



City of Marco Island

June 25, 2025

VIA E-MAIL ONLY (zlombardo@wpl-legal.com)

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

RE:OI-25-000090, Request for Interpretation and Vested Rights for 658, 666, 674, 682 6th Ave.,
Marco Island, FL 34145

Dear Mr. Lombardo:

The City of Marco Island ("City") is in receipt of the Request for Interpretation dated May 14, 2025 (the "Request") submitted on behalf of your clients 666 6th Avenue LLC, 682 6th Ave LLC, 658 6th Avenue LLC, and 674 6th Ave LLC.

The Request seeks to verify if duplex structures are allowed on the above-mentioned properties located on 6th Ave, in the RMF-6 zone districts within the City of Marco Island. The specific properties identified in the Request are legal nonconforming lots due to their lot size. Following review of the Request, it is determined that duplexes are allowed on the specific lots pursuant to Section 30-6 of the City's Land Development Code. While the duplexes are allowed on those lots, please be aware that Section 30-105 (7) of the City's Land Development Code, "Dimensional standards" provides for minimum lot sizes for the construction of duplexes on these lots.

Thank you for your inquiry. If you have any questions, please contact my office.

Sincerely,

Daniel Smith, A.I.C.P.
Director, Community Affairs

CC: Michael McNees, City Manager
Alan L. Gabriel, City Attorney