



PARKING STUDY FOR ROSE MARINA RENOVATIONS 2025

Revised 03/06/2026

Christopher Hagan

Digitally signed by Christopher
Hagan
Date: 2026.03.06 12:59:43 -05'00'

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 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. 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 are those slips that are reserved and utilized for boat traffic in and out of the site. These are for fuel docks and designated overnight slips for visiting boaters. In both cases these 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.

The City of Marco Island regulation does not accommodate small private cruises. The Marina redevelopment plan includes a slip for private bus access for only cruise passengers. Passengers on these cruises will arrive and depart by private charter bus through the controlled access to a loading and unloading area. The private cruise passengers will place no demand on the car parking other than the designated parking spaces for the private cruise crew. The private cruise crew confirmed the need for six parking spaces to be accommodated in the calculations. This is how this issue has been addressed in previous submissions and other jurisdictions.

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

City Land Development Code citation

Project specific explanation of each part of the calculations:

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

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 ($22 + 18 = 40$ slips)
- Wet slips (charter) rate is 1 ps/3 passengers (532 passengers in 61 slips)
- Charter dining rate is 1 ps/2 passengers (75 passengers)
- Private cruise with bused passengers = 6 crew ps

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 273.63.

This generates a Boat slip parking credit for marina related area of 27,363 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.
220 seats require 55 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)
- 9 Transient and staging slips rate 1 ps credit/slip for each (9 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.

PARKING SUMMARY CURRENT CONDITIONS						
Based on 07-25-2025 Plan						
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)	532	1/3	177.33		532 passengers	
Marco Princess (dinner passengers)	75	1/2	37.50			
Private Cruise with bused passengers	1	6	6.00			
Boat slip parking credit (sf)	27363			273.63	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	Requied w/o credit
					273.6	Credits from boat slips
Marina related area remainder after taking credit (sf)	-10443	3/968	-32.37	-32.37	Excess cannot be taken from total	
NEW Restaurant (seats)	220	1/4	0.00	55.00		
TOTAL DEMAND		Total		328.63		

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
Total Credits	15.0
Available spaces and credits	342.0
Supplemental Surplus/Shortfall	13.4