



TREBILCOCK
CONSULTING SOLUTIONS

Parking Needs Analysis

Port Royal Club

City of Naples, Collier County, FL
03/20/2024

Prepared for:

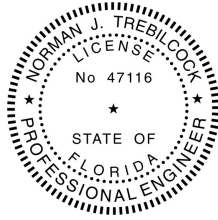
Port Royal Club
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Statement of Certification

I certify that this Parking Needs Analysis 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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Table of Contents

Project Description	4
Parking Needs Analysis	6
City of Naples LDC Parking Criteria	6
Site-Specific Needs Based on an Actual Parking Count (Peak Season/Peak Hour).....	8
Shared Parking Time-of-Day Analysis	8
Conclusion and Remedy.....	10

Appendices

Appendix A1: Master Site Plan.....	11
Appendix A2: PRC Beachside Floor Plan Diagrams	15
Appendix B: Methodology Meeting.....	19
Appendix C: City of Naples Code of Ordinances – Parking Requirements – Sec. 50-104	23
Appendix D: ITE Parking Demand Survey.....	25
Appendix E: Time-of-Day Calibration Using Observed Parking Counts	29

Project Description

The Port Royal Club is located on 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 Port Royal Club has two areas: west of Gordon Drive which is considered Port Royal Club Beachside (PRC Beachside) and east of Gordon Drive which is considered Port Royal Club Fitness and Tennis Club (PRC TF).

Refer to **Fig. 1 – Project Location Map**, which follows and **Appendix 1A: Master Site Plan**

Fig. 1 – Project Location Map



The Port Royal Club’s Beach Club located in PRC Beachside with multiple uses, including restaurant space, administrative areas for offices and storage, pool area, beach lounging and other associated uses, was destroyed by Hurricane Ian. The club plans to re-develop the Beach Club with a new site plan. The Port Royal Club’s existing Fitness Center located in PRC TF escaped unscathed from the storm and no renovation or redevelopment of the Fitness Center is proposed. The purpose of this Parking Needs Analysis is to determine the adequacy of parking in PRC Beachside and PRC TF to accommodate the proposed uses for the Beach Club and the existing uses for the Fitness Center. The Development Program representing the existing and proposed land uses in the Port Royal Club is illustrated in **Table 1A**.

Table 1A
Development Program

Development	Land Use	Level	Size ⁽¹⁾	Total Size ⁽¹⁾
Beach Club Food and Beverages	Casual Dining	Lower	0	4,667 sf
		Main	4,667 sf	
		Upper	0	
	Fine Dining	Lower	0	5,642 sf
		Main	0	
		Upper	5,642 sf	
	Lounges and Bars	Lower	2,128 sf	7,809 sf
		Main	3,133 sf	
		Upper	2,548 sf	
	Pool Area	Lower	2,678 sf	2,678 sf
	Additional F & B (Food and Beverage)	Lower	503 sf	15,925 sf
Main		11,149 sf		
Upper		4,273 sf		
Beach Club Non-Food and Beverages	Offices	Lower	0	1,958 sf
		Main	0	
		Upper	1,958 sf	
	Utility	Lower	4,564 sf	6,688 sf
		Main	1,181 sf	
		Upper	943 sf	
	Landscape and Beach	Lower	15,443 sf	15,443 sf
	Other Uses	Lower	6,781 sf	16,562 sf
Main		6,102 sf		
Upper		3,679 sf		
Tennis and Fitness Center	Fitness Club	Fitness Building	15,182 sf	15,182 sf
	Tennis Club	Tennis Court	9	9 courts

Note: (1) sf = square footage

The locations of the proposed uses described in the Development Program for the proposed Beach Club located in PRC Beachside are illustrated in the Hart Howerton Floor Plan found in **Appendix A2**.

The PRC Beachside was separated into the Dining and Administrative uses and the Beach and Landscape uses. The grouping of the uses is illustrated in **Table 1B**.

Table 1B
Parking Areas for PRC Beachside and PRC TF

	Development	Land Use	Total Size ⁽¹⁾
Port Royal Club (PRC) Beachside	Port Royal Club Dining and Administrative Uses	Casual Dining	4,667 sf
		Fine Dining	5,642 sf
		Lounges and Bars	7,809 sf
		Offices	1,958 sf
		Additional F & B (Food and Beverage)	15,925 sf
		Other Uses	16,562 sf
		Utility	6,688 sf
Port Royal Club Beach and Landscape	Pool Area	2,678 sf	
	Landscape and Beach	15,443 sf	
Port Royal Club Tennis and Fitness (TF)	Port Royal Club Tennis and Fitness Center	Fitness Club	15,182 sf
		Tennis Club	9 courts

Note: (1) sf = square footage

Parking Needs Analysis

The purpose of this analysis is to establish whether there is sufficient parking to adequately service the development demand for the existing and proposed uses in the Port Royal Club located in PRC Beachside and PRC TF. This parking needs analysis is developed consistent with methodology meetings held with staff on October 10th, 2023, and March 6th, 2024 (see **Appendix B**).

Parking demand refers to the amount of parking that would be used at a particular time and place. It is a critical factor in evaluating parking solutions. Parking demand is affected by various factors such as type of use, trip rates, time-of-day, parking duration and geographic location.

In this report, parking adequacy is predicated on the base City of Naples Land Development Code (LDC) Parking Criteria.

City of Naples LDC Parking Criteria

Applicable requirements for off-street parking are contained in the City of Naples Code of Ordinances, Chapter 50, Article IV, Sec. 50-104. The most applicable use for the Port Royal Club is parking criteria number 6, which states “Golf courses, regulation or miniature, and country clubs: Five spaces per golf hole, plus one space per 200 square feet of gross floor area devoted to food or beverage preparation, service and consumption areas, plus one space per 300 square feet of gross floor area devoted to other clubhouse and pro shop uses.”

For areas in which food and beverages are served or prepared, parking demand for the use will be based on one space per 200 square feet. For non-food and beverages areas, the parking demand will be calculated at one space per 300 square feet. City of Naples parking requirements can be found in **Appendix C** of this report. Parking space requirements for PRC Beachside and PRC TF are illustrated in **Table 2**. It is noted that for the tennis courts, the parking space requirements are sourced from Conditional Use 01-CU10, approved in 2001.

Table 2
City of Naples LDC (PRC Beachside and TF) – Parking Space Requirements

Land Use	Total Size ⁽¹⁾	Parking Rate (Parking spaces/sf) ⁽¹⁾	Parking Required
Casual Dining Restaurant	4,667 sf	1/200 ⁽²⁾	23.34
Fine Dining Restaurant	5,642 sf	1/200 ⁽²⁾	28.21
Lounges and Bars	7,809 sf	1/200 ⁽²⁾	39.05
Offices	1,958 sf	1/300 ⁽³⁾	6.53
Additional F & B (Food and Beverages)	15,925 sf	1/200 ⁽²⁾	79.63
Other Uses	16,562 sf	1/300 ⁽³⁾	55.21
Utility	6,688 sf	1/300 ⁽³⁾	22.29
Sub-Total PRC Dining and Admin			(254.3) 254
Pool Area	2,678 sf	1/200 ⁽²⁾	13.39
Landscape and Beach	15,443 sf	1/300 ⁽³⁾	51.48
Sub-Total PRC Beach and Landscape			(64.9) 65
Fitness Club	15,182 sf	1/300 ⁽³⁾	50.61
Tennis Club	9 courts	3 spaces per court ⁽⁴⁾	27
Sub-Total PRC TF			(77.6) 78
Total Required Parking			397

Note: ⁽¹⁾ sf = square feet

⁽²⁾ Sec. 50-104 – parking space requirements for country club spaces serving F&B.

⁽³⁾ Sec. 50-104 – parking space requirements for country club spaces not serving F&B.

⁽⁴⁾ Parking space requirements sourced from Conditional Use 01-CU10 granted in 2001.

As illustrated in **Table 2**, the total minimum required parking per code associated with the PRC Beachside development plus PRC TF is **397** parking spaces.

Site-Specific Needs Based on an Actual Parking Count (Peak Season/Peak Hour)

In agreement with the City of Naples parking needs analysis requirements, the Institute for Transportation Engineers (ITE) standards are recognized as an acceptable method to estimate parking requirements based on a time-of-day parking demand distribution analysis.

The ITE Parking Generation Manual parking demand survey form was utilized to illustrate the observed parking demand. See **Appendix D: ITE Parking Demand Survey** for the parking count data.

Parking counts were conducted at the Naples Yacht Club between February 8-11 and 14, 2024 from 10:00 AM to 8:00 PM. Parking counts at the Naples Yacht Club were collected to represent a time-of-day parking demand distribution for the PRC Beachside Dining and Administration land uses. See **Appendix D-1**

Parking counts were conducted for the existing PRC Beachside parking from February 7-10, 2024, from 7:00 AM to 7:00 PM. The beach at Port Royal Club is still operational. Traffic counts conducted in the PRC Beachside parking lot are only for the beach and other landscape as these are the only attractions open at the Port Royal Club at the time of counts. These counts represent a time-of-day parking demand distribution for Port Royal Club Beach and Landscape Uses. See **Appendix D-2**.

Parking counts for the existing Port Royal Club Fitness and Tennis Center parking were conducted from February 7-10, 2024, from 7:00 AM to 7:00 PM. The Fitness and Tennis Center is currently open, and the parking counts will be used to represent the actual time-of-day parking demand distribution for the PRC TF site. See **Appendix D-3**.

For the purposes of this report, the parking counts are used to determine the site-specific parking demand time-of-day distribution.

Shared Parking Time-of-Day Analysis

The time-of-day parking demand distribution analysis employed in this study is based on the concept of shared parking because different destinations attract residents, customers, workers, and visitors during different times of the day. The overall number of parking spaces serving multiple uses near one another may be significantly reduced through shared parking arrangements. Shared parking allows more efficient use of land uses compared to providing dedicated parking spaces which could remain unoccupied for significant parts of each day if the city code was applied to impose individual parking requirements for each use.

The shared parking arrangement considers the peak parking demand associated with the specific use and it is adjusted based on the hourly variation in parking demand specific to each site.

The City of Naples LDC parking criteria are utilized to determine the peak parking demand for the proposed use as calculated in **Table 2**. PRC Beachside consists of both the Dining and Administrative uses and the Beach and Landscape uses. For PRC Beachside Dining and Administrative, the required peak hour parking is 254 parking spaces. For the PRC Beachside Beach and Landscape, the required peak hour parking is 65 parking spaces. For the PRC Fitness and Tennis Center, the required peak hour parking is 78 parking spaces.

Peak hour for PRC Beachside Dining and Administrative, PRC Beachside Beach and Landscape, and Port Royal Club Fitness and Tennis Center occur at different times of the day. The peak period parking demand for the subject development is determined based on the hourly variation in parking demand specific to

each site. The calibrated time-of-day distribution using the observed weekday parking counts is illustrated in **Appendix E: Time-of-Day Calibration Using Observed Parking Counts**.

Projected parking demand associated with the PRC Beachside and PRC Fitness and Tennis Center utilizes the calibrated time-of-day distribution is illustrated in **Table 3**.

Based upon the parking demand time-of-day distribution, the highest peak hour demand for the combined uses within the PRC Beachside and PRC Fitness and Tennis Center sites is calculated to be **291** parking spaces and occurs between **1 and 2:00 PM (Table 3)**.

Table 3: Local Data-Driven Time-of-Day Calibration for Proposed Operation Counts							
Time Period:	Weekday						
Time of Day	Casual Dining, Fine Dining, Lounges and Bars, Addl F&B, Offices, Utility, and Other Uses--based on Naples Yacht Club		Pool Area, Landscape and Beach--based on Port Royal Club Beachside		Tennis & Fitness Center--based on Port Royal Club Tennis & Fitness Center		Total
	Percent Demand	Parking Demand	Percent Demand	Parking Demand	Percent Demand	Parking Demand	
		254		65		78	
12:00 - 4:00 AM	-	0	-	0	-	0	0
5:00 AM	-	0	-	0	-	0	0
6:00 AM	-	0	-	0	-	0	0
7:00 AM	-	0	27%	18	31%	25	43
8:00 AM	-	0	41%	27	68%	53	80
9:00 AM	-	0	54%	35	94%	73	108
10:00 AM	36%	92	65%	43	100%	78	213
11:00 AM	38%	97	71%	47	85%	66	210
12:00 PM	63%	160	79%	52	59%	47	259
1:00 PM	70%	179	100%	65	60%	47	291
2:00 PM	61%	154	92%	60	50%	39	253
3:00 PM	56%	143	82%	54	45%	35	232
4:00 PM	55%	141	44%	29	34%	27	197
5:00 PM	52%	132	29%	19	24%	20	171
6:00 PM	69%	176	54%	35	12%	10	221
7:00 PM	100%	254	9%	6	8%	7	267
8:00 PM	94%	240	-	0	-	0	240
9:00 PM	-	0	-	0	-	0	0
10:00 PM	-	0	-	0	-	0	0
11:00 PM	-	0	-	0	-	0	0

Table Time of Day Basis of Demand--Color Coding	
	Naples Yacht Club
	Port Royal Club-Beachside
	Port Royal Club-Tennis & Fitness Center

Conclusion and Remedy

Based on City of Naples parking standards criterion, the parking requirement for the entire subject property (including PRC Beachside and PRC TF sites) is **397 parking spaces**.

Based on the City of Naples LDC Parking rates and consistent with the site-specific time-of-day distribution, the minimum number of parking spaces required for the PRC Beachside and PRC TF is determined to be **291 parking spaces**.

Per City of Naples LDC 50-107, "...[A] parking needs analysis may reduce the parking requirement by no more than 20 percent for the property...". Reducing the parking requirement to 291 parking spaces is nearly a 27% reduction ($1 - 291/397 = 26.7\%$). As such, the minimum number of parking spaces required for the PRC Beachside and PRC TF sites is determined to be **318 parking spaces** ($318/397 = 80\%$) based on a 20% reduction.

This number ensures that there will be sufficient parking capacity to accommodate community residents, club members, employees, and visitors during periods of high activity. In the event of overflow situations on PRC Beachside parking, PRC TF will be utilized for employee parking.

OPERATIONAL PROCEDURES

To further address parking, the following operational procedures will be implemented and will help address the on-site parking requirements:

- Accommodating additional vehicles between the PRC Beachside and PRC TF, which peak at different times;
- Utilize grass parking at the PRC TF (14 spaces) when needed;
- Providing club employee and club member accessible bike racks above code recommendations; and
- Providing club member accessible supplemental golf cart parking (15 spaces)

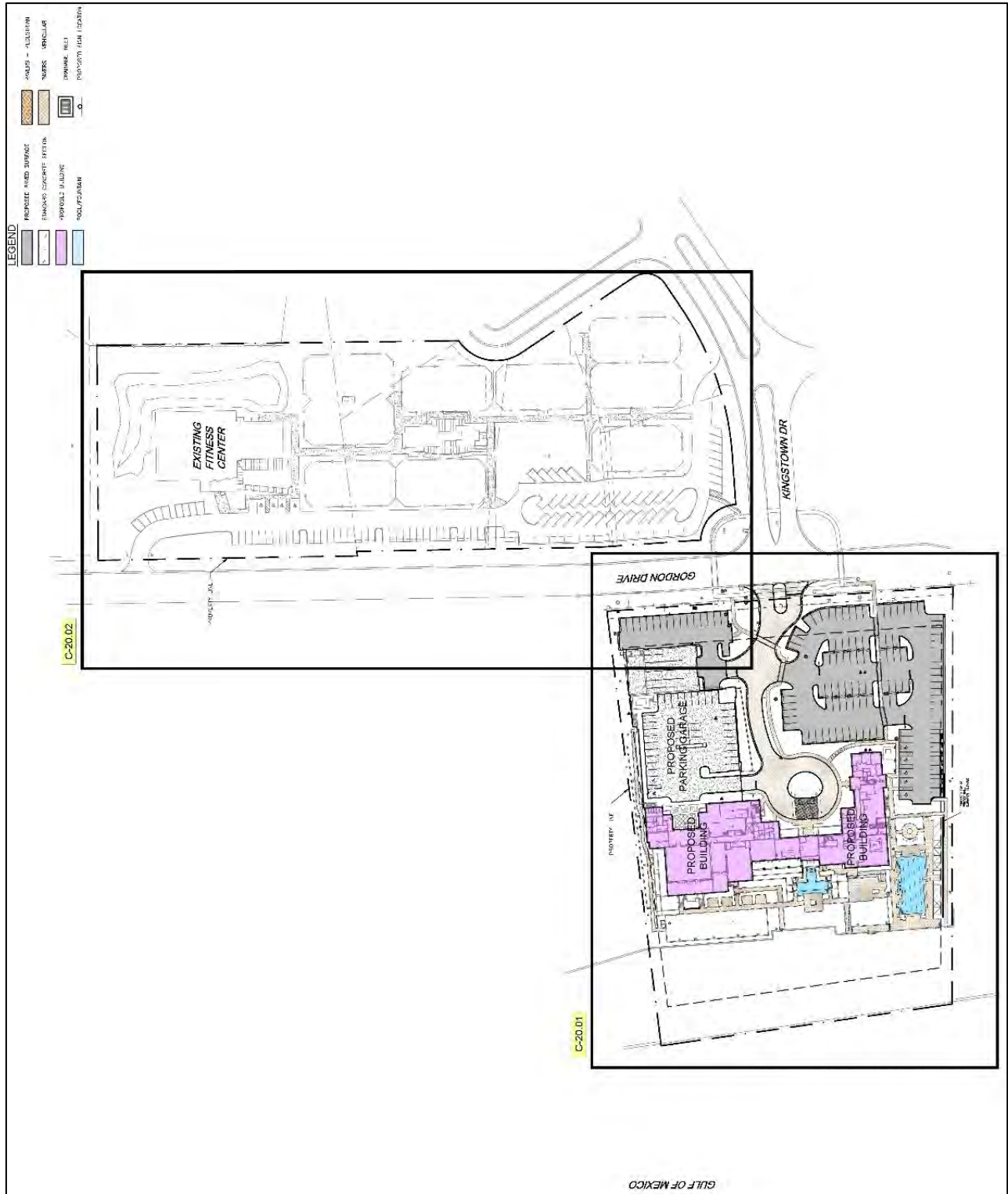
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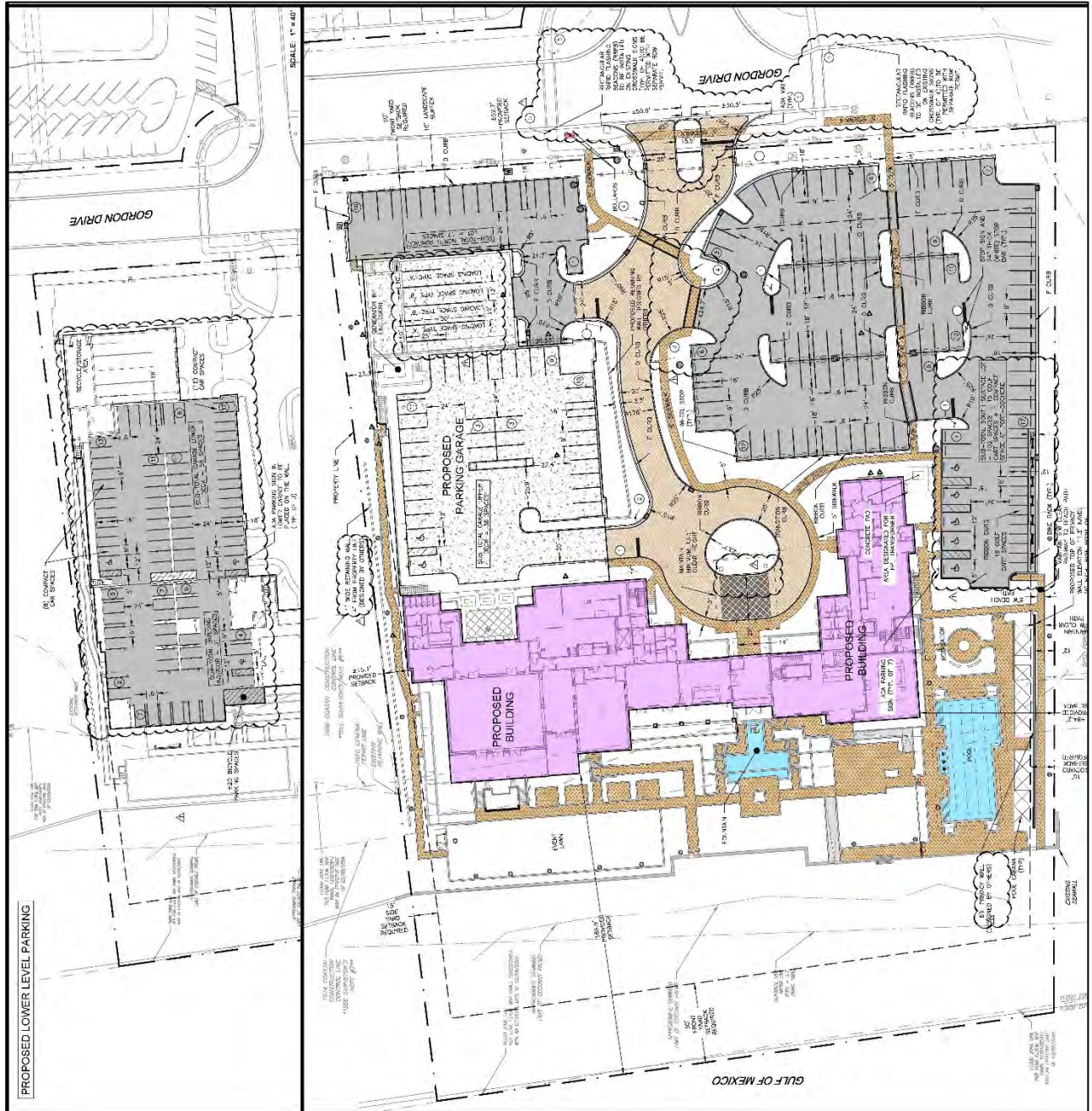
The Statement of Remedies required under §50-107(b)(3) of the Naples Code of Ordinances also include the following if needed:

- Providing employee shuttle service to and from the nearest Collier Area Transit (CAT) bus stop.
- Encouraging employee ride sharing – providing employee ride-matching assistance and incentives.
- Employing periodic operational controls of club recreational, dining, banquet, and meeting space facilities to alleviate excess demands on parking capacity.

By implementing these measures, the Port Royal Club can ensure that parking resources are utilized optimally, minimizing congestion and inconvenience for users. Additionally, these solutions contribute to a smoother flow of traffic and enhance the overall experience for individuals accessing the facilities within the mixed-use development.

Appendix A1:
Master Site Plan



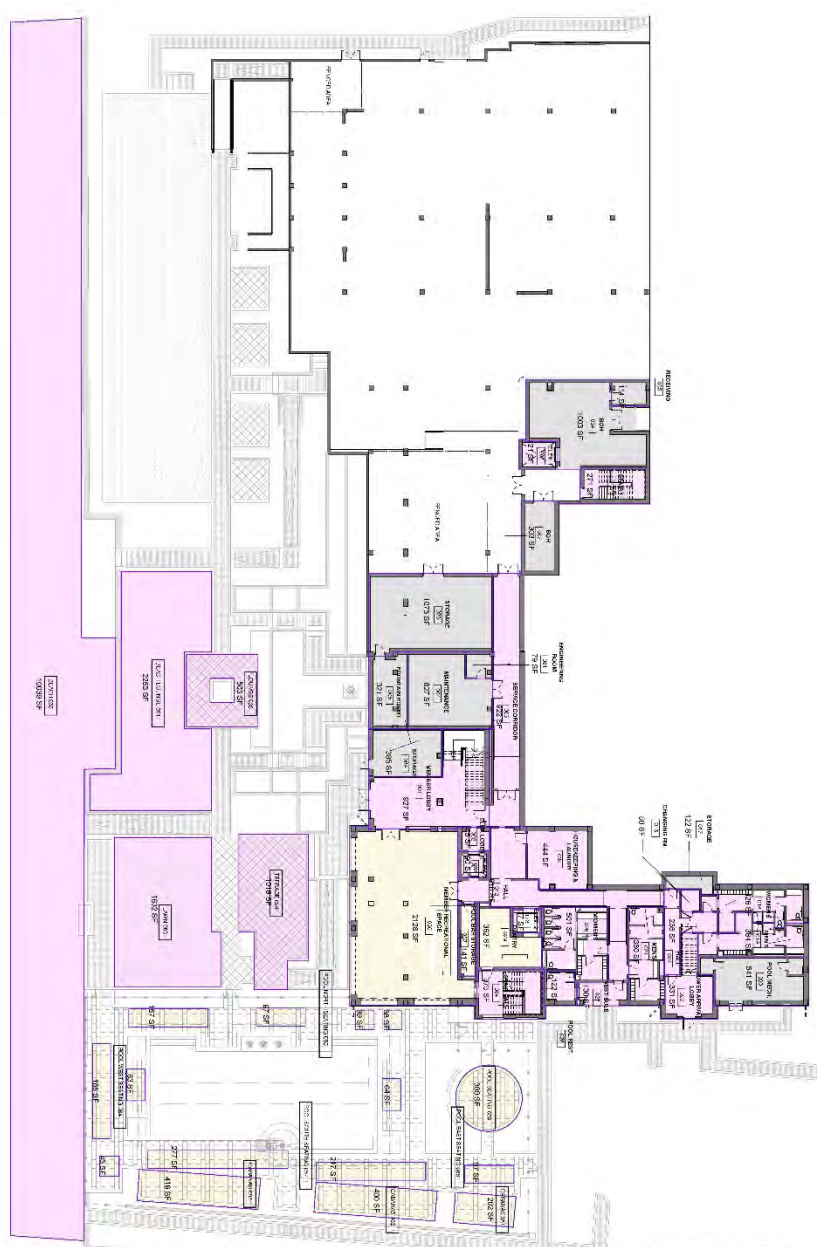


Appendix A2:
PRC Beachside Floor Plan Diagrams

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1 HART HOWERTON PAPER PLAN PURCHASE

#	Name	Area	Foot
1	REAR PORCH	111.57 SF	
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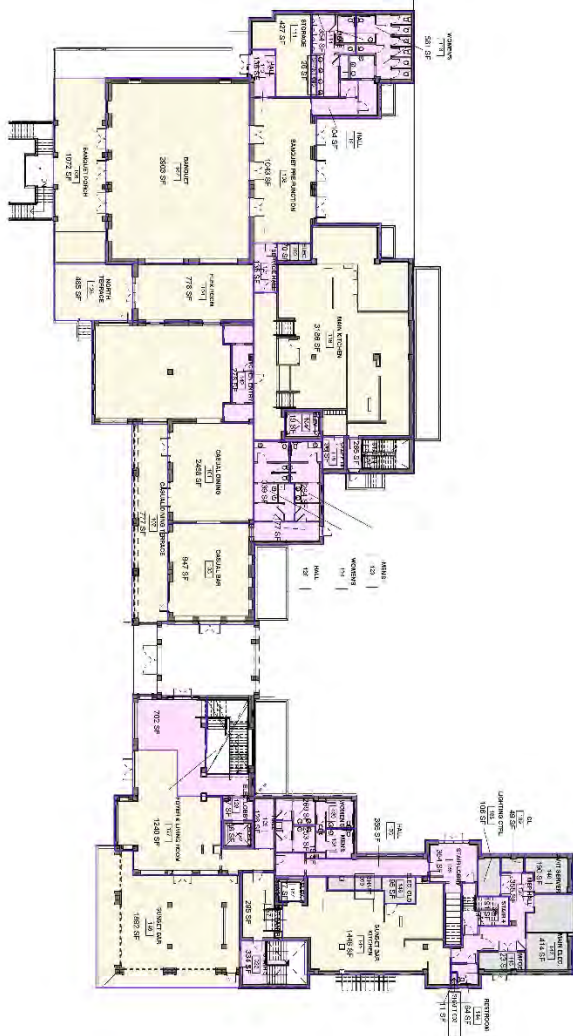
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<p>PROJECT # 00331</p> <p>DATE 3/16/2024</p> <p>SCALE AS SHOWN</p> <p>DESIGNER HART HOWERTON</p> <p>CLIENT REACT CLUB</p> <p>PROJECT LOWER LEVEL PARKING ANALYSIS</p>	<p>PORT ROYAL CLUB</p> <p>2900 GORDON DRIVE NAPLES, FLORIDA 34102</p>	<p>HART HOWERTON</p> <p>40 EAST WASHINGTON, NEW YORK, NY 10020 TEL: 212 512 2100 FAX: 212 512 2101 WWW.HARTHOWERTON.COM</p>
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1 01 MAIN LEVEL (A.A. DUBS&A)

Area	Name	Area (sq. ft.)
101	RECEPTION	260.00
102	LOBBY	778.00
103	CLUBHOUSE	1040.00
104	BAR	100.00
105	RESTROOM	100.00
106	STORAGE	100.00
107	MEETING ROOM	100.00
108	OFFICE	100.00
109	CONFERENCE ROOM	100.00
110	RESTROOM	100.00
111	STORAGE	100.00
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197	MEETING ROOM	100.00
198	OFFICE	100.00
199	CONFERENCE ROOM	100.00
200	RESTROOM	100.00



NOT FOR CONSTRUCTION

PROJECT: PORT ROYAL CLUB
 CLIENT: PORT ROYAL CLUB
 DATE: 03/18/2024
 DRAWING NO: 01 MAIN LEVEL (A.A. DUBS&A)
 SCALE: AS SHOWN
 EXPIRES: 03/18/2025

NO.	DESCRIPTION	AREA (SQ. FT.)
101	RECEPTION	260.00
102	LOBBY	778.00
103	CLUBHOUSE	1040.00
104	BAR	100.00
105	RESTROOM	100.00
106	STORAGE	100.00
107	MEETING ROOM	100.00
108	OFFICE	100.00
109	CONFERENCE ROOM	100.00
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116	STORAGE	100.00
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118	OFFICE	100.00
119	CONFERENCE ROOM	100.00
120	RESTROOM	100.00
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194	CONFERENCE ROOM	100.00
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196	STORAGE	100.00
197	MEETING ROOM	100.00
198	OFFICE	100.00
199	CONFERENCE ROOM	100.00
200	RESTROOM	100.00

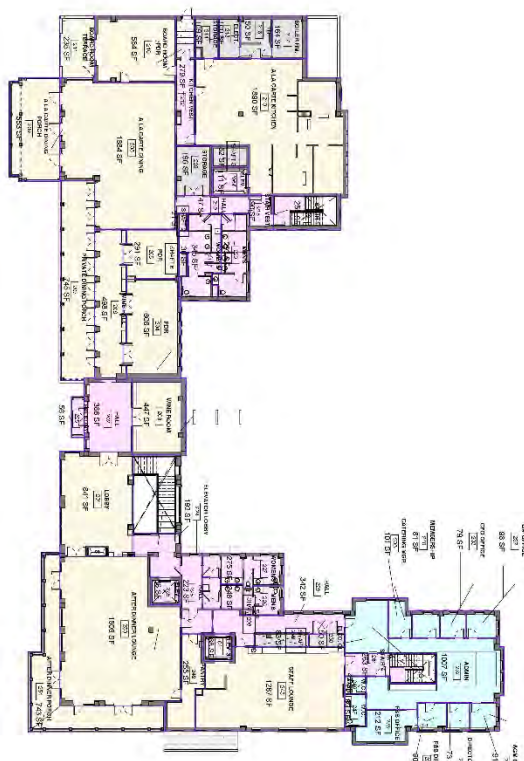
PORT ROYAL CLUB
 2900 GORDON DRIVE
 NAPLES, FLORIDA 34102

HART HOWERTON
 1201 GULF BLVD., SUITE 100
 NAPLES, FLORIDA 34102
 TEL: 239.438.1100
 FAX: 239.438.1101
 WWW.HARTHOWERTON.COM

3/16/2024 2:21:45 PM

1 04:59:58 PM PIA PROGRAM

#	Name	Area (sq ft)
1	ADULTS ONLY	1087.21 SF
2	ADULTS ONLY	2014.31 SF
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99	ADULTS ONLY	444.29 SF
100	ADULTS ONLY	444.29 SF



NOT FOR CONSTRUCTION

<p>PORT ROYAL CLUB 2900 GORDON DRIVE NAPLES, FLORIDA 34102</p>	<p>HART HOWERTON ARCHITECTS</p> <p>40 East Main Street, New York, NY 10012 Tel: 212 692 9200 Fax: 212 692 7200 Email: NY@hart-howerton.com</p>	<p>PROJECT NO. 24-001 DATE: 03/16/2024 SCALE: AS SHOWN DRAWN BY: JH CHECKED BY: JH DATE: 03/16/2024</p>
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Appendix B:
Methodology Meeting

PARKING NEEDS ANALYSIS METHODOLOGY MEETING CHECKLIST

Date: October 10, 2023(+), Follow up March 7, 2024(++), Time: 11:00am, 2:30 pm

Location: Virtual via Google Meets and via email

People Attending:

Name, Organization

- 1) Erica Martin, Planning Director, City of Naples (+, ++)
- 2) Tonia Selmeski, Planner II, City of Naples (+, ++)
- 3) Alison Bickett, Traffic Engineer, City of Naples (+)
- 4) Norman Trebilcock, TCS (+)
- 5) Bailey Martin, TCS (+)
- 6) Tim McCarthy, Hart Howerton (+)
- 7) Christopher Lucas, Hart Howerton (+)
- 8) Leonardo Fuchs, Hart Howerton (+)
- 9) John Passidomo, Cheffy Passidomo, PA (+, ++)

(+) = Attended October mtg; (++) = Attended March mtg.

Study Preparer:

Preparer's Name and Title: Norman Trebilcock, AICP, PE

Organization: Trebilcock Consulting Solutions, PA

Address & Telephone Number: 2800 Davis Boulevard, Suite 200, Naples, FL 34104, ph. 239.566.9551

Reviewer(s):

Reviewer's Name & Title: Erica Martin, AICP, Planning Director

Organization: City of Naples

Telephone Number: 239.213.1041

Applicant:

Applicant's Name: Port Royal Club

Address: 2900 Gordon Drive, Naples, FL 34102

Telephone Number: 239.261.7615

Proposed Development:

Name: Port Royal Club Renovations

Location: The subject property is located on the west side of the intersection of Gordon Dr and Kingstown Dr.

Land Use Type: Clubhouse

ITE Parking Code #: 170 – Utility; 495 – Recreational Community Center; 712 – Small Office

Building; 931 – Quality Restaurant; 932 – High Turnover (Sit-Down) Restaurant

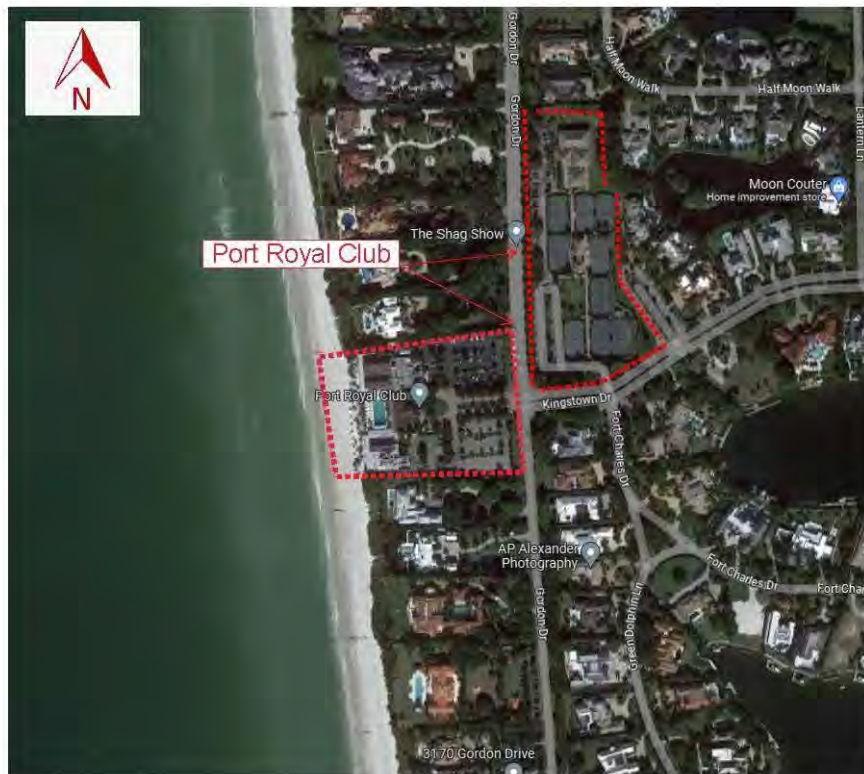
Zoning

Existing: PS – Public Service

Comprehensive plan recommendation: Planned Development/Consolidated Site Plan (for Port Royal Club)

Requested: To allow for the approval of the parking reduction for proposed redevelopment of the Port Royal Club Beachside. Parking needs analysis calculates required parking based on the City of Naples criteria for country clubs, with parking required at 1 space per 200 square feet (sf) for all food and drink associated areas and 1 space per 300 sf for all spaces not associated with food and drink. Reduction calculations are based on local studies (Naples Yacht Club, Port Royal Club beach activities and tennis/fitness facility). The specific uses of the property are not expected to all peak at the same time. Time of day distribution will be used to establish the peak parking demand based on the individual uses. The use of the combined available facilities will be analyzed.

Fig.1 – Project Aerial Map



Findings of the Preliminary Study:

The city of Naples parking standards requires 320 vehicle parking spaces for the proposed renovations based on criteria for country clubs and assumed use areas at 100% all at the same

time. In addition, the tennis/fitness center requires 78 vehicle parking spaces, for a total requirement of 398 parking spaces as a combined site. Port Royal Club is a membership-only club associated with homeownership within the Port Royal Community. Parking spots for golf carts and bicycles will also be provided to help lessen the vehicle parking demand. The proposal is to provide parking based on peak demand (local peak times) and use the city parking standards for the project.

Study Type: Parking Needs Analysis (PNA).

Study Area: Proposed redevelopment parcel and existing tennis/fitness facilities.

Reductions in Parking Rates: Review modifications and use local study data to evaluate the peak parking demand for the property based on the multiple uses. A 20% overall maximum reduction per code will not be exceeded.

Methodology & Assumptions:

Non-site traffic estimates: City of Naples LDC, as applicable

Site-parking generation: City of Naples Standards/CU Standards for the Port Royal Club and local study data (Port Royal Club and Naples Yacht Club)

Special Features: (from preliminary study or prior experience)

On-site parking needs: Parking reduction request due to land use, where multiple land uses are present, parking demand is different between land uses. Port Royal Club is membership only associated with property ownership in the Port Royal area.

Data Sources: City of Naples LDC, Local study data

Base maps: N/A

Prior study reports: N/A

Access policy and jurisdiction: N/A

Review process: N/A

Requirements: N/A

Miscellaneous: N/A

SIGNATURES

Norman Trebilcock

Study Preparer – Norman Trebilcock

Reviewer(s)

Applicant

Appendix C:


**City of Naples Code of Ordinances – Parking
Requirements – Sec. 50-104**

Sec. 50-104. - Number of parking spaces.

Except where the district regulations specify other requirements or where a parking needs analysis, as outlined in section 50-107, indicates that another requirement is appropriate for the particular project, minimum off-street parking shall be provided as follows:

- (1) Airport passenger terminal: One space for each 60 square feet of gross terminal floor area up to 47,000 square feet, plus one space per each 100 square feet of gross floor area over 47,000 square feet, including airline counter areas, waiting areas and the like.
- (2) Auditoriums, arenas, theaters, churches, funeral homes, charter or party boats, water taxis, or other places of indoor or outdoor seated spectator assembly: One space per four seats or one space per four occupants, based on the maximum number of seats or occupancy.
- (3) Bowling alleys: 15 spaces per alley.
- (4) Commercial uses such as retail sales, offices, financial institutions, maintenance and repair businesses, libraries, museums, art studios or galleries, private clubs which do not serve food or beverages, and business schools: One space per 300 square feet of gross floor area.
- (5) Furniture or carpet stores or interior decorator businesses which include furniture displays: One space per 500 square feet of gross floor area.
- (6) Golf courses, regulation or miniature, and country clubs: Five spaces per golf hole, plus one space per 200 square feet of gross floor area devoted to food or beverage preparation, service and consumption areas, plus one space per 300 square feet of gross floor area devoted to other clubhouse and pro shop uses.
- (7) Grocery stores: one space per 100 square feet of gross floor area.
- (8) Hospitals: 1½ spaces per bed.
- (9) Marinas and boat storage facilities: Zero spaces for dry boat storage and/or marine repair facilities. One parking space per 300 square feet of offices and retail sales area. One space per ten dry slips. One space per four wet slips. One additional space for each slip which is assigned a live-aboard capacity. Marinas are encouraged to submit a parking needs analysis (see section 50-107) in support of charter boat activity operating from their facilities.
- (10) Medical offices and clinics: One space for each 175 square feet of gross floor area. For the purposes of this subsection, clinic means an establishment where persons, who are not lodged overnight, are admitted for examination or treatment by one person or a group of persons practicing any form of the healing arts, including physical therapists or laboratory technicians under the supervision of a doctor, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, podiatrists, dentists or any such profession, the practice of which is regulated by the state.
- (11)

Appendix D:
ITE Parking Demand Survey


Parking Demand Survey Form
 Institute of Transportation Engineers
*(fill in all highlighted cells - * are required data)*

Land Use Code* 420,931

Name of Site Naples Yacht Club

Brief Description of Site
Mixed Use 2-Story Bldg--Office, Marina & Restaurant

Transit* Area* Suburban

City Naples

State FL Country USA

Parking Price* N/A Daily Rate N/A Hourly Rate

Site Size* 117,612 SF Units* Occupancy* Mixed Land Use

Number of Parking Spaces Provided at Site 143

Highest Observed Parking Demand for the following hours of the day (hour beginning)*

Date	2/8/2024	2/9/2024	2/10/2024	2/11/2024	2/14/2024
Day	Thursday	Friday	Saturday	Sunday	Wednesday
12 Mid					
1:00 AM					
2:00 AM					
3:00 AM					
4:00 AM					
5:00 AM					
6:00 AM					
7:00 AM					
8:00 AM					
9:00 AM					
10:00 AM	58	75	28 + 2 bikes	45	22
11:00 AM	58	74	*102	48	31
12 Noon	115	124	*106	55	30
1:00 PM	135	129	**	67	37
2:00 PM	111	119	**	71	29
3:00 PM	89	126	40	68	25
4:00 PM	76	113	74	61	47
5:00 PM	67	106	84	42	49
6:00 PM	110	130	132	35	56
7:00 PM	177	156	158	34	95
8:00 PM	194	116	157	27	93
9:00 PM					
10:00 PM					
11:00 PM					

Person Marquita King Organization Trebilcock Consulting Solutions

Phone 239 566 9551

Fax 239 566 9553

Email ntrebilcock@trebilcock.biz

Notes


Enter data on the web at www.ite.org Comments to: ite_staff@ite.org

IF not entered on web site, please mail to:
 Institute of Transportation Engineers, 1627 Eye Street, NW Suite 600; Washington, DC 20006

Form version 1.4 *Special Event, valet only; **Lot full, including grass area

Appendix D-1

Port Royal Club Dining and Administrative Uses


Parking Demand Survey Form
 Institute of Transportation Engineers
*(fill in all highlighted cells - * are required data)*

Land Use Code* 495

Name of Site Port Royal Club--Beachside

Brief Description of Site Port Royal Club beach activities on the west side of Gordon Dr.

Transit* Area* Suburban

City Naples

State FL **Country** USA

Parking Price* N/A **Daily Rate** N/A **Hourly Rate**

Site Size* Beach area **Units*** **Occupancy*** Recreational community center

Site Size **Units** **Occupancy**

Site Size **Units** **Occupancy**

Site Size **Units** **Occupancy**

Number of Parking Spaces Provided at Site

Highest Observed Parking Demand for the following hours of the day (hour beginning)*

Date	2/7/2024	2/8/2024	2/9/2024	2/10/2024		
Day	Wednesday	Thursday	Friday	Saturday		
12 Mid						
1:00 AM						
2:00 AM						
3:00 AM						
4:00 AM						
5:00 AM						
6:00 AM						
7:00 AM	3	13	12	3		
8:00 AM	14	13	16	4		
9:00 AM	18	19	19	12		
10:00 AM	20	28	20	27		
11:00 AM	22	31	21	26		
12 Noon	25	31	26	38 + 4 bikes		
1:00 PM	32	34	38	57 + 11 bikes		
2:00 PM	25	34	37 + 6 bikes	57 + 10 bikes		
3:00 PM	23	31	31 + 4 bikes	50 + 12 bikes		
4:00 PM	10	14	22	31 + 3 bikes		
5:00 PM	10	14	6	22		
6:00 PM	15	15	26	28		
7:00 PM	4	2	3	3		
8:00 PM						
9:00 PM						
10:00 PM						
11:00 PM						

Person Marquita King **Organization** Trebilcock Consulting Solutions

Phone 239-566-9551

Fax 239-566-9553

Email ntrebilcock@trebilcock.biz

Notes

Comments to: ite_staff@ite.org

Form version 1.4

Appendix D-2

Port Royal Club Beach and Landscape

ite g Demand Survey Form
 of Transportation Engineers
 (fill in all highlighted cells - * are required data)

Land Use Code* 490 491

Name of Site Port Royal Club--Fitness and Racquet Club

Brief Description of Site

Transit* Area* Port Royal Club racquet/tennis club on the east side of Gordon Dr.
 Suburban

City Naples
State FL **Country** USA

Parking Price* N/A **Daily Rate** N/A **Hourly Rate**

Site Size* **Units*** **Occupancy*** **Land Use**

13ksf 10 courts Fitness Ctr and Tennis Courts

Number of Parking Spaces Provided at Site 95 total = 84 paved + grass/14 gra ??

Highest Observed Parking Demand for the following hours of the day (hour beginning)*

Date	2/7/2024	2/8/2024	2/9/2024	2/10/2024			
Day	Wednesday	Thursday	Friday	Saturday			
12 Mid							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM							
5:00 AM							
6:00 AM							
7:00 AM	25	15	23	5			
8:00 AM	45	42	49	11			
9:00 AM	66	51 + 1 bike*	71	20			
10:00 AM	67	66 + 2 bikes*	68	39			
11:00 AM	65	46	59	33			
12 Noon	42	37	40	21			
1:00 PM	44	43	33	22			
2:00 PM	37	35 + 1 scooter	28	21			
3:00 PM	35	26	29	27			
4:00 PM	25	22	21	31			
5:00 PM	21	18	10	26			
6:00 PM	9	11	5	5			
7:00 PM	6	7	3	1			
8:00 PM							
9:00 PM							
10:00 PM							
11:00 PM							

Person Marquita King **Organization** Trebilcock Consulting Solutions
Phone 239-566-9551
Fax 239-566-9553
Email ilcock@trebilcock.biz
Notes

Comments to: ite_staff@ite.org

Form version 1.4

*Bikes & scooter parked in front of building entrance steps

Appendix D-3

Port Royal Club Tennis and Fitness Center

Appendix E:

Time-of-Day Calibration Using Observed Parking Counts

Time-of-Day Calibration Using Observed Parking Counts

Time Period: **Weekday**

Time of Day	Observed Parking Demand		Casual Dining, Fine Dining, Lounges and Bars, Adtl F&B, Offices, Utility, and Other Uses based on Naples Yacht Club		Weekday Observed Average Parking Demand		Pool Area, Landscape and Beach-based on Port Royal Club Beachside		Observed Parking Demand		Weekday Observed Average Parking Demand		Tennis & Fitness Center-based on Port Royal Club Beachside	
	Date & Day	Date & Day	Percent Demand	Parking Demand	Peak Season	Weekday Avg	Percent Demand	Parking Demand	Date & Day	Date & Day	Peak Season	Weekday Avg	Percent Demand	Parking Demand
	2/14/2024 Wednesday	2/8/2024 Thursday		254			2/7/2024 Wednesday	2/8/2024 Thursday	2/7/2024 Wednesday	2/8/2024 Thursday	2/7/2024 Wednesday	2/8/2024 Thursday	2/7/2024 Wednesday	2/8/2024 Thursday
12:00 - 4:00 AM														
5:00 AM														
6:00 AM														
7:00 AM														
8:00 AM														
9:00 AM														
10:00 AM	22	58	75	92	51.67	78.67	36%	36	20	28	20	22.67	65%	43
11:00 AM	31	58	74	97	54.33	89.67	38%	47	65	46	59	56.67	71%	66
12:00 PM	30	115	124	160	89.67	160	68%	52	42	37	40	39.67	79%	59
1:00 PM	37	135	129	179	100.33	179	70%	65	44	43	33	40.00	100%	60
2:00 PM	29	111	119	154	86.33	154	61%	60	37	35	28	33.33	92%	50
3:00 PM	25	89	126	143	80.00	143	56%	54	31	26	29	30.00	82%	35
4:00 PM	47	76	113	141	78.67	141	55%	29	25	22	21	22.67	44%	27
5:00 PM	49	67	106	132	74.00	132	52%	19	21	18	10	16.33	29%	20
6:00 PM	56	110	130	176	98.67	176	69%	35	9	11	5	8.33	54%	10
7:00 PM	95	177	156	254	142.67	254	100%	6	6	7	3	5.33	100%	7
8:00 PM	93	194	116	240	134.33	240	94%							
9:00 PM														
10:00 PM														
11:00 PM														

Naples Yacht Club
Port Royal Club-Beachside
Port Royal Club-Tennis & Fitness Center