

**CITY OF MARCO ISLAND
PLANNING BOARD**

RESOLUTION 21-46

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF MARCO ISLAND, FLORIDA, DENYING A SPECIAL PERMIT FOR A BOAT DOCK EXTENSION 40-FEET FROM THE PROPERTY LINE FOR 986 SUNDROP COURT, MARCO ISLAND; MAKING FINDINGS; ; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 54-115 of the of the Marco Island Waterways and Beaches Code relates to special permits to address issues related to the maximum protrusion lengths of a docking system; and

WHEREAS, 986 Sundrop, LLC, (the "Owner/Developer") submitted a boat dock extension plan for the Development of a boat dock extension for 986 Sundrop Court, Marco Island, Florida (the "Subject Property"); and

WHEREAS, the City of Marco Island staff reviewed and recommended approval of BD-21-000177; and

WHEREAS, on September 3, 2021, the Marco Island Planning Board held a public hearing regarding the request for the boat dock extension; and

WHEREAS, the Planning Board considered evidence and testimony presented by City staff, the Owner/Developer, and members of the public; and

WHEREAS, following a consideration of all testimony and evidence, including the file related to the application, the Planning Board denied the application for the boat dock extension by a vote of four (4) to three (3).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF MARCO ISLAND, FLORIDA:

SECTION 1. Adoption. The Owner/Developer's special permit for the boat dock extension as set forth on the Boat Dock Extension Plans on the Subject Property is hereby denied as the Owner/Developer's Boat Dock Extension Application does not meet the criteria as provided in Section 54-115 of the City of Marco island Code of Ordinances, as follows:

1. There are no special conditions related to the subject property or adjacent waterway that justify the proposed docking facility.

2. That the proposed dock is not of minimal dimension and located to minimize impacts of the view to the channel by neighboring property owners.
3. That the proposed boat dock extension does not meet the objective as contained in the City's Comprehensive Plan to promote development that is consistent with the City's small town charm; and
4. That there may be other options available to adequately secure the vessel that may not require such an extension request.

SECTION 2. Effective Date. That this Resolution shall take effect immediately upon adoption.

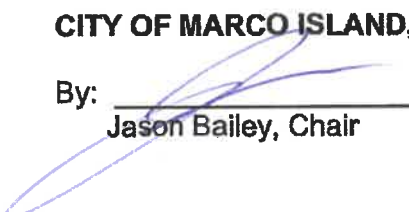
ADOPTED BY THE PLANNING BOARD OF THE CITY OF MARCO ISLAND, this 3rd day of September 2021.

ATTEST:



Laura Litzan, City Clerk

CITY OF MARCO ISLAND, FLORIDA

By: 

Jason Bailey, Chair

Approved as to form and legal sufficiency:



David N. Tolces, Assistant City Attorney