



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

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

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: Todd E. Schneider

Applicant/Agent Firm: PRIME Contractors + Associates Inc.

Address: 909 San Marco Road, MARCO Island, FL 34145

Phone: 239-821-0902 E-mail: APMTodd@gmail.com

Property owner's name: O' Gray Sheppard JR.

Address: 2015 Drummond Pond Road, Alpharetta, GA 30004

Phone: 678-920-0521 E-mail: Sheppardg@aol.com

**SUBJECT PROPERTY INFORMATION**

Reason for Request: Vacate utility easements along Common lot line <sup>Lot 15</sup> & <sub>Lot 16</sub>

Address of Subject Property: 690 S. Barfield Drive, MARCO Island, FL <sub>only</sub>

Property ID: 57803440001 Zoning Designation: Residential - RSF3

Legal Description: Marco Beach Unit 9, Block 306, Lots 15 + 16

## 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 <sup>th</sup> 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 Kraft 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

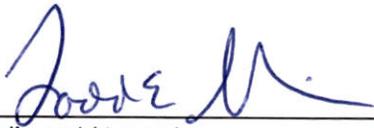
**Application Fee:** \$2,000.00 (payable to the City of Marco Island).

### **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](http://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

7/10/2020

\_\_\_\_\_  
Date

Application accepted by:

\_\_\_\_\_  
Planner

\_\_\_\_\_  
Date

# Collier County Property Appraiser Property Summary

USE THIS

<b>Parcel No</b>	<b>57803440001</b>	<b>Site Address</b>	<b>690 S BARFIELD DR</b>	<b>Site City</b>	<b>MARCO ISLAND</b>	<b>Site Zone</b>	<b>34145</b>
		<b>*Disclaimer</b>				<b>*Note</b>	

<b>Name / Address</b>	<b>SHEPPARD JR, O GRAY</b>					
	<b>2015 DRUMMOND POND ROAD</b>					
<b>City</b>	<b>ALPHARETTA</b>	<b>State</b>	<b>GA</b>	<b>Zip</b>	<b>30004</b>	

<b>Map No.</b>	<b>Strap No.</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Acres</b>	<b>*Estimated</b>
<b>7B16</b>	<b>777000 306 157B16</b>	<b>16</b>	<b>52</b>	<b>26</b>	<b>0.5</b>	

<b>Legal</b>	<b>MARCO BCH UNIT 9 BLK 306 LOT 15 OR 669 PG 1139</b>
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<b>Millage Area 0</b>	<b>58</b>	<b>Millage Rates 0 *Calculations</b>		
<b>Sub./Condo</b>	<b>777000 - MARCO BEACH UNIT 9</b>	<b>School</b>	<b>Other</b>	<b>Total</b>
<b>Use Code 0</b>	<b>0 - VACANT RESIDENTIAL</b>	<b>5.083</b>	<b>5.8823</b>	<b>10.9653</b>

### Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
<b>01/25/18</b>	<b>5472-1618</b>	<b>\$ 2,550,000</b>
<b>04/23/04</b>	<b>3548-1503</b>	<b>\$ 1,121,400</b>
<b>12/01/76</b>	<b>669-1139</b>	<b>\$ 0</b>

### 2019 Certified Tax Roll

(Subject to Change)

<b>Land Value</b>	<b>\$ 1,150,500</b>
<b>(+) Improved Value</b>	<b>\$ 0</b>
<b>(-) Market Value</b>	<b>\$ 1,150,500</b>
<b>(-) Assessed Value</b>	<b>\$ 1,150,500</b>
<b>(-) School Taxable Value</b>	<b>\$ 1,150,500</b>
<b>(-) Taxable Value</b>	<b>\$ 1,150,500</b>

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

# Collier County Property Appraiser Property Aerial

Parcel No	57803440001	Site Address <u>*Disclaimer</u>	690 S BARFIELD DR	Site City	MARCO ISLAND	Site Zone <u>*Note</u>	34145
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[Open GIS in a New Window with More Features.](#)

# Collier County Property Appraiser Property Summary

<b>Parcel No</b>	57803480003	<b>Site Address</b> <small>*Disclaimer</small>	700 S BARFIELD DR	<b>Site City</b>	MARCO ISLAND	<b>Site Zone</b> <small>*Note</small>	34145
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<b>Name / Address</b>	SHEPPARD JR, O GRAY					
	2015 DRUMMOND POND RD					
	<i>DO NOT USE</i>					
<b>City</b>	ALPHARETTA	<b>State</b>	GA	<b>Zip</b>	30004-3152	

<b>Map No.</b>	<b>Strap No.</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Acres</b> <small>*Estimated</small>
7B16	777000 306 167B16	16	52	26	0.5

<b>Legal</b>	MARCO BCH UNIT 9 BLK 306 LOT 16 OR 1795 PG 18
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<b>Millage Area</b> 0	58	<b>Millage Rates</b> 0 <small>*Calculations</small>		
<b>Sub./Condo</b>	777000 - MARCO BEACH UNIT 9	<b>School</b>	<b>Other</b>	<b>Total</b>
<b>Use Code</b> 0	0 - VACANT RESIDENTIAL	5.083	5.8823	10.9653

### Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
05/04/04	3554-2807	\$ 3,200,000
02/05/93	1795-18	\$ 0
03/01/74	582-518	\$ 0

### 2019 Certified Tax Roll

(Subject to Change)

<b>Land Value</b>	<b>\$ 1,028,813</b>
(+) <b>Improved Value</b>	<b>\$ 0</b>
(-) <b>Market Value</b>	<b>\$ 1,028,813</b>
(-) <b>Assessed Value</b>	<b>\$ 1,028,813</b>
(-) <b>School Taxable Value</b>	<b>\$ 1,028,813</b>
(-) <b>Taxable Value</b>	<b>\$ 1,028,813</b>

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

3391285 OR: 3554 PG: 2807

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL  
05/04/2004 at 08:16AM DWIGHT N. BROCK, CLERK

CONS 3200000.00  
REC FEE 10.50  
DOC-.70 22400.00

Prepared by and return to:

Law Office of Jamie B. Greusel  
1104 North Collier Blvd  
Marco Island, FL 34145  
239-394-8111  
File Number: 04-9475  
Will Call No.:

Retn:  
CALUSA TITLE INC  
1102 1/2 N COLLIER BLVD  
MARCO ISLAND FL 34145

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 28th day of April, 2004 between Alfred Anger and Juanita W. Anger, husband and wife whose post office address is 27 Halley Drive, Pomona, NY 10970, grantor, and O. Gray Sheppard, Jr., a married man whose post office address is 2015 Drummond Pond Road, Alpharetta, GA 30004, 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 16, Block 306, Marco Beach Unit 9, according to the Map or Plat thereof as recorded in Plat Book 6, pages 69 through 73, inclusive, of the Public Records of Collier County, Florida.

Parcel Identification Number: 57803480003

Subject to ad valorem real property taxes for the year of closing and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record; if any and restrictions, reservations and easements common to the subdivision.

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, except taxes accruing subsequent to December 31, 2003.

**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:

Beth Ann Lewis  
Witness Name: Beth Ann Lewis

Alfred Anger (Seal)  
Alfred Anger

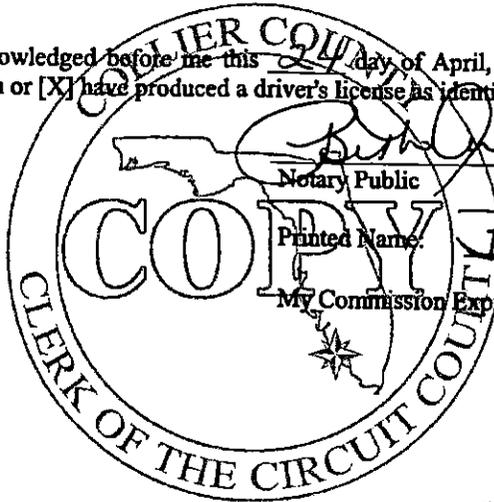
Carol Ladeairous  
Witness Name: CAROL LADEAIROUS

Beth Ann Lewis  
Witness Name: Beth Ann Lewis  
Carol Ladeairous  
Witness Name: CAROL LADEAIROUS

Juanita W. Anger (Seal)  
Juanita W. Anger

State of New York  
County of Rochester

The foregoing instrument was acknowledged before me this 22 day of April, 2004 by Alfred Anger and Juanita W. Anger, who  are personally known or  have produced a driver's license as identification.



Beth Ann Lewis  
Notary Public  
Printed Name: Beth Ann Lewis  
My Commission Expires: 5/31/06

BETH ANN LEWIS  
Notary Public, State of New York  
E.A. 051150122314  
Qualified in Onondaga County  
Commission Expires May 31, 2006

**This Instrument Prepared by:**

John Thomas Cardillo, Esq.  
CARDILLO, KEITH & BONAQUIST, P.A.  
3550 East Tamiami Trail  
Naples, FL 34112-4905

**CONSIDERATION: \$2,550,000.00**  
**MINIMAL DOCUMENTARY STAMPS: \$17,850.00**

**WARRANTY DEED**

THIS WARRANTY DEED, made on this 25<sup>th</sup> day of January 2018, between, John M. Antonucci, as the Administrative Member of Summit Investments LLC, an Ohio limited liability company, whose post office address is 3103 Diamond Parkway, Glenwillow, Ohio 44139 hereinafter called the Grantor, and O. Gray Sheppard Jr. a married man, hereinafter called the Grantee, whose post office address is 2015 Drummond Pond Road, Alpharetta, Georgia 30004. (Wherever used herein the terms "Grantor" and "Grantee" indicate the plural if applicable.)

**WITNESSETH:**  
**Witnesseth**, that the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto grantee, all that certain land situate in Collier County, Florida, to-wit:

Lot 15, Block 306 of Marco Beach Unit Nine, Subdivision according to the Plat thereof, recorded in Plat Book 6, Pages 69 through 73, of the public records of Collier County, Florida.

Folio No.: 57803440001

Together with all lineaments, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**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 to Grantee and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017 and conditions and restrictions of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

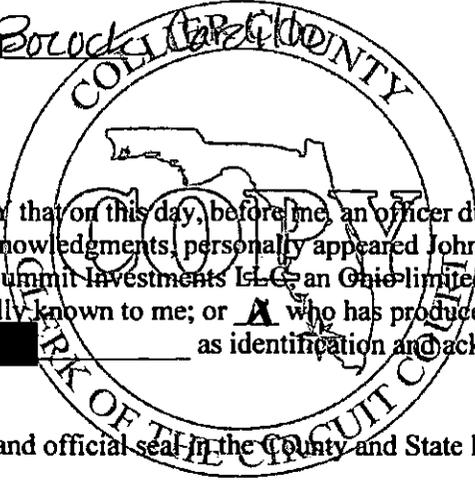
Signed, sealed and delivered in the presence of:

[Signature]  
Witness  
Printed name: John T. Crandall

[Signature]  
John M. Antonucci, as the Administrative Member of Summit Investments LLC, an Ohio limited liability company  
Address: 31031 Diamond Parkway Glevwillow, Ohio 44139

[Signature]  
Witness  
Printed name: Carina Bolock

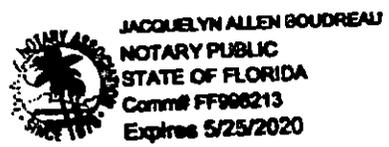
STATE OF FLORIDA,  
COUNTY OF COLLIER,



I HEREBY CERTIFY that on this day, before me, an officer duly qualified in the State and County aforesaid to take acknowledgments, personally appeared John M. Antonucci, the Administrative Member of Summit Investments LLC, an Ohio limited liability company Grantor, who is personally known to me; or  who has produced [Redacted] as identification and acknowledged before me that Grantor executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of January 2018.

[Signature]  
Notary Public  
Printed name:  
Commission No.:  
Commission Expires:



**PRIME CONTRACTORS & ASSOCIATES, INC.**

909 SAN MARCO RD.  
MARCO ISLAND, FL 34145-4501  
PH. (239) 394-4200

WELLS FARGO BANK, N.A.  
www.wellsfargo.com  
63-751/631

100068

7/10/2020

PAY TO THE ORDER OF City of Marco Island

\$ \*\*2,000.00

Two Thousand and 00/100\*\*\*\*\*

DOLLARS

City of Marco Island  
Finance Department  
50 Bald Eagle Drive  
Marco Island, Florida 34145

VOID AFTER 90 DAYS



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

MP

MEMO

SF 20-03610 690 South Barfield and 700 South Barf

⑈0000 100068⑈ ⑆063107513⑆ 9176875962⑈

PRIME CONTRACTORS & ASSOCIATES, INC.

100068

City of Marco Island

7/10/2020

Vacate Easements on combined lots

2,000.00

Wells Fargo 4010 SF 20-03610 690 South Barfield and 700 South

2,000.00

PRIME CONTRACTORS & ASSOCIATES, INC.

100068

City of Marco Island

7/10/2020

Vacate Easements on combined lots

2,000.00

Wells Fargo 4010 SF 20-03610 690 South Barfield and 700 South

2,000.00



Details on Back Security Features Included