



Legislation Text

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Agenda Item: 11(B)	Prepared By: Daniel J. Smith, AICP, Director
Business: Ordinance - First Reading	Department: Growth Management

Subject:

Ordinance - First Reading - Proposed changes to Sec. 30-793 regarding Seawall Manufacturing and Staging on Marco Island

BACKGROUND:

City Council initiated change based on comments from residents and numerous violations regarding the need to address concrete seawall panels fabricated on residential lots.

STAFF ANALYSIS/DISCUSSION:

Currently, the City of Marco Island Land Development Code (LDC) allows manufacturing of concrete seawall panels and boat docks on residential lots for a maximum of 100 consecutive days. The lot can be used again for seawall/boat dock manufacturing 365 day after the expiration of the permit.

The manufactured product is not required to be used on the permitted lot for which the fabrication occurs, and may be used on other lots requiring seawall replacement/construction.

After a violation is determined by a resident or City staff, and once a citation is issued by Code Enforcement, the contractor has 10 days to become compliant without any penalty (either receive a permit or exit the property), providing no deterrent to follow the LDC. Furthermore, any pre-inspections for endangered species are pointless because the property has already been compromised to where any sign of wildlife has been destroyed.

Through research by staff, these panels can be and are fabricated off site, a procedure used by some Marco Island contractors, causing no residential property disruption.

FUNDING SOURCE / FISCAL IMPACT: N / A

PLANNING BOARD ACTION:

At the June 5, 2020 Planning Board meeting, the Planning Board approved 5-2, making changes to Section 30-793 based on the Planning Board's discussion and concerns, eliminating seawall manufacturing from the City of Marco Island

POTENTIAL MOTION:

As deemed appropriate.