



Planning Board Staff Report

Meeting Date: August 7, 2026

TO: Marco Island Planning Board

FROM: Mary P. Holden, Planning Manager

DATE: July 30, 2026

RE: Walkers Cay, Site Development Plan (SDP), 24-000082, 3200 San Marco Rd.

PROJECT DESCRIPTION:

Kevin M. Dowty, P.E., with Hole Montes, a Bowman Company, has submitted for approval of an SDP for 3200 San Marco Rd. to construct a 45-unit condominium hotel, associated salon, spa, restaurant and a 45-slip marina. The application, plans and associated documents are attached to this report.

OWNER :

Maritime Acquisitions LLC
344 Citation Point
Naples, FL 34104

AGENT:

Kevin M. Dowty, P.E., Project Manager
Hole Montes, Inc., a Bowman Company
950 Encore Way, Ste. 200
Naples, FL 34110

PROJECT ADDRESS:

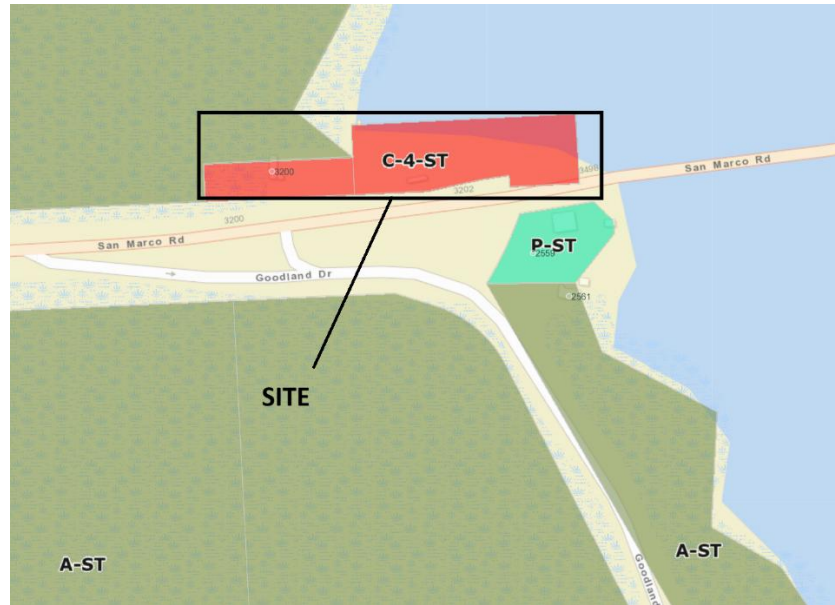
Street Address: 3200 San Marco Rd.
Marco Island, FL 34145

Legal Description: Marco Beach, Unit 17, E 300 feet of Tract C Parcel ID#: 58420200005
.52 acres

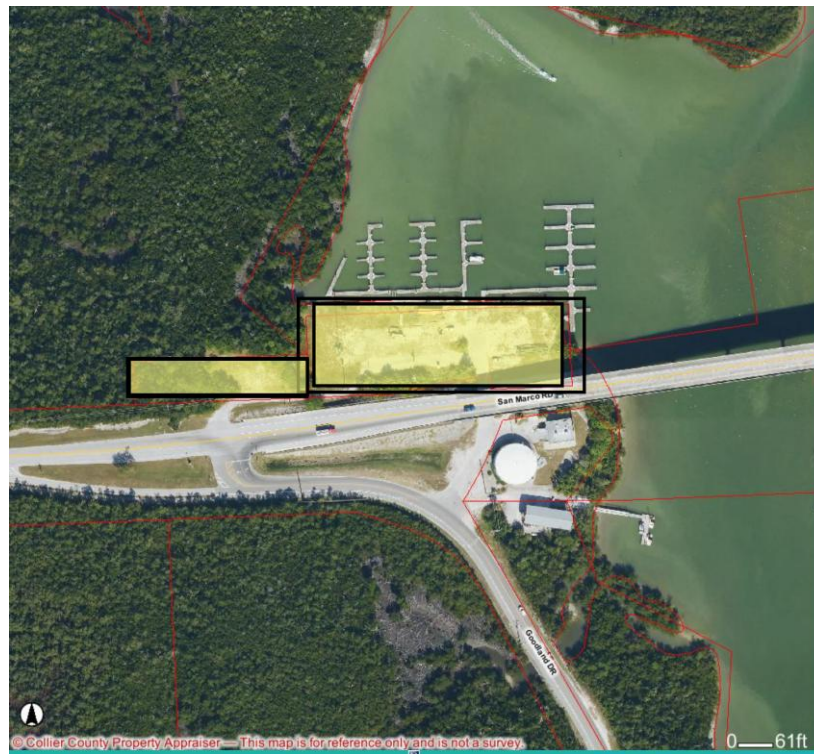
Unplatted Lands 13,52,26 Parcel Desc.in OR32,
Pages 209-212 and OR46, Page 443, Less DOT
Par in OR 575, Page 692 Parcel ID#: 78567000342
1.4 acres

Zoning: C-4 ST

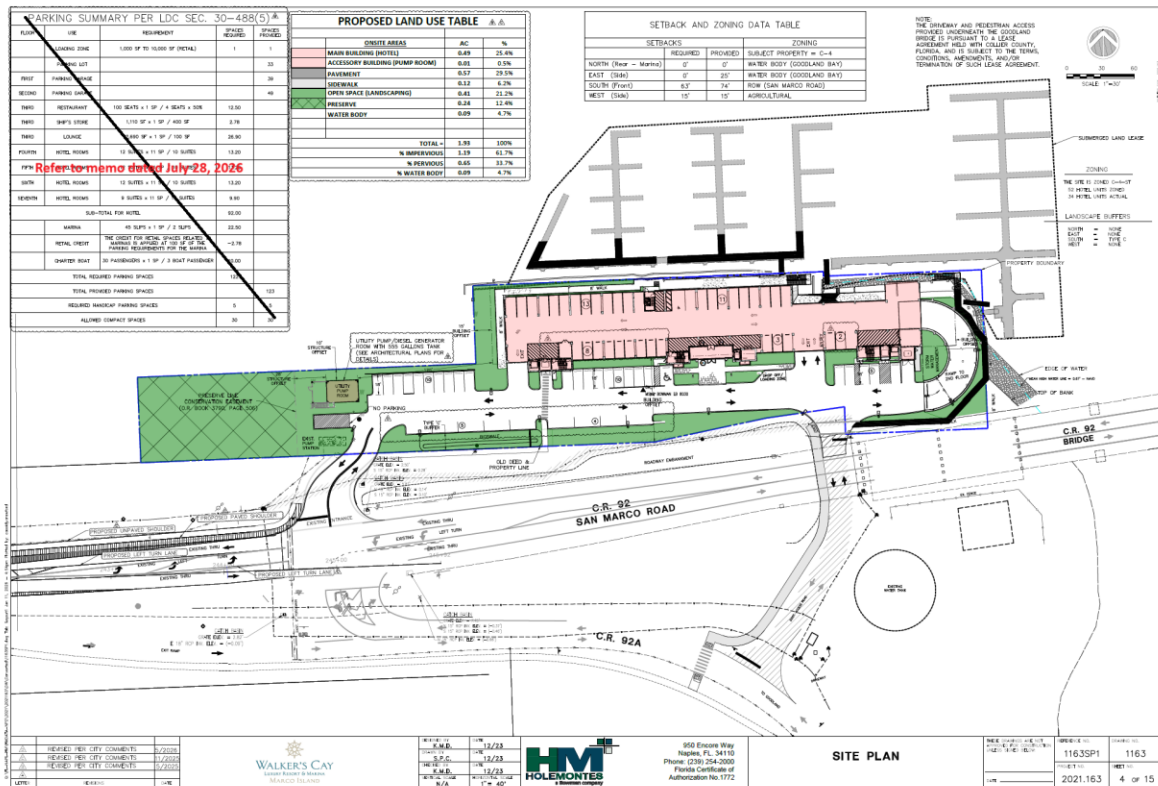
SUBJECT PARCEL ZONING MAP:



SUBJECT PARCEL AERIAL:



SITE PLAN



STAFF ANALYSIS

The site is unique since it is specifically called out in the City of Marco Island Comprehensive Plan (insert below). The City's Comprehensive Plan, Future Land Use Element, Policy 3.2.8, vests commercial rights to this site with the associated transfer of the density from the the conservation easement to the larger parcel. The total allowed density for the property is 50 hotel rooms, so long as there is no residential component. The proposal is for 45 units.

Comprehensive Plan, Future Land Use Element:

Policy 3.2.8

The 0.54 acre parcel in Section 10, Township 52, Range 26 on the eastern side of Marco Island (Folio #58420200005), further described as the "Eastern 300 feet of Tract C, Marco Beach Unit 17", may be utilized for commercial purposes only, subject to the following site-specific stipulations:

City of Marco Island Future Land Use Element, p. I-11

City of Marco Island Comprehensive Plan, Page 17 of 119

- a. That no residential use or occupancy may be approved, maintained, or allowed to occur on the same property. Hotel or motel establishments, meeting the classification standards of 509 F.S., are recognized as commercial use. However, hotel and motel uses are subject to density standards set forth in the Comprehensive Plan and LDC.
- b. That prior to the issuance of Site Development Plan (SDP) approval the owner will, at his/her sole expense, prepare and record a permanent conservation easement encompassing the existing marginal portion of the parcel (approximately 100 feet wide).
- c. That development rights will be transferred from the portion of the parcel encumbered by the permanent conservation easement to the remaining, unencumbered portion of the parcel, or to the adjoining property (Barge Marina) if the development encompasses both properties.

When the applicant initially met with the City about building a condominium-hotel, staff made an interpretation that the proposed condominium-hotel violated Future Land Use Element Condition “a.” with respect to this property, as the units would become long term residential units. The applicant appealed staff’s interpretation to City Council, and on February 21, 2023, the Council vote 5-2 to overturn staff’s interpretation. As a result, the construction of a condominium-hotel would be permitted, subject to the condition that any use of the property may not include any residential use.

The applicant has met the condition outlined in Future Land Use Element Condition “b.” as the conservation easement was recorded in 2005 and a copy of the recorded easement is attached.

The reference to “ST” in the zoning designation is a reference to the “Special Treatment Area” which requires an Environmental Impact Statement (“EIS”). The EIS is included as one of the attachments. As indicated in the report, the applicant is mitigating any environmental impacts through purchase of saltwater forested mitigation bank credits. In addition the application will be required, over time, to return the land within the conservation easement to its natural condition.

Sheet 4 of 15 in the civil plans, as prepared by Hole Montes, a Bowman company, with a revised date of June 2026, contains a parking summary that is incorrect. The correct parking summary is attached in the memorandum provided by Kevin M. Dowty, PE dated July 28, 2026. There was a discrepancy between the civil and architectural site plan; however, the civil plans are correct, except for the parking summary. Staff did not allow a revised set of plans be submitted this late in the process, and instead will note the correct parking summary as referenced in Mr. Dowty’s memorandum. Overall, based on the review of the information provided, the project complies with all parking requirements.

As a point of information, the compact parking spaces, once installed, must have a sign in place for every 3rd space, with the word “compact” painted on every space and double white lines.

PLANNING BOARD ACTION

Staff recommends the Planning Board approve this petition with the following conditions:

Conditions:

1. Pursuant to the City Council approval of APCC-22-00293 on February 21, 2023, any use of the property may not include residential use.
2. Approvals from the Florida DEP and U.S. Army Corps of Engineers may be required prior to the City issuing any permits. The Owner will need to verify any permit requirements with the DEP and USACOE.
3. The Owner must obtain annual grease trap permit. Please contact khayman@cityofmarcoisland.com
4. All sewer fees must be paid. Please contact khayman@cityofmarcoisland.com
5. The Owner will need to record a unity of title in the Collier County Public Records prior to the issuance of any building permits. The Unity of Title shall join the two parcels for development purposes, and must be reviewed and approved by the City Attorney prior to recording.
6. A separate Right-Of-Way permit is required for any work within the right-of-way.
7. Fire-line sizing for the marina shall be calculated by a Florida-certified Fire Protection System Contractor I, II, or V.
8. All fire-protection appurtenances including fire department connections (FDCs), fire hydrants, backflow preventers, and post-indicator valves (PIVs), shall maintain a minimum 3-foot clear area in all directions, free of landscaping or other obstructions.
9. The development shall comply with the parking summary which is attached in the memorandum provided by Kevin M. Dowty, PE, dated July 28, 2026

10. Compact parking spaces must have a sign installed every 3rd space, with the word “compact” painted on every space and double white lines.
11. The site plan must comply with all aspects of the Chapter 30, Land Development Code, unless otherwise approved by a variance.