



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): SCOTT & CYNTHIA SHALLOP

Owner's Address: 24710 E RIVER RD GROSSE ILE, MI 48138

Telephone: 313-720-1426 Fax: _____

Agent's Name: COLLIER SEAWALL AND DOCK LLC

Agent's Address: 919 N COLLIER BLVD MARCO ISLAND, FL 34145

Telephone: 239-389-4700 Fax: _____

Site Information

Address: 1071 OLD MARCO LN Property ID #: 64614000005

Subdivision: 790200 - OLD MARCO VILLAGE Block: 6 Lot(s): 3+2

Width of Waterway: 69.8 ft; measured from ☐ plat ☒ survey ☐ visual estimate

Width of Nav. Channel: 60' ft; measured from ☐ plat ☒ survey ☐ visual estimate

Total property water frontage: 70.9 ft Total proposed protrusion: 22' ft

Setbacks provided: 11'&8' ft Setbacks required: 11'&8' ft

Number and length of vessels to use facility: 1. 26 ft 2. 18'-5" ft 3. _____ ft

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

REPLACE EXISTING DOCK WITH 541 SQ FT DOCK, INSTALL (1) 3K LIFT AND

REINSTALL EXISTING LIFT

Zoning and Land Use

Property	Zoning	Land Use	Protrusion of Existing Dock Facility
Subject	<u>RSF-3</u>	<u>VACANT RESIDENTIAL</u>	<u>18'</u>
N	<u>RSF-3</u>	<u>RESIDENTIAL</u>	<u>22.1'</u>
S	<u>RSF-3</u>	<u>RESIDENTIAL</u>	<u>30'</u>
E	<u>RSF-3</u>	<u>RESIDENTIAL</u>	<u>19'</u>
W	<u>RSF-3</u>	<u>RESIDENTIAL</u>	<u>44'</u>

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 proposed boat docking facility meets or exceeds all other setback and height standards

- 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 proposed dock will allow sufficient water depth where the proposed slips are located.

The current configuration does not have sufficient water depth

- 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?**

Yes. Water depth less than adequate to moore vessel within 5' of seawall. At low tide a manatee
can not swim under dock or boat. The extension request is necessary to allow ingress/egress to the
dock.

- 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?**

Yes. It protrudes 1.5" beyond. There are no other structures on teh other side of the waterway

- 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 deck area has been kept to a minimum and allows access to the vessels for routine
maintenance. The total area is 541 sq ft with access to the vessel on both sides. The extension will
allow deeper water depth to moor boats properly.

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 proposed structure is of minimal dimentions and designed to minized the impact of the view
and will not impact 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).

No. The design of the dock does not allow for more then 50% of the linear ft of water frontage or
shoreline.

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?

No. Proposed location will not infringe upon the use of neighboring properties and is designed to
minimize any impacts to the neighboring structures.

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

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

No. The proposed dock has a Department of Environmental Protection and Army Corps of
Engineer permits. They have determined no seagrass was present within 200' of proposed dock.
We also have physically inspected, no seagrass is present.

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

No. The manatee protection requirements are applicable to multi-slip boat docking facilities with

ten slips or more; multi-family developments; and all marina facilities. The proposed dock facility is not
subject to the manatee protection criteria because it is not a ten slip docking facility and does not meet the requirements of a marina. We do have to allow for the extension to allow the manatees to swim under moored vessels and/or while waiting to get on possible future boat lifts.