



Planning Board Staff Report

Meeting Date: July 11, 2025

TO: City of Marco Island Planning Board

FROM: Mary P. Holden, Planning Manager

DATE: June 23, 2025

RE: Site Development Plan Amendment (SDP) 24-000246, 750 Bald Eagle Drive

PROJECT DESCRIPTION:

United Church of Marco Island is asking for approval to construct a 2,472 square foot addition to the existing Bargain Basket located at 750 Bald Eagle Drive, Marco Island. In conjunction with this SDP, they have also applied for a variance to the landscape buffers along the front and rear property lines. The application, site plans, landscape plans, architectural plans, drainage report and traffic impact study are attached.

OWNER:

United Church of Marco Island
320 N. Barfield Dr.
Marco Island, FL 34145

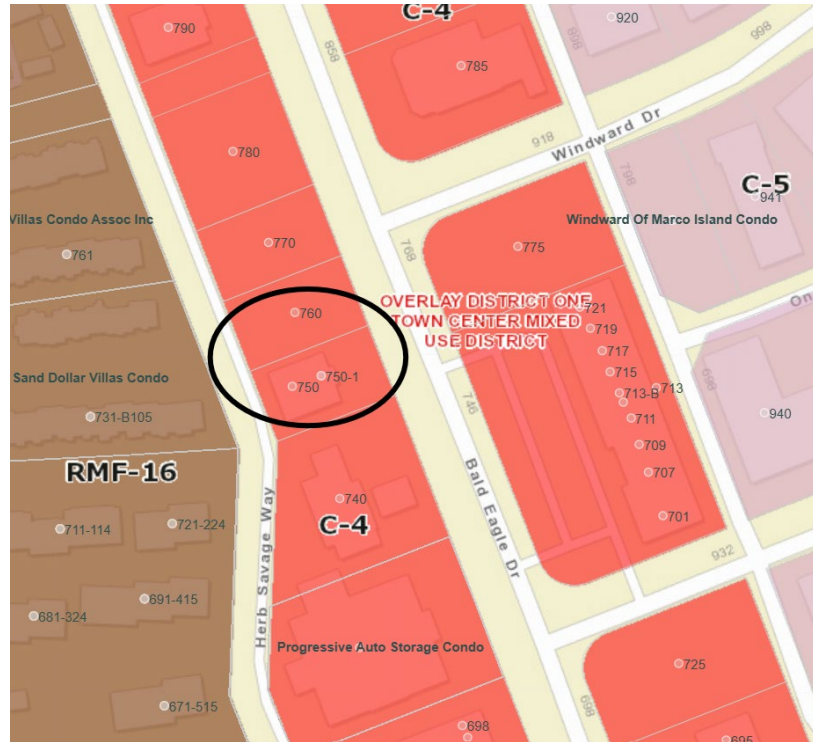
AGENT:

Michael J. Delate, P.E.
RDA Consulting Engineer's
791 10th St. S, Suite 302
Naples, FL 34102

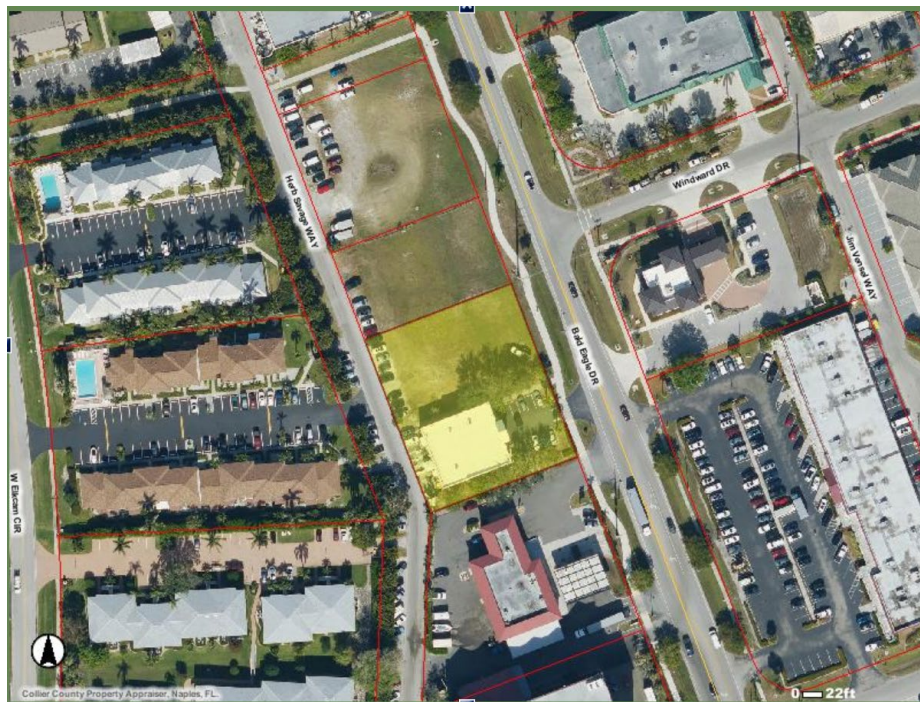
PROJECT ADDRESS:

Street Addresses: 750 Bald Eagle Dr.
Marco Island, FL 33950
Legal Description: Marco Beach, Unit 11 Replat Block 782, Lots 22 and 23
Property ID# 57991200001
Zoning: C-4

SUBJECT PARCEL ZONING MAP:



SUBJECT PARCEL AERIALS:



STAFF ANALYSIS

Staff has no major concern with the site development plan amendment application. Our comments below are related to construction.

The finished floor will match the existing finished floor, at 8.74 feet, which is below the code required (plus 1 over base flood elevation) of 9 feet. They will provide flood proof panels that will be reviewed for compliance with the building and flood codes during the building permit process.

Signs are approved through the building permit process and are not approved through this SDP process.

The two lots on which the development will exist have been combined for tax purposes, but are still two separate legal lots of record. If there are utility easements, they will need to be vacated prior to a building permit being issued. If there are no utility easements, a copy of recorded unity of title must be provided prior to a building permit being issued.

There are burrowing owls on the site. Prior to any dirt being turned, the applicant will need to obtain a permit to collapse the burrows.

STAFF RECOMMENDATION

Staff recommends the Planning Board approve SDP 24-000246 with the conditions below:

Conditions of approval:

1. Prior to site work on the vacant lot, a listed species survey is required. If any listed species are present, a DEP permit will need to be obtained for removal, if the listed species is required to be removed. In that instance, a site inspection will be required.
2. Add traffic control signs and pavement markings to show traffic flow.
3. A separate right-of-way permit is required for any work with the right-of-way.
4. Project must meet all applicable codes at time of submission for a building permit.
5. Signs are not part of this approval.
6. If there are utility easements, they must be vacated prior to a building permit is issued.
7. Record a unity of title, if not done so already, and provide a copy to us.
8. The companion variance petition must be approved in conjunction with approval of this SDP. Otherwise, the SDP approval is null and void.