



City of Marco Island
Growth Management Department
50 Bald Eagle Drive
Marco Island, FL 34145
Phone: 239-389-5000

AMENDMENT TO LAND DEVELOPMENT CODE APPLICATION

Applicable Sections of the Marco Island Land Development Code Sec. 30-62 Amendment procedures

Petition number: **LDCA-**_____ Date Received: _____

Planner: _____

ABOVE TO BE COMPLETED BY STAFF

Applicant Information

Name: MARCO LAKESIDE INN, LLC c/o Zachary W. Lombardo, Esq.

Address: 606 Bald Eagle Dr. Ste 500, Marco Island, FL 34145

Phone Number: (239) 649-6555 Email: zlombardo@wpl-legal.com

Property Information

Property owner's name: MARCO LAKESIDE INN, LLC

Address: 155 1st Ave. and 151 1st Ave. Marco Island, FL 34145

Phone Number: c/o Agent Email: c/o Agent

SUBMITTAL REQUIREMENTS

- Application Fee: \$2,000 (payable to the City of Marco Island)
- LDC Amendment Request attached
- Written justification for the LDC change based on below criteria:
 1. The need and justification for the change;
 2. The relationship of the proposed LDC amendment to the purposes and goals, objectives, and policies, of the city's comprehensive, with appropriate consideration as to whether the proposed change will further the purposes of the LDC and other city codes, regulations, and actions designed to implement the growth management plan.
- The application can be submitted electronically, delivered or mailed to:

*City of Marco Island
Growth Management Department
50 Bald Eagle Drive, Marco Island, FL 34145*

Fee: \$2,000.00
(Resolution No. 11-10)

LDC Amendment Request

ORIGIN: Property owner

AUTHOR: Property owner

DEPARTMENT: N/A

LDC PAGE: Unknown.

LDC SECTION(S): 30-245
Removal of Lots 2-3, Block 1, Plat of Marco Highlands, recorded at Plat Book 3, Page 72; and Lot 4, Block 1, Plat of Marco Highlands Addition, recorded at Plat Book 3, page 91, from the limitation found in section 30-245, LDC regarding hotel

CHANGE: rooms per acre

REASON: See attached justification.

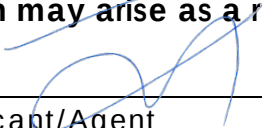
RELATED CODES OR REGULATIONS: N/A

GROWTH MANAGEMENT PLAN IMPACT: None.

NOTES/ADDITIONAL INFORMATION:

See attached justification.

By acceptance of this application, the applicant agrees to defend, hold harmless and indemnify the City of Marco Island and its employees and agents from any and all liability which may arise as a result of the issuance of this amendment.

 10/27/2025
Applicant/Agent Date

Approval:

Planner Date

This permit does not constitute approvals which may also be necessary under other local, state and federal regulations, including, but not limited to right-of-way permit, building permit, FAA, FCC, Fire District & DEP. This Temporary Use permit is issued pursuant to information provided by the applicant.

AFFIDAVIT

I, Girish M. Patel, as owner of MARCO LAKESIDE INN, LLC, being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated, or City printed, shall not be altered. We/I hereby also consent to access to the subject property (excluding entering any home or other enclosed structure) by City of Marco Island staff members for the limited purpose of evaluating, observing, or understanding the subject property conditions as they relate to the Site Development Plan. While the Site Development Plan is pending, staff members will be allowed access upon the property provided they display a Marco Island City Photo ID or a Valid Driver's License.

As property owner we/I further authorize ZACHARY W. LOMBARDO, ESQ. and the law firm of WOODWARD, PIRES & LOMBARDO, P.A., to act as our/my representative in any matters regarding this Petition.

Girish M. Patel
Signature of Property Owner

Girish M. Patel

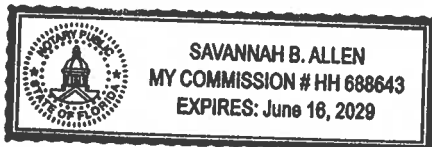
Printed Name of Property Owner

Title: managing member

STATE OF Florida

COUNTY OF Collier

The foregoing instrument was acknowledged before me this 25 day of August, 2025, by Girish M. Patel, as owner of MARCO LAKESIDE INN, LLC, who is personally known to me or has produced FLTD as identification.



(Seal)

Savannah Allen
Signature, Notary Public

Savannah Allen
Printed, Typed, or Stamped Name of
Notary

MARCO LAKESIDE INN LAND DEVELOPMENT CODE AMENDMENT
JUSTIFICATION

Amending Marco Island's land development code to remove Lots 2-3, Block 1, Plat of Marco Highlands, recorded at Plat Book 3, Page 72; and Lot 4, Block 1, Plat of Marco Highlands Addition, recorded at Plat Book 3, page 91, (the "Subject Property") from the limitation found in section 30-245, LDC, is justified and is consistent with the comprehensive plan. The Subject Property is zoned C-4 and has a future land use designation of Community Commercial.

NEED & JUSTIFICATION

The current limitation found in section 30-245, LDC, applies to the "Marco Lake District" and it limits hotel, motel, and timeshare facilities to 16 units per acre, as opposed to 26 units per acre, which is otherwise allowed in the C-4 zoning district and the Community Commercial future land use designation. Review of the history of the "Marco Lake District" and the Subject Property provides justification for removing this limitation and the need is to allow the Subject Property to add more hotel rooms.

Collier County created the "Marco Lake Drive Business District" (MLDBD) in 1995. Collier County Ordinance 95-31. Review of Ordinance 95-31 indicates the MLDBD was established to address concerns with parking solely within the area to the west of Marco Lake Drive and in the initial formation, the MLDBD did not include the Subject Property. The creation of the MLDBD addressed the issue of parking concerns by providing parking relief (reduction in parking requirements) for certain uses. Along with this initial version of the MLDBD there was no limitation on hotel rooms. This ordinance was amended in 1997 by Collier County to include the Subject Property. Collier County Ordinance 97-26. The 1997 ordinance did not limit hotel rooms and also does not explain why the Subject Property was added.

After the City was incorporated, the limitation on hotel rooms was added in 2002. City of Marco Ordinance 02-01. The Whereas clauses to Ordinance 02-01 do not provide an explanation for this change.

When analyzing the below aerial of Marco Lakeside Inn at the Subject Property, figure 1, it is clear the Subject Property is distinct from the balance of the area in that unlike the other properties in the Marco Lakeside Drive area, *see* figure 2, there is sufficient space at the Subject Property to park onsite. Accordingly, Marco Lakeside Inn does not suffer from the issue that was the cause for the creation of the various Districts regarding Marco Lake Drive.

As to the Subject Property specifically, if this LDCA is granted, it will remain subject to the height limitation in section 30-245, LDC, and the new rooms made possible by this amendment (roughly 9 new rooms) would replace what was previously a roughly 2,675 square foot restaurant. A restaurant is a permitted use in C-4 and from a trip generation and parking standpoint is a more intense use than 9 hotel rooms. See ITE analysis attached comparing 9 hotel rooms to a 2,675 square foot restaurant. Both daily and PM peak hour trips for a restaurant are considerably higher than for hotel rooms. Additionally, if the 2,675 square foot restaurant were 140 seats, it would require, as part of a hotel, 17.5 parking spaces. 9 hotel rooms, however, would only require 9.9 parking spaces. Thus, the parking for a restaurant is higher as well.

This amendment is justified because a hotel is a less intense from a parking standpoint and that the various Districts were created for parking purposes and because this property is distinct from the other properties in the various Districts in that it has space for onsite parking.



Figure 1 - Marco Lakeside Inn Aerial Image



Figure 2 – Marco Lake Drive Aerial Image

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed Land Development Code Amendment is consistent the Comprehensive Plan. The properties within the MLDBD and the MLSD are designated on the future land use map as Community Commercial without the hotel room restriction,. Policy 3.2.4 of the Comprehensive Plan states that Community Commercial's density is limited to 26 du/acre for Hotel/Motel.

Therefore, the removal of Lots 2-3, Block 1, Plat of Marco Highlands, recorded at Plat Book 3, Page 72; and Lot 4, Block 1, Plat of Marco Highlands Addition, recorded at Plat Book 3, page 91, from the Districts is consistent with the Comprehensive Plan and the Land Development Code because the resulting maximum number of possible hotel room's per acre is consistent with the Comprehensive Plan

ITE AND PARKING ANALYSIS

		ITE 11th Edition				
		Measure	Rate	Quantity	Daily Trips	Multiple
Restaurant, Stand Alone		1000 sf	83.84	2.675	224.27	3.12
Hotel/Motel		Room	7.99	9	71.91	

	ITE 9th Edition				
	Measure	Rate	Quantity	PM Peak Hour	Multiple
Restaurant, Quality	1000 sf	7.90	2.675	21.13	3.91
Restaurant, High Turnover Sit Down	1000 sf	11.15	2.675	29.83	5.52
Hotel	Room	0.60	9	5.40	
Motel	Room	0.47	9	4.23	
Resort Hotel	Room	0.42	9	3.78	

10/16/2025

		CITY of MARCO ISLAND LDC PARKING REQUIRED: CURRENT			
		Measure	Rate	Quantity	Total
Restaurant, Sit Down		Seats	1/4 x 50%	140	17.5
Hotel		Room	1.1	19	20.9
TOTAL					38.4

	CITY of MARCO ISLAND LDC PARKING REQUIRED: PROPOSED			
	Measure	Rate	Quantity	Total
Restaurant, Sit Down	1000 sf	1/4 x 50%	0	0.0
Hotel	Room	1.1	28	30.80
TOTAL				30.80

10/19/2025

PROPOSED AMENDMENT

Sec. 30-245. - Dimensional standards.

(8) *Maximum density*: 16 units per acre for hotels, motels and timeshare facilities when located within the Marco Lake and the Village Commercial (Old Marco) Districts, except this limitation shall not apply to lots 2 and 3, Block 1, Marco Highlands, according to the map or plat thereof as recorded in Plat Book 3, Page 72, of the Public Records of Collier County, Florida; and Lot 4, Block 1, Marco Highlands Addition, according to the map or plat thereof as recorded in Plat Book 3, Page 91, Public Records of Collier County, Florida. Twenty-six units per acre for hotels, motels and timeshare facilities when located outside the Marco Lake/Village Commercial (Old Marco) Districts, or on lots 2 and 3, Block 1, Marco Highlands, according to the map or plat thereof as recorded in Plat Book 3, Page 72, of the Public Records of Collier County, Florida; and Lot 4, Block 1, Marco Highlands Addition, according to the map or plat thereof as recorded in Plat Book 3, Page 91, Public Records of Collier County, Florida.