

ATTACHMENT 1

Site Information and Factors for Boat Docking Facility Extension Petition

Below is the site information and factor analysis for the Boat Docking Facility Extension Petition for 986 Sundrop, LLC, for the property at 986 Sundrop Court. For reference, exhibits are included and are referenced as Exhibits A, B, and C.

Team:

- Jurisdiction: City of Marco Island
- Engineer: Turrell, Hall & Associates
- Builder: Collier Seawall and Dock
- Surveyor: Court Gregory Surveying, Inc.
- Legal Counsel: Woodward, Pires & Lombardo, P.A.

Site Information:

- 986 Sundrop Court, Marco Island, FL 34145
- Property ID: 56942480004
- Subdivision: Marco Beach Unit 4; Block: 127; Lot 14
- Width of Waterway: 2,785 ft (Calculated from aerial photography)
- Width of Navigable Channel: Not applicable (Proposed dock is not inside channel) *Exh. A, p. 7.*
- Total Property Water Frontage: 193 ft
- Total Proposed Protrusion: 40 ft
- Setbacks provided: 27 ft
- Setbacks required: 15 ft, maximum
- Vessel: 1 vessel that is 130 ft in length

Zoning and Land Use:

- The Subject Property and all surrounding properties are zoned RSF-3. There is no lot to the North, instead it is open water. There are lots to the West, East, and South. The Subject Property and the West and South lots are single-family dwellings and the lot to the East is vacant. The Subject Property and the West and South lots have a current boat docking facility protrusion of roughly 20 to 25 feet.

1. Does the proposed boat docking facility meet the other standards (setbacks, height, etc.) set forth in Ordinance O3-?

Yes. The height limitations and setbacks are met. *Exh. A, p. 4.* Additionally, state and federal permits have been applied for and this dock will not be constructed without the issuance thereof, which will require adherence to setbacks of 25 feet, which is significantly greater than the setbacks required by the City of Marco Island. The state Department of Environmental Permit number is 0402850-001. The federal Army Corps of Engineers Permit number is SAJ-2021-01295. Further, due to this dock's proposed location, a submerged land lease is being applied for with the State of Florida.

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 sufficient water depth. The depth on the vessel-side of the dock is -7.7 feet at the shallowest, which is 3.7 feet deeper than what is listed as the general guide of sufficiency. The depth surrounding the proposed dock, on the non-vessel side, is -5.3 feet at the shallowest, which is 1.3 feet deeper than what is listed as the general guide of sufficiency. *Exh. A, p. 5.*

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?

Yes. There are special conditions related to the subject property and waterway.

Conditions related to the subject property:

- Unlike the vast majority of waterfront lots within the City of Marco Island, this property is not on a canal. Instead, it is on the Marco River. *Exh. A., p. 3.*
- The lot is not a side or a corner lot along a narrow waterway, instead the lot is a peninsular lot that sits on a waterway such that the lot's riparian lines extend outwards from the lot in an increasing triangle. Pursuant to section 54-111(a)(1) of the Land Development Code, the combination of a boat docking facility and a moored vessel can by right extend 30 feet out into the waterway. *Exhibit B.*

Conditions related to the subject waterway:

- Unlike the canals that make up the vast majority of waterways in the City of Marco Island, the Marco River is wider and deeper. Canals in Marco, as shown in the diagrams incorporated in the City Code are often 100 feet wide or less. The Marco River, where this lot is located, is over 2,700 feet wide.

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?

The boat docking facility and moored vessel do not protrude greater than 25% of the waterway and there is more than 50% of the width of the waterway between the vessel and the other side of the waterway. The waterway is over 2,785 feet

wide, which is over 27 times the width of most canals in the City of Marco. The dock extends under 1.4% into the waterway leaving over 98.6% of the waterway available. *Exh. A, p. 3*. Because the dock is not within the navigable channel, the dock does not impact navigability.

- 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 proposed dock is of minimal dimensions necessary in order to adequately secure the moored vessel. *Exh. A, p. 4*. The current dock wraps around the corners of the property. This dock will not do that.

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

Yes. The proposed dock, unlike the current dock, will have no dock elements that extend around the corner of the property. This leaves the view of the surrounding properties completely unobstructed. *Exh. A, pp. 3-4*. This is an improvement from what is currently on the property and improves the current view for the surrounding properties. *Exh. A, p. 2*.

- 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 moored vessel will be greater than 50% of the length of the waterfrontage, but it will not increase the impact on or negatively impact the view to the waterway by surrounding property owners. This is because the surrounding property owners are adjacent to this property at angles, as opposed to being on the same line, and because this property is not on a canal. *Exh. A, p. 3*. In fact, as noted above, the views will be improved.

This is not a multi-family development or a public marina.

- 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 location and design of the boat docking facility and moored vessel will not infringe upon the use of neighboring properties, including existing dock structures.

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

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

No. There are no seagrasses located within 200 feet of the proposed dock.

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

Section 10 of Ordinance 00-04 is not applicable to this application. Nevertheless, a manatee mortality map is included as Exhibit C for information purposes only.