

Neighborhood Information Meeting Summary
531 S. Collier Blvd. Rezone (24-000105)
June 29, 2024, 4:30 PM
Marco Island Public Library – Rose Hall
210 S. Heathwood Dr., Marco Island FL, 34145

The NIM was held for the above referenced petition. The petition is described as follows:

531 S. Collier Blvd. Rezone (24-000105): This is a request to rezone the subject property from the Commercial Professional/Transitional (C-1/T) Zoning district to the Commercial Intermediate (C-3) Zoning District. The subject property is 0.56 +/- acres and is located in Section 16, Township 52, Range 26, Marco Island, Florida.

NOTE: This is a summary of the NIM. A video recording is also provided.

Applicant: Salute Properties, LLC.

Attendees on Behalf of the Applicant:

Luigi Carvelli, Salute Properties, LLC., MGR.
Adamo Serravalle, Salute Properties, LLC.
Noel J. Davies, Esquire, Davies Duke, PLLC
Robert J. Mulhere, FAICP, Senior Vice President, Bowman
Ellen Summers, AICP, Lead Planner, Bowman
Greg Pascale, Paradise Design Build

There were approximately 15 members of the public in attendance. Ellen Summers provided a presentation on the proposed 531 S. Collier Blvd. Rezone. The presentation lasted approximately 10 minutes. Following the presentation, the meeting was opened for comments and questions. The comments and questions from the public are summarized below:

- What kind of restaurant will this be?

Response: At this time the specific type of restaurant has not been determined. Luigi Carvelli, applicant representative, was introduced and informed the attendees that he and his family have operated 4 restaurants in Marco Island for the past 25 years and anticipate a similar concept to those existing restaurants.

- Have you considered connecting the zoning change to the actual development and doing the approval process together, as opposed to two separate processes? So that neighbors can weigh in on the entirety of the project.

Response: Typically, we go through the planning and zoning process first due to the costs associated with the site development stage such as site design and architectural drawings. Those are expensive costs when there is a possibility that the zoning action will not be approved.

- It's hard to know how you feel about a zoning change without really understanding the full pictures and it would be nice in the future to have these two processes go hand in hand. If the zoning goes through will there be chance for more input from the public to help shape this restaurant. Simple conditions could be added to make this a livable situation with the residential area. If you all could slow this process down it would be really helpful to allow the community to provide input not just for the zoning change but for the overall development.

Response: No response given; these comments were provided in a rhetorical manner.

- Can you tell me about the parking and how many parking spaces would be allowed? Where will the parking be located?
Response: The number of parking spaces is dependent on the total number of seats within the restaurant. At this time, the total number of seats has not yet been determined nor has the location of all of the parking. The parking ratio is required at one space per 4 seats. All the parking will be located within the site, and we are not requesting any parking deviations at this stage of planning. Therefore, the parking area will adhere to the standards of the City of Marco Island Land Development Code.
- Some of the things we would be interested in discussing would be things like parking on the alley, not circulating traffic on the alley, but on Collier, the position of the building on the lot and the placement of parking, utilities such as dumpsters, and including some foliage on the commercial side. A buffer between the residential and commercial will be beneficial.
Response: The property owner is happy to keep these conversations going as we move through the process. At this stage we are moving forward with the zoning process, and following this will be the site development stage where those details will become available for comment.
- I really appreciate what the Carvelli family has done on Marco and I know you all have always been very respectful of the surrounding residents. Right now, there's a ton of uber drives that hang in that alley and this change seems to be really positive considering the development and buffering that would be included.
- Assuming that the zoning change goes through and then you have C-3 zoning, where in the process are we for input from other people on how this is built? Once you have zoning can't you just build based on the code at that point?
Response: Once we go through the zoning process, the next stage would be the site development process which requires review not only from staff but by the Planning Board and approval by the City Council. There will additional opportunity for input during that time.
- Can you explain C-3 and if residential is permitted.
Response: Residential is allowed within C-3 as a conditional use which would require another public hearing process. There is no intention to provide residential. The property was purchased over 10 years ago for the purpose to do something with a restaurant. The purpose of this zoning is to be able to create a symmetrical building across the existing C-3 zoning lot (to the south) and the subject site. The restaurant could be built now on the existing C-3 zoned lot with all of the required parking on the subject rezoned lot. This zoning change allows us to construct a more symmetrical and more aesthetic building.
- This proposal came up about 20 years ago to do the same thing. They proposed the zoning and the site development at the same time, and the staff report for that project refer to certain planning documents.
Response: The City amended the Comprehensive Plan within the last few years. This existing C-1/T zoning was a carry over from Collier County, this was not put in place by Deltona. This C-1/T property was one of the only remaining Collier zoning districts that is separated from residential by an alley, that was not converted to the C-3 zoning district. If you look at the purpose and intent section of the C-3 zoning district, it states that it is intended to be compatible with residential areas. That compatibility is addressed with site design standards, such as setbacks, and landscape buffering. Our clients are really happy to meet with you all as they go through the site development process. It is also noted that the zoning action in question on the property 20 years ago included variance requests which were the reasoning behind that zoning denial. At this time, we have received a recommendation of approval from the City of Marco Island staff, and that is based on the consistency with the Comprehensive Plan and the consistency of C-3 zoning throughout Marco Island.

The meeting concluded at approximately 5:03 pm.