



City of Marco Island

Date: May 18, 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

- Attendance for Mackle Park community room rentals and programs has declined. Seasonal exercise classes will conclude on May 22nd.
- Average attendance for fitness programs has reduced but remains steady: Fit Beyond 50 (34), Yoga (22), Line Dancing (16).
- A total of 10 participants attended the final casino trip of the season.
- Participation in daily activities (canasta, bocce, shuffleboard, basketball, soccer, ping pong, and billiards) has declined; however, consistent daily use of facilities continues.
- Athletic fields at Mackle Park and Winterberry Park will be reserved intermittently throughout the summer. Parks will collaborate with the Facilities department to schedule field closures (two weeks or longer) for maintenance and turf recovery.
- Resurfacing of the Airnasium is currently underway, and early feedback from patrons has been very positive. We feel very fortunate to have this covered space available in time for our summer camp programming.
- Park staff have been actively planning and implementing all aspects of summer camp. Applications are being received, and staff selection is ongoing. The team will include two returning counselors and four former participants from the Leader in Training (LIT) program. Summer staff training will begin on May 26th.
- Staff are coordinating with annual event organizers who have begun reserving dates for the upcoming season. The next season's calendars are already filling up quickly.
- The Racquet Center Staff are processing eligible renewals and contacting individuals on the wait list to confirm interest and review the registration process. Membership will remain capped at 450 as approved by City Council.

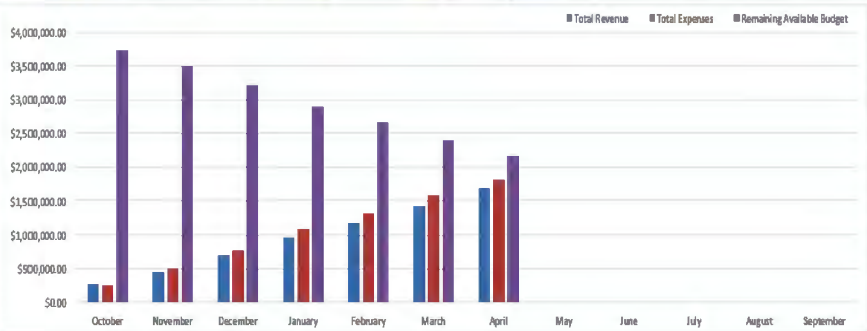
- The racquetball building demolition has been completed. We appreciate the patience of players and neighboring residents during this project. The Facilities Director is coordinating the installation of new fencing, which is anticipated to begin soon.
- Mackle Park Community Room usage for rentals and 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.

Building Statistics

Don Davis – Building Official

City Manager Monthly Report	Jan-26	Feb-26	Mar-26	Apr-26	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	AVG of FY/CY Projections	Potential Projects	
Completed Permits														Completed Permits						
New Single Family	8	11	16	15	11	9	7	12	6	5	12	10	6	New Single Family	50	150	78	134	142	
Commercial Buildings	0	0	0	0	0	0	0	0	0	1	0	0	0	Commercial Buildings	0	0	0	0	0	
Permits Issued														Permits Issued						
Single Family - New	13	2	5	8	8	7	12	6	6	9	6	5	7	Single Family - New	28	84	46	79	81	
Commercial - New	1	1	0	0	0	0	0	0	1	0	1	1	0	Commercial - New	2	6	4	7	6	
Condo Remodel	17	14	24	81	58	61	78	49	23	32	22	17	23	Condo Remodel	136	408	198	339	374	
Seawall or Dock	56	64	49	62	52	57	30	53	50	49	53	44	53	Seawall or Dock	231	693	381	653	673	
Sewer Connection	3	7	10	4	6	16	12	11	10	14	8	9	16	Sewer Connection	24	72	57	98	85	
Demolition (Teardown)	3	0	1	11	7	5	10	3	0	3	2	2	6	Demolition (Teardown)	15	45	25	43	44	
Other	379	374	454	454	535	566	537	504	416	433	516	351	420	Other	1,661	4,983	2,948	5054	5,019	
Total Permits Issued	472	462	543	620	666	712	679	626	506	540	608	429	525	Total Permits Issued	2,097	6,292	3,659	6273	6,282	
Inspections Performed	2,623	2,628	2,561	2,466	2,930	3,138	2,953	3,616	3,102	3,245	3,437	2,812	3,034	Inspections Performed	10,278	30,837	19,561	33535	32,186	
Permits Applied for	511	575	724	770	829	836	650	644	634	585	575	469	491	Permits Applied for	2,580	7,741	4,115	7055	7,398	
Single-Family New	4	4	14	8	8	13	5	7	5	5	5	7	15	Single-Family New	30	90	57	98	94	
Revenue														Revenue						
Building Services	\$267,341	\$209,828	\$255,147	\$267,431	\$282,572	\$301,982	\$317,458	\$253,436	\$244,668	\$300,825	\$278,147	\$183,002	\$236,601	Building Services	\$999,747	\$2,999,542	1,697,498	\$2,910,162	\$2,954,852	\$408,586
Collier Impact Fees	\$124,252	\$28,364	\$88,346	\$106,482	\$117,041	\$119,445	\$52,585	\$26,292	\$90,958	\$87,918	\$93,152	\$78,503	\$71,667	Collier Impact Fees	\$347,443	\$1,042,434	590,766	\$1,012,799	\$1,027,617	\$665,648
Marco Impact Fees	\$131,566	\$67,829	\$67,744	\$50,952	\$99,727	\$103,971	\$92,039	\$60,152	\$90,376	\$105,751	\$136,923	\$106,062	\$95,994	Marco Impact Fees	\$318,091	\$954,370	657,070	\$1,126,470	\$1,040,420	\$743,829
														Building Services & Potential Projects	\$1,408,334	\$3,408,128	\$2,106,084	\$3,318,749	\$3,363,438	
														Collier Impact Fees & Potential Projects	\$1,013,092	\$1,708,082	\$1,256,414	\$1,678,448	\$1,693,265	
														Marco Impact Fees & Potential Projects	\$1,061,921	\$1,698,199	\$1,400,900	\$1,870,300	\$1,784,250	

Percentage of FY26 Completed	Revenue	Expense	Difference
58%	\$1,697,498	\$1,822,188	-\$124,690
	October	November	December
Total Revenue	278,147.10	461,148.96	697,750.38
Total Expenses	256,244.53	499,881.20	768,808.69
Revenue vs Expenses	21,902.57	-38,732.24	-71,058.31
Remaining Available Budget	3,739,021.22	3,495,384.55	3,226,457.06



Permit Timeframes

		Plan Review Timeframes (Days to Complete)											
Plan Review Type		May	June	July	August	September	October	November	December	January	February	March	April
Bldg	Building Review	2.77	2.38	1.78	1.72	1.77	1.8	1.64	1.43	1.89	1.48	1.93	1.9
Bldg	Plumbing Review	4.72	3.98	4.09	3.71	4.3	2.96	2.67	2.16	2.47	1.97	2.33	2.88
Bldg	Mechanical Review	4.8	5.2	5.19	4.43	4.64	3.61	3.31	2	2.57	2.1	2.55	3.06
Bldg	Fuel/Gas Review	1.89	3	3.63	2.48	3	2.21	3	2.61	2.18	1.7	2.13	2.3
Bldg	Electrical Review	5.48	4.13	2.87	3.89	2.91	3.19	2.73	2.31	2.47	2.37	2.33	3.69
GM	Planning Review	2.03	2.08	2.61	2.62	2.92	2.09	3.3	4.24	4.86	5.32	3.57	3.51
GM	Zoning Review	4.45	2.44	2.07	2.67	3.19	2.35	3.83	4.09	3.61	1.99	2.72	2.36
GM	Environmental Review	1.48	1.49	1.72	1.98	1.63	1.79	1.32	1.48	1.71	1.29	2.23	1.37
Bldg	Floodplain Review	2.34	2.14	2.88	1.9	1.69	1.83	1.98	1.33	2	1.69	1.84	1.51
Fire	Fire Review	10.3	8.24	7.6	8.94	10.16	8.41	7.5	8.63	4.51	9.56	9.98	5.09
PW	Public Works Review	4.02	4.88	4.46	4.91	5.66	5.71	4.48	7.25	4.96	5.04	4.51	5.14
MIU	Utilities	6.89	12.6	4.89	12.36	13.4	5.55	13.82	8.65	11.84	6.82	5.42	10.4
		Inspection Timeframes (Days to Complete)											
Inspection Type		May	June	July	August	September	October	November	December	January	February	March	April
Bldg	Building Inspections	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	All Next Day	All Next Day	All Next Day
Bldg	Mechanical Inspections	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	All Next Day	All Next Day	All Next Day
Bldg	Plumbing Inspections	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	All Next Day	All Next Day	All Next Day
Bldg	Fuel/Gas Inspections	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	All Next Day	All Next Day	All Next Day
Bldg	Electrical Inspections	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	All Next Day	All Next Day	All Next Day
Fire	Fire Inspections	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	All Next Day	All Next Day	All Next Day
GM	Landscape Inspections	1 Day	3 Days	5 Days	7 Days	1 Day	1 Day	5 Days	4 Days	4 Days	4 Days	4 Days	3 Days
GM	Spot Survey inspection	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	All Next Day	All Next Day
GM	Final Survey Inspection	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	All Next Day	1 Day
Bldg	Spot Elevation Certificate Inspection	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	All Next Day	All Next Day	All Next Day
Bldg	Final Elevation Certificate Inspection	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	All Next Day	All Next Day	All Next Day
GM	Pre-Permit Inspections (Enviro)	1 Day	All Next Day	All Next Day	6 Days	All Next Day	All Next Day	All Next Day	1 Day	1 Day	All Next Day	All Next Day	All Next Day
PW	Public Works Inspections	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	All Next Day	All Next Day	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 APRIL 2026

April was busy with plan/permit reviews, working with resident, business, and developer/builder on questions, issues, and concerns, 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 April 2026. As you can see, there was lull in reviews for April.

	Plan and Permit Reviews	
	March	April
Environmental	136	105
Planning	287	184
Zoning	166	120
TOTAL	589	409



Planning Board

The April 3, 2026, Planning Board meeting was lengthy. The main topic of discussion was the Site Development Plan Amendment, Rose Marina Conditional Use Permit for open storage boat rack, variance to the landscape buffers, and a boat dock extension (for approval of the current dock layout). In addition, the Planning Board considered a variance to the distance requirement to serve beer and wine.

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)
10/13/25 SDP-25-000184 Port Marco Mixed Use 1202 & 1219 Bald Eagle Dr
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.
5-20-25 LDCA 25-000093, Marriott On Hold
6/27/25 SDP-25-000124 Progressive Auto @ 740 Bald Eagle Dr (Minor)
12/17/25 SDP-25-000225 ACG Marco LLC (Multi-Family) @ 2230 San Marco Rd
9/3/25 SDP-25-000159 Electric Light Building (Sand Bar) @ 826 E Elkcam Cir 107

Under Review

9/3/25 SDPA-25-000159 826 E Elkcam Circle
10/29/25 LDCA-25-000195 Marco Lakeside Inn @ 155 & 151 1st Ave –
3/31/26 VP-26-000059 Joey's Pizza @ 257 N. Collier Blvd.
3/25/26 VP-26-000054 Collier County @ 2559 San Marco Rd.

Ready for Planning Board/City Council but not Scheduled

5/6/24 REZN-24-000098 Marco Bch Hotel@560 S Collier Blvd(PUD)
10/3/25 SDP-25-000179 Collier County @ 2559 San Marco Rd.
11/13/25 BD-25-000207 1219 Bald Eagle Dr
10/3/25 SDP-25-000179 Collier County @ 2559 San Marco Rd.

Scheduled for Planning Board/City Council

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.
1/30/26 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. – CONTINEUED INDEFINITELY
1/27/25 BD-25-000017 Southseas Club @ 591 Seaview Ct. – CONTINUED DATE UNKNOWN

Environmental

May 9th Beach Cleanup at South Beach with Marco Island Area Realtors and CRG. The current schedule is on the website on the beach cleanup page.

The Beach & Coastal Resources Advisory Committee will be meeting on 5/27/26 instead of the usual date due to member travel plans.

Collier County sea turtle report listed 1 nest on Marco as of 5/4/26

Sea Turtle Activity Update April 28 - May 4, 2026

	Total Nests		Total False Crawls		Total Hatched Nests		
	This Year	Last Year	This Year	Last Year	This Year	Last Year	Disoriented
Barefoot	2	4	1	1	0	0	0
Delnor Wiggins	0	1	1	0	0	0	0
Vanderbilt	3	6	2	3	0	0	0
Parkshore	0	3	0	2	0	0	0
City of Naples	0	0	0	3	0	0	0
Keewaydin Island	1	3	0	1	0	0	0
Sea Oat & Cannon Island	0	0	0	0	0	0	0
Marco Island	1	0	1	0	0	0	0
Kice & Cape Romano	2	0	3	0	0	0	0
10,000 Islands	0	1	0	2	0	0	0
Collier County Totals	9	18	8	12	0	0	0