

HAVEMEIER DOCK
899 CAXAMBAS DR.
MARCO ISLAND, FL 34145

BDE APPLICATION
MAY 2020

PREPARED BY:

TURRELL, HALL &
ASSOCIATES, INC. 
Marine & Environmental Consulting

PHONE: 239-643-0166 WWW.THANAPLES.COM



TURRELL, HALL & ASSOCIATES, INC.

Marine & Environmental Consulting

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

May 7, 2020

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

RE: Havemeier docking facility BDE application
899 Caxambas Dr.
Marco, Island FL 34145

To whom it may concern,

Please see attached an application for a Boat Dock Extension for a single-family docking facility at 899 Caxambas Dr. in Marco Island, Florida within Section 17, Township 52 S, and Range 26 E at coordinates 25°54'51.03" 81°41'36.6". The property can be identified by folio #58106440008.

The proposed project would consist of constructing an approximately 1,570 square foot docking facility with 2 boat lifts that would protrude approximately 131' from the MHWL and 97' from the Mean High-Water Line. The majority of the access walkway will remain in the same footprint so as to not impact any vegetation on the shoreline, which consists entirely of mangroves.

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

Regards,

Nick Pearson
Project Manager
Turrell, Hall & Associates, Inc.

BDE Application



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): Gregory Havemeier

Owner's Address: 899 Caxambas Dr.

Telephone: _____ Fax: _____

Agent's Name: Nick Pearson

Agent's Address: 3584 Exchange Ave.

Telephone: (239) 643-0166 Fax: _____

Site Information

Address: 899 Caxambas Dr. Property ID #: 58106440008

Subdivision: Marco Beach Unit 13 Block: 403 Lot(s): 26

Width of Waterway: 520 ft; measured from ☐ plat ☐ survey ☒ visual estimate

Width of Nav. Channel: 503 ft; measured from ☐ plat ☐ survey ☒ visual estimate

Total property water frontage: 128 ft Total proposed protrusion: 97 ft

Setbacks provided: 25 ft Setbacks required: 15 ft

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

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

Replacement of the existing docking facility for easier ingress, egress, and storage of private vessels. Access walkway will be replaced largely in the same footprint while the terminal platform will be reconfigured. New dock will be 1,570 square feet of wood material with wood pilings and 2 boat lifts.

Zoning and Land Use

| Property | Zoning | Land Use | Protrusion of Existing Dock Facility |
|----------|--------|-------------|--------------------------------------|
| Subject | RSF-3 | residential | 98' |
| N | RSF-3 | residential | 104' |
| S | RSF-3 | residential | |
| E | RSF-3 | vacant | |
| W | RSF-3 | residential | |

The following criteria, (pursuant to Ordinance 03-) 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-?

Yes, the dock will be 30" in height and will have at least 25' setbacks on either side.

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 depth at the proposed location as outlined in this application is the reason for needing a BDE.

- 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?**

The mangrove fringe combined with the shallow depths at the subject property creates a need to exceed the normal 30' protrusion limitation.

- 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 proposed dock does not protrude more than 25% the width of waterway, and more than 50% of the waterway will be left for navigability.

- 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 access walkway will be 4' in width, the landward finger piers will be 3' in width, and the water-ward terminal platform will be only 5' in width.

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

Yes, the views of neighbors will not be affected by the proposed structure.

- 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).**

Both vessels combined do not exceed 50% of the water frontage of the subject property.

- 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?**

The proposed dock will not affect the navigability to or from neighboring docking facilities.

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

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

No.

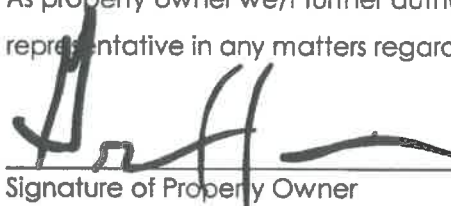
b. Is the proposed dock subject to the manatee protection requirements in Sec 10 of Ordinance 00-04?

No, the proposed dock is for a single-family docking facility and is therefore not subject to the requirements of Section 10 of ordinance 00-04.

AFFIDAVIT

We/I, Gregory Havemeier 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 Turrell, Hall & Associates, Inc. to act as our/my representative in any matters regarding this Petition.



Signature of Property Owner

Greg Havemeier

Printed Name of Property Owner

Signature of Property Owner

Printed Name of Property Owner

The foregoing instrument was acknowledged before me this 4 day of June, 2020, by Greg Havemeier, who is personally known to me or has produced _____ as identification.

State of Florida

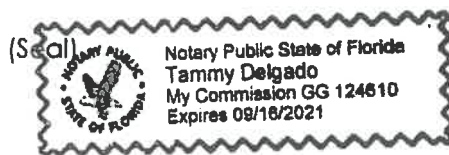
County of Collier



Signature, Notary Public – State of Florida

Tammy Delgado

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 389-5013 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 10/17/2005

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

5/7/2020

Date