

Attachment No. 1

Project Description

Caxambas Park

Collier County Sherriff's Office Boat Lift and Dock Extension

Location

The project site is located at 909 Collier Court on Marco Island Florida. The park resides on a corner parcel adjoining the Smokehouse Creek and Caxambas Pass waterbodies.

The following is a list of names and addresses of all property owners within a 500- foot radius of the existing lease area.

- Water's Edge Condominium: 931 Collier Court, Marco Island, FL 34145
- Camelot Condominium: 961 Collier Court, Marco Island, FL 34145
- Eagle Cay Condo: 901 Collier Court, Marco Island, FL 34145
- Caxambas Land Trust: 1341 Caxambas Court, Marco Island, FL 34145
- Craig Drescher: 1351 Caxambas Court, Marco Island, FL 34145
- Richard Alderson: 1345 Caxambas Court, Marco Island, FL 34145

Existing Conditions

The boating facility at Caxambas Pass Park is currently in the construction phase, under a separable project (Caxambas Park Boat Ramp, Seawall and Dock Replace, Permit No.: 0191321-004 EI). The existing bulkhead, boat ramp, floating docks, and fixed marginal docks are being replaced.

The fixed marginal dock, positioned to the west of the boat ramp, is currently utilized by the Marco Island Police Department (MIPD) for storage of their Emergency Services vessel on an electric boat lift. The 6 piles supporting the boat lift are to remain in place.

The Park's fuel and sewage pump out facilities are currently not in service. The sewage pump out facility will be returned to service by December 2024.

Proposed improvements below mean highwater

1. A finger dock extension shall be constructed from the existing marginal dock. The timber dock will be constructed with 4 timber piles. All piles will be wrapped in PVC to reduce leaching of preservatives. The finger dock will include electrical connectivity to provide power to the boat lifts.
2. Install 7 timber piles to support a new boat lift structure. All piles will be wrapped in PVC to reduce leaching of preservatives.

State Lands Authority

The existing facility utilizes an existing lease from FDEP Division of State Lands and the proposed work will fit within the limits of the current lease area. See BOT Lease No.: 110534215. No modification of the lease area is required. Slips 1 and 2, identified in the Submerged Land Lease, are each dimensioned as 23.58' x 15.04' slips. The applicant proposes to reconfigure the position and the size of Slips 1 and 2. The first slip will be 30' x 15' and the second slip will be 20' x 10'. This project will not preempt more than 3,000 sq. feet of leased sovereign submerged land. The change in use of the lease area is described in Table 1.

Table 1. Summary of Pertinent Use Areas Within the Lease.

Item	Length (feet)	Width (feet)	Area (square feet)
Existing Slip 1	23.58	15.04	354.6
Existing Slip 2	23.58	15.04	354.6
Total:			709.2
Proposed Slip 1	30	15	450
Proposed Slip 2	20	10	200
Marginal Dock Expansion	12.5	4	50
Total:			700

As requested by FDEP, a revised sketch of the facility within the lease area is included as **Attachment 11**.

Existing Benthic Assessment

In September 2021, a benthic survey was performed in the waters surrounding the bulkhead, and seagrass was not observed in the investigation area.

Construction Materials: Timber piles, timber bracing, timber decking, composite/plastic cross bracing, stainless steel fasteners.

Construction Methods: Dock construction will occur from both upland and from a barge. There is deep water immediately surrounding the proposed dock location (see drawings) for a barge and tug (draft 5 feet maximum) to operate without bottom clearance issues.

Turbidity Management: Turbidity barriers will be installed around active work zones to control turbidity. The proposed location of the turbidity barriers is approximately 35 feet from the proposed piles where the finger dock piles are being installed.

Protected Species: Standard manatee and small tooth sawfish conditions will be followed. The applicant will commit to require its contractor to abide by standard manatee protection conditions during construction. Work will only occur during daylight hours and in accordance with City of Marco Island noise ordinances.

Minimum Clearance: The water depth at the proposed location is at approximately -8 to -10 feet NAVD. At MLW (-1.77 feet NAVD) the depth is approximately 6 to 8 feet. The only proposed submerged structures are vertical timber piles for which a minimum clearance is not applicable. A navigation hazard will not be created by the project.

Navigation Impacts: No impacts to navigation are anticipated. The project is adjacent to the entrance of Smokehouse Creek channel from Caxambas Pass. The proposed construction is over 100 feet west of the western edge of the Smokehouse Creek channel and will not have an impact on navigation through Smokehouse Creek or any surrounding waters. This distance is not expected to decrease due to the proposed construction. Vessel usage ranges from small (< 20 feet) to large (to approximately 60 feet) with the majority being private recreational vessels. The relationship between the Smokehouse Creek bathymetry and the existing and proposed bulkheads are shown in the drawings. To construct the dock, a 30-foot to 50-foot-wide barge and tug may be anchored between the bulkhead and the navigation channel. The project will not obstruct the channel. A notice to mariners will be published by the Contractor.

Operation and Maintenance: Collier County Sheriff's Office (CCSO) staff will conduct quarterly observations for any obvious signs of decay or areas that require maintenance. CCSO will arrange for a structural inspection every two years, starting at Year 4; unless otherwise dictated by the monthly visits.

Section D. Part I, A. 3. Please describe the types and the maximum size (length and draft) of vessels expected to use or proposed to be mooring at the facility.

The existing lease does not allow public overnight mooring of vessels at the site. There are fueling slips for temporary use. There is one police boat that is on an existing boat lift at the site. This is authorized by the state lands lease.

The proposed modification is for (1) 30 ft by 15 ft slip (vessel dimensions of 29' x 8.5') to be used by the Collier County Sheriff's Office vessel, with a draft of 2 ft.

Section D. Part I, A. 4.

The area of the existing dock over water is 650 SF. The area of the proposed finger dock extension over water is 60 SF. The area of the proposed boat lift slip/structure is 450 SF.

One of the temporary short-term mooring slips will be converted to a permanent long-term slip to be utilized by CCSO.

Section D. Part I, A. 6.

Caxambas Park has the capacity for both fueling facilities and sewage pump-out; however, these services are unrelated to the boat lift structure and finger dock extension. The proposed activities do not require a facility management plan for these services.

Section D. Part I, A. 7. Please provide a facility management plan to address maintenance and unexpected spills of fuels or other pollutants.

There are existing facilities at this location managed by the Collier County Parks Department. No change to the facilities or its use is proposed.

Section F. Part 2, C. Applications for Leases

The original submerged land lease from 2007 granted one (1) permanent fire and rescue boat slip and ten (10) temporary mooring boat slips. In 2024, the submerged land lease was amended to modify the size and position of two (2) of the ten (10) boat slips. The slip sizes were amended to dimensions indicated in the table below.

	Previous Slip Dimension	New Slip Dimension
Slip 1	23.58' x 15.04'	30' x 15'
Slip 2	23.58' x 15.04'	20' x 10'