

**From:** [Mary Holden](#)  
**To:** [Jean Pollari](#)  
**Cc:** [Sherry Kirsch](#)  
**Subject:** RE: Notice of Public Land Use Hearing  
**Date:** Tuesday, August 22, 2023 10:10:30 AM  
**Attachments:** [image001.png](#)

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Good morning Ms. Pollari,

We are in receipt of the email and will make it part of the record.

Thank you.

Respectfully,

*Mary P. Holden*

Mary P. Holden, Planning Manager  
City of Marco Island  
50 Bald Eagle Dr.  
Marco Island, FL 34145  
239-389-3975



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**From:** Jean Pollari <jeanstrophys@verizon.net>  
**Sent:** Tuesday, August 22, 2023 9:54 AM  
**To:** Mary Holden <mholden@cityofmarcoisland.com>  
**Subject:** Notice of Public Land Use Hearing

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Holden,

I forwarded an email to you on August 3, 2023 regarding Sand Star Villas (SSV) opposition to variances requested for a vacant C-4 zoned parcel located at 800 Bald Eagle Drive. I did not receive confirmation that you received SSV's correspondence.

Therefore, I am including it within the body of this email. We would appreciate the letter being read at the now scheduled for Tuesday, September 5, 2023. Once again,

please acknowledge receipt of this email.

Thank you,

Sand Star Villas Condo Association  
For the Board of Directors

*Jean M. Pollari*  
Board President

***SAND STAR VILLAS CONDOMINIUM ASSOCIATION***

***761 W. Elkcarn Circle***

***Marco Island, Florida 34145***

Via Email

August 3, 2023

Ms. Mary P. Holden, AICP

Planning Manager

City of Marco Island

50 Bald Eagle Drive

Marco Island, FL 34145

Re: Friday, August 4, 2023 Public Land Use Hearing

Ms. Holden:

Sand Star Villas Condo Association represents 21 owners living across the street from the vacant C-4 zoned parcel located at 800 Bald Eagle Drive (immediately adjacent to the existing Ehlen Floor Covering Building).

As residential owners already living with the noise, dirt and disruption

created on the adjacent property, we are opposed to the request for approval of a Site Development Plan (SDP-22-000289) and three (3) companion variances requests (VP-23-000181).

We are opposed to a variance from Sec. 30-245, Paragraph (3), Subparagraph (c). The 25 ft. setback has been in existence long before Marco Island was incorporated as a City. It was initiated to protect residents in close proximity to commercial properties from potential negative impacts. Reducing the setback on this particular property from 25 ft. to 18 ft. will directly impact the residents in the immediate area and reduce their property values.

We are also opposed to a variance from LDC Section 30-48(d). This variance has helped keep the beauty of the Island in tact in spite of the commercial development in residential areas.

The Sand Star Villas Condo Association members and Board of Directors urge the Zoning Board to deny the request for approval of the three (3) companion variances requests (VP-23-000181) for the property located at 800 Bald Eagle Drive. The City of Marco Island's Zoning Board should prioritize the needs of its residents by rejecting the variance requests.

CONDO ASSOC.

Respectfully submitted

On behalf of the  
SAND STAR VILLAS

**Jean M. Pollari**

By: Jean M. Pollari

Board President