

Neighboring Docking Facility Analysis



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

RE: Havemeier docking facility
899 Caxambas Dr.
Marco island, Fl 34145

To whom it may concern,

The Havemeier docking facility Boat Dock Extension (BDE), proposed by Gregory Havemeier seeks to reconfigure an existing docking facility that will exceed the 30' maximum protrusion limit normally allowed by the City of Marco Island LDC. Mr. Havemeier seeks to alter the existing facility (which already exceeds the allowed 30' of protrusion) for the purposes of easier ingress, egress, and maintenance of his privately owned vessels at the subject property, which can be found at 899 Caxambas Dr. on Marco Island and which can be identified by folio #58106440008. The site is found within Section 17, Township 52 S, and Range 26 E of Collier county.

The existing facility consists of an L-shaped dock that protrudes 98' from the property line and 131' from the Mean High Water (MHWL). Including the access walkway through the mangroves, the dock consists of approximately 987 square feet of over water structure.

The proposed facility would consist of a T-shaped dock that protrudes approximately 97' from the property line and 130' from the MHWL. The new dock would consist of approximately 1,570 square feet of over water square footage.

Per a request from Jason Smalley during a pre-application meeting that occurred on 2/13/2020, the applicant must demonstrate that the proposed dock is consistent with that of other properties in the general area. This document seeks to demonstrate that the proposed docking facility is indeed consistent.

The subject property is found on the Western side of Barfield Bay, which has roughly 6 to 7 miles of shoreline (not including the interior islands). The vast majority of this shoreline consists of natural mangrove fringe which was deeded to the State of Florida through the Deltona settlement agreement. As a result, only about 30 lots (including the Havemeier's lot) were left within the interior portion of the bay that still possess privately owned shoreline where docks can legally be built. Of these 30 lots, only 20 lots actually have docks. And only about 7 of the 20 lots (Besides the Havemeier's lot) contain docks that are located within a comparable area to the subject property in terms of general location, mangrove fringe, etc. A brief analysis along with a

picture of the subject property can be seen in the photos below. As can be inferred from the photos below, nearly all docks in the vicinity of the subject property require a BDE and most are of a comparable square footage as well.



Photo 1: Overview of the Barfield Bay Area. Highlighted is the subject property.



Photo 2: General area of subject property containing comparable docking facilities



Photo 3: The Havemeier's existing docking facility, consisting of 987 square feet of over water structure, protruding 98' from the property line and 131' from the MHWL



Photo 4: The Havemeier's proposed docking facility, consisting of 1,570 square

feet of overwater structure, protruding 97' into the water way from the property line

and 130' from the MHWL



Photo 5: Dock at 831 Caxambas Dr. consisting of roughly 1,500 square feet of overwater structure and protruding roughly 40' from the nearest property line.



Photo 6: Dock at 861 Caxambas Dr. consisting of roughly 1,800 square feet of over-water structure, protruding roughly 170' from the property line.



Photo 7: Dock at 875 Caxambas Dr. consisting of roughly 1,000 square feet of over-water structure, protruding roughly 95 feet from the property line.



Photo 8: Dock at 885 Caxambas Dr. consisting of roughly 1,800 square feet of over-water

structure, protruding roughly 95 feet from the property line.

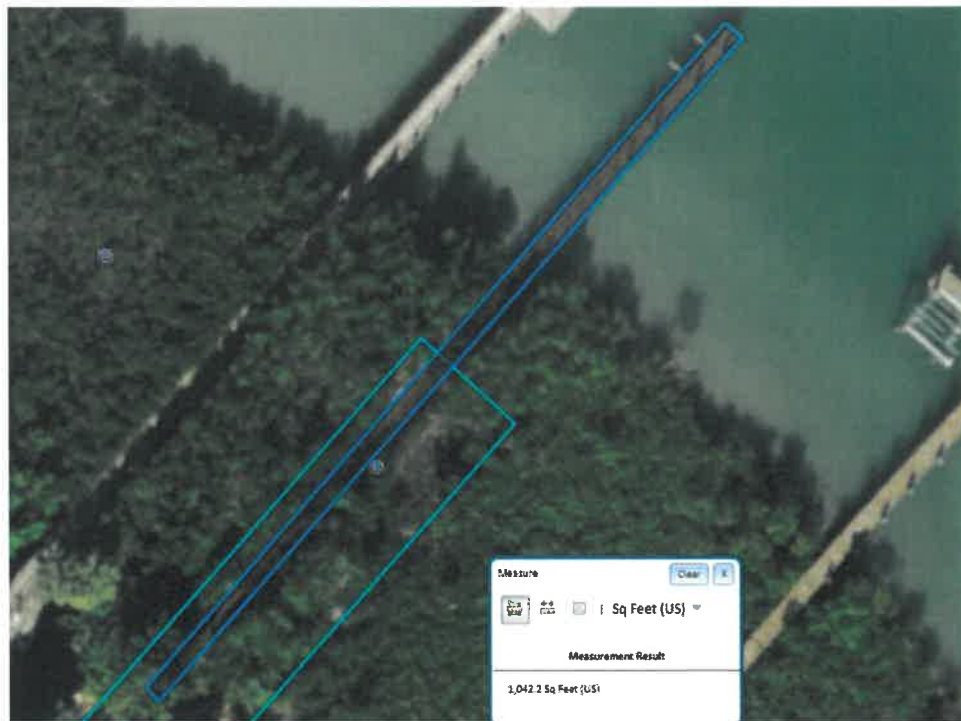


Photo 9: Dock at 891 Caxambas Dr. consisting of roughly 1,000 square feet of over-water structure, protruding roughly 105' from the property line.



Dock 10: Dock at 919 Caxambas Dr. consisting of roughly 1,311 square feet of over-water structure, protruding roughly 60' from the property line.



Dock 11: Dock at 935 Caxambas Dr. consisting of roughly 1000 square feet of over-water structure, protruding roughly 25 feet from the property line.

As can be inferred from the analysis above, the Havemeier's proposed docking facility falls in line with the neighboring docking facilities in this area of Barfield Bay.