



City of Marco Island  
Growth Management Department  
50 Bald Eagle Drive  
Marco Island, FL 34145  
Phone: 239-389-5000

PF-26

**CONDITIONAL  
APPROVAL  
MIU BB 11/24/25**

## SDP SITE DEVELOPMENT PLAN APPLICATION

Petition number: **SDP-** \_\_\_\_\_ Date Received: \_\_\_\_\_

Planner: \_\_\_\_\_

### ABOVE TO BE COMPLETED BY STAFF

- Site Development Plan Review (See Section 30-674 for requirements)
- Site Improvement Plan Review (See Section 30-677 for requirements)
- Site Development Plan Amendment Review (See Section 30-676 for requirements)
- Site Development Plan Third and Subsequent Review
- Site Development Plan Time Extension

### Agents Information

Agent's Name: Mason Lundquist

Agent's Address: 10600 Chevrolet Way, Ste 102

City: Estero State: FL Zip Code: 33928

Phone Number: (614) 302-5512 Email: mason.lundquist@tetrattech.com

### Owners Information

Owner(s): Collier County Public Utilities

Owner's Address: 3339 Tamiami Trail E, Ste 303

City: Naples State: FL Zip Code: 34112

Phone Number: (239) 252-6213 Email: Matthew.McLean@collier.gov

PROJECT NAME: Goodland Pump Station Improvements

If this project is located in a PUD or it has a Conditional Use or a Variance approved, please indicate the PUD name and/or CU or Variance Application.

Number: 2559 San Marco Rd, Marco Island, FL 34145 Date Approved: \_\_\_\_\_

LOCATION: Section: 13 Township: 52 Range: 26  
Unit: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Property I.D. #: 78567000368 Existing Zoning: P-ST

Type of development proposed: N/A Size (acreage) of the project: 0.65

No. of Dwelling Units: N/A Commercial Square Footage: 1,080 (Building) / 2,340 (Tank)

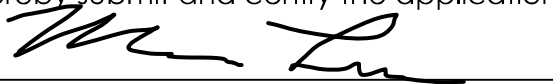
**PROJECT DESCRIPTION**

This project includes the demolition and replacement of the existing concrete ground storage tank, turbine pumps, and associated piping. It also involves replacing chemical storage and feed systems, installing a new caustic storage and feed system, and removing the aluminum platform and stairs. A new generator pad with access stairs will be installed, and the existing generator and fuel tank will be relocated. Improvements will be made to the recirculation piping and tank drain systems. Chain-link fencing and gates will be replaced, and structural upgrades will be made to the pump building. Site work will include grading, drainage, and paving as needed. New mechanical, electrical, and instrumentation systems will be installed, along with modifications to utilities to support the new infrastructure.

**ADJACENT ZONING AND LAND USE:**

Property	Zoning	Land Use
Subject	<u>P-ST</u>	<u>Rec/Open/GC/ST</u>
N	<u>C-4-ST</u>	<u>Commercial</u>
S	<u>A-ST</u>	<u>Agricultural</u>
E	<u>-</u>	<u>Goodland Bay</u>
W	<u>A-ST</u>	<u>Agricultural</u>

I hereby submit and certify the application to be complete and accurate.



Signature of Agent

10/13/2025

Date

**SDP, SIP AND SDPA FEE CALCULATION = BASE FEE \$5,000.00 PLUS:**

RESIDENTIAL: \$40.00 per unit:

\_\_\_\_\_  
\_\_\_\_\_

NON-RESIDENTIAL: \$.05 per gross square foot of building:

(2,340 SF + 1,080 SF) x \$0.05 = \$171.00

SITE CLEARING PLAN REVIEW FEE: \$300.00 for 1<sup>st</sup> acre, \$100.00 per additional acre or fraction of an acre:

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SITE DEVELOPMENT PLANS: (3<sup>RD</sup> and subsequent reviews) \$300.00

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SITE DEVELOPMENT PLAN TIME EXTENSION: \$250.00

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Additional information or corrections that will be required for formal submittals:

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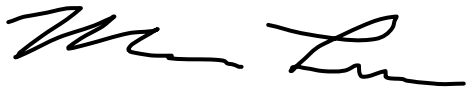
Total Fees required for submittal:     **\$5,171.00**

**SITE DEVELOPMENT PLAN  
APPLICATION SUBMITTAL CHECKLIST**

*This completed checklist is to be submitted with application packet*

REQUIREMENTS	# OF COPIES REQUIRED
<b>Completed Application</b>	1
<b>Completed Owner/Agent affidavit, signed and notarized</b>	1
<b>Pre-application notes/minutes</b>	1
<b>Site Plan, Architectural Elevations, Landscape Plan, drainage plan, any required studies and any additional information.</b>	1  (please include 1 copies of any documentation in color or larger than 24x36 to be handed out at the Planning Board and City Council meetings)
<b>Digital copy of all items above</b>	1
<b>TOTAL FEES</b>	Application fee, check shall be made payable to "The City of Marco Island" in the amount  of: <u>\$5,171.00</u>

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.



\_\_\_\_\_  
Signature of Petitioner or Agent

10/13/2025

\_\_\_\_\_  
Date

**AFFIDAVIT**

We/I, Collier County Public Utilities being first duly sworn, depose and say that we/I am/are the owners of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, including the disclosure of interest information, all sketches, data, and other supplementary matter attached to and made a part of this application, are honest and true to the best of our knowledge and belief. We/I understand that the information requested on this application must be complete and accurate and that the content of this form, whether computer generated or City printed shall not be altered. We/I hereby also consent to access to the subject property (excluding entering any home or other enclosed structure) by City of Marco Island staff members for the limited purpose of evaluating, observing, or understanding the subject property conditions as they relate to the Site Development Plan. While the Site Development Plan is pending, staff members will be allowed access upon the property provided they display a Marco Island City Photo ID or a Valid Driver's License.

As property owner we/I further authorize Mason Lundquist / Tetra Tech, Inc. to act as our/my representative in any matters regarding this Petition.

*Matthew McLean*  
Signature of Property Owner

\_\_\_\_\_  
Signature of Property Owner

Matthew McLean / Collier County Public Utilities  
Printed Name of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October, 2025 by Matthew McLean, who is personally known to me or has produced \_\_\_\_\_ as identification.

State of Florida  
County of Collier

*Jennifer Ann Rainey*  
Signature, Notary Public - State of Florida

(Seal)

Jennifer Ann Rainey  
Printed, Typed, or Stamped Name of Notary

