



PF-12

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

COASTAL CONSTRUCTION SETBACK LINE VARIANCE PETITION

Applicable Sections of the Marco Island Land Development Code Sec. Article XI Section 30-751 Coastal construction setback line variance and Section 30-755 Variances

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

Planner: _____

ABOVE TO BE COMPLETED BY STAFF

PROPERTY INFORMATION

Property Owner(s): STEPHEN IZZO AND ALINA IZZO, TRUSTEES OF THE IZZO FLORIDA TRUST

Owner's Address: 2730 SUMMIT DR GLENVIEW, IL 60025

Phone Number: _____ Email: _____

APPLICANT INFORMATION

Applicant's Name: MATTHEW D. GODDARD, P.E. HUMISTON AND MOORE ENGINEERS

Applicant's Address: 5679 STRAND COURT NAPLES, FL 34110

Phone Number: 239-594-2021 Email: MDGODDARD@HUMISTONANDMOORE.COM

SITE INFORMATION

Address: 594 SPINNAKER DR

Property ID #: 58049320007

Subdivision: 778500 - MARCO BEACH UNIT 12

Block: 389 Lot(s): 2

Present Zoning: RESIDENTIAL

Present Use: RESIDENTIAL

Proposed Construction/Activity: Construction a new single-family dwelling and swimming pool seaward of the 1974 CCCL. Please refer to the attached survey and site plan for current and proposed conditions.

CRITERIA USED TO REVIEW VARIANCE REQUEST.

PROVIDE WRITTEN JUSTIFICATION USING THE BELOW CRITERIA:

(1) If in the immediate contiguous or adjacent area a "number of existing structures" have established a reasonably continuous and uniform construction line closer to the line of mean high water than the line as herein established, and if said existing structures have not been unduly affected by erosion, a proposed structure may be permitted along such line if such proposed structure is also approved by the board of zoning appeals.

(2) Certain activities that may temporarily alter ground elevations such as artificial beach nourishment projects, excavation or maintenance dredging of inlet channels may be permitted seaward of the coastal construction setback line if said activity is in compliance with the city comprehensive plan, conservation and coastal management element, and also approved by the board of zoning appeals.

(3) Rendering a decision, the petitioner shall provide the board with a current, written opinion from the state department of environmental protection as to the advisability of granting the relief sought.

**CCCL VARIANCE PETITION
APPLICATION SUBMITTAL CHECKLIST**

This completed checklist is to be submitted with application packet

REQUIREMENTS	# OF COPIES REQUIRED
Completed Application	1
Site Plan illustrating all of the following: a. All lot dimensions b. All existing structures and their exact yard setback distances c. The existing Coastal Construction Control Line (as established by State Law) measured from the mean high-water line and vegetation line d. The requested Coastal Construction Control Line measured from the mean high-water line and vegetation line e. The distance between the existing Coastal Construction Control Line (as established by State Law) and the Coastal Construction Control Line requested in this petition f. The location of all existing structures and their exact distance from the Coastal Construction Control Line established by State Law for all structures which are being used to justify your petition g. The location of all proposed structures in relation to the existing Coastal Construction Control Line (as established by State Law) and the Coastal Construction Control Line requested in this petition	1 (please include 1 digital copy of site plan and all other documentation)
Application fee, check shall be made payable to "The City of Marco Island" in the amount of \$1,000.00	

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.



Signature of Applicant or Agent

*Matt Goddard, P.E.
Hemister and Moore Eng.*

8/17/2021

Date



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

PF-34

LETTER OF ZONING AND LAND USE VERIFICATION APPLICATION

Please provide all of the information requested. See below for submittal requirements. Please allow 10 business days for completion.

Applicant's Name: _____ **or** Humiston and Moore Engineers
Name Company

Mailing Address: 5679 Strand Court Naples FL 34110
Street City State Zip Code

Telephone Number(s): (239) 594 - 2021 **FAX #:** (239) 594 - 2025

Address of Subject Site: 594 Spinnaker Drive Marco Island FL 34145
Street City State Zip Code

Folio Number (aka Property ID #): 58049320007

Property Owners Name: STEPHEN IZZO AND ALINA IZZO, TRUSTEES OF THE IZZO FLORIDA TRUST

Verification being requested. (Please state *specifically* the questions you would like answered, in the space below or on a separate attachment.):

Verification letter of setback and zoning consistency to be used for the Department of Environmental Protection application for the proposed single family dwelling and pool.

Submittal Requirements:

- Fee in the amount of \$100 payable to the City of Marco Island. (NOTE: Verification requests which entail time spent by city staff over one hour will include an additional \$100 payment)
- Please attach survey or any other information which may be relevant to your request.

The application can be delivered to the Department of Growth Management or mailed to: 50 Bald Eagle Drive, Marco Island, Florida 34145 – Attn: Growth Management Department.

Applicant Signature: [Signature] **Date:** 8/17/2021

Please be advised that the zoning letter is based upon the available records furnished by Marco Island and what was visible and accessible at the time of inspection. This report is based on the Land Development Code that is in effect on the date the report was prepared. Code regulations could be subject to change. While every attempt has been made to ensure the accuracy or completeness, and each subscriber to or user of this report understands that this department disclaims any liability for any damages in connection with its use. In addition, this department assumes no responsibility for the cost of correcting any unreported conditions.



**HUMISTON
& MOORE
ENGINEERS**

COASTAL
ENGINEERING DESIGN
AND PERMITTING

5679 STRAND COURT
NAPLES, FLORIDA
34110
FAX: 239 594 2025
PHONE: 239 594 2021

August 12, 2021

Submitted via Email

Mary P. Holden, Senior Planner
City of Marco Island
50 Bald Eagle Dr.
Marco Island FL 34145

RE: Coastal Construction Setback Line (1974) Variance Petition Application
594 Spinnaker Dr., City of Marco Island, Collier County
HM File No. 29-024, Stephen Izzo and Alina Izzo, Trustees of the Izzo Florida Trust
X-Ref: Resolution 20-16, Variance Petition VP-20-000117

Dear Ms. Holden:

On behalf of Stephen Izzo and Alina Izzo, the owners of the above-mentioned property, we are pleased to provide you with the Application for Coastal Construction Setback Line Variance Petition. The proposed project consists of the construction of a single-family dwelling, in-ground pool and decking, exterior lighting, and related construction activities. The project is seaward of the 1989 Coastal Construction Control Line (CCCL), and we will be applying for a Florida Department of Environmental Protection (FDEP) CCCL permit. Additionally, the project intersects the 1974 Coastal Construction Setback Line (CCSL). The proposed dwelling and the swimming pool will require a variance to build seaward of the 1974 CCSL through the City of Marco Island.

The subject property is located at 594 Spinnaker Drive within the City of Marco Island, in Collier County. The parcel is well upland of the beach and dune system and upland of Tigertail Beach. The property is located between approximately 24 feet and 74 feet south of the point of inflection at FDEP reference monument R-132. Refer to the attached aerial exhibit and survey.

The following items are provided for the variance petition.

- 1) A completed Coastal Construction Setback Line Variance Petition.
- 2) A completed Letter of Zoning and Land Use Verification (ZLV) Application. This is to assist in the DEP permit application. See below for additional details.
- 3) The fee of \$200 will be uploaded to the City of Marco Island Portal for the ZLV application.
- 4) The fee of \$1,000 will be uploaded to the City of Marco Island Portal for the variance application.
- 5) A copy of the recorded Warranty Deed.
- 6) A December 2020 aerial highlighting the location of the property.
- 7) A copy of the survey completed by *CEC, Inc.*
- 8) A copy of the variance site plan prepared by *Outside Production international*. This site plan is prepared per the checklist provided under City of Marco form PF-12.
- 9) A copy of CCSL Variance Resolution 20-16.

The Letter of Zoning and Land Use Verification referenced above is required for the application for a CCCL permit with the FDEP. We request this letter be issued with conditions of the local variance. The review period of a FDEP permit application is 90 days from when the application is complete. The Letter of Zoning and Land Use Verification is required to complete the DEP application. We are requesting that the two reviews, CCSL

variance and CCCL permit, run concurrently to assist the owners' timeline. Please let me know if there is anything additional or any questions regarding the both applications.

Sincerely yours,

HUMISTON & MOORE ENGINEERS

A handwritten signature in black ink, appearing to read "Matt Goddard", written in a cursive style.

Matthew Goddard, PE