

Sherry Kirsch

From: Mary Holden
Sent: Monday, April 20, 2026 8:48 AM
To: Sherry Kirsch
Subject: FW: Opposition to Proposed Pedestrian Connection Variance-287 and 297 N. Collier
Attachments: Requested path 2.PDF; La Mesa pedestrian path.PDF; Shared Parking sign.PDF; SPEV Event 1.PDF; Doreen food truck.PDF; Joey Doreen parking sign.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: City Council Meeting

Respectfully,

Mary P. Holden

Mary P. Holden, Planning Manager
City of Marco Island
50 Bald Eagle Dr.
Marco Island, FL 34145
239-389-3975



From: Casey Lucius <clucius@cityofmarcoisland.com>
Sent: Monday, April 20, 2026 8:44 AM
To: Daniel Smith <dsmith@cityofmarcoisland.com>; Mary Holden <mholden@cityofmarcoisland.com>
Subject: Fw: Opposition to Proposed Pedestrian Connection Variance-287 and 297 N. Collier

FYI.

Casey Lucius, Ph.D.

Interim City Manager

City of Marco Island

From: Liz Fitch <liznlexi@aol.com>
Sent: Sunday, April 19, 2026 8:35 AM
To: City Council <City_Council@cityofmarcoisland.com>
Subject: Opposition to Proposed Pedestrian Connection Variance-287 and 297 N. Collier

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Dear Members of City Council,

I oppose any variance and certainly oppose the Oliverio Investment variance request to install a pedestrian connection between 287 and 297 N. Collier.

KEY POINTS:

- The variance standard requires a unique physical hardship, not business convenience or increased profit. This request does not meet that standard.
- Both properties have existing public sidewalks, and no physical barrier prevents reasonable pedestrian access.
- Walking distance to/from any of these establishments is under 200 feet, an existing connection from N. Collier to La Mesa demonstrates adequate pedestrian access.
- The application relies on a cross-parking agreement between 287 and 297 N. Collier.
- Onsite signage shows shared use, between the 287 N. Collier and Joey's and Doreen's, but each property's Certificate of Occupancy (CO) ties required parking to fire-code occupancy counts.
- Permitting shared parking or a new pedestrian link that effectively increases seating will create a parking deficit and undermine CO-based calculations.
- Cross-parking must not be used to circumvent lawful parking requirements.
- Repeated Temporary Use and Special Event permits have reduced available parking. La Mesa received five Special Event permits since 2024 (including events in 2025–2026 noting Marco Island Youth Baseball Inc-Cinco De Mayo/Day of the Dead), during which parking is closed for stages, seating, and food/alcohol sales—higher event revenue does not replace required parking.
- Doreen's stationary food truck occupies daily vehicle spaces; curbside beverage and alcohol sales do not eliminate the need for CO-mandated parking.
- Granting variances or permits that erode required parking subsidizes private expansion, increases congestion and swale parking, and harms a neighborhood's charm and walkability.
- Because existing public infrastructure provides reasonable access, this variance is unnecessary and should be denied.

Photos Attached

RECOMMENDATION

- Deny the variance and uphold the City's parking and occupancy requirements.

Sincerely,

Liz Fitch

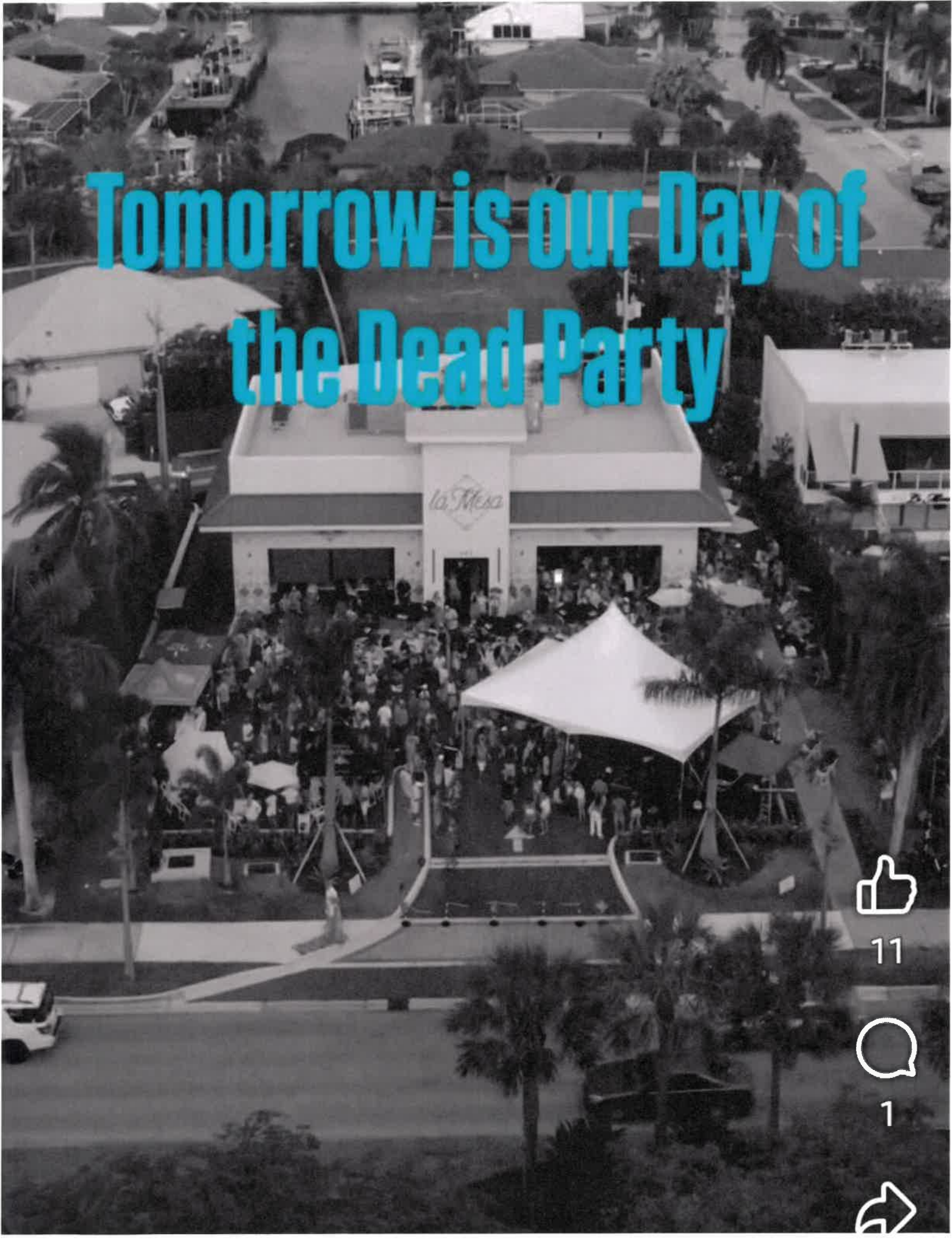
850 Magnolia Court







Tomorrow is our Day of the Dead Party



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