



*Planning Board Staff Report*

**Meeting Date: May 1, 2026**

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**TO:** Marco Island Planning Board  
**FROM:** Josh Ooyman, Planner II  
**DATE:** May 1, 2026  
**RE:** Boat Dock Extension 26-000061, 384 S. Heathwood Dr., Michael & Melissa Tschida

**PROJECT DESCRIPTION:**

Crocker Marine Services, Inc. has submitted, on behalf of Michael & Melissa Tschida (the “Owners”), a petition for approval of a boat dock extension at the above-referenced property. The proposal is to allow for a boat dock to encroach 3.3 feet into the required 7.5-foot riparian setback. The Owners variance was submitted because the subject dock was constructed out of conformance with the approved plan. The petition, plans and narrative are attached.

**APPLICANT:**

Clayton Crocker, Crocker Marine Services  
2101 McGregor Blvd. Ste 201  
Fort Myers, FL 33901

**OWNERS:**

Michael & Melissa Tschida  
384 S Heathwood Drive  
Marco Island, FL 34145

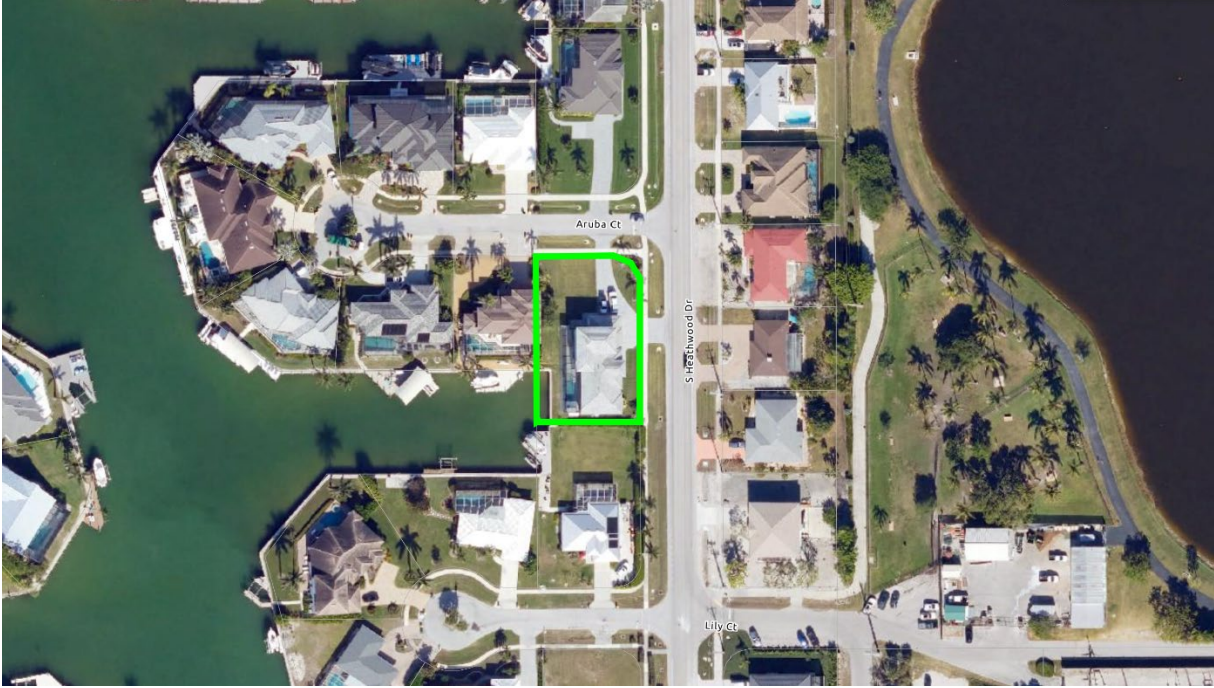
**PROJECT ADDRESS:**

384 S Heathwood Drive  
Marco Island, Florida 34145

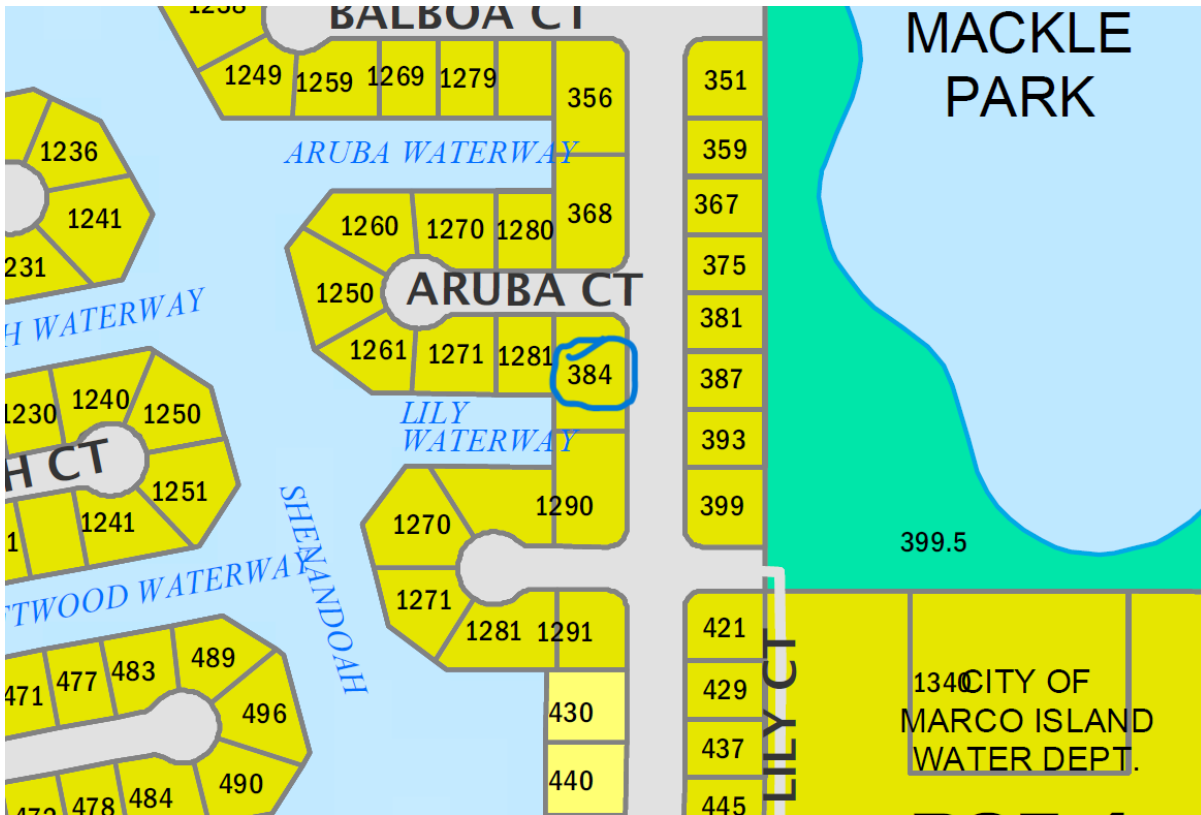
**PARCEL INFORMATION**

Zoning: RSF-4  
Parcel #: 57676240001  
Legal Description: MARCO BCH UNIT 7, BLK 211, LOT 9

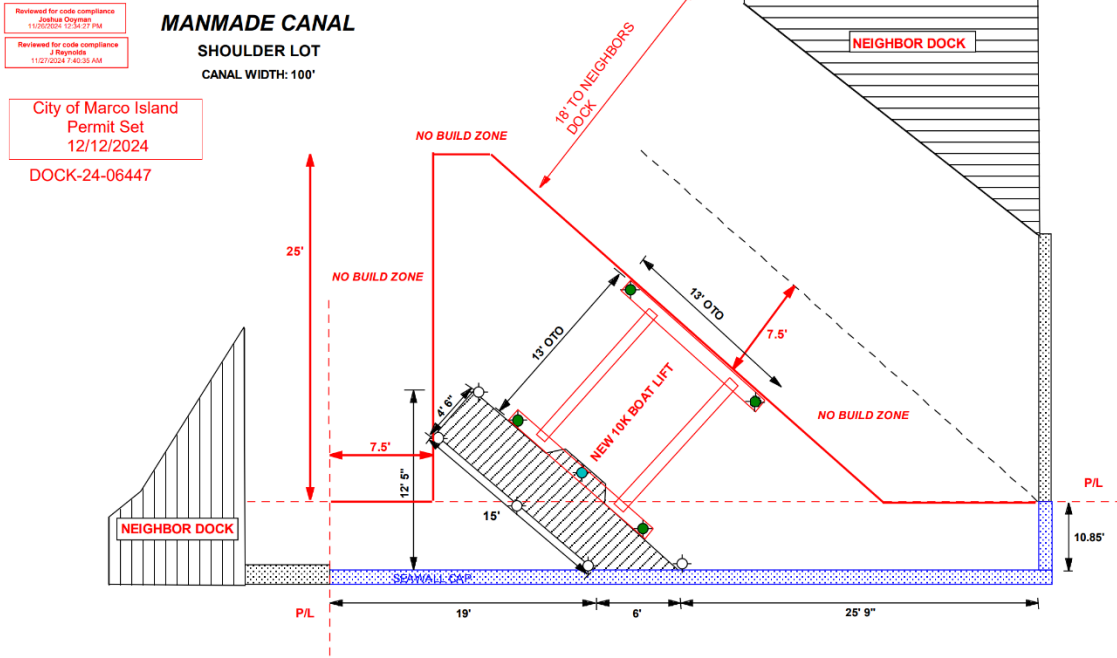
Aerial of the Site:



Zoning of the Site:

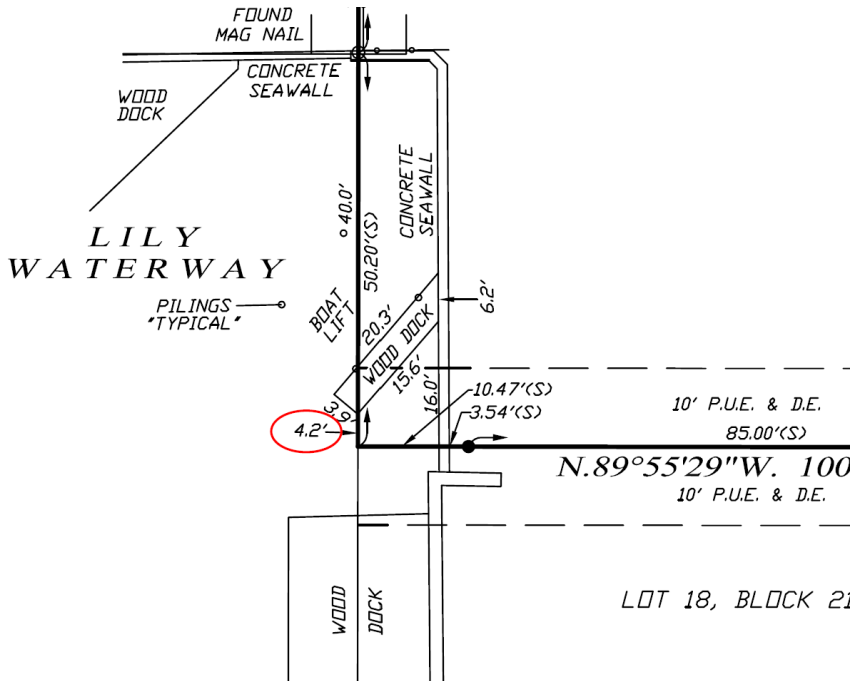


## Approved Dock Plan:



	9810 Littleton Rd North Fort Myers FL 33903 239-841-9674 permits@crockermarineservices.com LICENSE #CBC1266139	<b>CUSTOMER:</b> MIKE TSCHIDA <b>ADDRESS:</b> 384 S HEATHWOOD DR MARCO ISLAND FL 34145  INITIAL TO APPROVE:	TOTAL PROPOSED SQFT OVER WATER: 112.00 TOTAL PROPOSED SQFT OVER LAND: 0 TOTAL PROPOSED PILING: 10  *REFLECTORS TO BE INSTALLED* *ALUMINUM LADDER REQUIRED ON ALL DOCKS*
	<b>PILING EMBEDMENT: 40%</b> ○ - 8" PILING ● - 10" PILING ◆ - 8" PILING CUT UNDER DECK		

## Dock as Constructed:



**STAFF ANALYSIS:**

The existing dock was not built in conformance with the approved plan, and the encroachment was discovered upon review of the final survey. Below is the criteria as provided in Section 54-115.(f). 1-10, of the City's Waterways and Beaches Code which is used to review a boat dock extension request:

- 1. Does the proposed docking facility meet the other standards set forth in the City's Land Development Code?**

The dock meets the other requirements and boat facility standards in the Land Development Code.

- 2. Is the water depth where the proposed vessel(s) is to be located sufficient (as a general guide, four feet mean low water is deemed to be sufficient) to allow for safe mooring of the vessel, thereby necessitating the extension requested?**

The applicant indicates there is sufficient water depth at the proposed location.

- 3. Are there special conditions related to the subject property or waterway which justify the proposed dimensions and location of the proposed boat docking facility?**

The applicant states that there is not a lot of room. This lot is a shoulder lot with approximately 50 feet of seawall frontage.

- 4. Does the proposed boat docking facility and moored vessel(s) protrude greater than 25 percent of the width of the navigable waterway, and whether or not a minimum of 50 percent of the waterway width between boat docking facilities and moored vessel(s) on the opposite side of the waterway is maintained in order to ensure reasonable waterway width for navigation?**

The subject property is at the terminus of a 100-foot wide canal. The dock and lift protrude less than 25 percent of the waterway.

- 5. Is the proposed boat docking facility of the minimum dimensions necessary in order to adequately secure the moored vessel while providing reasonable access to the boat for routine maintenance without the use of excessive deck area?**

The existing docking facility consists of a small finger pier and a boat lift on pilings. It is adequate to secure the moored vessel while providing reasonable access to the boat for routine maintenance.

- 6. Is the proposed boat docking facility of minimal dimensions and located to minimize the impact of view to the channel by surrounding property owners?**

The existing finger pier doesn't appear to impact the view of the channel for surrounding property owners. The adjacent property owner has signed a waiver signaling no objection to the encroachment.

**7. Are the proposed vessel(s) in excess of 50 percent of the length of the water frontage on the subject property such that the extension of the boat docking facility may adversely impact the view to the channel by surrounding property owners?**

The applicant states that the moored vessel is in excess of 50 percent of the subject property water frontage.

**8. Is the proposed location and design of the boat docking facility and moored vessel(s) in combination such that it may infringe upon the use of neighboring properties, including any existing boat docking facilities?**

The location of the existing dock facility does not infringe upon the use of neighboring properties, nor any existing boat docking facilities.

**9. Are there seagrasses located within 200 feet of the proposed boat docking facility?**

The applicant is unsure if seagrasses are located within the vicinity. The presence of seagrass is unlikely given the location.

**10. Is the proposed dock subject to the manatee protection requirements set forth in section 54-117 of the City's Boat Docking Facilities Code?**

The proposal is not subject to the Manatee protection requirements.

**STAFF RECOMMENDATION AND FINDINGS:**

Based upon the applicant's representations, staff acknowledges that the dock was constructed in a good faith effort to conform with the approved plan. Notwithstanding the good faith efforts, the dock was constructed 3.3' into the required 7.5' riparian setback. The adjacent property owner indicated that they have no objection to the encroachment. Following a review of the petition, however, City staff does not find sufficient reason to support the request beyond contractor error. There is sufficient room to construct the dock as approved. Therefore, City staff finds there is no justification to grant the petition, and recommends the Planning Board deny the petition..

**Findings:**

1. The dock meets the other requirements and boat facility standards in the Land Development Code.
2. The applicant indicates there is sufficient water depth at the proposed location.
3. The applicant states that there is not a lot of room. This lot is a shoulder lot with approximately 50 feet of seawall frontage.

4. The subject property is at the terminus of a 100-foot wide canal. The dock and lift protrude less than 25 percent of the waterway.
5. The existing docking facility consists of a small finger pier and a boat lift on pilings. It is adequate to secure the moored vessel while providing reasonable access to the boat for routine maintenance.
6. The existing finger pier doesn't appear to impact the view of the channel for surrounding property owners. The adjacent property owner has signed a waiver signaling no objection to the encroachment.
7. The applicant states that the moored vessel is in excess of 50 percent of the subject property water frontage.
8. The location of the existing dock facility does not infringe upon the use of neighboring properties, nor any existing boat docking facilities.
9. The applicant is unsure if seagrasses are located within the vicinity. The presence of seagrass is unlikely given the location.
10. The proposal is not subject to the Manatee protection requirements.

Notwithstanding the above findings, the subject dock facility was not constructed in a manner consistent with the approved plans, and there is sufficient room for the dock to be constructed as approved. Thus, there is no justification pursuant to Section 54-115(b)(1) of the City's Code of Ordinances to grant the variance.