



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

- Mackle Park Community Room usage for rentals and programs continues to remain steady.
- Average attendance: Fit Beyond 50 (43), Yoga (31), Line Dancing (28), Dance Workshop (14). Staff is currently researching opportunities to add evening fitness classes due to the popularity of these programs.
- Mah Jongg participation continues to grow and has reached record numbers, averaging 47 participants per session.
- Our Solar System educational program has been extremely well received by the community. Six sessions were scheduled this season, with the final program concluding this month.
- The Casino trips continue to remain popular; we have more interest than we can fit in our 15-passenger van.
- Unfortunately, our Mediation class is temporarily paused as our instructor has relocated. We are currently searching for a new instructor.
- Fields at Mackle Park and Winterberry Park continue to see steady usage with both youth and adult groups.
- With Spring Break season underway, our parks are experiencing significantly increased park visitation.
- The Racquet Center has remained steady throughout the day. Women's and Men's nights continue to be very popular. Staff continues to monitor court usage and assist players throughout the day to help maintain smooth operations and a positive experience for all participants.

Event Highlights

- On Friday, March 13th, we will be showing Inside Out 2 for our Movie in the Park.
- Our February Island Rocks Concert was very well attended. We've received wonderful feedback on the Rod Stewart Tribute Band.
- Our March Island Rocks Concert is coming up, featuring Casey Bishop & the Line Up as the opener and then the very popular Rock Republic as our main act!
- Gulf Coast Big Band and The Naples Big Band will be performing for the next 2 upcoming Sundays at Veterans Community Park as a part of our Winter Concert Series.
- Multiple City Departments, including Parks, Fire, Police, and Water, are collaborating with our local Marco Mom's on a Touch A Truck event that will take place on Saturday, March 28th.
- The Farmers Market continues to be very busy and well attended each week. Parking can be challenging during peak times, but with coordination between the Marco Island Police Department and Parks staff, the situation is well managed. I would also like to express my sincere appreciation to the Fire Rescue/EMS personnel who have attended the Market over the past several weeks. Their presence has been extremely helpful in responding to occasional falls and heat-related incidents that can occur during the event.
- Our annual Spring Jubilee is coming up on Saturday, April 4th. This event is one of our largest in terms of the number of attendees. Everyone loves the Easter Bunny!

Additional Updates

- End-of-season Bocce picnics and tournaments will take place this month, with approximately 100-150 participants expected at each event.
- Applications for Summer Camp are now available online.
- We will soon begin accepting applications for Summer Camp Counselors. Anyone interested is encouraged to apply.
- Staff also continue to assist with programs and events organized by outside groups utilizing City park property, providing coordination and on-site support as needed.

Paul Bollenback – Building Official

Building Statistics

City Manager Monthly Report	Jan-26	Feb-26	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	City Projection	FF Totals	FF Projection	AVG of FICY Projections	Potential Projects
Completed Permits																		4.2%	
New Single Family	8	11	17	10	11	9	7	12	6	5	12	10	6	8	48	36	86	67	67
Commercial Buildings	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Permits Issued																			
Single Family - New	13	2	11	4	8	7	12	6	6	9	6	5	7	13	78	31	74	74	76
Commercial - New	1	1	0	1	0	0	0	0	0	1	1	1	0	1	6	3	7	7	7
Condo Remodel	17	14	14	40	58	61	78	49	23	32	22	17	23	17	102	79	190	146	146
Seawall or Dock	56	64	49	60	52	57	30	53	50	49	53	44	53	56	336	206	495	415	415
Sewer Connection	3	7	7	4	6	16	12	11	10	14	8	9	16	3	18	36	86	86	52
Demolition (Teardown)	3	0	5	6	7	5	10	3	3	0	2	2	6	3	18	13	31	31	25
Other	379	374	455	556	535	566	537	504	416	433	516	351	420	379	2,275	1,666	4000	3,137	3,137
Total Permits Issued	472	462	541	671	666	712	679	626	506	540	608	429	525	472	2,833	2,034	4884	3,838	3,838
Inspections Performed	2623	2628	2883	2791	2930	3138	2933	3016	3102	3245	3437	2812	3034	2,623	15,744	11,906	28586	22,165	22,165
Permits Applied for	511	575	622	680	829	836	650	644	634	585	575	469	491	511	3,067	2,046	4912	3,990	3,990
Single-Family New	4	4	4	7	8	13	5	7	5	5	5	7	15	4	24	31	74	49	49
Revenue																			
Building Services	\$267,341	\$209,828	\$298,693	\$261,873	\$282,572	\$301,982	\$317,458	\$353,436	\$344,668	\$300,825	\$278,147	\$183,002	\$236,601	\$477,069	\$2,864,160	\$1,174,919	\$2,820,934	\$2,842,547	\$408,536
Collier Impact Fees	\$14,252	\$28,384	\$24,324	\$58,614	\$117,041	\$119,445	\$52,585	\$26,292	\$90,958	\$87,918	\$93,152	\$78,503	\$71,667	\$12,616	\$916,062	\$395,938	\$950,631	\$933,347	\$665,648
Macro Impact Fees	\$131,566	\$62,728	\$111,228	\$98,262	\$99,727	\$103,971	\$92,089	\$60,152	\$90,376	\$105,751	\$135,923	\$106,062	\$95,994	\$194,294	\$1,166,230	\$533,273	\$1,280,367	\$1,223,299	\$743,029
Building Services & Potential Projects														\$885,755	\$3,272,746	\$1,383,505	\$3,229,520	\$3,251,133	
Collier Impact Fees & Potential Projects														\$818,264	\$1,381,711	\$1,061,586	\$1,616,280	\$1,598,995	
Macro Impact Fees & Potential Projects														\$938,123	\$1,910,060	\$1,277,102	\$2,024,197	\$1,967,128	

Permit Timeframes

Plan Review Type	March	April	May	June	July	August	September	October	November	December	January	February
Bldg Building Review	8.87	2.09	2.77	2.38	1.78	1.72	1.77	1.8	1.64	1.43	1.89	1.48
Bldg Plumbing Review	5.97	5.72	4.72	3.98	4.09	3.71	4.3	2.96	2.67	2.16	2.47	1.97
Bldg Mechanical Review	5.83	6.28	4.8	5.2	5.19	4.43	4.64	3.61	3.31	2	2.57	2.1
Bldg Fuel/Gas Review	4	5.22	1.89	3	3.63	2.48	3	2.21	3	2.61	2.18	1.7
Bldg Electrical Review	5.46	4.76	5.48	4.13	2.87	3.89	2.91	3.19	2.73	2.31	2.47	2.37
GM Planning Review	2.06	2.1	2.03	2.08	2.61	2.62	2.92	2.09	3.3	4.24	4.86	5.32
GM Zoning Review	4.54	2.96	4.45	2.44	2.07	2.67	3.19	2.35	3.83	4.09	3.61	1.99
GM Environmental Review	3.05	1.66	1.48	1.49	1.72	1.98	1.63	1.79	1.32	1.48	1.71	1.29
Bldg Floodplain Review	2.4	8.36	2.34	2.14	2.88	1.9	1.69	1.83	1.98	1.33	2	1.69
Fire Fire Review	10.83	8.64	10.3	8.24	7.6	8.94	10.16	8.41	7.5	8.63	4.51	9.56
PW Public Works Review	4.57	3.9	4.02	4.88	4.46	4.91	5.66	5.71	4.48	7.25	4.96	5.04
MIU Utilities	6.65	5.44	6.89	12.6	4.89	12.36	13.4	5.55	13.82	8.65	11.84	6.82
Inspection Timeframes (Days to Complete)												
Inspection Type	March	April	May	June	July	August	September	October	November	December	January	February
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	4 Days	1 Day	1 Day	3 Days	5 Days	7 Days	1 Day	1 Day	5 Days	4 Days	4 Days	4 Days
GM Spot Survey inspection	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	All Next Day
GM Final Survey inspection	All Next Day	All Next Day	1 Day	All Next Day	1 Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day
Bldg Spot Elevation Certificate Inspection	All Next Day											
Bldg Final Elevation Certificate Inspection	All Next Day											
GM Pre-Permit Inspections (Enviro)	1 Day	All Next Day	1 Day	All Next Day	All Next Day	6 Days	All Next Day	All Next Day	All Next Day	1 Day	All Next Day	All Next Day
PW Public Works Inspections	All Next Day											

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.

**GROWTH MANAGEMENT UPDATE
 FEBRUARY 2026**

February was busy addressing resident, business, and developer/builder 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 February 2026.

Plan and Permit Reviews

	Jaunuary	Feburary
Environmental Planning	81	99
Zoning	138	118
	96	121
TOTAL	315	338



Planning Board

The Planning Board, at its February 2026 meeting, reviewed and approved two variances. The first being BD extension for Rookery Bay Research Reserve, which was approved by the City Council on March 2, 2026. The second variance was for the rebuild of a screen enclosure, a couple of feet into the rear yard accessory structure setback, which was also approved by the City Council on March 2, 2026. The March Planning Board will discuss parking.

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
5/6/24 REZN 24-000098 Marco Beach Hotel (Hilton)
7/1/24 SDP-24-000139 Rose Marina @ 900, 950 & 951 Bald Eagle Dr
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)
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
10/29/25 LDCA-25-000195 Marco Lakeside Inn @ 155 & 151 1st Ave –
12/17/25 SDP-25-000225 ACG Marco LLC (Multi-Family) @ 2230 San Marco Rd

Under Review

1/7/26 VP-26-000002 384 S. Heathwood Dr.
9/3/25 SDPA-25-000159 826 E Elkcam Circle

Approved but not Scheduled

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.
11/13/25 BD-25-000207 1219 Bald Eagle Dr –

Scheduled for Planning Board/City Council

10/3/25 SDP-25-000179 Collier County @ 2559 San Marco Rd.
1/30/26 VP-26-000021 Oliverio Investments & Consult. Inc. – 287 & 297 N. Collier Blvd.
1/30/26 VP-26-000020 Donna DiPromessa @ 989 Winterberry D.
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

Traffic Counts

Per City Council direction, budgeted for 2025/26, traffic counts began on February 18 for the Level of Service traffic analysis on Marco Island. 20 segments of our road network are being used for the study. The maps below show the road segments and the schedule for when the roads are being counted.



Location Number	Road Segment	From	To	Start	Finish
1	Collier Boulevard	Capri Boulevard	North Collier Boulevard	2/18/2026	2/24/2026
2	Barfield Drive	North Collier Boulevard	San Marco Road	2/18/2026	2/24/2026
3	Yellowbird Street	North Collier Boulevard	Bald Eagle Drive	2/18/2026	2/24/2026
4	E Elkcam Circle	North Collier Boulevard	Bald Eagle Drive	2/18/2026	2/24/2026
5	Bald Eagle Drive	North Collier Boulevard	E Elkcam Circle	2/18/2026	2/24/2026
6	Bald Eagle Drive	North Collier Boulevard	---	2/18/2026	2/24/2026
7	Bald Eagle Drive	North Collier Boulevard	---	2/18/2026	2/24/2026
8	Tigertail Court	North Collier Boulevard	---	2/18/2026	2/24/2026
9	Kendall Drive	North Collier Boulevard	Hernando Drive	2/18/2026	2/24/2026
10	Hernando Drive	Kendall Drive	---	3/26/2026	4/1/2026
11	N Collier Boulevard	Collier Boulevard	San Marco Road	3/26/2026	4/1/2026
12	San Marco Road	N Collier Boulevard	Bald Eagle Drive	3/26/2026	4/1/2026
13	S Collier Boulevard	San Marco Road	Winterberry Drive	3/26/2026	4/1/2026
14	Winterberry Drive	S Collier Boulevard	S Barfield Drive	3/26/2026	4/1/2026
15	S Heatherwood Drive	San Marco Road	Winterberry Drive	3/17/2026	3/23/2026
16	Bald Eagle Drive	Yellowbird Street	San Marco Road	3/17/2026	3/23/2026
17	San Marco Road	N Barfield Drive	San Marco Road	3/17/2026	3/23/2026
18	S Barfield Drive	San Marco Road	Winterberry Drive	3/17/2026	3/23/2026
19	S Barfield Drive	S Heatherwood Drive	---	3/17/2026	3/23/2026
20	N Barfield Drive	N Collier Boulevard	San Marco Road	3/17/2026	3/23/2026

Environmental

There was a beach cleanup on February 7th 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, and February 18, 2026, had a productive discussion of the draft beach code revisions. The Beach & Coastal Resources Advisory Committee approved a draft and is forwarding it for City Council Consideration and approval. This will be scheduled soon.