



Planning Board Staff Report

Meeting Date: July 10, 2026

TO: Marco Island Planning Board

FROM: Mary P. Holden, Planning Manager

DATE: June 29, 2026

RE: Variance Petition VP-26-000054, 2559 San Marco Road, Collier County Pump Station Improvements

PROJECT DESCRIPTION :

Mason Lundquist, P.E., on behalf of Collier County, has submitted for approval three variances, all along the north side of the property line. The variances are being requested due to the construction/installation of an elevated, new generator and fuel tank pedestal and the required parking and fire lane access.

For this zone district, P-ST, setbacks are based on the most restrictive zone district within 100 feet. That would be the A-ST (Agricultural), which requires fifty (50) feet for front, side and rear yard. The proposed setback of the new elevated generated and fuel tanks is 17.72 feet. The next two variance requests are to allow required parking in the required north landscape buffer and to provide a fence instead of landscape in the buffer. The placement of the parking spaces in the landscape buffer is due to site constraints, placement of existing structures and the required fire lane.

The existing structures, the water tank and pump station, also do not meet the setbacks. Technically, they do not need a variance but they are being requested as part of this variance application.

OWNER/APPLICANT:

Collier County
3339 Tamiami Trail E., Ste. 303
Naples, FL

AGENT:

Mason Lundquist, P.E.
10600 Chevrolet Way, Ste. 102
Estero, FL 33928

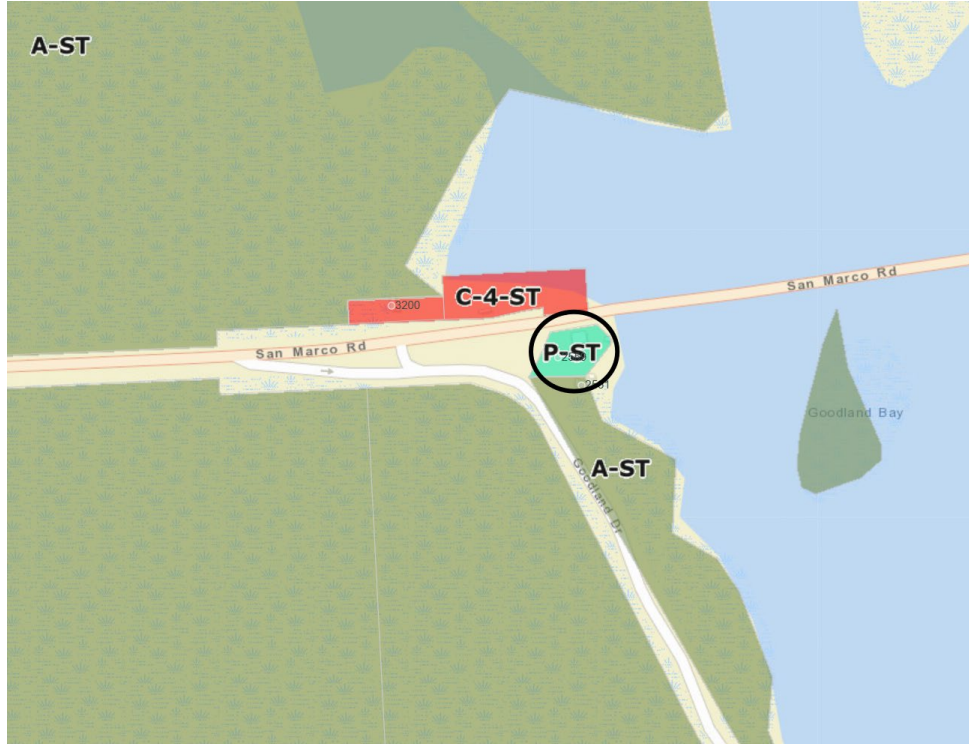
PROJECT ADDRESS:

Street Addresses: 2559 San Marco Rd.
Marco Island, FL 33950

Legal Description: UNPLATTED LANDS 13 52 26 COMM INT/SEC CTR LI SR92 + WLY END OF MARCO ISL BRIDGE, N81DEG E ALG CTR LI SR 92 241.26FT, S 2 DEG E 69.19FT TO POB, CONT S 2 DEG E 25FT, S 39 DEG W 115FT, S 87 DEG W 185FT, NELY 155FT, N 81 DEG E 150FT, S 45 DEG E 55FT TO POB .65 AC OR 882 PG 1109-12

Property ID# 78567000368
Zoning: P-ST

SUBJECT PARCEL ZONING MAP:



SUBJECT PARCEL AERIAL:



STAFF ANALYSIS

Overall, Staff has no objection to the requested variances, including the existing structures if and when they may be replaced. Public Works placed a condition of approval indicating drainage, paving and grading shall be shown on the SDP application prior to any building submittal. We add our standard condition of the variance is contingent upon approval of the SDP.

The following is the staff's analysis of the variance application as it relates to the provisions of 30-65(g)(3) of the City's Land Development Code ("LDC"):

- (a) That there are special conditions and circumstances existing which are peculiar to the location, size and characteristics of the land, structure, or building involved.

Staff Comments: There are special circumstances and conditions related to this site due to the use as a major Collier County water facility with a 500,000-gallon water tank and associated infrastructure that was built prior to the City incorporation. The site is irregularly shaped and bordered by right-of-way to the north and west, the FDEP site to the south and Goodland Bay to the east.

- (b) That there are special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request.

Staff Comments: The special circumstance is the use on the site and the site being included in the formal incorporation of the City incorporation.

- (c) That a literal interpretation of the provisions of this zoning code will work unnecessary and undue hardship on the applicant or create practical difficulties on the applicant.

Staff Comments: The literal interpretation will prevent the improvements needed to the facility. The emergency backup generator is to provide power to the facility during power outages.

- (d) That the variance, if granted, be the minimum variance that will make possible the reasonable use of the land, building or structure and which promote standards of health, safety, or welfare.

Staff Comments: The requested variance is the minimum necessary to accommodate the proposed addition.

- (e) That granting the variance requested will not confer on the petitioner any special privilege that is denied by this LDC to other lands, buildings, or structures in the same zoning district.

Staff Comments: Granting the variance will not confer any special privilege. This site is unique due to location and use.

- (f) That granting the variance will be in harmony with the intent and purpose of this zoning code, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff Comments: It does not appear granting the variance will be injurious to the neighboring properties that are right-of-way, water and FDEP.

- (g) That there are natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation such as natural preserves, lakes, golf course, or similar circumstances.

Staff Comments: This is not applicable.

- (h) That the granting of the variance will be consistent with the City of Marco Island's Comprehensive Plan.

Staff Comments: The requested variance is consistent with the following:

Policy 1.2.4 of the Future Land Use Element: The City will continue to allow essential public facilities, as defined in section 163.3164(39), Florida Statutes and services in all future land use categories and zoning districts to ensure such facilities and services can be accommodated and that the adopted level-of-service standards are maintained.

STAFF RECOMMENDATION

Staff recommends the Planning Board forward a recommendation of approval of Variance Petition VP-26-000054, 2559 San Marco Rd. based upon the findings contained herein, to the City Council:

Findings:

1. There are special circumstances and conditions related to this site due to the use as a major Collier County water facility with a 500,000-gallon water tank and associated infrastructure that was built prior to the City incorporation. The site is irregularly shaped and bordered by right-of-way to the north and west, the FDEP site to the south and Goodland Bay to the east.
2. The special circumstance is the use and the site being part of the City incorporation.
3. The literal interpretation will prevent the improvements needed to the facility. The emergency backup generator is to provide power to the facility during power outages.
4. The requested variance is the minimum necessary to accommodate the proposed addition.
5. Granting the variance will not confer any special privilege. This site is unique due to location and use.
6. It does not appear granting the variance will be injurious to the neighboring properties that are right-of-way, water and FDEP.
7. The requested variance is consistent with the following:
Policy 1.2.4 of the Future Land Use Element: The City will continue to allow essential public facilities, as defined in section 163.3164(39), Florida Statutes and services in all future land use categories and zoning districts to ensure such facilities and services can be accommodated and that the adopted level-of-service standards are maintained.

Conditions of Approval:

1. The variance is approved subject to the approval of SDP 25-000179. If SDP 25-000179 is not approved, the variance requested in Variance Petition VP 26-000054 shall be null and void.
2. Public Works has no objection; however drainage, paving and grading shall be shown on the SDP application prior to any building submittal.