City of Marco Island

Date: August 17, 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

- Summer camp: Concludes on Friday, August 7th. While participation was lower than in previous years, we had a wonderful group of campers and a dedicated team of camp counselors and parks staff who worked hard to make this a fun and memorable summer! Our team went above and beyond to enhance activities and create new opportunities for our campers. The Monday art classes with Miss Lauren were a particular highlight and very well received by the children. We are very grateful for the partnerships and support that helped to make this summer successful. A special thank you to the team at the Marco Island Historical Museum, Marco Island library, and Marco Island Presbyterian Church, as well as the Marco Island Fire Department, Marco Island Police Department, our Community Affairs Director, and our City Manager, for their assistance, participation, and continued support of our campers and staff.

- Seasonal Programs: Parks & Recreation staff are actively scheduling and preparing for the returning seasonal programs. Mah Jonng will return in September with Canasta, Fit beyond 50, Yoga with Sole Project, and Line Dancing returning in October. Our dance workshops, led by John and Dee, will return in January and will offer participants the opportunity to learn and build upon a variety of social dance styles.

- Farmers Market: Planning is underway for the upcoming Farmers Market season. The vendor application will be available on the City website during the second week of August. The market layout will remain similar to last year, with

approximately 99 booth spaces and approximately 80 vendors. Due to Veteran's day falling on Wednesday November 11th, the Farmers Market season will begin one week later than in previous years. The first market date is scheduled for Wednesday, November 18th.

- ActiveNet: Parks and Recreation staff continue to participate in our new recreational software training in preparation for the September 29th go live date. Staff are working through the implementation process while also preparing for the upcoming programming season and continuing regular departmental operations.

- Racquet Center: A huge thank you to the Facilities team for continuing to make improvements at the Racquet Center. The sound panels have been delivered, and installation is expected to begin shortly. We appreciate the Facilities team for taking on this project, as the installation requires significant time and effort. The Parks and Recreation Advisory Committee will also be purchasing a second AED for the Racquet Center, providing an additional safety resource for members and guests.

- Parks and Recreation has already begun planning for the upcoming season of special events.

- Current scheduled events include: Halloween Spooktacular - Saturday, October 24th; Cookies & Milk with Santa - Saturday, December 19th; Island Rocks Concerts – Saturday's January 23rd, February 20th, March 20th; Spring Jubilee – Saturday, March 27th.

- Our Parks and Recreation team is also working with local organizations and community groups on both independently sponsored and jointly sponsored programs and events. Our continued goal is to offer a diverse calendar of activities that keeps our community active, engaged, and connected.

Additional Updates

- Budget and revenue: Summer camp registrations remained below projections this year, which has affected program revenue. During the final weeks of camp, we did receive inquiries from both new and returning families interested in registering; however, seasonal staffing levels begin to decrease as summer staff returned to college, accepted other seasonal employment, or had other commitments. This limited the number of additional campers we were able to accommodate during the final weeks of the program.

- Rental revenue is also lower than the previous year. One significant factor was the loss of a large outside group that previously rented Veterans Community Park for multiple concerts. A few other annual groups also had to cancel large

events at the park due to circumstances on their end. We have received community feedback regarding certain for-profit events held at City parks, particularly when event organizers charge higher admission fees to attend. While the City continues to welcome a variety of community, nonprofit, and private events, community comments suggest that residents are generally more receptive to events that provide a community benefit or support local nonprofit fundraising. Feedback from residents suggests that admission based events with higher ticket costs can be viewed less favorably when held at City facilities.

- Facility availability has additionally affected rental opportunities. Certain areas of our park and fields have been temporarily unavailable due to construction, maintenance, and renovation projects, including the Airnasium project. Field rentals were also limited during the summer to allow the fields to rest and receive improvements in preparation for the upcoming season.

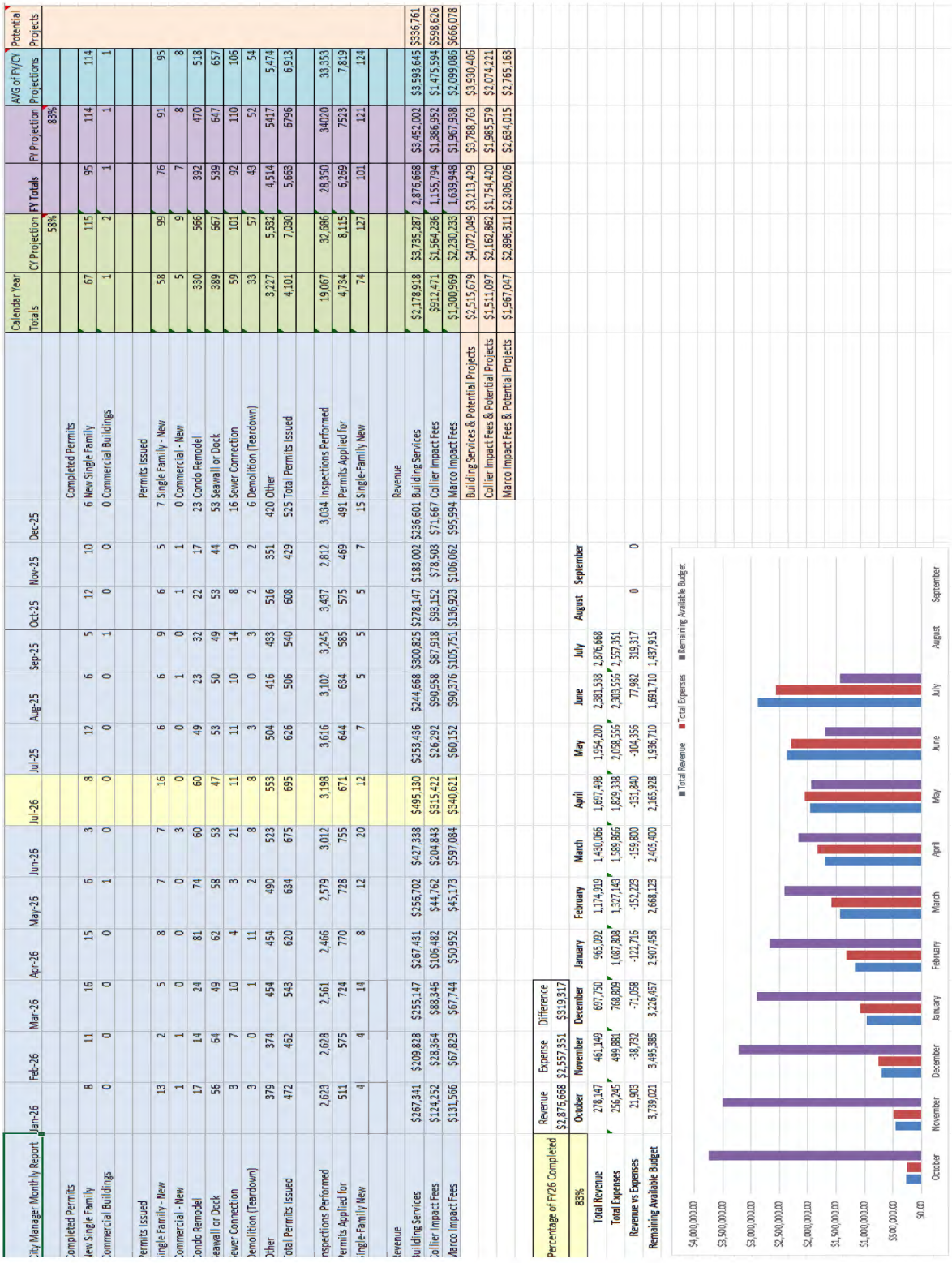
- Despite the reduction in revenue in some areas, Parks and Recreation continues to see strong performance in other areas. Program revenue at Mackle Park, Farmers Market revenue, and membership and guest fee revenue at the Racquet Center have exceeded expectations and helped offset some of the shortfall in other revenue categories. Staff will continue to evaluate these trends and look for opportunities to make effective use of our facilities, expand meaningful programming, and appropriately offset the costs of providing these services to the community.

- Fee schedule: We have been working on a proposed updated fee schedule. The proposed schedule is expected to be added to a future City Council agenda, potentially in September. Our goal is to have the updated fees approved in time for implementation beginning October 1st.

- Department operations: the Parks and Recreation team has been balancing a particularly busy period of summer camp operations, ActiveNet implementation and training, administrative responsibilities, seasonal program planning, facility coordination, and preparation for the upcoming event calendar. Staff have continued to work collaboratively to keep current operations running smoothly while preparing for the transition into a busy upcoming season. As we move into the fall, the department is focused on the return of seasonal programming, the launch of ActiveNet, the opening of the Farmers Market season, continued program improvements, and a full calendar of community events.

Don Davis – Building Official – Building Services

Building Statistics



City Manager Monthly Report	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	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
																58%		83%		
Completed Permits																				
New Single Family	8	11	16	15	6	6	3	8	12	6	5	12	10	6 New Single Family	67	115	95	114	114	
Commercial Buildings	0	0	0	0	1	0	0	0	0	0	1	0	0	0 Commercial Buildings	1	2	1	1	1	
Permits Issued																				
Single Family - New	13	2	5	8	7	7	16	6	6	9	6	5		7 Single Family - New	58	99	76	91	95	
Commercial - New	1	1	0	0	0	3	0	0	1	0	1	1		0 Commercial - New	5	9	7	8	8	
Condo Remodel	17	14	24	81	74	60	60	49	23	32	22	17		23 Condo Remodel	330	566	392	470	518	
Seawall or Dock	56	64	49	62	58	53	47	53	53	49	53	44		53 Seawall or Dock	389	667	539	647	657	
Sewer Connection	3	7	10	4	3	21	11	11	11	10	14	8	9	16 Sewer Connection	59	101	92	110	106	
Demolition (Teardown)	3	0	1	11	2	8	8	3	3	0	3	2	2	6 Demolition (Teardown)	33	57	43	52	54	
Other	379	374	454	454	490	523	553	504	416	433	516	351	420	Other	3,227	5,532	4,514	5417	5,474	
Total Permits Issued	472	462	543	620	634	675	695	626	506	540	608	429	525	Total Permits Issued	4,101	7,030	5,663	6796	6,913	
Inspections Performed	2,623	2,628	2,561	2,466	2,579	3,012	3,198	3,616	3,102	3,245	3,437	2,812	3,034	Inspections Performed	19,067	32,686	28,350	34020	33,353	
Permits Applied for	511	575	724	770	728	755	671	644	634	585	575	469	491	Permits Applied for	4,734	8,115	6,269	7523	7,819	
Single-Family New	4	4	14	8	12	20	12	7	5	5	5	7	15	Single-Family New	74	127	101	121	124	
Revenue														Revenue						
Building Services	$267,341	$209,828	$255,147	$267,431	$256,702	$427,338	$495,130	$253,436	$244,668	$300,825	$278,147	$183,002	$236,601	Building Services	$2,178,918	$3,735,287	2,876,668	$3,452,002	$3,593,645	$336,761
Collier Impact Fees	$124,252	$28,364	$88,346	$106,482	$44,762	$204,843	$315,422	$26,292	$90,958	$87,918	$93,152	$78,503	$71,667	Collier Impact Fees	$912,471	$1,564,236	1,155,794	$1,386,952	$1,475,594	$598,626
Marco Impact Fees	$131,566	$67,829	$67,744	$50,952	$45,173	$597,084	$340,621	$60,152	$90,376	$105,751	$136,923	$106,062	$95,994	Marco Impact Fees	$1,300,969	$2,230,233	1,639,948	$1,967,938	$2,099,086	$666,078

Building Services & Potential Projects	$2,515,679	$4,072,049	$3,213,429	$3,788,763	$3,930,406
Collier Impact Fees & Potential Projects	$1,511,097	$2,162,862	$1,754,420	$1,985,579	$2,074,221
Marco Impact Fees & Potential Projects	$1,967,047	$2,896,311	$2,306,026	$2,634,015	$2,765,163

Percentage of FY26 Completed	Revenue $2,876,668	Expense $2,557,351	Difference $319,317
83%	October	November	December	January	February	March	April	May	June	July	August	September
Total Revenue	278,147	461,149	697,750	965,092	1,174,919	1,430,066	1,697,498	1,954,200	2,381,538	2,876,668		
Total Expenses	256,245	499,881	768,809	1,087,808	1,327,143	1,589,866	1,829,338	2,058,556	2,303,556	2,557,351		
Revenue vs Expenses	21,903	-38,732	-71,058	-122,716	-152,223	-159,800	-131,840	-104,356	77,982	319,317	0	0
Remaining Available Budget	3,739,021	3,495,385	3,226,457	2,907,458	2,668,123	2,405,400	2,165,928	1,936,710	1,691,710	1,437,915		

		Plan Review Timeframes (Days to Complete)											
Plan Review Type		August	September	October	November	December	January	February	March	April	May	June	July
Bldg	Building Review	1.72	1.77	1.8	1.64	1.43	1.89	1.48	1.93	1.9	3.31	2.69	2.66
Bldg	Plumbing Review	3.71	4.3	2.96	2.67	2.16	2.47	1.97	2.33	2.88	2.49	3.15	2.38
Bldg	Mechanical Review	4.43	4.64	3.61	3.31	2	2.57	2.1	2.55	3.06	2.64	3.46	2.7
Bldg	Fuel/Gas Review	2.48	3	2.21	3	2.61	2.18	1.7	2.13	2.3	1.97	2.2	1.43
Bldg	Electrical Review	3.89	2.91	3.19	2.73	2.31	2.47	2.37	2.33	3.69	4.66	4.5	3.06
GM	Planning Review	2.62	2.92	2.09	3.3	4.24	4.86	5.32	3.57	3.51	4.74	3.19	3.66
GM	Zoning Review	2.67	3.19	2.35	3.83	4.09	3.61	1.99	2.72	2.36	4.43	2.83	2.8
GM	Environmental Review	1.98	1.63	1.79	1.32	1.48	1.71	1.29	2.23	1.37	1.51	1.55	1.55
Bldg	Floodplain Review	1.9	1.69	1.83	1.98	1.33	2	1.69	1.84	1.51	1.39	1.69	1.46
Fire	Fire Review	8.94	10.16	8.41	7.5	8.63	4.51	9.56	9.98	5.09	4.72	4.39	5.53
PW	Public Works Review	4.91	5.66	5.71	4.48	7.25	4.96	5.04	4.51	5.14	4.92	4.74	6.24
MIU	Utilities	12.36	13.4	5.55	13.82	8.65	11.84	6.82	5.42	10.4	7.48	7.99	7.08
		Inspection Timeframes (Days to Complete)											
Inspection Type		August	September	October	November	December	January	February	March	April	May	June	July
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	7 Days	1 Day	1 Day	5 Days	4 Days	4 Days	4 Days	4 Days	3 Days	2 Days	3 Days	3 Days
GM	Spot Survey inspection	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	All Next Day	All Next Day	2 Days
GM	Final Survey 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	1 Day	1 Day	All Next Day	2 Days
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)	6 Days	All Next Day	All Next Day	All Next Day	1 Day	1 Day	All Next Day	All Next Day	All Next 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

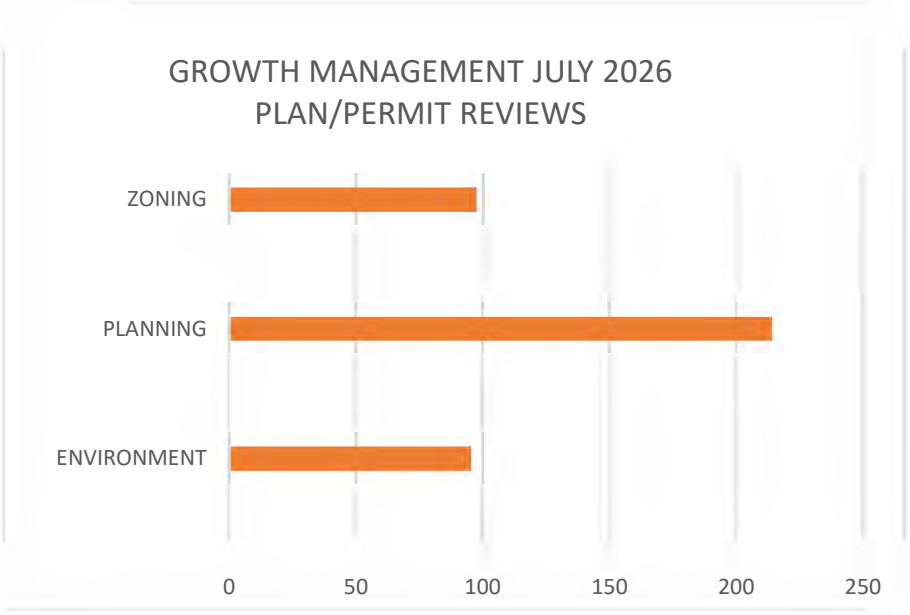
Mary Holden – Planning Manager – Growth Management

GROWTH MANAGEMENT UPDATE
JULY 2026

July involved reviewing plans and permits, responding to inquiries from residents, businesses, and developers, conducting site inspections, holding pre-application meetings, preparing for three Planning Board sessions, Beach and Coastal meetings, City Council meetings, other project discussions, and processing Growth Management permits. Below are our plan and permit review numbers for June and July 2026.

Plan and Permit Reviews

	June	July
Environmental	105	95
Planning	208	214
Zoning	113	97
TOTAL	**426**	**406**



Planning Board

The Planning Board held three meetings in July: a regular meeting on July 10, reviewing the Collier County Utilities site plan amendment and variance (recently approved by City Council); a special meeting on July 23 for Rose Marina, and another on July 31 for Hilton rezoning. The Rose Marina requests were recommended for approval, and the Hilton rezoning was narrowly recommended approved—both will be forwarded to City Council in September.

Pending Planning Petitions

Below is a list of Growth Management applications and their current review status.

Waiting for resubmittal of information

2/14/25 CUP-25-000032 Port Marco Mixed Use at 1219 Bald Eagle Drive
VP-25-000034 Port Marco Mixed Use at 1202 & 1219 Bald Eagle Drive
10/13/25 SDP-25-000184 Port Marco Mixed Use at 1202 & 1219 Bald Eagle Drive
11/13/25 SDP-25-000208 Oliverio Invest & Consulting (Minor) at 287 North Collier Boulevard
11/13/25 SDP-25-000209 Oliverio Invest & Consulting (Minor) at 297 North Collier
4/3/26 VP-26-000037 981 Valley Court
3/31/26 VP-26-000059 Joey's Pizza at 257 North Collier Boulevard
5/12/26 SDP-26-000083 Old Marco Village LLC at 1141–1163 Bald Eagle Drive
5/26/26 SDP-26-000090 City of Marco Island (Public Works Bulk Storage Mackle Park) at 1316 Andalusia Trail
7/9/26 SDP-26-000116 Boat Club of Marco Island Inc at 870 Collier Court (Insubstantial)

Under Review

OI-26-000112 886 Park Avenue
12/17/25 SDP-25-000225 ACG Marco LLC (Live Local) at 2230 San Marco Road
6/24/26 SDP-26-000107 928 North Collier Boulevard Office Building at 928 North Collier Boulevard (Minor)
7/7/26 SDP-26-000114 Elkcam Warehouse at 421 West Elkcam Circle Building A (Minor)

Ready for Planning Board/City Council but Not Scheduled

11/13/25 BD-25-000207 1219 Bald Eagle Drive
1/27/25 BD-25-000017 South Seas Club at 591 Seaview Court – Continued Indefinitely
1/27/25 BD-25-000017 Southseas Club at 591 Seaview Court – Continued Date Unknown

Scheduled for Planning Board/City Council

5/6/24 REZN-24-000098 Marco Beach Hotel at 560 South Collier Boulevard (PUD)
5/21/25 CUP-25-000097 Rose Marina at 951 Bald Eagle Drive
5/21/25 VP-25-000096 Rose Marina at 951 Bald Eagle Drive
10/16/25 BD-25-000187 Marco River Marina at 951 Bald Eagle Drive
4/18/24 SDP-24-000082 Walker's Cay at 3200 San Marco Road
10/29/25 LDCA-25-000195 Marco Lakeside Inn at 155 & 151 First Avenue

Sea Turtle Activity Update July 27 - August 2, 2026

	Total Nests		Total False Crawls		Total Hatched Nests		
	This Year	Last Year	This Year	Last Year	This Year	Last Year	Disoriented
Barefoot	244	299	255	263	**92**	**83**	**7**
Delnor Wiggins	61	64	63	99	**32**	**32**	**0**
Vanderbilt	203	274	228	205	**72**	**98**	**9**
Parkshore	239	212	182	272	**72**	**89**	**14**
City of Naples	313	267	288	224	**95**	**85**	**10**
Keewaydin Island	626	544	635	737	**180**	**142**	**0**
Sea Oat & Cannon Island	36	19	36	23	**4**	**2**	**0**
Marco Island	166	117	250	310	**48**	**20**	**4**
Kice & Cape Romano	181	188	305	215	**46**	**10**	**0**
10,000 Islands	138	153	165	171	**49**	**40**	**0**
Collier County Totals	**2207**	**2137**	**2407**	**2519**	**690**	**601**	**44**