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RESOLUTION 15-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARCO ISLAND, FLORIDA APPROVING A SITE IMPROVEMENT PLAN FOR MARCO BEACH HOTEL, INC. "HILTON" AT 560 SOUTH COLLIER BOULEVARD, MARCO ISLAND, FL 34145; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Marco Beach Hotel, Inc. ("Hilton"), the owner of property located at 560 South Collier Blvd., Marco Island, Florida 34145, is known as the Hilton Marco Island Beach Resort and Spa; and

WHEREAS, the Hilton represented through its Agent, American Engineering Consultants, Mr. Martin D. Pickney, PE, ("Petitioner") has proposed a phased renovation project, the Petitioner has submitted all phases together seeking "master site plan" approval; and

WHEREAS, the Planning Advisory Board at its October 2, 2015 meeting considered the petitioner's request and recommended approval of the project by a vote of 7-0.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND.

SECTION 1. The foregoing findings are incorporated herein by reference and made part hereof.

SECTION 2. Adoption And Conditions Of Approval.

The conditions in this Resolution are hereby created and adopted as follows:

This is a phased project, the petitioner is submitted all phases together as a 'master site plan' approval, this Resolution is for a five phased project.

Phase I – Involves the expansion of the Lobby, new storefront, interior renovation of the first floor common areas, new indoor/outdoor bar, new lanai's on the first floor guestrooms facing north, removal of the existing tiki hut, new hot tub, new pool with water feature, new pool deck, small deck expansion at the NW corner, courtyard improvements north and south of the Lobby and new landscaping at the porte cochere island and Renovation and re-configuration of the 11th floor suites to standard rooms. All these improvements are planned for 2016. Phasing plan, Schematic elevations and floor plans provided.

Phase II – (Future) Event Lawn, retaining wall and associated walks.

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48 Phase III – (Future) Back of house facility and storage to support the event Lawn
49 functions.

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51 Phase IV – (Future) Upper deck and boardwalk expansion. This is located west of the
52 existing upper deck.

53
54 Phase V - (Future) Upper deck and boardwalk expansion. This final phase will
55 complete the connection of all the boardwalks.

56
57 The following Terms and Conditions are a requirement of the petitioner.

58
59 1. The Site Improvement Plan includes the twenty four (24) page document on file
60 in the office of the City of Marco Island Growth Management Department. The
61 Plans consist of the following.

62
63 **SITE AND CIVIL DRAWINGS PREPARED BY AMERICAN ENGINEERING**
64 **CONSULTANTS MARCO ISLAND FLORIDA DATED 06-09-2015**

65
66 **SITE DEVELOPMENT PLAN AMENDMENT / COVER**
67 **INDEX NOTES AND LEGEND / C-1**
68 **EXISTING CONDITIONS / C-2**
69 **CONSTRUCTION STAGING PLAN /C-3**
70 **DEMOLITION PLAN / C-4**
71 **SITE PLAN / C-5**
72 **STORMWATER/GRANDING PLAN /C-6**
73 **DETAIL PLAN /C-7**
74 **DETAIL PLAN (2) / C-8**

75
76 **LANDSCAPE PLANS PREPARED BY EDSA LANDSCAPE ARCHITECTS**
77 **ORLANDO FLORIDA 32801 DATED 06-25-2015**

78
79 **LANDSCAPE SITE PLAN / L01.01**
80 **LANDSCAPE LIMIT OF WORK DIAGRAM / L01.02**
81 **LANDSCAPE NOTES & PLANT SCHEDULE /L40.00**
82 **TREE DEMO PLAN / L40.01**
83 **LANDSCAPE RESTORATION PLAN / L40.02**
84 **TREE PLAN / L41.01**
85 **TREE DETAILS /L43.01**
86 **SHRUB & GROUNDCOVER PLAN / L51.01**
87 **SHRUB & GROUNDCOVER PLAN / L51.02**
88 **SHRUB & GROUNDCOVER DETAILS / L53.01**
89 **IRRIGATION PLAN / L61.01**
90 **LEGEND NOTE & DETAILS /L62.01**
91

92 ARCHITECTURAL PLANS PREPARED BY SB ARCHITECTS CORAL GABLES
93 FLORIDA 33134 DATED 06-25-2015
94 GROUND FLOOR PLAN A-1.01-A
95 BUILDING ELEVATION A-3.01-A
96 BUILDING ELEVATION A-3.01-B
97

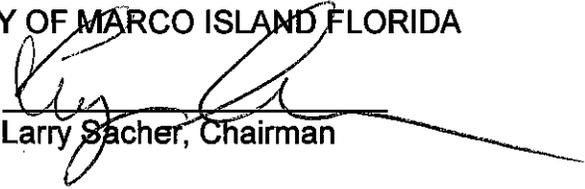
- 98 2. Consistent with Section 166.033, Florida Statutes, prior to the commencement of
99 development on site, the Owner/Developer, the petitioner, must obtain any and
100 all required approval from the Florida Department of Environmental Protection,
101 and Florida Fish and Wildlife Conservation Commission, and all other applicable
102 state or federal permits. Issuance of a development permit by the City of Marco
103 Island does not in any way create any right on the part of an applicant to obtain a
104 permit from a state or federal agency and does not create any liability on the part
105 of the City of Marco Island for issuance of the permit, if the applicant fails to
106 obtain requisite approvals or fulfill the obligations imposed by a state or federal
107 agency or undertakes actions that result in a violation of state or federal law. As
108 used in this condition, the term "development" and "development permit" is as
109 defined in Section 163.3164, Florida Statutes.
110
- 111 3. The petitioner is required to submit construction documents to the City of Marco
112 Island Building Services Department for review and approval for all phases. A
113 copy of the approved site improvement plan must be included as part of the
114 submittal.
115
- 116 4. As a phased project the City reserves the right to re-evaluate its approval or set
117 additional conditions should the building codes and or land development code
118 change at the time of construction document submittal for any phase.
119
- 120 5. The petitioner is responsible for any private deed restriction approvals with Marco
121 Island Civic Association.
122
- 123 6. The petitioner is required to submit a Right-of-Way permit application prior to any
124 off-site work within the RW, including construction access activities.
125
- 126 7. A final project schedule and phasing plan to be reviewed and approved by City's
127 staff prior to commencement of all phases.
128
- 129 8. Final approval of the construction staging plan including temporary fencing, gate
130 locations and emergency access to be reviewed and approved by city staff prior
131 to commencement of all phases.
132
- 133 9. A pre-construction meeting is required with City staff outlining the project
134 schedule prior to commencement of work of any phase. The petitioner is required
135 to submit construction documents to the City of Marco Island Building
136 Department for review and approval, a copy of the approved site improvement
137 plan must be included as part of the submittal.

138 **SECTION 3. Effective Date.**

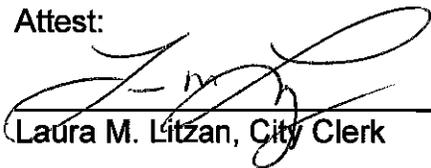
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140 This Resolution shall be effective immediately upon adoption by the City Council.

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142
143 ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND on this 19th
144 day of October 2015.

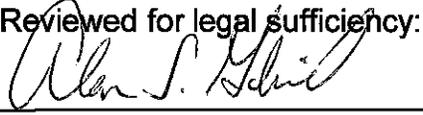
145 CITY OF MARCO ISLAND FLORIDA

146 By: 
147 Larry Sacher, Chairman

148 Attest:

149 
150
151 Laura M. Litzan, City Clerk

152
153
154 Reviewed for legal sufficiency:

155 
156
157 Alan L. Gabriel, City Attorney