



WOODWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW

EST. 1971

September 12, 2024

By email to gmhelp@cityofmarcoisland.com

City of Marco Island
Growth Management Department
50 Bald Eagle Drive
Marco Island, FL 34145

Subject: SDP Application, CU Petition, and Variance Application

To whom it may concern,

On behalf of OLIVERIO INVESTMENT AND CONSULTING INC, and 297 N COLLIER LLC enclosed please find:

1. An application for a site plan for 287 N Collier Boulevard.
 - a. This site plan is contingent upon approval of the variance and the conditional use application being approved by City Council and the lease agreement for off-site parking being approved by the City Manager
2. An application for a variance to section 30-488., LDC, for 287 N Collier Boulevard and 297 N Collier Boulevard.
 - a. The above site plan is submitted as the site plan for this application as well.
3. An application for conditional use for 287 N Collier Boulevard.
 - a. The above site plan is submitted as the site plan for this application as well
 - b. The applicant, due to the fact that the site is developed and currently in use, requests a waiver of the EIS, Utility Statement, and Archeological Survey
 - c. The applicant, due to the small size of the site and the lower parking requirements for residential as opposed to commercial uses requests a TIS waiver.
 - d. The applicant, due to the fact that the building renovations will be interior only, requests the architectural renderings be waived.

Sincerely,

Zachary W. Lombardo, Esq.

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