



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

PF-12

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): Mass Mutual Life Insurance Company/ Barings Real Estated Advisors LLC.

Owner's Address: 111 South Wacker Drive, Suite 3100

Phone Number: 1-877-766-0014 Email: Justin.Epps@barings.com

APPLICANT INFORMATION

Applicant's Name: Justin Epps

Applicant's Address: 111 South Wacker Drive, Suit 3100

Phone Number: 1-877-766-0014 Email: Justin.Epps@barings.com

SITE INFORMATION

Address: 400 South Collier Boulevard Property ID #: 78567000708

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

Present Zoning: PUD Present Use: Marco Beach Resort

Proposed Construction/Activity: Move around/grade beach sand within the property boundary behind the resort. No beach sand will be imported and exported as noted in the grading plan.

CRITERIA USED TO REVIEW VARIANCE REQUEST.

PROVIDE WRITTEN JUSTIFICATION USING THE BELOW CRITERIA:

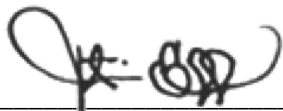
- (1) If in the immediate contiguous or adjacent area a "number of existing structures" have established a reasonably continuous and uniform construction line closer to the line of mean high water than the line as herein established, and if said existing structures have not been unduly affected by erosion, 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: <ul style="list-style-type: none"> 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

4/7/25

Date