

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): Texta, Onken Owner's Address: 1695 Ludhow PD Marco Tshand, Ft. 34145 Telephone: 239-326-3751 Fax:				
Agent's Name: Duane, Thomas				
Agent's Address: 933 N, Collier Bluk Marco Island, F1. 34145				
Telephone: 239-642-0116 Fax:				
Site Information Address: 195 Ludiow PD Property ID #: 581\508 ixxxlo Subdivision:				

Zoning and Land Use

Property	Zoning	Land Use	Protrusion of Existing Dock Facility			
Subject	85F-3	Residential	42'			
N	RSF-3	Residential	NIA			
S	RSF-3	Residential	uo'			
Ε		Residential	30'			
W		Residential				
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-25-04381a						
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?						
Y	es. the	re is adequate water	depth at the			
	proposed project site 8 FEFT APPLY					
-br	SEANALL DUE TO EXISTING RIP					
R/	tP_	DEINIFOR CEMENT	AT XLAWALL			

- 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 curner lot. Its configuration is not represented in LDC. Section 54-III, Exhibits lox 3, which address dimensional standards for boat docking facilities in waterways with a width of too 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 purced is located at the end of the cancil, and the proposed dock would extend 42.5 feet toward the cancils centerline. Nowigability 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 dack 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 dark will occupy 70,5 feet of the porcets 138				
	feet of water frontage. The dock facility will not obstruct				
	or dission diminish surrounding property owners' views of the				
	unterway.				
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 dack 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 ducking 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?				
	W Submerged aquatic vegetation (SAV) was identified within a				
	200-fort radius of the proposed docktocation. A visual inspection of the project area confined the absence of any observable				
	SAU communities, indicating that the proposed construction activities are not anticipated to imposed these resources.				
	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?

100. The proposed dock is located at a private single-family residence and includes only two designated mooring areas,

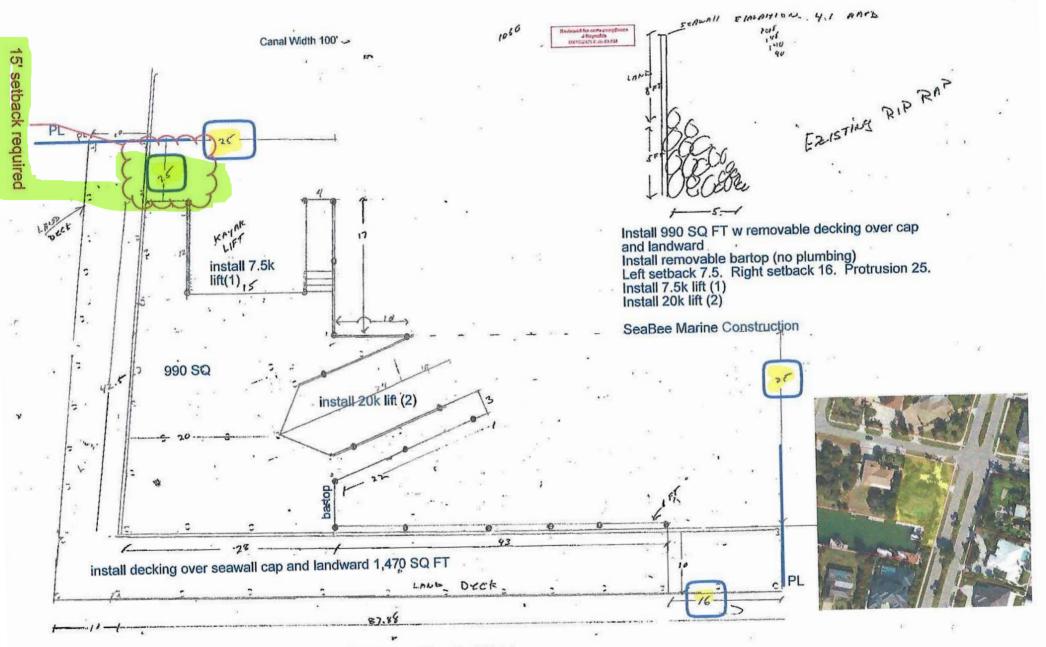
AFFIDAVIT

We/I,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 1) uane Thomas act as our/my				
representative in any matters regarding this Petition.				
~ 1				
Jula Onken				
Signature of Property Owner Signature of Property Owner				
Terra Onkan				
Printed Name of Property Owner Printed Name of Property Owner				
17				
The foregoing instrument was acknowledged before me this 17 day of 10v., 2025,				
by Terra Onken , who is personally known to me or has produced 3L				
as identification.				
State of Florida				
County of Collier LORETO ARKELL				
(Seql) Notary Public State of Florida				
Signature Note: State of Florida Signature Note: State of Florida Comm# HH721455				
(Seal) State of Florida				

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	I notarized
Site plan, drawn to scale, illustrating all of the fol	llowing:
Location map	
Lot dimensions and land contour of sub	pject property
Riparian line(s)	
Required dock setbacks	
Configuration and dimensions of decki (a) existing, (b) proposed, and (c) adja	ng, boatlifts, boat mooring areas of the cent boat docking facilities.
Water depth survey, completed by a p marine contractor, registered surveyor, by the Community Development Direc attached to the application form.	or other person deemed to be qualified
Permit number and Certificate of Completion existing boat docking facility, if applicable	date for the original construction of
Resolution number and date of previous boat	dock extension requests, if applicable
Application fee (checks should be made payo amount of \$1,500.	able to "City of Marco Island") in the
PUBLIC NOTICE REQUIREMENT: In addition to the feel notices and required notices for public petitions shall be hearing. If such payment is not received prior to a scheduled and rescheduled. Any additional cost associated be paid in full prior to the public hearing. Advertising for staff and submitted to the newspapers as required in the (LDC). If an application is filed for which a fee is not listed upon actual time spent reviewing the petition. Marco Island Code of Ordinances Section 30-8(a). Amended	e paid in full prior to a scheduled public duled public hearing, the petition will be stated with a rescheduled item shall also for public hearings shall be prepared by a Marco Island Land Development Code and herein, staff shall assess the fee based
marco island code of Ordinances section 50-5(d). Amended	11701/2021
As the authorized agent/applicant for this petition, I on this checklist is included in this submittal package necessary submittal information may result in the delay	e. I understand that failure to include all
I understand that, in addition to approval of this doc prior to commencement of construction. I also und Planning Board approves this dock extension, an affe within 14 days of the hearing. If I proceed with construits.	erstand that if the City of Marco Island acted property owner may file an appeal
Jula Vuller	11-17-2025
Signature of Petitioner or Agent	Date



Total seawall length 138.04

Collier County Property Appraiser Property Aerial

Parcel ID 58115080006

Site Address *Disclaimer

1695 LUDLOW RD

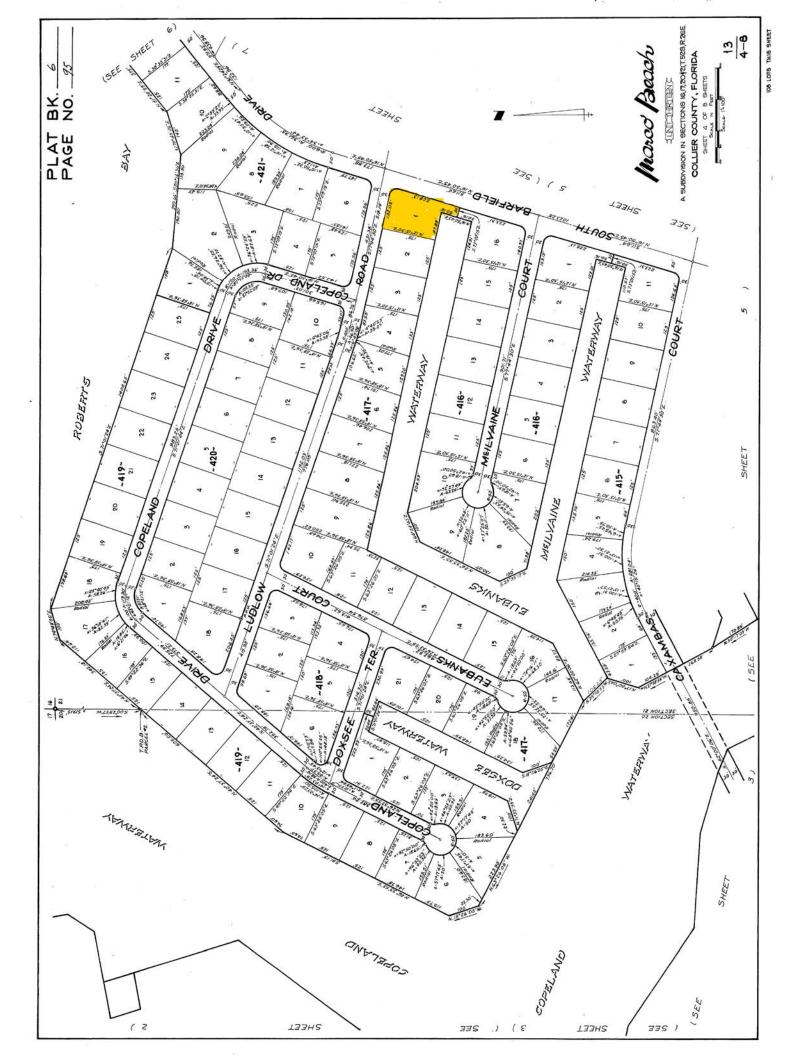


Site City MARCO ISLAND

Site Zone *Note 34145



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.

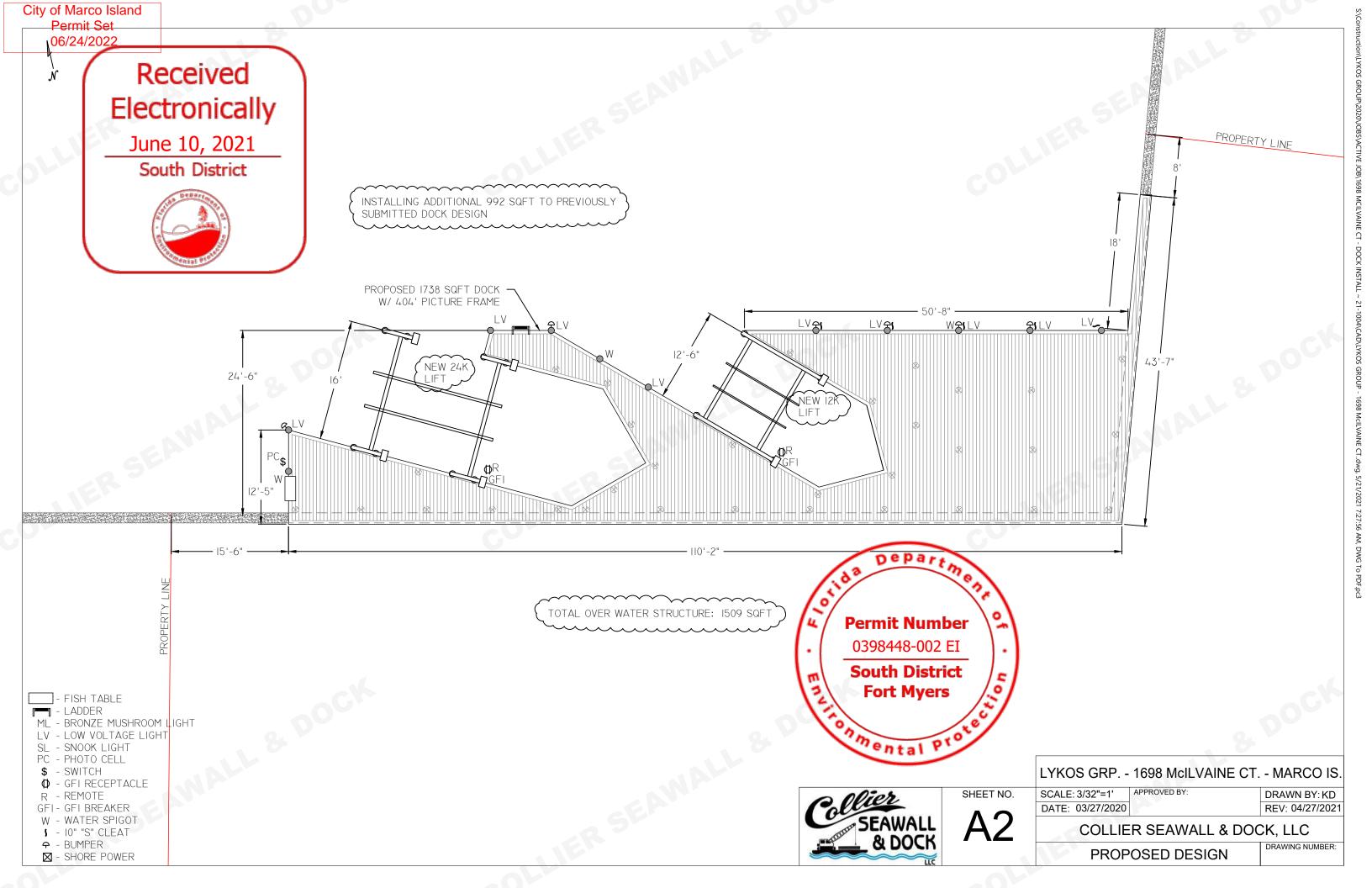
I have shared our dock design with them, and they are seeking to mirror our layout. This design has been carefully planned and would be mutually beneficial, as it allows for efficient vessel navigation and ease of access for both properties. The mirrored design would also create a cohesive and visually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

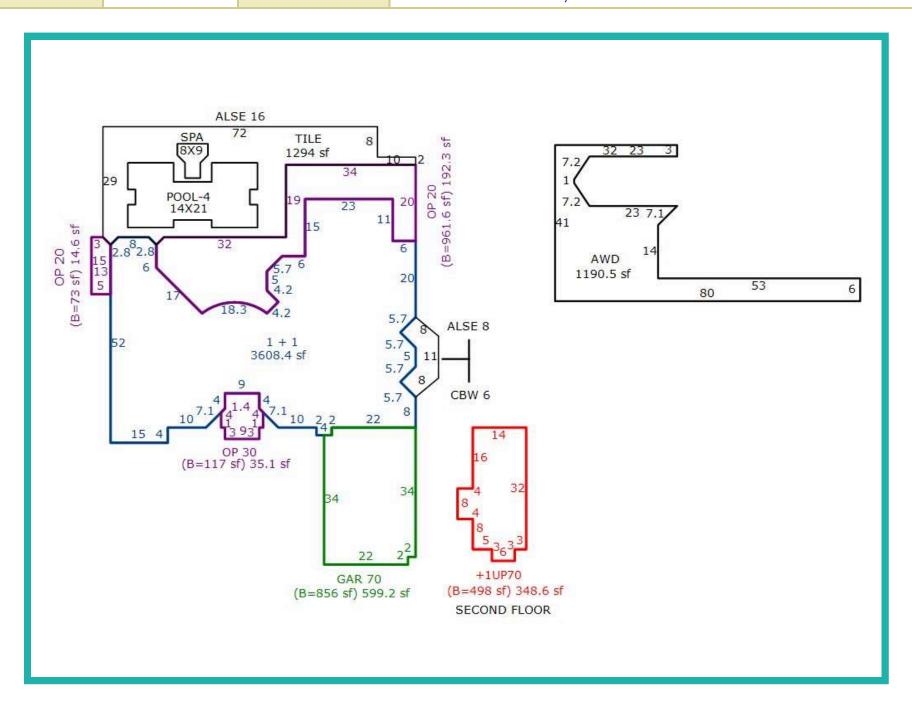
Jorge Fernandez



Collier County Property Appraiser Sketches

Parcel ID 58115080006

Site Location 1695 LUDLOW RD, MARCO ISLAND 34145



INDESCRIPTION 4.1 AND RAP

TOUR THE PROPERTY OF THE PROPERTY O

Duane Thomas

WATER DEPTH STUDY no form provided in application.