

REVIEWED
MIU BB
9/18/25

Environmental Review
A. Stonik
09/11/2025 3:40:52 PM

Reviewed for code compliance
J Ooyman
09/09/2025 4:27:22 PM

PF-42

PW Review
09/09/2025 12:19:52 PM

Reviewed for code compliance
M Holden
09/10/2025 12:11:33 PM



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



APPLICATION FOR VACATING STREETS, ALLEYS, EASEMENTS & SUBDIVISION PLATS

APPLICABLE SECTIONS OF THE MARCO ISLAND LAND DEVELOPMENT CODE SEC 30-581 (AA)

Petition number: _____ Date Received: _____

Planner: _____

Above to be completed by Staff

APPLICANT CONTACT INFORMATION

Applicant/Agent Name: Zachary W. Lombardo, Esq.

Applicant/Agent Firm: Woodward, Pires & Lombardo, P.A.

Address: 606 Bald Eagle Drive, Suite 500, Marco Island, FL 34145

Phone: (239) 649-6555 E-mail: zlombardo@wpl-legal.com; kchylinski@wpl-legal.com

Property owner's name: MARCO LUXE MOTOR CONDOS, LLC

Address: C/O Agent

Phone: C/O Agent E-mail: C/O Agent

SUBJECT PROPERTY INFORMATION

Reason for Request: Lots are in common ownership and owner plans to build across lot lines

Address of Subject Property: 168, 158, 148, and 138 S. Barfield Dr., Marco Island, FL 34145

Property ID: 57190640006, 57190680008, 57190720007, and 57190760009 Zoning Designation: C-3

Legal Description: Lots 7 and 8, Block 83, Marco Beach Unit Five, a subdivision according to the plat thereof as recorded in Plat Book 6, Pages 39 through 46, Public Records of Collier County, Florida.

AND

Lots 9 and 10, Block 83, Marco Beach Unit Five, according to the plat thereof as recorded in Plat Book 6, Pages 39 through 46, Public Records of Collier County, Florida.

Application for Vacating Streets, Alleys, Easements & Subdivision Plats 09/2017

SUBMITTAL REQUIREMENTS CHECKLIST

This completed checklist is to be submitted with the application packet in the exact order. Incomplete submittals will not be accepted.

REQUIREMENTS FOR REVIEW	# OF COPIES
Completed Application (download current form from City website)	2
Signed and sealed boundary survey showing existing and proposed lot dimensions, access to new lots, new lot areas, all easements of record, all utilities, and structures on	2
Recorded warranty deed to show current ownership from Clerk of Courts Recording Office	2
Fee Simple Deed	2
Letters of No Objection from each of the following, as applicable: (addresses may not be current) Electric Company – Lee County Electric Co-op (LCEC), 433 N 15 th St. Immokalee, FL 34142 (239)656-2300. Cable Television - Comcast: ATTN: Mark Cook, 26100 West Links Drive, Ste 4, Fort Myers, FL 33913. (239) 432-1805. Telephone Company- Century Link, Florida: ATTN: Jigs Silang, 3530 Kraft Road, Naples, FL 34105. (239)263-6234. Internet – Summit Broadband, 2367 Vanderbilt Beach Rd, Naples, FL 34109. (407)996-8900 Water & Sewer - Marco Island Utilities: ATTN: Jeff Poteet, 50 Bald Eagle Dr., Marco Island, FL 34145. (239)389-5000 Adjacent Property Owners Homeowners Association	2
Digital copy of all items above	1

FEE REQUIREMENTS

- ☐ **Application Fee:** \$2,000.00 (payable to the City of Marco Island).

APPROVAL PROCESS

- The planning board shall hold a public hearing to consider such petitions and shall submit its recommendation in writing to the city council.
- The city council shall hold a public hearing to consider the vacation, and shall publish notice thereof in a newspaper of general circulation in the city in not less than two weekly issues of the paper.
- Following the public hearing, the city council may, by resolution, approve the vacation if it is determined that there is no present necessity, or reasonably foreseeable necessity, for the retention of the street, alleyway, easement or subdivision plat, and that the right to convenient access of adjoining property owners will not be affected thereby.

✓ Significant portions of Marco Island are subject to recorded deed restrictions. As the city is not responsible for enforcement of private deed restrictions, it is incumbent upon individuals to know what private restrictions may apply to their property. Please contact Marco Island Civic Association (MICA) for more information at (239) 642-7778 or www.marcocivic.com. By signing this application, the owner/applicant certifies that the owner/applicant has been informed about the existence of such private deed restrictions.

By acceptance of this application, the applicant agrees to defend, hold harmless and indemnify the City of Marco Island and its employees and agents from any and all liability which may arise as a result of this meeting.

/s/ Zachary W. Lombardo, Esq.

Applicant/Agent

9/5/2025

Date

Application accepted by:

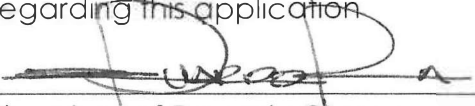
Planner

Date

AFFIDAVIT OF AUTHORIZATION

I, Eduardo Paula, as Managing Partner of **MARCO LUXE MOTOR CONDOS, LLC** being first duly sworn, depose and say that I am the owner of the property described herein and which is the subject matter of the proposed application; 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 my knowledge and belief. 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 printed, shall not be altered. 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 application. While the application is pending, staff members will be allowed access upon the property provided they display a City of Marco Island Photo ID or a Valid Driver's License.

As property owner we/I further authorize ZACHARY W. LOMBARDO, ESQ. and the law firm of WOODWARD, PIRES & LOMBARDO, P.A., to act as my representative in any matters regarding this application


Signature of Property Owner

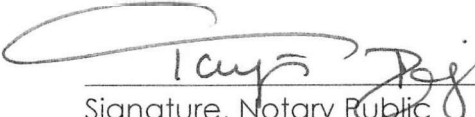
EDUARDO PAULA
Printed Name of Property Owner

STATE OF Florida
COUNTY OF Collier

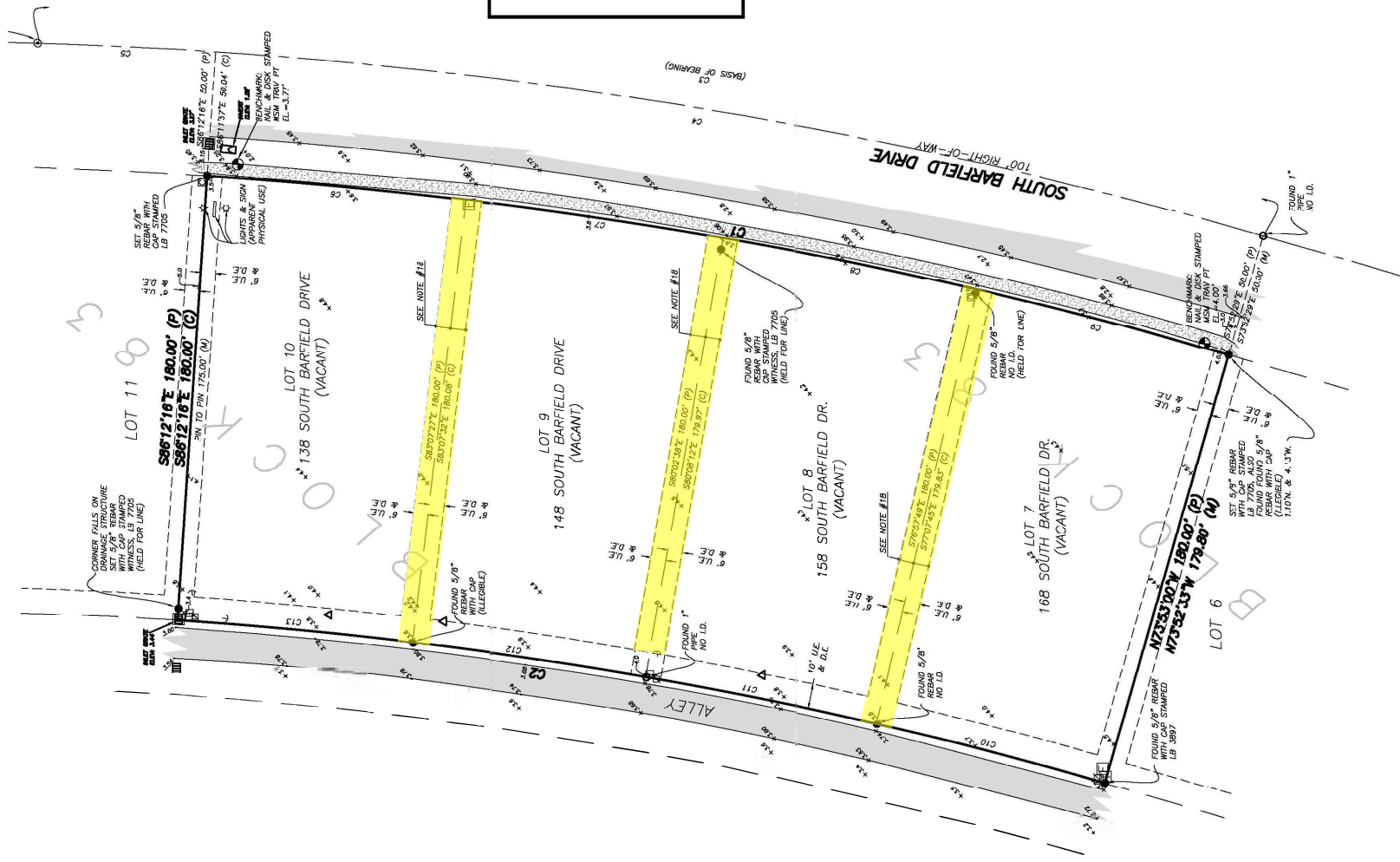
The foregoing instrument was acknowledged before me this 9th day of JUNE, 2025, by EDUARDO PAULA, as MANAGING PARTNER of MARCO LUXE MOTOR CONDOS, LLC, who is personally known to me or has produced _____ as identification.



(Seal)


Signature, Notary Public
Taylor Davis
Printed, Typed, or Stamped Name of Notary

Proposed 6' utility easements to be vacated



This instrument prepared by:

Mark J. Woodward, Esquire
Woodward, Pires & Lombardo, P.A.
3200 Tamiami Trail N., Suite 200
Naples, Florida 34103

FOLIO #57190640006 and 57190680008
Consideration: (See Note to Clerk)

SPECIAL WARRANTY DEED

This Indenture, made this 3rd day of April 2025, between **MARCO LUXE, LLC**, a Florida limited liability company, of 1083 North Collier Boulevard, Suite 340, Marco Island, FL 34145, GRANTOR, and

MARCO LUXE MOTOR CONDOS, LLC a Florida limited liability company

GRANTEE, whose post office address is: 1083 N. Collier Blvd., #340, Marco Island, FL 34145

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to wit:

Lots 7 and 8, Block 83, Marco Beach Unit Five, a subdivision according to the plat thereof as recorded in Plat Book 6, Pages 39 through 46, Public Records of Collier County, Florida.

SUBJECT to restrictions, covenants and easements of record, and taxes for the year 2025.

And said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, claiming by, though, or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

MARCO LUXE, LLC, a Florida limited
liability company

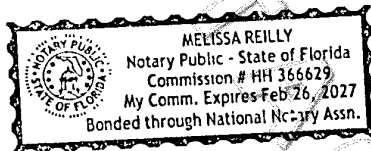
Melissa B. Kelly
Print Name: Melissa Kelly
Address: 606 Bald Eagle Dr. #501
Marco Island FL 34145

By: Eduardo Paula
Eduardo Paula, Manager

Nicole L. Murry
Print Name: Nicole L. Murry
Address: 606 Bald Eagle Dr. #501
Marco Island, FL 34145

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of April 2025, by Eduardo Paula, as Manager of Marco Luxe, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or did produce DRIVERS LICENSES as identification and did not take an oath.



Melissa R
Print Name: Melissa Reilly
Notary Public
Commission No. 2/26/2027
My Commission Expires:

(SEAL)

Note to Clerk: The lots hereto are not encumbered by a mortgage and are conveyed by Grantor in exchange for a 50% interest in the Grantee entity. Therefore, pursuant to F.S. 201.02 this conveyance is without full consideration.

This instrument prepared by:

Mark J. Woodward, Esquire
Woodward, Pires & Lombardo, P.A.
3200 Tamiami Trail N., Suite 200
Naples, Florida 34103

FOLIO #57190720007 and #57190760009
Consideration: (See Note to Clerk)

SPECIAL WARRANTY DEED

This Indenture, made this 3rd day of April 2025, between **SOUTHBOUND LEASING, LLC**, a Florida limited liability company, of 930 Hyacinth Ct., Marco Island, FL 34145, GRANTOR, and

MARCO LUXE MOTOR CONDOS, LLC a Florida limited liability company

GRANTEE, whose post office address is: 1083 N. Collier Blvd., #340, Marco Island, FL 34145

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to wit:

Lots 9 and 10, Block 83, Marco Beach Unit Five, according to the plat thereof as recorded in Plat Book 6, Pages 39 through 46, Public Records of Collier County, Florida.

SUBJECT to restrictions, covenants and easements of record, and taxes for the year 2025.

And said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, claiming by, though, or under Grantor but against none other.

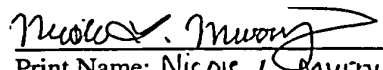
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

SOUTHBOUND LEASING, LLC, a Florida
limited liability company

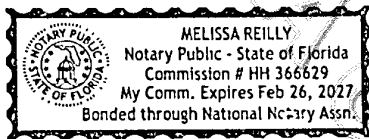

Print Name: Melissa Pilly
Address: 606 Bald Eagle Dr. #501
Marco Island FL 34145

By: 
Bret Harklau, Manager


Print Name: Nicole L. Murray
Address: 606 Bald Eagle Dr. #501
Marco Island, FL 34145

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 31 day of April 2025, by Bret Harklau, as Manager of Southbound Leasing, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or did produce DRIVERS LICENSE as identification and did not take an oath.



Melissa Reilly
Print Name: Melissa Reilly
Notary Public
Commission No. 2/20/2027
My Commission Expires:

(SEAL)

Note to Clerk: The lots hereto are not encumbered by a mortgage and are conveyed by Grantor in exchange for a 50% interest in the Grantee entity. Therefore, pursuant to F.S. 201.02 this conveyance is without full consideration.

June 17, ____, 2025

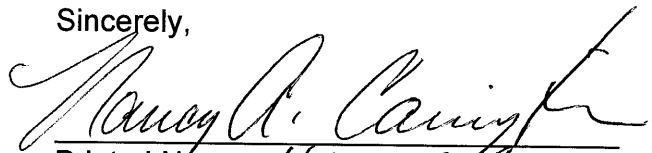
Zachary W. Lombardo, Esq.
Woodward, Pires & Lombardo, P.A.
3200 Tamiami Trail N. Ste. 200
Naples, FL 34103

**RE: LETTER OF NO OBJECTION TO VACATION OF 6' UTILITY EASEMENTS,
LOCATED BETWEEN 168, 158, 148, AND 138 S. BARFIELD DR., MARCO ISLAND,
FL 34145**

Dear Mr. Lombardo,

I, NANCY A CARRINGTON, as owner of 178 S.
BARFIELD DR. MARCO ISLAND, FL 34145, have no objection to vacation of the three
6' utility easements, located between 168, 158, 148, and 138 S. Barfield Dr., Marco Island,
FL 34145.

Sincerely,



Printed Name: NANCY A. CARRINGTON
Title (if applicable): President / Owner



August 13th, 2025

Attn: Logan Wardlow

RE- Letter of No Objection- 168, 158, 148, 138 S Barfield Dr Marco Island FL 34145

Dear Logan Wardlow,

Thank you for contacting Comcast regarding your proposed vacation. This is to inform you that Comcast does not have facilities within the site's development area and Comcast has no objection to the vacation, providing that any of Comcast facilities that are in need of being relocated be paid for by the customer and Comcast is granted new easements.

It is the intent and understanding of Comcast that this vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This vacation response is submitted WITH THE STIPULATION that If Comcast facilities are found and/or damaged within the area as described, the applicant will bear the cost of repairs or relocation of said facilities.

If you have any further questions or concerns, please do not hesitate to contact me at (574) 808-8943.

Sincerely,

Christopher Plank

Construction Manager SWFL

12600 Westlinks Dr. Suite #4
Fort Myers, FL 33913
574-808-8943
Christopher_Plank@Comcast.com

June 19, 2025

Zachary Lombardo
3200 Tamiami Trail N.
Suite 200
Naples, FL 34103

Re: Letter of No Objection to Vacation of utility easements located at **138, 148, 158, and 168 S Barfield Drive Marco Island, FL 34145**. Parcel ID(s): 57190760009, 57190720007, 57190680008, and 57190640006
Owner: Marco Luxe Motor Condos, LLC of 1083 N Collier Blvd, #340 Marco Island, FL 34145.

Dear Mr. Lombardo,

We received your request regarding the vacation of three 6-foot utility easements for the following lots:

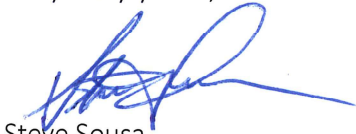
Marco Beach, Unit Five, Lots 7, 8, 9, and 10, Block 83, according to the Plat thereof as recorded in Plat Book 6, Pages 39 through 46, Public records of Collier County, Florida.

After reviewing your request and related documents, we confirm that LCEC has **No Objection** to the vacation of the easements as submitted on the site plan between lots 7 and 8, 8 and 9, and 9 and 10.

Please note that if there are any substantial changes to the submitted plans, LCEC reserves the right to further review and impose additional conditions as necessary. This letter is non-assignable, non-recordable, and will become void upon recordation.

If you have any questions, please feel free to contact me at [239-656-2228](tel:239-656-2228) or via email at Steve.Sousa@lcec.net.

Very truly yours,



Steve Sousa
Right of Way Agent

LEE COUNTY ELECTRIC COOPERATIVE, INC.

RE:401142587

9/5/2025

Kaitlin Chylinski, FRP
Florida Registered Paralegal
Paralegal to Zachary W. Lombardo, Esq.
Woodward, Pires & Lombardo, P.A.
3200 Tamiami Trail N., Suite 200
Naples, Florida 34103
Office: 239-649-6555 | Fax: 239-649-7342
KChylinski@wpl-legal.com | www.wpl-legal.com

P866466
No Reservations/No Objection

SUBJECT: The intent of this request appears to be for the abandonment / vacation of the side lot easements 12' (6' & 6') between lots 7 & 8 and 8 & 9 and 9 & 10, Block 83, Marco Beach Unit Five, Collier County, Florida.

To Whom It May Concern:

CenturyLink of Florida, Inc., ("CenturyLink") has reviewed the request. CenturyLink Engineering has no Reservations with this request. See the attached sketch.

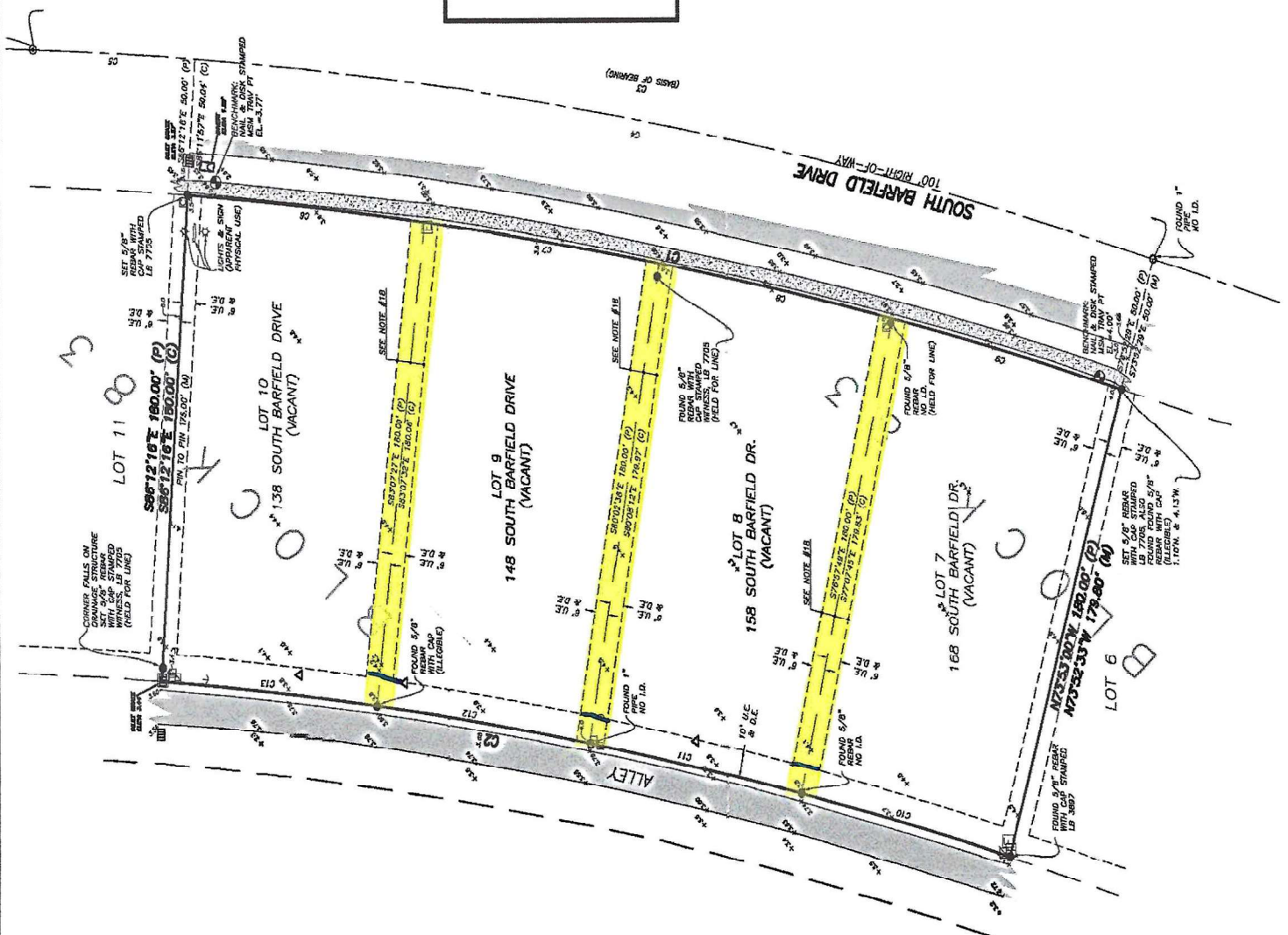
It is the intent and understanding of CenturyLink that this vacation request shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the abandonment area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul 727-449-3544 or bill.paul@lumen.com.

Sincerely yours,

Network Infrastructure Services
CenturyLink of Florida, Inc.
P866466





City of Marco Island

Conditional Letter of No Objection

6/26/25

RE: Vacation Of Easements
168, 158, 148, 138 S. Barfield Dr
Marco Island, FL 34145

To Whom It May Concern,

Marco Island Water and Sewer Department has been requested to vacate the easement at the subject properties. The Utility Department may have wastewater and water utilities in this area and needs part of utility easement to remain for general repairs, maintenance, or addition of future services.

Marco Island Utilities is conditionally approving the request for "Letter of No Objection" with the condition that 10-feet of the original easement remain from the back side of the sidewalk (right of way line) towards the seawall or rear of property.

Please contact me for further assistance or questions.

Sincerely

Barton Bradshaw

Collections and Distribution Manager
Marco Island Utilities
50 Bald Eagle Drive
Marco Island, FL 34145
239-825-9001



Made To
Connect

August 4, 2025

Via Email (zlombardo@wpl-legal.com)

Woodward, Pires, & Lombardo, P.A.

c/o Zachary Lombardo

3200 Tamiami Trail N.

Suite 200

Naples, FL 34103

Re: Letter of No Objection to Vacation of Utility Easement

Dear Mr. Lombardo:

Summit Broadband has no objection to the vacation of the three 6' utility easements that run between 168, 158, 148, and 138 S. Barfield Dr., Marco Island, FL 34145 (collectively, the "Subject Properties").

If you have any questions, please contact me at randall.covard@summitbb.com

Sincerely,

/s/ Ernie Hoffmann

Ernie Hoffmann
EVP, Operations

Enclosures