

From: [Joshua Ooyman](#)
To: Bernice1ImperialMarine@Yahoo.com; [Bernice Clark](#)
Cc: [Raul Perez](#); [Mary Holden](#)
Subject: DOCK-22-00045 - 510 Alameda Ct.
Date: Monday, May 1, 2023 2:22:00 PM
Attachments: [image001.png](#)

Good Afternoon, Bernice -

It has come to Staff's attention that the permit referenced above was approved with the incorrect side riparian line setback. The plans were approved with an 8-foot setback on one side, when the minimum required is 15'.

LDC Sec. [54-111\(b\)\(1\)\(c\)](#) states in part: "Waterfront corner lots that have less than 80 feet of water frontage shall have required setbacks of seven and one-half feet from each riparian line."

Since the subject property at has two seawall segments of 50' and 110' for a total of 160', then subsection (c) above does not apply, and 15' side yard setbacks are applicable.

Your options at this point are as follows:

1. Build the dock pursuant to the 15' setback (if it hasn't already been constructed); or
2. If already constructed, you can choose to remove the encroaching portion by submitting a revision to the approved plans; or
3. Apply for a variance to allow the dock to remain as constructed, and Staff would request to City Council that the variance application fee be waived due to Staff's review error.

I apologize for the mix up, but felt it was prudent to apprise you of the situation.

Please let me know if you have any questions.

Thank you,

Josh

Josh Ooyman

Josh Ooyman, Planner II
City of Marco Island
Growth Management Department
239.389.3985
jooyman@cityofmarcoisland.com

