



Planning Board Staff Report

Meeting Date: July 26, 2026

TO: Marco Island City Council

FROM: Daniel J. Smith, AICP, Director of Community Affairs

DATE: July, 17, 2026

RE: **REVISED:** SDP-000139 – Site Development Plan Amendment – Rose Marina – 951 Bald Eagle Drive

PROJECT DESCRIPTION:

Marco River Marina, Inc. is requesting a Site Development Plan Amendment (“SDPA”) to build a new restaurant, expand an existing parking lot, add 20 outdoor boat storage racks, and reconfigure existing parking areas to meet code. The SDPA proposal requires associated Conditional Use, Boat Dock Extension, and Variance approvals, which will be presented to the Planning Board in separate applications.

AGENT/APPLICANT:

Zachary W. Lombardo
606 Bald Eagle Dr., Ste. 500
Marco Island, FL 34145

OWNER:

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

PROJECT ADDRESS:

951, 950, and 900 Bald Eagle Drive
Marco Island, FL 34145

PARCEL INFORMATION

Address: 951 Bald Eagle Drive

Zoning: C-5

Parcel #: 56930080005

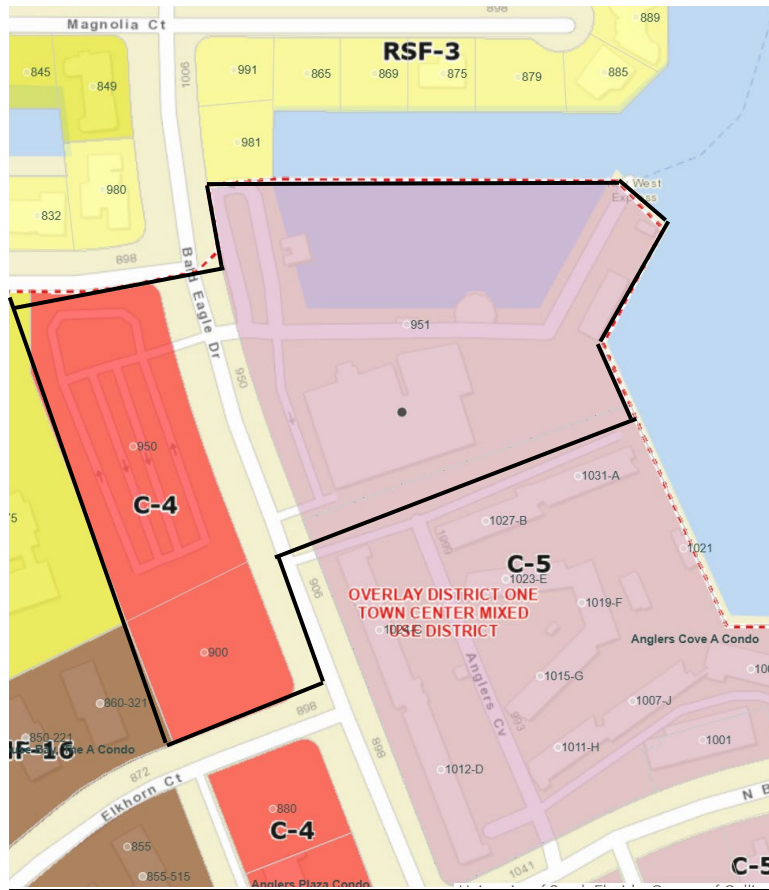
Legal Description: MARCO BCH UNIT 4 BEG NW COR TRACT A, E 607.49FT, SE 100FT, SW 192.30FT, SE 100FT S 69 DEG W 514.14FT, N 20 DEG W 122.98FT NLY ALG CURVE 405.73FT TO POB OR 252 PG 876 OR 2034 PG

Address: 950 and 900 Bald Eagle Drive

Zoning: C-4

Parcel #: 57920080001 & 57991760004

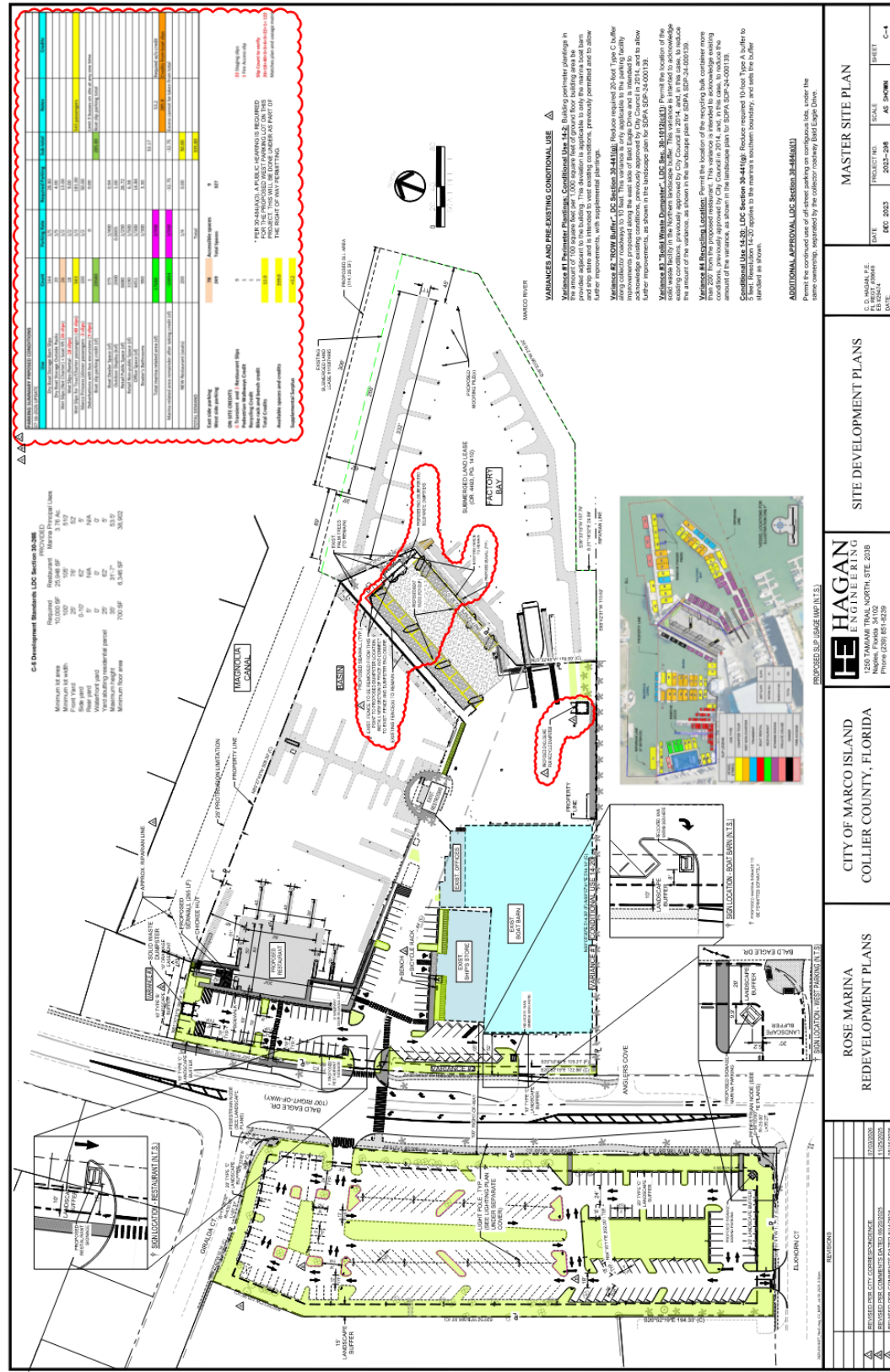
Legal Description: MARCO BCH UNIT 11 TRACT B & MARCO BCH UNIT 11 REPLAT BLK 783 LOT 1
ZONING MAP

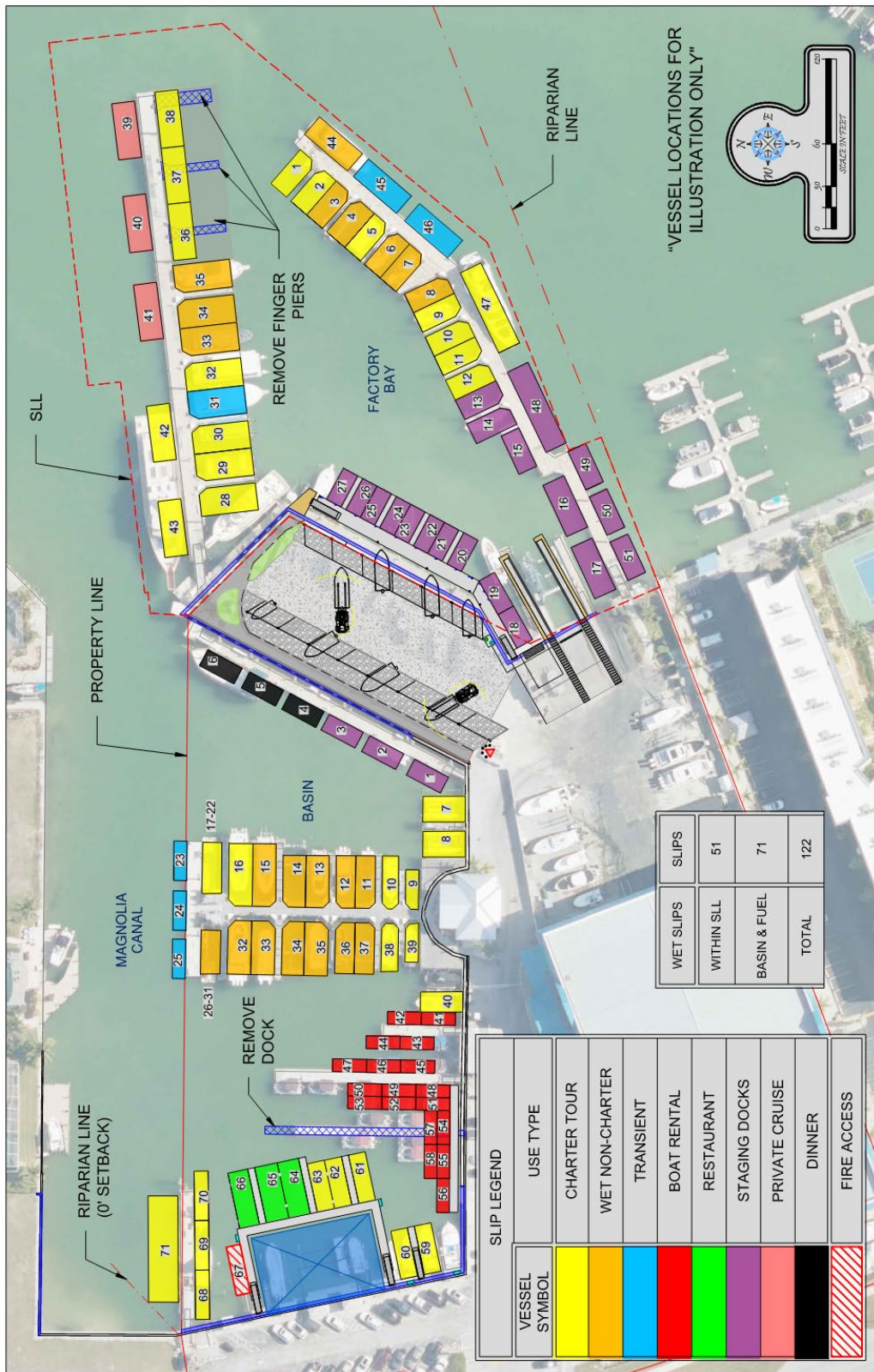


AERIAL OF SITE



3



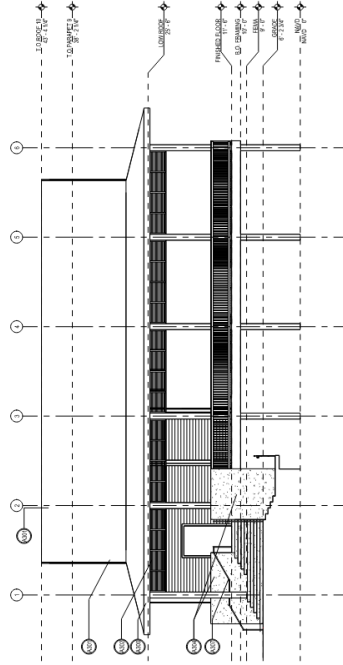


Proposed Site Slip Layout

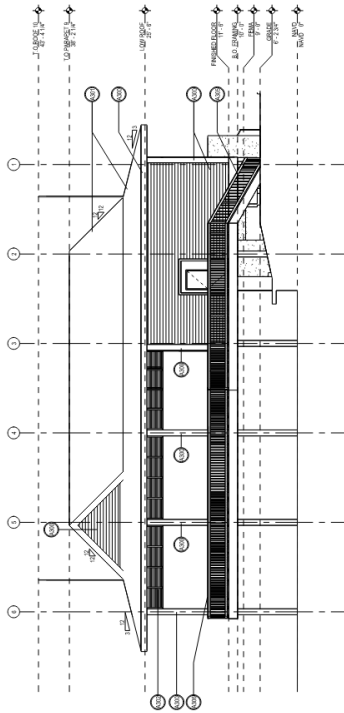
PRELIMINARY NOT FOR CONSTRUCTION

ELEVATION - SPECIFIC NOTES	
Key Value	Keynote Text
A300	PORTLAND CEMENT STONE & TIEB PAINTED
A301	STANDING SEAM METAL ROOF
A302	PRE-FINISHED ALUMINUM DOORS
A303	STORM/POW SYSTEM
A304	PAINTED STUCCO
A305	COMPOSITE DECK OVER CONCRETE SLAB
A306	PRE-FINISHED ALUMINUM SAILING

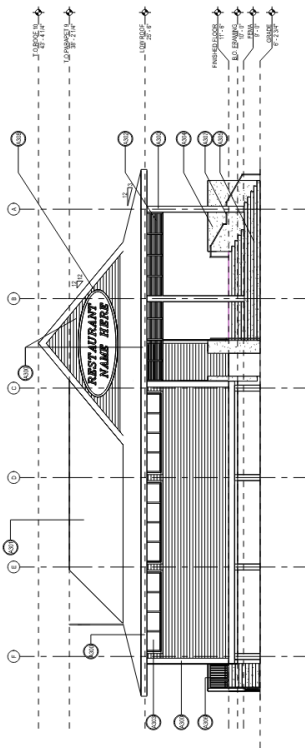
2 SOUTH ELEVATION



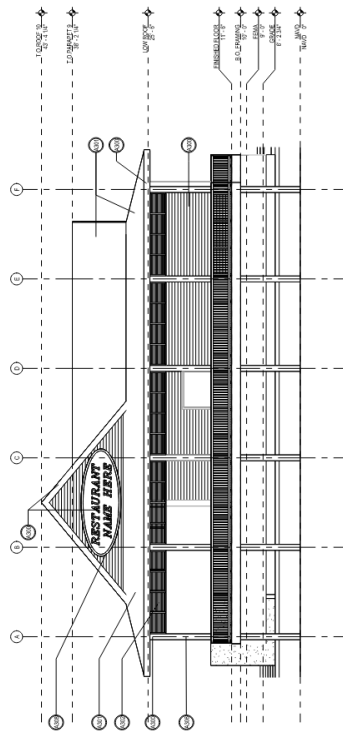
2 NORTH ELEVATION



1 WEST ELEVATION



1 EAST ELEVATION



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Date: 2025.05.19 14:44:08 -04'00'

WJ Architects
855-4244
(727) 822-5566
www.wjaia.com
OWANBETH@WJAIA.COM



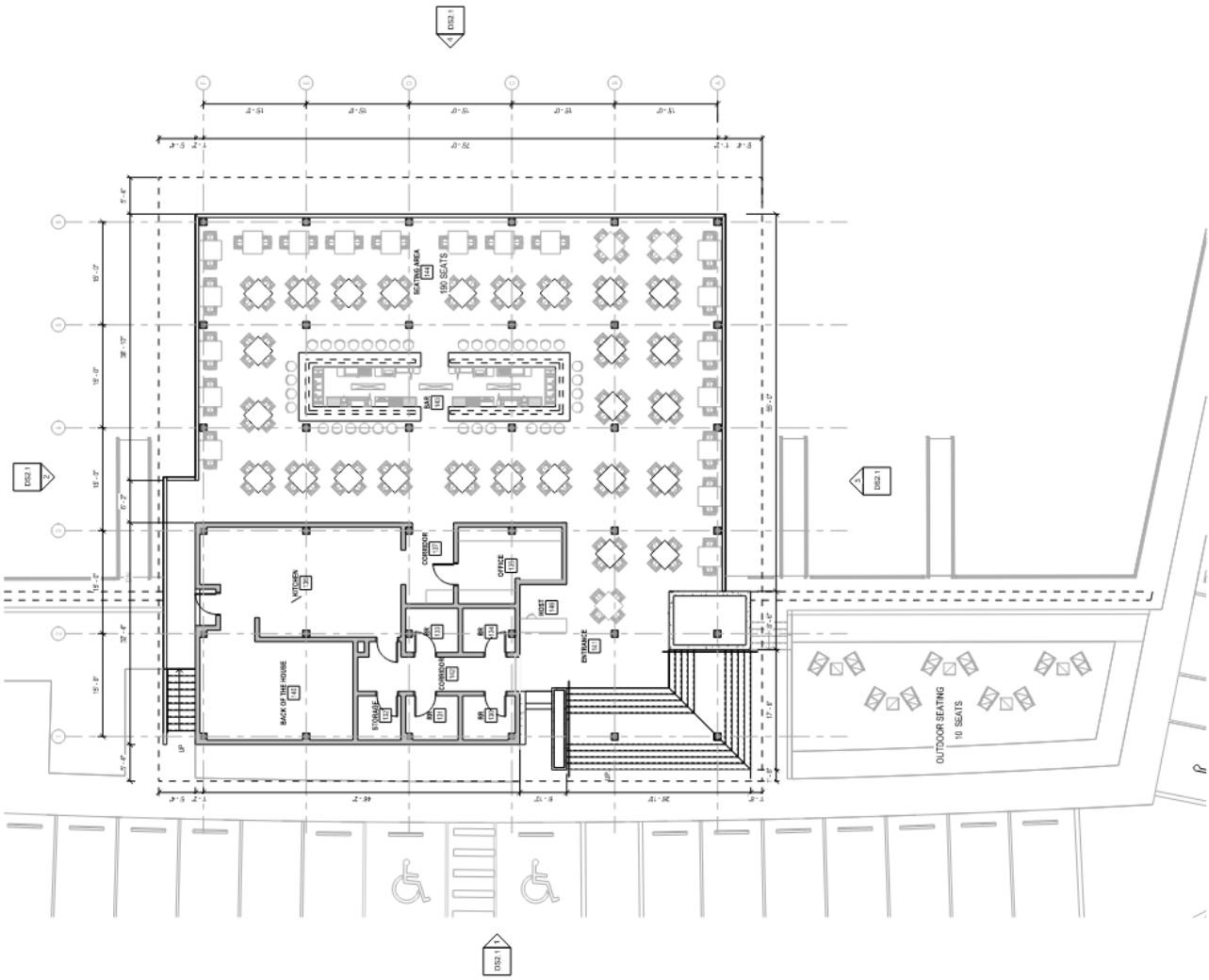
[illegible]

24003

ROSE MARINA

951 BALD EAGLE DRIVE, MARCO ISLAND, FL 34145

1 LEVEL 1 - FLOOR PLAN
1/8" = 1'-0"



STAFF ANALYSIS (Revised)

The applicant is proposing a restaurant with 200 seats, covering 6,346 square feet at the marina, positioned 76 feet from the front and 62 feet from the side property lines. Their plan involves expanding parking into a vacant lot located south of the site, and requesting a Conditional Use permit for twenty (20) outdoor dry racks or slips, which is conditioned on approval of the Conditional Use Petition. The applicant is also seeking variances related to the landscaping and trash/recycling container placement as part of this site plan amendment. According to the applicant's Parking Study, prepared by Chris Hagan, 336 parking spaces are needed; however, the applicant suggests providing 327 spaces and claims additional credit for 6 transient slips (equal to 3 spaces), though the Land Development Code does not address this credit. The applicant can still meet the parking demand, as the site, as proposed, is in excess of 3 parking spaces.

Additionally, Section 30-484 of the City's Code of Ordinances requires both the Planning Board and City Council approve the off-street parking lot, which is west of Bald Eagle Drive, for use by this development, since the proposed parking lot is separated from the site by a collector road.

To further address parking needs, the applicant intends to create a 3-bus drop-off area so customers can arrive by bus instead of cars. This would allow more customers dining, without needing to meet parking requirements that depend on seat count. The applicant would like the city to approve NO parking in the swales, along Bald Eagle.

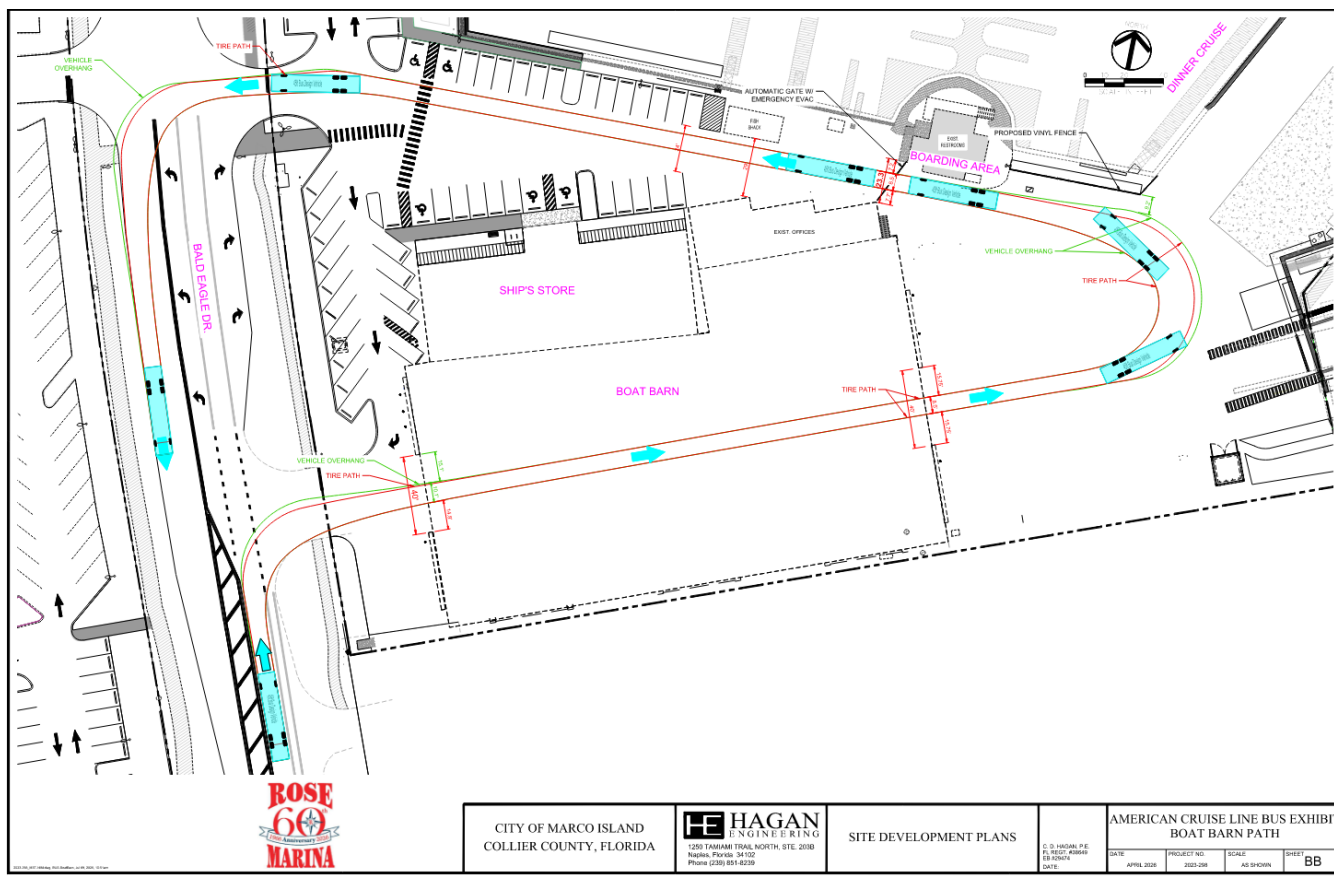
Proposed Parking Matrix for uses revised

PARKING SUMMARY PROPOSED 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 passengers (40 slips)	543	1/3	181.00		543 passengers	
Marco Princess (dinner passengers - 3 slips)	100	1/2	50.00			
Debarations 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	Required 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
Available spaces and credits	339.0	Matches plan and useage matrix
Supplemental Surplus	+3.2	



Bus Path Exhibit

STAFF RECOMMENDATION FOR SDP-000139

Staff recommends that the Planning Board approve SDP-24-000139 for the property located at 951 Bald Eagle, Marco Island, with the following findings and conditions:

Findings:

1. The proposed use is consistent with the Comprehensive Plan, in particular, Objective 1.1, Policy 1.1.4, of the Housing Element, which states that the City will protect residential neighborhoods from encroachment and detrimental impacts of development by enforcing existing regulations that require buffering and compatibility measures between single-family areas and more intensive uses, such as multi-family buildings and non-residential development.
2. The proposed use is consistent with the Comprehensive Plan, in particular, Objective 5.1, Policy 5.1.4 of the Future Land Use Element, which states that the land development regulations and other applicable regulations will require that development and redevelopment projects provide adequate and appropriate landscaping, open space, and buffering, and adhere to maximum lot coverage requirements. Such development must also meet minimum architectural and other site design standards to provide an

attractive and cohesive built environment that blends with the character of existing surrounding land uses.

Conditions:

1. Variance VP-25-000096, Boat Dock Extension BD-25-000187, and Conditional Use CUP 25-000097 shall be approved for this approval to be valid;
2. Pursuant to Section 30-484 of the City's Code of Ordinances, the Planning Board and City Council shall both approve the off-street parking lot, on the west side of Bald Eagle Drive, for use by this development because the proposed parking lot is separated from the proposed development by a collector road.
3. Right-of-way parking, abutting the Rose Marina Property along Bald Eagle, is prohibited by the City.
4. Approval of this site plan does not approve any variances to the Land Development Code, except for variances proposed and approved by the City Council in VP-23-000096.
5. No more than two (2) commercial vessels of over one hundred feet in length, nor more than 100 passengers may be moored within the Factory Bay area (also known as the Submerged Land Lease (SLL) Resolution 03-13) area of the boat dock facility (Page 12 of the 7-16-26 Parking Study).
6. No more than two (2) commercial vessels over one hundred feet in length or no more than two commercial vessels over 100 passengers may be moored within the Magnolia Canal and Basin (Page 12 - 7-16-26 Parking Study)
7. Parking requirements are approved per findings in the 7-16-26 Parking Study. Per 30-488, a parking generation study may be deemed to satisfy the parking requirements.
8. The Applicant/Contractor shall obtain a building permit before commencement of any construction; and
9. The Owner/Developer/ Petitioner is responsible for any private deed restriction approvals with the Marco Island Civic Association.