

531 S. Collier Blvd Rezone

Submittal Requirement Waiver Request

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.

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.

Given the nature of the rezoning request, we request a waiver of the following environmental impact analysis requirements for a rezone request, and instead request that this information be provided at time of Site Development Plan, if applicable:

1. LDC Sections 30-63 (a)(2) m. – n.:

- m. Habitats and their boundaries identified on an aerial photograph of the site. Habitat identification will be consistent with the state department of transportation Florida Land Use Cover and Forms Classification System and shall be depicted on an aerial photograph having a scale of one inch equal to at least 200 feet when available from the city, otherwise, a scale of at least one inch equal to 400 feet is acceptable. Information obtained by ground-truthing surveys shall have precedence over information presented through photographic evidence. Habitat, plant and animal species protection plans as required by the land development code shall apply;*
- n. Environmental impact analysis pursuant to applicable provisions of the land development code;*

Reason for request: The subject site contains minimal existing native vegetation and at time of Site Development Plan, the property owner will provide all adequate environmental review materials.