



PF-22

City of Marco Island
Growth Management Department
50 Bald Eagle Drive
Marco Island, FL 34145
Phone: 239-389-5000

**THIS VARIANCE IS RELATED TO
BLDG PERMIT #SEAW-23-05362**

VARIANCE PETITION

Petition number: **V**-_____ Date Received: _____

Planner: _____

Above to be completed by Staff

PROPERTY INFORMATION

Property Owner(s): Collier County, a Political Subdivision of the State of Florida

Owner's Address: C/O Real Property Management, 3335 Tamiami Trail E, Suite 101, Naples, FL 34112

Phone Number: _____ Email: _____

AGENT INFORMATION

Agent's Name: Jessica Harrelson, AICP - Peninsula Engineering

Agent's Address: 2600 Golden Gate Parkway, Naples, FL 34105

Phone Number: _____ Email: _____

SITE INFORMATION

Address: 990 N. Barfield Dr, Marco Island, FL 34145 Property ID#: 57140040009

Subdivision: Marco Beach Unit 4 Replat Block: 781 Lot(s): 1

Is this a corner lot? : No Is this a waterfront lot? : Yes

Setbacks Required:

Front: _____ ft Rear: _____ ft Side: _____ ft Side: _____ ft

Setbacks provided:

Front: _____ ft Rear: _____ ft Side: _____ ft Side: _____ ft

Zoning and Land Use

Property Subject	Zoning	Land Use
	C-5, Elkcam Circle Overlay	Governmental (Marco Island Sheriff Sub Station)
N	C-5	Multi-Family Residential
S	C-5	Utility Plant
E	RSF-4	Single-Family Residential (beyond canal)
W	C-5	Industrial Park

For variance requests for *existing structure(s)*, please provide the following information:

1. What is the requested encroachment?

The Variance is seeking relief from Section 6-85 of the City's Code of Ordinances to allow for the top of cap of the replaced seawall to be at elevation 5.5' NAVD.

2. When property owner purchased property?

November 25th, 1985

3. When was the existing structure built (include building permit number if possible)?

The site was originally constructed in 1989 (Permit 89-5101).

4. How was existing encroachment created?

The Variance is seeking relief from Section 6-85 of the City's Code of Ordinances to allow for the top of cap of the replaced seawall to be at elevation 5.5' NAVD.

5. What is the certified cost estimate for bringing the existing structure(s) into compliance?

N/A. The site is being razed and redeveloped.

6. What extenuating circumstances exist related to the existing structures encroachment?

The Variance is seeking relief from Section 6-85 of the City's Code of Ordinances to allow for the top of cap of the replaced seawall to be at elevation 5.5' NAVD.

7. Are there any life/safety concerns related to the existing structure(s)?

No. The site is being razed and redeveloped.

For variance requests for *proposed structure(s)*, please provide the following information:

1. What is the proposed encroachment?

The Variance is seeking relief from Section 6-85 of the City's Code of Ordinances which limits the top of cap elevation of new and replaced seawalls to 4.2' NAVD.

The proposed seawall replacement requires a top of cap elevation of 5.5' NAVD, for a 1.3' increase from the allowable height.

2. Why is the encroachment necessary?

There are no proposed encroachments.

3. What extenuating circumstances exist related to the proposed structure encroachment?

The Variance is seeking relief from Section 6-85 of the City's Code of Ordinances to allow for the top of cap of the replaced seawall to be at elevation 5.5' NAVD.

NATURE OF PETITION

Please note that staff and the Marco Island Planning Board shall be guided in their recommendation to City Council acting as the Board of Zoning Appeals, and that City Council shall be guided in its determination to approve or deny a variance petition by the below listed criteria. Please provide a *narrative* response to the listed criteria and/or questions. Attach additional pages if necessary.

1. Are there special conditions and circumstances existing which are peculiar to the location, size and characteristics of the land, structure or building involved?

See attached Cover Letter.

2. Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request?

See attached Cover Letter.

3. Will a literal interpretation of the provisions of this zoning code work unnecessary and undue hardship or create practical difficulties on the applicant?

See attached Cover Letter.

4. Will the variance, if granted, be the minimum variance that will make possible the reasonable use of the land, building or structure and which promote standards of health, safety or welfare?

See attached Cover Letter.

5. Will granting the variance requested confer on the petitioner any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district?

See attached Cover Letter.

6. Will granting the variance be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

See attached Cover Letter.

7. Are there natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation such as natural preserves, lakes, golf course, etc?

See attached Cover Letter.

8. Will granting the variance be consistent with the growth management plan?

See attached Cover Letter.
