



City of Marco Island

Date: January 19, 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 Overview & Staffing

- Staffing remains a challenge across our facilities. We are currently short one full-time and one part-time position. While interviews have been conducted, several candidates have withdrawn due to the offered wage and required hours. Our facilities are open seven days a week: Monday through Friday, 8:00 AM to 8:00 PM, Saturday, 8:00 AM to 6:00 PM, Sunday, 9:00 AM to 5:00 PM. Recruitment remains challenging due to the long hours and the current pay structure. Some existing employees have expressed concerns about whether the workload and travel are worth the compensation. Many remain because they enjoy the work itself and the value of a strong team environment.

-Members of the public may occasionally perceive our facilities as quiet; however, much of our work takes place behind the scenes, including program planning, event implementation, permitting, scheduling, rentals, security, customer service, and daily public correspondence.

Mackle Park

- Attendance for our Fit Over 50 class continues to grow. We began the month averaging 33 participants
- Yoga with Soul classes average 15 participants
- Line Dancing currently averages 14 participants per class.
- Our new Meditation class remains slow, with an average of 3 participants
- Mah Jongg play remains consistent.
- Our Dance Workshop program just began for the season, and we had 8 participants at the first class.
- Coffee Talk is our newest program that began the first week of January. We had 4 in attendance, but we expect this to increase due to strong interest.

- We've seen an increase in our monthly Movie in the Park events and we've had between 80 - 120 at each event. Our next Movie in the Park is scheduled for Friday, January 16th, featuring MAMA MIA!
- All the holiday events went really well. The community still enjoys seeing Santa Claus arrive at Mackle Park by helicopter; that is something that never gets old! We are so appreciative of all the support and effort from the members of Christmas Island Style; they truly make the holidays magical!

Veterans Community Park

- The Farmers Market: Of course, traffic remains a concern, but the event has had a strong start with positive feedback.
- Law Enforcement Against Drugs has brought the Circus to Marco Island! People seem to be enjoying this new event.
- We had our first Sunday Winter Concert Series of the season, and it was well attended.
- Our January Island Rocks Concert takes place on Saturday, January 17th, featuring Austin James and the Back Country Boys.
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Winterberry Park

- The fields are being actively used for youth and adult softball and some soccer practices.

Racquet Center

- Activity has increased significantly.
 - Members-only play remains in effect until 10:30 am.
 - Staff continue to manage competing interests from members, non-members, and neighbors.
 - PRAC discussions and workshops continue, with a recommendation to the City Council expected.

Department Highlights

- Overall attendance has increased across programs.
 - Field rentals are increasing.
 - New complimentary Astronomy programs are scheduled for February and March.
 - The Souper Bowl event has been moved to Veterans Community Park.

Paul Bollenback – Building Official

Building Statistics

City Manager Monthly Report	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Dec-24			Calendar Year Totals	CY Projection	FY Totals	FY Projection	Avg of FY/CY Projections	Potential Projects
Completed Permits																					
New Single Family																					
New Single Family	8	17	10	11	9	7	12	6	5	12	10	6	17			113	113	28	112	113	
Commercial Buildings	0	1	0	0	0	0	0	0	1	0	0	0	0			2	2	0	0	0	1
Permits Issued																					
Single Family - New	8	11	4	8	7	12	6	6	9	6	5	7	8	Single Family - New		89	89	18	72	81	
Commercial - New	0	0	1	0	0	0	0	0	1	0	1	0	0	Commercial - New		4	4	2	8	6	
Condo Remodel	8	14	40	58	61	78	49	23	32	22	17	23	10	Condo Remodel		425	425	62	248	337	
Seawall or Dock	48	49	60	52	57	30	53	50	49	53	44	53	77	Seawall or Dock		598	598	150	600	599	
Sewer Connection	9	7	4	6	16	12	11	10	14	8	9	16	6	Sewer Connection		122	122	33	132	127	
Demolition (Teardown)	3	5	6	7	5	10	3	0	3	2	2	6	3	Demolition (Teardown)		52	52	10	40	46	
Other	498	455	556	535	566	537	504	416	433	516	351	420	465	Other		5,787	5,787	1,287	5148	5,468	
Total Permits Issued	574	541	671	666	712	679	626	506	540	608	429	525	569	Total Permits Issued		7,077	7,077	1,562	6248	6,663	
Inspections Performed	2787	2883	2791	2930	3138	2953	3616	3102	3245	3437	2812	3034	3019	Inspections Performed		36,728	36,728	9,283	37132	36,930	
Permits Applied for	709	632	680	829	836	650	644	634	585	575	469	491	683	Permits Applied for		7,734	7,734	1,535	6140	6,937	
Single-Family New	5	4	7	8	13	5	7	5	5	5	7	15	8	Single-Family New		86	86	27	108	97	
Revenue																					
Building Services	\$212,399	\$298,693	\$261,873	\$282,572	\$301,982	\$317,458	\$253,436	\$244,668	\$300,825	\$278,147	\$183,002	\$236,601	\$944,583	Building Services		\$3,171,657	\$3,171,657	\$697,750	\$2,791,002	\$2,981,329	\$421,385
Collier Impact Fees	\$117,557	\$124,324	\$58,614	\$117,041	\$119,445	\$52,385	\$26,292	\$90,958	\$87,918	\$93,152	\$78,503	\$71,667	\$149,941	Collier Impact Fees		\$1,038,056	\$1,038,056	\$243,323	\$973,290	\$1,005,673	\$689,202
Marco Impact Fees	\$77,931	\$111,228	\$98,262	\$99,727	\$103,971	\$92,039	\$60,152	\$90,376	\$105,751	\$136,923	\$106,062	\$95,994	\$186,717	Marco Impact Fees		\$1,178,416	\$1,178,416	\$338,579	\$1,355,915	\$1,267,165	\$774,533
														Building Services & Potential Projects		\$3,593,042	\$3,593,042	\$1,119,135	\$3,212,386	\$3,402,714	
														Collier Impact Fees & Potential Projects		\$1,727,259	\$1,727,259	\$932,525	\$1,662,493	\$1,694,876	
														Marco Impact Fees & Potential Projects		\$1,952,949	\$1,952,949	\$1,113,512	\$2,130,448	\$2,041,698	

Permit Timeframes

Plan Review Timeframes (Days to Complete)													
Plan Review Type		January	February	March	April	May	June	July	August	September	October	November	December
Bldg	Building Review	2.01	1.87	8.87	2.09	2.77	2.38	1.78	1.72	1.77	1.8	1.64	1.43
Bldg	Plumbing Review	4.11	6.5	5.97	5.72	4.72	3.98	4.09	3.71	4.3	2.96	2.67	2.16
Bldg	Mechanical Review	4.35	5.83	5.83	6.28	4.8	5.2	5.19	4.43	4.64	3.61	3.31	2
Bldg	Fuel/Gas Review	1.29	6.37	4	5.22	1.89	3	3.63	2.48	3	2.21	3	2.61
Bldg	Electrical Review	3.46	2.97	5.46	4.76	5.48	4.13	2.87	3.89	2.91	3.19	2.73	2.31
GM	Planning Review	2.63	1.8	2.06	2.1	2.03	2.08	2.61	2.62	2.92	2.09	3.3	4.24
GM	Zoning Review	3	2	4.54	2.96	4.45	2.44	2.07	2.67	3.19	2.35	3.83	4.09
GM	Environmental Review	3.57	2	3.05	1.66	1.48	1.49	1.72	1.98	1.63	1.79	1.32	1.48
Bldg	Floodplain Review	14.75	6.18	2.4	8.36	2.34	2.14	2.88	1.9	1.69	1.83	1.98	1.33
Fire	Fire Review	10.58	10.73	10.83	8.64	10.3	8.24	7.6	8.94	10.16	8.41	7.5	8.63
PW	Public Works Review	3.53	3.67	4.57	3.9	4.02	4.88	4.46	4.91	5.66	5.71	4.48	7.25
MIU	Utilities	8.17	10.08	6.65	5.44	6.89	12.6	4.89	12.36	13.4	5.55	13.82	8.65
Inspection Timeframes (Days to Complete)													
Inspection Type		January	February	March	April	May	June	July	August	September	October	November	December
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	2 Days	4 Days	1 Day	1 Day	3 Days	5 Days	7 Days	1 Day	1 Day	5 Days	4 Days
GM	Spot Survey Inspection	All Next Day	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
GM	Final Survey Inspection	All Next Day	All Next Day	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
Bldg	Spot Elevation Certificate Inspection	2 Days	2 Days	All Next Day									
Bldg	Final Elevation Certificate Inspection	3 Days	2 Days	All Next Day									
GM	Pre-Permit Inspections (Enviro)	2 Days	1 Day	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
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 NOVEMBER/DECEMBER 2025

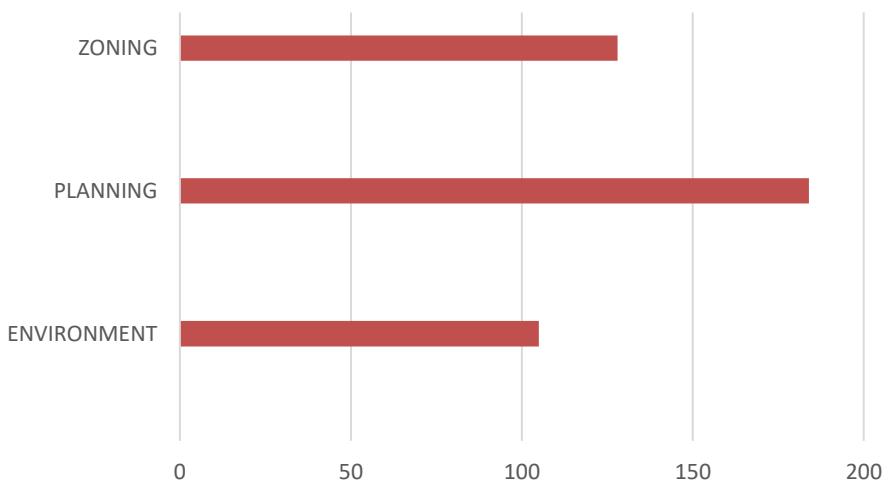
November and December were busy addressing resident, business, and developer/build questions, issues, and concerns, as well as plan and permit reviews, site inspections, and pre-application meetings for various projects. Additionally, preparing for Planning Board, Beach and Coastal, and City Council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

	November	December
Environmental	76	105
Planning	154	184
Zoning	104	128
TOTAL	334	417

GROWTH MANAGEMENT DECEMBER 2025 PLAN/PERMIT REVIEWS



Planning Board

The Planning Board, at its November 2025 meeting, reviewed and forwarded a recommendation of approval for the Chipley Street right-of-way vacation and a utility easement vacation along the common lot lines of 138, 148, 158, and 168 S. Barfield Dr. The City Council approved these applications at its December 2025 meeting. The Board, at its December 2025 meeting, considered and approved a side setback boat dock encroachment at 1695 Ludlow Road and a site development plan amendment at 415 Lily Court for an open storage structure.

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

4/4/22 CUP-22-000102 Caxambas Park 909 Collier Ct
4/4/22 REZN-22-000103 Caxambas Park 909 Collier Ct
2/10/23 LOT-23-000032 831 Caxambas Dr. (Lot Split)
4/13/23 LDCA-23-000183 Port Marco @ 1219 Bald Eagle Dr
4/21/23 SDP-23-000214 Olde Marco Inn @ 210 Royal Palm Dr.(Insub)
1/29/24 BD-24-000019 1401 Quintara Ct. - 1st Failed Review
4/18/24 SDP-24-000082 Walker's Cay @ 3200 San Marco Rd
5/6/24 REZN 24-000098 Marco Beach Hotel (Hilton)
2/27/25 SDP-25-000045 Anglers Cove @ 999 Anglers Cove (Insub)
5-20-25 LDCA 25-000093, Marriott On Hold
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
11/13/25 BD-25-000207 1219 Bald Eagle Dr - 1st Failed 12/15/25

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 -
12/18/25 SDP-25-000226 Marco Hotel LLC @ 400 S. Collier Blvd. (Insub)

Under Review

5/21/25 CUP-25-000097 Rose Marina @ 951 Bald Eagle Dr
7/1/24 SDP-24-000139 Rose Marina @ 900, 950 & 951 Bald Eagle Dr
10/30/25 SPD-25-000198 Oliverio Invest & Consulting (Insub) 267 N. Collier Blvd - 1st Failed
12/3/25
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

Approved but not Scheduled

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.

Scheduled for Planning Board/City Council

9/8/25 VP-25-000165 Marco Island Public Works @ 415 Lily Ct.
7/11/25 SDP-25-000130 Marco Island Public Works @ 415 Lily Ct.
11/7/25 VP-25-000205 1815 Woodbine Ct.
11/24/25 BD-25-000215 Goodland Dock Ext @ 2561 San Marco Rd.

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

Sea Turtle Activity Update Final 2025

	Total Nests		Total False Crawls		Total Hatched Nests		
	This Year	Last Year	This Year	Last Year	This Year	Last Year	Disoriented
Barefoot	300	222	280	186	250	107	34
Delnor Wiggins	65	55	99	51	65	21	0
Vanderbilt	274	222	202	198	235	121	36
Parkshore	217	213	272	188	183	72	57
City of Naples	270	244	222	278	230	67	56
Keewaydin Island	558	421	735	658	463	185	0
Sea Oat & Coconut Island	19	10	24	17	12	0	0
Marco Island	118	95	309	230	79	36	12
Kice & Cape Romano	188	135	213	190	68	35	0
10,000 Islands	155	129	171	134	117	61	0
Collier County Totals	2164	1746	2527	2130	1702	705	195