

COLLIER COUNTY LAND DEVELOPMENT CODE STAFF CLARIFICATION

ZONING & LAND DEVELOPMENT STAFF CLARIFICATION SC 2005-02

DATE: 26 April 2005

LDC SECTION: 2.05.04

SUBJECT: Calculation of parking for clubhouses

INITIATED BY: Staff

BACKGROUND/CONSIDERATIONS: BACKGROUND/CONSIDERATIONS: Section 4.05.04 – Table 17 (Parking Space Requirements) addresses the number of parking spaces required for a clubhouse that is associated with a golf course but does not address parking for a neighborhood clubhouse associated with a multi-family development; it addresses parking within a multifamily development for recreational facilities, but not for the clubhouse often associated with these facilities. This language is confusing and review of approved site plans shows that it has been subject to varying interpretations, resulting in an inconsistent application of the Code. In determining the number of parking spaces required, the Code lists a variety of uses typically associated with a golf course which may be located within the clubhouse or a separate structure; however, these uses are merely examples of uses associated with a golf course and not exclusive for consideration of required parking.

1. Under *golf course*, the code states that the parking requirement is “1 per 200 square feet for office/lobby/pro shop/health club/clubhouse/lounge/snack bar/ dining/meeting room areas” and then goes on to address exterior recreation.
2. Under *multi-family dwellings*, the code states that “where small-scale recreation facilities are accessory to a single-family or multi-family project and intended only for the residents of this project, exclusive of golf courses/clubhouses, the recreation facilities may be computed at 50 percent of normal requirement where the majority of the dwelling units are not within 300 feet of the recreation facilities and at 25 percent of normal requirements where the majority of the dwelling units are within 300 feet of the recreation facilities.”

DETERMINATION (CLARIFICATION): Effective this date, it is my determination that, for clubhouses associated with a golf course, which typically contain an office, lobby, pro shop, meeting room areas and lounge or dining room, the parking should be calculated utilizing all the square footage within the exterior walls. For clubhouses associated with multifamily developments, the parking should be calculated separately for the recreational facilities as specified in the Code, and separately for the clubhouse using the same method as for golf course clubhouses.

AUTHOR: Joyce Ernst (for Susan Murray, AICP, Director, Department of Zoning & Land Development Review) )

cc: Staff Clarification file