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February 27, 2026

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Mary Holden
City of Marco Island
50 Bald Eagle Drive
Marco Island, FL 34145

Subject: Response to First Corrections Report for LDCA 25-000195

Ms. Holden,

This resubmittal is on behalf of the Applicant, Marco Lakeside Inn, LLC, and in response to the Plan Corrections Report generated January 21, 2026, for LDCA 25-000195.

The Plan Correction Report requests clarification regarding the following:

1. General Correction (Mary Holden): Are you wishing to remove the subject property from the overlay district 3?

Response: No. For additional explanation, please see the attached planning memorandum prepared by planner Charles Thomas.

2. General Correction (Dan Smith): Please explain how additional density does not impact the adjacent RMF-4 and RMF-6 Zoning Districts. And how the additional intensity is consistent with the Comprehensive Plan.

Response: The proposed amendment is consistent with the Comprehensive Plan, the intent of the C-4 Commercial General District and will not impact the surrounding RMF-4 and RMF-6 Zoning Districts. In addition, the replacement of the restaurant use that has historically been present on the property will result in a reduction in the intensity of development of the property as measured by AM and PM Peak Hour vehicle trips. For additional explanation, please see the attached planning memorandum prepared by planner Charles Thomas.

After review of this response, please confirm that staff has completed review of this application.

Sincerely,

Zachary W. Lombardo, Esq.

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Planning Memorandum in Support of Response to First Corrections Letter

Correction: General Correction - Mary Holden (11/17/25) - Not Resolved

Corrective Action: Are you wishing to remove it from overlay district 3? If so, indicate that in the application and cite the section.

Response: It is not intended that the proposed amendment remove the subject property from overlay district three.

The subject property is located within a “subdistrict”, variously referred to as the “Marco Lake Drive Business District” or the “Marco Lake district”.

LDC Article II. Division 10. Section 245 (1)-(7) establishes dimensional standards applicable within the C-4 general commercial district. Section 30-245 (8) establishes the maximum density for hotels, motels and timeshare facilities located within the C-4 general commercial district. Subsection (8) establishes a maximum density for hotels, motels and timeshares located within the Marco Lake and the Village Commercial (Old Marco) Districts.

The proposed amendment will leave intact all provisions of Article II. Division 10., including the height restriction, with the exception of Section 30-245 (8), and the subject property will remain within LDC Article VIII. – Architectural and Site Design Standards, and subject to the Site Design Standards of Section 30-628 (3) - Overlay District Three.

Correction: General Correction - Dan Smith (1/20/26) - Not Resolved

Corrective Action: Please explain how additional density does not impact the adjacent RMF-4 and RMF-6 Zoning Districts. And how the additional intensity is consistent with the Comprehensive Plan.

Response:

Comprehensive Plan

The subject property is designated on the Comprehensive Plan as Community Commercial. The Comprehensive Plan Future Land Use Map Policy 3.2.4 states that:

The Community Commercial future land use category is intended to provide a range of commercial uses at arterial and collector intersections and nodes within the City outside of the Town Center/Mixed Use future land use category. These areas will be composed of retail, office and mixed use land uses. Standard densities are limited to 12 du/acre. Hotel/motel densities are limited to 26 rooms/acre.

The commercial node within which the subject property is located was established prior to the incorporation of Marco Island and the adoption of the Comprehensive Plan and is properly designated as "Community Commercial".

The subject property is located within a "subdistrict", established by Collier County in 1995 then referred to as the "Marco Lake Drive Business District (MLDBD)" and currently referred to as the "Marco Lake District" or the "Marco Lake subdistrict". The Board of Collier County Commissioners directed the creation of the MLDBD to address "ongoing parking and land use problems in the area." See Collier County Ordinance 95-31. As stated in the Consistency Memo that was submitted with this LDCA application, Marco Lakeside Inn does not suffer from the same parking issues as found in the rest of the District. The commercial zoning and the commercial use of the subject property were well established prior to the incorporation of the City of Marco Island and the adoption of its Comprehensive Plan.

The property is abutted to the west by property within a C-4 commercial general zoning district and is subject to Overlay district three. The property directly to the north is within a residential multi-family 6 (RMF-6) zoning district and to the east and south by a residential single-family dwelling (RSF-4) district. The RSF area to the south of the subject property is a freshwater pond and is undeveloped. Vehicular access to the property from Marco Lake Drive is provided solely by 1st Ave.

The proposed amendment is consistent with the maximum hotel/motel/timeshare density permitted within the Community Commercial designation and does not require an amendment to the Comprehensive Plan.

Density/Intensity

The subject property is currently occupied by a hotel that has historically housed a restaurant occupying approximately 2,600 square feet and twenty (20) hotel rooms. Renovation to convert the restaurant space to hotel rooms is currently contemplated. The proposed amendment will permit an increase in the number of hotel/motel/timeshare rooms permitted on the subject property from the currently existing twenty (20) to twenty-eight (28) in conjunction with the elimination of the historical restaurant use. As all other dimensional and design regulations, including setbacks and building height, applicable to the subject property will remain unchanged, the primary measure of density/intensity as it may impact adjacent properties will be traffic.

As there is no vehicular access to the abutting RSF-4 zoned property, any potential traffic impact on abutting properties will occur only on 1st Ave and Marco Lake Drive.

The following tables present projected Peak Hour trips generated by the existing and proposed development:

	ITE 11th EDITION			
	Measure	Rate	Quantity	PM Peak Hour
PROPOSED 26 Rooms/acre	Room	0.60	26	15.60
EXISTING 20 Rooms	Room	0.60	20	12.00
Restaurant	1000 sf	8.28	2.6	21.53
TOTAL				21.53

	Measure	Rate	Quantity	AM Peak Hour
HOTEL 26 Rooms/acre	Room	0.53	26	13.78
EXISTING 20 Rooms/acre	Room	0.53	20	10.60
Restaurant	1000 sf	4.47	2.6	11.62
TOTAL				22.22

As demonstrated thereby, the replacement of restaurant use by an increased number of hotel rooms will **reduce** the number of vehicles trips. In so doing, the proposed development will further the stated intent of the C-4 commercial general zoning district to reduce the impact of commercial development.