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# Valet Parking Plan

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Port Royal Club

City of Naples, Florida  
03/21/2024

Prepared for:

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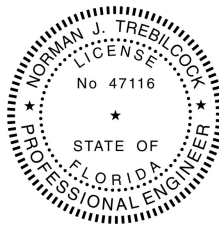
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# Statement of Certification

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I certify that this document has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.



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## Project Description/Operations Plan

The Port Royal Club is located on the east and west sides of Gordon Drive at the intersection of Gordon Drive and Kingstown Drive, in Naples, Florida. The subject parcel lies within Section 16, Township 50 South, Range 25 East, in Collier County.

The approximate location of the subject site is illustrated in **Figure 1**.

**Figure 1 – Project Location Map**



The property contains the Port Royal Club and the tennis center. The Port Royal Club is currently in the process of redevelopment of its Beach Club. The Port Royal Club improvements are being proposed as a multi-story building with multiple uses including restaurants and recreation areas. The site parking improvements consist of providing both surface parking revisions and a new parking garage.

The tennis center is currently operational and has its own parking lot on the east side of Gordon Drive. This parking lot will be used for overflow parking. No valet activities are planned at the tennis center. The proposed valet parking will therefore not utilize the public right of way.

The Port Royal Club has had the same valet operator for over 30 years and the club plans to continue to utilize their services after the proposed redevelopment is completed. The proposed valet services will be offered between 5 pm and 11 pm daily in season. The hours will be adjusted offseason, as applicable. The parking garage and surface lots will provide up to a total of 162 valet parking spaces. While the valet services are being offered, at least 82 of the automobile spaces will be self-serve parking spaces.

The purpose of this Valet Parking Plan is to meet Section 50-103(e)(2) of the Naples Code. The Port Royal Club guests primarily use valet as a means of parking in the evening hours. Overall, up to 162 total valet parking spaces are proposed on the Port Royal Club beachside site with a single pick-up and drop-off site under the front entry covering Porte cochere. This amount is less than 50% of the total parking supply ( $162/328 = 49\%$ ). None of the proposed valet parking operations will occur within the public right of way (pick-up, drop-off, or parking). The valet will use standard parking spaces for their operations and will adjust spaces to accommodate self-parking guests, as applicable. No aisle stacking is planned. The plan includes a commitment to maintain the evening operation of the valet service as a convenience to the club's membership. Per Section 50-103(e)(4), City council may authorize the city manager to allow adjustments to the plan under specified conditions.

The pickup/drop off location will plan to have two valets to be able to meet the valet demand needs anticipated. In the event of special occasions or expected high volumes of demand, additional valet operators will be used to meet the increased demand as they have done over the years. No stacked parking is proposed within the parking garage or surface lot as the 2-way aisle ways need to be maintained for the use of others accessing the self-serve parking.

## Signage Plan

The proposed signage for the valet program will be like the existing signage being used and are depicted in the following pictures (Figures 2 through 6). The proposed signage will be portable, due to the evening operations implementation and will be professionally designed.



*Figure 2: Valet Drop-off/Pick-up Signage for direction of vehicles.*



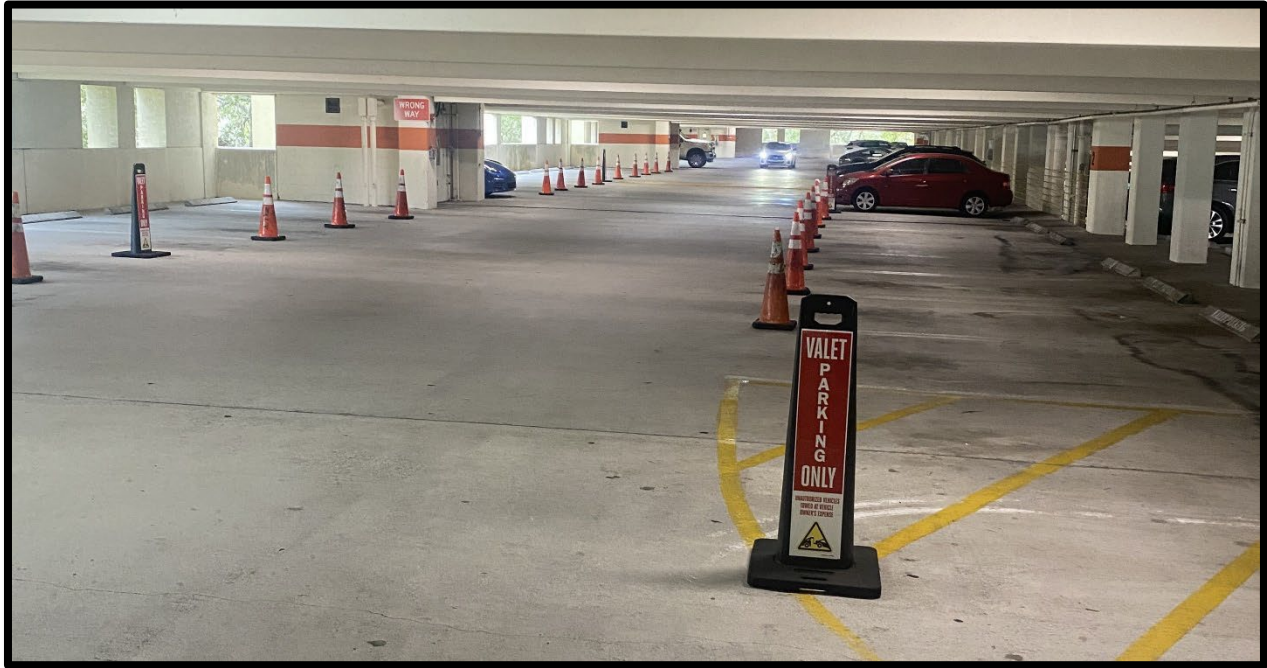
*Figure 3: Signage to be used in the event of private parties and special occasions.*



Figure 4: Designated valet parking spaces may be marked on the curb stops in the garage, as applicable.



Figure 5: Portable Valet Parking Only Signs along with cones will be used to designate the valet parking spaces within the garage, or in the surface lot.



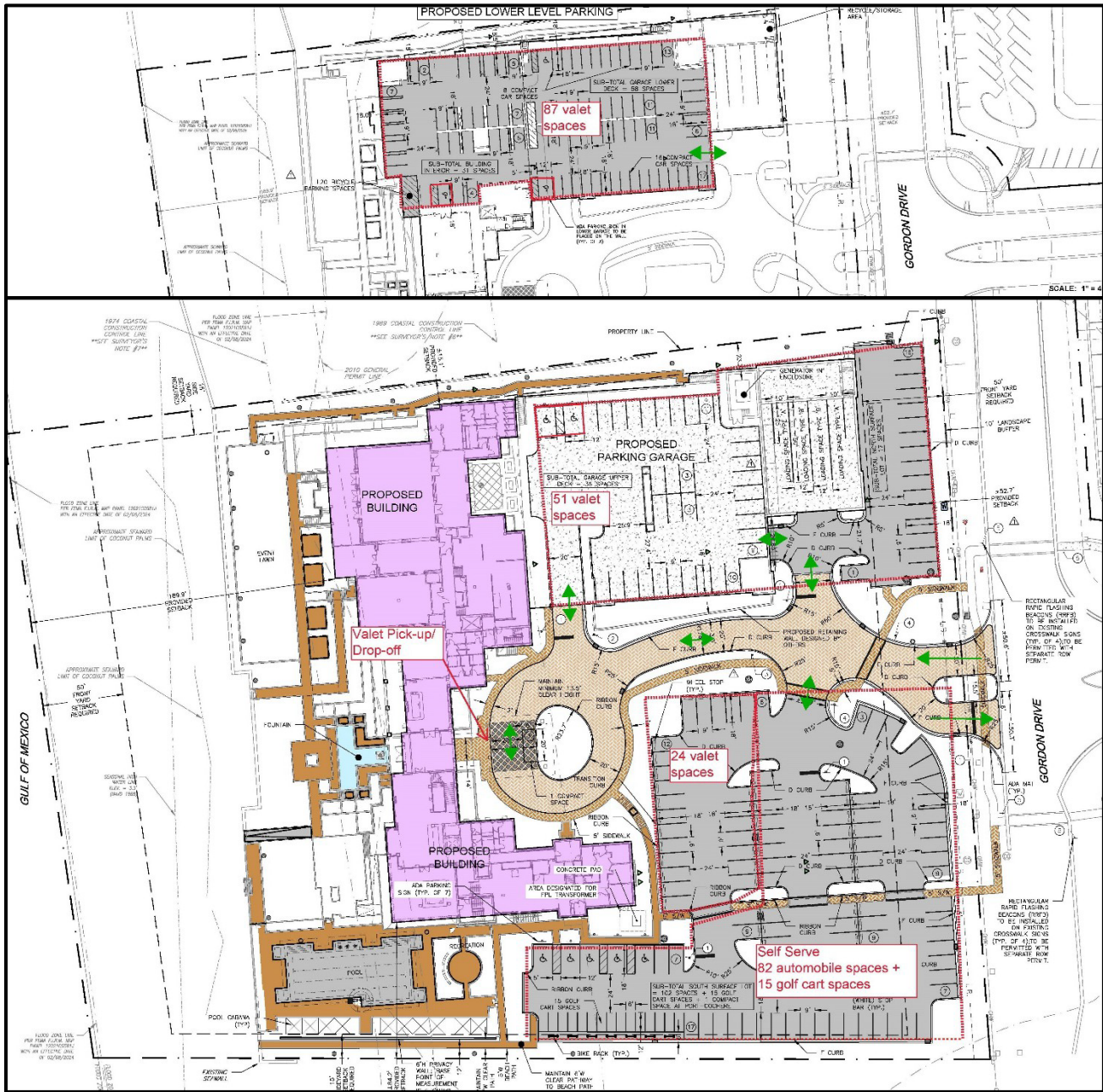
*Figure 6: Use of cones, portable signage and painted bumper stops will be used to designate the valet parking areas.*

## **Pedestrian Circulation Plan**

Pedestrians at the drop-off and pick-up location will be at the main entrance of the Port Royal Club and will be able to enter the building directly. The valets will drive vehicles to the nearby garage or surface lot and park in one of the valets' assigned parking spaces. The valets will then return to the pick-up/drop-off as a pedestrian using the sidewalks illustrated on the site plan when not in the garage, or in the surface parking lot. There are also sidewalks to allow pedestrians to access parking areas, other parts of the site, or to go across the street (Gordon Dr) to the tennis center.



**Appendix A:**  
**Project Site Plan (Beachside)**



**Notes:** 1. Green arrows depict general vehicular circulation. 2. Plan oriented N-S. 3. Valet Parking for pick up/ drop off locations—121 parking spaces are located within the proposed parking garage, 17 spaces are available at the north surface lot, and 24 parking spaces are available on the south surface lot for a total of 162 valet spots (excluding all handicap). For self-service, there are 82 automobile spaces and 15 golf cart spaces. The proposed site sidewalk network provides safe circulation when the valets are pedestrians between the valet reception area and the parking areas (surface/garage).