



Yacht Club Master Plan Update

Committee of the Whole - 4/24/24

Kimley»Horn



Agenda:

1. Presentation Review
2. Character Renderings
3. Animation
4. Summary of Public Meeting Comments

Site Plan

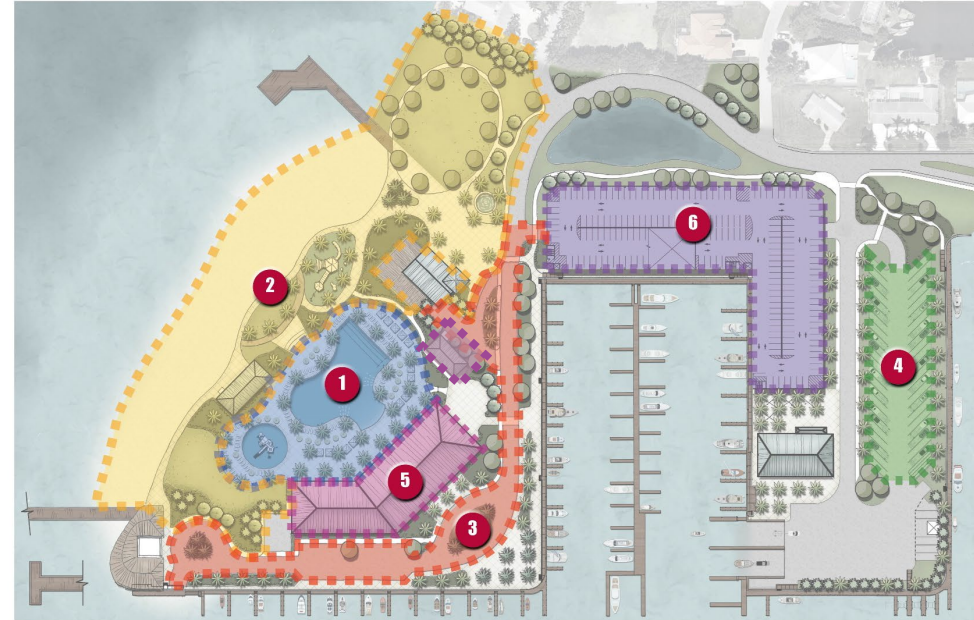
Revised 3/24

- 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 (685 +/- SPACES, 4 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 BEACH / POOL 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)
 - 28 POOL ENTRY STATION
 - 29 POOL EQUIPMENT / LIFEGUARD BUILDING



REVISED MASTER PLAN

1	POOL DECK	57,575 SF	=	330 % INCREASE
2	EXPANDED BEACH / PARK AMENITIES	210,000 SF	=	130 % INCREASE FROM APPROVED MASTER PLAN 226 % INCREASE FROM EXISTING CONDITIONS
3	VEHICULAR USE AREA	53,425 SF	=	180 % DECREASE
4	BOAT TRAILER PARKING (45 SPACES)	33,180 SF		
5	YACHT CLUB COMMUNITY CENTER	47,000 SF 27,250 FP	=	185 % INCREASE IN USABLE SPACE 6 % INCREASE IN FOOTPRINT
6	PARKING DECK (685 SPACES +/-)	72,980 SF	=	185 % INCREASE IN FOOTPRINT



ORIGINAL MASTER PLAN

1	POOL DECK	17,650 SF		
2	EXPANDED BEACH / PARK AMENITIES	165,475 SF	=	178 % INCREASE FROM EXISTING CONDITIONS (92,700 SF)
3	VEHICULAR USE AREA	95,075 SF		
4	BOAT TRAILER PARKING (45 SPACES)	33,180 SF		
5	COMMUNITY CENTER AND RELATED BUILDINGS	25,625 SF		
6	PARKING DECK (322 SPACES +/-)	39,425 SF		



Existing Parking: 438

Surface: 294

Grass Overflow: 105

Boat trailer: 39

EXISTING BOAT SLIPS : 113

Existing Parking Total:

438 Vehicular

113 Boat Slip

551 Total

Parking: Existing



CAPE CORAL YACHT CLUB: **EXISTING PARKING**

Proposed Vehicular Parking:

- 15 Surface Spaces
- 685 Garage Spaces +/-
- 46 Boat Trailer
- 746 Total Vehicular +/-**

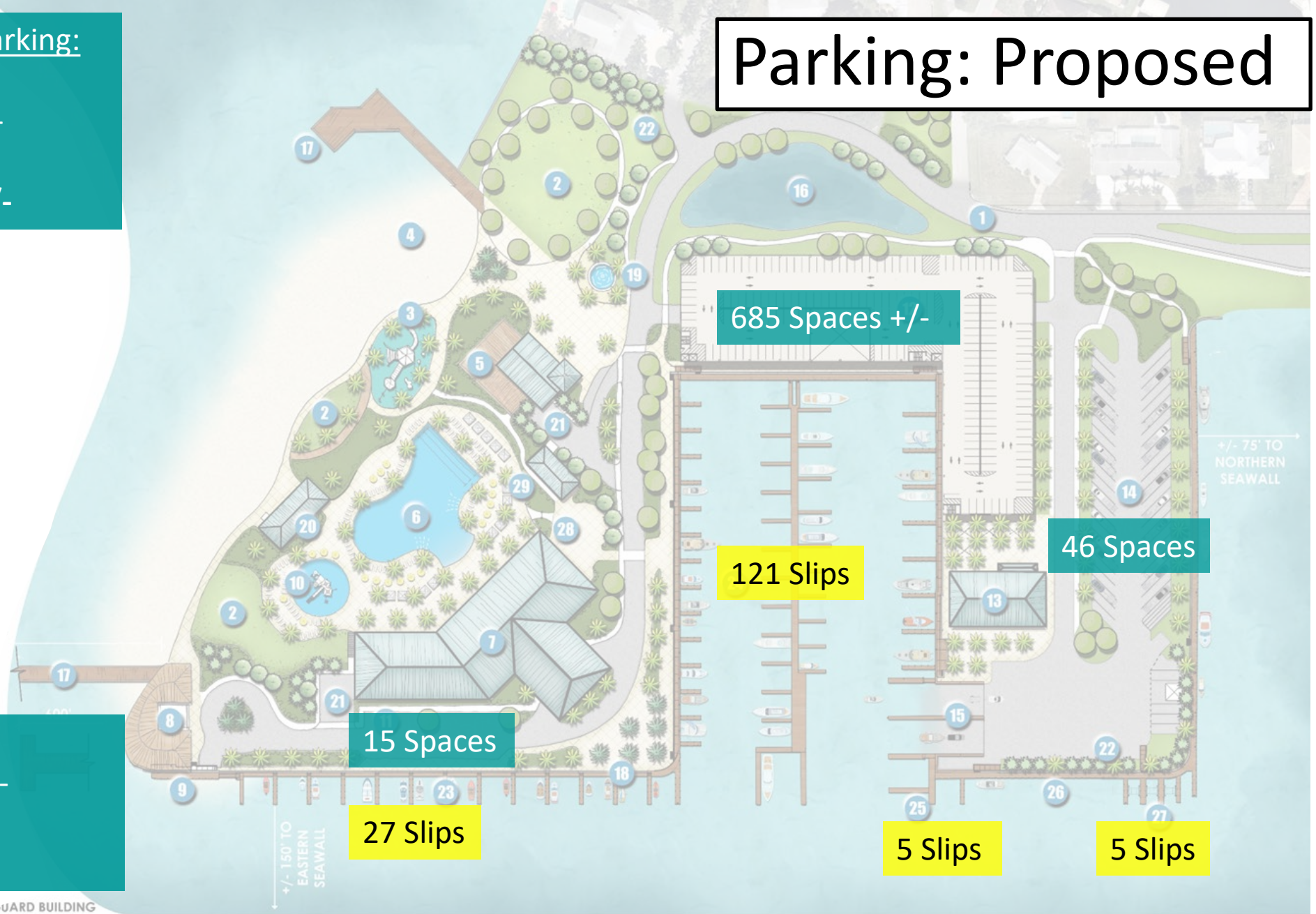
Proposed Boat Slips

- 27 Day Docks
- 121 Marina Slips
- 5 PD / Fire
- 5 Launch/Recover
- 158 Total Boat Slips**

Parking Total:

- 746 Total Vehicular +/-
- 158 Total Boat Slips
- 904 Total**

Parking: Proposed



Inspiration Images



SWEETSPARKMAN
ARCHITECTURE & INTERIORS

Kimley»Horn

Proposed Design



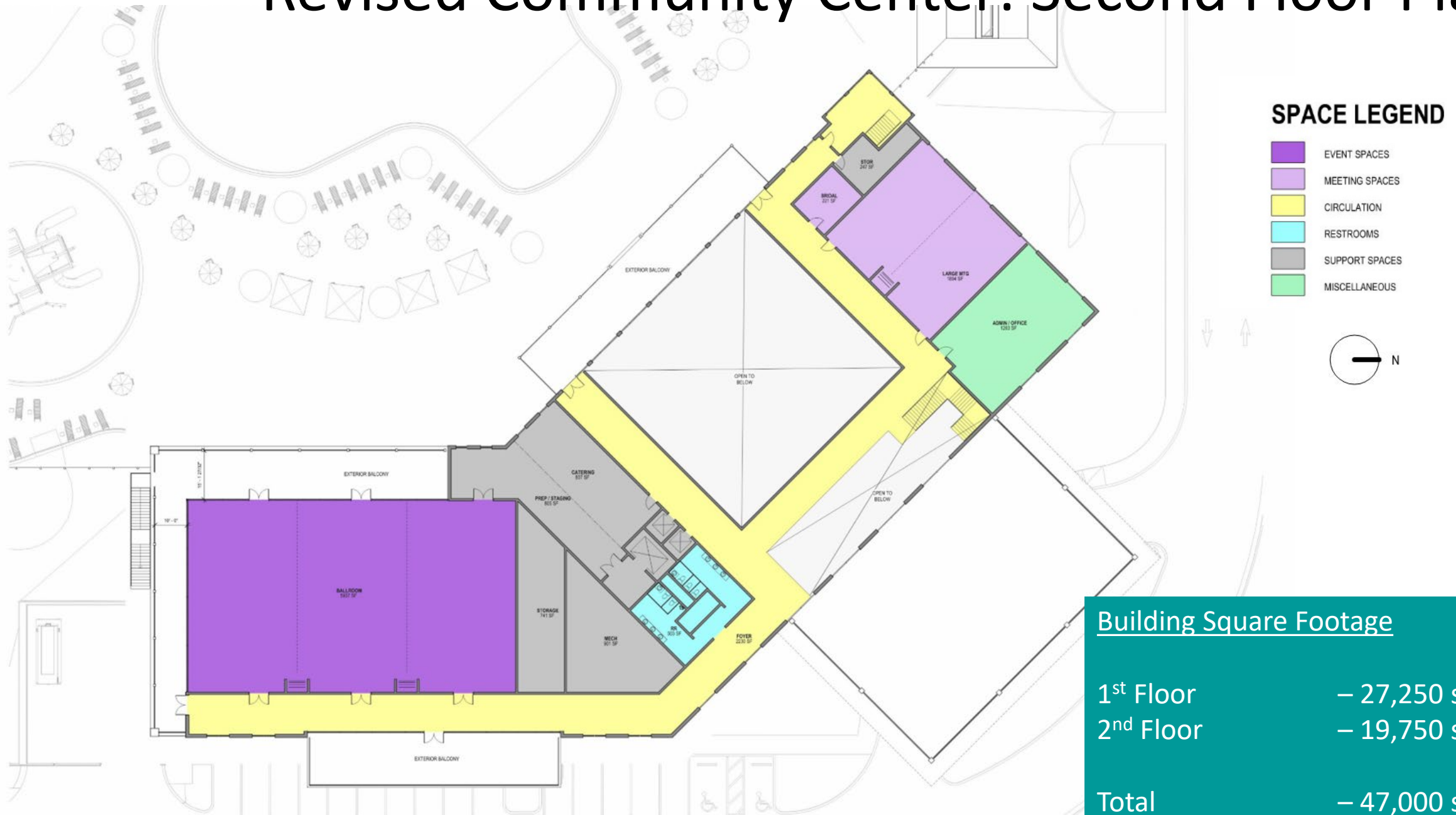
SWEETSPARKMAN
ARCHITECTURE & INTERIORS

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Revised Community Center: First Floor Plan

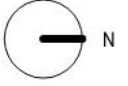


Revised Community Center: Second Floor Plan



SPACE LEGEND

- EVENT SPACES
- MEETING SPACES
- CIRCULATION
- RESTROOMS
- SUPPORT SPACES
- MISCELLANEOUS



Building Square Footage	
1 st Floor	– 27,250 sf
2 nd Floor	– 19,750 sf
Total	– 47,000 sf

















FISH RESTAURANT











Yacht Club Animation

Kimley»»Horn

Public Input Summary

- 88 Residents Signed in for Meeting

Plan Comments

- Drop-off for visitors to drop beach gear and guests before parking car
- Possible slip / return lane for drop-off
- Walking distance to the Boat House restaurant and community center building from the parking garage
- Bike lanes on Driftwood Parkway
- Building height of garage and Community Center

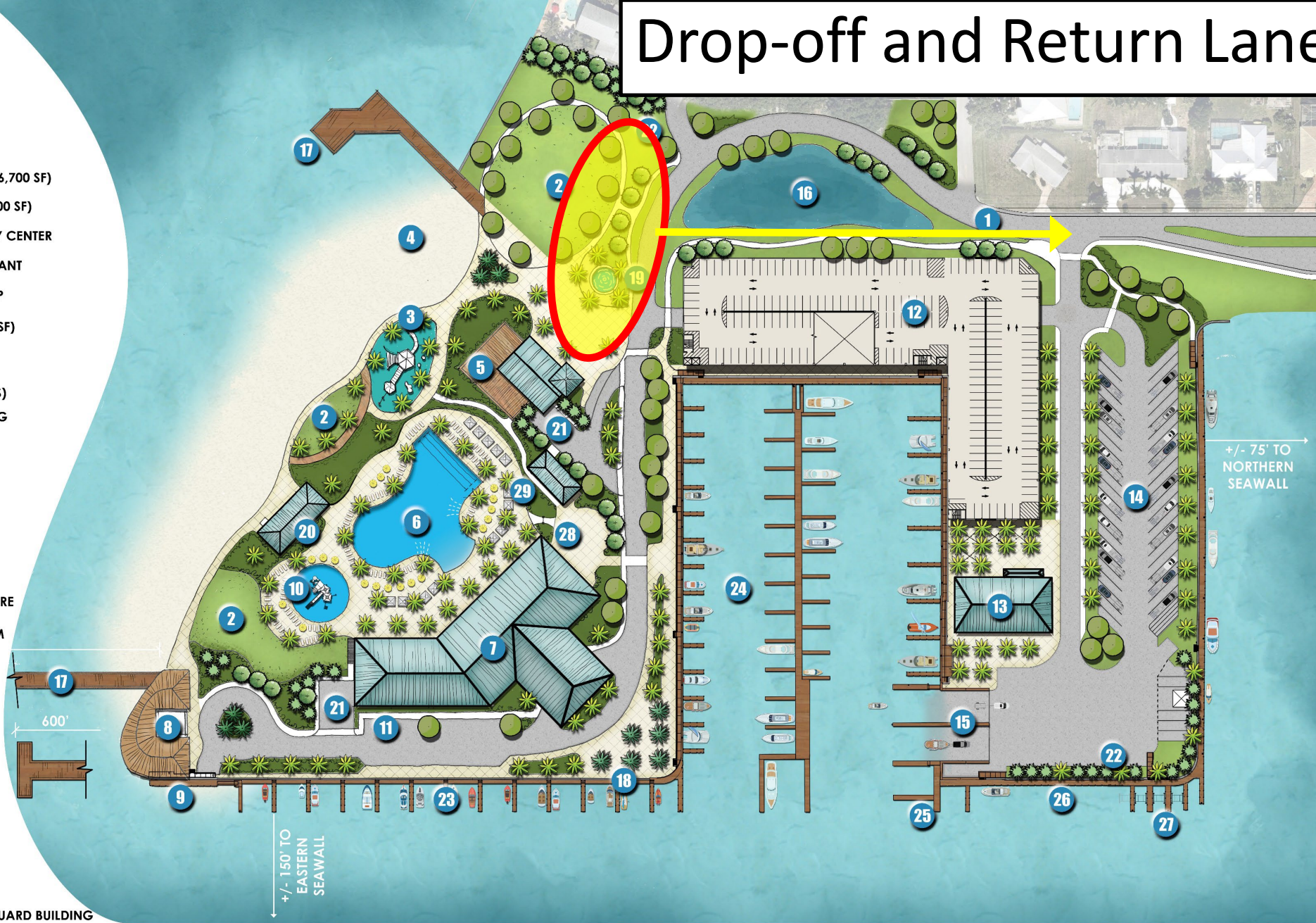
Operational Comments

- Parking fees for garage (resident vs. non-resident fees?)
- Pool use fees (resident vs. non-resident fees?)
- Shuttle / cart service from garage to park
- Canal width on north side, concern over boat size
- Incorporate senior activity programming from Rotino Center



Drop-off and Return Lane

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Walking Distance to Boat House and Park Facilities

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340 Feet
3.5 Minute Walk

1,060 Feet
3-4 Minute Walk

Walking Distance / Time Comparison

Publix

Lowes

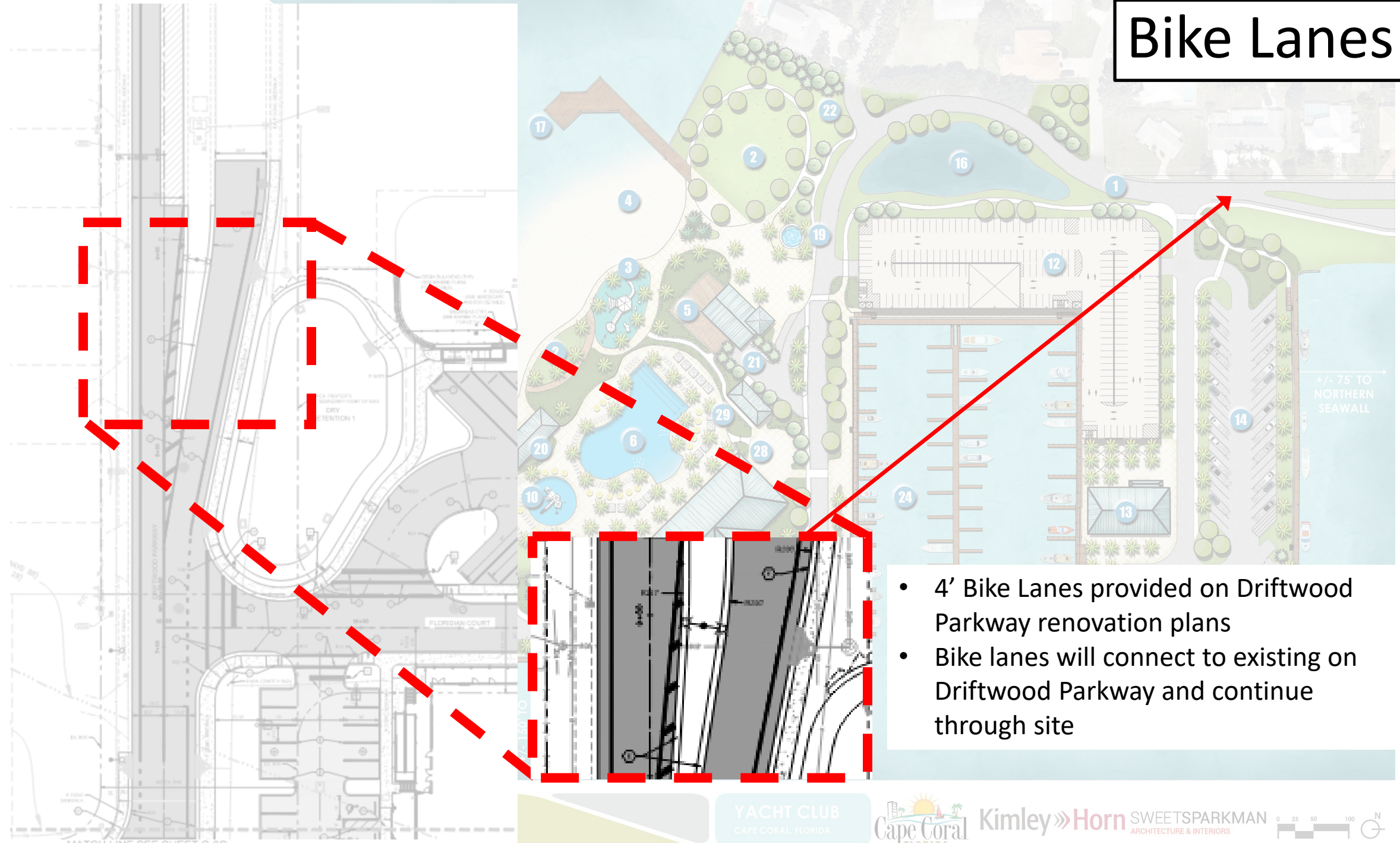
1,060 Feet
3-4 Minute Walk

Bayshore Shopping Plaza

Pine Island Road



Bike Lanes



- 4' Bike Lanes provided on Driftwood Parkway renovation plans
- Bike lanes will connect to existing on Driftwood Parkway and continue through site

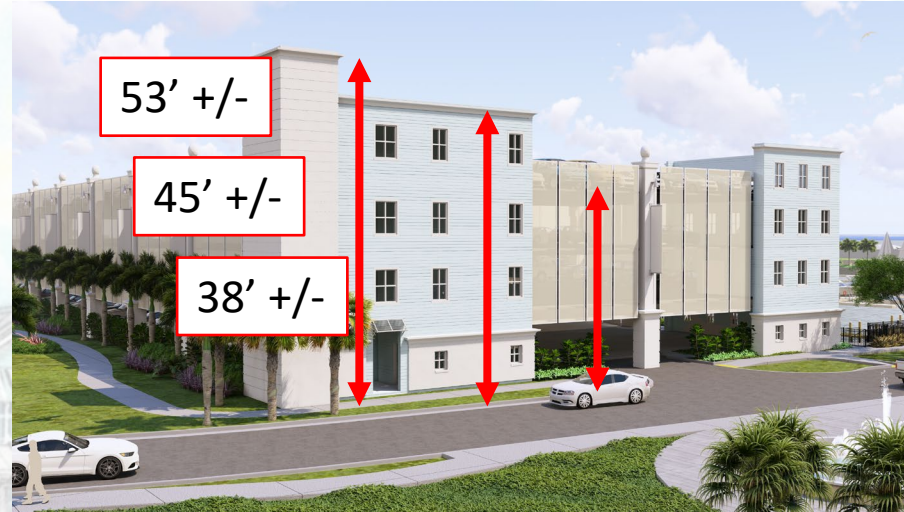
Existing Structures

Yacht Club Ballroom – 32' +/-
(to top of roof)

Rotino Center – 22' +/-

Harbor Master – 20' +/-

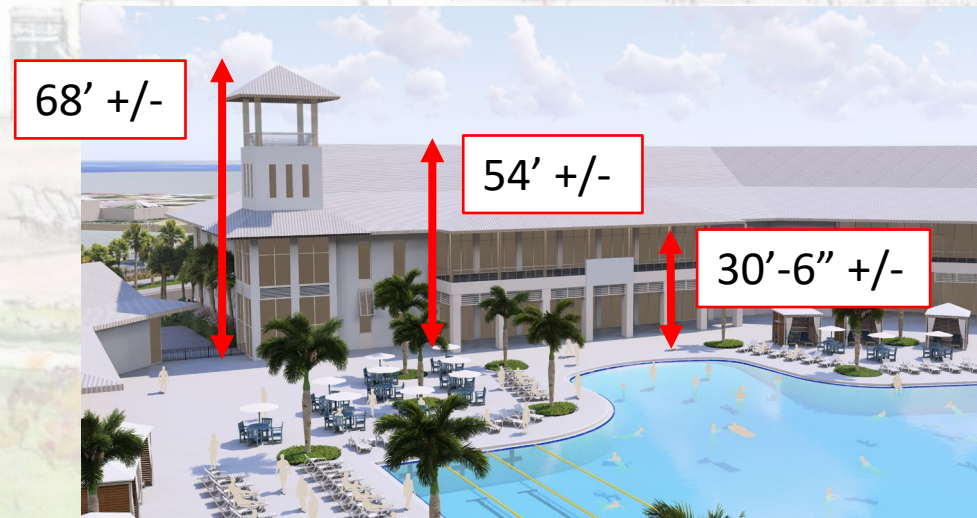
Building Height



Proposed Structures

Parking Garage, 4 story – 45' +/-
(to parapet top)

Community Center – 34' +/-
(to eave)
– 56' +/-
(to top of roof)





Questions

Kimley»»Horn