Planning Board Staff Report

Meeting Date: March 7, 2025

TO: Marco Island Planning Board

FROM: Mary P. Holden, Planning Manager

DATE: February 24, 2025

RE: Boat Dock Extension 25-000215, 2561 San Marco Rd., Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIITF) (Rookery Bay Research Reserve-Goodland)

PROJECT DESCRIPTION:

Weiler Engineering Corporation has submitted, on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (the "Oowner"), a petition for approval of a boat dock extension at the above-referenced property. The proposal is to add two floating finger docks to the existing dock facility to accommodate an additional four slips, which will result in a total of eight slips to the docking facility for the Rookery Bay Research Reserve. The new finger docks will bring the total protrusion of the dock facility to 166 feet. As a reminder, Rookery Bay Research Reserve built a new facility that was finished in 2021. The application, plans and narrative are attached.

APPLICANT:

Weiler Engineering Corporation
201 W. Marian Ave.
Punta Gorda, FL3390

OWNERS:

Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("TIITF")
3900 Commonwealth Blvd.
Tallahassee, FL 32399

PROJECT ADDRESS:

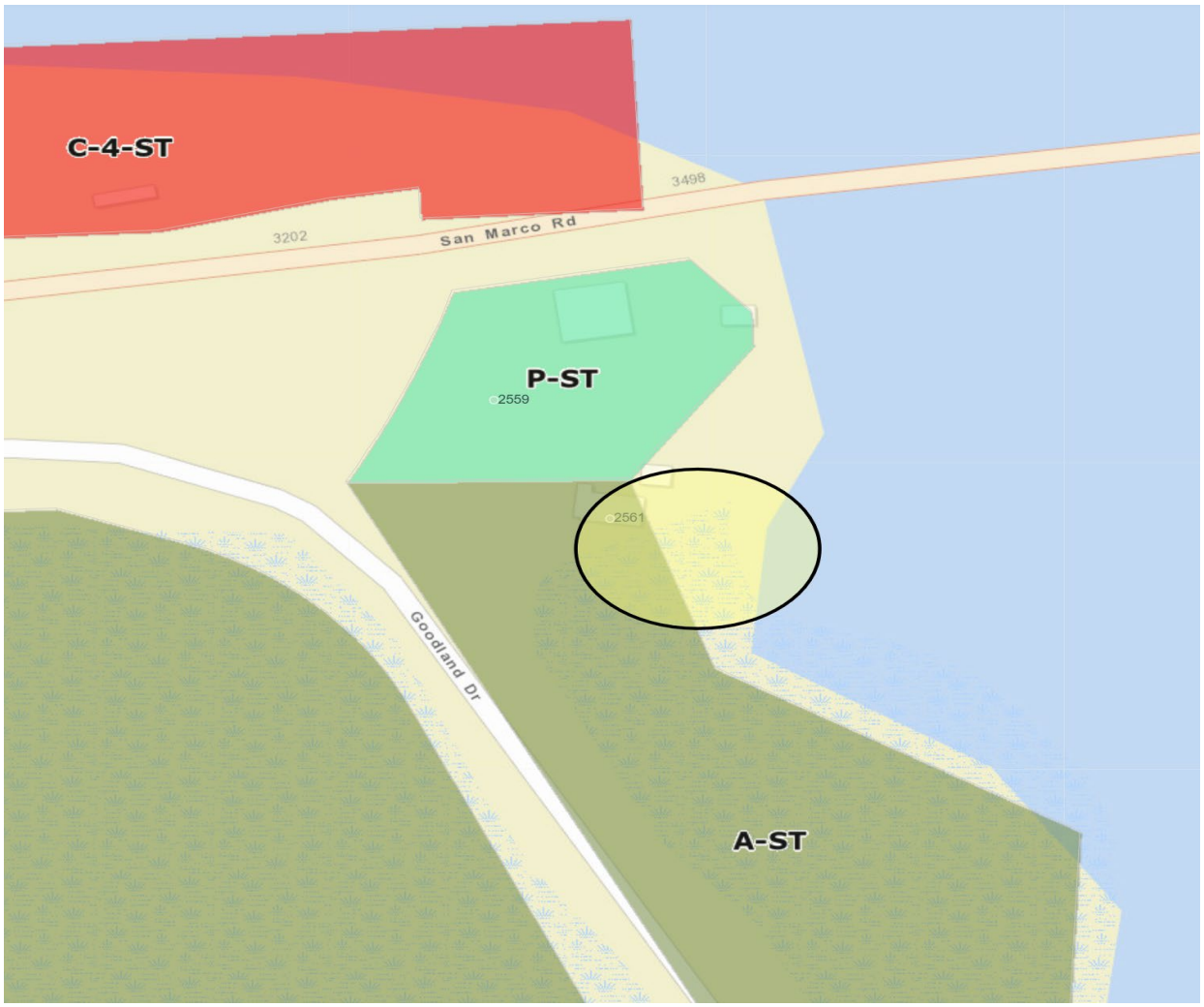
2561 San Marco Rd
Marco Island, Florida 34145

PARCEL INFORMATION

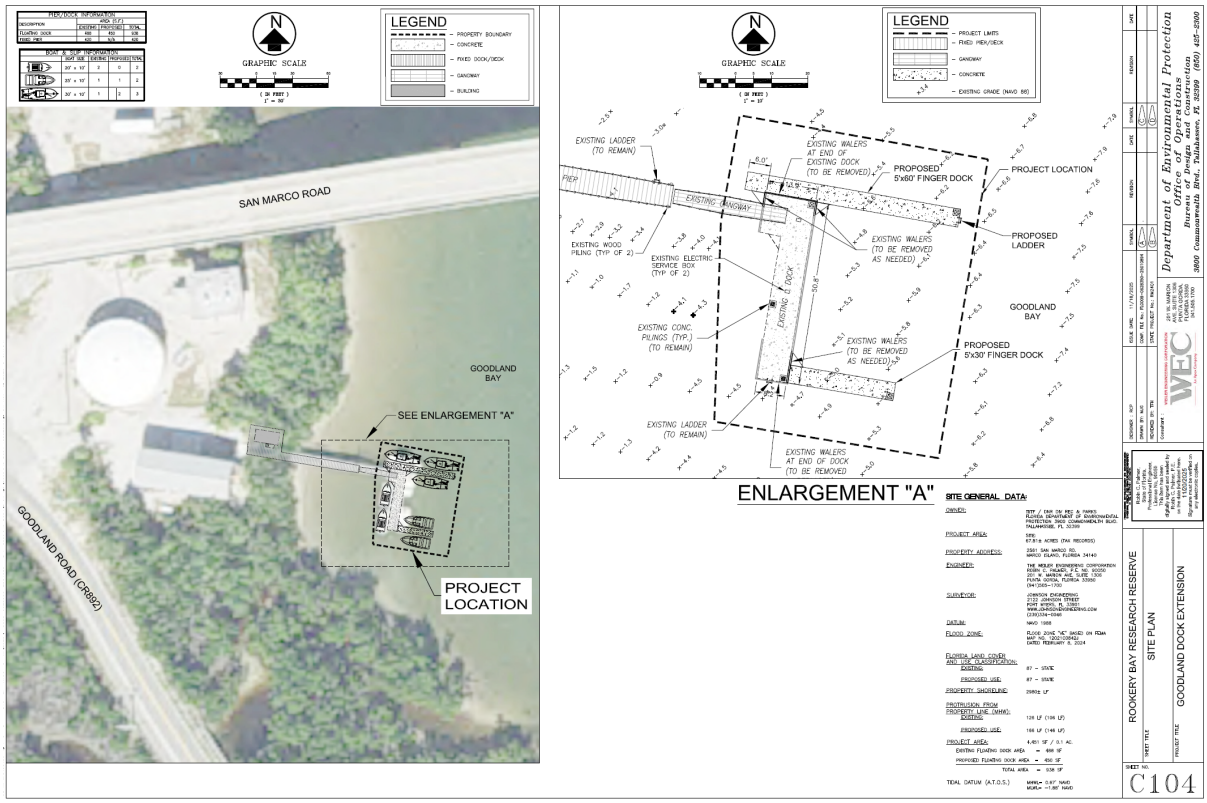
Zoning:	A-ST (Agricultural – Special Treatment Overlay)
Parcel #:	58620040007
Legal Description:	MARCO BCH UNIT 20 ALL, PARCEL 1 , LESS THAT PORTION OF GOODLAND MARINA DEV AREA FURTHER DESC IN OR 1125-1266, OR 1125 PG 1237

Aerial of the Site:

Zoning of the Site:



Proposed Plan:



STAFF ANALYSIS:

Overall, Staff has no concerns with this petition. The proposed project is minimal, and is intended to accommodate the needs of Rookery Bay Research Reserve. 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 will meet 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 special condition of the property is that it is owned by the State of Florida, Rookery Bay Research Reserve, and on Goodland Bay, providing a large expanse of water.

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 dock and moored vessels do not protrude greater than 25 percent of the width of the platted navigable waterway and more than 50 percent of the waterway width is maintained.

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 proposed docking facility is of the minimum dimensions necessary to adequately 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 layout, dimensions, and location will have no impact of the view to the channel.

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 vessels that will be located at the boat docking facility are not in excess of 50 percent of the length of the water frontage of the property. Since this is not a riparian setback variance, this criterion is not applicable.

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 and proposed 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 indicates no seagrasses are located within the vicinity.

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 and but will comply with the signage requirements.

STAFF RECOMMENDATION AND FINDINGS:

Staff recommends the Planning Board forward a recommendation of approval of the requested dock extension to the City Council based on the following findings.

Findings:

1. The dock will meet 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 special condition of the property is that it is owned by the State of Florida, Rookery Bay Research Reserve, and on Goodland Bay, providing a large expanse of water.
4. The dock and moored vessels do not protrude greater than 25 percent of the width of the platted navigable waterway and more than 50 percent of the waterway width is maintained.
5. The proposed docking facility is of the minimum dimensions necessary to adequately secure the moored vessel while providing reasonable access to the boat for routine maintenance.
6. The layout, dimensions, and location will have no impact of the view to the channel.
7. The vessel is not in excess of 50 percent of the length of the water frontage of the property.
8. The location of the existing and proposed dock facility does not infringe upon the use of neighboring properties, nor any existing boat docking facilities.
9. The applicant indicates no seagrasses are located within the vicinity.
10. The proposal is not subject to the Manatee protection requirements and but will comply with the signage requirements.