



Planning Board Staff Report

Meeting Date: April 3, 2026

TO: Marco Island City Council
FROM: Daniel J. Smith, AICP, Director of Community Affairs
DATE: March 26, 2026
RE: 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

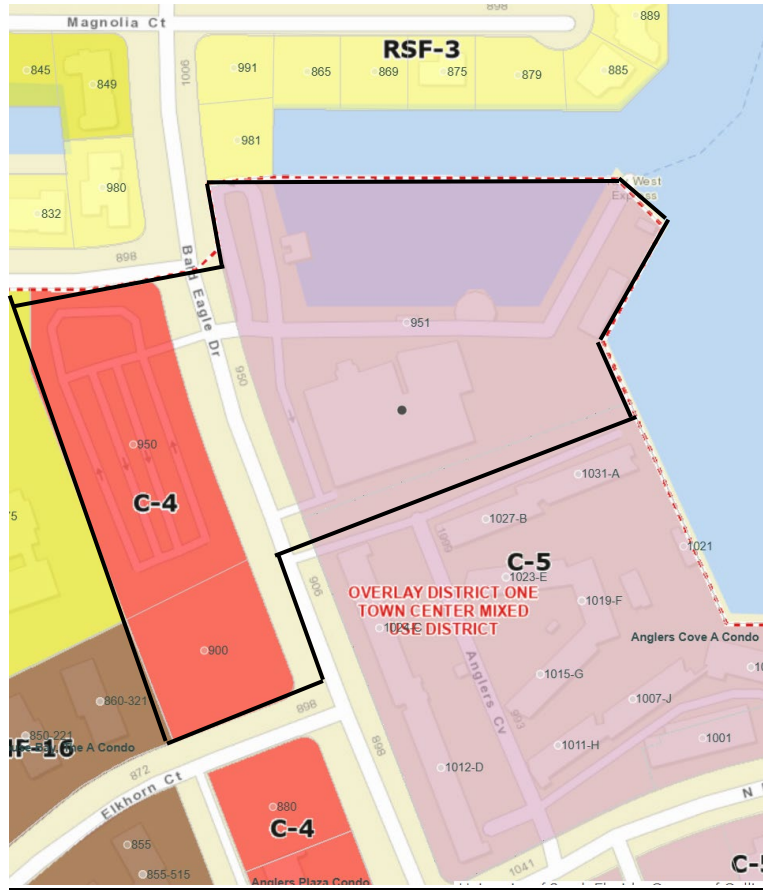
PROJECT ADDRESS:

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 NL Y 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

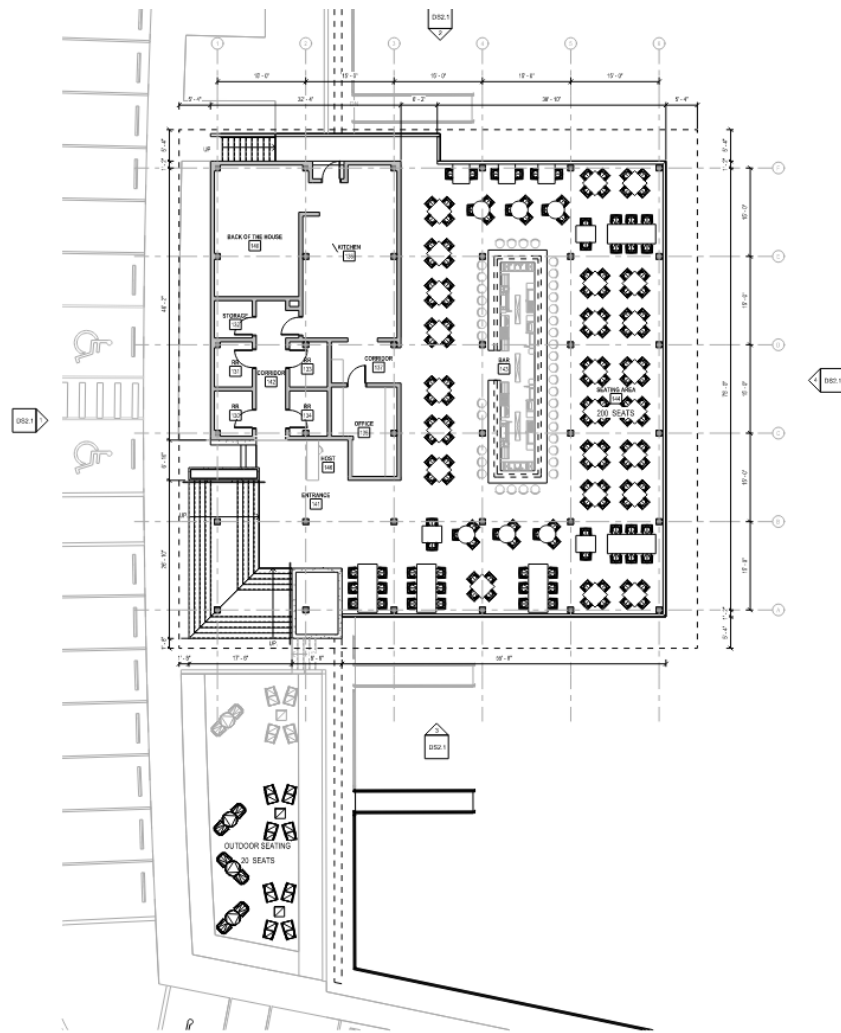


AERIAL OF SITE



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PRELIMINARY NOT FOR CONSTRUCTION

ROSE MARINA RESTAURANT	PROJECT NUMBER 24003 SOF APPLICATION# 09/18/02
ROSE MARINA 565 BALE EAGLE DRIVE, MARCO ISLAND, FL 34466	

DESIGN - FLOOR PLAN

DS1.1

STAFF ANALYSIS:

The applicant is proposing a 220-seat, 6,346 square foot, 31'-7' high restaurant, which will be part of the existing marina. The restaurant will be setback 76' from the front property line, and 62' from the side property line.

The proposal is also to expand the parking lot across the street to include the unimproved vacant lot to the south. The applicant has applied for a Conditional Use permit for the proposed 20 outdoor dry racks/slips. The conditional use approval would be conditioned on approval of this petition. The applicant has also applied for landscape and trash/recycling container location variances that would, again, be conditioned on approval of this site plan amendment.

The parking matrix submitted shows the uses for the property and the required parking needed. As an attachment, Chris Hagan, of Hagan Engineering, discusses the parking matrix and the requirements. Mr. Hagan's parking matrix below shows a requirement of 329 parking spaces (.5 space round up per Code). The proposal is to provide 342 parking spaces. The applicant has shown credit for 9 transient slips, which require 5 parking spaces (4.5 parking spaces, rounded up per code). The Land Development Code does not allow for this credit, and therefore, based on a review of the City's parking requirements, 333 parking spaces would be required.

Also, as part of this approval, Section 30-484 of the City's Code of Ordinances requires the Planning Board and City Council to approve the off-street parking lot, on the west-side of Bald Eagle Drive, for use by this development because the proposed lot is separated from the development by a collector road.

Proposed Parking Matrix for uses

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 passengers (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	Required 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
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Supplemental Surplus/Shortfall	13.4
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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 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 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. The applicant revises the parking matrix to remove the transient slip credit, and revise the parking requirements to show that 333 parking spaces are required, with a surplus of 8 parking spaces.
4. The Applicant/Contractor shall obtain a building permit before commencement of any construction; and
5. The Owner/Developer/ Petitioner is responsible for any private deed restriction approvals with the Marco Island Civic Association.