



Planning Board Staff Report

Meeting Date January 9, 2026

TO: Marco Island Planning Board

FROM: Mary P. Holden, Planning Manager

DATE: December 29, 2025

RE: Site Development Plan Amendment (SDPA) 25-000130, 415 Lily Ct.
South Water Treatment Plant – Public Works office, shop/warehouse space building, and open storage structure

PROJECT DESCRIPTION:

Martin D. Pinckney, P.E., on behalf of the City of Marco Island, has submitted for an SDPA for the construction of a new 50' by 100' (5,000 sf) Public Works office, shop/warehouse, and a 36.16' by 111.6' (4,035.46 sf) open storage structure at 415 Lily Court. The plans and associated information are attached.

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)

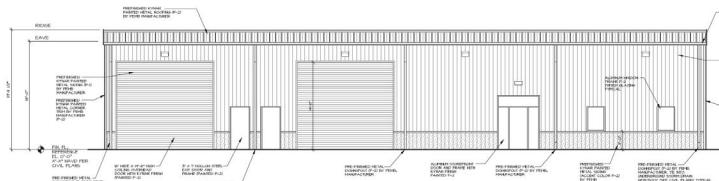
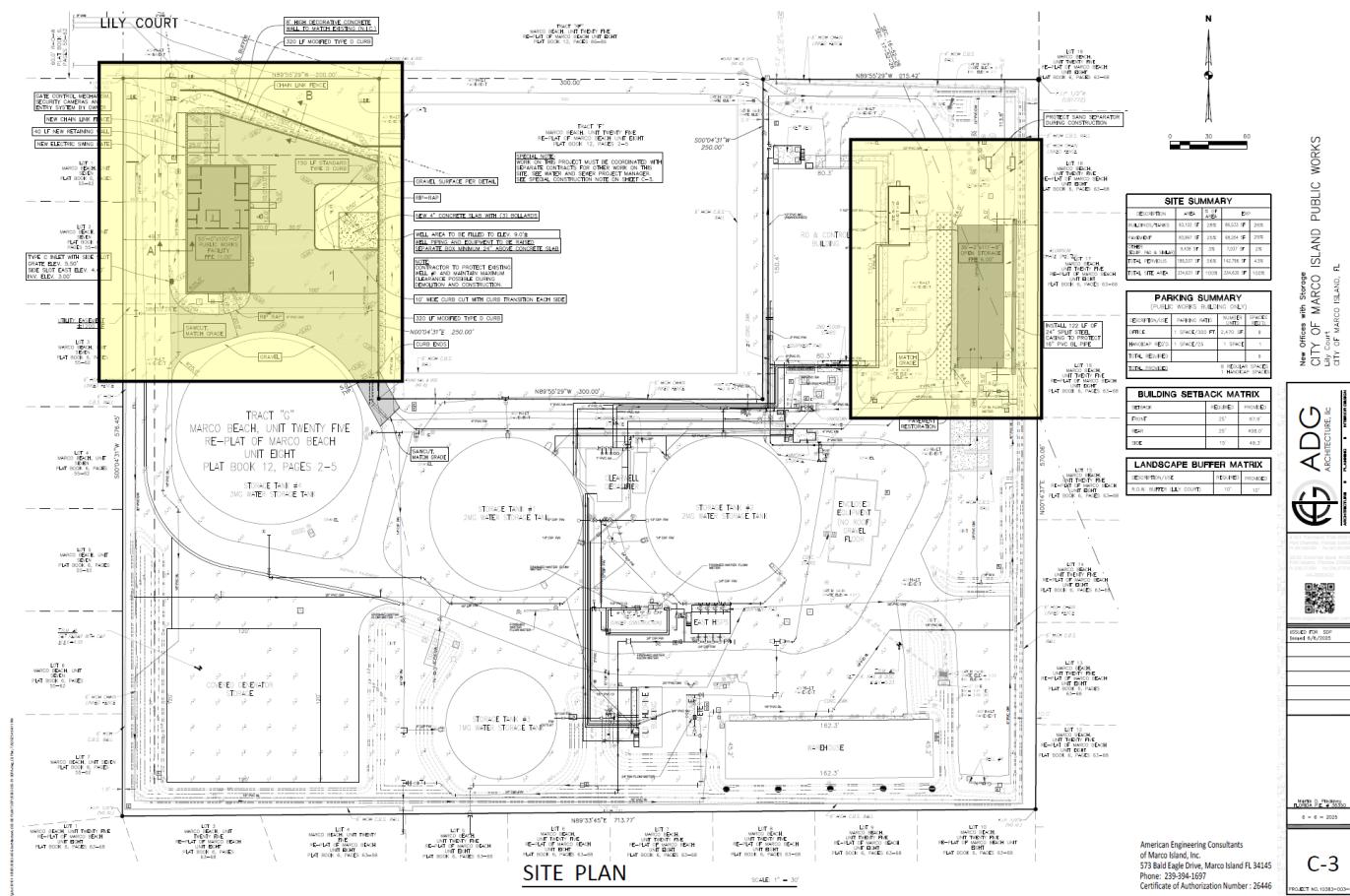
SUBJECT PARCEL ZONING MAP:



SUBJECT PARCEL AERIAL:



PROPOSED SITE PLAN



(FRONT - MAIN ENTRY) EAST EXTERIOR ELEVATION



(SIDE) NORTH EXTERIOR ELEVATION

EXAMPLE OF METAL BUILDING STYLE AT CITY OF MARCO ISLAND, WATER AND SEWER DEPARTMENT SITE AT 207 EAST FLICKAM CIRCLE.



STAFF ANALYSIS

Overall, Staff does not have real concerns with this request. The setbacks, height, parking, use, etc., are met. A few items are missing on the site plan, such as one parking space and the minimum landscape size requirements, which have been added as a condition of approval.

STAFF RECOMMENDATION

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

1. Landscape plant material must meet code requirements. Deciduous trees must have a minimum of 3-inch caliper.
2. Add one parking space for a total of 9. Only 8 are shown.
3. Approval of this petition, SDPA-25-000130, is contingent upon approval of VP-25-000165.
4. A separate R/W permit is required during construction. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted before land disturbance and must comply with F.A.C. 62-621.300(4) and the NPDES Construction General Permit (CGP) if more than one acre of soil will be disturbed. 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). The contractor is responsible for ensuring that BMPs are implemented, maintained, and adjusted in the field as needed to prevent pollutant discharge and protect adjacent properties and water bodies.
5. The City's approval does not constitute verification of ERP compliance. The engineer of record remains responsible for ensuring all design and construction activities conform to the terms and conditions of the ERP permit No. 11-109788-P.
6. Ensure there are no protected species in the area before construction. A pre-inspection is required.