



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 MIJ
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) Electric Company – Lee County Electric Co-op (LCEC), 433 N 15 th St. Immokalee, FL 34142 (239)656-2300. Cable Television - Comcast: ATTN: Mark Cook, 26100 West Links Drive, Ste 4, Fort Myers, FL 33913. (239) 432-1805. Telephone Company- Century Link, Florida: ATTN: Jigs Silang, 3530 Krafft Road, Naples, FL 34105. (239)263-6234. Internet – Summit Broadband, 2367 Vanderbilt Beach Rd, Naples, FL 34109. (407)996-8900 Water & Sewer - Marco Island Utilities: ATTN: Jeff Poteet, 50 Bald Eagle Dr., Marco Island, FL 34145. (239)389-5000 Adjacent Property Owners Homeowners Association	2
Digital copy of all items above	1

FEE REQUIREMENTS

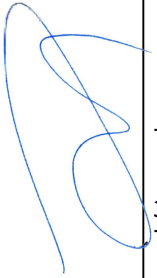
✕ **Application Fee:** \$2,000.00 (payable to the City of Marco Island).

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.marcocivic.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:

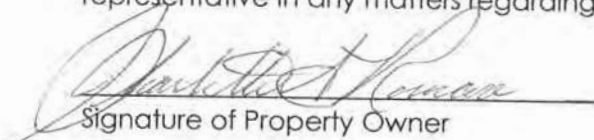
Planner

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.

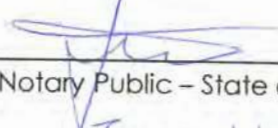
As property owner we/I further authorize Zachary W. Lombardo, Esq. and the law firm of Woodward, Pires & Lombardo, P.A. to act as our/my representative in any matters regarding this Petition.


Signature of Property Owner

Charlette Roman
Printed Name of Property Owner

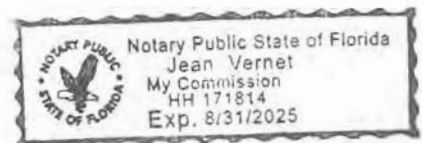
The foregoing instrument was acknowledged before me this 13 day of September, 2024, by Charlette Roman, who is personally known to me or has produced FL, DL as identification.

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

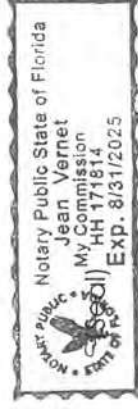
The foregoing instrument was acknowledged before me this 13th day of September, 2024, by Linda Shockley, who is personally known to me or has produced FL DL as identification.

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 22nd 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

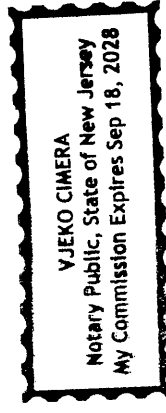
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of January, 20 25, by (printed name of owner or qualifier) Joseph Doolan.

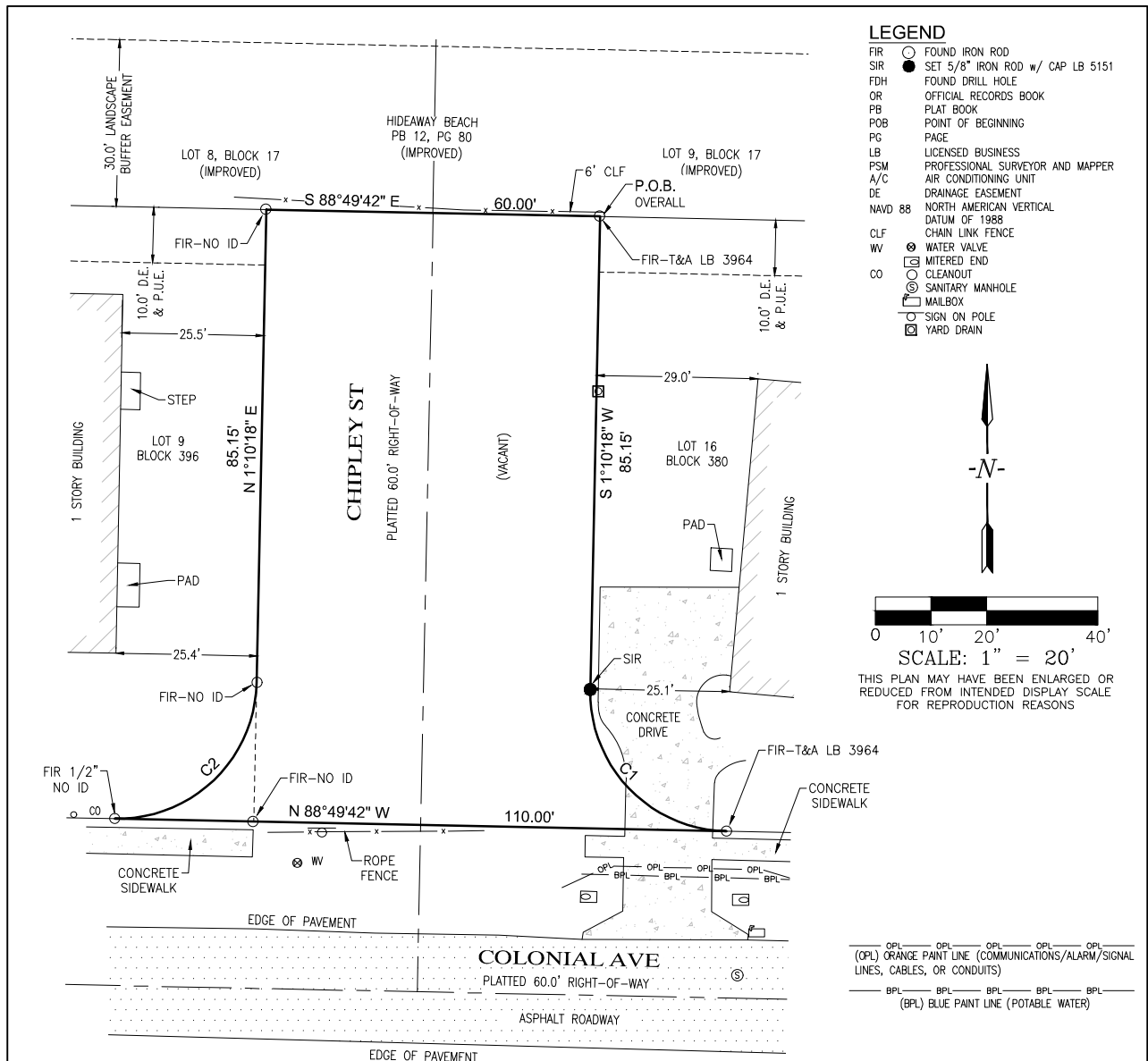
Such person(s) Notary Public must check applicable box:

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

Notary Signature: [Signature]

Notary Seal





CHRISTINE K. WILKINSON
Lincoln County
My Commission Expires
September 9, 2009

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 13th 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 29th 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

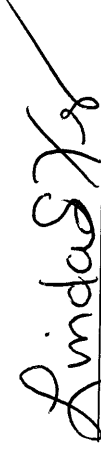
Zachary W. Lombardo, Esq.
Woodward, Pires & Lombardo, P.A.
3200 Tamiami Trail N. Ste. 200
Naples, FL 34103

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, LINDA S. 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: LINDA S. FERGUSON

Title (if applicable): _____

Printed Name: _____

Title (if applicable): _____

February 8th, , 2025

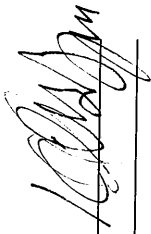
Zachary W. Lombardo, Esq.
Woodward, Pires & Lombardo, P.A.
3200 Tamiami Trail N. Ste. 200
Naples, FL 34103

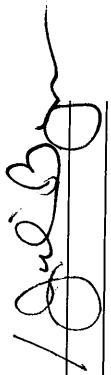
RE: LETTER OF NO OBJECTION TO VACATION OF CHIPLEY STREET RIGHT-OF-WAY, LOCATED BETWEEN 348 COLONIAL AVE., MARCO ISLAND, FL 34145, AND 336 COLONIAL AVE., MARCO ISLAND, FL 34145.

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.

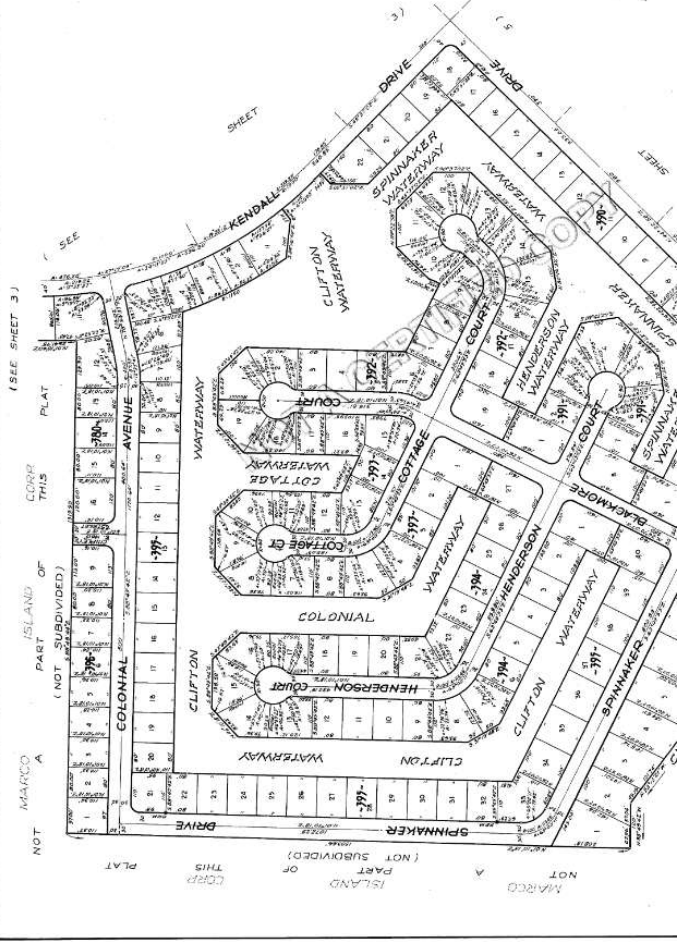
If you have any questions please contact Jerry Peacock at 850-933-8440 or jerry.a.peacock@lumen.com.

Sincerely yours,

CenturyLink Right of Way Team



E xhibiit "A-1"



SUNDAY
A SUBDIVISION IN SECTION 7, T. 25S, R. 26E
COLLIER COUNTY, FLORIDA
SHEET 4 OF 5 SHEETS



February 5th, 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



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.

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, 8th, 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