



Planning Board Staff Report

Meeting Date December 5, 2025

TO: Marco Island Planning Board

FROM: Joshua G. Ooyman, Planner II, Growth Management Department

DATE: November 24, 2025

RE: Site Development Plan Amendment (SDPA) 25-000131, 415 Lily Ct.
South Water Treatment Plant – Generator Open Storage

PROJECT DESCRIPTION:

Martin D. Pinckney, P.E., on behalf of the City of Marco Island, has submitted for approval of an SDPA for the addition of an open storage structure to house emergency generators.

OWNER:

City of Maro Island
50 Bald Eagle,
Marco Island, FL 34145

AGENT:

Martin D. Pinckney, P.E.
American Engineering Consultants of Marco Island, Inc.
573 Bald Eagle Drive
Marco Island, FL 34145

PROJECT ADDRESS:

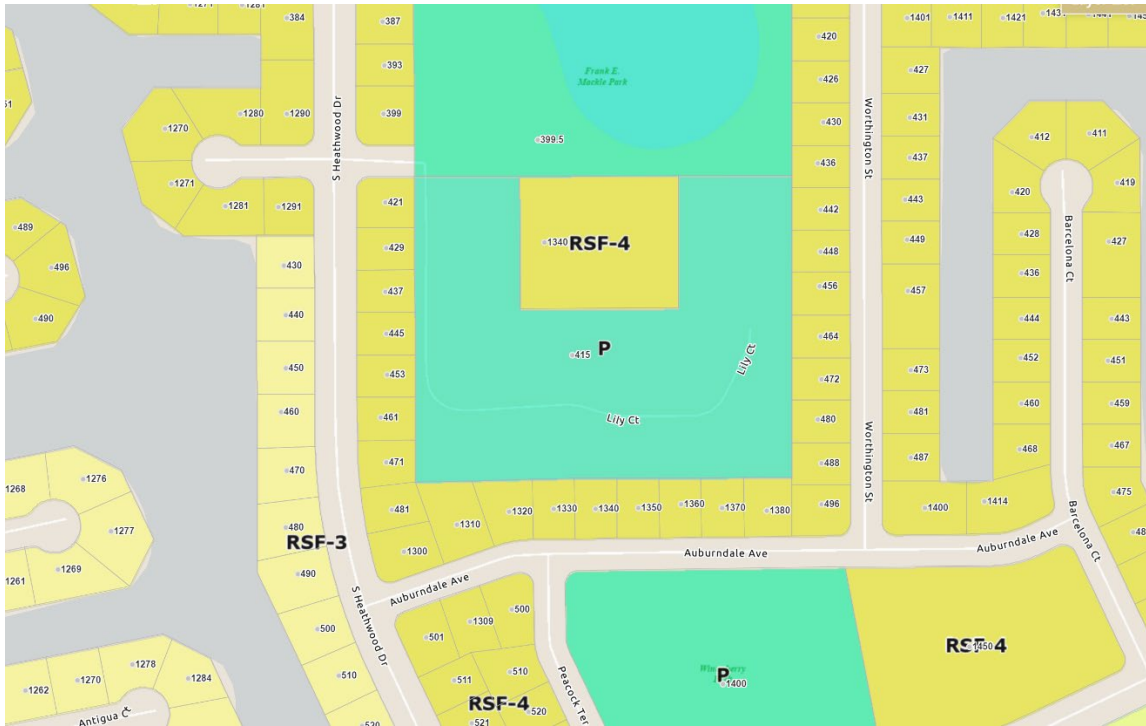
Street Address: 415 Lily Ct.
Marco Island, FL 34145

Legal Description: MARCO BCH UNIT 25 TRACT G OR 792 PG 271 OR 1767 PG 931-935

Property ID# 58970320008

Zoning: Public Use (P)

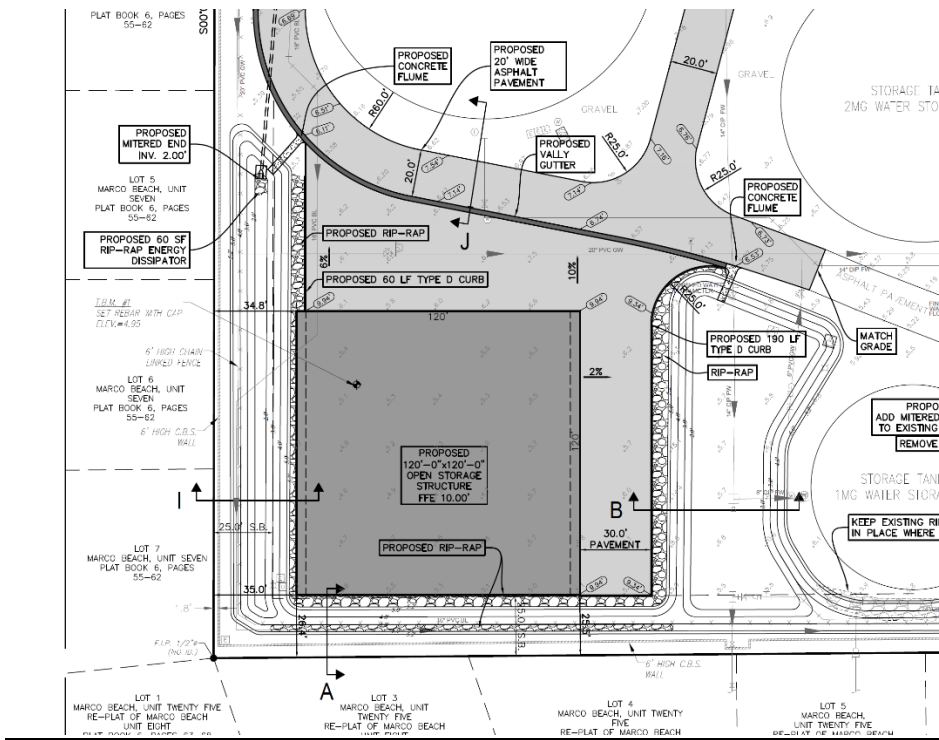
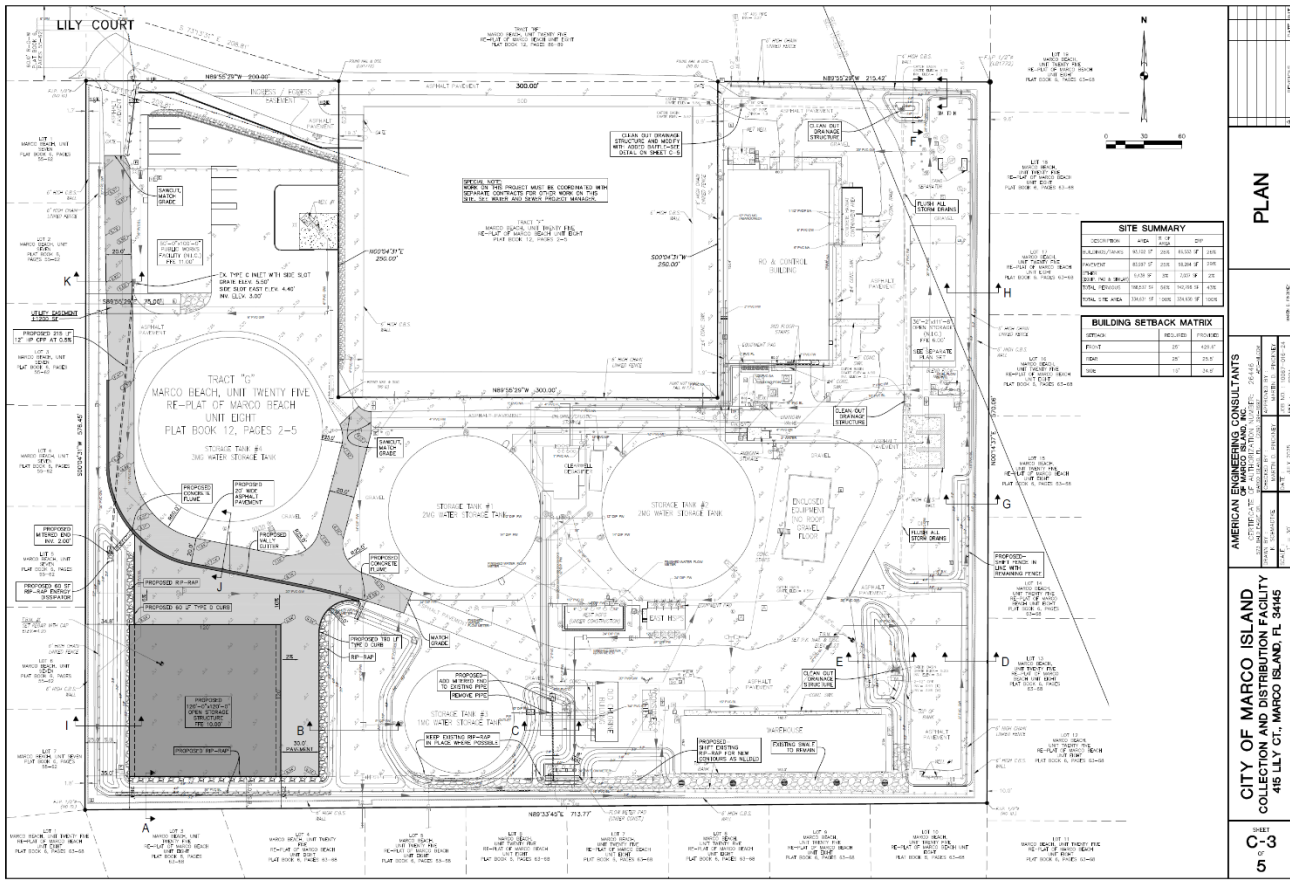
SUBJECT PARCEL ZONING MAP:

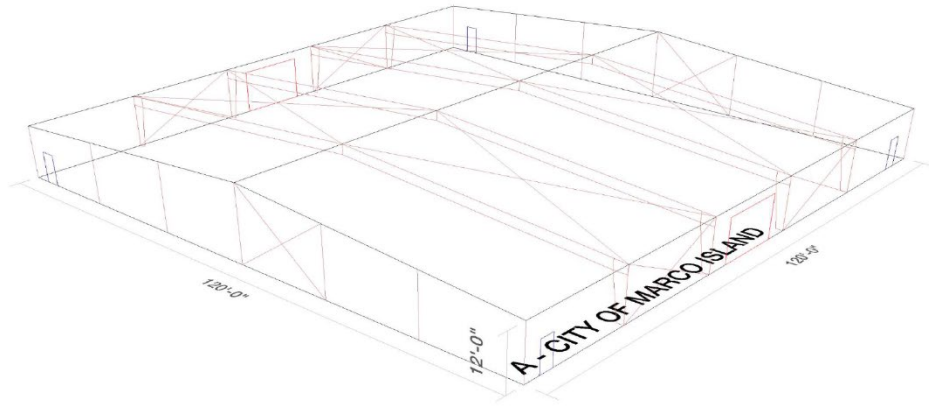


SUBJECT PARCEL AERIAL:



PROPOSED SITE PLAN





STAFF ANALYSIS

The proposal is for the addition of a structure to house emergency generators at the southwestern corner of the site. The generators were obtained with a FEMA grant to power sewage pump stations and water wells during an extended power outage.

The required 25-foot setback will be met on both the south and west sides. There are no additional parking requirements to be met for this structure.

Staff supports the proposal.

STAFF RECOMMENDATION

Staff recommends that the Planning Board approve the Site Development Plan Amendment with the following conditions:

1. Ensure there are no protected species in the area before construction. A pre-inspection is required prior to building permit issuance.
2. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted prior to land disturbance and must comply with F.A.C. 62-621.300(4).
3. An Erosion and Sediment Control Plan, prepared by a licensed professional engineer, must be included as part of the permit submittal. It shall demonstrate compliance with the Florida Department of Environmental Protection's BMP Manual (most current edition).