



**WOODWARD, PIRES & LOMBARDO, P.A.**

ATTORNEYS AT LAW

EST. 1971

September 12, 2024

*By email to gmhelp@cityofmarcoisland.com*

**MARK J. WOODWARD**  
Board Certified: Real Estate Law  
and in Condominium  
& Planned Development Law

**ANTHONY P. PIRES, JR.**  
Board Certified: City, County,  
and Local Government Law

**J. CHRISTOPHER LOMBARDO**

**ANTHONY J. DIMORA**  
Licensed in FL and OH

**LENORE T. BRAKEFIELD**

**CRAIG R. WOODWARD**  
Senior Counsel

**KENNETH V. MUNDY**

**ZACHARY W. LOMBARDO**  
Board Certified: City, County,  
and Local Government Law

**CAMERON G. WOODWARD**

**ROSS E. SCHULMAN**  
Licensed in FL and NY

**F. SCOTT PAUZAR, III**

**DOMINICO R. PALMA**

REPLY TO:

3200 TAMiami TRAIL N.  
SUITE 200  
NAPLES, FL 34103  
239-649-6555  
239-649-7342 FAX

606 BALD EAGLE DRIVE  
SUITE 500  
MARCO ISLAND, FL 34145  
239-394-5161  
239-642-6402 FAX

WWW.WPL-LEGAL.COM

City of Marco Island  
Growth Management Department  
50 Bald Eagle Drive  
Marco Island, FL 34145

**Subject: SDP Application, CU Petition, and Variance Application**

To whom it may concern,

On behalf of OLIVERIO INVESTMENT AND CONSULTING INC, and 297 N COLLIER LLC enclosed please find:

1. An application for a site plan for 287 N Collier Boulevard.
  - a. This site plan is contingent upon approval of the variance and the conditional use application being approved by City Council and the lease agreement for off-site parking being approved by the City Manager
2. An application for a variance to section 30-488., LDC, for 287 N Collier Boulevard and 297 N Collier Boulevard.
  - a. The above site plan is submitted as the site plan for this application as well.
3. An application for conditional use for 287 N Collier Boulevard.
  - a. The above site plan is submitted as the site plan for this application as well
  - b. The applicant, due to the fact that the site is developed and currently in use, requests a waiver of the EIS, Utility Statement, and Archeological Survey
  - c. The applicant, due to the small size of the site and the lower parking requirements for residential as opposed to commercial uses requests a TIS waiver.
  - d. The applicant, due to the fact that the building renovations will be interior only, requests the architectural renderings be waived.

Sincerely,

*Zachary W. Lombardo*

Zachary W. Lombardo, Esq.