

From: [Mary Holden](#)
To: [Sherry Kirsch](#)
Cc: [Daniel Smith](#)
Subject: FW: Boat Dock Extension Petition 831 Perrine BD-24-000147
Date: Tuesday, April 1, 2025 9:20:18 AM
Attachments: [image001.png](#)

Sherry

Please add to the packet for Planning Board.

Thanks

Respectfully,

Mary P. Holden

Mary P. Holden, Planning Manager
City of Marco Island
50 Bald Eagle Dr.
Marco Island, FL 34145
239-389-3975

NEW FEMA FLOOD INSURANCE RATE MAPS ARE IN EFFECT:

<https://marco.maps.arcgis.com/home/webmap/viewer.html?webmap=e7c5ba49b0e5449f9e600680be2e1b75> - 2024

<https://marco.maps.arcgis.com/apps/Compare/index.html?appid=2e0adf52e0df4e0cb67cc9e6687207f3>

– comparison map 2012 and 2024



From: Erik Gardner <erikdean@outlook.com>
Sent: Monday, March 31, 2025 2:49 PM
To: Daniel Smith <dsmith@cityofmarcoisland.com>
Cc: Mary Holden <mholden@cityofmarcoisland.com>
Subject: Boat Dock Extension Petition 831 Perrine BD-24-000147

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Erik & Sherinder Gardner

827 Perrine Ct

Marco Island, FL 34145

March 31, 2025

Mr. Daniel Smith

Director of Community Affairs

239-389-5021

dsmith@cityofmarcoisland.com

Dear Mr. Smith,

Below is our letter outlining the reasons why we do not believe this petition should be approved. Could you please forward this email to the individual Planning Board members?

Sincerely,

Erik and Sherinder Gardner

We are writing to ask the Planning Board to not approve a second boat dock extension at 831 Perrine Ct (BD-24-000147). We are the neighbors directly adjacent to the west, and this extension even further encroaches upon our property.

In April of last year, the petitioner Mr. Timmerman was granted a two-foot variance (BD-22-000210). After this, the boat was brought to the property, extending well beyond the two-foot variance he was granted. Mr. Timmerman significantly understated the size of the vessel to the city on

the original application for which he was seeking a variance. The boat has moored at this property on numerous occasions, occupying nearly the entire twelve foot side-yard setback, leaving just about one foot from the vessel's bow to the property/riparian line.

The petitioner's boat docking facilities are non-conforming with current code requirements (Sec. 54-111). While all other docks on our canal comply with the required setbacks, the petitioner's dock does not. The required setback for both his lot and ours, as well as for the other 80-foot lots on the canal, is twelve feet. His non-conforming dock is 8.7 feet from the property/riparian line and was granted a variance of two feet, reducing his setback to only 6.7 feet. Now the petitioner is asking to further reduce their setback to only two feet.

We believe the boat dock extension request does not comply with Section 54-115(f) 3. There are no special conditions or hardships related to the petitioner's lot. It also does not comply with Section 54-115(f) 7. Considering the petitioner has two vessels at the property taking up well in excess of 50 percent of the length of the water frontage, while also limiting future legal changes we wish to make to our own dock.

We are of the opinion that variances should be granted only in cases of genuine hardship, such as corner lots, shoulder lots, or properties similar to those along the north side of Old Marco Lane, Caxambas Dr, etc. After reviewing over five years of variance applications, we found no instances where a variance was approved for such a significant encroachment into the side-yard setback.

We firmly believe no additional variances should be granted to accommodate this vessel. If the petitioner were to bring their docking facilities up to current code, the vessel could fit without the need for any variances or at least a limited protrusion into the setback.

It would be a pleasure to speak with any Planning Board members that have any questions. We can be reached at 248-802-5935.

Thank you for your attention to this matter.

Sincerely,

Erik and Sherinder Gardner