



May 13, 2024

Mr. Dan Smith, Director of Community Affairs  
Mary Holden, AICP, Planning Manager  
City of Marco Island  
50 Bald Eagle Drive  
Marco Island, FL 34145

**Re: Standard Rezone Petition  
531 S. Collier Blvd Rezone  
HM File No.: 2023.121**

Dear Mr. Smith and Ms. Holden:

Hole Montes is pleased to submit this Standard Rezone Petition Application for 531 South Collier Blvd. This request proposes to rezone the subject property from the C-1/T Zoning district to the C-3 Zoning District. The applicant intends to develop the property with a restaurant, in combination with the vacant C-3 parcel located directly adjacent to the south.

The subject property is comprised of 0.56+/- acres and is located in Section 16, Township 52, Range 26, Marco Island, Florida. The property is located at the corner of S. Collier Blvd. and Wells Sawyer Way, approximately 1,000 feet north of the intersection of S. Collier Blvd. and Winterberry Dr. The property is undeveloped and clear of vegetation.

Attached please find the following:

- One (1) copy of Cover Letter (this is the Cover Letter);
- One (1) Fee Check in the amount of \$5,000 Filing Fee;
- One (1) copy of email from Mary Holden dated 12/21/2023;
- One (1) copy of Rezone Application;
- One (1) copy of Warranty Deed;
- One (1) copy of Plat Book 6, Page 59;
- One (1) copy of Owner/Agent Affidavit (notarized);
- One (1) copy of Evaluation Criteria/Narrative;
- One (1) copy of Conceptual Site Plan;
- One (1) copy of Environmental Waiver Request;

We look forward to your review and are available to answer questions related to this application.

950 Encore Way, Naples, FL 34110  
P: 239.254.2000  
[holemontes.com](http://holemontes.com) | [bowman.com](http://bowman.com)

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Very truly yours,

**HOLE MONTES, A BOWMAN COMPANY**

*Ellen Summers*

Ellen Summers, AICP  
Planner III  
ES/sek

Enclosures as noted.

cc: Luigi Carvelli w/enclosures