification from the City Staff on the nature of the issue raised by Mr. Anthony Oliverio during Citizens' Comments, and he conveyed a request from the donor to extend the time over which the "Unity" sign is illuminated at Veterans Community Park.

Vice-Chair Brechnitz concluded by offering additional insight regarding the on-demand electric rideshare presentation that was presented to the Council on February 5, 2024 [Editorial Note: Agenda Item 8b. of the 2/5/2024 City Council Meeting], and he reiterated his support of free-market determination, rather than government support, to address transportation needs on Marco Island.

Councilor Folley shared feedback that he received from participants who competed in the 2024 RC Laser National Championship Regatta at Mackle Park during the weekend of March 2 - 3, 2024. He also shared an example of online censorship that he recently experienced on the Next Door app. [Editorial Note: a copy of Councilor Folley's presentation material on this topic may be found on www.cityofmarcoisland.com under Our Government > Agendas and Minutes > City Council > 3/4/24 > Meeting Details]

Councilor Irwin, in referencing the Council's discussion with representatives of the American Legion Post 404 during the March 4th Workshop, suggested an alternative Vietnam-era Veterans Memorial design and display approach for consideration, and she reiterated her belief in the power of thoughtfully-created art.

Councilor Irwin also advised the Council of a recent planting of several trees under the "10,000 Trees in Ten Years Program" pilot phase, and she recommended that the Chair of the City's Beautification Advisory Committee be invited to provide an update on the pilot program to the Council.

Councilor Irwin concluded by recognizing the January year-over-year reduction in Marco Island Police-reported incidents, and she commended Chief Frazzano and the Marco Island Police Department Team for their efforts in advancing Marco Island's continued standing and reputation as a safe and friendly community.

Chair Grifoni queried City Manager McNees and Police Chief Frazzano on the process that precipitated Mr. Anthony Oliverio's concern earlier in the meeting, and Chief Frazzano provided additional insight on the genesis of the concern.

[ID 23-3100](#) Future Agenda Items

Council Blonna corrected the intended topic and title of his planned March 18, 2024 White Paper/Council Report to be: "Beyond the Trolley: A Comprehensive Approach to Solving Traffic, Growth, Density, and Parking Concerns".

Councilor Palumbo indicated that he would provide an update regarding the Slidr rideshare/microtransit proposal at the Council's March 18, 2024 meeting.

15. Council Reports

None.

16. City Manager's Report

City Manager McNees invited the Council to participate in, or come to enjoy, the City of Marco Island Employee Kick-Ball match scheduled for Tuesday, March 5th at 3:30 P.M. at Winterberry Park.

City Manager McNees also requested that the Council be attentive to an upcoming, yet-to-be-scheduled "in the shade" meeting in preparation for the City's forthcoming negotiations with the local Fraternal Order of Police Officers Union.

17. City Attorney's Report

None.

18. Departmental Reports

[ID 23-3101](#) Monthly Departmental Reports

No comments were received regarding the City's Monthly Department 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 7:58 P.M.

Jared Grifoni, Council Chair

ATTEST:

Joan Taylor, City Clerk

PREPARED BY:

Jim Kornas, Recording Specialist