



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
12/12/2025 11:49:21 AM

Reviewed for code compliance
J Ooyman
12/18/2025 2:13:56 PM

**BOAT DOCKING FACILITY
EXTENSION PETITION**

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

Planner: _____

ABOVE TO BE COMPLETED BY STAFF

Property Owner(s): TIITF

Owner's Address: 3900 Commonwealth Blvd, Tallahassee, FL 32399

Telephone: 850-245-2594 Fax: _____

Agent's Name: Weiler Engineering Corporation

Agent's Address: 201 W. Marion Ave, Punta Gorda, FL 33950

Telephone: 941-505-1700 Fax: _____

Site Information

Address: 2561 San Marco Rd, Marco Island Property ID #: 58620040007

Subdivision: _____ Block: _____ Lot(s): _____

Width of Waterway: 656 ft; measured from ☐ plat ☐ survey ☒ visual estimate

Width of Nav. Channel: 100 ft; measured from ☐ plat ☐ survey ☒ visual estimate

Total property water frontage: >2,000 ft Total proposed protrusion: 0 ft

Setbacks provided: N/A ft Setbacks required: N/A ft

Number and length of vessels to use facility: 1. 2, 20 ft 2. 2, 25 ft 3. 3, 30 ft

Description of project (# of slips, boatlifts, deck square footage, etc.)

The proposed project includes the addition of two floating fingers to the existing dock.

The existing dock currently accomodates four (4) slips, while the proposed improvements

will expand the facility to a total of eight (8) slips. The total area is shown on the plans.

Zoning and Land Use

Property	Zoning	Land Use	Protrusion of Existing Dock Facility
Subject	<u>A-ST</u>	<u>REC/Open/GC/ST</u>	<u>0 ft (it stays outside of the navigable channel)</u>
N	<u>P-ST</u>	<u>REC/Open/GC/ST</u>	<u>N/A</u>
S	<u>A-ST/PUD</u>	<u>REC/Open/GC/ST</u>	<u>N/A</u>
E	<u>N/A</u>	<u>N/A (Water)</u>	<u>N/A</u>
W	<u>A-ST</u>	<u>REC/Open/GC/ST</u>	<u>N/A</u>

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-?**

Please refer to the narrative included within this submittal.

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?**

Please refer to the narrative included within this submittal.

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?

Please refer to the narrative included within this submittal.

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?

Please refer to the narrative included within this submittal.

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?

Please refer to the narrative included within this submittal.

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

Please refer to the narrative included within this submittal.

- 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).**

Please refer to the narrative included within this submittal.

- 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?**

Please refer to the narrative included within this submittal.

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

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

Please refer to the narrative included within this submittal.

AFFIDAVIT

We/I, David Matson FDEP/BDC Bureau Chief 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 Weber Engineering Corporation to act as our/my representative in any matters regarding this Petition.



Signature of Property Owner

David Matson FDEP/BDC Bureau Chief

Printed Name of Property Owner

Signature of Property Owner

Printed Name of Property Owner

The foregoing instrument was acknowledged before me this 17 day of November 20 25, by David Matson, who is personally known to me or has produced _____ as identification.

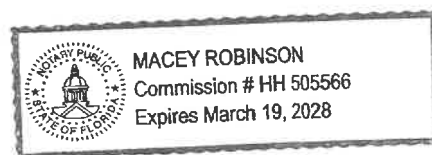
State of Florida

County of Leon

Signature, Notary Public – State of Florida

Macey Robinson
Printed, Typed, or Stamped Name of Notary

(Seal)



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

Please refer to the narrative included within this submittal.

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 notarized
- ☒ Site plan, drawn to scale, illustrating all of the following:
 - ☒ Location map
 - ☒ Lot dimensions and land contour of subject property
 - ☒ Riparian line(s)
 - ☒ Required dock setbacks
 - ☒ Configuration and dimensions of decking, boatlifts, boat mooring areas of the (a) existing, (b) proposed, and (c) adjacent boat docking facilities.
 - ☒ Water depth survey, completed by a professional Florida engineer, licensed marine contractor, registered surveyor, or other person deemed to be qualified by the Community Development Director or his designee, using the format attached to the application form.
- ☐ Permit number and Certificate of Completion date for the original construction of existing boat docking facility, if applicable
- ☐ Resolution number and date of previous boat dock extension requests, if applicable
- ☒ Application fee (checks should be made payable to "City of Marco Island") in the amount of \$1,500.

PUBLIC NOTICE REQUIREMENT: In addition to the fees required herein, all costs of newspaper notices and required notices for public petitions shall be paid in full prior to a scheduled public hearing. If such payment is not received prior to a scheduled public hearing, the petition will be continued and rescheduled. Any additional cost associated with a rescheduled item shall also be paid in full prior to the public hearing. Advertising for public hearings shall be prepared by staff and submitted to the newspapers as required in the Marco Island Land Development Code (LDC). If an application is filed for which a fee is not listed herein, staff shall assess the fee based upon actual time spent reviewing the petition.

Marco Island Code of Ordinances Section 30-8(a). Amended 11/01/2021

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.

I understand that, in addition to approval of this dock extension, a building permit is required prior to commencement of construction. I also understand that if the City of Marco Island Planning Board approves this dock extension, an affected property owner may file an appeal within 14 days of the hearing. If I proceed with construction during this time, I do so at my own risk.

Signature of Petitioner or Agent

Date

