City of Marco Island

Date: August 22, 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

- **Seasonal Programs:** Canasta, knitting, and mahjong have resumed, with attendance expected to increase. Fit Beyond 50, Yoga with Soul Project, and line dancing will return in October.

- **Field Use:** Community organizations regularly use the athletic fields for Little League, girls' softball, flag football, and adult and youth soccer.

- **ActiveNet:** Parks and Recreation staff are training on the new recreation software system, which is scheduled to go live on September 29. The implementation required extensive data entry, follow-up, organization, and training.

- **Halloween Spooktacular:** The event will take place Saturday, October 24, 2026. Staff is preparing the popular Haunted Room, along with decorations, prizes, and games.

- **Cookies & Milk with Santa:** Christmas Island Style has secured a helicopter for Santa's arrival at Mackle Park. We appreciate their continued support of this popular community event.

- **Farmers Market:** Vendor applications are underway. Returning vendors will be joined by new Marco Island residents and businesses. The layout will remain similar to last year, with approximately 99 booths and 80 vendors. The first market is scheduled for Wednesday, November 18.

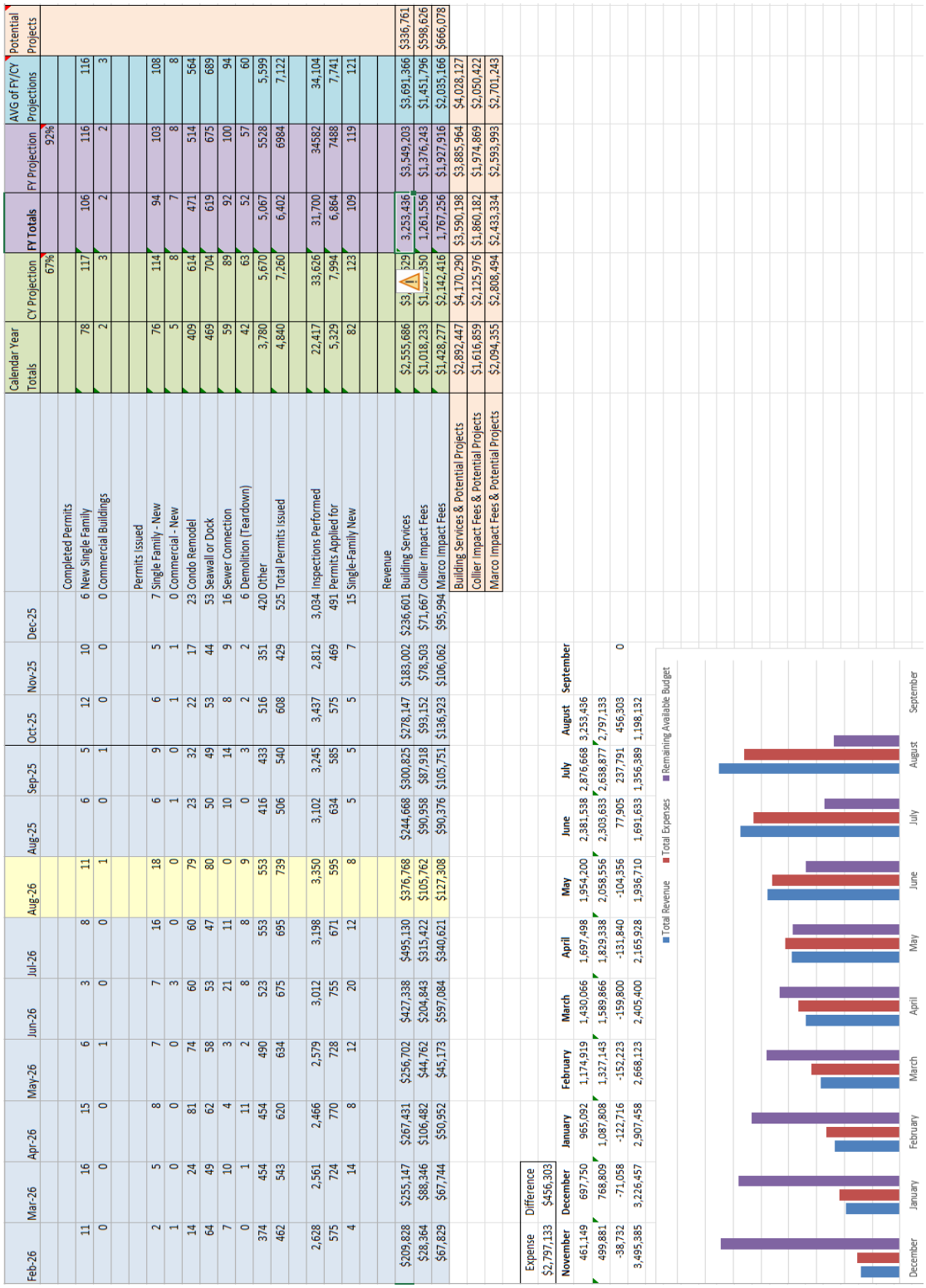
- **Veterans Day:** Staff are coordinating with the American Legion on the Veterans Day Ceremony and November unveiling of the Vietnam Statue.

- **Community Partnerships:** Parks and Recreation continue to collaborate with local organizations on independently and jointly sponsored programs and events.

- **Additional Updates:** The Recreation Leader position is open, and interviews are underway. The previous employee transferred to another City department as a Permit Clerk to support her professional growth. Because Parks and Recreation facilities operate seven days a week and during non-traditional hours, recruitment and retention remain ongoing priorities.

Don Davis – Building Official – Building Services

Building Statistics



	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	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
															67%		92%		
													Completed Permits						
	11	16	15	6	3	8	11	6	5	12	10	6	New Single Family	78	117	106	116	116	
	0	0	0	1	0	0	1	0	1	0	0	0	Commercial Buildings	2	3	2	2	3	
													Permits issued						
	2	5	8	7	7	16	18	6	9	6	5	7	Single Family - New	76	114	94	103	108	
	1	0	0	0	3	0	0	1	0	1	1	0	Commercial - New	5	8	7	8	8	
	14	24	81	74	60	60	79	23	32	22	17	23	Condo Remodel	409	614	471	514	564	
	64	49	62	58	53	47	80	50	49	53	44	53	Seawall or Dock	469	704	619	675	689	
	7	10	4	3	21	11	0	10	14	8	9	16	Sewer Connection	59	89	92	100	94	
	0	1	11	2	8	8	9	0	3	2	2	6	Demolition (Teardown)	42	63	52	57	60	
	374	454	454	490	523	553	553	416	433	516	351	420	Other	3,780	5,670	5,067	5528	5,599	
	462	543	620	634	675	695	739	506	540	608	429	525	Total Permits issued	4,840	7,260	6,402	6984	7,122	
	2,628	2,561	2,466	2,579	3,012	3,198	3,350	3,102	3,245	3,437	2,812	3,034	Inspections Performed	22,417	33,626	31,700	34582	34,104	
	575	724	770	728	755	671	595	634	585	575	469	491	Permits Applied for	5,329	7,994	6,864	7488	7,741	
	4	14	8	12	20	12	8	5	5	5	7	15	Single-Family New	82	123	109	119	121	
													Revenue						
	$209,828	$255,147	$267,431	$256,702	$427,338	$495,130	$376,768	$244,668	$300,825	$278,147	$183,002	$236,601	Building Services	$2,555,686	$3	3,253,436	$3,549,203	$3,691,366	$336,761
	$28,364	$88,346	$106,482	$44,762	$204,843	$315,422	$105,762	$90,958	$87,918	$93,152	$78,503	$71,667	Collier Impact Fees	$1,018,233	$1,[illegible]350	1,261,556	$1,376,243	$1,451,796	$598,626
	$67,829	$67,744	$50,952	$45,173	$597,084	$340,621	$127,308	$90,376	$105,751	$136,923	$106,062	$95,994	Marco Impact Fees	$1,428,277	$2,142,416	1,767,256	$1,927,916	$2,035,166	$666,078

Building Services & Potential Projects	$2,892,447
Collier Impact Fees & Potential Projects	$1,616,859
Marco Impact Fees & Potential Projects	$2,094,355

Expense	Difference												
$2,797,133	$456,303												
November	December	January	February	March	April	May	June	July	August	September			
461,149	697,750	965,092	1,174,919	1,430,066	1,697,498	1,954,200	2,381,538	2,876,668	3,253,436				
499,881	768,809	1,087,808	1,327,143	1,589,866	1,829,338	2,058,556	2,303,633	2,638,877	2,797,133				
-38,732	-71,058	-122,716	-152,223	-159,800	-131,840	-104,356	77,905	237,791	456,303	0			
3,495,385	3,226,457	2,907,458	2,668,123	2,405,400	2,165,928	1,936,710	1,691,633	1,356,389	1,198,132				

		Plan Review Timeframes (Days to Complete)							
Plan Review Type		January	February	March	April	May	June	July	August
Bldg	Building Review	1.89	1.48	1.93	1.9	3.31	2.69	2.66	2.58
Bldg	Plumbing Review	2.47	1.97	2.33	2.88	2.49	3.15	2.38	2.4
Bldg	Mechanical Review	2.57	2.1	2.55	3.06	2.64	3.46	2.7	2.47
Bldg	Fuel/Gas Review	2.18	1.7	2.13	2.3	1.97	2.2	1.43	1.71
Bldg	Electrical Review	2.47	2.37	2.33	3.69	4.66	4.5	3.06	3.62
GM	Planning Review	4.86	5.32	3.57	3.51	4.74	3.19	3.66	4.96
GM	Zoning Review	3.61	1.99	2.72	2.36	4.43	2.83	2.8	3.55
GM	Environmental Review	1.71	1.29	2.23	1.37	1.51	1.55	1.55	1.44
Bldg	Floodplain Review	2	1.69	1.84	1.51	1.39	1.69	1.46	1.51
Fire	Fire Review	4.51	9.56	9.98	5.09	4.72	4.39	5.53	5.16
PW	Public Works Review	4.96	5.04	4.51	5.14	4.92	4.74	6.24	3.72
MIU	Utilities	11.84	6.82	5.42	10.4	7.48	7.99	7.08	7.06
		s (Days to Complete)							
Inspection Type		January	February	March	April	May	June	July	August
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
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
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
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
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
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
GM	Landscape Inspections	4 Days	4 Days	4 Days	3 Days	2 Days	3 Days	3 Days	6 Days
GM	Spot Survey inspection	2 Days	All Next Day	All Next Day	All Next Day	All Next Day	All Next Day	2 Days	1 Day
GM	Final Survey Inspection	All Next Day	All Next Day	All Next Day	1 Day	1 Day	All Next Day	2 Days	All Next 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
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
GM	Pre-Permit Inspections (Enviro)	1 Day	All Next 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

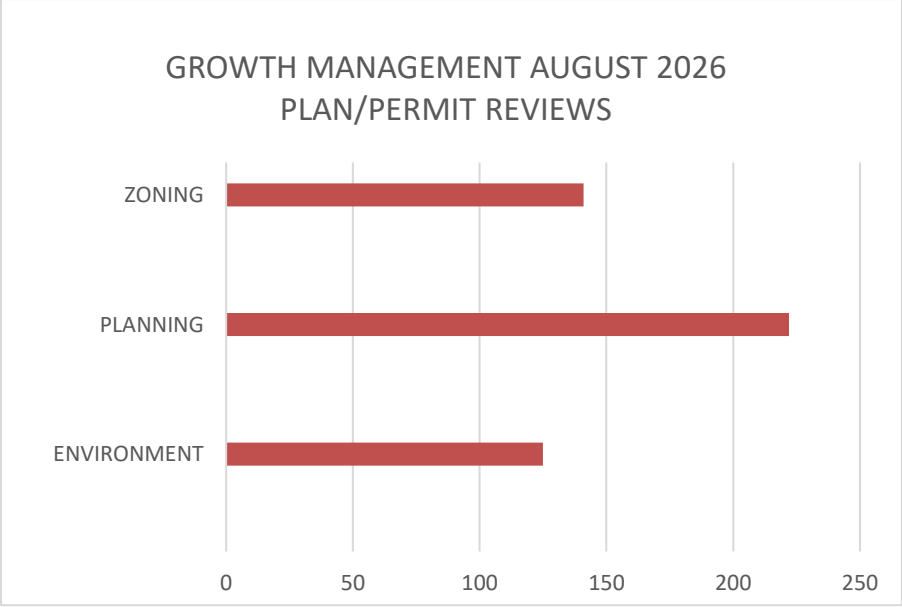
Mary Holden - Planning Manager - Growth Management

GROWTH MANAGEMENT UPDATE
AUGUST 2026

August 2026 included plan and permit reviews; responses to resident, business, and developer inquiries; site inspections; pre-application meetings; preparations for Planning Board and City Council meetings; project meetings; and Growth Management permit processing.
The following are the plan and permit review totals for July and August 2026.

Plan and Permit Reviews

	July	**August**
Environmental	95	125
Planning	214	222
Zoning	97	141
TOTAL	**406**	**488**



Planning Board

The Planning Board's August meeting reviewed a proposed Land Development Code amendment on Marco Lakes subdistrict density calculations, which will go to the City Council in October.

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

CUP-25-000032 Port Marco Mixed Use @ 1219 Bald Eagle Dr
VP-25-000034 Port Marco Mixed Use 1202 & 1219 Bald Eagle Dr.
SDP-25-000184 Port Marco Mixed Use 1202 & 1219 Bald Eagle Dr
SDP-25-000045 Anglers Cove @ 999 Anglers Cove (Insub)
LDCA-25-000093 JW Marriott Marco Island @ 400 S Collier Blvd
SDP-25-000124 Progressive Auto @ 740 Bald Eagle Dr (Minor)
SDP-25-000208 Oliverio Invest & Consulting (Minor) 287 N Collier Blvd
SDP-25-000209 Oliverio Invest & Consulting (Minor)297 N. Collier Blvd
VP-26-000037 981 Valley Ct.
SDP-26-000083 Old Marco Village LLC @ 1141 – 1163 Bald Eagle Dr
SDP-26-0000114 Elkcam Warehouse @ 421 W Elkcam Cir Building A(Minor)
SDP-26-000116 Boat Club of Marco Island Inc@ 870 Collier Ct (insub)

Under Review

SDP-26-000146 Marco Luxe Motor Condos LLC @ 1851 San Marco Rd
CUP-26-000148 Marco Luxe Motor Condos LLC @ 1851 San Marco Rd

Ready for Planning Board/City Council but not Scheduled

BD-25-000207 1219 Bald Eagle Dr
BD-25-000017 South Seas Club @ 591 Seaview Ct. – CONTINEUED INDEFINITELY

Scheduled for Planning Board/City Council

REZN-24-000098 Marco Bch Hotel (Hilton)@ 560 S Collier Blvd(PUD)
VP-25-000096 Rose Marina @ 951 Bald Eagle Dr
25-000097 Rose Marina @ 951 Bald Eagle Dr
BD-25-000187 Rose Marina @ 951 Bald Eagle Dr
LDCA-25-000195 Marco Lakeside Inn @ 155 & 151 1st Ave
LV-26-000019 Salute Properties LLC@ 531 & 541 S Collier Blvd
VP-26-000059 Joey's Pizza@257 N Collier Blvd
BD-26-000102 167 Columbus Way

Sea Turtle Activity Update August 31 - September 6, 2026

	Total Nests		Total False Crawls		Total Hatched Nests		
	This Year	Last Year	This Year	Last Year	This Year	Last Year	Disoriented
Barefoot	247	300	257	280	**179**	**232**	**12**
Delnor Wiggins	61	65	63	99	**54**	**59**	**2**
Vanderbilt	204	274	228	205	**147**	**226**	**25**
Parkshore	240	217	184	272	**178**	**178**	**42**
City of Naples	316	268	291	224	**215**	**212**	**28**
Keewaydin Island	636	556	802	736	**439**	**403**	**0**
Sea Oat & Cannon Island	37	19	36	24	**20**	**11**	**0**
Marco Island	**170**	**118**	**251**	**310**	**112**	**76**	**16**
Kice & Cape Romano	183	188	305	216	**128**	**55**	**0**
10,000 Islands	138	155	165	171	**93**	**102**	**0**
Collier County Totals	**2232**	**2160**	**2582**	**2537**	**1565**	**1554**	**125**