



June 12, 2026

Dan Smith, Director  
City of Marco Island  
50 Bald Eagle Drive  
Marco Island, FL 34145

**Re: Marco Beach Hotel Rezone (REZN-24-000098)  
Bowman File No. 2023.095**

Dear Mr. Smith:

The Marco Beach Hotel Rezone was previously set to be heard in September 2024 before the Planning Board. Prior to the September Planning Board meeting, we requested to pull the application from the hearing agenda so that we may continue to revise the PUD document. At this time, we request the Rezone Application be scheduled for the July 10 Planning Board meeting.

We enclose the following updated submission documents:

- An updated narrative and evaluation document including support information for parking requirements and confirming PUD requirements are met for this project;
- An updated proposed PUD document, updated in part for comprehensive plan consistency and in part to update redevelopment commitments to address the impacts of the proposed PUD rezone;
- An updated TIS to account for the ITE manual update to version INSERT, which confirms the applicable level of service standards are met; and
- A copy of the comprehensive plan consistency memorandum confirming consistency.

Please confirm this matter will be heard at the July 10, 2026, Planning Board Meeting. Should you have any questions or require further information, please feel free to contact me.

Re: Marco Beach Hotel PUD Rezone (REZN-24-000098)

Bowman File No.: 2023.095

July 14, 2025

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Very truly yours,



Ellen Summers, AICP  
Senior Manager – Planning and Development  
ES/sk

Enclosures as noted.

cc: Zach Lombardo, Esq. w/enclosures  
Zachary Borstein, CEO, Olshan Properties