



PF-26

City of Marco Island
Growth Management Department
50 Bald Eagle Drive
Marco Island, FL 34145
Phone: 239-389-5000

SDP SITE DEVELOPMENT PLAN APPLICATION

Petition number: **SDP-** _____ Date Received: _____

Planner: _____

ABOVE TO BE COMPLETED BY STAFF

- ☒ Site Development Plan Review (See Section 30-674 for requirements)
- ☐ Site Improvement Plan Review (See Section 30-677 for requirements)
- ☐ Site Development Plan Amendment Review (See Section 30-676 for requirements)
- ☐ Site Development Plan Minor Amendment Review (See Section 30-676 for requirements)
- ☐ Site Development Plan Third and Subsequent Review
- ☐ Site Development Plan Time Extension

Agents Information

Agent's Name: Kevin M. Dowty, P.E., Project Manager
Agent's Address: Hole Montes, Inc., a Bowman Company, 950 Encore Way, Ste. 200
City: Naples State: Florida Zip Code: 34110
Phone Number: (239) 254-2076 Email: kdowty@bowman.com

Owners Information

Owner(s): Maritime Acquisitions, LLC
Owner's Address: 344 Citation Point
City: Naples State: Florida Zip Code: 34104
Phone Number: (239) 394-2069 Email: jwalkerwm@aol.com

PROJECT NAME: WALKER'S CAY

If this project is located in a PUD or it has a Conditional Use or a Variance approved, please indicate the PUD name and/or CU or Variance Application.

Number: _____ Date Approved: _____

LOCATION: Section: 10 Township: 52 Range: 26

Unit: _____ Block: _____ Lot: _____

Property I.D. #: 58420200005 Existing Zoning: C-4 DISTRICT

Type of development proposed: Condotel Size (acreage) of the project: 1.94 ac

No. of Dwelling Units: _____ Commercial Square Footage: _____

PROJECT DESCRIPTION

The overall 1.94-acre project will consist of 45 hotel rooms (sold as condominiums), 60 dock slips (already constructed), a 125-seat restaurant with a 32 seat bar, spa, fitness center, pool deck, a ship store, and administrative offices. The majority of the site was previously cleared, except for the 0.24ac preserve on the west end of the property.

ADJACENT ZONING AND LAND USE:

Property	Zoning	Land Use
Subject	C-4	Vacant
N	Wtr Bdy	Goodland Bay/Big Marco River
S	ROW	San Marco Road/Goodland Bridge
E	Wtr Bdy	Goodland Bay/Big Marco River
W	A	Preserve/Mangroves

I hereby submit and certify the application to be complete and accurate.

Kevin M. Dowty

Digitally signed by Kevin M. Dowty
DN: E=kdowty@bowman.com, CN=Kevin M. Dowty, O="Hole Montes,
Inc.", L=Naples, S=FLORIDA,
SERIALNUMBER=MAS20231030121274, C=US
Reason: I have reviewed this document
Date: 2024.04.18 14:20:42-04'00'

04/18/2024

Signature of Agent

Date

SDP, SIP AND SDPA FEE CALCULATION = BASE FEE \$5,000.00 PLUS:

RESIDENTIAL: \$40.00 per unit:

Base fee \$5,000 + 45 Hotel rooms (sold as condominiums) \$1,800 = \$6,800

NON-RESIDENTIAL: \$.05 per gross square foot of building:

SITE CLEARING PLAN REVIEW FEE: \$300.00 for 1st acre, \$100.00 per additional acre or fraction of an acre:

Site already cleared.

SITE DEVELOPMENT PLANS: (3RD and subsequent reviews) \$300.00

SITE DEVELOPMENT PLAN TIME EXTENSION: \$250.00

Additional information or corrections that will be required for formal submittals:

Total Fees required for submittal: \$6,800

SDP MINOR AMENDMENT ≤ 10 PERCENT CHANGE = \$400.00 1ST SHEET & \$100.00

FOR EACH ADDITIONAL SHEET

(Fees per Resolution 21-50)

**SITE DEVELOPMENT PLAN
APPLICATION SUBMITTAL CHECKLIST**

This completed checklist is to be submitted with application packet

REQUIREMENTS	# OF COPIES REQUIRED
Completed Application	1
Completed Owner/Agent affidavit, signed and notarized	1
Pre-application notes/minutes	1
Site Plan, Architectural Elevations, Landscape Plan, drainage plan, any required studies, and any additional information. Copy of approved Site Development Plan or Site Improvement plan by the City or County if applying for an amendment.	1 Please submit through GHhelp@cityofmarcoisland.com
Digital copy of all items above	1
TOTAL FEES	Application fee, check shall be made payable to "The City of Marco Island" in the amount of: \$6,800

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

Kevin M. Dowty
Digitally signed by Kevin M. Dowty
 DN: E=kdwty@bowman.com, CN=Kevin M. Dowty,
 O="Hole Montes, Inc.", L=Naples, S=FLORIDA,
 SERIALNUMBER=MAS20231030121274, C=US
 Reason: I have reviewed this document
 Date: 2024.04.18 14:20:24-04'00'

 Signature of Petitioner or Agent

04/18/2024

 Date

AFFIDAVIT

We/I, James B. Walker, President/Treasurer -Maritime Acquisitions being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated or City printed shall not be altered. We/I hereby also consent to access to the subject property (excluding entering any home or other enclosed structure) by City of Marco Island staff members for the limited purpose of evaluating, observing, or understanding the subject property conditions as they relate to the Site Development Plan. While the Site Development Plan is pending, staff members will be allowed access upon the property provided they display a Marco Island City Photo ID or a Valid Driver's License.

As property owner we/I further authorize Kevin M. Dowty, P.E., Project Manager to act as our/my representative in any matters regarding this Petition.

[Signature]
Signature of Property Owner

James B. Walker, President/Treasurer

Printed Name of Property Owner

Signature of Property Owner

Printed Name of Property Owner

The foregoing instrument was acknowledged before me this 13th day of April, 2024,
by James B. Walker, who is personally known to me or has produced _____
as identification.

State of Florida
County of Collier

[Signature]
Signature, Notary Public – State of Florida

Philip Todd Lawler
Printed, Typed, or Stamped Name of Notary

(Seal)

