

City of Marco Island Florida

*50 Bald Eagle Drive
Marco Island, FL
cityofmarcoisland.com*



Code Advisory Committee

Meeting Minutes

Thursday

April 28, 2016

2:00 PM

Community Room

Code Advisory Committee Members

***Chuck Kiester, Phil Kostelnik, Ray McChesney, Marv Needles,
Theresa Rejrat, Ron Rutledge, Denny Verbance***

1. ROLL CALL

Present: 5 Chuck Kiester, Ray McChesney, Theresa Rejrat, Ron Rutledge, and Denny Verbance

Absent: 2 Phil Kostelnik and Marv Needles

ALSO PRESENT

Laura Litzan, City Clerk

2. APPROVAL OF AGENDA

MOTION by Denny Verbance, second by Ray McChesney, approving the agenda. **MOTION CARRIED UNANIMOUSLY 5-0.**

3. APPROVAL OF MINUTES

MOTION by Theresa Rejrat, second by Ron Rutledge, approving the minutes of the March 24, 2016 Code Advisory Committee meeting. **MOTION CARRIED UNANIMOUSLY 5-0.**

4. REVIEW OF ORDINANCES – DOCK PERMITTING

Tami Scott, Zoning Administrator, provided an overview of the issues regarding the permitting of docks and responded to the Committee's questions.

The Committee purposed possible solutions to a number of the issues identified, which will be provided to the newly hired LDC consultant for inclusion in the suggested modifications to the City's Code:

Problem: Lack of proper drawings submitted as site plans; inaccurate measurements

Solution: Require professional surveys that show the proposed dock in relation to those on abutting properties; along with detailed (and accurate) drawings.

Problem: Inspection conducted at end of construction when errors are already built and not easily corrected.

Solution: Conduct first inspection when pilings are installed; second inspection at completion.

Problem: Dock builders do not close out permits to avoid discovery of non-compliant docks.

Solution: No new permits will be issued to the dock builder if there are outstanding permits that are not closed.

Problem: The language in Section 54-111 (A) (6) stating "staff shall determine whether or not the proposed location and design of the boat docking facility and moored vessel(s) in combination is such that it may infringe upon the use of the neighbors properties, including any existing boat docking facilities" is ambiguous.

Solution: Omit language, or add an appeal process for petitioners to follow.

Problem Staff has inaccurately read the dimensional standards to require 7.5 foot side yard setback instead of the required 15% of the seawall length.

Solution: Remove any language that detracts from the 15% requirement.

Problem: Intentional misrepresentations on site plans and construction of docks not as depicted.
Solution: Adopt significant fines for non-compliance.

5. **PUBLIC COMMENT**

None.

6. **ADJOURN**

The meeting adjourned at 3:00 p.m.

The next meeting is scheduled for May 26, 2016, at 2:00 p.m.

Prepared by:

Laura Litzan, City Clerk