



EST. 1971

WOODWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW

December 19, 2025

By upload to Marco Island Citizen Self Service Portal

Daniel Smith, AICP
Director of Community Affairs
City of Marco Island
50 Bald Eagle Drive
Marco Island, FL 34145

Subject: Response to Corrections Report for CUP 25-000097

Mr. Smith,

This resubmittal is on behalf of the Applicant, Marco River Marina, Inc., and in response to the Corrections Report generated November 26, 2025, for Conditional Use Petition CUP25-000097, a companion conditional use petition to site plan amendment application SDP24-0000139.

The following planning review item is listed as the only item not resolved:

Planning Review v.3 Requires Re-Submit Dan Smith Ph: 238-389-5021 email: dsmith@cityofmarcoisland.com

Plans Review

Correction: General Correction - Dan Smith (10/28/25)- Not Resolved

Corrective Action: Screening is required for open storage racks unless mitigated in some way. Please resolve.

Not resolved. 6' screen fencing does not screen 44' high open boat racks. Not consistent with Goal 2 - Community Character, Objective 2.2, of the City of Marco Island Comprehensive Plan. E-mail sent on 11/25/2025 with alternatives and LDC sections related to screening requirements.

Response:

The applicant requests to present its plan and justification to the Planning Board.

After review of the above, please confirm staff has completed review of this application.

Sincerely,

Zachary W. Lombardo, Esq.

MARK J. WOODWARD

Board Certified: Real Estate Law
and in Condominium
& Planned Development Law

ANTHONY P. PIRES, JR.

Board Certified: City, County,
and Local Government Law

J. CHRISTOPHER LOMBARDO

ANTHONY J. DIMORA

Licensed in FL and OH

LENORE T. BRAKEFIELD

KENNETH V. MUNDY

ZACHARY W. LOMBARDO

Board Certified: City, County,
and Local Government Law

CRAIG R. WOODWARD

Senior Counsel

CAMERON G. WOODWARD

ROSS E. SCHULMAN

Licensed in FL and NY

F. SCOTT PAUZAR, III

CHANDLER A. KANSY

RYAN G. WELKER

Licensed in FL and OH

LOGAN G. WARDLOW

TREVOR D. ALLEN

REPLY TO:

☐ 3200 TAMiami TRAIL N.
SUITE 200
NAPLES, FL 34103
239-649-6555
239-649-7342 FAX

☒ 606 BALD EAGLE DRIVE
SUITE 500
MARCO ISLAND, FL 34145
239-394-5161
239-642-6402 FAX

WWW.WPL-LEGAL.COM