



Planning Board Staff Report

Meeting Date: November 7, 2025

TO: Marco Island Planning Board

FROM: Mary P. Holden, Senior Planner

DATE: October 27, 2025

RE: Utility Easement Vacation, LV-25-000164, 138, 148, 158, and 168 S. Barfield Dr., Marco Island

PROJECT DESCRIPTION:

The request is to vacate the utility easements along the common lot lines of the lots located at the following addresses: 138, 148, 158, and 168 S. Barfield Drive, Marco Island, to construct the Marco Luxe Car Condominiums, for which the conditional use was approved by City Council on October 21, 2024. There are two easement areas that will remain, as indicated on the plan. Attached, please find the application and plans.

OWNERS:

Marco Luxe Motor Condos, LLC
1083 N. Collier Blvd., #340
Marco Island, FL 34145

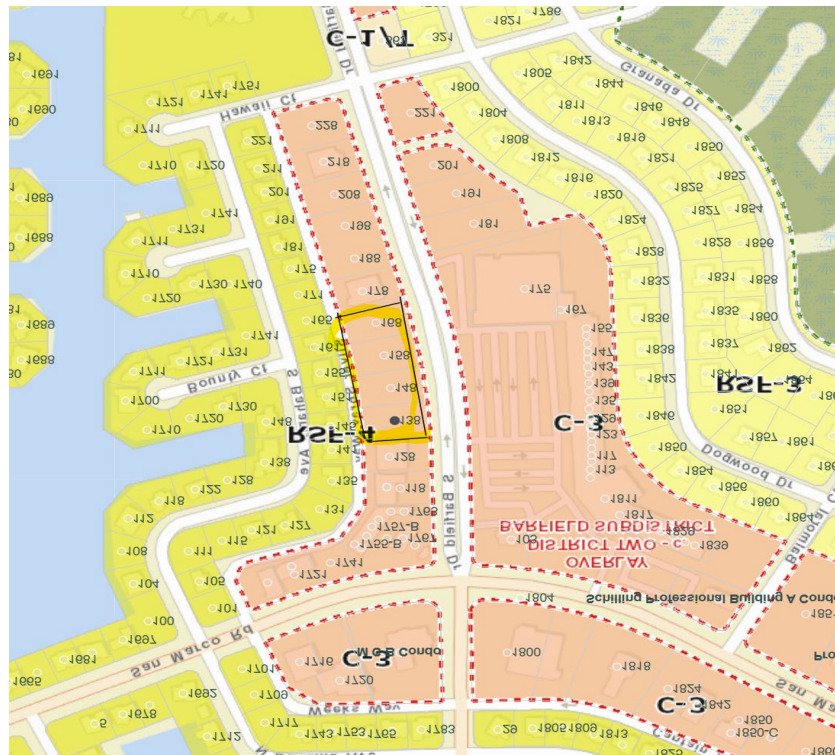
AGENT

Zachary W. Lombardo, Esq.
Woodward, Pires & Lombardo, P.A.
606 Bald Eagle Drive
Marco Island, FL 34145

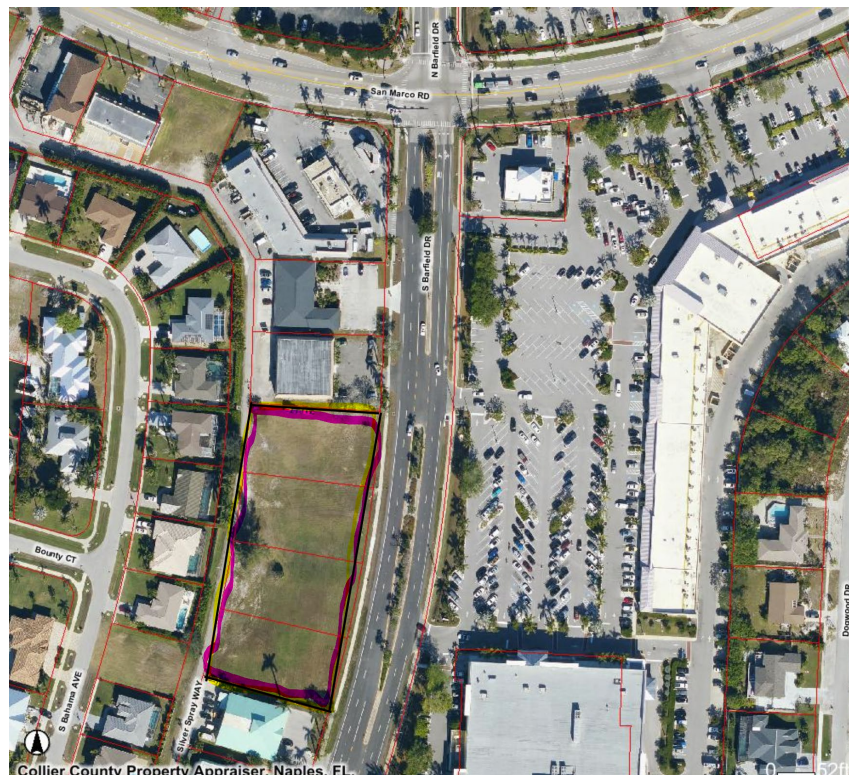
PROJECT INFORMATION:

<u>Address</u>	<u>Parcel #</u>	<u>Zoning</u>	<u>Legal Description</u>
138 S. Barfield Dr.,	57190760009	C-3	Marco Beach, Unit 5, Block 83, Lot 10
148 S. Barfield Dr.,	57190720007	C-3	Marco Beach, Unit 5, Block 83, Lot 9
158 S. Barfield Dr.,	57190680008	C-3	Marco Beach, Unit 5, Block 83, Lot 8
168 S. Barfield Dr.,	57190640006	C-3	Marco Beach, Unit 5, Block 83, Lot 7

SUBJECT PARCEL ZONING:

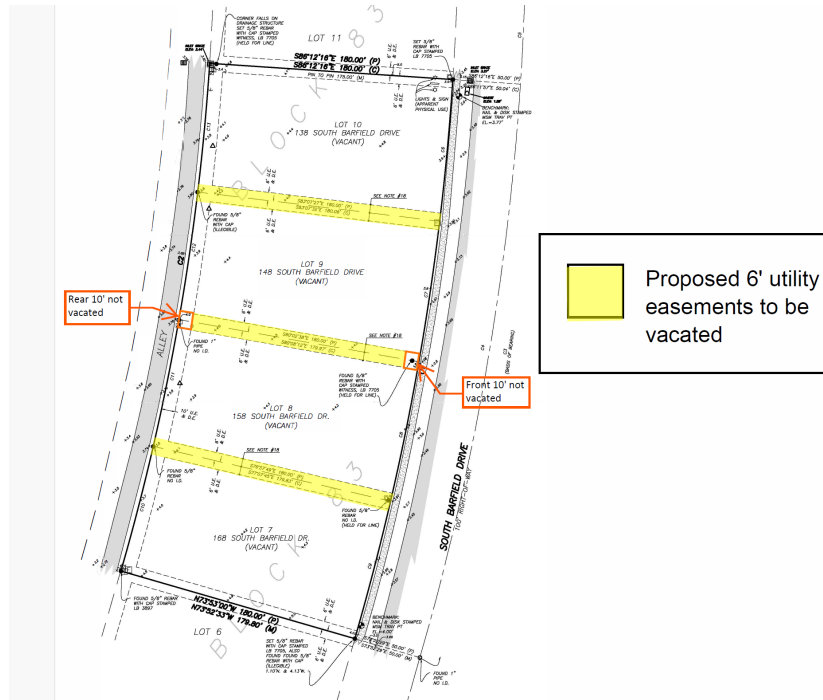


SUBJECT PARCEL AERIAL:



STAFF ANALYSIS:

There are no real concerns with this request. The standard condition of the Utility department, which requires maintaining a 10' by 12' (6' feet wide x 10' deep on each lot) easement along the front property line between lots 8 and 9, is included. Lumen has also requested a 10' by 12' (6' feet wide x 10' deep on each lot) in the rear of lots 8 and 9. Both of the remaining easements are shown on the attached plan.



STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward a recommendation of approval of the request to City Council with the following conditions:

1. Maintain a 10' by 12' (6' feet wide x 10' deep on each lot) easement along the front property line between lots 8 and 9.
2. Maintain a 10' by 12' (6' feet wide x 10' deep on each lot) easement along the rear property line between lots 8 and 9.
3. The Owner/Developer is solely responsible for all costs associated with this Drainage and Utility Easement vacation, including but not limited to the following:
 - a. Property surveys;
 - b. Professional design fees;
 - c. Permit costs;
 - d. Preparation and recording of new deeds and this Resolution, including attorney fees;
 - e. Removal, replacement or relocation of any utilities (if applicable);
 - f. Removal of existing ground cover;
 - g. Fill, loam, and seed; and
 - h. Disposal of all construction debris, including all infrastructure that may exist within the utility easement.