

1 CITY OF MARCO ISLAND

2
3 RESOLUTION NO. 26-_____

4
5 A RESOLUTION OF THE CITY OF MARCO ISLAND
6 PLANNING BOARD, APPROVING A SITE DEVELOPMENT
7 PLAN SUBMITTED BY MARITIME ACQUISITIONS LLC.,
8 FOR THE PROPERTY LOCATED AT 3200 SAN MARCO
9 ROAD, MARCO ISLAND, FLORIDA, CONSISTING OF
10 MARCO BEACH, UNIT 17, E 300 FEET OF TRACT C, AND
11 UNPLATTED LANDS 13,52,26 PARCEL DESC. IN OR32,
12 PAGES 209-212 AND OR 46, PAGE 443, LESS DOT PAR
13 IN OR 575, PAGE 692; MAKING FINDINGS; APPROVING
14 THE SITE DEVELOPMENT PLAN; PROVIDING
15 CONDITIONS OF APPROVAL; PROVIDING FOR FAILURE
16 TO COMPLY WITH APPROVAL; PROVIDING FOR
17 FAILURE TO OBTAIN OTHER PERMITS; AND PROVIDING
18 AN EFFECTIVE DATE.

19
20 **WHEREAS**, Article IX, "Site Development Plan, Site Development Plan
21 Amendment, and Site Improvement Plan Submittal Requirements," of the Marco Island
22 Land Development Code provides standards and regulations for the review and approval
23 of site development plan amendments; and

24
25 **WHEREAS**, Maritime Acquisitions, LLC. submitted a Site Development Plan for
26 the development of the property located at 3200 San Marco Road, Marco Island, Florida
27 (the "Subject Property"); and

28
29 **WHEREAS**, the City of Marco Island staff has reviewed the Site Development
30 Plan, and recommends approval of SDP-24-000082 with conditions; and

31
32 **WHEREAS**, on August 7, 2026, the City's Planning Board reviewed and approved
33 the Site Development Plan, subject to conditions.

34
35 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MARCO ISLAND,**
36 **FLORIDA PLANNING BOARD AS FOLLOWS:**

37
38 **SECTION 1. Recitals; Definitions.**

39
40 (a) That the foregoing "WHEREAS" clauses are ratified and confirmed
41 as being true and correct and are made a specific part of this Resolution.

42
43 (b) That as used herein, unless the context hereof, or City Code of
44 Ordinances, requires to the contrary, the following terms will be defined as set forth below:

- 45
- 46 (1) "City" means the City of Marco Island, a Florida Municipal
- 47 Corporation.
- 48
- 49 (2) "Development" is defined as set forth in Section 163.3164, Florida
- 50 Statutes.
- 51
- 52 (3) "Development Permit" is defined as set forth in Section 163.3164,
- 53 Florida Statutes.
- 54
- 55 (4) "Land Development Code" or "LDC" means the Land Development
- 56 Code, which consists of Chapter 30, Code of Ordinances of the City
- 57 of Marco Island.
- 58
- 59 (5) "Owner/Developer" means Maritime Acquisitions LLC., and their
- 60 respective successors and assigns, as owners or developers of the
- 61 Subject Property.
- 62
- 63 (6) "Site Development Plan" means the following:
- 64
- 65 A. An 18-page set of Civil Plans, including cover sheet prepared
- 66 by Kevin M. Dowty PE, Hole Montes, a Bowman company,
- 67 entitled Walker's Cay Luxury Resort & Marina Site
- 68 Development Plans, with a revised date of June 2026;
- 69 B. A 2-page memorandum signed by Kevin M. Dowty PE, Hole
- 70 Montes, a Bowman company, dated July 28, 2026 regarding
- 71 Parking Table Adjustment;
- 72 C. A 13-page set of Landscape Plan, including cover sheet,
- 73 prepared by David W. Young, R.L.A. of DWY Landscape
- 74 Architects, titled Walker's Cay with a revision date of June 9,
- 75 2026;
- 76 D. A 3-page set of lighting plans prepared by Mario Rojo, JR.,
- 77 PLA of Bowman, titled Walker's Cay, Outdoor Lighting
- 78 Photometric Plan dated June 2, 2026;
- 79 E. A 7 page set of architectural plans prepared by PDS
- 80 Architecture, titled Walker's Cay with a date of April 21, 2026;
- 81 F. A one-page document prepared by PDS Architecture, titled
- 82 Walker's Cay, sheet number SK-02 and dated June 1, 2026;
- 83 G. A one-page document prepared by PDS Architecture, titled
- 84 Walker's Cay, sheet number A234 and dated October 2025;
- 85 and
- 86 H. A 97-page document titled Walker's Cay Environmental
- 87 Supplement, dated September 2025, prepared by Turrell, Hall
- 88 & Associates; and
- 89 (7) "Subject Property" means the following described parcels of land,
- 90 lying, situate, and being in the State of Florida, County of Collier, City
- 91 of Marco Island, to-wit:

Marco Beach, Unit 17, E 300 feet of Tract C, AND Unplatted
Lands 13,52,26 Parcel Desc. in OR32, Pages 209-212 and
OR 46, Page 443, Less DOT Par in OR 575, Page 692

SECTION 2. Adoption. Pursuant to the testimony and evidence presented, the Planning Board finds that the SDP meets the requirements of the Marco Island Land Development Code, and therefore, the Owner/Developer's Site Development Plan (SDP-24-000082) for the Subject Property is hereby approved subject to the conditions set forth in Sections 3, 4, and 5 of this Resolution.

SECTION 3. Conditions of Approval. The City of Marco Island Planning Board finds that the Site Development Plan (SDP-24-000082) meets the requirements of the City of Marco Island Land Development Code and hereby approves the Site Development Plan for the Subject Property with the following conditions:

1. Pursuant to the City Council approval of APCC-22-00293 on February 21, 2023, any use of the property may not include residential use.
2. Approvals from the Florida DEP and U.S. Army Corps of Engineers may be required prior to the City issuing any permits. The Owner will need to verify any permit requirements with the DEP and USACOE.
3. The Owner must obtain annual grease trap permit from the City. Please contact khayman@cityofmarcoisland.com
4. All sewer fees must be paid. Please contact khayman@cityofmarcoisland.com
5. The Owner will need to record a unity of title in the Collier County Public Records prior to the issuance of any building permits. The Unity of Title shall join the two parcels for development purposes, and must be reviewed and approved by the City Attorney prior to recording.
6. A separate Right-Of-Way permit is required for any work within the right-of-way.
7. Fire-line sizing for the marina shall be calculated by a Florida-certified Fire Protection System Contractor I, II, or V.
8. All fire-protection appurtenances including fire department connections (FDCs), fire hydrants, backflow preventers, and post-indicator valves (PIVs), shall maintain a minimum 3-foot clear area in all directions, free of landscaping or other obstructions.
9. The development shall comply with the correct parking summary which is included in the Site Development Plan pursuant to the memorandum provided by Kevin M. Dowty, PE dated July 28, 2026
10. Compact parking spaces must have a sign installed every 3rd space, with the word "compact" painted on every space and double white lines.
11. The site plan must comply with all aspects of the Chapter 30, Land Development Code, unless otherwise approved by a variance.

SECTION 4. Failure to Obtain Other Permits. That issuance of this approval by the City does not in any way create any right on the part of the Owner/Developer to obtain

a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the approval if the Owner/Developer fails to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in the violation of state or federal law. All applicable state and federal permits must be obtained before commencement of the Development. This condition is included pursuant to Section 166.033, Florida Statutes, as amended.

SECTION 5. Failure to Adhere to Resolution. That failure to adhere to the approval terms and conditions contained in this Resolution shall be considered a violation of this Resolution and the City Code, and persons found violating this Resolution shall be subject to the penalties prescribed by the City Code, including but not limited to the revocation of any of the approval(s) granted in this Resolution and any other approvals conditioned on this approval. The Owner/Developer understands and acknowledges that it must comply with all other applicable requirements of the City Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the City at any time upon a determination that the Owner/Developer is in non-compliance with the City Code.

SECTION 6. Effective Date. That this Resolution shall take effect immediately upon adoption.

ADOPTED BY THE PLANNING BOARD OF THE CITY OF MARCO ISLAND, this ____ day of _____, 2026.

CITY OF MARCO ISLAND, FLORIDA
PLANNING BOARD

By: _____
Jason Bailey, Chairman

ATTEST:

By: _____
Joan Taylor, City Clerk

Reviewed for legal sufficiency:

By: _____
David N. Tolces
Assistant City Attorney