

Neighborhood Information Meeting Summary
Marco Beach Hotel PUD Rezone (24-000098)
June 24, 2024, 5:30 PM
Hilton Marco Island Beach Resort and Spa – Island Ballroom
560 S. Collier Blvd., Marco Island FL, 34145

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

Marco Beach Hotel PUD Rezone (24-000098): This is a request to rezone the subject property from the Residential Tourist (RT) Zoning district to a Planned Unit Development (PUD). The applicant intends to redevelop the existing hotel by renovating existing guestrooms and amenity areas, adding a second tower to provide a new total of 626 guestrooms (316 additional guestrooms), as well as the addition of a parking garage, and additional guest and public amenities.

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

Applicant: Olshan Properties

Attendees on Behalf of the Applicant:

Karyn Marasco, Senior Vice President, Hotel Operations, Olshan Properties
Zachary Lombardo, Esquire, Woodard, Pires & Lombardo, P.A.
Robert J. Mulhere, FAICP, Senior Vice President, Bowman
Ellen Summers, AICP, Lead Planner, Bowman
Norm Trebilcock, AICP, PTOE, PE., Trebilcock Consulting Solutions, Inc.

There were three members of the public in attendance. Ellen Summers provided a presentation on the proposed Marco Beach Hotel PUD Rezone. The presentation lasted approximately 7 minutes. Following the presentation, the meeting was opened for comments and questions. One member from the public asked the following questions (summarized):

- At this stage, are you all just seeking approval but not at the developed stage?

Response: Yes, we are just at the planning and zoning stage to permit the PUD with the new total of rooms and seeking an increased allowed building height.

- In the drawings provided you all show a parking garage, how many stories will that be, how many of those spaces will be public parking spaces, and would they be paid parking spaces? Would the public be utilizing the beach access through the subject property or through the public beach access?

Response: The exact number of parking garage levels has not yet been determined; we want to have as few levels as possible while ensuring there is adequate parking for the use. The method of utilizing the community parking spaces or how it will be managed has not yet been completely determined. Access to the beach with those parking spaces will be through the public beach access.

- We certainly have an interest in the project with where our building is located (Crystal Shores) and in relation to the shown parking garage. Is there any idea of the timeframe for construction?

Response: If the PUD were to be approved the next steps would be the final design of the redevelopment and seeking approval through state/local/federal permitting. We would estimate it would be approximately 12 months from PUD approval until we are able to break ground.

The meeting concluded at approximately 5:54 pm.