

Workshop from A/1

into problems and neither received approval, despite strong support by the respective local members of both the Senate and House from the Collier County Legislative Delegation.

City Attorney Alan Gabriel has recently opined that vacation rentals are allowed in the Residential Single-Family District (RSF District). That places Gabriel in the awkward position of explaining the advice he gave to council in 2009. Gabriel's advice in 2009 was that STRs were not allowed in the Residential Single-Family District, and to allow them, the council would have to amend the zoning ordinances. At the time, council did nothing. In 2011, the state passed legislation that essentially prohibited local authorities from taking any action to control short term rentals, unless there was local legislation already in place.

Councilor Claire Babrowski strongly questioned the logic of the City Attorney's opinion that the city has lost its enforcement ability because of its previous failure to enforce. "Because you have a rule you haven't enforced, you now can't enforce it? That sounds ridiculous," said Babrowski at a recent council meeting.

Councilor Rich Blonna demonstrated a willingness to possibly adjust his position on the issue, or at least to discuss it. Councilor Joe Rola has consistently voiced concerns regarding what he sees as a violation of the protections provided for single family home neighborhoods. Councilor Greg Folley has not taken a strong position either way on the issue but has remained open to dialogue on the item.

Chairman Erik Brechnitz, Vice-Chair Jared Grifoni and Councilor Becky Irwin have chosen to maintain the status-quo, and instead continue to adjust the city's noise ordinance to deal with these issues.

Citizens For a Better Marco is a local advocacy group that was formed in



response to the increasing issues involving short term rentals in single family home neighborhoods. It independently contracted with a Naples law firm to review the protections provided under the city's Land Development Code and Zoning provisions. The Davies Duke Law Firm did a subsequent analysis of the city's regulations and found that STRs are prohibited in single family residential districts per the codes that were in place prior to the 2011 legislation that would have allowed them.

Davies Duke also pointed out the potential of increased liability for the City of Marco Island and its officials. Potential personal liability could even extend to short term rental owners, their brokers, realtors, and property managers. Davies Duke explained that a traditional residential homeowner's policy may not afford coverage for this type of usage and that such usage may violate provisions of the homeowner's mortgage documents and may void their mortgages.

At the upcoming February 7 Marco Island City Council Meeting, the Citizens For a Better Marco will ask to be included on the agenda for the Council Workshop Meeting, which will begin at 2 PM in Council Chambers. The group will request an official ruling by the Florida State Attorney General regarding the city's status, as to whether the Davies/Duke opinion is valid.

The February 7 Council Meeting will convene at 5:30 PM in Council Chambers and the public is welcome to attend and voice their opinions.



Submitted Photo

St. Mark's Becomes First Faith-Based Blue Zones Organization

Submitted

On February 8, 2022, St. Mark's Episcopal Church will officially become the first faith-based Blue Zones registered organization on Marco Island, allowing them to promote well-being and healthy lifestyle choices for their parishioners.

At 5:00 PM, Reverend Jessica Harris Babcock will be cutting the ribbon alongside Wellness Council members and representatives from Blue Zones of Southwest Florida to celebrate this occasion. It is anticipated that Commissioner Rick LoCastro, Collier County District One, will also be in attendance.

St. Mark's is hosting a private Blue Zones Cooking Demonstration and Dinner to follow at 6:00 PM, led by Chef

Laura Owen of CJ's on the Bay. CJ's on the Bay was the first Blue Zones registered restaurant on Marco Island.

First coined by Dan Buettner, the term "blue zone" describes the environments and the lifestyles of the world's longest living people. These blue zones are scattered throughout the world and contain communities exhibiting individuals with a much longer lifespan than any other areas. Blue Zones Project works with schools, work sites, restaurants, grocery stores, civic organizations and faith-based communities to make the healthy choice the easy choice. They also bring people together and create social connections, while also helping people find purpose.

For more information on Blue Zones visit www.bluezones.com.

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Friday - Rosetta Stone
Saturday - Greg Miller's Motown Magic
Sunday - Michael Dutra's Strictly Sinatra Show

OPEN VALENTINES DAY
4PM - 9PM

Catering & Personal Chef Services Available

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Wednesday - Saturday 11:30 am - 9:30 pm
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