



City of Marco Island

Date: February 16, 2026
To: City Council
From: Daniel James Smith, AICP, Director of Community Affairs
Re: Community Affairs Department

Samantha Malloy – Parks, Cultural, and Recreation Manager

Department Highlights

- Mackle Park Community Room usage for rentals and programs remains consistent.
- Average attendance: Fit Over 50 (39), Yoga (28), Line Dancing (25), Meditation (2), Dance Workshop (10).
- Mah Jongg participation increased from 4 to 46 players.
- Casino Trip attendance: 12 participants.
- Knitting attendance declined to 3 regular participants.
- Canasta averages 4 regular participants, with expected increase next month.
- New Coffee Talk program had 10 participants, which is a good start!
- Solar System educational program on February 11, 18, 24, and 27.
- Pickleball participation increased with our members returning for the season. We have reduced our guest/walk-in numbers.
- Tennis court usage increased, especially during afternoon free play due to cooler weather.
- Development of a teen bike program in collaboration with the local Island Bike Shop; planning meeting scheduled.
- The Annual Souper Bowl takes place this Saturday! It has been relocated to VCP due to the Airnasium renovation. We're expecting cooler weather, perfect for soup!
- Valentine's Bingo at Mackle Park on February 12.
- Island Rocks Concert at VCP, featuring Charlie Pace Band & Rod Stewart Tribute Band!

- Movie in the Park on February 20 featuring '10 Things I Hate About You!'
- Staff also assist with programs and events held on City park property that are organized by external groups, providing coordination and on-site support as needed.
- Parks staff, including the Manager, are actively engaged in daily park operations and maintain a consistent on-site presence throughout the parks.
- Staff greet community members, perform routine cleaning of park facilities, and regularly walk park grounds to support safety, cleanliness, and overall park conditions.
- Parks staff work closely and collaboratively with the Facilities Department on routine maintenance needs and capital projects.
- While Facilities is responsible for completing maintenance work, Parks staff help identify and report issues, requiring frequent communication.
- Parks staff respond daily to resident phone calls and emails related to park concerns.
- We are exploring a new vending machine vendor with the assistance of the Purchasing Manager; projected 10% revenue return to the General Fund.

Paul Bollenback – Building Official

Building Statistics

City Manager Monthly Report	Jan-16	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Calendar Year Totals	CY Projection FY Totals	FY Projection	ANG of FYCY Projections	Potential Projects
Completed Permits															8%		33%	
New Single Family	8	8	17	10	11	9	7	12	6	5	12	10	6	8	96	36	108	102
Commercial	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Permits Issued																		
Single Family - New	13	8	11	4	8	7	12	6	6	6	9	6	5	13	156	31	93	125
Commercial - New	1	0	0	1	0	0	0	0	1	1	0	1	1	1	12	3	9	11
Condo Remodel	17	8	14	40	58	61	78	49	23	32	22	17	23	17	204	79	237	221
Seawall or Dock	56	48	49	60	52	57	30	53	50	49	53	44	53	56	672	206	618	645
Sever Connection	3	9	7	4	6	16	12	11	10	14	8	9	16	3	36	36	108	72
Demolition (Teardown)	3	3	5	6	7	5	10	3	0	3	2	2	6	3	36	13	39	38
Other	379	498	455	556	535	566	537	504	416	433	516	351	420	379	4,548	1,666	4,998	4,773
Total Permits Issued	472	574	541	671	666	712	679	606	506	540	608	429	525	472	5,664	2,034	6,022	5,883
Inspections Performed	2623	2787	2883	2791	2930	3138	2953	3616	3102	3245	3437	2812	3034	2,623	31,476	11,906	35,718	33,897
Permits Applied for	511	709	632	680	829	836	650	644	634	585	575	469	491	511	6,132	2,046	6,138	6,135
Single-Family New	4	5	4	7	8	13	5	7	5	5	5	7	15	4	48	31	93	71
Revenue																		
Building Services	\$267,341	\$222,399	\$298,693	\$261,873	\$382,572	\$301,982	\$317,458	\$233,456	\$244,668	\$300,825	\$278,147	\$183,002	\$236,601	\$267,341	\$3,208,097	\$95,092	\$2,895,275	\$3,051,686
Collier Impact Fees	\$124,252	\$117,557	\$124,324	\$58,614	\$117,041	\$119,445	\$51,985	\$26,292	\$90,998	\$87,918	\$93,152	\$78,503	\$71,667	\$124,252	\$1,491,022	\$367,574	\$1,102,723	\$1,296,873
Marco Impact Fees	\$131,566	\$77,931	\$111,228	\$98,262	\$99,727	\$103,971	\$90,039	\$60,152	\$90,376	\$105,751	\$136,923	\$106,062	\$95,984	\$131,566	\$1,578,792	\$470,545	\$1,411,634	\$1,495,213
Building Services & Potential Projects	\$688,726	\$689,482	\$1,386,477	\$3,316,660	\$3,473,071									\$688,726	\$3,629,482	\$1,386,477	\$3,316,660	\$3,473,071
Collier Impact Fees & Potential Projects	\$813,454	\$2,180,225	\$1,056,777	\$1,791,926	\$1,986,075									\$813,454	\$2,180,225	\$1,056,777	\$1,791,926	\$1,986,075
Marco Impact Fees & Potential Projects	\$906,099	\$2,353,325	\$1,245,078	\$2,186,167	\$2,269,746									\$906,099	\$2,353,325	\$1,245,078	\$2,186,167	\$2,269,746

Permit Timeframes

Plan Review Timeframes (Days to Complete)												
Plan Review Type	February	March	April	May	June	July	August	September	October	November	December	January
Bldg Building Review	1.87	8.87	2.09	2.77	2.38	1.78	1.72	1.77	1.8	1.64	1.43	1.89
Bldg Plumbing Review	6.5	5.97	5.72	4.72	3.98	4.09	3.71	4.3	2.96	2.67	2.16	2.47
Bldg Mechanical Review	5.83	5.83	6.28	4.8	5.2	5.19	4.43	4.64	3.61	3.31	2	2.57
Bldg Fuel/Gas Review	6.37	4	5.22	1.89	3	3.63	2.48	3	2.21	3	2.61	2.18
Bldg Electrical Review	2.97	5.46	4.76	5.48	4.13	2.87	3.89	2.91	3.19	2.73	2.31	2.47
GM Planning Review	1.8	2.06	2.1	2.03	2.08	2.61	2.62	2.92	2.09	3.3	4.24	4.86
GM Zoning Review	2	4.54	2.96	4.45	2.44	2.07	2.67	3.19	2.35	3.83	4.09	3.61
GM Environmental Review	2	3.05	1.66	1.48	1.49	1.72	1.98	1.63	1.79	1.32	1.48	1.71
Bldg Floodplain Review	6.18	2.4	8.36	2.34	2.14	2.88	1.9	1.69	1.83	1.98	1.33	2
Fire Review	10.73	10.83	8.64	10.3	8.24	7.6	8.94	10.16	8.41	7.5	8.63	4.51
PW Public Works Review	3.67	4.57	3.9	4.02	4.88	4.46	4.91	5.66	5.71	4.48	7.25	4.96
MIU Utilities	10.08	6.65	5.44	6.89	12.6	4.89	12.36	13.4	5.55	13.82	8.65	11.84
Inspection Timeframes (Days to Complete)												
Inspection Type	February	March	April	May	June	July	August	September	October	November	December	January
Bldg Building Inspections	All Next Day											
Bldg Mechanical Inspections	All Next Day											
Bldg Plumbing Inspections	All Next Day											
Bldg Fuel/Gas Inspections	All Next Day											
Bldg Electrical Inspections	All Next Day											
Fire Fire Inspections	All Next Day											
GM Landscape Inspections	2 Days	4 Days	1 Day	1 Day	3 Days	5 Days	7 Days	1 Day	1 Day	5 Days	4 Days	4 Days
GM Spot Survey Inspection	1 Day	All Next Day	All Next Day	All Next Day	All Next Day	1 Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day	2 Days
GM Final Survey Inspection	All Next Day	1 Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day				
Bldg Spot Elevation Certificate Inspection	2 Days	All Next Day										
Bldg Final Elevation Certificate Inspection	2 Days	All Next Day										
GM Pre-Permit Inspections (Enviro)	1 Day	1 Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day	1 Day
PW Public Works Inspections	All Next Day											

**GROWTH MANAGEMENT UPDATE
JANUARY 2026**

**Growth
Management**

Daniel Smith, Director
of Community Affairs
Mary P. Holden,
Planning Manager
Sherry Kirsch, Planner
I/Zone Admin.
Amber Stonik, Planner
II/ Environmental
Planner
Josh Ooyman, Planner
II
Sabine Scholz, Planner
I
Daisy Martinez,
Planning Admins.
Asst.

November and December were busy addressing resident, business, and developer/build questions, issues, and concerns, as well as plan and permit reviews, site inspections, and pre-application meetings for various projects. Additionally, preparing for Planning Board, Beach and Coastal, and City Council meetings, as well as meetings on various topics and projects, and processing Growth Management permits.

Below are our plan and permit review numbers for November and December 2025.

Plan and Permit Reviews

	December	January
Environmental	105	81
Planning	184	138
Zoning	128	96
TOTAL	417	315



Planning Board

The Planning Board, at its January 2026 meeting, reviewed and approved a Site Development Plan amendment for 415 Lily Court, Marco Island, FL, to construct a new 5,000 square foot Public Works office and shop/warehouse. In conjunction with the application the Planning Board approved a variance to allow for the Public Works office and shop/warehouse to be all metal. The City Council reviewed and approved that variance at their February 2, 2026, meeting.

Pending Planning Petitions

The following is a list of the applications submitted to Growth Management, indicating where they are in the review process.

Waiting for resubmittal of information

4/18/24 SDP-24-000082 Walker's Cay @ 3200 San Marco Rd
2/27/25 SDP-25-000045 Anglers Cove @ 999 Anglers Cove (Insub)
5-20-25 LDCA 25-000093, Marriott On Hold
6/27/25 SDP-25-000124 Progressive Auto @ 740 Bald Eagle Dr (Minor)
9/3/25 SDP-25-000159 Electric Light Building (Sand Bar) @ 826 E Elkcam Cir 107
2/14/25 CUP-25-000032 Port Marco Mixed Use @ 1219 Bald Eagle Dr
VP-25-000034 Port Marco Mixed Use 1202 & 1219 Bald Eagle Dr.
10/13/25 SDP-25-000184 Port Marco Mixed Use 1202 & 1219 Bald Eagle Dr
10/3/25 SDP-25-000179 Collier County @ 2559 San Marco Rd. – 1st Failed 12/2/25
10/29/25 LDCA-25-000195 Marco Lakeside Inn @ 155 & 151 1st Ave –
11/13/25 SDP-25-000208 Oliverio Invest & Consulting(Minor) 287 N Collier Blvd
11/13/25 SDP-25-000209 Oliverio Invest & Consulting (Minor) 297 N. Collier Blvd
12/17/25 SDP-25-000225 ACG Marco LLC (Multi-Family) @ 2230 San Marco Rd

Under Review

12/22/25 SDP-25-000228 YMCA of Collier County(Minor)@101 Sandhill St
1/7/26 VP-26-000002 384 S. Heathwood Dr.
1/30/26 VP-26-000020 Donna DiPromessa @ 989 Winterberry D.
1/30/26 VP-26-000021 Oliverio Investments & Consult. Inc. – 287 & 297 N. Collier Blvd.

Approved but not Scheduled

11/13/25 BD-25-000207 1219 Bald Eagle Dr - 1st Failed 12/15/25
5/6/24 REZN 24-000098 Marco Beach Hotel (Hilton)

Scheduled for Planning Board/City Council

11/7/25 VP-25-000205 1815 Woodbine Ct.
11/24/25 BD-25-000215 Goodland Dock Ext @ 2561 San Marco Rd.
7/1/24 SDP-24-000139 Rose Marina @ 900, 950 & 951 Bald Eagle Dr
5/21/25 CUP-25-000097 Rose Marina @ 951 Bald Eagle Dr
5/21/25 VP-25-000096 Rose Marina @ 951 Bald Eagle Dr
10/16/25 BD-25-000187 Marco River Marina @ 951 Bald Eagle Dr.
1/27/25 BD-25-000017 South Seas Club @ 591 Seaview Ct. – CONTINUED INDEFINITELY
1/27/25 BD-25-000017 Southseas Club @ 591 Seaview Ct. – CONTINUED DATE UNKNOWN

Environmental

January 24th, 2026, was the Beach Cleanup at South Beach with Marco Island Shell Club and Marco Island Academy Key Cub were sponsors, and collected over 100 pounds of trash with the help of 60+ volunteers.

The next cleanup is February 7^t at South Beach, and the sponsors are Ace Painting, Get Cat Fit, and the Democratic Women's Club of Marco.

The Beach and Coastal Advisory Committee is happy to add additional partners for upcoming scheduled cleanups. The current schedule is on the Beach Cleanup page under the Beach and Coastal Resources Advisory Committee. They are also looking for sponsors to contribute funds for cleanup supplies.

The Beach & Coastal Resources Advisory Committee meeting on January 21, 2026, had a productive discussion of the second draft of the beach code revisions. Discussion will continue at the February 18, 2026, meeting of a third draft that will include a discussion of the Vehicle on the beach code section and the vendor permit application.

Collier County received reports of suspected cold-weather fish kills, including at East Marco Bay and Tigertail Tidal Lagoon.