



Planning Board Staff Report

Meeting Date October 3, 2025

TO: Marco Island Planning Board

FROM: Daniel J. Smith, AICP, Director of Community Affairs

DATE: September 26, 2025

RE: Site Development Plan Amendment (SDPA) 25-000172, 901 Park Ave.
Veterans Community Park – Vietnam Memorial

PROJECT DESCRIPTION:

Blair Foley, PE, on behalf of the City of Marco Island, has submitted for approval of an SDPA for the Vietnam Memorial at Veterans Community Park.

OWNER:

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

AGENT:

Blair Foley
120 Edgemere Way South
Naples, FL 34105

PROJECT ADDRESS:

Street Address: 901 Park Ave.
Marco Island, FL 34145

Legal Description: MARCO BCH UNIT 6 TR A REP BLK 798 LOTS 1-5, LOTS 9-11, AND VACATED ALLEY ADJ TO LOTS AS DESC OR 2871 PG 2380, AND THAT PORTION OF WEST ELKCAM CIR R/W VACATED BY CITY MARCO ISLAND RESOL #09-29 AS DESC IN OR 4551 PG 3327, AND LOTS 1-4 BLK 796 MARCO BCH UNIT 6 2ND REPLAT.

Property ID# 57490720008

Zoning: Public Use (P)

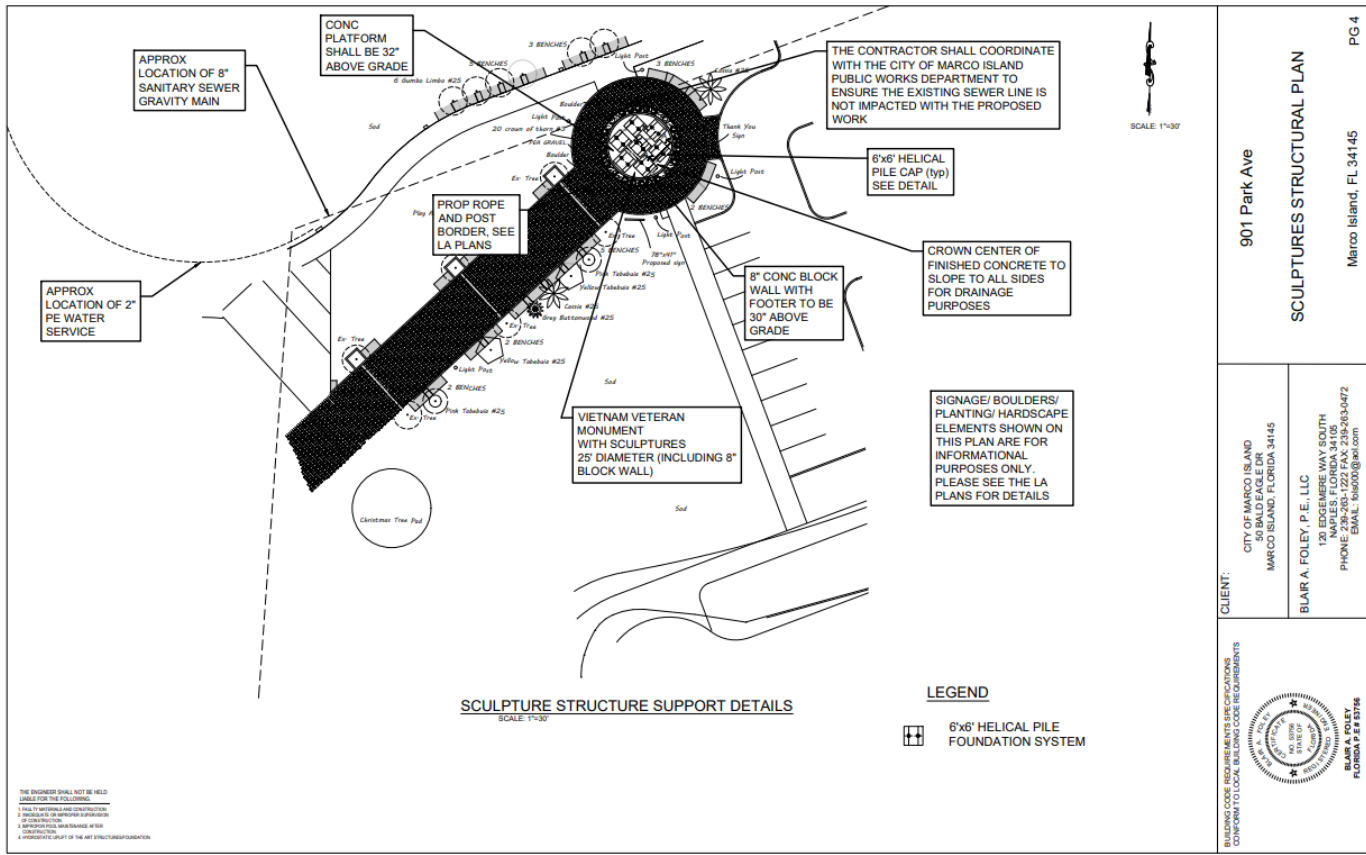
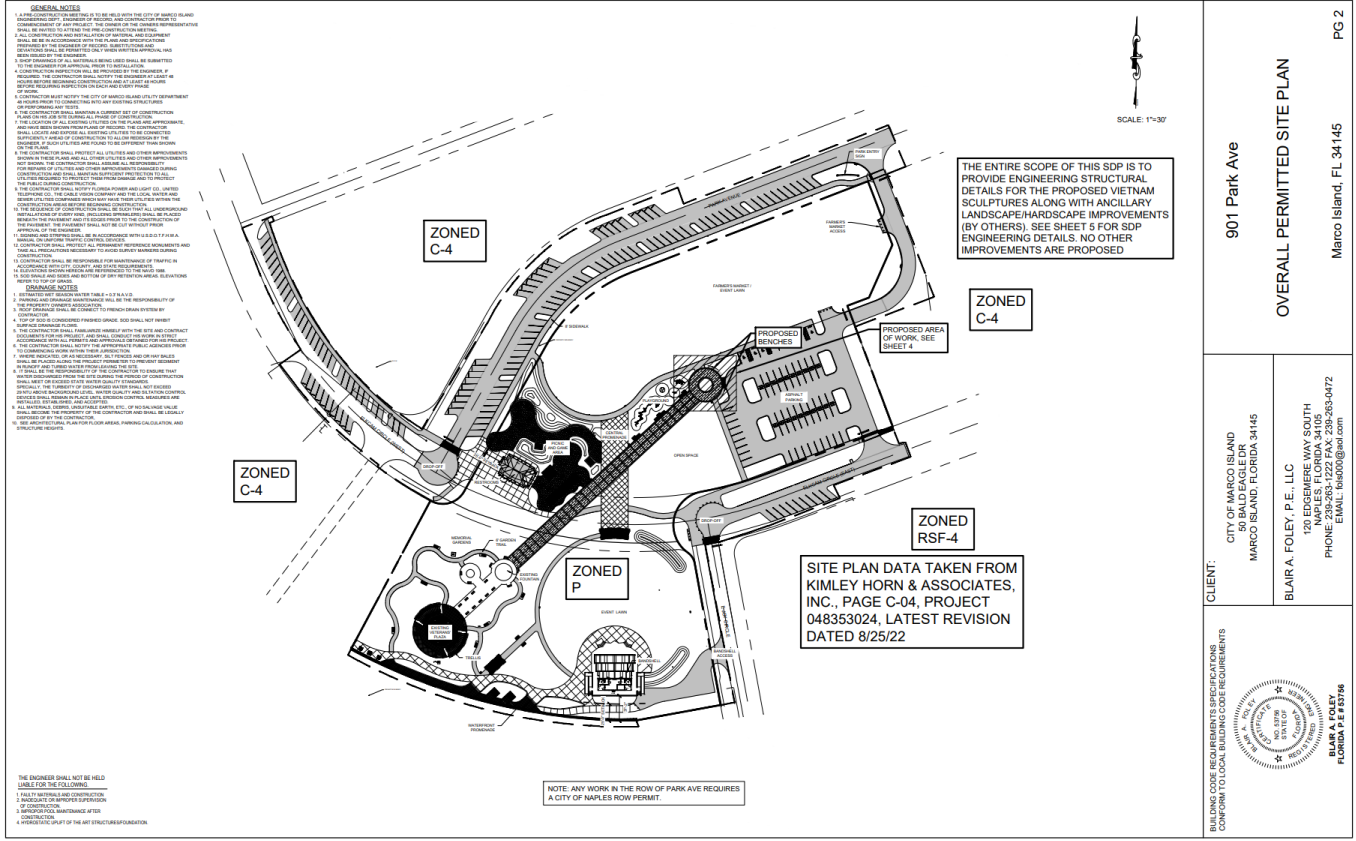
SUBJECT PARCEL ZONING MAP:



SUBJECT PARCEL AERIALS:



PROPOSED SITE PLAN





STAFF ANALYSIS

The proposal is to allow for a Vietnam memorial in the place of an area that currently has landscaping. The proposal has very little impact on the site.

Staff supports the proposal.

STAFF RECOMMENDATION

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

1. Revise the SDPA to require City of Marco Island building permits instead of City of Naples building permits.
2. Proposed light poles to stay a minimum of 6 feet from any play structure.
3. All trees proposed to be 12-14 feet, six-foot spread, three-inch caliper, 65-gallon minimum.