



(REVISED)
Administrative Parking Deviation
Request and Justification

Request

The application is a request for an administrative parking deviation to reduce the required parking for the Gulf Harbour Clubhouse and associated amenities by 10% as permitted by Land Development Code Section 34-2020(c). More specifically, the request is to reduce the required parking for the facilities by 5% as permitted by demonstrating that bicycle and pedestrian facilities are provided within the right-of-way adjacent to the property, and that pedestrian and bicycle facilities are located throughout the project consistent with Land Development Code Section 34-2020(c)(4). The applicant is requesting to reduce the parking the remaining 5% by demonstrating that sufficient Golf Cart parking facilities have been provided to meet the parking reduction allowed in Section 34-2020(c)(5) of the Land Development Code.

The requested parking reduction is being proposed to allow for the Gulf Harbour community to upgrade and expand the existing fitness facility from 8,574 square-feet as it currently exists, to 21,874 square-feet. As outlined below, the requested deviation is to allow for a reduced parking requirement for the expansion of the amenities which have had minimal improvements over the past three decades.

Background

The Gulf Harbour Golf and Country Club consist of approximately 548± acres developed with residential uses along with an 18-hole Golf course and various amenities. The development, originally named River's Edge, was approved in 1982 by Lee County Zoning Resolution Z-82-112. Several modifications to the approved development's intensity and density have occurred over time, the most recent of which was approved in 2015.

The Golf Course Clubhouse and related amenities include a 34,617 square foot Golf Course Clubhouse; an 8,085 square foot Fitness Facility, 8 Tennis Courts; and a 190 slip marina with a 2,500 square foot ship store. These facilities were initially approved in 1995 by Development Order number 94-08-022-00D. Although minor improvements have been made over time, much of the facilities exist as they were originally permitted. The only additions to the buildings include a 489 square-foot expansion to the fitness facility constructed in 2006 bringing the total size of the fitness facility to 8,574 square feet, and a 550 square-foot addition to the Golf Course Clubhouse approved in 2014 bringing the total size of the clubhouse to 35,167 square feet.



These facilities are private facilities which are used by the members of the Gulf Harbour Golf and Country Club. The total number of memberships available is capped at 1,100 members by the bylaws of the Gulf Harbour Golf and Country Club. There are 1,081 members at this time. Of the 1,081 members, 930 of the members are residents of the community. In addition 34% of the members own golf carts and use them as their primary means of transport to and from the amenity area.

Based on an approved development order (92-06-011.00D), the amenity center included a total of 322 parking spaces to support all the associated amenity facilities and uses. (Attachment A). After extensively researching the permitting history for the Golf Course Clubhouse and associated amenity center facilities, no documents were found to indicate the parking calculations for each use at the time of Development Order approval. However, after researching the Lee County Land Development Code and other Development Order approvals during the same time period it became apparent the parking provided for the amenity facilities were calculated based on the following:

1. 127 Parking Spaces provided for the 190 Boat Slips and associated 2,500 square-foot Ship Store

This calculation is based on the parking requirement of 2 parking spaces for every 3 boat slips, as shown on approved plans for Development Order 92-06-011.00D, with a stamped approved date of October 14, 1994. (Attachment B).

2. 108 Parking Spaces for the Golf Course, Clubhouse, Pro Shop and Ancillary uses

The Land Development Code at the time required 6 parking spaces for each golf hole. As stated above, Gulf Harbour has one 18 hole golf course.

This calculation is consistent with the parking calculation used for the Fiddlesticks Golf and Country Club clubhouse and associated facilities approved in Development Order 95-01-270.00D (Attachment C), right around the same time as the Gulf Harbour development order. The parking requirement for the 19,300 square-foot clubhouse, 36-hole golf course, 8 tennis courts, tennis building, restaurants and pool and locker rooms were based on providing 6 parking spaces for each hole of the 36-hole Golf Course; which equated to a total of 216 required parking spaces.

3. 86 parking spaces allocated for the 8,574 square-foot fitness center. This includes the original 8,085 square foot fitness center constructed in 1995, and the 489 square-foot addition constructed in 2006 based on a parking calculation of 1 parking space required for every 100 square feet of floor area.



The parking requirement for the fitness center is calculated at 1 space per 100 square feet of floor area based on the parking requirements for an Indoor Commercial Recreational Facility as required by the Land Development Code at the time of permitting. A copy of LDC Section 202.16.J.4.m. as it existed at the time of permitting showing the parking requirements for Indoor Commercial Recreational Facilities is attached as Attachment D.

Based on this methodology, the existing development would require a total of 321 parking spaces. As shown on the attached Parking Exhibit (Attachment E), there are a total of 322 vehicle parking spaces provided adjacent to the clubhouse and amenities.

In addition to the Clubhouse, there is a Golf Course "Starter Shack" located approximately 1,000 feet south of the Golf Course Clubhouse. The starter shack is located adjacent to Hole #1 of the golf course. The golf driving range is also located in this area. As shown on Attachment F, the starter shack and driving range have an additional 14 vehicle parking spaces and 41 golf cart parking spaces for use by the golfers. A significant number of golf club members have their own golf carts and they often drive directly to the starter shack/driving range in their golf carts either to practice or prior to starting their round instead of going to the golf clubhouse. This reduces the demand for parking spaces at the clubhouse facility.

By including the additional 14 vehicular parking spaces at the starter shack the number of vehicle parking spaces to support the existing amenities totals 336 parking spaces.

Fitness Center Expansion

The Gulf Harbour Golf and Country Club is proposing to expand the Fitness Center building to allow for additional fitness facilities, along with other services for the members of the Golf and Country Club.

The proposed building will expand the fitness center from the existing 8,574 square feet to a total of 21,874 square feet. The proposed expansion includes an additional 3,134 square feet of area on the first floor area which is allocated into an additional 911 square feet in the fitness center, 692 square foot café, and a 1,531 square foot Tennis Pro Shop. The proposed second floor of the building will include a 7,806 square foot fitness Studio and a 2,360 square foot salon.

The table below includes a breakdown of the proposed expansion by use and provides a calculation of the parking spaces needed for each use, based on the current Land Development Code requirements.



	Area in Square Feet	Parking Calculation	Required Spaces
1st Floor Expansion*	911	5 spaces per 1,000sf	5
Café +	692	5 spaces per 1,000sf	4
Tennis Pro Shop	1,531	1 space per 350sf	4
Fitness Center	7,806	5 spaces per 1,000sf	40
Salon	2,360	1space per 100sf	24
Total parking spaces required			77

* Difference between the existing 8,574sf Fitness Facility and the proposed 9,485sf 1st floor fitness facility.

+ Based on same calculation as Fitness Facility in accordance with note 10 of LDC Table 2020(a).

As outlined above, the parking requirement for the existing uses total 321 parking spaces. With the 77 parking spaces required for the proposed expansion, the parking requirement for the existing development and proposed fitness center expansion increases to 398 total parking spaces.

As part of the proposed fitness center expansion the applicant will construct additional parking at the clubhouse by converting two parking lot drive aisles into 24 parking spaces. A diagram of the parking lot modifications which will be proposed as part of the development order application is attached (Attachment G).

Proposed Parking Reduction

The applicant is requesting to reduce the requirement to provide 398 parking spaces for the amenities by 10%, or 39 parking spaces ($398 \times 10\% = 39$), as permitted by Section 34-2020(c). More specifically, the parking reduction being requested is to reduce the required parking by 5%, or 19 spaces, based on the existing bicycle and pedestrian facilities, which exist adjacent to and throughout the Gulf Harbour Community, consistent with subsection 34-2020(c)(3). The remaining 5% reduction (20 parking spaces) is being requested based on the provisions of 34-2020(c)(4), which allows a reduction of 1 parking space for every 2 golf cart parking spaces provided, due to the existing 41 golf cart parking spaces at the starter shack/driving range parcel. It should be noted that the referenced golf cart parking spaces are reserved for golf carts only.



Bike and pedestrian facilities currently exist along the frontage of Gulf Harbour within the way-of-way of McGregor Boulevard. Those facilities extend throughout the site via the inclusion of sidewalks and a dedicated bike lane along Vista River Drive, the main spine road for the community, from McGregor Boulevard to the clubhouse facility. The sidewalks continue through the main amenity area to allow for pedestrian movement between the uses and then out to a small island along the Caloosahatchee River. Several bicycle racks are located in the amenity area and provide parking for more than 20 bicycles. These racks are routinely used by club members using the pool, tennis courts, golf course and fitness facilities.

As shown on Attachment F, a total of 41 golf cart parking spaces are provided at the starter shack/driving range. Using the parking reduction calculation outlined in 34-2020(c)(4), the forty-one (41) golf cart spaces provided at the starter shack allow for a reduction of twenty (20) parking spaces required for the amenity facilities. In addition, to the golf cart parking spaces provided at the starter shack, there are an additional 15 golf cart parking spaces at the main clubhouse facility. Due to the high percentage of golf cart use by the members of the club, several vehicular parking spaces at the clubhouse facility have been striped to allow for the spaces to be used by either a single automobile or two golf carts.

With the 19 space reduction due to the bike and pedestrian facilities, and the 20 space reduction due to the golf cart spaces the total required parking spaces for the existing and proposed facilities, presuming that the requested 10% reduction is approved, equates to a total requirement of 359 parking spaces.

Required Parking Summary Calculation

321	Required spaces for existing uses as originally permitted
77	Spaces Required for Proposed Fitness Center expansion
398	Total number of spaces required for existing + expansion
-39	10 % reduction consistent with LDC Section 34-2020(c)
359	Total Parking Spaces Required for the existing and proposed facilities

Provided Parking Summary Calculation

322	Existing Automobile Parking spaces at the Clubhouse
14	Existing Automobile Parking spaces at the Starter Shack
336	Existing Automobile Parking spaces
	Proposed Automobile Parking spaces to be constructed within the
24	Additional Clubhouse parking lot spaces
360	Total Automobile Parking spaces



Note: In addition to the automobile parking spaces listed above, 41 dedicated golf cart parking spaces are provided at the starter shack/driving range and 15 dedicated golf cart parking spaces are provided at the clubhouse.

34-2020(d)(2) Findings for Approval

- a. There will be no apparent deleterious effect upon surrounding properties or the immediate neighborhood;

As demonstrated above, the existing 336 automobile parking spaces and 56 golf cart parking spaces provided are sufficient for the existing and proposed facilities. The patrons of these facilities routinely choose alternatives to the automobile to use these facilities. Over a third of the members use golf carts as their primary means of transportation within the community, while others routinely walk, bike, and run to the fitness center. Given that a significant portion of the members use methods other than a car to access these facilities, a reduction in the required parking will not have a deleterious impact upon the surrounding properties or the immediate neighborhood.

- b. The reduced parking will not have an adverse impact on the public health, safety and welfare;

The use of the club is limited to only 1,100 members, of which over one-third own a golf cart and use it as their primary means to access the amenity facilities. The proposed parking reduction is reflective of the parking needed to allow for sufficient parking for the existing and proposed facilities. Given the parking provided for both cars and golf carts and the existence of the bike racks at both the clubhouse and starter shack the requested reduction in parking will not have an adverse impact on the public health, safety and welfare for the Gulf Harbour Golf and Country Club.

- c. The proposed use is not solely dependent on vehicular traffic; and

As described above the residents of Gulf Harbour use a variety of methods to access the site. Approximately 34% of the 1,100 club members own golf carts and use them as a primary means to travel to the various amenities. Golf Cart paths exist throughout the development to all amenities for the residents to use their carts safely. Residents routinely walk and bike to the Clubhouse, Pool, Golf and Fitness Facilities.



- d. No part of a parking lot intended to satisfy required parking for a use is used to offset the parking requirements for another use unless the peak parking demands occur at different times.

The parking provided will not be used to offset the parking requirements for other uses on the property. As demonstrated above, the 360 automobile parking spaces and 56 golf cart parking spaces provided will be sufficient to serve the existing uses and the proposed expansion to the fitness facility.