

1 CITY OF MARCO ISLAND
2 CITY COUNCIL

3
4 RESOLUTION NO. 24-_____

5
6 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
7 MARCO ISLAND, FLORIDA, APPROVING A BOAT DOCK
8 EXTENSION REQUEST SUBMITTED BY VANTAGE POINT
9 CONDOMINIUM ASSOCIATION, INC., FOR A DOCKING
10 FACILITY THAT EXTENDS THIRTY-ONE FEET, SIX
11 INCHES FROM THE SUBJECT PROPERTY LINE FOR THE
12 PROPERTY LOCATED AT 860 PANAMA COURT, MARCO
13 ISLAND; MAKING FINDINGS; AND CONDITIONS OF
14 APPROVAL; PROVIDING FOR FAILURE TO OBTAIN
15 OTHER DEVELOPMENT PERMITS; PROVIDING FOR
16 FAILURE TO COMPLY WITH APPROVAL; AND
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, Section 54-115 of the of the City of Marco Island Code of Ordinances,
20 entitled "Boat dock extensions, protrusion or encroachment into the riparian setback,".
21 relates to special permits to address issues related to the maximum protrusion lengths of
22 a docking system and encroachments into the riparian setback; and
23

24 **WHEREAS**, Jeff Rogers, of Turrell, Hall & Associates, Inc. (the applicant) has
25 submitted an application for a boat dock extension on behalf of Vantage Point
26 Condominium Association, Inc. (the "Owner") for the re-construction of a boat dock for
27 the property located at 860 Panama Court, Marco Island, Florida (the "Subject Property");
28 and
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30
31 **WHEREAS**, the proposed dock meets all requirements of the City's Land
32 Development Code; and
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34 **WHEREAS**, the proposed boat dock protrusion meets the requirements of the
35 City's Land Development Code; and
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37 **WHEREAS**, the dock and associated vessels will not protrude more than 25% of
38 the total width of the waterway, and will leave more than 50% of the waterway width open
39 for safe navigation; and
40

41 **WHEREAS**, the fact that the existing docking facility was approved by the City of
42 Marco Island in 2001 in the current location is a special condition related to the Subject
43 Property; and
44

45 **WHEREAS**, the proposed docking facility is being reduced by 2,148 square feet
46 from the current docking facility, and this size is the minimum dimension necessary to
47 adequately secure the moored vessels while providing reasonable access to the vessels
48 for routine maintenance; and

49
50 **WHEREAS**, the total water frontage at Vantage Point is approximately 1,019 feet.
51 The length of the vessels proposed to be moored at the proposed location will not exceed
52 50% of the seawall frontage. The proposed dock will not adversely affect the view to the
53 channel by surrounding property owners; and

54
55 **WHEREAS**, the location of the existing and proposed dock facility does not appear
56 to infringe upon the use of neighboring properties, nor any existing boat docking facilities
57 since the current location of the proposed dock has been in the approximate location
58 since 2001; and

59
60 **WHEREAS**, the applicant indicates no seagrasses are located within the vicinity;
61 and

62
63 **WHEREAS**, the proposal is subject to the Manatee protection requirements. The
64 applicant indicated since the slip numbers are not changing a review by Collier County
65 is not necessary. Staff is requesting a letter from Collier County indicating a review is
66 not necessary; and

67
68 **WHEREAS**, based on the findings contained herein the proposed docking facility
69 meets the City's Land Development Code requirements; and

70
71 **WHEREAS**, the City of Marco Island Planning Board recommended approval of
72 the boat dock extension request as submitted, subject to conditions; and

73
74 **WHEREAS**, the City of Marco Island staff has reviewed and recommended
75 approval of BD-24-000054, subject to conditions.

76
77 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY**
78 **OF MARCO ISLAND, FLORIDA:**

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80 **SECTION 1. Adoption.** The City Council for the City of Marco Island finds that the
81 Owner/Developer's application for a special permit for the boat dock extension as set forth
82 on the Boat Dock Extension Plans, which are attached hereto as Exhibit "A," for the
83 Subject Property is consistent with Section 54-115 of the City's Land Development Code
84 , and hereby approves the application as presented, subject to the following conditions:

- 85
86 1. The approval is subject to the Manatee protection requirements.
87 Should the proposal qualify for an exemption to these requirements,
88 Staff is requesting a letter from Collier County indicating a review is

89 not necessary. The letter shall be submitted as part of the building
90 permit application.

91 2. Any future construction to the docking facility, including any
92 reconstruction, repair, and or modification of the docking facility,
93 and/or any individual components of the docking facility shall require
94 the consent and approval of the Vantage Point Condominium
95 Association, Inc., its successors and assigns.

96 3. Any City of Marco Island permit applications for any construction,
97 repair, or modification of the docking facility and/or any individual
98 components of the docking facility shall require that the Vantage
99 Point Condominium Association, Inc., its successors and assigns,
100 execute any permit applications.

101
102 **SECTION 2. Failure to Obtain Other Permits.** That issuance of this approval by
103 the City does not in any way create any right on the part of the Owner/Developer to obtain
104 a permit from a state or federal agency and does not create any liability on the part of the
105 City for issuance of the approval if the Owner/Developer fails to obtain the requisite
106 approvals or fulfill the obligations imposed by a state or federal agency or undertakes
107 actions that result in the violation of state or federal law. All applicable state and federal
108 permits must be obtained before commencement of the Development on the Subject
109 Property. This condition is included pursuant to Section 166.033, Florida Statutes, as
110 amended.

111
112 **SECTION 3. Failure to Adhere to Resolution.** That failure to adhere to the
113 approval terms and conditions contained in this Resolution shall be considered a violation
114 of this Resolution and the City Code, and persons found violating this Resolution shall be
115 subject to the penalties prescribed by the City Code, including but not limited to the
116 revocation of any of the approval(s) granted in this Resolution and any other approvals
117 conditioned on this approval. The Owner/Developer understands and acknowledges that
118 it must comply with all other applicable requirements of the City Code before it may
119 commence construction or operation, and that the foregoing approval in this Resolution
120 may be revoked by the City at any time upon a determination that the Owner/Developer
121 is in non-compliance with the City Code.

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123 **SECTION 4. Effective Date.** That this Resolution shall take effect immediately
124 upon adoption.

125
126 ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND, this ___ day of
127 _____, 2024.

128
129 CITY OF MARCO ISLAND, FLORIDA

130
131 By: _____
132 Jared Grifoni, Chair

134

135 ATTEST:

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137 By: _____

138 Joan Taylor, City Clerk

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140 Reviewed for legal sufficiency:

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142

143 By: _____

144 Alan L. Gabriel, City Attorney