



# ***Planning Board Memorandum***

**Meeting Date: October 3, 2014**

---

**Agenda Item:**

**Business:** Variance – Planning Board Public Hearing  
**Prepared By:** Tami Scott Zoning Administrator  
**Date:** September 26, 2014  
**Department:** Growth Management

**SUBJECT:**

1. Variance application to construct an Observation deck seaward of the Coastal Construction Setback Line.
  2. Site Development Plan to construct Observation deck.
- 

**BACKGROUND:**

The Applicant, Collier County Parks and Recreation is requesting a Variance and Site Development Plan to construct an observation deck seaward of the CCSL (Coastal Construction Setback line).

The purpose of the deck is to be used by visitors to view and observe wading and shore birds along the lagoon edge.

The proposed observation deck is a 10' x 16' wood framed structure. It has two levels and the top level is covered by a roof. The first deck level is approximately 5'-0" off the existing grade, the second deck level is approximately 14'-6" off the existing grade, the ridge line of the proposed structure is at approximately 24'-5" and the overall height of the proposed structure from the existing grade to ridge line is approximately 30'-0".

The structure is made up of 8" x 8" pressure treated post, 5/4" x 5" wood decking, 2" x 2" pressure treated balustrade and a galvanized metal roof. The four corners of the structure will sit on 4'-0" square x 1'-0" deep concrete footing below grade. The structure is open to the weather on all sides, enclosed by a railing. The structure is accessible by a handicap ramp to the first deck level and a set of stairs to the second deck level.

**ADDITIONAL MATERIAL REQUESTED FOR THE OCTOBER 3, 2014 MEETING:**

Attached is additional material from the applicant requested by the Board on September 5, 2014. A site visit has been scheduled for September 29, 2014 at 11:00 am with Collier County staff, City of Marco Island staff and Planning Board Member Charlette Roman.

**FUNDING SOURCE / FISCAL IMPACT:**

The proposed ordinance will not have a financial impact on the City of Marco Island.

**RECOMMENDATION:**

The application and documents have been routed and reviewed by staff. ( See attached comments)  
Staff recommends the Planning Board hold a public hearing, take testimony and determine if the proposed project would be an asset to the visitor and residents of Marco Island.