*Marco Island* is located in Southwest Florida, on the Gulf of Mexico, 178 miles south of Tampa,16 miles south of Naples, and 104 miles due west of Miami. Marco is the northern most and largest of the famous Ten Thousand Islands at the western gateway to the Everglades National Park.

The Island is approximately 6 miles long by 4 miles wide, covers an area of about 9,000 acres, and is connected by two large bridges at each end of the island. The elevation varies between five feet to rolling sections as high as fifty feet above sea level.



## Welcome to Marco Island

A jewel in the Gulf of Mexico!

*Marco Island* offers an enviable lifestyle to those drawn by our warm climate and friendly people. With 6,700 acres of water and beach surrounded living, we simply call it paradise on Earth.

The quality of life on *Marco Island* is complemented by the nature and wildlife of manatees, dolphins, exotic birds and tropical vegetation. Historical landmarks and monuments tell of the community's beginnings, while the surrounding wetlands and uninhabited islands will provide for days of adventure.

No area offers a more varied selection of recreational opportunities. Choose from:

- •Sunbathing on white sand beaches
- •Swimming in the warm Gulf of Mexico waters
- •Exploring the naturally beautiful backwaters
- •Tennis, golf, boating and world class fishing

•Fine dining, great shopping, lively night life entertainment and cultural events

*Marco Island's* unique mix of luxury lifestyle, a year round climate of 76 degrees blended with simple laidback island charm offers Florida living at its best. *Marco Island* is the ideal choice for your vacation, second home or primary residence.



## History

*Marco Island* enjoys a rich history. The original natives, the Calusa Indians inhabited the Island from about the 1450 B.C

To the mid 1700s when the Europeans discovered SW Florida. There are some who even believe that Ponce de Leon himself stopped on *Marco Island* in 1513, calling it "C. d'Qauda" for "Place of Watering." *Marco Island* was a fishing and farming area until approximately 1964 when the *Marco Island* Development corporation was formed to convert the island into a pre-planned community. Land was sold on monthly installments, and the land was developed by the dredge and fill process. There are 13 historical markers dotting the island today.

## Population

The number of people choosing to live on *Marco Island* range from a summer low of 13K and a season high of 30K. In addition, as younger families with children move to *Marco Island*, the demographics are changing.





## Nature



People are not the only ones who love *Marco Island*. Blue herons, bald eagles, and manatees also choose this place for their home. The natural beauty and pollution-free environment of *Marco Island* will be preserved forever because of the protected status of the Everglades national Park and the lands owned by the Conservancy, which surround *Marco Island*.







The beaches are white, clean, pure and natural sand. There are no additives, and no pollution! Do you like shells? More shells roll in with every tide as a constant reminder of the bounty of the gulf. The sunny, clear blue skies and cooling breezes from the Gulf of Mexico keep you refreshed while you have fun. You can make your own fun, or see the concessionaires at Tigertail public beach or one of the three hotels. They offer sailboat rentals, parasailing and waterskiing for the adventurous.

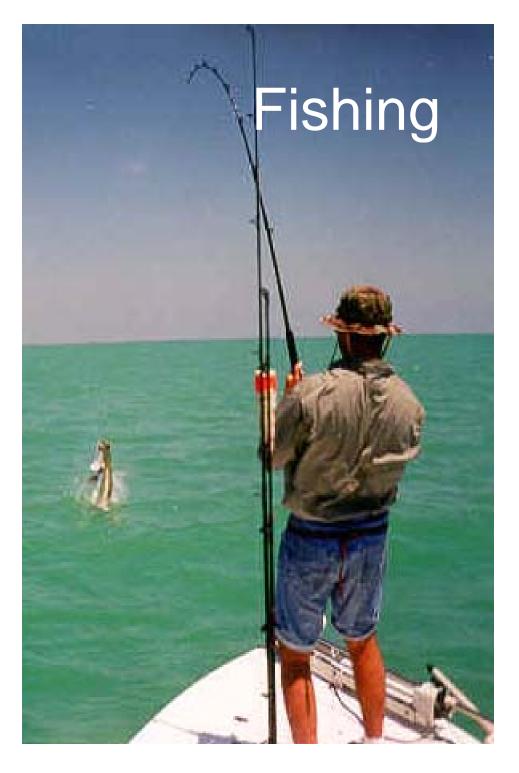
## Climate

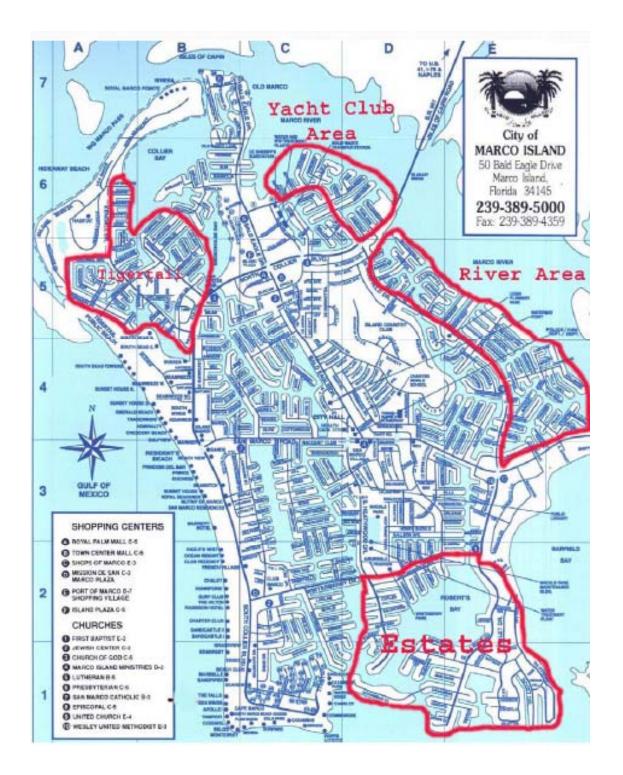
**Beach** 

*Marco Island* is a real tropical island you can get to by car. The surrounding water helps to keep the island cool in the summer and warm in the winter. June through September is the rainy season with brief afternoon showers daily. Light comfortable clothes or casual attire is acceptable year round.

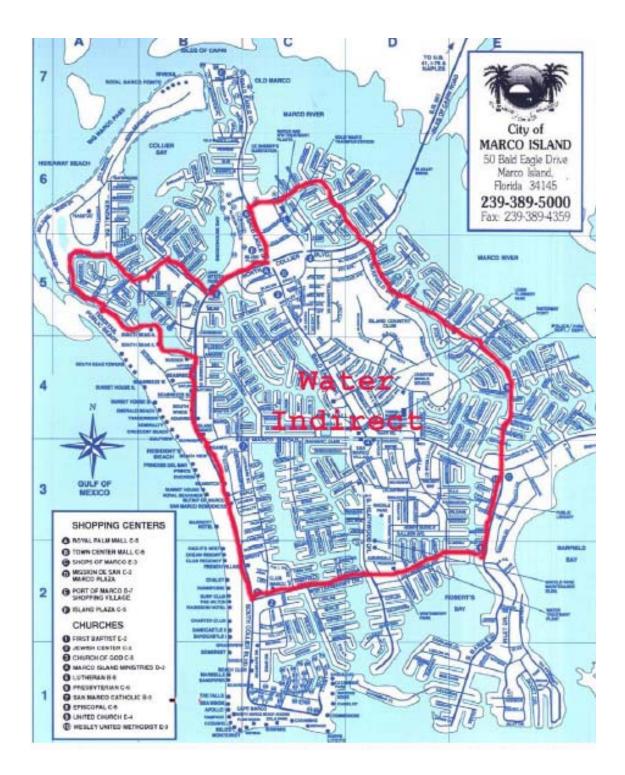
**Tigertail Public Beach** 

One of the reasons the native American Indians chose *Marco Island* thousands of years ago was because of the abundant fishing. The fish still love *Marco* Island. If you love fish, you'll love Marco too! Landlubber fishermen are successful at the shorelines, the piers, and the bridges. If you prefer the boating life, you can launch your own craft at one of the two public boat ramps or rent boats in all sizes from one of the many marinas. Several chartered artificial reefs and wrecks offer great Gulf fishing. Also supporting the amazing variety of game fish are the mangrove island surrounding Marco.





# Areas of Marco Section 2



## **Water Direct** Vs Water Indirect -4 - A

#### Areas of Marco

**RIVER AREA** (units 1, 2, 4, 5) Water direct for a quick out; many newer homes Great location for "backwater fishing and travel out to 10,000 islands

#### TIGERTAIL AREA (units 12, 23)

Area of water direct & indirect, and inland homes & lots which are all in close proximity to Tigertail Beach.

Tigertail Beach is a public beach with eating facility.

\*\* RESIDENTS BEACH is further south & requires residency & permit

#### ESTATE AREA (units 9, 13)

Located on S. E. end of the island near Caxambas Pass (gulf)

Lots here are larger (average 125x 175) which allows for larger homes with higher property values. Several areas in estates offer gulf views (the only area other than Hideaway to offer this) while many other properties look out to large Bay views. Hills here are probably highest in S.W. Florida.

#### MARCO ISLAND Everything YOU need to know.



#### OLD MARCO (units 0, 11)

Site of the historic, original Collier Mansion with resort feeling including a marina, restaurants, condos, shopping & water direct properties with large views of the river & Collier Bay.

#### HIDEAWAY BEACH

A gated community on *Marco Island* in a "country club" setting with more than 300 acres & over 2 miles of beaches. A very lush, natural habitat with Condominiums on the beach and the only area offering Beachfront Homes as well as inland, highly individualized homes & lots. Hideaway has its own golf course, beach club with 3 restaurants, physical fitness center, tennis, croquet, shuffleboard... etc.

A glorious retreat!

#### CAPE MARCO

Located at the southern tip of the beach, this gated community has 6 high rise condominiums overlooking the Gulf of Mexico. Here are Marco's most elegant, Luxury buildings offering the high –end lifestyle with amenities

#### MARCO ISLAND Everything YOU need to know.



#### **BEACH FRONT**

Condominiums and hotels line the white crescent beach

#### **GULF FRONT**

Condominiums of varying size offer fabulous views of the gulf and even boat docking but are not directly "on the beach" so you must walk a block or two to enter the beach. South end public beach entrance.

#### **GOLF COURSE**

Marco offers membership at the private, Island Club with its clubhouse, dining & tennis courts. "Inland " properties surround the golf course and are NOT part of club (or membership)



#### LOTS

Tip lots, key lots and corner lots are generally larger Standard Lot Size

Majority of WI lots are 80 x 100 Majority of WD lots are 100 x 110 Estate Lots are typically 125x175

WATER DIRECT: no bridges for your boat to go under quick proximity to open water

WATER INDIRECT : one or more bridges for your boat to go under, longer out to open water

INLAND : no water navigation, often inland lots have potential for water views (high inland lots, Spinnaker, Hideaway, estates etc.) ex. View from Sheffield



GOLF: Inland but rear view faces golf course and often has (lake) water views



#### **BRIDGE CLEARANCE**

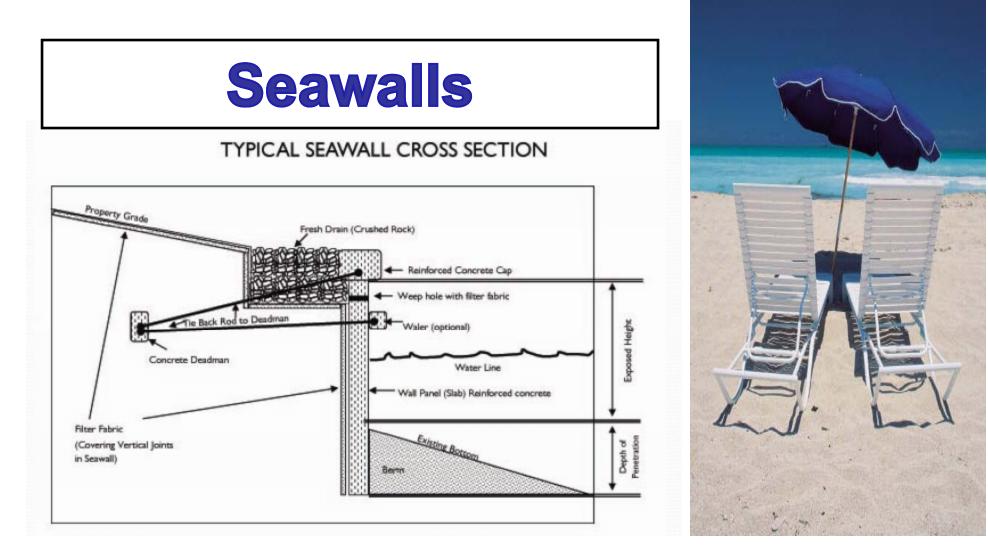
Most bridges allow for boat navigation unless you have a sailboat, high deck, or large yacht. "Water direct" property is then necessary.

Bridge # Location	SOUTH:		NORTH	
	Horizontal Clearance	Vertical Clearance	Horizontal Clearance	Vertical Clearance
1. 030207 N. Collier over Clam Bay	26.90	3.00	26.90	3.00
2. 34112 Caxambas Ct. over Roberts Bay	33.40	10.50	32.80	10.35
3. 34113 (W) Winterberry Dr. over Smokehouse	33.40	10.47	33.30	10.45
4. 036003 (E) Winterberry Dr. over Smokehouse	38.6	10.64	38.6	10.64
5. 36002 Barfield Dr. over Marco River Inlet	26.17	10.34	26.17	10.34
6. 34116 Goldenrod Ave. over Smokehouse	24.30	3.07	24.00	3.07
7. 34117 Kendall Dr. over Clam Bay	28.25	10.12	28.35	10.11
8. 34118 Hernando Dr. over Clam Bay	33.30	10.41	34.90	11.01
9. 34119 Blackmore Dr. over Clam Bay	31.00	3.49	30.70	3.49
10. 34120 Kendall Dr. over Collier Bay	33.45	9.93	33.30	9.84
11. 34126 Sandhill St. over Tidal Canal	27.15	10.25	27.15	10.25
12. 34127 South Seas Ct. over Tidal Canal	26.00	3.44	25.95	3.44
13. 30208 Southbound Collier Blvd. over Smokehouse Bay	26.40	9.05	27.60	9.72
30209 Northbound Collier Blvd over Smokehouse Bay	26.40	9.05	27.60	9.72
14. 036001 N. Barfield over Factory Bay	43.00	9.30	43.00	9.30



#### **BUILDING & CONSTRUCTION**

Because Marco is essentially a waterfront community certain codes & restrictions may be imposed in a few areas before construction.



## **Wood Pilings**



Wood pilings are also used for stabilization. This seawall also has galvanized steel channels just above water level which are anchored to deadmen in the same manner as a waler



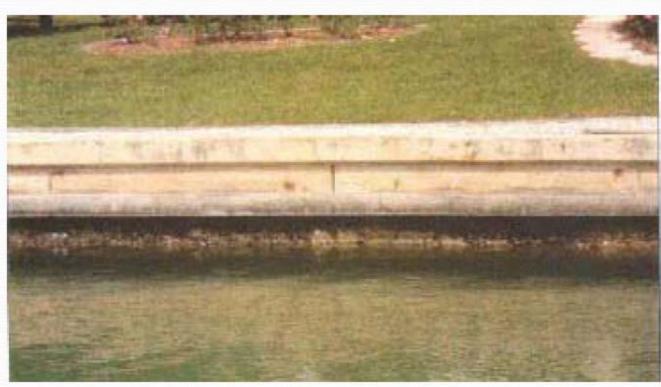




Rip-Rap (stone piled against the seawall) is particularly useful in areas of high tidal velocity to keep berm sand from washing away. The negative of Rip-Rap is that it extends out from the wall and can hamper boat docking unless there is a dock extending out over the Rip-Rap.







A waler is installed about 18" below the seawall cap. The waler is a reinforced concrete beam which is connected to tie rods anchored to deadmen. A waler is usually added as reinforcement when it is suspected the original tie rods to the cap have rusted through.



## Waler and Concrete Pilings

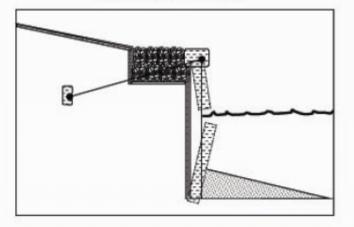


This seawall has a waler plus pilings driven into the canal bottom for extra support. The pilings help stabilize the wall to keep the toe from moving out.

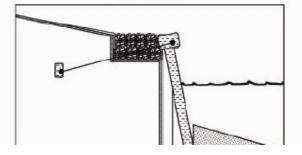


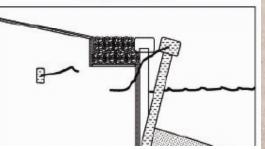
## **Seawall Failures**

WATER LINE FAILURE



BERM FAILURE

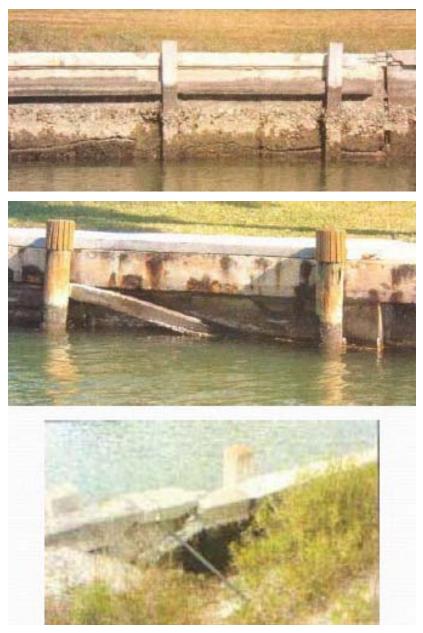




TIE-BACK FAILURE



## **Evidence of Damage**





### **BUILDING FACTS**

B and C Wind Categories B has more friction and is an "Urban" Area Wind Pressure is reduced Wind Speed for entire Island is 140 mph Area C will need thicker glass in windows and Doors

Wind Speeds are different than flood zones AE and BE zones AE 11 will require finished floor to be at 11' BE 11 will require lowest horizontal member to be at 11' resulting in a finished floor of 13'



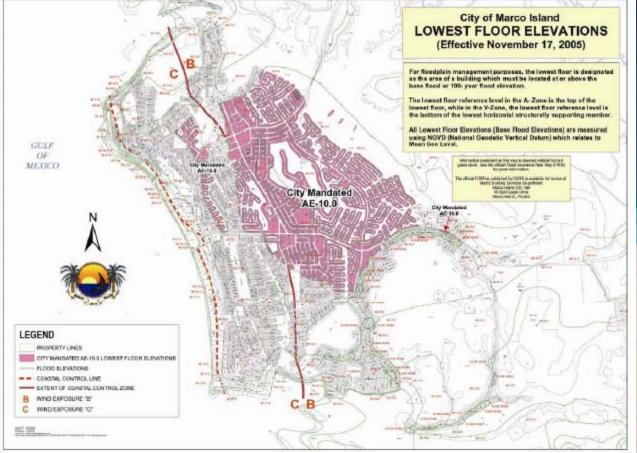
## Coastal Construction Zone

Designated by dotted line Requires DEP approval Permits may take up to 1 year to be approved

Homes have to be built up substantially Lower level built as break away walls Adds costs and time



## **FEMA** Map





## MITIGATION LINE

Army Corps of Engineers established

Some Lot or Home owner cannot build a dock without going through DEP and Army Corps permitting

The property owner does not actually own the mangroves on the back of his/her lot

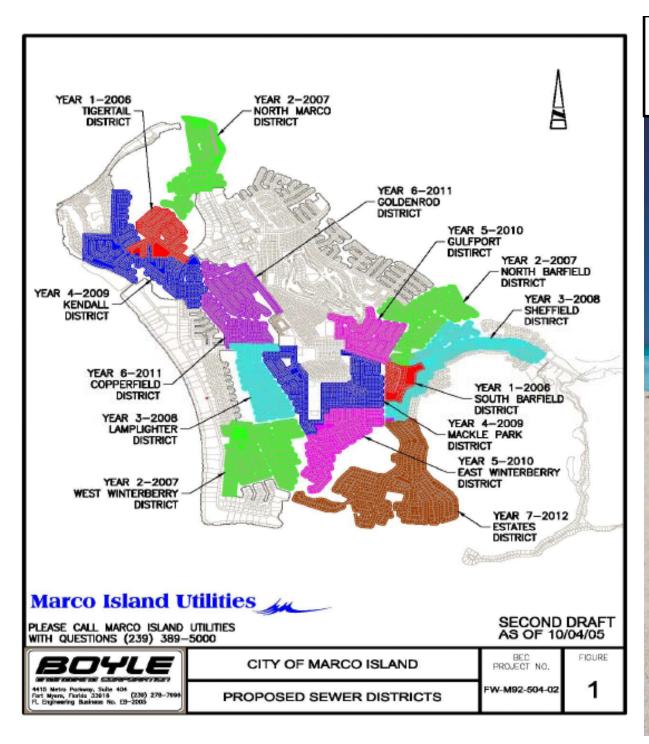
The land was given to the Rookery Bay conservation to offset the wildlife impact of construction on Marco Island



## **Army Corps of Engineers**









## CROSS OVER THE BRIDGE AND YOU'LL FALL IN LOVE

Believe it or not, many visitors fall in love and buy here on their first visit! We call Marco an "island paradise" because of the glorious white, crescent beaches, on-going tropical weather patterns, spectacular sunsets over the Gulf of Mexico, endless land and water sports, and the casual, easy atmosphere of a small waterfront

community as well as the quick proximity (20 minutes) to the sophistication of Naples with its Philharmonic, galleries and great shopping. WE HAVE IT ALL!

Whether you are seeking a *home, homesite, condo or even a vacation rental*, **MARCO ISLAND** may just turn out to be THE PLACE OF YOUR DREAMS.

I would welcome the opportunity of assisting you, your family, friends, or business associates with any real estate needs. COME ON DOWN!

Sincerely, Carole Pransky