

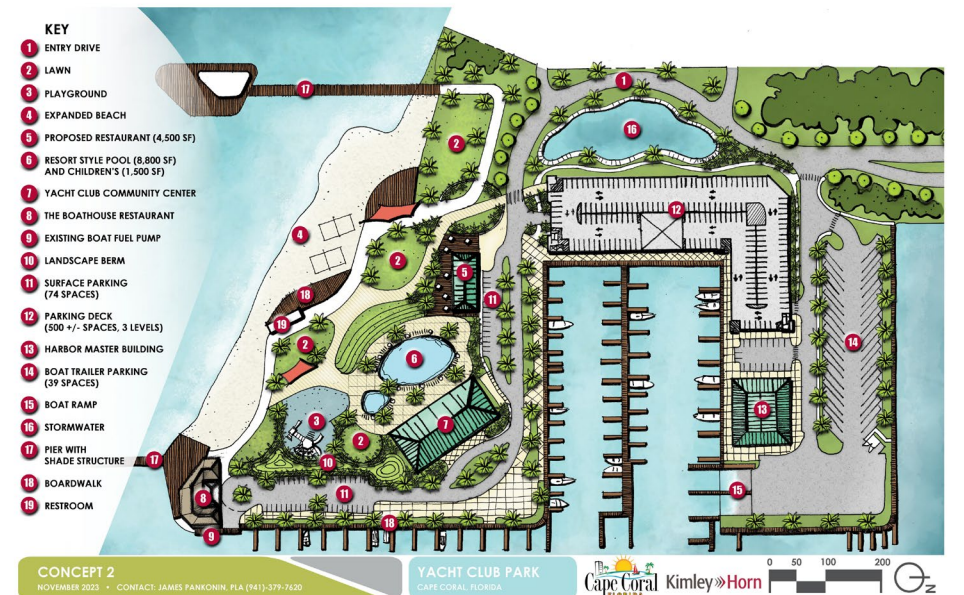


Yacht Club Master Plan Update

Committee of the Whole - 1/17/24

Summary of Comments from 11/08/23

- Prefer realigned/curved entry into park
- Provide additional landscape buffering at garage
- Relocate fountain to park entry area
- Shift restroom on beach to be more central
- Maintain walkable path connecting beachfront
- Prefer longer pier, no restaurant at pier
- Resort pool with lap lane option
- Provide “quick snack” food option
- Confirm parking counts per code based on uses



Parking Summary

Note: No code requirement for beach parking but there will be an increased demand from what is shown for the Public Park / Rec Facility parking calculations.

Proposed Use	Space Requirement	Parking Calculation	Required Parking	Proposed Parking (Vehicles)	Proposed Boat Slips
Community Center	1 space per 250 sf	37,000 / 250	148		
Boathouse Restaurant	1 space per 100 sf + 1 space per 4 outdoor seats	8,500 sf / 100 = 85 + 10	95		
Proposed Restaurant	1 space per 100 sf + 1 space per 4 outdoor seats	6,700 sf / 100 = 67 +20	87		
Harbor Master Building	1 space per 300 sf	8,000 sf / 300	27		5 (PD, fire)
Marina	1 space per 2 boat slips	158 / 2	79		121
Public Park / Rec Facility	3 per acre (passive rec) + 1/2000 sf of picnic and playground area	3.5 ac. X 3 = 10.5 + 31,000 sf / 2,000 = 16	27		32 (27 day dock +5 launch/recover)
Total Parking			463	550 +/-	158
Grand Total Parking (550 vehicular + 158 boat)					708

Final Site Plan

- KEY**
- 1 ENTRY DRIVE
 - 2 LAWN
 - 3 PLAYGROUND
 - 4 EXPANDED BEACH
 - 5 PROPOSED RESTAURANT (6,700 SF)
 - 6 RESORT STYLE POOL (14,500 SF)
 - 7 YACHT CLUB COMMUNITY CENTER
 - 8 THE BOATHOUSE RESTAURANT
 - 9 EXISTING BOAT FUEL PUMP
 - 10 CHILDREN'S POOL (3,700 SF)
 - 11 SURFACE PARKING (15 SPACES)
 - 12 PARKING DECK (500 +/- SPACES, 3 LEVELS)
 - 13 HARBOR MASTER BUILDING
 - 14 BOAT TRAILER PARKING (46 SPACES)
 - 15 BOAT RAMP
 - 16 STORMWATER
 - 17 PIER WITH SHADE STRUCTURE
 - 18 BOARDWALK
 - 19 FOUNTAIN / WATER FEATURE
 - 20 RESTROOM
 - 21 SERVICE ACCESS
 - 22 LANDSCAPE BERM
 - 23 DAY DOCKS (27 SLIPS)
 - 24 YACHT BASIN (121 SLIPS)
 - 25 (5) STAGING SLIPS
 - 26 PUMP OUT STATION
 - 27 EMERGENCY SERVICES BOAT DOCKS (5 SLIPS)



MASTER PLAN

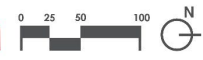
JANUARY 2024 • CONTACT: JAMES PANKONIN PLA (941)-379-7600

YACHT CLUB

CAPE CORAL, FLORIDA



Kimley»Horn



Parking: Existing

EXISTING PARKING: 438
SURFACE: 294
GRASS OVERFLOW: 105
BOAT TRAILER: 39

EXISTING BOAT SLIP: 113



Proposed Vehicular Parking:

15 Surface Spaces

535 Garage Spaces +/-

46 Boat Trailer

596 Total Vehicular +/-

4th level on parking garage
would provide +/- 150
additional spaces

Proposed Boat Slips

27 Day Docks

121 Marina Slips

5 PD / Fire

5 Launch/Recover

158 Total Boat Slips

Parking Total:

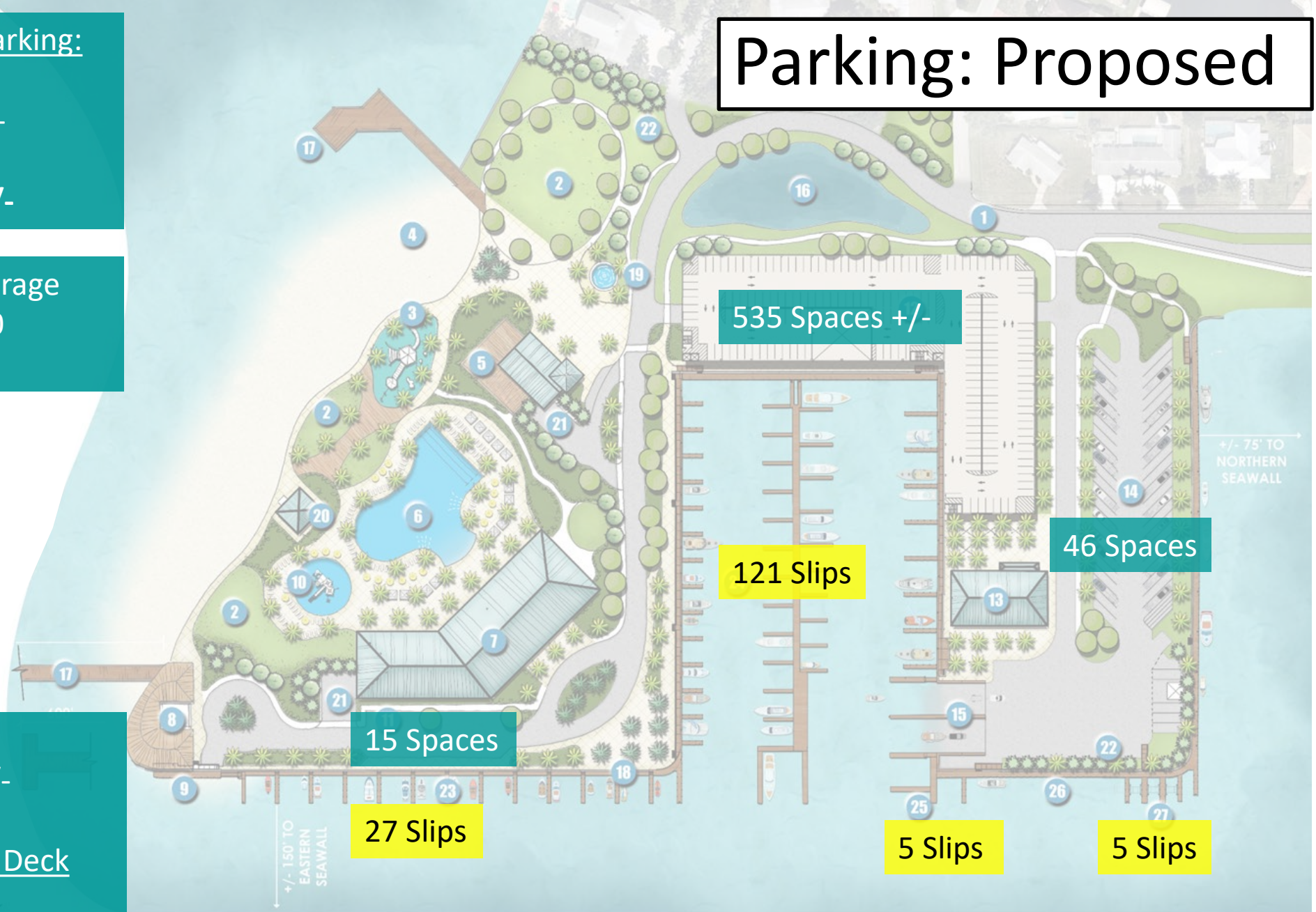
596 Total Vehicular +/-

158 Total Boat Slips

150 +/- Additional 4th Deck

904 Total

Parking: Proposed



Building Square Footage

1 st Floor	– 20,000 sf
2 nd Floor	– 17,000 sf
Total	– 37,000 sf

Community Center: Floor Plan



Proposed Parking Structure



Proposed Harbor Master



Proposed Beach Restroom





Pool Amenity: Character Imagery



Pool Amenity: Character Imagery



Questions?

Kimley»»Horn