



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: SDP 25-000179, 2559 San Marco Road, Collier County Pump Station Improvements

PROJECT DESCRIPTION :

Mason Lundquist, P.E., representing Collier County Utilities, has submitted an SDPA for the property located at 2559 San Marco Road, which contains the existing water pump station and a 500,000-gallon water tank approved and constructed in 1995. The current proposal includes the installation of a new elevated generator pad with fuel tanks and access stairs, structural enhancements to the pump building, updated chain link fencing with gates, as well as improvements to grading, drainage, and paving. A related variance application has also been submitted and will be evaluated concurrently with this request.

Please note that the initial application proposed replacing the 500,000-gallon water tank. The owner has since opted to retain the existing tank; accordingly, an updated site plan is attached. Within the original set of plans, staff has marked sheet C-102, Overall Land Use Site Plan, as obsolete. Please reference the separate two-page set of revised plans.

OWNER/APPLICANT:

Collier County Public Utilities
3339 Tamiami Trail E., Ste. 303
Naples, FL 34112

AGENT:

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

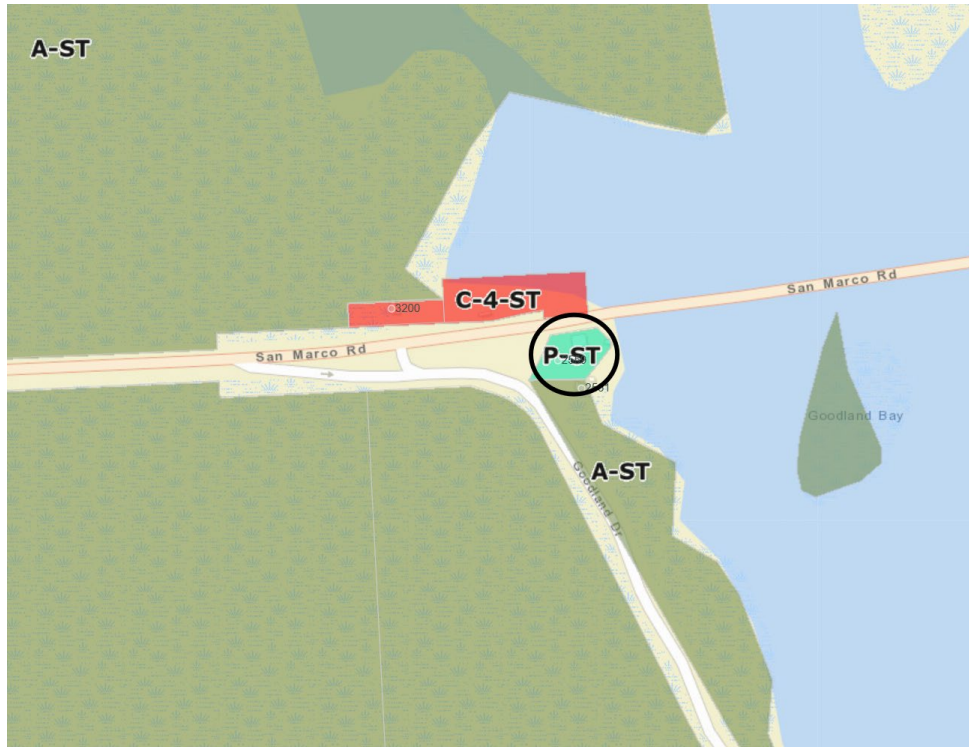
PROJECT ADDRESS:

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 request. Marco Island Utilities has added a condition of approval that “Collier County Utilities and their contractors must have a meeting with Marco Island Utilities at least one month prior to construction for any new updates from either both parties. This can be done using Teams or in person.”

STAFF RECOMMENDATION

Staff recommends the Planning Board approve this request with the below conditions of approval:

Conditions of Approval:

1. The SDPA is approved subject to the approval of Variance Petition VP 26-000054 . If the variance petition is not approved, SDP 25-000179 shall be null and void.
2. Collier County Utilities and their contractors must have a meeting with Marco Island Utilities at least one month prior to construction for any new updates from either both parties. This can be done using Teams or in person.