



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

**BOAT DOCKING FACILITY
 EXTENSION PETITION**

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

Planner: _____

ABOVE TO BE COMPLETED BY STAFF

Property Owner(s): Vantage Point Condominium Association

Owner's Address: 860 Panama Ct. Marco Island, FL 34145

Telephone: 503-237-1218 Fax: _____

Agent's Name: Jeff Rogers

Agent's Address: 3584 Exchange Ave. Naples, FL 34104

Telephone: 239-643-0166 Fax: _____

Site Information

Address: 860 Panama Ct. Property ID #: 57864640002

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

Width of Waterway: 121', 123', 147'ft; measured from plat survey visual estimate

Width of Nav. Channel: _____ ft; measured from plat survey visual estimate

Total property water frontage: 1,019 ft Total proposed protrusion: 31.25' ft

Setbacks provided: 14' and 15' ft Setbacks required: _____ ft

Number and length of vessels to use facility: 1, 28, 30, 34, 35, 37, 39 ft

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

The proposed project consists of removing the existing 4,333 sq. ft. docking facility to then gain access to the concrete seawall. A new seawall will be installed 18" in front of the existing seawall surrounding the entire shoreline for 1,019 linear ft. Once the seawall is complete, a new docking facility will be constructed within the existing footprint with boatlifts which will maintain the existing slip count and associated boatlifts for a total of 35 slips. As proposed, the dock total square footage is approximately 2,185 sq. ft. of over-water structure and will protrude 31.25-ft into the subject waterway.

Zoning and Land Use

Property	Zoning	Land Use	Protrusion of Existing Dock Facility
Subject	RMF-16	Multi-Family Residential	30'
N	RSF-3	Single-Family Residential	
S	RMF-16	Multi-Family Residential	
E	RMF-16	Multi-Family Residential	
W	RMF-16	Multi-Family Residential	

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-?

As proposed the project meets all other standards and is consistent with the previous approvals. All the docks and boatlifts already exist and will be rebuilt after the new seawall is installed.

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?

Yes, the subject waterway has sufficient water depths being -4' mean low water and greater. Additionally, the subject property has the same number of docks and slips existing which are currently using the subject waterway.

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?

Certain sections of the subject waterway are much wider than most of the typical canals within Marco. With the subject waterway being greater than 100' allows the proposed expansion and the docks and still remain within the allowed 25%. The one issue as proposed is the overall dock protrusion dimensions are taken from the existing seawall/MHWL and therefore the overall proposed dock protrusion is consistent with the additional 18" needed for the seawall installation.

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?

The subject waterway is entirely open for navigation, with more than 50% open for navigation. As proposed,

The subject docks will only extend 1.25' past the original protrusion which is still within the allowed 25% based off the original platted waterway width. The only reason the BDE request is needed is due to the new seawall being placed in front of the existing which then adds the additional 18" to the overall dock protrusion.

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?

Yes, the proposed docks are to be reconstructed in the existing footprint and will be reduced in total overwater structure from 4,333 sq. ft. to 2,185 sq. ft. There are 4 existing marginal docks that will not be re-constructed.

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

The proposed docking facility will be in the existing footprint with a 1.25' extension being driven by the new seawall.

No views will be impacted by the surrounding property owners.

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).

The docks are all existing and will only protrude an additional 1.25'. The moored vessels will not be in excess of

50%.

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?

As proposed the extension will not infringe upon the use of neighboring properties nor

impede into the ingress/egress of the associated boat slips. All required setbacks will be maintained

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

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

No seagrasses located within 200 feet of the proposed dock project.

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

Yes, as proposed the project will not increase the previously approved number of vessels. Additionally, as proposed

There will be 1:1 slips per upland units, 35 in total.

AFFIDAVIT

We/I, Jennifer L. Reed 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 Richard D. Reed to act as our/my representative in any matters regarding this Petition.

Jennifer L. Reed
Signature of Property Owner

Signature of Property Owner

Jennifer L. Reed
Printed Name of Property Owner

Printed Name of Property Owner

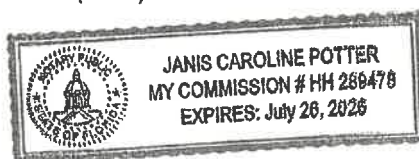
The foregoing instrument was acknowledged before me this 22ND day of MARCH, 2024, by JENNIFER L. REED, who is personally known to me or has produced _____ as identification.

State of Florida
County of COLLIER

Janis Caroline Potter
Signature, Notary Public - State of Florida

(Seal)

JANIS CAROLINE POTTER
Printed, Typed, or Stamped Name of Notary



BOAT DOCK EXTENSION APPLICATION SUBMITTAL CHECKLIST

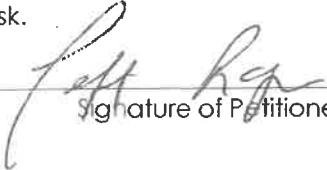
Required public hearing(s) will not be scheduled until the boat dock extension application package has been deemed by staff to be complete.

- _____ 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



TURRELL, HALL & ASSOCIATES, INC.

Marine & Environmental Consulting

3584 Exchange Avenue • Naples, Florida 34104-3732 • 239-643-0166 • Fax (239) 643-6632 • tuna@thanaples.com

March 22, 2024

City of Marco Island
50 Bald Eagle Dr.
Marco Island, FL 34145

**RE: Vantage Point Condominium - BDE petition
860 Panama Ct. Marco, Island FL 34145**

To whom it may concern,

Please see attached an application for a Boat Dock Extension (BDE) to rebuild an existing multi-family docking facility at Vantage Point Condominium, located at address 860 Panama Ct in Marco Island, Florida 34145. The property is more specifically located within Section 20, Township 52 S, and Range 26 E or N 25°91'52.67", W -81°72'11.71".

The subject property has an existing concrete seawall shoreline which is approximately 1,019 linear feet and the associated docking facility consists of 18 (4'x30') finger piers and 4 marginal docks all of which accommodate 35 slips. The total number of slips is consistent with the total number of upland units being 1:1.

The proposed project scope of work consists of removing the existing 4,333 square foot docking facility to then gain access to the concrete seawall. Once the docks have all been removed a new seawall will be installed approximately 18" in front of the existing seawall along the entire shoreline. Once the seawall is complete, new fixed wooden finger docks will be constructed within the existing footprint with boatlifts. The docking facility will maintain the existing slip count and finger dock count being 18 finger piers with 35 slips. The 4 marginal docks will not be rebuilt. As proposed the total dock square footage is approximately 2,185 sq. ft. of over-water structure and will protrude 31.25-feet into the subject waterway that is approximately 123 feet on the West canal, 125 feet on the East canal and 147 feet on the North canal.

Standard Manatee Conditions for In-water Work and Sea Turtle and Small tooth Sawfish Construction Conditions will be followed for the duration of construction. No mangroves will be impacted, and no other submerged aquatic vegetation will be affected by the proposed work.

Please feel free to contact us as any time with questions or comments at 239-643-0166 or email jeff@thanaples.com.

Regards,

Jeff Rogers
Turrell, Hall & Associates, Inc.