

**WOODWARD, PIRES & LOMBARDO, P.A.**

ATTORNEYS AT LAW

April 21, 2026

By Email

Daniel Smith  
City of Marco Island Growth Management  
50 Bald Eagle Dr.  
Marco Island, FL 34145

**RE: SDP-24-000139**

Mr. Smith,

Regarding your inquiry as to the seat count for the Marco Island Princess relative to the illustrative parking matrix submitted along with SDP 24-000139, my client, Marco River Marina, Inc., d/b/a Rose Marina ("Rose Marina") has the following response:

The contingent approval of Site Development Plan Amendment SDP 24-000139 (the "SDPA") does not permit the Marco Island Princess (the "Princess") to take out more than 75 guests. Review of the advertisement you provided in your email indicates that the Princess advertises it takes out more than 75 guests. The Princess, however, does not take out 149 guests, despite the advertisement. Thank you for bringing this to our attention. Based on review of operational data for actual cruises, the Princess typically takes out less than 100 guests per cruise, and averages 75 or less guests per cruise.

Nevertheless and based on the surplus of parking approved in the SDPA, and based on corrections to the number of guests on the Black Pearl pirate ship (the "Pirate Ship") and the "Hemmingway", enclosed is a revised parking matrix that increases the parking for the Princess to 50 to support 100 guests and confirms there is compliant parking for the Princess pursuant to the LDC as well as the Pirate Ship and the Hemmingway with a remaining surplus of 1 parking space. No modification to the site plan is required to accommodate this change (e.g. no parking spaces have to be added or removed, and the submitted traffic study is not tied to the number of Princess guests as distinct from guests of any other boat). The Parking Study submitted with the SDPA does not reference the Princess, the Pirate Ship, or the Hemmingway, as parking requirements for

REPLY TO:

- 3200 TAMiami TRAIL N.  
SUITE 200  
NAPLES, FL 34103  
239-649-6555  
239-649-7342 FAX
- 606 BALD EAGLE DRIVE  
SUITE 500  
MARCO ISLAND, FL 34145  
239-394-5161  
239-642-6402 FAX

WWW.WPL-LEGAL.COM

all three vessels are as required by the LDC. Specifically, the above-referenced vessels have been provided parking pursuant to the requirements table in Section 30-488, LDC, without modification. The TIS submitted with the SDPA does not reference the Princess, the Pirate Ship, or the Hemmingway, as it analyzes instead the marina at large.

The Princess uses dock space as well as other facilities at Rose Marina by way of a license agreement. In addition to submitting this updated parking matrix, this parking limit will be added to the license agreement as follows:

“The Licensee [CRPST, Inc., d/b/a/ Sunshine Tours] is limited to 100 guests per voyage. Licensee shall provide certified passenger counts to Licensor for each operational day.”

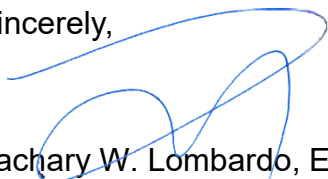
In sum, no site development plan amendment is required. Multi-tenant establishments on the Island, such as offices and strip malls, routinely swap out tenants and licensees, and upon doing so, update their parking matrix, typically by way of the Commercial Land Use and Zoning Certificate Process (“CLUZC”) and do not require additional studies.

The site development plan amendment process is articulated in Article IX of the LDC, which, in Section 30-675(g), LDC, requires and incorporates by reference requirements for the design of the off-street parking areas, but does not require submission of a parking matrix. Confirming parking for a specific use is required by Section 30-66(f), LDC, commonly known as the Commercial Land Use Zoning Certificate. If this were not the case, every time a tenant changed in any building in the City, a site development plan amendment would be required. This is not what is required by code or its interpretation by staff as applied to existing buildings in the City.

Accordingly, Rose Marina proposes that, upon final approval, it will coordinate with Sunshine Tours to submit an updated CLUZC for the Princess, the Pirate Ship, and the Hemmingway along with an updated parking matrix for the marina as a whole, consistent with the attached.

Upon review, please confirm no further action as to the SDPA is necessary.

Sincerely,



Zachary W. Lombardo, Esq.

*Enclosures as stated.*

| PARKING SUMMARY CURRENT CONDITIONS                     |        |              |                  |           |                                   |                         |
|--|--------|--------------|------------------|-----------|-----------------------------------|-------------------------|
| 04-09-2026 UPDATE                                      |        |              |                  |           |                                   |                         |
| Use  | Count  | Parking Rate | Required Parking | Sub-total | Notes                             | Credits                 |
| Dry Boat Storage Barn Slips                            | 144    | 1/5          | 28.80            |           |                                   |                         |
| Dry Boat Storage Outside Racks                         | 20     | 1/5          | 4.00             |           |                                   |                         |
| Wet Slips (Not Charter) + boat lift                    | 22     | 1/2          | 11.00            |           |                                   |                         |
| Wet Slips (Rental)                                     | 18     | 1/2          | 9.00             |           |                                   |                         |
| Wet Slips for Tour/Charter passangers (61 slips)       | 529    | 1/3          | 176.33           |           | 529 passengers                    |                         |
| Marco Princess (dinner passengers)                     | 100    | 1/2          | 50.00            |           |                                   |                         |
| Private Cruise with bused passengers                   | 1      | 6            | 6.00             |           |                                   |                         |
| Boat slip parking credit (sf)                          | 28513  |              |                  | 285.13    | Boat slip parking total           |                         |
| Boat Dealer Space (sf)                                 | 608    | 1/400        | 1.52             |           |                                   |                         |
| Outdoor Display (ksf)                                  | 2090   | 0.0005       | 1.05             |           |                                   |                         |
| Retail Public Space (sf)                               | 6075   | 1/250        | 24.30            |           |                                   |                         |
| Retail Non-public Space (sf)                           | 1188   | 1/500        | 2.38             |           |                                   |                         |
| Office Space (sf)                                      | 5984   | 1/300        | 19.95            |           |                                   |                         |
| Boater's Bathrooms                                     | 975    | 1/300        | 3.25             |           |                                   |                         |
|  |        |              |                  | 52.44     |                                   |                         |
| Total marina related area (sf)                         | 16920  | 3/968        |                  |           | 52.4                              | Required w/o credit     |
|  |        |              |                  |           | 285.1                             | Credits from boat slips |
| Marina related area remainder after taking credit (sf) | -11593 | 3/968        | -35.93           | -35.93    | Excess cannot be taken from total |                         |
| NEW Restaurant (seats)                                 | 220    | 1/4          | 0.00             | 55.00     |                                   |                         |
| TOTAL DEMAND   |        | Total        |                  | 340.13    |                                   |                         |

|                   |     |                   |     |
|-------------------|-----|-------------------|-----|
| East side parking | 79  | Accessible spaces | 9   |
| West side parking | 248 | Total Spaces      | 327 |

**ON SITE CREDITS**

|                                    |             |
|------------------------------------|-------------|
| 9 Transient and 3 Restaurant Slips | 12          |
| Pedestrian Walkways Credit         | 1           |
| Recycling Credit                   | 1           |
| Bike rack and bench credit         | 1           |
| <b>Total Credits</b>               | <b>15.0</b> |

|                              |       |
|------------------------------|-------|
| Available spaces and credits | 342.0 |
|------------------------------|-------|

|                                |     |
|--------------------------------|-----|
| Supplemental Surplus/Shortfall | 1.9 |
|--------------------------------|-----|