



4/28/2025

City of Marco Island City Hall
City of Marco Island
50 Bald Eagle Drive
Marco island. FL 34145

Re: J.W. Marriott Marco Island Beach Resort Beach Management Project – CCCL-25-000072
Response to Plan Corrections Report Dated April 25, 2025

Dear Staff,

Please accept this letter in response to your Plan Correction Report CCCL-25-000072 dated April 25, 2025. This letter outlines responses to each comment. The following information is included for your review:

1. Response letter
2. Coastal Construction Setback Line Variance Petition Revised application
3. Justification for the Criteria Variance Request

Rejected Review:

Environmental Review
Reviewer – Amber Stonik

- 1) Please upload the state CCL permit associated with this application.**

The CCCL permit for FDEP is currently being reviewed. When it is received a copy will be submitted to City of Marco Island.

Planning Review
Reviewer – Joshua Ooyman

- 1) Please provide written justification using the 3 variance criteria listed on the application.**

Attached as part of this submission is a pdf with written justification to the 3 variance criteria.

Zoning Review
Reviewer – Mary Holden

2770 Horseshoe Drive S, Suite 7, Naples, FL 34104
P: 239.206.8000 | F: 239.206.8080
robau-design.com | bowman.com

1) Provide responses to the three criteria for review of the requested variance.

Attached as part of this submission is a pdf with written justification to the 3 variance criteria.

2) Fill the application out completely. Missing the state and zip code of the owner.

A revised application will be included in this submission showing the state and zip code of the owner.

3) What is the purpose of the beach grading?

The purpose of the beach grading is to manage the beach slope within the property boundary to preserve the planned conditions.

4) How long will this last?

The proposed maintenance of the beach will occur when needed during the duration that the FDEP permit is active.

This concludes our responses to the sufficiency questions. If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Miguel A. Medrano

Miguel A. Medrano
Consultant II