

PARKING STUDY FOR ROSE MARINA RENOVATIONS

UPDATE 07-16-2026

Updated addressing comments by PB and City staff.

Christopher Hagan
Digitally signed by Christopher Hagan
Date: 2026.07.16 14:27:00 -04'00'

History

The first available parking plan was from the 1986 approved SDP (86-1144) in the Collier County records. This did not include a parking demand calculation, only a parking count of 106 - 9' by 18' standard parking spaces and 5 - 18' by 18' handicapped parking spaces. All the parking spaces were shown on the east side of Bald Eagle Drive.

The next update of the SDP was from 1998 approved SDP (98-147) in the Collier County Records. Marco Island had incorporated (1997) but had delegated Site Development Plan permitting to Collier County. The Collier County parking ordinance was used for planning review. This plan detailed the upland development, the slip usage, and incorporated the west parking lot and provided a parking demand calculation:

<u>PARKING REQUIRED</u>				
<u>TYPE</u>	<u>USE</u>	<u>FLOOR AREA OR UNITS</u>	<u>RATIO</u>	<u>SPACES REQ'D</u>
<u>EXISTING FACILITIES REQUIREMENTS</u>		<u>(THIS SHEET)</u>		
STD.	RETAIL	6,850 SF	1/250	28
STD.	RETAIL STORAGE	25,566 SF	1/500	51
STD.	OFFICE	2,642 SF	1/250	11
STD.	SERVICE SHOP	3,200 SF	1/250	13
STD.	BAR	680 SF	1/50	14
STD.	WET BOAT SLIPS	51 UNITS	1/2	26
STD.	DRY BOAT STORAGE	163 UNITS	1/5	33
<u>TOTAL SPACES REQ'D.</u>				176
H/C	<u>TOTAL H/C REQ'D.</u>			6
<u>SEE SHEET 1 FOR</u>				
<u>COMBINED EXISTING AND OFF-SITE PARKING SUMMARY</u>				

The plans included the drainage and standard land development notes for County permitting per the regulations at the time.

The plan set also included the parking summary calculations:

<u>PARKING SUMMARY</u>				
<u>TYPE</u>	<u>USE</u>	<u>FLOOR AREA</u>	<u>RATIO</u>	<u>SPACES</u>
		<u>OR UNITS</u>		<u>REQ'D</u>
<u>NEW USAGE REQUIREMENTS FOR PASSENGER/CRUISE BOAT</u>				
STD.	PASSENGER/CRUISE BOAT	300 PASS.	MAX. 1/3	100
<u>EXISTING PARKING REQUIREMENTS ON MARINA SITE (See Sht. 2)</u>				
STD.	RETAIL	6,850 SF	1/250	28
STD.	RETAIL STORAGE	25,566 SF	1/500	51
STD.	OFFICE	2,642 SF	1/250	11
STD.	SERVICE SHOP	3,200 SF	1/250	13
STD.	BAR	680 SF	1/50	14
STD.	WET BOAT SLIPS	51 UNITS	1/2	26
STD.	DRY BOAT STORAGE	163 UNITS	1/5	33
				176
<u>EXISTING MARINA & OFFSITE TOTAL SPACES REQ'D.</u>				276
EXISTING SPACES ON MARINA SITE				115
TOTAL SPACES PROPOSED IN OFF-SITE PARKING				179
<u>TOTAL SPACES PROVIDED</u>				294
<u>TOTAL H/C REQ'D.</u>				8
<u>TOTAL H/C PROVIDED</u>				8

NOTE: ALL EIGHT REQUIRED HANDICAP SPACES WILL BE PROVIDED ON THE EXISTING MARINA SITE TO AVOID THE NEED FOR HANDICAPPED PERSONS TO CROSS BALD EAGLE DRIVE. ALL FACILITY USAGE IS ON THE EXISTING MARINA SITE.

These calculations were done using the County parking demand code for that time. This included marina-related upland uses, 300 passengers, 51 wet slips, a bar (Jack's), and 163 dry slips. This incorporated 179 parking spaces from the west parking lot into the project allowing offsite parking.

Marco Island adopted its own parking code in 2001 with Ordinance 2001-16. The demand calculations for City Marina/Boatel are noted in the **Code** section of this report. This section of the demand calculations has not been modified since that date.

In 2014 the SDPA for the phased redevelopment of Rose Marina was approved by City Council. This plan called for 152 dry slips/racks (144 + 8), 88 wet slips (53 + 35), 108 Charter passengers for 18 boats, 185 passengers for the Key West Express, and 100 passengers for the Marco Princess. This plan added a boat barn, sales office, service center, and retail space. The new square footage for the marina-related buildings was calculated to be 33,807 sf. Per the code, restaurant seating for Jack's remained at 38 seats and 6 transient slips provided parking credits.

PARKING SUMMARY PROPOSED CONDITIONS						
Use	Count	Parking Rate	Required Parking	Sub-total	Notes	Credits
Dry Boat Storage Barn Slips	144	1/5	28.8			
Dry Boat Storage Outside Racks	8	1/5	1.6			
Wet Slips (Not Charter)	53	1/2	26.5			
Wet Slips (Rental)	35	1/2	17.5			
Fishing Charter (18 boats w/ 6 passengers each)	108	1/3	36.0			
Key West Ferry (passengers)	185	1/3	61.7			
Marco Princess (dinner passengers)	100	1/2	50.0			
Boat slip parking credit (sf)	22207			222	Boat slip parking total	
Retail Space (sf)	7561	1/250	30.2		Store and boat sales	
Office Space (sf)	12159	1/300	40.5			
Service Center (sf)	10628	1/250	42.5			
Storage (sf)	3459	1/500	6.9			
Total marina related area (sf)	33807	1/281			120	Required w/o credit
Marina related area remainder after taking credit (sf)	11600	1/281	41.2	41	79	Credits from boat slips
Bar (seats)	38	1/2	19.0	19		
Credits for pedestrian walkways			2.0			
Credit for bicycle rack and bench			1.0			
Credit for recycling			1.0			
		Total		278		
PROPOSED BUILDING BREAKDOWN						
Use						
Retail Space (sf)		7561	1597		Plan provides 281 parking spaces	
Ship store floor area	6768				11 are HC spaces	
Ship store storage area	472				Could claim 6 transient slips = parking spaces	
Ship store storage in Boat Barn	1125				surplus of 3 (or 9)	
New Boat sales floor area	793					
New Boat sales storage area	0					
Office Space (sf)		12159	0			
Round office floor area	1369					
Round office storage area	0					
New Office floor area	5850					
New Office storage area	0					
Boater's Lounge floor area	4940					
Boater's Lounge storage area	0					
Service Center (sf)		10628	1862			
New Service Center floor area	10628					
New Service Center storage area	1862					
Total Storage (sf)			3459			

Phase one of the 2014 SDPA project was constructed adding the boat barn, adjusting the boat yard uses, repairing the seawall, and resetting the docks. This work was completed and a Certificate of Occupancy was granted by the City for the operation of the improved marina complex in 2017.

Later in 2017, Irma made landfall and damaged much of the marina facilities. There was repair and rebuilding after the storm and the future phases were placed on hold.

In 2021 an updated parking study was provided to support changes in the slip usage and to confirm adequate parking was still available on site. The wet slip usage and passenger counts were adjusted to match the uses. The Marco Princess was reduced to 75 passengers to match the actual passenger count consistent with operational data. These changes did result in a net increase in boat slip parking demand from 222 in 2014 to 260.9 in 2021. The study was approved by the City for 23 transient slips for parking credit and retained 38 seats at Jack's for the demand. This resulted in a surplus of 6.6 spaces.

PARKING SUMMARY CURRENT CONDITIONS						
Use	Count	Parking Rate	Required Parking	Sub-total	Notes	Credits
Dry Boat Storage Barn Slips	144	1/5	28.8			
Dry Boat Storage Outside Racks	8	1/5	1.6			
Wet Slips (Not Charter) + boat lift	32	1/2	16.0			
Wet Slips (Rental)	20	1/2	10.0			
Jet Skis (12 skis with maximum 24 passengers)	24	1/3	8.0			
Wet Slips for Tour/Charter passengers (28 slips)	477	1/3	159.0			
Marco Princess (dinner passengers)	75	1/2	37.5			
Boat slip parking credit (sf)	26090			260.9	Boat slip parking total	
Boat Dealer Space (sf)	608	1/400	1.5			
Outdoor Display (ksf)	2090	0.0005	1.0			
Retail Public Space (sf)	6075	1/250	24.3			
Retail Non-public Space (sf)	1188	1/500	2.4			
Office Space (sf)	5984	1/300	19.9			
Warehouse Storage (ksf)	3200	0.0010	3.2			
Total marina related area (sf)	19145	2/731		52.4	52.4	Required w/o credit
					260.9	Credits from boat slips
Marina related area remainder after taking credit (sf)	-6945	2/731	-19.0	-19	Excess cannot be taken from total	
Restaurant (seats)	38	1/4		9.5		
Credits for pedestrian walkways			2.0			
Credit for bicycle rack and bench			1.0			
Credit for recycling			1.0			
		Total		266.4		

Existing Plan provided parking spaces	250
Of which are HC spaces	8
23 Transient Slips = 23 parking spaces	23
Surplus parking	6.6

In 2022, Ian made landfall and again damaged much of the marina facilities. This substantially damaged Jack's Bar and the Marina Service Center.

Before photo and after photos:

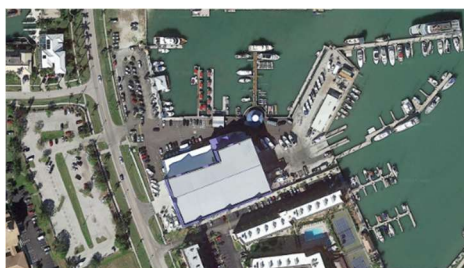


Figure 1 - Jan. 5, 2018



Figure 1 - Jan. 9, 2025

There was repair and rebuilding after the second storm and a new parking matrix was prepared, submitted, and approved in 2023 by City staff as part of the Commercial Land Use Zoning Certificate process. The wet slip usage and passenger counts were adjusted to match the uses and a pending FDEP permit application for dock reconfiguration. The Marco Princess was maintained at 75 passengers to match the actual passenger count based on operational data. These changes did result in a net increase in boat slip parking demand from 260.9 in 2021 to 265.9 in 2023. Because Jack's Bar and the service center were not reconstructed the parking demand for those uses was removed from the parking calculations. The study, consistent with current site plan approval, claimed 23 transient slips but City staff would not allow any credits for parking, contrary to the current, approved site plan. The removal of transient slip parking was disputed, but, did was not consequential because there remained a surplus of 0.10 parking spaces, and the parking matrix was able accepted by City staff.

PARKING SUMMARY CURRENT CONDITIONS						
Based on 10-13-2023 Field counts						
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	8	1/5	1.60			
Wet Slips (Not Charter) + boat lift	32	1/2	16.00			
Wet Slips (Rental)	20	1/2	10.00			
Wet Slips for Tour Charter Passengers (33 slips)	516	1/3	172.00			
Marco Princess (dinner passengers)	75	1/2	37.50			
Boat slip parking credit (at 1/100sf)	26590			265.90	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			
Warehouse Storage (ksf)	0	0.0010	0.00		Demolished	
				49.19		
Total marina related area (sf)	15945	1/324			49.2	Required w/o credit
					265.9	Credits from boat slips
Marina related area remainder after taking credit (sf)	-10645	1/324	-32.84	0.00	Cannot be a negative	
Restaurant (seats)	0	1/4	0.00	0.00	Demolished	
TOTAL DEMAND		Total		265.90		
Existing Plan provided parking spaces	263	COUNTED				
Of which are HC spaces	9	COUNTED				
CREDITS						
23 Transient Slips = 23 parking spaces	0					
Pedestrian Walkways Credits	1					
Recycling Credit	1					
Bike rack and bench credit	1					
Total Credits	3.0					
Available spaces and credits	266.0		Surplus/Shortfall	0.10		

Follow up counts verified 264 parking spaces on site yielding a 0.1 parking space surplus even with the disputed transient slip parking credits disallowed.

The originally prepared and submitted SDPA 2024 parking study has been reviewed and modified to address City staff review and changes in anticipated slip usage. The change in passenger counts from the tenant slip leases and tenant advertisements adds confusion. To this end, the owner will amend all dock license and lease agreements to explicitly: (1) limit the passenger count to match the attached slip usage spreadsheet, as amended from time to time based on commercial operators changing vessels, ending operations and new ones starting operations, (2) limit parking space usage to match the attached slip usage spreadsheet, as

amended from time to time, and (3) add a precondition to all license and lease agreements of obtaining an up-to-date Certificate of Land Use and Zoning Certificate (CLUZC) from the City. All the existing leases and licenses will expire before the pending SDPA, if granted, will be replaced with the new lease or license format to provide assurance of enforcement adequate parking.

SDPA slip plans and usage

The redevelopment of the Rose Marina includes FDEP slip permitting modifications outlining specific uses. These specific uses include a combination of wet and dry slips. These are to accommodate charter, non-charter, transient, staging, and restaurant access. Each of these proposed uses is based on the Marina Operation Plan and FDEP permitting. The parking demand for charter, non-charter, and dining charter match well with the City parking requirements referenced below. The Slip Usage and Passenger Count spreadsheet is added to the parking study to show the direct distribution of uses and passenger count assignments. **Attached are an updated slip map and slip usage spreadsheet documenting the slip uses, slip number assignments, and passenger counts as need to support the parking calculations.**

The commercial vessels at the marina are in 3 categories:

- Fully parked embarkation vessels
 - An example of this would be a professional fishing guide or eco tour boat. All users are parked and this is enforced through licenses, which will be amended, and CLUZCs will be required.
 - This is per 30-488, LDC, no additional support required
- Hybrid parked embarkation vessels
 - These vessels can optionally, subject to the Charter Bus limit, below or supplement the parked passenger count by transporting passengers to the marina in Charter Buses from otherwise parked locations such as a hotel on or off island. This does not include transportation from an off-site parking location within the City, which is not allowed. An example of this would be if a club, wedding party, church group or school (for example) use a Charter Bus to transport passengers to the vessel from an otherwise parked location like a hotel, there would be no usage of parking spaces and this vessel could carry more passengers than the parking limitation-based caps. Examples of these vessels are the Marco Island Princess (a dinner boat), the Black Pearl Pirate Adventures, the Dolphin Explorer, Hemingway Water shuttle and Paradise Cycle Cruises. The USCG passenger capacity on these vessels is higher than what the parking regulations allow . It is common for a group of anglers from a convention or group activity at a local hotel to arrive at the marina by Charter Bus for a group fishing event where they break into groups of 4-6 anglers per charter.

- This Charter Bus allowance is not explicitly addressed in the LDC, but Charter Busses are commonly used by hotels on the island and per 30-488, LDC, this may be allowed. These vessels are otherwise fully parked and the additional passengers arriving by Charter Bus from parked locations do not add any demand for landward vehicle support.
- Fully bussed debarkation vessel
 - This vessel does not load passengers or crew at the site. Instead, it loads passengers and crew in a different jurisdiction and debarks at the marina for excursions showcasing the City and nearby points of interest. This is the American Cruise Lines (ACL) vessel and is subject to the Charter Bus limit. The ACL loads in St. Petersburg, and then debarks at Rose Marina. No parking is used by this vessel.
This type of use is not explicitly addressed in the LDC, but Charter Busses are commonly used by hotels on the island and per 30-488, LDC, this may be allowed. This vessel does not add any demand for landward vehicle support.

Charter Bus limitation: The applicant proposes as a condition of approval that no more than 3 Charter Busses may be onsite at the marina at any one time. The marina does and will continue to monitor the daily bus activity by requiring each commercial vessel operator to file a bus/trolley request at least 48 hours in advance so that it can ensure compliance with this Charter Bus limitation. Charter Bus shall mean “any motor vehicle designed for carrying more than ten passengers and used for the transportation of persons.”

Additionally, The City regulation does not accommodate staging slips that are required for the project / Marina Operations. These staging slips are temporary holding areas for boats that are being moved to and from the dry storage slips. The parking analysis should not require parking spaces for these wet slips as they are already addressed in the dry slip parking count. **That is 22 staging wet slips supporting 164 dry slips. This is about 13% of the dry slips that can be launched and returned at any one time.** The staging boats slips will be located along the sea wall near the boatyard areas. This is how this issue has been addressed in previous submissions and other jurisdictions.

The City regulation does not accommodate transient slips either. Transient slips provide dockage to vessels arriving by water that stay overnight on their way to another regional destination, such as Key West or Ft. Myers Beach and depart by water or that use fuel facilities or other facilities at the site. They do not have a companion automobile that accompanies them on their journey. Transient vessels remove the requirement for landward vehicle support. This reduces the parking and traffic demand for these slips and provides parking credit. This is how this issue has been addressed in previous submissions and other jurisdictions.

Code: The parking calculations in the parking matrix are supported as described below:

City Land Development Code citation

CODE DEMAND per Sec. 30-488 (5) parking table and Sec. 30-488

City Marina/Boatel

1 per 2 wet boat slips excluding those used for charter boats plus 1 per 5 dry boat storage spaces. Wet slips used for charter boats (including those for fishing, shelling, diving, and sightseeing purposes) are computed at 1 per 3 boat passengers based on the maximum number of passengers and charter boats used for dining are computed at 1 per 2 boat passengers based on the maximum number of passengers. Each parking space provided to meet the marina's boat slip or dry storage parking requirements may also be credited towards meeting 100 square feet of the parking requirements for the marina or any permitted marina-related activities excluding restaurants, lounges/bars and private clubs. Uses not receiving credit from parking provided for boat slips or dry storage spaces shall provide parking at the normal rate for those uses as required within this code.

Slip parking demand:

- Dry slips rate is 1 ps/5 slips ($144 + 20* = 164$ slips)
- Wet slips (Not Charter) rate is 1 ps/2 slips ($26 + 18 = 44$ slips)
- Wet slips (charter) rate is 1 ps/3 passengers (537 passengers in 40 slips)
- Charter dining rate is 1 ps/2 passengers (100 passengers in 3 slips)
- Debarkation with bus excursions (maximum 3 buses in 3 slips)
- Fire Access without parking (1 slip)

Irrespective of any other requirement of this article, each and every separate individual store, office, or other business shall be provided with at least two off-street parking spaces, unless specific provision is made to the contrary. The city manager or his designees may determine the minimum parking requirements for a use which is not specifically referenced below or for which an applicant has provided evidence that a specific use is of such a unique nature that the applicable minimum parking ratio listed in this code should not be applied. In making such a determination the city manager or his designees may require submission of parking generation studies; evidence of parking ratios applied by other counties and municipalities for the specific use; and other conditions and safeguards deemed to be appropriate to protect the public health, safety and welfare.

- Debarkation with bus passengers = 3 bus stacking maximum on site

Each of the parking spaces for slips meets 100 sf of marina-related uses excluding restaurants.

The calculations show that the total number of slips required parking spaces is 288.47.

This generates a Boat slip parking credit for marina related area of 28,847 sf. The redevelopment plans call for 16,920 sf of marina related uses. This is considerably less square footage than the slip parking credits provide. Therefore, no additional parking spaces are required for those facilities.

*Dry slips count reduced to ground level racks for total of 20 on peninsula.

Restaurant (sit-down)

1 parking space per 4 seats for both indoor and outdoor seating. Credit for boat slip parking is allowed where the slips have all necessary permits and are located on navigable waterways, using the formula 1 boat slip = 1 vehicle space, provided that each and all boat skips credited shall not be leased or rented for boat storage or utilized for any purpose other than customers frequenting said restaurant. Credit for boat slip parking shall be limited to a maximum of ten percent of a restaurant's required parking not to exceed a total credit of ten parking spaces, with the amount credited determined by the city manager or his designees based on the likelihood of restaurant customers using these wet slips during peak business hours of the restaurant.

Restaurant seating parking demand is 1ps/4 seats.
200 seats require 50 parking spaces.

Credit back of one parking space for each designated transient slip up to 10% of the total or 10 spaces as determined by City Manager. The total transient slip count will not exceed either and is noted at the bottom of the calculations.

- 3 Restaurant slips = 1 parking space credit for each (3 slips)
- 6 Transient and staging slips rate 1 ps credit/slip for each (6 slips)

PARKING CREDITS per Sec. 30-488 (4) parking table

Off-street parking credits. Parking credits shall be granted for new construction, renovations, improvements, and redevelopment of commercial buildings and commercial projects developed with the following amenities. In no case shall the parking credits exceed 20 percent of the total required parking. The parking credits for each category shall only be utilized once per property.

Three credits requested under this provision are noted at the bottom of the calculations. Explanation provided for each in the following text.

a. Interconnection of parking lots and driveways. A 15 percent reduction in the required amount of off-street parking may be approved for projects providing vehicular interconnects and/or shared driveways to adjacent projects, subject to an off-street parking agreement as specified in this code. The shared driveway must directly access the parking lots on both properties, and the property owner must file a cross-access agreement with the city in order to be eligible for the credit.

No credit requested.

b. Pedestrian access. One parking space credit shall be granted to each development for providing a pedestrian walkway(s) a minimum of five feet in width from a public sidewalk to the front door(s) of a street front commercial business or building, and from the storefront walkway to the adjacent properties.

One credit requested for two sidewalks to storefront and restaurant connections.

c. Bicycle rack. One parking space credit shall be granted for providing a bicycle rack(s) and pedestrian bench(s) on-site. The bicycle rack shall be capable of storing a minimum of four bicycles and the pedestrian bench shall be a minimum of five feet in length. Bicycle racks and benches shall be placed in a visible location within 15 feet of the front building elevation(s) or along the pedestrian access path. The area around the bicycle rack and bench shall be landscaped with either one minimum 14-foot shade tree and four three-gallon shrubs or three six-foot (gray wood) palm trees and four three-gallon shrubs per every bicycle rack and bench provided. The landscaping is in addition to any other landscape requirements of this code.

One credit requested for bicycle rack installation at the Ship Store location as detailed in the landscape plans.

d. On-street parking provided within the right-of-way. Where approved by the city for such parking alternatives, commercial projects and developments may provide some of their off-street parking requirement to be satisfied within the public right-of-way (except alleys). The developer can achieve up to a 50 percent credit for the total amount of required parking spaces provided in the right-of-way. The on-street parking shall be limited to the area located between the intersection of the front yard property lines and the adjacent right-of-way unless otherwise approved through a public hearing by the planning advisory board and the city council. Parking provided in the right-of-way shall be reviewed through the SDP process. Parking provided in the right-of-way shall be available for public use. There shall be no signs prohibiting and/or regulating parking within the public right-of-way unless so authorized or designated by the city.

No credit requested.

e. Recycling facilities. One parking credit shall be granted for the installation of one or more recycling containers, if, in the opinion of the city manager or designee, the use of additional space previously approved for parking becomes necessary for such facilities.

One credit requested for recycling containers shown in the rear boat yard on the master site plan.

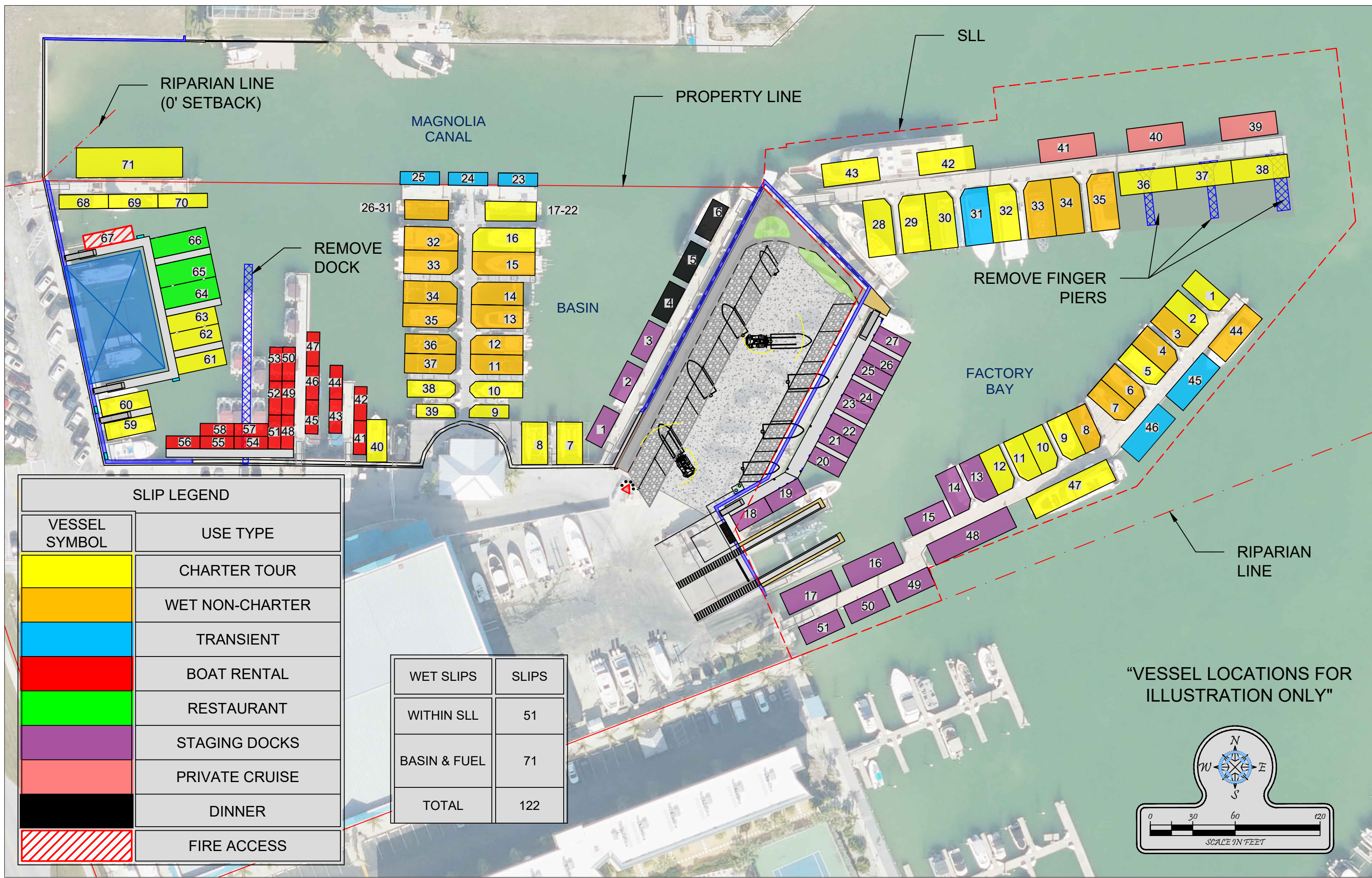
DISABLED PERSON PARKING REQUIREMENTS per Sec. 30-490 (b) parking table

<i>Total Spaces in Lot</i>	<i>Required Number of Reserved Spaces</i>
<i>Up to 25</i>	<i>1</i>
<i>26 to 50</i>	<i>2</i>
<i>51 to 75</i>	<i>3</i>
<i>76 to 100</i>	<i>4</i>
<i>101 to 150</i>	<i>5</i>
<i>151 to 200</i>	<i>6</i>
<i>201 to 300</i>	<i>7</i>
<i>301 to 400</i>	<i>8</i>
<i>401 to 500</i>	<i>9</i>
<i>501 to 1,000</i>	<i>2% of total</i>
<i>1,001 and over</i>	<i>20 plus 1 for each 100 over 1,000</i>

Accessible space requirement and count are noted at the bottom of the calculations.

8 required between 301 and 400, with 9 provided meets code.

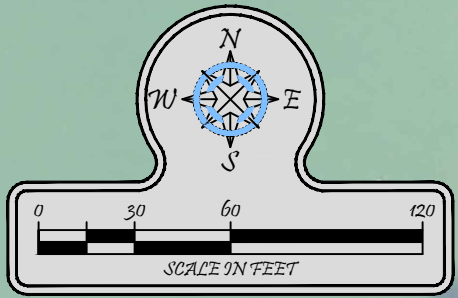
This has a surplus of +3.2 spaces and meets all the criteria.



SLIP LEGEND	
VESSEL SYMBOL	USE TYPE
[Yellow]	CHARTER TOUR
[Orange]	WET NON-CHARTER
[Blue]	TRANSIENT
[Red]	BOAT RENTAL
[Green]	RESTAURANT
[Purple]	STAGING DOCKS
[Pink]	PRIVATE CRUISE
[Black]	DINNER
[Red Hatched]	FIRE ACCESS

WET SLIPS	SLIPS
WITHIN SLL	51
BASIN & FUEL	71
TOTAL	122

“VESSEL LOCATIONS FOR ILLUSTRATION ONLY”



Rose Marina Proposed Wet Slip Usage & Passenger Counts							
UPDATED 07/16/2026							
Vessel Count	Vessel	Use Category	Passengers	DEP Basin Slip ID	Basin Count (71 Approved)	DEP SLL Slip ID	SLL Count (51 Approved)
1	Hemingway Shuttle	Charter / Tour	30			30	1
1	Paradise Cycle Adventures	Charter/Tour	20			29	1
1	Floating Turtle Cruises	Charter/Tour	6			1	1
	Floating Turtle Cruises	Charter/Tour				2	1
1	Reel Happy	Charter / Tour	6	69	1		
1	Dolphin Explorer	Charter / Tour	41			32	1
1	Pirates of Marco	Charter / Tour	50			42 - 43	2
	Pirates of Marco	Charter / Tour	0				
	Pirates of Marco	Charter / Tour					
1	Marriott Blue Cat	Charter / Tour	6	8	1		
1	Marriott Red Cat	Charter / Tour	6	7	1		
1	Marco Watersports	Charter / Tour	6			5	1
1	Six Chuter I	Charter / Tour	6	38	1		
1	Six Chuter II	Charter / Tour	6	39	1		
1	Six Chuter III	Charter / Tour	6	10	1		
1	Six Chuter IV	Charter / Tour	6	9	1		
1	Six Chuter V	Charter / Tour	6	63	1		
1	Miss Morgan	Charter / Tour	6	40	1		
1	Time4U	Charter / Tour	12			47	1
1	Wild Thing	Charter / Tour	6			11	1
1	Say What	Charter / Tour	6			10	1
1	Miss Nancy	Charter / Tour	6	59	1		
1	Miss Kim	Charter / Tour	6	60	1		
1	Weis Guy	Charter / Tour	6			12	1
1	Sunshine Express	Charter / Tour	6	70	1		
1	Reel Faster	Charter / Tour	6	61	1		
1	Dreamlander 37'	Charter / Tour	6	62	1		
1	Dreamlander 43'	Charter / Tour	6	16	1		
1	Fun Fisher	Charter / Tour	6	68	1		
1	Miss Louise III	Charter / Tour	6			9	1
1	American Patriot	Charter / Tour	36	71	1		
1	American Hunter	Charter / Tour	15			28	1
1	Florida Adventures Jet Skis	Charter / Tour	2	17	1		
1	Florida Adventures Jet Skis	Charter / Tour	2	18	1		
1	Florida Adventures Jet Skis	Charter / Tour	2	19	1		
1	Florida Adventures Jet Skis	Charter / Tour	2	20	1		
1	Florida Adventures Jet Skis	Charter / Tour	2	21	1		
1	Florida Adventures Jet Skis	Charter / Tour	2	22	1		
1	Key West Express	Charter / Tour	195			36 - 38	3
	Key West Express	Charter / Tour					
36			543	Charter / Tour Subtotal:	23	Charter / Tour Subtotal:	17

Vessel Count	Vessel	Non-Charter/Tour Use Category	Passengers	DEP Basin Slip ID	Basin Count	DEP SLL Slip ID	SLL Count
13	Various*	Wet Slip Non-Charter	N/A	26-37*, 11-15	17	33, 34, 35, 3, 4, 6-8, 44	9
	Various	Transient	N/A	23-25	3	31, 45, 46	3
18	Rental Fleet	Boat Rental	N/A	41-58	18		
	Various	Restaurant	N/A	64, 65, 66	3		
	Various from Dry Storage	Staging	N/A	1,2,3	3	13-27, 48-51	19
1	Debarkations with bus support	Special	N/A			39 - 41	3
1	Marco Island Princess	Dinner	100	4, 5, 6	3		
	Fire Access	Fire Access	N/A	67	1		
33				Basin Non-Charter/Tour Subtotals	48	SLL Non-Charter/Tour Subtotals	34
				Basin Total Slips	71	SLL Total Slips	51

68	Vessel Count - Actual					Total Wet Slips	122
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*For parking purposes 6 DEP approved Basin Slips 26-31 will be used as a single "Wet Slip Non Charter"

PARKING SUMMARY PRPOSED CONDITIONS						
07-16-2026 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 (26 slips)	26	1/2	13.00			
Wet Slips (Rental - 18 slips)	18	1/2	9.00			
Wet Slips for Tour/Charter passangers (40 slips)	543	1/3	181.00		543 passengers	
Marco Princess (dinner passengers - 3 slips)	100	1/2	50.00			
Debarkations with bus excursions (3 slips)	1	0	0.00		Limit 3 busses on site at any one time	
Boat slip parking credit (sf)	28580			285.80	Boat slip parking total	
Boat Dealer Space (sf)	375	1/400	0.94			
Outdoor Display (ksf)	2000	0.0005	1.00			
Retail Public Space (sf)	6680	1/250	26.72			
Retail Non-public Space (sf)	3190	1/500	6.38			
Office Space (sf)	4451	1/300	14.84			
Boater's Bathrooms	990	1/300	3.30			
				53.17		
Total marina related area (sf)	17686	3/998			53.2	Requied w/o credit
					285.8	Credits from boat slips
Marina related area remainder after taking credit (sf)	-10894	3/998	-32.75	-32.75	Excess cannot be taken from total	
NEW Restaurant (seats)	200	1/4	0.00	50.00		
TOTAL DEMAND		Total		335.80		

East side parking	78	Accessible spaces	9
West side parking	249	Total Spaces	327

ON SITE CREDITS

6 Transient and 3 Restaurant Slips	9	22 Staging slips
Pedestrian Walkways Credit	1	1 Fire Access slip
Recycling Credit	1	
Bike rack and bench credit	1	Slip Count to verify
Total Credits	12.0	26+18+40+3+3+6+3+22+1= 122
		Matches plan and useage matrix
Available spaces and credits	339.0	
Supplemental Surplus	+3.2	