



Planning Board Staff Report

Meeting Date: April 3, 2026

TO: Marco Island Planning Board
FROM: Mary P. Holden, Planning Manager
DATE: March 26, 2026
RE: Boat Dock Extension BD-25-000187, 951 Bald Eagle, Rose Marina

PROJECT DESCRIPTION:

Marco River Marina, Inc. has submitted a boat dock extension petition for approval of a zero-riparian setback along the north property line (which is in the water) and approval for the existing dock facility configuration, per condition #9 of Resolution 03-13, attached to the Planning Board packet.

APPLICANT:

Marco River Marina, Inc.
951 Bald Eagle Drive
Marco Island, FL 34145

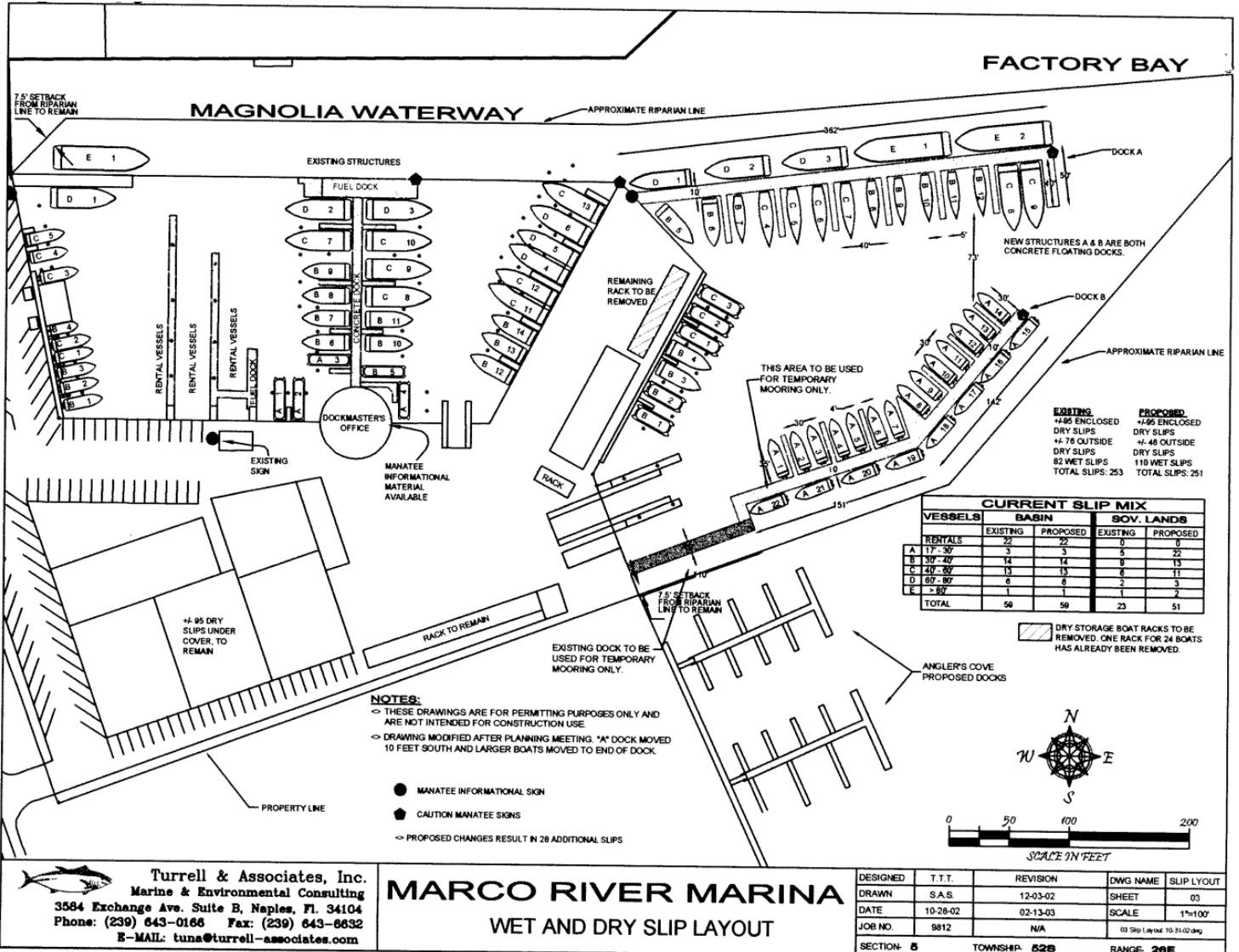
PROJECT ADDRESS:

951 Bald Eagle Drive
Marco Island, FL 34145

PARCEL INFORMATION

Zoning: C-5
Parcel #: 56930080005
Legal Description: MARCO BCH UNIT 4 BEG NW COR TRACT A, E 607.49FT, SE 100FT, SW 192.30FT, SE 100FT S 69 DEG W 514.14FT, N 20 DEG W 122.98FT NLY ALG CURVE 405.73FT TO POB OR 252 PG 876 OR 2034 PG

Plan approved per Resolution 03-13



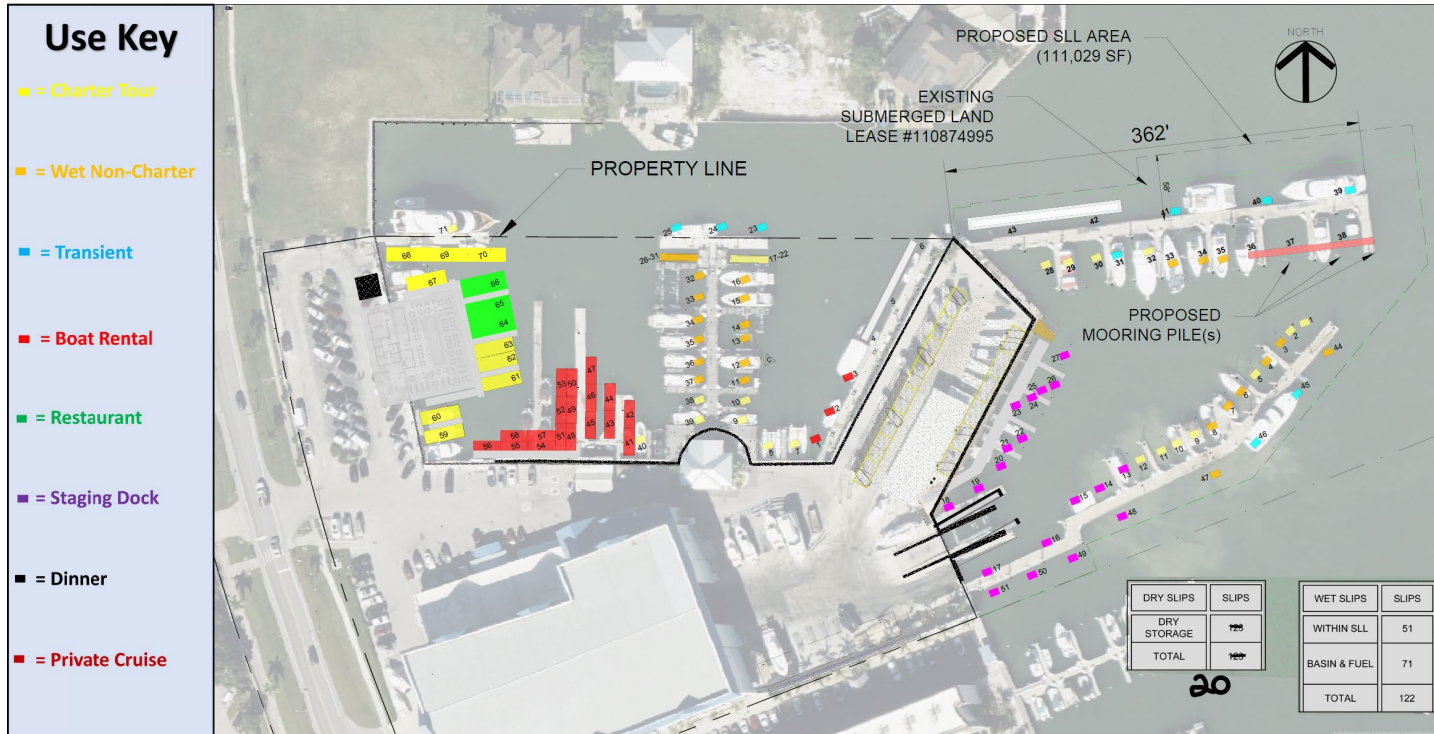
 **Turrell & Associates, Inc.**
 Marine & Environmental Consulting
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 E-MAIL: tuna@turrell-associates.com

MARCO RIVER MARINA
 WET AND DRY SLIP LAYOUT

DESIGNED	T.T.T.	REVISION	DWG NAME	SLIP LAYOUT	
DRAWN	S.A.S.	12-03-02	SHEET	03	
DATE	10-28-02	02-13-03	SCALE	1"=100'	
JOB NO.	9812	N/A	03 Slip Layout 10-31-02.dwg		
SECTION	5	TOWNSHIP	52B	RANGE	26E

VESSELS	BASIN		SOV. LANDS	
	EXISTING	PROPOSED	EXISTING	PROPOSED
RENTALS	22	22	0	0
A 17'-30'	3	3	5	22
B 30'-40'	14	14	9	13
C 40'-60'	13	13	6	11
D 60'-80'	6	6	2	3
E > 80'	1	1	1	2
TOTAL	59	59	23	51

Proposed Plan



LENGTH (LOA)	AVERAGE BERTH WIDTHS	SLIPS
24	9	18
35	12	9
40	16	3
TOTAL		30

Staff Analysis:

This request is to clean up a few outstanding items for Rose Marina related to their dock facility. The first being the location of the docks and boats on the north side of the property line, which is in the water. Rose Marina owns the abutting single-family lots north of the marina site. As a result, the existing docks, along the north property line, were built some time back at the north property line. In addition, a large boat and smaller boats (slips 71, 25, 24, and 23) have been moored on the north side of the docks, which do not meet the 15% of lot frontage/ or 7.5-foot riparian setback.

The second item is related to Resolution 03-13 (attached), which condition #9 states “The site plan attached to this resolution, also referred to as Exhibit “A”, shall be binding upon the property upon approval of the resolution. Any deviation from the approved site plan shall require further consideration by the Planning Board after a property noticed public hearing.” The approved

Exhibit “A,” which was attached to Resolution 03-13 is copied in this staff report along with the current proposed marina plan. The main difference between the approved plan and the proposed plan is the placement of an additional 12 wet slips in the basin. The State-owned submerged land lease is not changing with the remaining 51 wet slips.

A final issue to consider relates to the remaining conditions of approval contained in Resolution 03-13, which is still in effect. Specifically, condition #3 in Resolution 03-13 states as follows: “The larger vessels moored at the “A” dock will be docked at the seaward end of the “A” dock.” In addition, Condition #4 states “No more than two commercial vessels over 100 feet in length or no more than two commercial vessels over 100 passengers may be moored within the Factory Bay area of the boat dock facility.” Rose Marina will still need to comply with those conditions.

Review Criteria – Section 54-f. (1-10)

1. Does the proposed docking facility meet the other standards set forth in the City’s Land Development Code?

The two northern docks meet the other requirements and boat facility standards in the Land Development Code.

2. Is the water depth where the proposed vessel(s) is to be located sufficient (as a general guide, four feet mean low water is deemed to be sufficient) to allow for safe mooring of the vessel, thereby necessitating the extension requested?

The applicant indicates there is sufficient water depth at the proposed locations.

3. Are there special conditions related to the subject property or waterway which justify the proposed dimensions and location of the proposed boat docking facility?

The applicant owns the impacted properties, and the north property line is in the water.

4. Does the proposed boat docking facility and moored vessel(s) protrude greater than 25 percent of the width of the navigable waterway, and whether or not a minimum of 50 percent of the waterway width between boat docking facilities and moored vessel(s) on the opposite side of the waterway is maintained in order to ensure reasonable waterway width for navigation?

The dock and moored vessels do not protrude greater than 25 percent of the width of the platted navigable waterway and 50 percent of the waterway width is maintained.

5. Is the proposed boat docking facility of the minimum dimensions necessary in order to adequately secure the moored vessel while providing reasonable access to the boat for routine maintenance without the use of excessive deck area?

The proposed docking facilities is of the minimum dimensions necessary to adequately secure the moored vessel while providing reasonable access to the boat for routine maintenance.

6. Is the proposed boat docking facility of minimal dimensions and located to minimize the impact of view to the channel by surrounding property owners?

The layout, dimensions, and location will have no impact on the view to the channel by surrounding properties.

7. Are the proposed vessel(s) in excess of 50 percent of the length of the water frontage on the subject property such that the extension of the boat docking facility may adversely impact the view to the channel by surrounding property owners?

The vessels that will be located at the boat docking facility may be in excess of 50 percent of the length of the water frontage of the property as this is a marina.

8. Is the proposed location and design of the boat docking facility and moored vessel(s) in combination such that it may infringe upon the use of neighboring properties, including any existing boat docking facilities?

The location of the existing and proposed dock facility does not infringe upon the use of neighboring properties (not owned by the marina), nor any existing boat docking facilities.

9. Are there seagrasses located within 200 feet of the proposed boat docking facility?

The applicant indicates no seagrasses are located within the vicinity.

10. Is the proposed dock subject to the manatee protection requirements set forth in section 54-117 of the City's Boat Docking Facilities Code?

The proposal is subject to and complies with the Manatee protection requirements.

STAFF RECOMMENDATION AND FINDINGS:

Staff recommends the Planning Board forward a recommendation of approval of BD-25-000017 to the City Council based on the following findings and conditions.

Findings:

1. The two northern docks will meet the other requirements and boat facility standards in the Land Development Code.

2. The applicant indicates there is sufficient water depth at the proposed location.
3. The applicant owns the impacted properties, and the north property line is in the water.
4. The dock and moored vessels do not protrude greater than 25 percent of the width of the platted navigable waterway and more than 50 percent of the waterway width is maintained.
5. The proposed docking facility is of the minimum dimensions necessary to adequately secure the moored vessel while providing reasonable access to the boat for routine maintenance.
6. The layout, dimensions, and location will have no impact on the view to the channel.
7. The vessels that will be located at the boat docking facility may be in excess of 50 percent of the length of the water frontage of the property as this is a marina.
8. The location of the existing and proposed dock facility does not infringe upon the use of neighboring properties (not owned by the marina), nor any existing boat docking facilities.
9. The applicant indicates no seagrasses are located within the vicinity.
10. The proposal is subject to and complies with the Manatee protection requirements.

Conditions:

1. Provide a copy of the U.S. Army Corps of Engineers permit to the City.
2. The approval of Petition BD-25-000187 is conditioned upon approval of all of the following applications: CUP-25-000097, SDP-24-000139, and VP-25-000096.
3. Unless otherwise amended, the conditions of City of Marco Island Resolution 03-13 remain applicable to this petition.