

BOATHOUSE ESTABLISHMENT PETITION OR BOAT DOCK FACILITY EXTENSION

Land Development Code Section 5.03.06
Chapter 3 B.1 or B.2 of the Administrative Code

THIS PETITION IS FOR (check one or both, if applicable):

BOATHOUSE

DOCK EXTENSION

APPLICANT INFORMATION

Name of Property Owner(s): _____

Name of Applicant if different than owner: _____

Address: _____ City: _____ State: _____ ZIP: _____

Telephone: _____ Cell: _____

E-Mail Address: _____

Name of Agent: _____

Firm: _____

Address: _____ City: _____ State: _____ ZIP: _____

Telephone: _____ Cell: _____

E-Mail Address: _____

PROPERTY LOCATION

Section/Township/Range: _____/_____/_____ Property ID Number: _____

Subdivision: _____

Unit: _____ Block: _____ Lot: _____

Address/ General Location of Subject Property:

Current Zoning and Land Use of Subject Property:

**BE AWARE THAT COLLIER COUNTY HAS LOBBYIST REGULATIONS. GUIDE YOURSELF ACCORDINGLY
AND ENSURE THAT YOU ARE IN COMPLIANCE WITH THESE REGULATIONS.**

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N		
S		
E		
W		

DESCRIPTION OF PROJECT	
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Narrative description of project (indicate extent of work, new dock, replacement, addition to existing facility, any other pertinent information):

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SITE INFORMATION	
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1. **Water Width:** _____ ft. Measurement from: plat _____ survey _____ visual estimate
other(specify): _____
2. **Total Property Water Frontage:**
_____ ft.
3. **Setbacks:** Provided: _____ ft.
Required: _____ ft.
4. **Total Protrusion of Proposed Facility into Water:**
_____ ft.
5. **Number and Lengths of Vessels to Use Facility:**

1. _____ ft. 2. _____ ft. 3. _____ ft. 4. _____ ft.
6. **If applicable, the distance between dock facilities per the Land Development Code section 5.03.06 H.1.d.**
_____ ft.
7. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**

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1. Signs are required to be posted for all petitions. On properties that are one (1) acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?

_____ Acres

2. Official Interpretations or Zoning Verifications:

To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year? Yes No (If yes, please provide a copy.)

DOCK EXTENSION PRIMARY CRITERIA

The following criteria, pursuant to LDC section 5.03.06, shall be used as a guide by staff in determining its recommendation to the Office of the Hearing Examiner. The Hearing Examiner will utilize the following criteria as a guide in the decision to approve or deny a particular Dock Extension request. In order for the Hearing Examiner to approve the request, it must be determined that at least 4 of the 5 primary criteria, and at least 4 of the 6 secondary criteria, must be met. On separate sheets, please provide a narrative response to the listed criteria and/or questions.

1. Whether or not the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use, and zoning of the subject property; consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property.
(The number should be appropriate; typical, single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)
2. Whether or not the water depth at the proposed site is so shallow that a vessel of the general length, type, and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should show that the water depth is too shallow to allow launch and mooring of the vessel(s) described without an extension.)
3. Whether or not the proposed dock facility may have an adverse impact on navigation within an adjacent marked or charted navigable channel. (The facility should not intrude into any marked or charted navigable channel thus impeding vessel traffic in the channel.)
4. Whether or not the proposed dock facility protrudes no more than 25% of the width of the waterway, and whether or not a minimum of 50% of the waterway width between dock facilities on either side of the waterway is maintained for navigability. (The facility should maintain the required percentages.)
5. Whether or not the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)

DOCK EXTENSION SECONDARY CRITERIA

1. Whether or not there are special conditions, not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)
2. Whether the proposed dock facility would allow reasonable, safe, access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.)
3. For single-family dock facilities, whether or not the length of the vessel, or vessels in combination, described by the petitioner exceeds 50 percent of the subject property's linear waterfront footage.(The applicable maximum percentage should be maintained.)
4. Whether or not the proposed facility would have a major impact on the waterfront view of neighboring waterfront property owners. (The facility should not have a major impact on the view of either property owner.)
5. Whether or not seagrass beds are located within 200 feet of the proposed dock facility. (If seagrass beds are present, compliance with LDC subsection 5.03.06 J must be demonstrated.)
6. Whether or not the proposed dock facility is subject to the manatee protection requirements of LDC subsection 5.03.06 E.11. (If applicable, compliance with subsection 5.03.06.E.11 must be demonstrated.)

BOATHOUSE CRITERIA

The following criteria, pursuant to LDC section 5.03.06 F, shall be used as a guide by staff in determining its recommendation to the decision maker. The decision maker will utilize the following criteria as a guide in the decision to approve or deny a particular Boathouse request. In order for the request to be approved, all of the criteria must be met. On separate sheets, please provide a narrative response to the listed criteria and/or questions.

1. Minimum side setback requirement: Fifteen feet.
2. Maximum protrusion into waterway: Twenty-five percent of canal width or 20 feet, whichever is less. The roof alone may overhang no more than 3 feet into the waterway beyond the maximum protrusion and/or side setbacks.
3. Maximum height; Fifteen feet as measured from the top of the seawall or bank, whichever is more restrictive, to the peak or highest elevation of the roof.
4. Maximum number of boathouses and covered structures per site: One.
5. All boathouses and covered structures shall be completely open on all 4 sides.
6. Roofing material and roof color shall be the same as materials and colors used on principal structure or may be a palm frond "chickee" style. A single-family dwelling unit must be constructed on the subject lot prior to, or simultaneously with, the construction of any boathouse or covered dock structure.
7. The boathouse or covered structure must be so located as to minimize the impact on the view of the adjacent neighbors to the greatest extent practical.

ASSOCIATIONS

Complete the following for all registered Homeowner / Civic Association(s) that could be affected by this petition and located within 1,000 feet of the subject property. Provide additional sheets if necessary. Information can be found on the [Civic Associations and Communities page](#) on the Board of County Commissioner's website. Applicant is responsible for and shall confirm the current mailing addresses for each association as registered by the Florida Department of State, Division of Corporations.

Name of Homeowner/Civic Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner/Civic Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner/Civic Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner/Civic Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Name of Homeowner/Civic Association: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Pre-Application Meeting and Final Submittal Requirement Checklist for:

Dock Extension

Boathouse

Chapter 3 B. of the Administrative Code

The following Submittal Requirement Checklist is to be utilized during the Pre-Application Meeting, and at time of application submittal. At time of submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted or processed.**

REQUIREMENTS FOR REVIEW	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	<input checked="" type="checkbox"/>	
Property Ownership Disclosure Form	<input checked="" type="checkbox"/>	
Affidavit of Authorization , signed and notarized	<input checked="" type="checkbox"/>	
Completed Addressing Checklist	<input checked="" type="checkbox"/>	
Site plan illustration with the following: <ul style="list-style-type: none">• Lot dimensions;• Required setbacks for the dock facility;• Cross section showing relation to MHW/MLW and shoreline (bank, seawall, or rip-rap revetment);• Configuration, location, and dimensions of existing and proposed facility;• Water depth where proposed dock facility is to be located;• Distance of navigable channel;• Illustration of the contour of the property; and• Illustration of dock facility from both an aerial and side view.• Roof Structure on Dock	<input checked="" type="checkbox"/>	
Signed and sealed survey		
Chart of site waterway		

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.

PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

	Bayshore/Gateway Triangle Redevelopment: Executive Director		Historical Review:
	Addressing:		Parks and Recreation:
	City of Naples Planning Director:		School District (Residential Components):
	Conservancy of SWFL:		Other:
	Emergency Management:		Other:

FEE REQUIREMENTS:

Boat Dock Extension / Boathouse Petition fee: \$1,500.00

Pre-Application Meeting fee \$500.00

Estimated Legal Advertising fee for the Office of the Hearing Examiner: \$1,125.00

If applicable, an additional fee for Property Owner Notifications will be billed to the applicant after Hearing Examiner hearing date. (Variable)

All fees are collected at the time of application. Property Notification Letters, if required by The Land Development Code, will be invoiced after the petition is heard by the Board of County Commissioners.

*As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition. *Additional fee for the 5th and subsequent re-submittal will be assessed at 20% of the original fee.*

***The completed application, all required submittal materials, and fees shall be submitted to:**

Growth Management Community Development Department | GMCD Public Portal:

<https://cvportal.colliercountyfl.gov/cityviewweb>

Questions? Email: GMDclientservices@colliercountyfl.gov

Signature of Petitioner or Agent

Date

Printed Name