

March 13, 2026

By email

City of Marco Island

Daniel Smith, Director of Community Affairs

50 Bald Eagle Dr.

Marco Island, FL 34145

Subject: CUP 25-000097

Mr. Smith,

In response to the Correction Comments dated March 12, 2026, for CUP 25-000097 and the email from Mary Holden containing your comments please see as follows:

Comments as sent by Ms. Holden:

Provide a rendering and details on the screening

Configuration of what storage looks like and height.

Updated site plan showing

Response:

To rendering and details on screening and configuration with height, the proposed fence is the current fence (permit FENC-21-07557), which includes the description:

4' tall Vinyl Fence

Manufactured by Active Yards

Grade: Commercial

Style: Dogwood

Color: White

Post Size 5"x5" set in concrete

Panel Width 8' wide

The proposed ground racks the current ground racks and are 3' to the top of the wood.

The maximum height of any boat on a rack would be 16 feet. Thus, the racks themselves will be fully screened, as can be seen from Figures 1 and 3.



Fig. 1 – Racks relative to fence

The boats would not be fully screened and the Applicant requests this be approved as part of the conditional use because as shown by Figure 2, the peninsula is interior to the site and when other boats, such as the Marco Princess are docked those boats block the boats on racks completely.



Fig. 2 – View from Magnolia Court with intervening boats



Fig. 3 – View closer in without intervening boats

There is no requirement to screen a marina use and because the racks themselves are screened, the result is that the only thing that can be seen is boats, which is what the neighboring properties see regardless.

As to the site plan, attached is the relevant sheet from SDPA 24-000139, which is the site plan for this CUP.

Sincerely,

Zachary Lombardo