



City of Marco Island
Community Development Department
50 Bald Eagle Drive
Marco Island, FL 34145
Phone: 239-389-5000 or FAX: 239-393-0266

PF-11

Reviewed for code compliance
M Holden
11/20/2025 12:54:19 PM

Reviewed for code compliance
J Ooyman
11/21/2025 7:56:00 AM

BOAT DOCKING FACILITY
EXTENSION PETITION

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

Planner: _____

ABOVE TO BE COMPLETED BY STAFF

Property Owner(s): Terra Onken

Owner's Address: 1695 Ludlow RD Marco Island, FL 34145

Telephone: 239-326-3751 Fax: _____

Agent's Name: Duane Thomas

Agent's Address: 933 N. Collier Blvd Marco Island, FL 34145

Telephone: 239-642-0116 Fax: _____

Site Information

Address: 1695 Ludlow RD Property ID #: 58115080006

Subdivision: 13 Block: 417 Lot(s): 1

Width of Waterway: 100 ft; measured from ☒ plat ☐ survey ☐ visual estimate

Width of Nav. Channel: 50 ft; measured from ☒ plat ☐ survey ☐ visual estimate

Total property water frontage: 138' ft Total proposed protrusion: 25' ft

Setbacks provided: 15' & 7.5' ft Setbacks required: 7.5' 15 feet ft

Number and length of vessels to use facility: 1. 20 ft 2. 12 ft 3. _____ Ft

Description of project (# of slips, boatlifts, deck square footage, etc.)

Construct 990 sq.ft. dock facility with two boat lift

mooring areas.

Zoning and Land Use

Property	Zoning	Land Use	Protrusion of Existing Dock Facility
Subject	RSF-3	Residential	42'
N	RSF-3	Residential	N/A
S	RSF-3	Residential	40'
E	RSF-3	Residential	30'
W	RSF-3	Residential	11'

The following criteria, (pursuant to Ordinance 03-15) shall be used as a guide by staff in determining its recommendation to The City of Marco Island Planning Board in its decision to approve or deny a particular dock extension request. Please provide a **narrative** response to the listed criteria and/or questions. Attach additional pages if necessary.

1. Does the proposed boat docking facility meet the other standards (setbacks, height, etc.) set forth in Ordinance 03-?

Yes, the original dock had a 10 - foot setback and
was recently demolished under permit Demo - 25-043816

2. Is there sufficient water depth where the proposed vessel(s) is to be located (as a general guide, -4 feet mean low water is deemed to be sufficient) to allow for safe mooring of the vessel?

Yes, there is adequate water depth at the
proposed project site. - 8 FEET FROM
SEAWALL DUE TO EXISTING RIP
RAP REINFORCEMENT AT SEAWALL

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

The subject parcel is located at the end of the canal; However, it does not function as a traditional corner lot. Its configuration is not represented in LDC Section 54-III, Exhibits 1 or 3, which address dimensional standards for boat docking facilities in waterways with a width of 100 feet or more. The property line of the subject parcel does not extend into the water and does not include any submerged

4. Does the proposed boat docking facility and moored vessel protrude greater than 25% of the width of the navigable waterway and is a minimum of 50% of the waterway width between dock structures/moored vessel(s) on the opposite side of the waterway maintained in order to ensure reasonable waterway width for navigability?

No. The subject parcel is located at the end of the canal, and the proposed dock would extend 42.5 feet toward the canal's centerline. Navigability would not be impeded, as the dock facility is situated at terminus of the canal.

5. Is the proposed dock of minimal 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?

Yes. The over-water dock area is minimal, totaling less than 1,000 square feet. Each mooring area provides adequate width for securing vessels and allows for reasonable access around the moored vessels.

6. Is the proposed structure of minimal dimensions and located (designed) to minimize the impact of view to the channel by surrounding property owners?

The dock facility is located at the end of the canal and does not impact neighboring properties' views of the channel.

7. Is the moored vessel in excess of 50% of the length of the waterfrontage such that the addition of a dock structure will increase the impact on or negatively impact the view to the waterway by surrounding property owners? (In the case of multi-family developments and public marinas, the 50 percent provision may be exceeded).

The proposed dock will occupy 70.5 feet of the parcel's 138 feet of water frontage. The dock facility will not obstruct or ~~diminish~~ diminish surrounding property owners' views of the waterway.

8. Will the proposed location and design of the boat docking facility and moored vessel(s) be such that it may infringe upon the use of neighboring properties, including any existing dock structures?

No. The proposed dock will not interfere with the use of neighboring properties or their dock facilities. Because the dock will extend no farther than the adjacent properties existing structure, it will not impede the functionality of their docking facilities. In addition,

10. Regarding existing benthic organisms in the vicinity of the proposed extension:

- a. Are seagrasses located within 200 feet of the proposed dock?

No Submerged aquatic vegetation (SAV) was identified within a 200-foot radius of the proposed dock location. A visual inspection of the project area confirmed the absence of any observable SAV communities, indicating that the proposed construction activities are not anticipated to impact these resources.

- b. Is the proposed dock subject to the manatee protection requirements in Sec 10 of Ordinance 00-04?

No. The proposed dock is located at a private single-family residence and includes only two designated mooring areas.

AFFIDAVIT

We/I, Terra Onken being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated or City printed shall not be altered. Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted. We/I hereby also consent to access to the subject property (excluding entering any home or other enclosed structure) by City of Marco Island staff members, Planning Board members, and/or Board or Zoning Appeals members for the limited purpose of evaluating, observing, or understanding the subject property conditions as they relate to the petition. While the petition is pending, Staff members, Planning Board members, or Board of Zoning Appeals members will be allowed access upon the property provided they display a Marco Island City Photo ID or a Valid Driver's License.

As property owner we/I further authorize Duane Thomas to act as our/my representative in any matters regarding this Petition.

Terra Onken
Signature of Property Owner

Signature of Property Owner

Terra Onken
Printed Name of Property Owner

Printed Name of Property Owner

The foregoing instrument was acknowledged before me this 17 day of Nov., 2025, by Terra Onken, who is personally known to me or has produced DL as identification.

State of Florida

County of Collier

Loreto Arkell
Signature, Notary Public - State of Florida

(Seal)



LORETO ARKELL
Notary Public
State of Florida
Comm# HH721455
Expires 9/17/2029

Loreto Arkell
Printed, Typed, or Stamped Name of Notary

BOAT DOCK EXTENSION APPLICATION SUBMITTAL CHECKLIST

Required public hearing(s) will not be scheduled until the boat dock extension application package has been deemed by staff to be complete.

- _____ Pre-application notes/minutes (Call 389-5039 to schedule a pre-application meeting)
- _____ Completed application
- _____ Completed Owner/Agent affidavit, signed and notarized
- _____ Site plan, drawn to scale, illustrating all of the following:
 - _____ Location map
 - _____ Lot dimensions and land contour of subject property
 - _____ Riparian line(s)
 - _____ Required dock setbacks
 - _____ Configuration and dimensions of decking, boatlifts, boat mooring areas of the (a) existing, (b) proposed, and (c) adjacent boat docking facilities.
 - _____ Water depth survey, completed by a professional Florida engineer, licensed marine contractor, registered surveyor, or other person deemed to be qualified by the Community Development Director or his designee, using the format attached to the application form.
- _____ Permit number and Certificate of Completion date for the original construction of existing boat docking facility, if applicable
- _____ Resolution number and date of previous boat dock extension requests, if applicable
- _____ Application fee (checks should be made payable to "City of Marco Island") in the amount of \$1,500.

PUBLIC NOTICE REQUIREMENT: In addition to the fees required herein, all costs of newspaper notices and required notices for public petitions shall be paid in full prior to a scheduled public hearing. If such payment is not received prior to a scheduled public hearing, the petition will be continued and rescheduled. Any additional cost associated with a rescheduled item shall also be paid in full prior to the public hearing. Advertising for public hearings shall be prepared by staff and submitted to the newspapers as required in the Marco Island Land Development Code (LDC). If an application is filed for which a fee is not listed herein, staff shall assess the fee based upon actual time spent reviewing the petition.

Marco Island Code of Ordinances Section 30-8(a). Amended 11/01/2021

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

I understand that, in addition to approval of this dock extension, a building permit is required prior to commencement of construction. I also understand that if the City of Marco Island Planning Board approves this dock extension, an affected property owner may file an appeal within 14 days of the hearing. If I proceed with construction during this time, I do so at my own risk.

Signature of Petitioner or Agent

11-17-2025

Date

15' setback required

Canal Width 100'

1050

Reviewed for code compliance
J. Reynolds
08/12/2020 10:40 AM

Seawall Elevation 4.1 RAB

208
148
140
90

EXISTING RIP RAP

Install 990 SQ FT w removable decking over cap and landward.
Install removable bartop (no plumbing)
Left setback 7.5. Right setback 16. Protrusion 25.
Install 7.5k lift (1)
Install 20k lift (2)

SeaBee Marine Construction

990 SQ

install 20k lift (2)

bartop

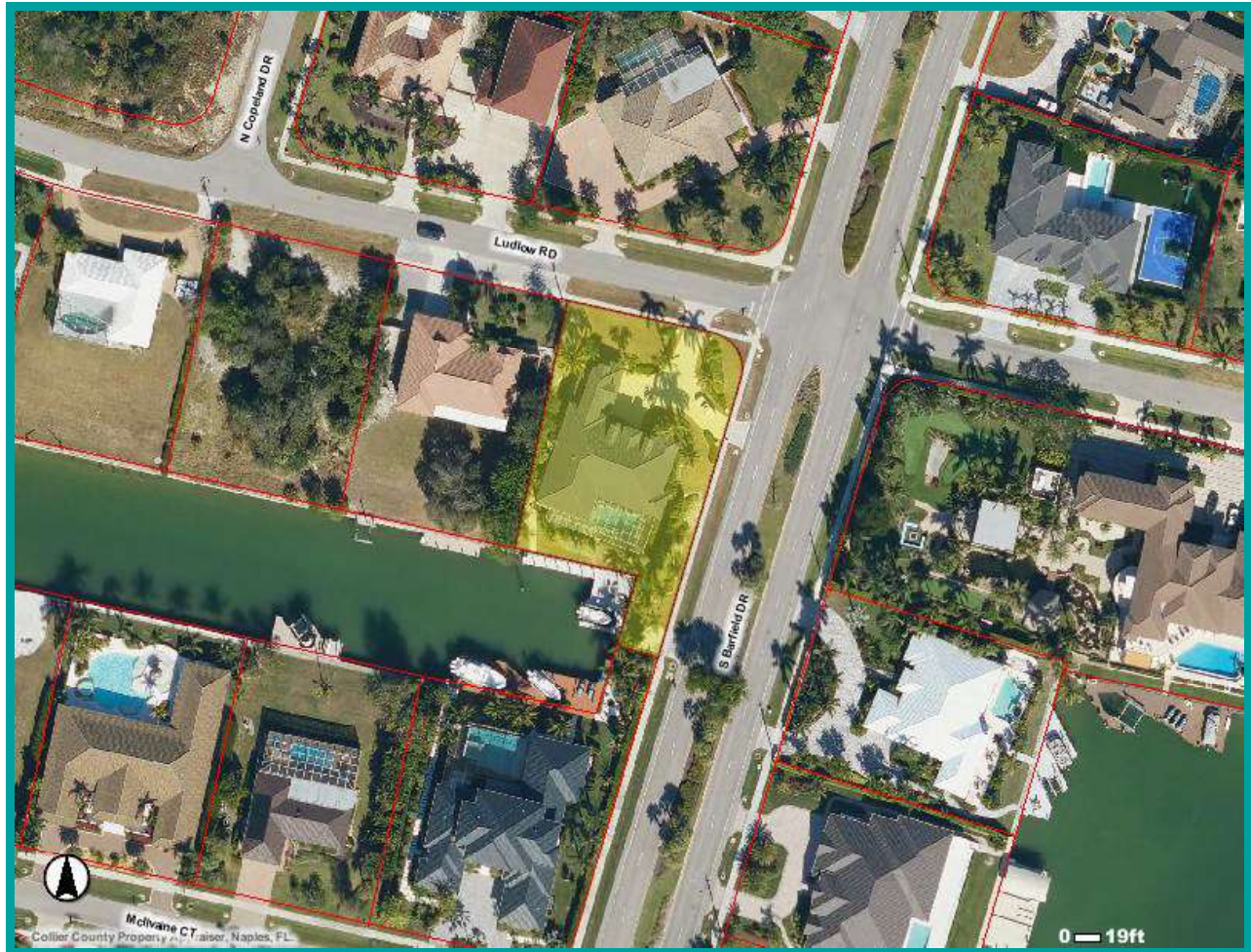
install decking over seawall cap and landward 1,470 SQ FT

Total seawall length 138.04



Collier County Property Appraiser Property Aerial

Parcel ID	58115080006	Site Address *Disclaimer	1695 LUDLOW RD		Site City	MARCO ISLAND	Site Zone *Note	34145
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[Open GIS in a New Window with More Features.](#)

City of Marco Island
Building Services Department / Planning & Zoning Department
50 Bald Eagle Drive
Marco Island, FL 34145

Subject: Support for Dock Permit – 1695 Ludlow Road

Dear Members of the Building Services and Planning & Zoning Departments,

My name is Jorge Fernandez, and I am the owner of 1698 McIlvaine Court. It has come to my attention that my neighbors across the canal at 1695 Ludlow Road are experiencing delays with their dock permit.

I have shared our dock design with them, and they are seeking to mirror our layout. This design has been carefully planned and would be mutually beneficial, as it allows for efficient vessel navigation and ease of access for both properties. The mirrored design would also create a cohesive and visually appealing appearance along the canal.

We fully support this proposed dock design and respectfully request a speedy resolution of their permit application. Our property is currently listed for sale, and the halted construction is impacting both the aesthetic appeal and our ability to show the home as we approach the busy season.

Thank you for your time and consideration.

Sincerely,

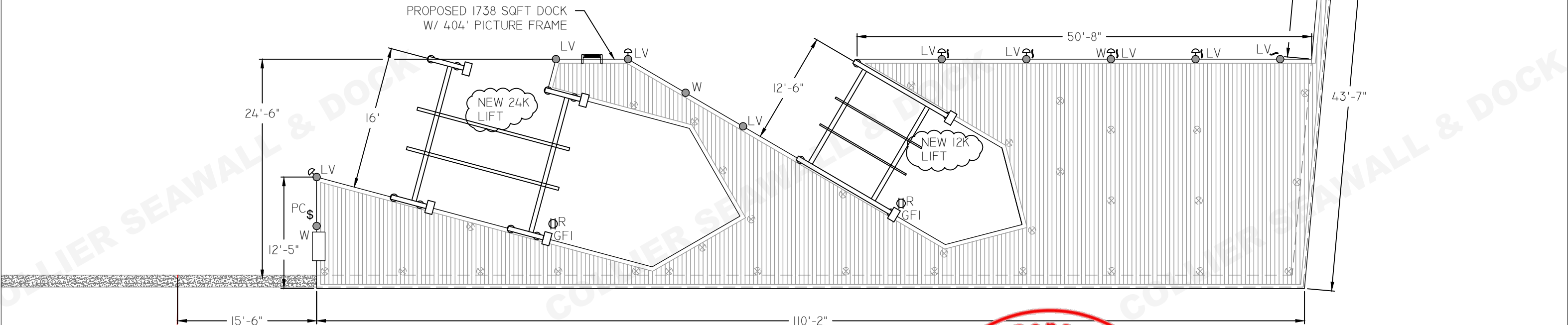
A handwritten signature in black ink, appearing to read 'Jorge Fernandez', with a stylized flourish at the end.

Jorge Fernandez

Received
Electronically
June 10, 2021
South District



INSTALLING ADDITIONAL 992 SQFT TO PREVIOUSLY
SUBMITTED DOCK DESIGN



TOTAL OVER WATER STRUCTURE: 1509 SQFT



- FISH TABLE
- LADDER
- ML - BRONZE MUSHROOM LIGHT
- LV - LOW VOLTAGE LIGHT
- SL - SNOOK LIGHT
- PC - PHOTO CELL
- \$ - SWITCH
- Ø - GFI RECEPTACLE
- R - REMOTE
- GFI - GFI BREAKER
- W - WATER SPIGOT
- ┌ - 10" "S" CLEAT
- ⌒ - BUMPER
- ⊗ - SHORE POWER



SHEET NO.

A2

LYKOS GRP. - 1698 McILVAINE CT. - MARCO IS.

SCALE: 3/32"=1'
DATE: 03/27/2020

APPROVED BY:

DRAWN BY: KD
REV: 04/27/2021

COLLIER SEAWALL & DOCK, LLC

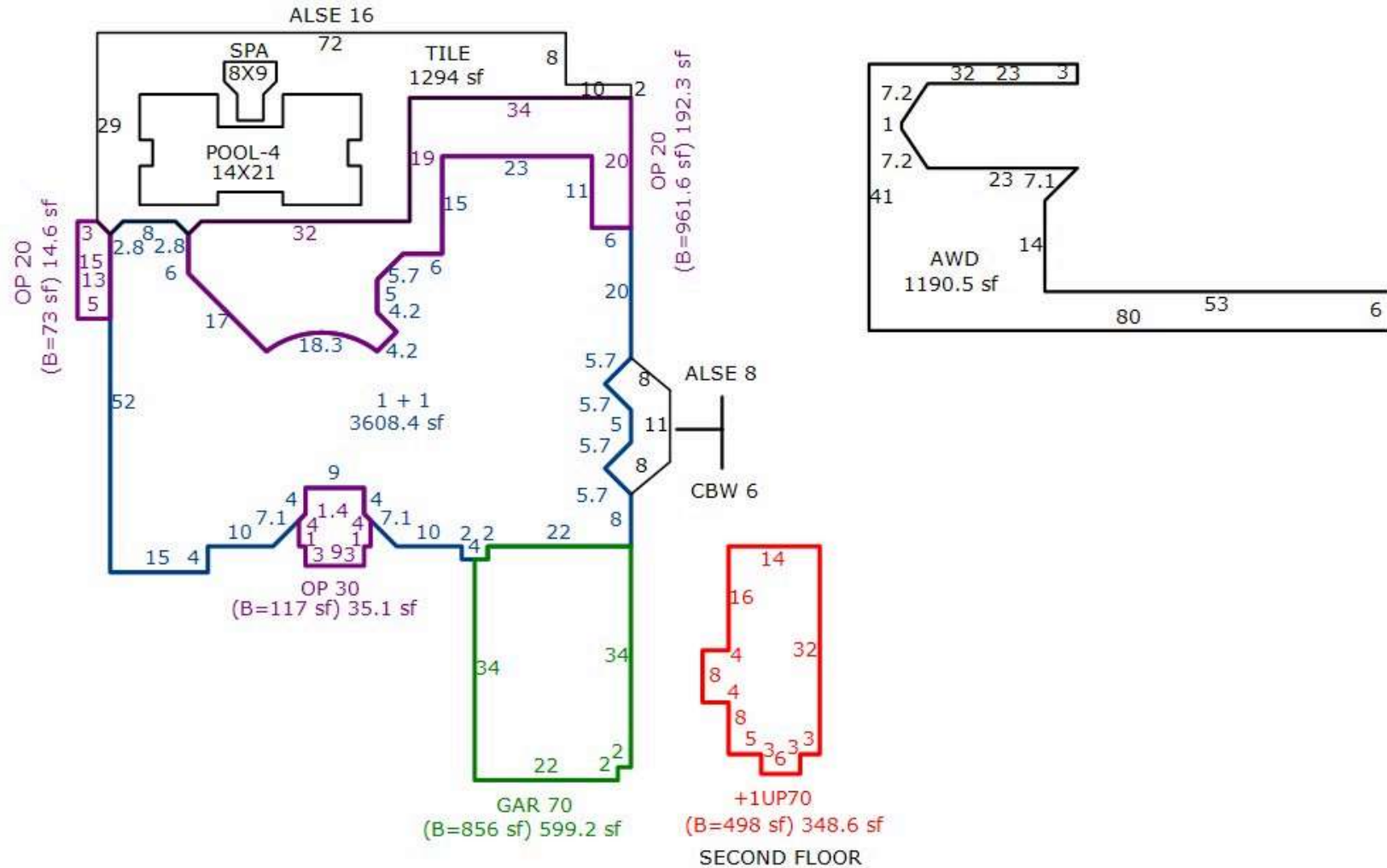
PROPOSED DESIGN

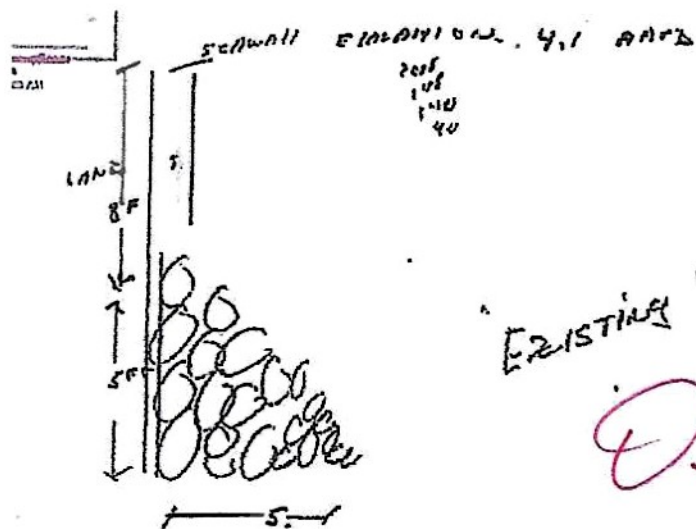
DRAWING NUMBER:

Collier County Property Appraiser Sketches

Parcel ID 58115080006

Site Location 1695 LUDLOW RD, MARCO ISLAND 34145





EXISTING RIP RAP

Duane Thomas

Duane Thomas

WATER DEPTH STUDY

no form provided in
application