



Mr. Daniel Smith, Director of Community Affairs
50 Bald Eagle Dr.
Marco Island, FL 34145

July 16, 2026

**Re: Renovations at Rose Marina
Resubmittal for Reconsideration of SDP-24-000139 and VP-24-000096**

Mr. Smith,

Pursuant to the Planning Board's motions for reconsideration of SDP-24-000139 and VP-25-000096 at the July 15, 2026, meeting, enclosed are the following resubmitted documents.

The summary of the enclosed documents is as follows:

1. The proposed site development plan has been updated, including reducing the restaurant size from 220 seats to 200 seats.
2. To implement this reduction, the architectural plans have been updated to reflect the change.
3. TIS has been reviewed, confirmed, and a memorandum of net change showing a reduction of one trip is included.
4. The Parking matrix has been updated, including the following changes:
 - a. Increase Princess to 100 passengers;
 - b. Increase jet skis to 2 passengers per jet ski;
 - c. Reduce restaurant to 200 seats;
 - d. Increase the Key West Express to 195 passengers; and
 - e. Remove special cruise parking.
5. The Parking study has been updated, including the following changes:
 - a. Identification of vessels based on type has been added:
 - i. Fully parked embarkation vessels;
 - ii. Hybrid parked embarkation vessels; and
 - iii. Fully bussed debarkation vessels.
6. Additional documents have been provided, specifically:
 - a. A Charter Bus circulation exhibit (in support of the parking study).
 - b. Wet slip usage document (in support of the parking matrix).

Along with the above, the Applicant offers the following proposed stipulated conditions of approval:

1. Addition of ROW parking limitation: No parking in Bald Eagle ROW in front of marina properties (provided marina is empowered to tow), after completion of SDP improvements.
2. Addition of developer commitment re no parking signs: Applicant shall install no parking signs along the Bald Eagle ROW in front of the marina properties.
3. Addition of a basin vessel limit: No more than two commercial vessels over 100 feet or over 100 passengers may be moored within the Magnolia waterway or the marina basin.

4. Addition of Charter Bus limitation: There shall be no more than 3 Charter Busses on site at any one time for loading and unloading only. Charter Bus shall mean “any motor vehicle designed for carrying more than ten passengers and used for the transportation of persons.”
5. Addition of staging slip limitation: Staging slips may not be used for any purpose other than staging boats otherwise stored in dry storage or for non-commercial transient use.
6. Addition of requirements for marina commercial use agreements: Passenger limits must be included in all marina commercial use agreements and all marina commercial use agreements must require the issuance of a CLUZC by the City as condition before use of the slip. All existing marina commercial use agreements shall be required to add these requirements at the time of the next renewal where the Applicant has an ability to modify terms.

We believe that this provides the data discussed. If you have any questions, please contact me.

Sincerely,



Chris Hagan, PE, Agent/EOR