

## AFFIDAVIT

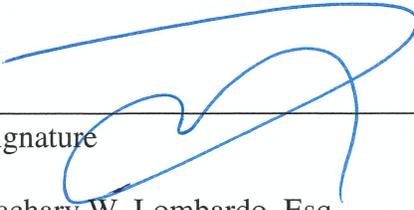
Before me, a Notary Public, personally appeared Zachary W. Lombardo, Esq., (“Affiant”) who, upon being duly sworn, deposes, and states as follows:

1. I am over the age of 18 years and competent to testify in a court of law from my own knowledge.
2. I make this Affidavit based upon my own personal knowledge of the facts set forth herein.
3. I am an authorized representative of applicant, the property owner at 986 Sundrop Court, 986 Sundrop, LLC (“Appellant”).
4. My office ordered and was given a list of all real property owners located within 300 feet of 986 Sundrop Court (“Owners”) from the Collier County Property Appraiser. See Exhibit A, attached.
5. Pursuant to and in compliance with section 3(c)(2) of City of Marco Island Quasi-Judicial Proceedings, a notice containing the same information as the legal advertisement of the upcoming quasi-judicial, appellate proceeding, provided by the City Attorney of the City of Marco Island, and attached as exhibit B, (“Notice”) of the APPEAL AND APPEAL OF THE DENIAL OF PETITIONER’S BOAT DOCK EXTENSION PETITION BD-21-000177 BY THE CITY OF MARCO ISLAND PLANNING BOARD, RESOLUTION 21-46, scheduled for 9:00am on December 6, 2021, was mailed by my office to all Owners. See Exhibit B, attached.
6. Further, pursuant to and in compliance with section 3(c)(2) of City of Marco Island Quasi-Judicial Proceedings, the Notice was mailed by my office to all Owners by prepaid postage, first class, U.S. mail on November 3, 2021. See Exhibit C, attached.

Under penalties of perjury, the undersigned Affiant declares that he has examined this Affidavit and the facts herein are true, correct, and complete

*Signature on following 1 page.*

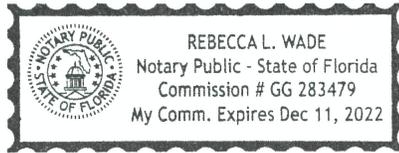
FURTHER AFFIANT SAYETH NAUGHT.

  
\_\_\_\_\_  
Signature  
Zachary W. Lombardo, Esq.  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF COLLIER

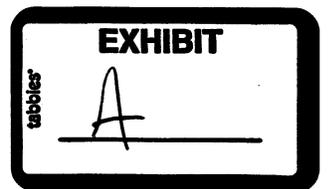
SWORN TO AND SUBSCRIBED before me this November 4, 2021 by Zachary W. Lombardo, Esq., who  is personally known to me or \_\_\_\_\_ produced \_\_\_\_\_ as identification and who took an oath.

(SEAL)



  
\_\_\_\_\_  
NOTARY PUBLIC-STATE OF FLORIDA  
Name:  
My Commission Expires:

PARCEL ID	USE CODE	USE	BUSINESS NAME	UNITS	SITE ADDRESS	SITE NUMBER
56943320008	1	SINGLE FAMILY RESIDENTIAL			1299 ORANGE CT	1299
56943360000	7	Miscellaneous Residential			1295 ORANGE CT	1295
56942480004	1	SINGLE FAMILY RESIDENTIAL			986 SUNDROP CT	986
56942440002	1	SINGLE FAMILY RESIDENTIAL			980 SUNDROP CT	980
56943400009	1	SINGLE FAMILY RESIDENTIAL			1289 ORANGE CT	1289
56942520003	1	SINGLE FAMILY RESIDENTIAL			983 SUNDROP CT	983
56942400000	7	Miscellaneous Residential			976 SUNDROP CT	976
56943440001	1	SINGLE FAMILY RESIDENTIAL			1285 ORANGE CT	1285
56941200007	1	SINGLE FAMILY RESIDENTIAL			1260 LAUREL CT	1260
56942560005	1	SINGLE FAMILY RESIDENTIAL			975 SUNDROP CT	975
56941280001	1	SINGLE FAMILY RESIDENTIAL			1268 LAUREL CT	1268
56942360001	1	SINGLE FAMILY RESIDENTIAL			970 SUNDROP CT	970
56942600004	1	SINGLE FAMILY RESIDENTIAL			967 SUNDROP CT	967
56942320009	1	SINGLE FAMILY RESIDENTIAL			966 SUNDROP CT	966
56941160008	1	SINGLE FAMILY RESIDENTIAL			1250 LAUREL CT	1250
56942640006	1	SINGLE FAMILY RESIDENTIAL			961 SUNDROP CT	961
56941240009	1	SINGLE FAMILY RESIDENTIAL			1264 LAUREL CT	1264



SITE STREET	SITE TYPE	SITE ORDINAL	SITE PREFIX	SITE CITY	SITE ZIP	MRKT CD	MRKT AREA
ORANGE	CT			MARCO ISLAND	34145	907	MARCO ISLAND
ORANGE	CT			MARCO ISLAND	34145	907	MARCO ISLAND
SUNDROP	CT			MARCO ISLAND	34145	907	MARCO ISLAND
SUNDROP	CT			MARCO ISLAND	34145	907	MARCO ISLAND
ORANGE	CT			MARCO ISLAND	34145	907	MARCO ISLAND
SUNDROP	CT			MARCO ISLAND	34145	907	MARCO ISLAND
SUNDROP	CT			MARCO ISLAND	34145	907	MARCO ISLAND
ORANGE	CT			MARCO ISLAND	34145	907	MARCO ISLAND
LAUREL	CT			MARCO ISLAND	34145	907	MARCO ISLAND
SUNDROP	CT			MARCO ISLAND	34145	907	MARCO ISLAND
LAUREL	CT			MARCO ISLAND	34145	907	MARCO ISLAND
SUNDROP	CT			MARCO ISLAND	34145	907	MARCO ISLAND
SUNDROP	CT			MARCO ISLAND	34145	907	MARCO ISLAND
SUNDROP	CT			MARCO ISLAND	34145	907	MARCO ISLAND
LAUREL	CT			MARCO ISLAND	34145	907	MARCO ISLAND
SUNDROP	CT			MARCO ISLAND	34145	907	MARCO ISLAND
LAUREL	CT			MARCO ISLAND	34145	907	MARCO ISLAND

NAME1	NAME 2	NAME 3	NAME 4	NAME 5
KEELEY, JOHN M & JOHNELL M	1299 ORANGE CT			
BG ORANGE COURT LLC	14270 ROYAL HARBOUR CT	#1120		
986 SUNDROP LLC	986 SUNDROP CT			
ESPY, WILLIAM & DAWN	GARY & LORRAINE MCBRIDE	980 SUNDROP CT		
STEPHANIE R BOWMAN LIV TRUST	1289 ORANGE CT			
THANGAVELU, RAJANI	983 SUNDROP CT			
BRIAN R WILLIAMSON REV TRUST	1600 W MAIN ST	SUITE B		
MICHAEL J GAMBLE TRUST	LEANN E WELCH	1285 ORANGE CT		
BISSELL, MATTHEW R & VICKI L	1264 LAUREL COURT			
SCRUB ISLAND CAPITAL LLC	4521 PGA BLVD	SUITE 258		
LUCCHESI NOMINEE REALTY TRUST	1268 LAUREL CT			
RORK, PAUL W & ELAINE L	41991 SALTZ RD			
STEIGERWALT, DENNIS E & JEAN	967 SUNDROP CT			
LEE, JOSEPH J & SUSAN N	6303 CREST CREEK CT			
NGUYEN, THANH T & DAWN	1250 LAUREL CT			
MANNING, JAMES L & STEPHANIE	PO BOX 916			
BISSELL, MATTHEW R & VICKI L	1264 LAUREL CT			

CITY	STATE	COUNTRY	ZIP	PLUS 4	MILLAGE	SECTION	TWP	RANGE	STRAP	SUBCONDO	
MARCO ISLAND	FL	UNITED STATES	34145	0	58	16	52	26	773100 128	157B16	773100
FORT MYERS	FL	UNITED STATES	33908	0	58	16	52	26	773100 128	167B16	773100
MARCO ISLAND	FL	UNITED STATES	34145	2340	58	16	52	26	773100 127	147B16	773100
MARCO ISLAND	FL	UNITED STATES	34145	2340	58	16	52	26	773100 127	137B16	773100
MARCO ISLAND	FL	UNITED STATES	34145	0	58	16	52	26	773100 128	177B16	773100
MARCO ISLAND	FL	UNITED STATES	34145	2339	58	16	52	26	773100 127	157B16	773100
TROY	OH	UNITED STATES	45373	0	58	16	52	26	773100 127	127B16	773100
MARCO ISLAND	FL	UNITED STATES	34145	0	58	16	52	26	773100 128	187B16	773100
MARCO ISLAND	FL	UNITED STATES	34145	0	58	16	52	26	773100 126	57B16	773100
PALM BEACH GARDE	FL	UNITED STATES	33418	0	58	16	52	26	773100 127	167B16	773100
MARCO ISLAND	FL	UNITED STATES	34145	2352	58	16	52	26	773100 126	77B16	773100
CANTON	MI	UNITED STATES	48187	3726	58	16	52	26	773100 127	117B16	773100
MARCO ISLAND	FL	UNITED STATES	34145	0	58	16	52	26	773100 127	177B16	773100
LOUISVILLE	KY	UNITED STATES	40241	5801	58	16	52	26	773100 127	107B16	773100
MARCO ISLAND	FL	UNITED STATES	34145	0	58	16	52	26	773100 126	47B16	773100
EAST DENNIS	MA	UNITED STATES	2641	916	58	16	52	26	773100 127	187B16	773100
MARCO ISLAND	FL	UNITED STATES	34145	2352	58	16	52	26	773100 126	67B16	773100

LEGAL 1	LEGAL 2	LEGAL 3	LEGAL 4	BLOCK/BLDG	LOT/UNIT	ACRES	POOL
MARCO BCH UNIT 4 BLK 128 LOT		15		128	15	0.36 N	
MARCO BCH UNIT 4 BLK 128 LOT		16		128	16	0.28 N	
MARCO BCH UNIT 4 BLK 127 LOT		14		127	14	0.37 N	
MARCO BCH UNIT 4 BLK 127 LOT		13		127	13	0.28 N	
MARCO BCH UNIT 4 BLK 128 LOT		17		128	17	0.28 N	
MARCO BCH UNIT 4 BLK 127 LOT		15		127	15	0.28 N	
MARCO BCH UNIT 4 BLK 127 LOT	12 OR 603 PG 1273			127	12	0.29 N	
MARCO BCH UNIT 4 BLK 128 LOT		18		128	18	0.25 N	
MARCO BCH UNIT 4 BLK 126 LOT		5		126	5	0.36 N	
MARCO BCH UNIT 4 BLK 127 LOT		16		127	16	0.32 N	
MARCO BCH UNIT 4 BLK 126 LOT		7		126	7	0.41 N	
MARCO BCH UNIT 4 BLK 127 LOT		11		127	11	0.25 N	
MARCO BCH UNIT 4 BLK 127 LOT		17		127	17	0.25 N	
MARCO BCH UNIT 4 BLK 127 LOT	10 OR 619 PG 1800			127	10	0.25 N	
MARCO BCH UNIT 4 BLK 126 LOT		4		126	4	0.25 N	
MARCO BCH UNIT 4 BLK 127 LOT		18		127	18	0.25 N	
MARCO BCH UNIT 4 BLK 126 LOT		6		126	6	0.55 N	

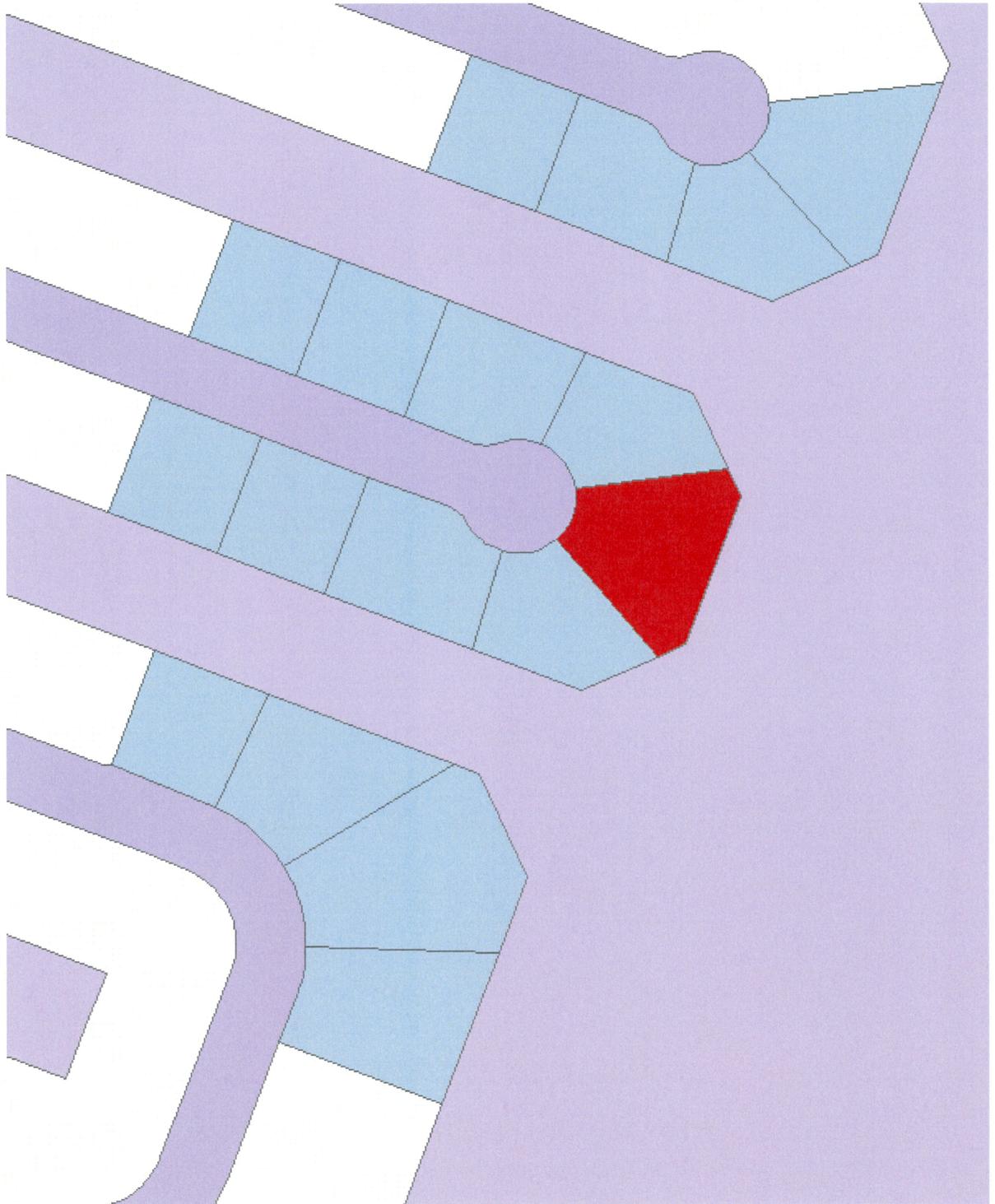
TY LAND VALUE	TY IMPROVE VALUE	TY MARKET VALUE	TY ASSESSED VALUE	TY TAXABLE VALUE	LY LAND VALUE	LY IMPROVE VALUE
1437414	58	1437472	1437472	1387472	1765921	9177
1126352	11453	1137805	1137805	1137805	1483265	11088
1505003	1262110	2767113	2268735	2218735	1770885	1337103
1142205	239931	1382136	1382136	1332136	1493297	254495
476179	908135	1384314	1384314	1384314	424806	882821
1143750	104606	1248356	1060284	1009784	1498246	111506
496046	7148	503194	492704	492704	441000	6913
426555	222267	648822	631739	581739	369600	236572
603403	141084	744487	744487	744487	538784	150361
541211	332281	873492	873492	873492	477691	352898
1634815	185427	1820242	1382875	1332875	1861565	197739
426763	148605	575368	575368	575368	369600	158400
427236	270073	697309	697309	697309	369600	251817
425647	138636	564283	564283	564283	369600	147692
429864	231166	661030	661030	611030	377879	246637
426152	192823	618975	618975	618975	369600	199987
2218069	451630	2669699	1720439	1670439	2107454	480260

LY MARKET VALUE	LY ASSESSED VALUE	LY TAXABLE VALUE	TAX AMOUNT	SALE DATE	SALE AMT	DEED TYPE	OR BOOK	OR PAGE
1775098	1617506	1567506	15140.77	0				
1494353	1460917	1460917	12316.06	0				
3107988	2237411	2187411	24138.69	0				
1747792	1747792	1747792	14541.79	0				
1307627	1307627	1307627	14984.38	0				
1609752	1045645	995145	11052.53	0				
447913	447913	447913	5384.53	0				
606172	606172	556172	6419.2	0				
689145	689145	689145	8058.62	0				
830589	830589	830589	9455.01	0				
2059304	1363782	1313782	14549.8	0				
528000	528000	528000	6228.02	0				
621417	621417	621417	7547.95	0				
517292	517292	517292	6108.02	0				
624516	624516	624516	6736.27	0				
569587	569587	569587	6700.03	0				
2587714	1696685	1646685	18203.72	0				





NBHD	SP	FIRE	COMM DIST	NO OF STORIES
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907	3	MARCO ISLE	DIST 1	0
907	3	MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907	3	MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0
907		MARCO ISLE	DIST 1	0



**NOTICE OF PUBLIC HEARING**

The City of Marco Island City Council will consider an appeal of the City of Marco Island Planning Board's denial of the following petition:

**MS. LENORE T. BRAKEFIELD, ESQ. AND MR. ZACHARY W. LOMBARDO, ESQ, WOODWARD, PIRES & LOMBARDO, COUNSEL FOR PETITIONER, 986 SUNDROP, LLC HAS SUBMITTED A NOTICE OF APPEAL AND APPEAL OF THE DENIAL OF PETITIONER'S BOAT DOCK EXTENSION PETITION BD-21-000177 BY THE CITY OF MARCO ISLAND PLANNING BOARD, RESOLUTION 21-46.**

A public hearing on the Appeal will be held on Monday, December 6, at 9:30 a.m., in the Community Room, Marco Island City Hall, 51 Bald Eagle Drive, Marco Island, Florida, or as soon thereafter as may be convenient to the City Council. The public hearing may be continued from time to time.

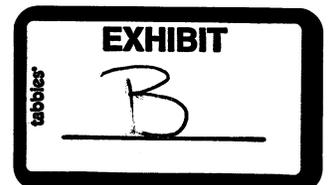
A copy of this request is available for public review in the office of the City Clerk, Marco Island City Hall, 50 Bald Eagle Drive, Marco Island, Florida, and Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., excepting city holidays.

With respect to the request, affected parties will be allowed to present evidence at the hearing, bring forth witnesses, and cross-examine witnesses provided they notify and file the required forms provide b the City clerk's office, the substance of which shall include at a minimum: (i) the affected person's name, address and telephone number which shall serve as notice to petitioner and City of the affected person' intent to appear at the proceedings to testify, present evidence, bring forth witnesses, or cross-examine witnesses; (ii) the names, address and telephone numbers of all witnesses including consultants or experts to testify on their behalf; (iii) copies of all documents, correspondence, memoranda or other evidence the affected person intends to present, use or make reference to during the proceeding; (iv) indicate whether the affect person is for or against the petition; and (v) indicate how the affected person qualifies as an affect person. The required information must be completed and returned to the City Clerk's office not later than November 21, 2021.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

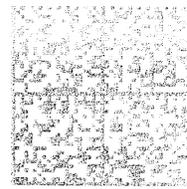
In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk, Laura Litzan at (239)-389-5010 at least 48 hours prior to the meeting

Laura Litzan  
City Clerk



DWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW  
MIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



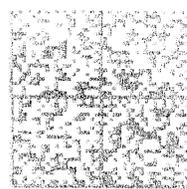
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William & Dawn Epsy  
980 Sundrop Court  
Marco Island, FL 34145-2339

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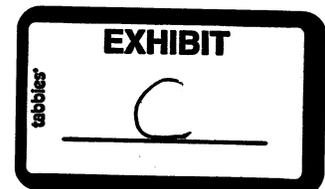
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MIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



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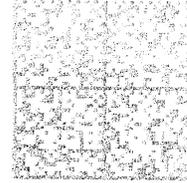
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Rajani Thangavelu  
983 Sundrop Court  
Marco Island, FL 34145-2339



EDWARD, PIRES & LOMBARDO, P.A.

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MIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



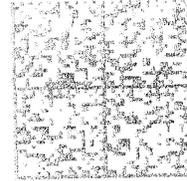
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Joseph J. & Susan N. Lee  
6303 Crest Creek Court  
Louisville, KY 40241-5801

EDWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW  
MIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



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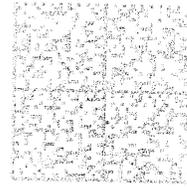
US POSTAGE

Matthew R. & Vicki L. Bissel  
1264 Laurel Court  
Marco Island, FL 34145-2339

ODWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW

1 TAMiami TRAIL NORTH SUITE 200 NAPLES, FL 34103



quadrant

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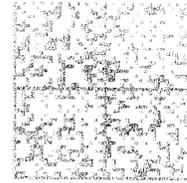
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BG Orange Court LLC  
1295 Orange Court  
Marco Island, FL 34145-2339

ODWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW

1 TAMiami TRAIL NORTH SUITE 200 NAPLES, FL 34103



quadrant

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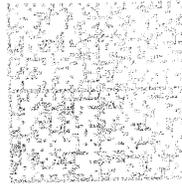
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US POSTAGE

Dennis E. & Jean Steigerwalt  
967 Sundrop Court  
Marco Island, FL 34145-2339

DWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW  
MIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



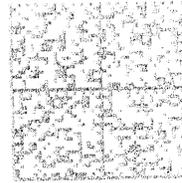
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043M20217025

US POSTAGE

Matthew R. & Vicki L. Bissel  
1260 Laurel Court  
Marco Island, FL 34145-2339

DWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW  
MIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



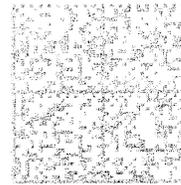
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US POSTAGE

Stephanie R. Bowman Living Trust  
1289 Orange Court  
Marco Island, FL 34145-2339

ODWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW  
TAMIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



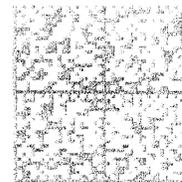
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US POSTAGE

John M. & Johnell M. Keeley  
1299 Orange Court  
Marco Island, FL 34145-2339

ODWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW  
TAMIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



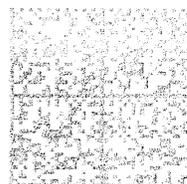
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US POSTAGE

BG Orange Court LLC  
1420 Royal Harbour Court, #1120  
Fort Myers, FL 33908

EDWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW  
MIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



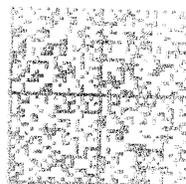
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US POSTAGE

Michael J. Gamble Trust & Leanne E. Welch  
1285 Orange Court  
Marco Island, FL 34145-2339

EDWARD, PIRES & LOMBARDO, P.A.

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MIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



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US POSTAGE

James L. & Stephanie Manning  
961 Sundrop Court  
Marco Island, FL 34145-2339

EDWARD, PIRES & LOMBARDO, P.A.

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MIAMI TRAIL NORTH SUITE 200 NAPLES, FL 34103



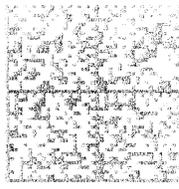
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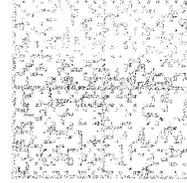
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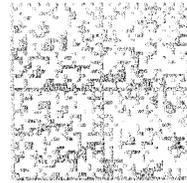
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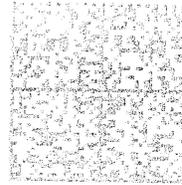
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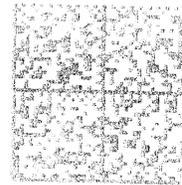
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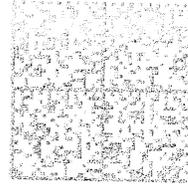
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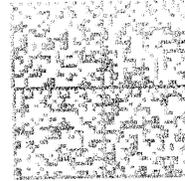
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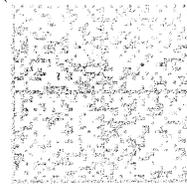
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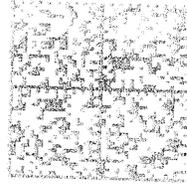
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