

MARCO ISLAND CITY COUNCIL RESOLUTION NO. 08- 05

A RESOLUTION APPROVING PETITION NUMBER BD-07-08 FOR A 30.2-FOOT; A 20.2-FOOT; AND A 15-FOOT EXTENSION FROM THE MAXIMUM PERMITTED 20-FOOT PROTRUSION INTO THE WATERWAY TO ALLOW FOR A 50.2-FOOT; A 40.2-FOOT; AND A 35-FOOT BOAT DOCKING FACILITY FOR PROPERTY LOCATED AT 595 SEAVIEW COURT; LEGALLY DESCRIBED AS THE SOUTH SEAS CLUB OF MARCO ISLAND, INC., CITY OF MARCO ISLAND.

WHEREAS, Chapter 54, Article IV, Marco Island Code of Ordinances, regulates the requirements for boat docking facilities on Marco Island; and

WHEREAS, Section 54-115 provides that property owners may petition the City Council for additional length or protrusion for boat docking facilities beyond the distances set forth in Chapter 54, Article IV, Marco Island Code of Ordinances; and

WHEREAS, pursuant to Section 54-115(e) Marco Island Code of Ordinances, the Marco Island Planning Board is responsible for reviewing and recommending to the Marco Island City Council approval, approval with conditions, or denial of requests for boat dock extensions to multi-slip boat docking facilities; and

WHEREAS, Petition BD-07-08 is a request for extension of a boat dock facility as defined in Section 54-115(e), Marco Island Code of Ordinances; and

WHEREAS, Petitioner the South Seas Club of Marco Island Inc. (SSC), is the owner of the waterfront residential property that is the subject of the petition: located at 595 Seaview Court, in Sections 17 and 18, Township 52 South, Range 26 East, City of Marco Island; and

WHEREAS, the Petitioner's agent is Joseph K. Cunningham, E.I.T., of Turrell & Associates, Inc.; and

WHEREAS, the Marco Island Planning Board, during an advertised public hearing, considered public input, the recommendation of the staff, and the standards and guidelines of Section 54-115, "boat dock extensions" of the Marco Island Code of Ordinances, and voted 3 to 2 to recommend that the Marco Island City Council approve the petition BD-07-08 with conditions; and

WHEREAS, the Marco Island City Council acting as the Board of Zoning Appeals held an advertised public hearing and considered 1) Petition BD-07-08, which requests a 30.2-foot; a 20.2-foot; and a 15-foot extension from the maximum permitted 20-foot protrusion into the waterway to allow for a 50.2-foot; a 40.2-foot; and a 35-foot boat docking facility for the South Seas Club of Marco Island, Inc.; 2) The Marco Island Planning Boards recommendation regarding BD-07-08 of approval with conditions; and 3) Public input from all interested parties recognized and given the opportunity to be heard by the City Council during the advertised public hearing.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF MARCO ISLAND CITY COUNCIL acting as the Board of Zoning Appeals of the City of Marco Island, Florida that:

1) The foregoing "Whereas" clauses are hereby adopted and incorporated by reference.

2) Petition BD-07-08 is hereby approved to allow a 50.2-foot; a 40.2-foot; and a 35-foot boat docking facility for the South Seas Club of Marco Island, Inc., located on the campus of South Seas East and South Seas North Condominiums as shown on Exhibits "A" - "E" subject to the following conditions:

1. All docks, or mooring pilings, whichever produces the greatest protrusion into the water, regardless of length, shall have reflectors and unit numbers four (4) inches in size (minimum) installed at the outermost end on both sides.
2. Any outside lighting on the boat docking facility must comply with Chapter 6, Article V, Marco Island Code of Ordinances, which regulates the requirements of outdoor lighting.
3. The site plans and property included in the design plans attached to this resolution, also referred to as Exhibits "A" - "E" shall be binding upon the property upon approval of the resolution. Any deviation from the approved site plans shall require further consideration by the Planning Board after a properly noticed public hearing.
4. Prior to the issuance of a building permit for the approved boat dock facility, the property owner shall provide the Building Official of Marco Island with a copy of the recorded resolution for approval.
5. Compliance with all applicable State and Federal regulations, including but not limited to permitting, subject to legal sign-off.
6. The Fire Department requires fire fighting equipment along the waterfront consisting of a dry standpipe system that is charged from the fire hydrants and fire extinguishers installed every 150 feet.

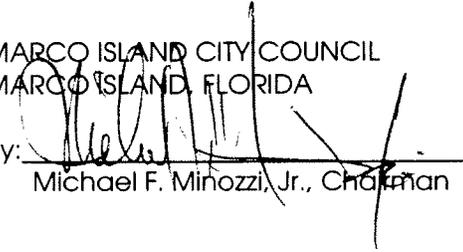
7. Pedestrian level lighting shall be provided along the entire length of the proposed boardwalk.
8. The slips shall only be leased to residents and/or tenants of South Seas unit owners, and shall not be leased to commercial vessels or commercial vessels for hire, including but not limited to charter boat captains, tow boat captains, and the like.
9. Only one vessel shall be permitted per slip, and tandem parking shall not be permitted.
10. Development shall be subject to all conditions and regulations provided from the Florida Fish and Wildlife Conservation Commission dated March 13, 2007.
11. Development shall be subject to all conditions and regulations provided by the Department of the Army (Corps of Engineers) stamped July 20, 2007.
12. Jet ski's and jet ski mooring is prohibited on-site.
13. Boat slips located along the waterfront at the SSC tennis court property shall be available for low profile boat lifts and one high profile boat lift. All boat lifts shall be consistent in model and style except for the existing high profile lift. Boat lifts are prohibited on the remainder of the SSC waterfront property.

BE IT FURTHER RESOLVED that this Resolution relating to Petition Number BD-07-08 be recorded in the minutes of this Board and filed with the City Clerk's Office.

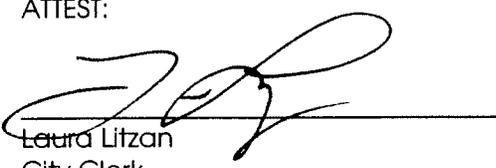
This resolution adopted after motion, second and majority vote.

Done this 19th day of February, 2008.

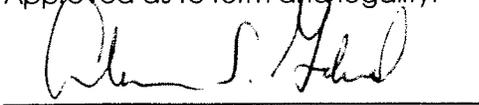
MARCO ISLAND CITY COUNCIL
MARCO ISLAND, FLORIDA

By: 
Michael F. Minozzi, Jr., Chairman

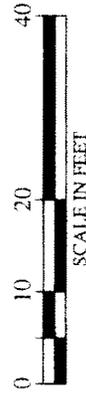
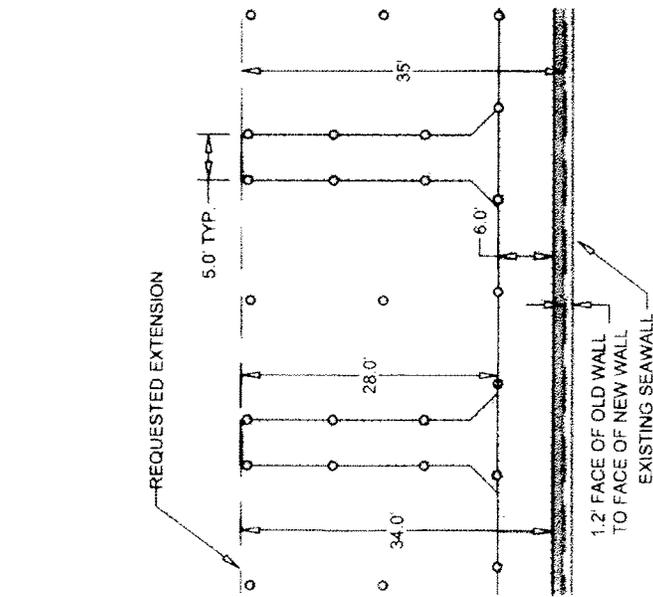
ATTEST:


Laura Litzan
City Clerk

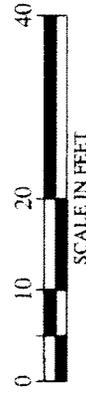
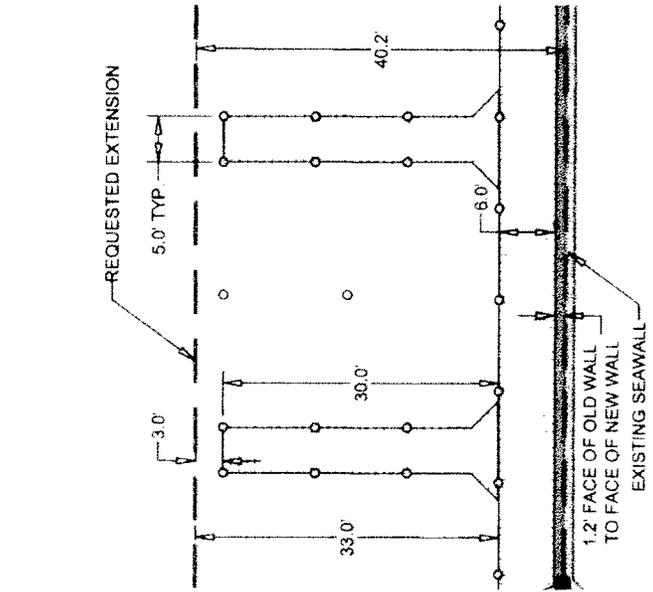
Approved as to form and legality:


Alan L. Gabriel, Esq.
City Attorney

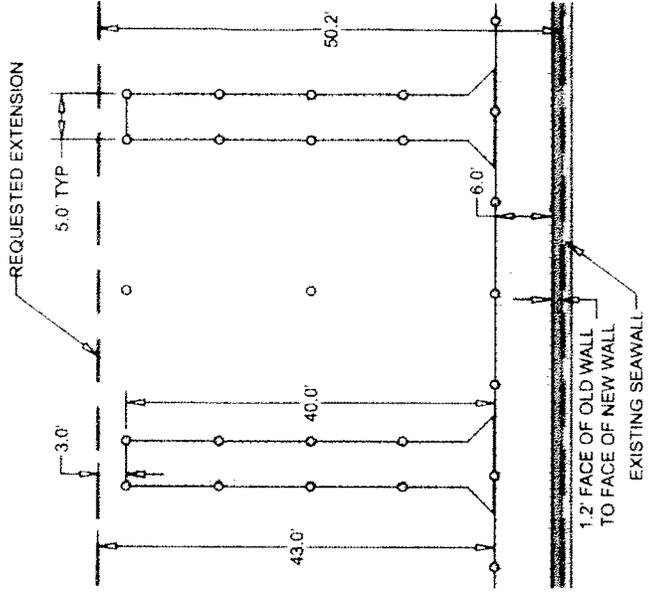
**CLASS "A" DOCK DETAIL
"PROPOSED 28' SLIPS"**



**CLASS "B" DOCK DETAIL
"PROPOSED 30' SLIPS"**



**CLASS "C" DOCK DETAIL
"PROPOSED 40' SLIPS"**

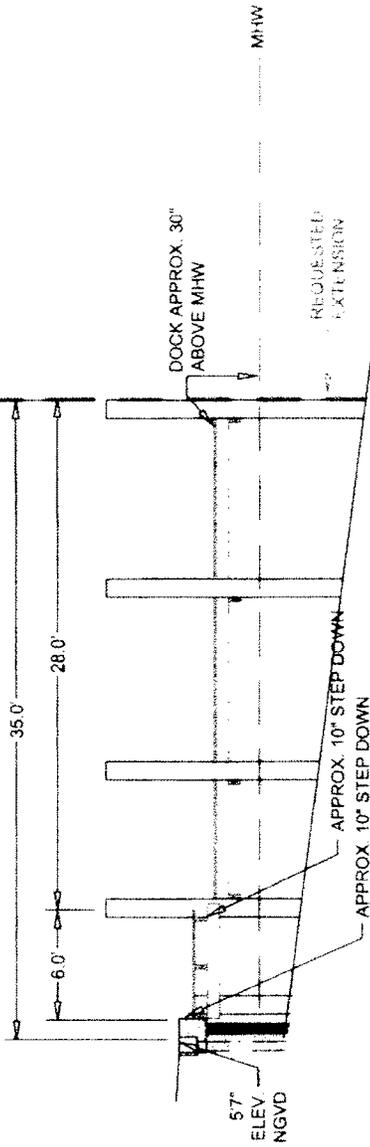


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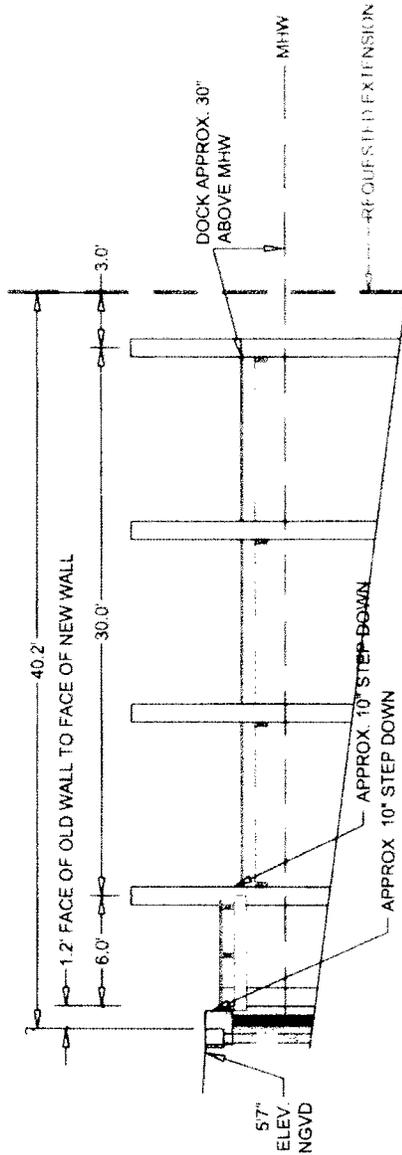
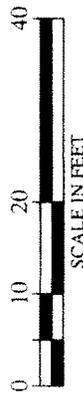
SOUTH SEAS
EXHIBIT "A" - PROPOSED DOCK DETAILS

DESIGNED:	T.T.T.	REVISION:	TAB NAME:	EXHIBIT A
DRAWN BY:	SS	N/A	SHEET:	06
CREATED:	12-22-08	N/A	SCALE:	1"=20'
JOB NO.:	8610.2	N/A	SECTION:	TOWNSHIP- 52 S RANGE- 25 E

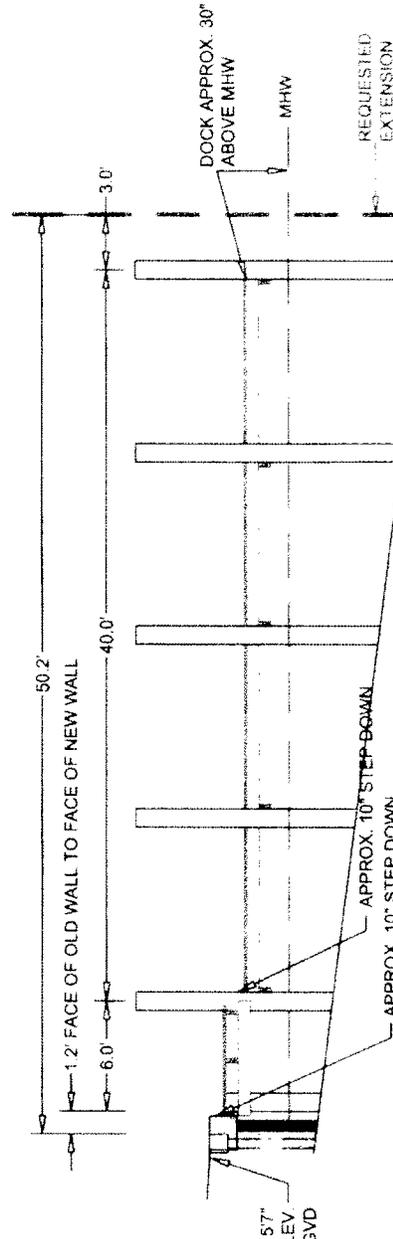
CLASS "A" CROSS SECTION "PROPOSED 28' SLIPS"



CLASS "B" CROSS SECTION "PROPOSED 30' SLIPS"



CLASS "C" CROSS SECTION "PROPOSED 40' SLIPS"

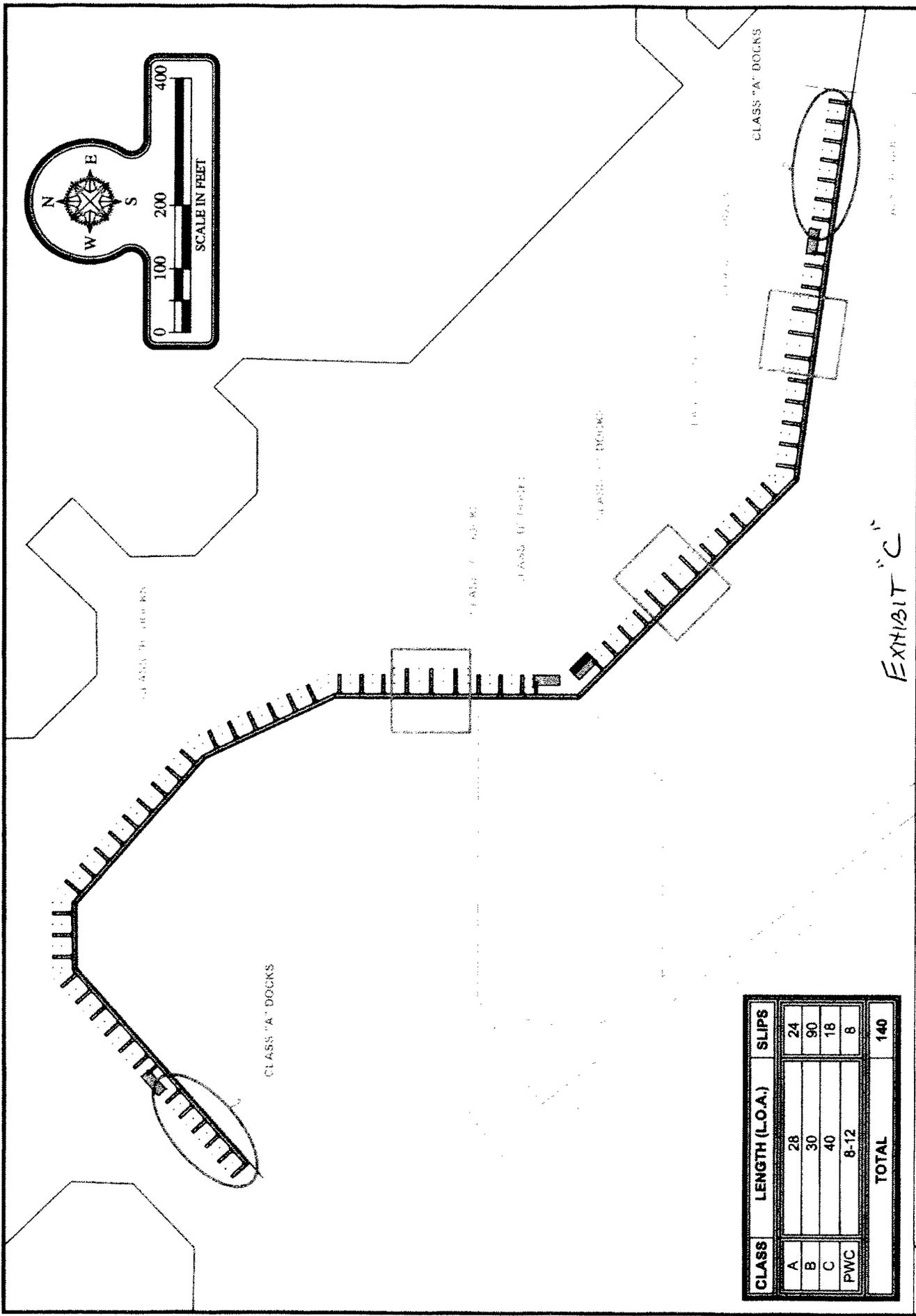
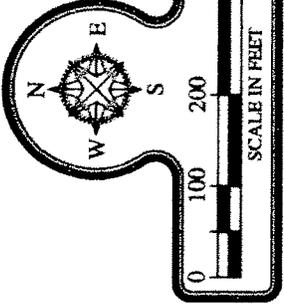


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SOUTH SEAS

EXHIBIT "B" - PROPOSED CROSS SECTIONS

DESIGNED: T.T.T.	REVISION:	TAB NAME:	EXHIBIT B
DRAWN BY: SS	N/A	SHEET:	06
CREATED: 12-22-06	N/A	SCALE:	1"=20'
JOB NO.: 9810.2	N/A	TOWNSHIP: 52 S	RANGE: 25 E
SECTION: 65			



CLASS	LENGTH (L.O.A.)	SLIPS
A	28	24
B	30	90
C	40	18
PWC	8-12	8
TOTAL		140

EXHIBIT "C"

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SOUTH SEAS
 ALTERNATIVE 4

DESIGNED: T.T.T.	REVISION: N/A	TAB NAME: ALT 4
DRAWN BY: SS	N/A	SHEET: 08
CREATED: 12-04-07	N/A	SCALE: 1"=200'
JOB NO.: 9810.2	N/A	TOWNSHIP: 52 S
SECTION: 65	RANGE: 25 E	

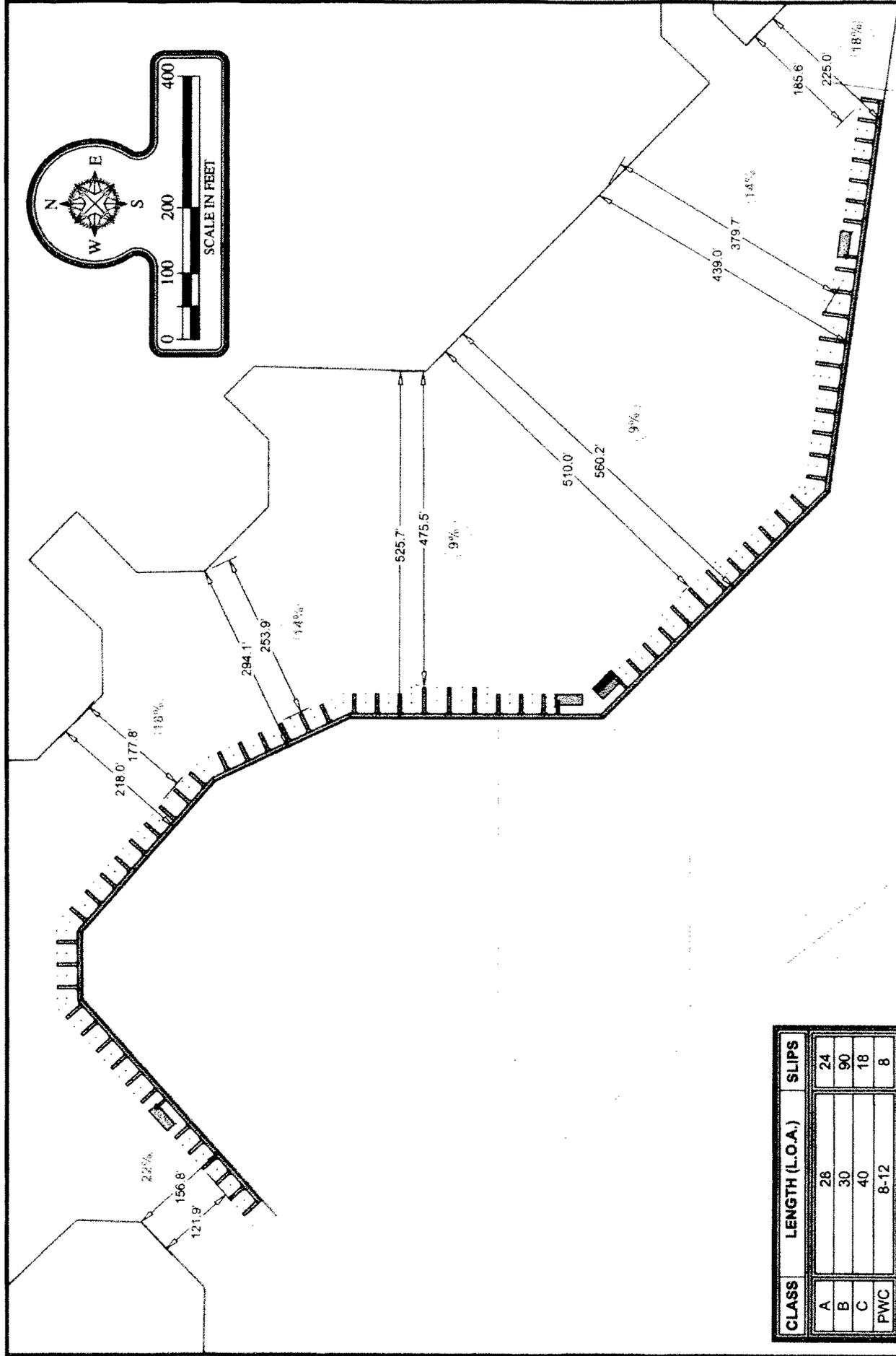
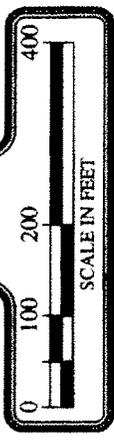
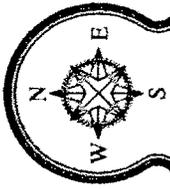


EXHIBIT 'D'

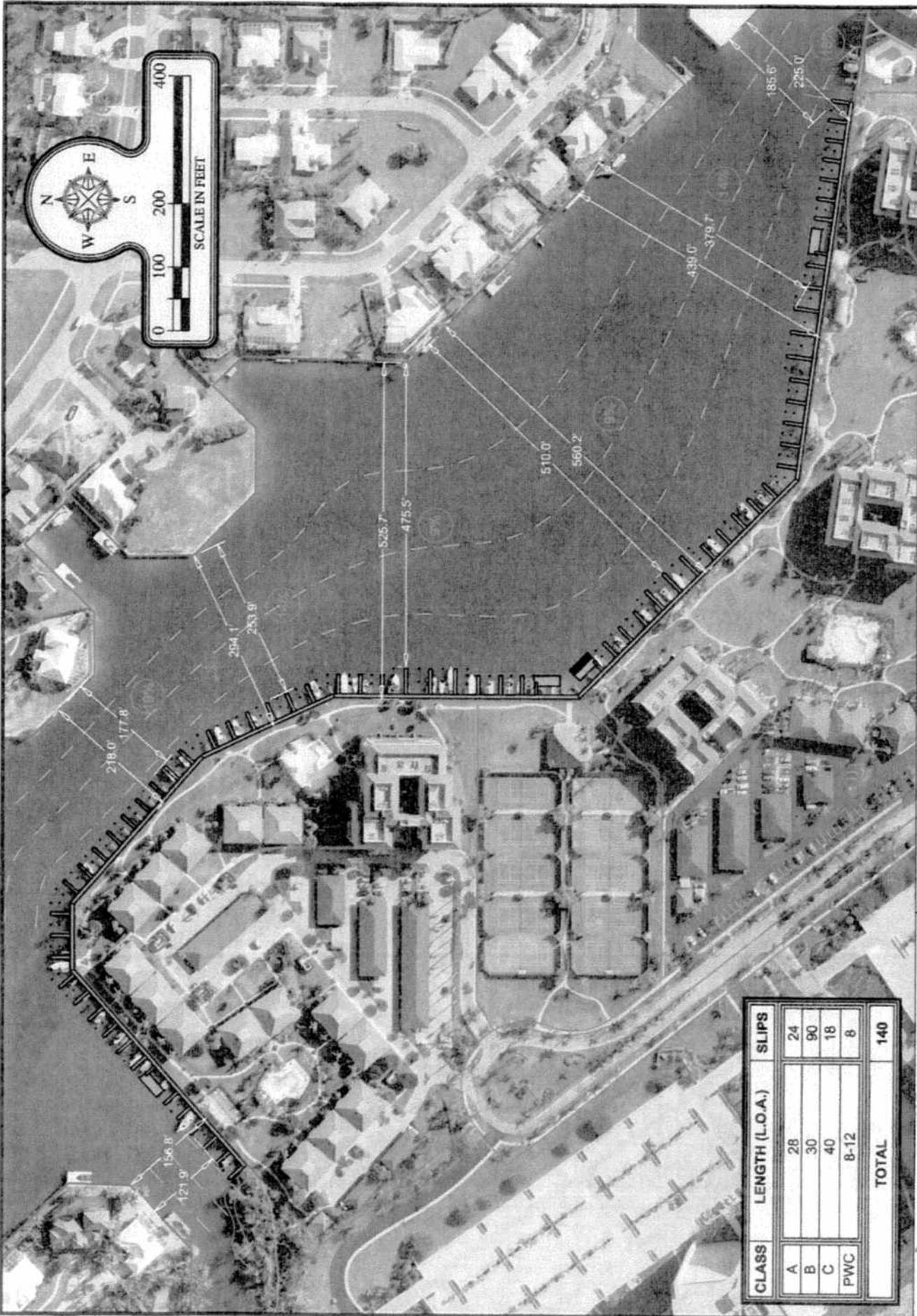
CLASS	LENGTH (L.O.A.)	SLIPS
A	28	24
B	30	90
C	40	18
PWC	8-12	8
TOTAL		140

DESIGNED: T.T.T.	REVISION	TAB NAME:	ALT4
DRAWN BY: SS	N/A	SHEET	DR
CREATED: 12-04-07	N/A	SCALE	1"=200'
JOB NO.: 9810.2	N/A		
SECTION- 65		TOWNSHIP- 52 S RANGE- 25 E	

SOUTH SEAS

ALTERNATIVE 4

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DESIGNED:	T.T.T.	REVISION:	ALT 4
DRAWN BY:	SS	SHEET:	08
CREATED:	12-04-07	SCALE:	1"=200'
JOB NO.:	9810.2	TOWNSHIP:	52 S
SECTION-65		RANGE-25 E	

SOUTH SEAS

EXHIBIT "E" ALTERNATIVE 4

CLASS	LENGTH (L.O.A.)	SLIPS
A	28	24
B	30	90
C	40	18
PWC	8-12	8
TOTAL		140


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