



City of Marco Island  
Growth Management Department  
50 Bald Eagle Drive  
Marco Island, FL 34145  
Phone: 239-389-5000

Reviewed for code compliance  
J Ooyman  
08/26/2025 9:26:36 AM

PF-42

Environmental Review  
A. Stonik  
07/31/2025 11:48:32 AM

Stormwater Management Review  
By Public Works  
zluff07/31/2025 9:43:11 AM

**APPLICATION FOR VACATING STREETS, ALLEYS, EASEMENTS  
& SUBDIVISION PLATS**

REVIEWED MIU  
BB  
8/1/25

APPLICABLE SECTIONS OF THE MARCO ISLAND LAND DEVELOPMENT CODE SEC 30-581 (AA)

Petition number: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Planner: \_\_\_\_\_

**Above to be completed by Staff**

**APPLICANT CONTACT INFORMATION**

Applicant/Agent Name: Zachary W. Lombardo, Esq.  
Applicant/Agent Firm: Woodward, Pires & Lombardo, P.A.  
Address: 3200 Tamiami Trail N., Suite 200, Naples, FL 34103  
Phone: (239) 649-6555 E-mail: zlombardo@wpl-legal.com; kchylinski@wpl-legal.com  
Property owner's name: Charlette Roman and Linda Shockley (as to 348 Colonial Ave.)  
Joseph Doolan and Fabiola Ruiz-Doolan (as to 336 Colonial Ave.)  
Address: 348 Colonial Ave., Marco Island, FL 34145 AND 336 Colonial Ave., Marco Island, FL 34145  
Phone: C/O Agent E-mail: C/O Agent

REVIEWED FOR PW/ROW  
H.BURKART 8/25/25

**SUBJECT PROPERTY INFORMATION**

There is no present necessity, or reasonably foreseeable necessity, for the retention of the street that is the subject of this vacation application, and that the right to  
Reason for Request: convenient access of adjoining property owners will not be affected thereby.  
Address of Subject Property: The street located between 348 Colonial Ave., Marco Island, FL 34145,  
and 336 Colonial Ave., Marco Island, FL 34145  
Property ID: None Zoning Designation: RSF-4  
Legal Description: See survey.

Reviewed for code compliance  
M Holden  
08/27/2025 9:32:03 AM

## SUBMITTAL REQUIREMENTS CHECKLIST

**This completed checklist is to be submitted with the application packet in the exact order. Incomplete submittals will not be accepted.**

| REQUIREMENTS FOR REVIEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | # OF COPIES |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Completed Application (download current form from City website)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2           |
| Signed and sealed boundary survey showing existing and proposed lot dimensions, access to new lots, new lot areas, all easements of record, all utilities, and structures on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2           |
| Recorded warranty deed to show current ownership from Clerk of Courts Recording Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2           |
| Fee Simple Deed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2           |
| Letters of No Objection from each of the following, as applicable: (addresses may not be current)<br>Electric Company – Lee County Electric Co-op (LCEC), 433 N 15 <sup>th</sup> St. Immokalee, FL 34142 (239)656-2300.<br>Cable Television - Comcast: ATTN: Mark Cook, 26100 West Links Drive, Ste 4, Fort Myers, FL 33913. (239) 432-1805.<br>Telephone Company- Century Link, Florida: ATTN: Jigs Silang, 3530 Krafft Road, Naples, FL 34105. (239)263-6234.<br>Internet – Summit Broadband, 2367 Vanderbilt Beach Rd, Naples, FL 34109. (407)996-8900<br>Water & Sewer - Marco Island Utilities: ATTN: Jeff Poteet, 50 Bald Eagle Dr., Marco Island, FL 34145. (239)389-5000<br>Adjacent Property Owners<br>Homeowners Association | 2           |
| Digital copy of all items above                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1           |

## FEE REQUIREMENTS

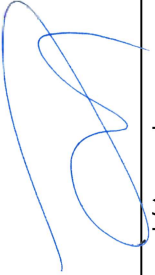
✕ **Application Fee:** \$2,000.00 (payable to the City of Marco Island).

## APPROVAL PROCESS

- The planning board shall hold a public hearing to consider such petitions and shall submit its recommendation in writing to the city council.
- The city council shall hold a public hearing to consider the vacation, and shall publish notice thereof in a newspaper of general circulation in the city in not less than two weekly issues of the paper.
- Following the public hearing, the city council may, by resolution, approve the vacation if it is determined that there is no present necessity, or reasonably foreseeable necessity, for the retention of the street, alleyway, easement or subdivision plat, and that the right to convenient access of adjoining property owners will not be affected thereby.

✓ Significant portions of Marco Island are subject to recorded deed restrictions. As the city is not responsible for enforcement of private deed restrictions, it is incumbent upon individuals to know what private restrictions may apply to their property. Please contact Marco Island Civic Association (MICA) for more information at (239) 642-7778 or [www.marcoislandcivic.com](http://www.marcoislandcivic.com). By signing this application, the owner/applicant certifies that the owner/applicant has been informed about the existence of such private deed restrictions.

By acceptance of this application, the applicant agrees to defend, hold harmless and indemnify the City of Marco Island and its employees and agents from any and all liability which may arise as a result of this meeting.



Applicant/Agent

7/14/2025

Date

Application accepted by:

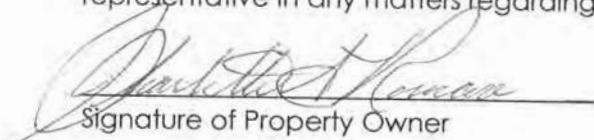
Planner

Date

**AFFIDAVIT**

We/I, Charlette Roman being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated, or City printed shall not be altered. Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted. We/I hereby also consent to access to the subject property (excluding entering any home or other enclosed structure) by City of Marco Island staff members, Planning Board members, and/or Board or Zoning Appeals members for the limited purpose of evaluating, observing, or understanding the subject property conditions as they relate to the petition. While the petition is pending, staff members, Planning Board members, or Board of Zoning Appeals members will be allowed access upon the property provided they display a Marco Island City Photo ID or a Valid Driver's License.

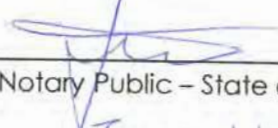
As property owner we/I further authorize Zachary W. Lombardo, Esq. and the law firm of Woodward, Pires & Lombardo, P.A. to act as our/my representative in any matters regarding this Petition.

  
Signature of Property Owner

Charlette Roman  
Printed Name of Property Owner

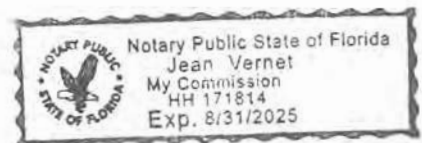
The foregoing instrument was acknowledged before me this 13 day of September, 2024, by Charlette Roman, who is personally known to me or has produced FL, DL as identification.

State of Florida  
County of Collier

  
Signature, Notary Public – State of Florida

Jean Vernet  
Printed, Typed, or Stamped Name of Notary

(Seal)



**AFFIDAVIT**

We/I, Linda Shockley

being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated, or City printed shall not be altered. Public hearings will not be advertised until this application is deemed complete, and all required information has been submitted. We/I hereby also consent to access to the subject property

(excluding entering any home or other enclosed structure) by City of Marco Island staff members, Planning Board members, and/or Board or Zoning Appeals members for the limited purpose of evaluating, observing, or understanding the subject property conditions as they relate to the petition. While the petition is pending, staff members, Planning Board members, or Board of Zoning Appeals members will be allowed access upon the property provided they display a Marco Island City Photo ID or a Valid Driver's License.

Zachary W. Lombardo, Esq. and the law firm  
of Woodward, Pires & Lombardo, P.A.

As property owner we/I further authorize \_\_\_\_\_ to act as our/my representative in any matters regarding this Petition.

Linda J. Shockley  
Signature of Property Owner

Linda Shockley  
Printed Name of Property Owner

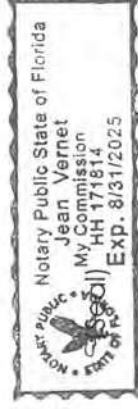
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2024, by Linda Shockley, who is personally known to me or has produced FL DL as identification.

State of Florida

County of Collier

\_\_\_\_\_  
Signature, Notary Public – State of Florida

Jean Vernet  
Printed, Typed, or Stamped Name of Notary



## AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) \_\_\_\_\_

I, Fabiola Ruiz-Doolan (print name), as \_\_\_\_\_ (title, if applicable) of \_\_\_\_\_ (company, if applicable), swear or affirm under oath, that I am the (choose one) owner ☒ applicant ☐ contract purchaser ☐ and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Zachary W. Lombardo and the law firm of Woodward, Pires & Lombardo, P.A. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

**\*Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trust, then they must include the trustee's name and the words "as trustee".
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Fabiola Ruiz-Doolan  
New Jersey  
STATE OF FLORIDA  
COUNTY OF COLLIER  
Beyan

Signature

11/22/2025  
Date

STATE OF FLORIDA  
COUNTY OF COLLIER  
Beyan

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22<sup>nd</sup> day of January, 2025, by (printed name of owner or qualifier) Fabiola Ruiz-Doolan.

Such person(s) Notary Public must check applicable box:

- ☐ Are personally known to me
- ☒ Has produced a current drivers license NJ Driver's License
- ☐ Has produced \_\_\_\_\_ as identification.

Notary Signature: [Signature]

Notary Seal

VJEKO CIMERA  
Notary Public, State of New Jersey  
My Commission Expires Sep 18, 2028

## AFFIDAVIT OF AUTHORIZATION

### FOR PETITION NUMBERS(S) \_\_\_\_\_

I, Joseph Doolan (print name), as \_\_\_\_\_ (title, if applicable) of \_\_\_\_\_ (company, if applicable), swear or affirm under oath, that I am the (choose one) owner ☒ applicant ☐ contract purchaser ☐ and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Zachary W. Lombardo and the law firm of Woodward, Pires & Lombardo, P.A. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

#### \*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trust, then they must include the trustee's name and the words "as trustee".
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

[Signature] Signature

New Jersey  
STATE OF FLORIDA  
COUNTY OF COLLIER Bergen

1/22/25  
Date

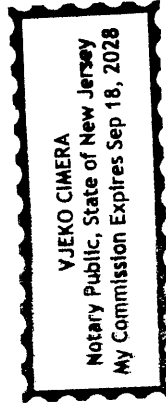
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20<sup>th</sup> day of January, 20 25, by (printed name of owner or qualifier) Joseph Doolan.

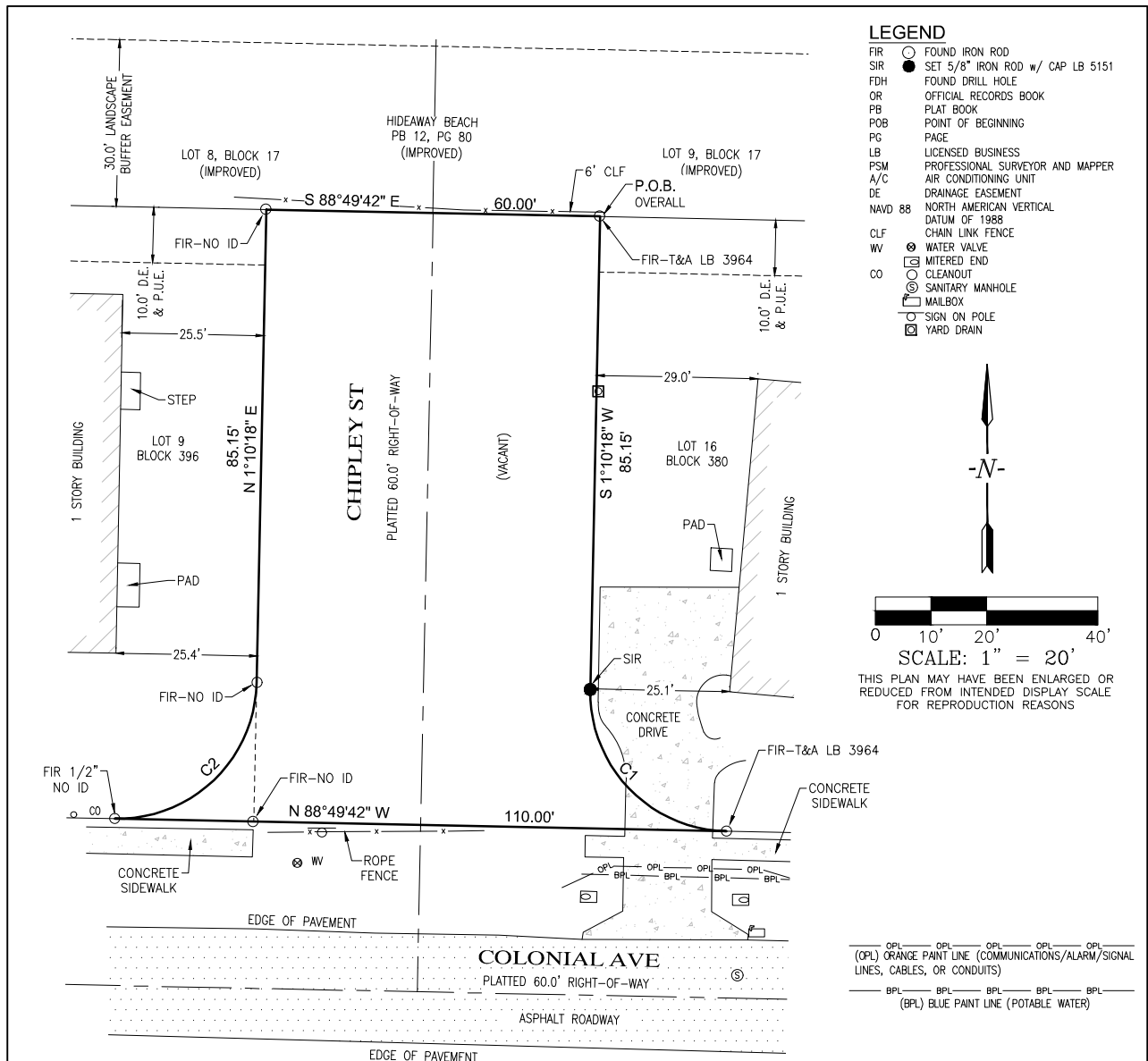
Such person(s) Notary Public must check applicable box:

- ☐ Are personally known to me
- ☒ Has produced a current drivers license NJ Drivers License
- ☐ Has produced \_\_\_\_\_ as identification.

Notary Signature: [Signature]

Notary Seal





## OVERALL DESCRIPTION

PREPARED BY SURVEYOR

CHIPLEY STREET RIGHT-OF-WAY, MARCO BEACH UNIT TWELVE, AS RECORDED IN PLAT BOOK 6, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 380, MARCO BEACH UNIT TWELVE, AS RECORDED IN PLAT BOOK 6, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID LOT 16, BLOCK 380 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 01°10'18" WEST, FOR 85.15 FEET; (2) SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°49'42" EAST FOR 35.36 FEET; THENCE DEPARTING SAID BOUNDARY, NORTH 88°49'42" WEST, FOR 110.00 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF LOT 9, BLOCK 396, SAID MARCO BEACH UNIT TWELVE, ALSO BEING THE CUSP OF A CURVE; THENCE ALONG THE BOUNDARY OF SAID LOT 9, BLOCK 396 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 46°10'18" EAST FOR 35.36 FEET; (2) NORTH 01°10'18" EAST, FOR 85.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 396; THENCE ALONG THE NORTH LINE OF SAID MARCO BEACH UNIT TWELVE, SOUTH 88°49'42" EAST, FOR 60.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 6,877 SQUARE FEET, MORE OR LESS.

## NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF CHIPLEY ST, BEING N 1°10'18" E, AS STATED IN THE REFERENCED PLAT.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION THAT RANGES BETWEEN 8.0'-9.0' (NAVD 88), PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12021C 0828 J, DATED 2/8/2024.
- CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, F.A.C., PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
- DATE OF LAST FIELD WORK: 10/22/2024.

\*NOT VALID WITHOUT SHEETS 1-2 OF 2\*

| CURVE TABLE |        |        |           |               |              |
|-------------|--------|--------|-----------|---------------|--------------|
| CURVE #     | RADIUS | LENGTH | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 25.00' | 39.27' | 90°00'00" | S 43°49'42" E | 35.36'       |
| C2          | 25.00' | 39.27' | 90°00'00" | N 46°10'18" E | 35.36'       |

DRAWN BY: AH  
CHECKED BY: TJD  
JOB CODE: CAROWVAC  
SCALE: 1" = 20'  
DATE: 28 OCTOBER 2024  
FILE: 24-201-B5  
SHEET: 1 of 2



Civil Engineers • Land Surveyors • Planners • Landscape Architects  
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151

Bonita Springs: 239.947.1144

www.GradyMinor.com

O. Grady Minor and Associates, LLC  
3800 Via Del Rey  
Bonita Springs, Florida 34134

Business LC 20000266  
Fort Myers: 239.690.4380

## BOUNDARY SURVEY w/ IMPROVEMENTS

CHIPLEY STREET RIGHT-OF-WAY  
MARCO BEACH UNIT TWELVE  
PLAT BOOK 6, PAGES 87-91  
LYING IN  
SECTION 7, TOWNSHIP 52 SOUTH, RANGE 26 EAST  
COLLIER COUNTY, FLORIDA

DATE SIGNED

TIMOTHY J. DEVERIS, P.S.M.  
FL LICENSE #0758  
FOR THE FIRM



Prepared by and Return to:

TERESA MOORE  
ALLIANCE REALTY TITLE AGENCY  
16565 Vanderbilt Drive, Suite 1  
Bonita Springs, Florida 34134  
SS# - GRANTEE 1:

RECORDED IN OFFICIAL RECORDS OF COLLIER COUNTY, FL  
03/16/2001 at 00:49PM PAYMENT B. BLOCK, CLARK  
CORG 125000.00  
REC FEE 6.00  
DOC. 70 875.00

Recd:  
ALLIANCE REALTY TITLE AGENCY  
16565 VANDERBILT DR #1  
BONITA SPRINGS FL 34134

## WARRANTY DEED

THIS INDENTURE, made this 6th day of March, A.D. 2001 between

ROBERT HARDCASTLE and MAY ZEBELMAN A.K.A. MAX ZEBELMAN

as Grantor\*, whose address is: 181 TRAILSWEST DRIVE, CHESTERFIELD, MO 63017  
and

CHARLETTE I. ROMAN and LINDA J. SHOCKLEY, AS JOINT TENANTS WITH FULL RIGHTS OF  
SURVIVORSHIP  
as Grantee\*, whose address is: 1108 18TH ST. SOUTH, ARLINGTON, VA 22202

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Collier, State of Florida, to-wit:

Lot 16, Block 380, MARCO BEACH UNIT TWELVE, a subdivision according to the map or plat thereof recorded in Plat Book 6, at page(s) 87 - 91, of the Public Records of Collier County, Florida.

THE PROPERTY IS VACANT LAND AND DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS TO GRANTORS HOMESTEAD.

Property Tax ID Number: 58042960008

SUBJECT TO easements, restrictions and reservations, common to the subdivision, real estate taxes for the calendar year 2001.

Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses Christine Wilkinson, Notary

(WITNESS Christine Wilkinson)  
PRINT OR TYPE NAME:

ROBERT HARDCASTLE

(WITNESS Christine Wilkinson)  
PRINT OR TYPE NAME: Christine Wilkinson

May Zebelman AKA Max Zebelman  
MAY ZEBELMAN A.K.A. MAX ZEBELMAN

State of Missouri  
County of St. Louis

The foregoing instrument was acknowledged before me on this 6th day of March, 2001 by ROBERT HARDCASTLE and MAY ZEBELMAN A.K.A. MAX ZEBELMAN, who as known to me, as identified and identified as identification and and no other has produced Drivers License with notary oath.

My Commission Expires:

Christine Wilkinson  
NOTARY PUBLIC  
PRINT OR TYPE NAME: Christine Wilkinson

Prepared by and return to:

**William G. Morris, P.A.**  
Law Offices of William G. Morris, P.A.  
247 North Collier Boulevard Suite 202  
Marco Island, FL 34145  
239-642-6020  
File Number: **16RE060**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 13<sup>th</sup> day of May, 2016 between John E. Erb and Janet H. Erb, husband and wife whose post office address is 79 Concord Street, Maynard, MA 01754-1235, grantor, and Joseph S. Doolan and Fabiola E. Ruiz-Doolan, husband and wife whose post office address is 626 Echo Glen Avenue, River Vale, NJ 07675, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier County, Florida to-wit:

Lot 9, Block 396, Marco Beach Unit Twelve, a subdivision according to the plat thereof, as recorded in Plat Book 6, pages 87 through 91, inclusive, Public Records of Collier County, Florida.

Parcel Identification Number: 58055720002

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject to the following exceptions: (a) ad valorem and non ad valorem real property taxes for the year of 2016 and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any, and (d) restrictions, reservations and easements common to the subdivision.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah E. Schaffer  
Witness Name: Sarah E. Schaffer

John E. Erb  
Witness Name: John E. Erb

John E. Erb (Seal)  
John E. Erb

Janet H. Erb (Seal)  
Janet H. Erb

State of Florida  
County of Collier

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 2016 by John E. Erb and Janet H. Erb, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Sarah E. Schaffer  
Notary Public



Printed Name: Sarah E. Schaffer

My Commission Expires: 6/16/19

February, 6, 2025

Zachary W. Lombardo, Esq.  
Woodward, Pires & Lombardo, P.A.  
3200 Tamiami Trail N. Ste. 200  
Naples, FL 34103

**RE: LETTER OF NO OBJECTION TO VACATION OF CHIPLEY STREET RIGHT-OF-WAY, LOCATED BETWEEN 348 COLONIAL AVE., MARCO ISLAND, FL 34145, AND 336 COLONIAL AVE., MARCO ISLAND, FL 34145.**

Dear Mr. Lombardo,

I/We, OLM LLC Property Series / Craig Olmstead, as owner(s) of 336 Colonial Ave, have no objection to vacation of the Chipley Street Right-of-Way, located between 348 Colonial Ave., Marco Island, FL 34145, and 336 Colonial Ave., Marco Island, FL 34145

Sincerely,

OLM LLC Property Series ~~Craig Olmstead~~  
Printed Name: Craig Olmstead  
Title (if applicable): Manager

Craig Olmstead  
Printed Name: \_\_\_\_\_  
Title (if applicable): \_\_\_\_\_

Feb 7, \_\_\_\_, 2025

Zachary W. Lombardo, Esq.  
Woodward, Pires & Lombardo, P.A.  
3200 Tamiami Trail N. Ste. 200  
Naples, FL 34103

**RE: LETTER OF NO OBJECTION TO VACATION OF CHIPLEY STREET RIGHT-OF-WAY, LOCATED BETWEEN 348 COLONIAL AVE., MARCO ISLAND, FL 34145, AND 336 COLONIAL AVE., MARCO ISLAND, FL 34145.**

Dear Mr. Lombardo,

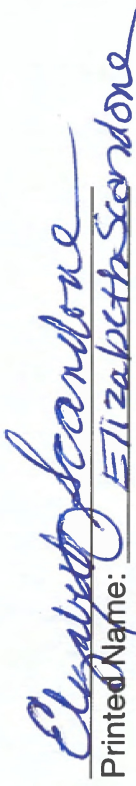
I/We, Darren + Elizabeth Scandone, as owner(s) of  
335 Colonial Ave. N.E., have no objection to vacation of the Chipley Street  
Right-of-Way, located between 348 Colonial Ave., Marco Island, FL 34145, and 336  
Colonial Ave., Marco Island, FL 34145

Sincerely,



Printed Name: DARREN SCANDONE

Title (if applicable): \_\_\_\_\_



Printed Name: Elizabeth Scandone

Title (if applicable): \_\_\_\_\_

February, 5, 2025

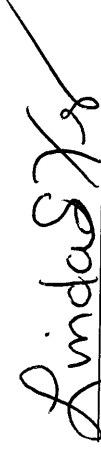
Zachary W. Lombardo, Esq.  
Woodward, Pires & Lombardo, P.A.  
3200 Tamiami Trail N. Ste. 200  
Naples, FL 34103

**RE: LETTER OF NO OBJECTION TO VACATION OF CHIPLEY STREET RIGHT-OF-WAY, LOCATED BETWEEN 348 COLONIAL AVE., MARCO ISLAND, FL 34145, AND 336 COLONIAL AVE., MARCO ISLAND, FL 34145.**

Dear Mr. Lombardo,

I/We, LINDAS FERGUSON, as owner(s) of 351 colonial ave, MI, FL 34145 have no objection to vacation of the Chipley Street Right-of-Way, located between 348 Colonial Ave., Marco Island, FL 34145, and 336 Colonial Ave., Marco Island, FL 34145

Sincerely,



Printed Name: LINDAS FERGUSON

Title (if applicable): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title (if applicable): \_\_\_\_\_

February 8<sup>th</sup>,       , 2025

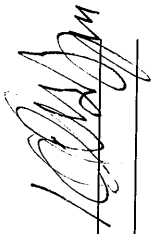
Zachary W. Lombardo, Esq.  
Woodward, Pires & Lombardo, P.A.  
3200 Tamiami Trail N. Ste. 200  
Naples, FL 34103

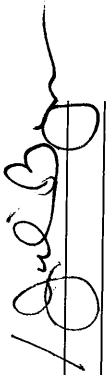
**RE: LETTER OF NO OBJECTION TO VACATION OF CHIPLEY STREET RIGHT-OF-WAY, LOCATED BETWEEN 348 COLONIAL AVE., MARCO ISLAND, FL 34145, AND 336 COLONIAL AVE., MARCO ISLAND, FL 34145.**

Dear Mr. Lombardo,

I/We, Christopher & Julia Byrne, as owner(s) of  
354 Colonial Ave, have no objection to vacation of the Chipley Street  
Right-of-Way, located between 348 Colonial Ave., Marco Island, FL 34145, and 336  
Colonial Ave., Marco Island, FL 34145

Sincerely,

Christopher Byrne   
Printed Name: \_\_\_\_\_  
Title (if applicable): owner

Julia Byrne   
Printed Name: \_\_\_\_\_  
Title (if applicable): owner

5/4/2025



Kaitlin Chylinski

P865755  
No Reservations/No Objection

SUBJECT: Vacation request for portion of a platted street right-of-way as shown on the attached exhibit in Collier County, Florida.

To Whom It May Concern:

CenturyLink of Florida, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A-1", said Exhibit "A-1" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

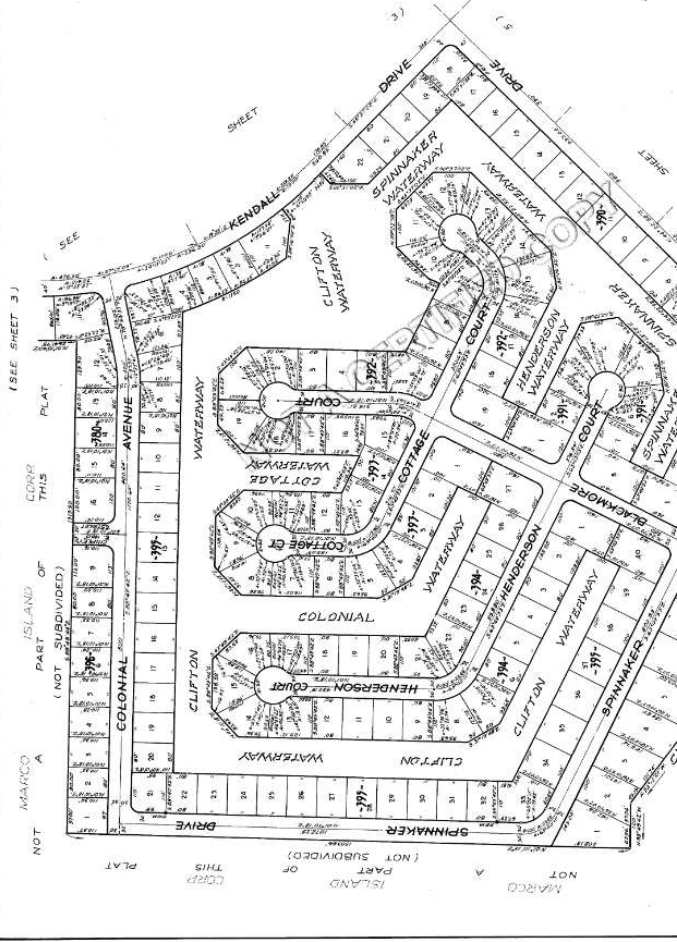
If you have any questions please contact Jerry Peacock at 850-933-8440 or [jerry.a.peacock@lumen.com](mailto:jerry.a.peacock@lumen.com).

Sincerely yours,

CenturyLink Right of Way Team



E xhibi t "A-1"





February 5<sup>th</sup>, 2025

Attn: Zachary Lombardo

RE- Letter of No Objection- Release of Easement for ROW of Chipley St. situated between  
348 and 336 Colonial Ave, Marco Island FL 34145

Dear Zachary Lombardo

Thank you for contacting Comcast regarding your request to vacate the easement. This is to inform you that Comcast has no facilities within the site's development area. We currently have no objection to your plans at this location.

If Comcast facilities are found and/or damaged within the area as described, the applicant will bear the cost of repairs or relocation of said facilities. If you have any further question or concerns, please do not hesitate to contact me at (574) 808-8943.

Sincerely,

*Christopher Plank*  
Construction Manager SWFL

12600 Westlinks Dr. Suite #4  
Fort Myers, FL 33913  
574-808-8943  
[Christopher.Plank@Comcast.com](mailto:Christopher.Plank@Comcast.com)



February 10, 2025

Zachary W. Lombardo, Esq.  
3200 Tamiami Trail N.  
Suite 200  
Naples, FL 34103

Re: Letter of No Objection to Vacation of the Right of Way, known as Chipley Street located between 348 and 336 Colonial Avenue Marco Island, FL 34145  
348 Colonial Avenue: Folio Number: 5804296008 STRAP NO: 778500 380 167B07  
Owners: Charlette I Roman & Linda J Shockley of same address  
336 Colonial Avenue: Folio Number: 58055720002 STRAP NO: 778500 396 97B07  
Owners: Joseph S Doolan & Fabiola E Ruiz-Doolan 626 Echo Glen Ave River Vale, NJ 07675

We received your request regarding the vacation of the Right of Way between above stated properties.

After reviewing your request and related documents, we confirm that LCEC has **no objection** to the vacation of the Right of Way known as Chipley Street as submitted.

Please note that if there are any substantial changes to the submitted plans, LCEC reserves the right to further review and impose additional conditions as necessary. Additionally, this letter will terminate one year from the date above if no definitive action or approval from the local jurisdiction is received by the petitioner. This letter is non-assignable, non-recordable, and will become void upon recordation.

If you have any questions, please feel free to contact me at 239-656-2228 or via email at [Steve.Sousa@lcec.net](mailto:Steve.Sousa@lcec.net).

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Steve Sousa', is written over a horizontal line.

Steve Sousa  
Right of Way Agent

LEE COUNTY ELECTRIC COOPERATIVE, INC.

RE:401073555

April 8<sup>th</sup>, 2025

Zachary W. Lombardo, Esq.  
Woodward, Pires & Lombardo, P.A.  
3200 Tamiami Trail N. Ste. 200  
Naples, FL 34103

**RE: LETTER OF NO OBJECTION TO VACATION OF CHIPLEY STREET RIGHT-OF-WAY, LOCATED BETWEEN 348 COLONIAL AVE., MARCO ISLAND, FL 34145, AND 336 COLONIAL AVE., MARCO ISLAND, FL 34145.**

Dear Mr. Lombardo,

Summit Broadband has no objection to the vacation of the Chipley Street Right-of-Way, located between 348 Colonial Ave., Marco Island, FL 34145, and 336 Colonial Ave., Marco Island, FL 34145.

Sincerely,



Printed Name: Randall Coward

Title: SVP Legal & People Operations