

Planning and Zoning Commission

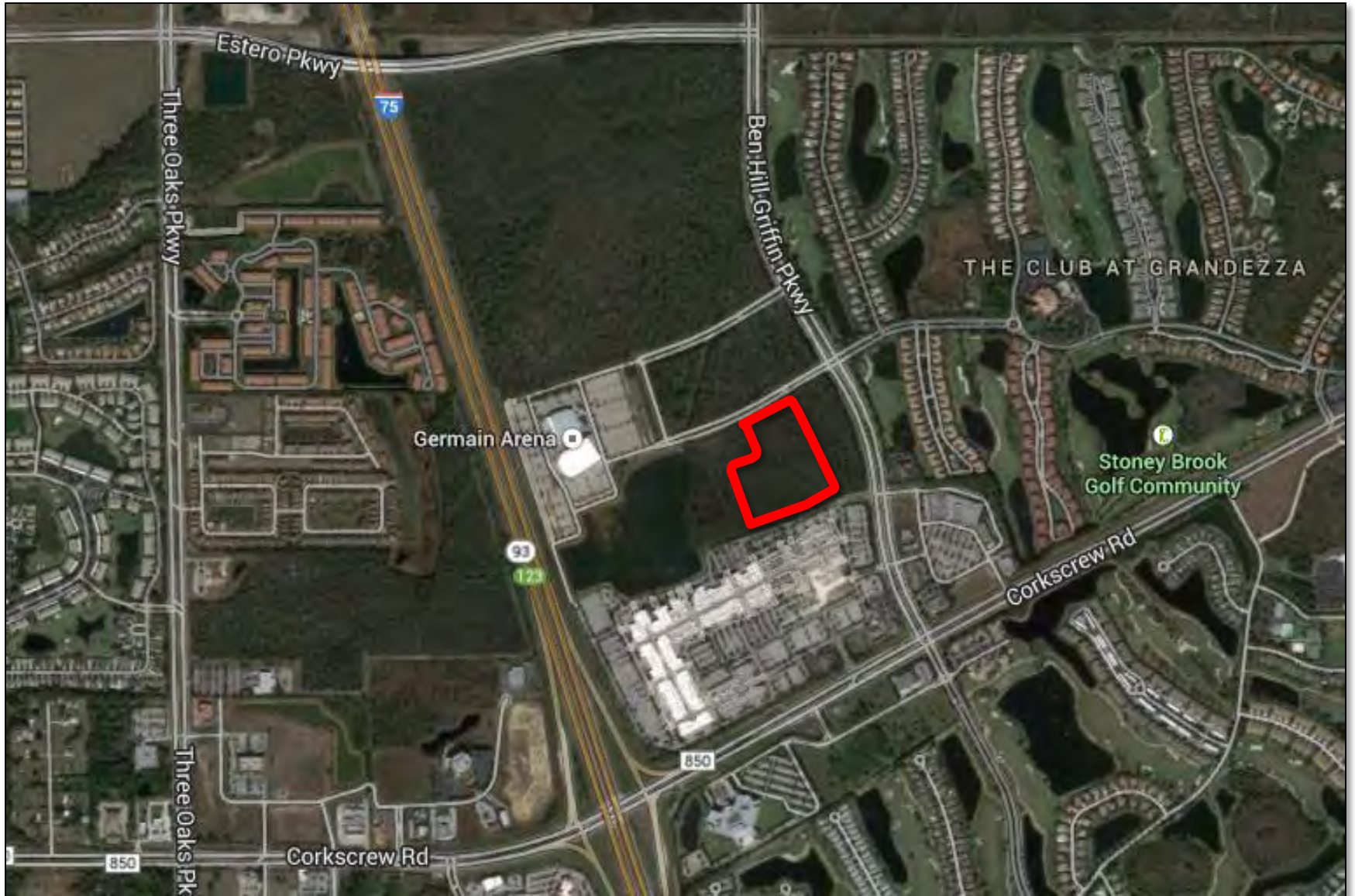
June 21, 2016

Springs at Gulf Coast

a multi-family development
in Estero, Florida



VICINITY AERIAL



PROJECT & AMENITIES

- Springs development will provide an upscale, professional housing development for residents with the following benefits:
 - 203 units with a mix of studio, 1, 2, and 3 bedroom offerings
 - Unit sizes range from 525 square feet to 1,404 square feet
 - 14.31 density units per acre
- Pedestrian connections to adjacent retail to the south and multi-family to the north
- Site amenities include:
 - Clubhouse with multipurpose space
 - Attached and detached garage options
 - Fenced and gated community
 - Outdoor pool & grilling area
 - 24-hour tenant fitness center
 - Outdoor seating areas
 - Pet playground and pet spa
 - Car wash



Parking Demand Study/Analysis

- A. Lee County LDC Parking Criteria
 - B. ITE Parking Generation for Low/Mid-Rise Apartments
 - C. Developer Experience/Comparative Projects
 - D. Site-Specific Parking Demand Analysis
- Conclusions and Recommendations



LEE COUNTY LDC CRITERIA

Section 34-2020. Required parking spaces.

TABLE 34-2020(a). REQUIRED PARKING SPACES FOR RESIDENTIAL USES

Use	Special Notes or Regulations	Minimum Required Spaces for Single-Use Development	Minimum Required Spaces for Multiple-Use Development
1. Single-family, duplex, two-family attached and mobile home units.		2 spaces per unit	—
2. Townhouses.	Note (1)	2 spaces per unit	—
3. Multiple-family and timeshare units.	Note (1) & (3)	2 spaces per unit	—
4. Assisted living facilities.	Note (2), 34-1494 et seq.	0.54 spaces per unit	0.41 spaces per unit
5. Continuing care facilities.	Note (2), 34-1494 et seq.	1.12 spaces per unit	1 space per unit
6. Independent (self-care) living facilities, including group quarters, health care (grps I & II), social services (grps III & IV) and other similar uses.	Notes (1) & (2), 34-1494 et seq.	1 space per unit	0.59 spaces per unit

Notes:

(1) In addition to the spaces required, additional parking spaces equal to ten percent of the total required must be provided to accommodate guest parking in a common parking lot.

CALCULATIONS

Code Multi-Family Standard:

203 units x 2.20 spaces per unit = 447 spaces

Continental Proposal:

203 units x 1.75 spaces per unit = 356 spaces

2.0 PARKING RATIO PLUS 10% GUEST



TABLES:

TYPE OF USE	PARKING REGULATION		TOTAL REQUIRED	PARKING PROVIDED	PARKING PROVIDED			
	SPACE REQUIREMENT	CATEGORY			REGULAR		ACCESSIBLE	
	UNITS	UNITS			UNITS	UNITS	UNITS	UNITS
APARTMENTS	2.00	RESIDENTIAL	22	22	0	0	0	0
RESTAURANTS	2.00	COMMERCIAL	100	100	0	0	0	0
TOTALS			122	122	0	0	0	0

TYPE OF USE	PARKING REGULATION		TOTAL REQUIRED	PARKING PROVIDED
	SPACE REQUIREMENT	CATEGORY		
	UNITS	UNITS		
CLUBHOUSE	11	CLUBHOUSE	11	11
TOTALS			11	11

LEGEND

- REGULAR PARKING
- ⊗ ACCESSIBLE PARKING
- ⊕ GUEST PARKING



2880 South Gulf Parkway
 Orange Beach, AL 36561
 Phone: (904) 937-1111
 Fax: (904) 937-1112
 www.peninsula-engineering.com
 04/16/2016 10:00 AM

OWNER: CONTINENTAL
 376 FUND, LLC

SPRINGS AT
 GULF COAST

PARKING SCENARIO (C)

- 2.0 SPACES / UNIT
- 10% GUEST SPACES
- 11 SPACES AT CLUBHOUSE

DATE: 05/16/2016

SCALE: 1" = 40'

PROJECT: SPRINGS AT GULF COAST

DATE: 05/16/2016

SCALE: 1" = 40'

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DATE: 05/16/2016

SCALE: 1" = 40'

PROJECT: SPRINGS AT GULF COAST

**PRELIMINARY
 NOT FOR CONSTRUCTION**

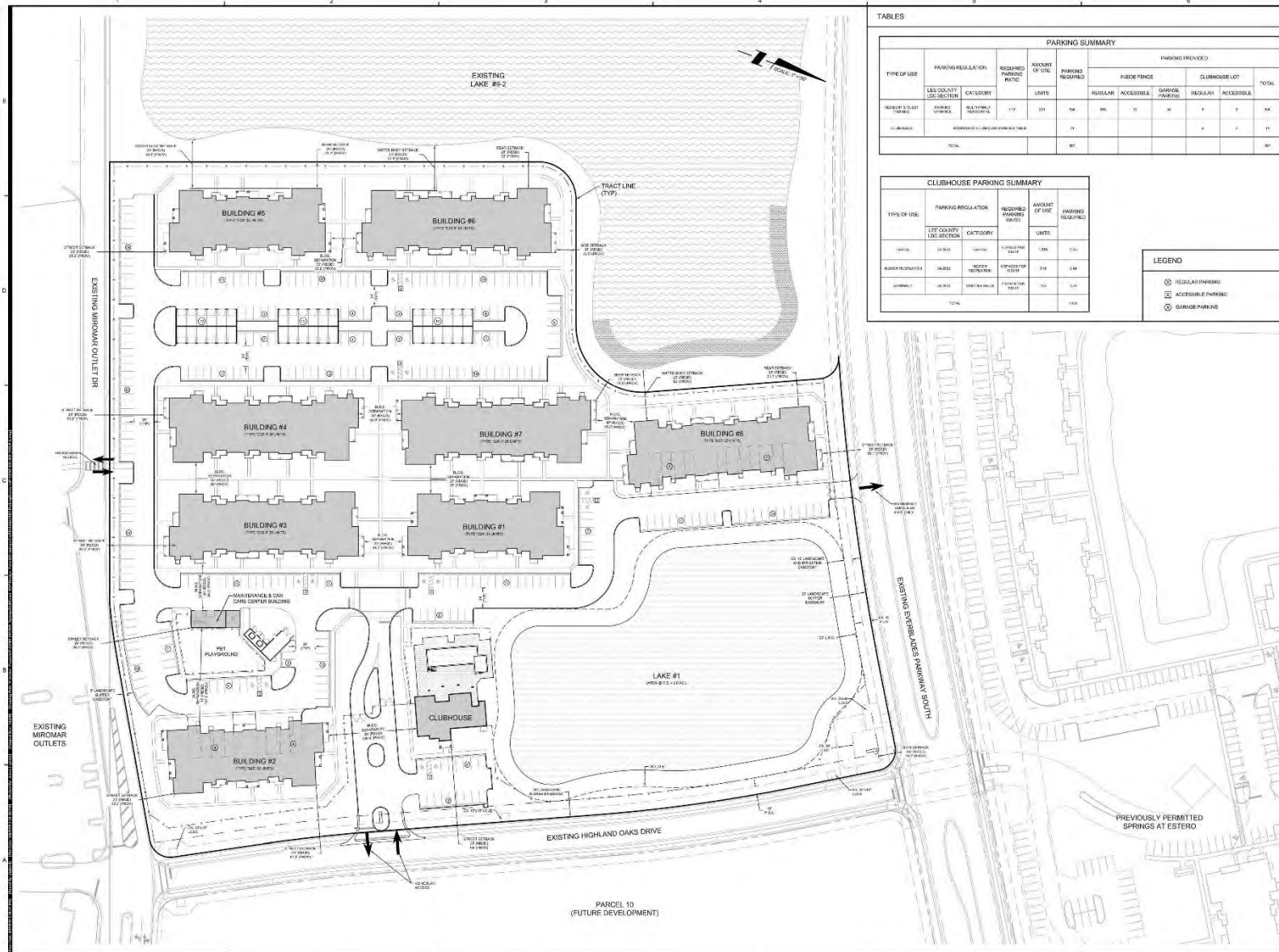
PREVIOUSLY PERMITTED
 SPRINGS AT ESTERO

DATE: 05/16/2016

SCALE: 1" = 40'

PROJECT: SPRINGS AT GULF COAST

1.75 PARKING RATIO



TABLES

PARKING SUMMARY									
TYPE OF USE	PARKING REGULATION	REQUIREMENTS	AMOUNT OF USE	PARKING REQUIRED	PARKING PROVIDED				TOTAL
					REGULAR	ACCESSIBLE	GARAGE	CLUBHOUSE LOT	
RESIDENT LOT	1.75	231	164	26	15	26	1	1	26
CLUBHOUSE	11 SPACES AT CLUBHOUSE	11	11	11			11		11
TOTAL				37					37

CLUBHOUSE PARKING SUMMARY									
TYPE OF USE	PARKING REGULATION	REQUIREMENTS	AMOUNT OF USE	PARKING REQUIRED	PARKING PROVIDED				TOTAL
					REGULAR	ACCESSIBLE	GARAGE	CLUBHOUSE LOT	
CLUBHOUSE	11 SPACES AT CLUBHOUSE	11	11	11			11		11
TOTAL				11					11

LEGEND

- ⊙ REGULAR PARKING
- ⊠ ACCESSIBLE PARKING
- ⊞ GARAGE PARKING



10015 Highway 190, Suite 100
Naples, Florida 34107
Phone: (813) 441-1101 Fax: (813) 441-1102
Email: info@peninsulaeng.com Website: www.peninsulaeng.com
Professional Seal of David H. Forest, P.E.

DATE: 05/20/2018

**CONTINENTAL
376 FUND, LLC**

PROJECT:

**SPRINGS AT
GULF COAST**

**TITLE:
PARKING
SCENARIO (A)**

- 1.75 SPACES / UNIT
- 11 SPACES AT CLUBHOUSE

REVISIONS:

No.	Revised	Date

NOTES:

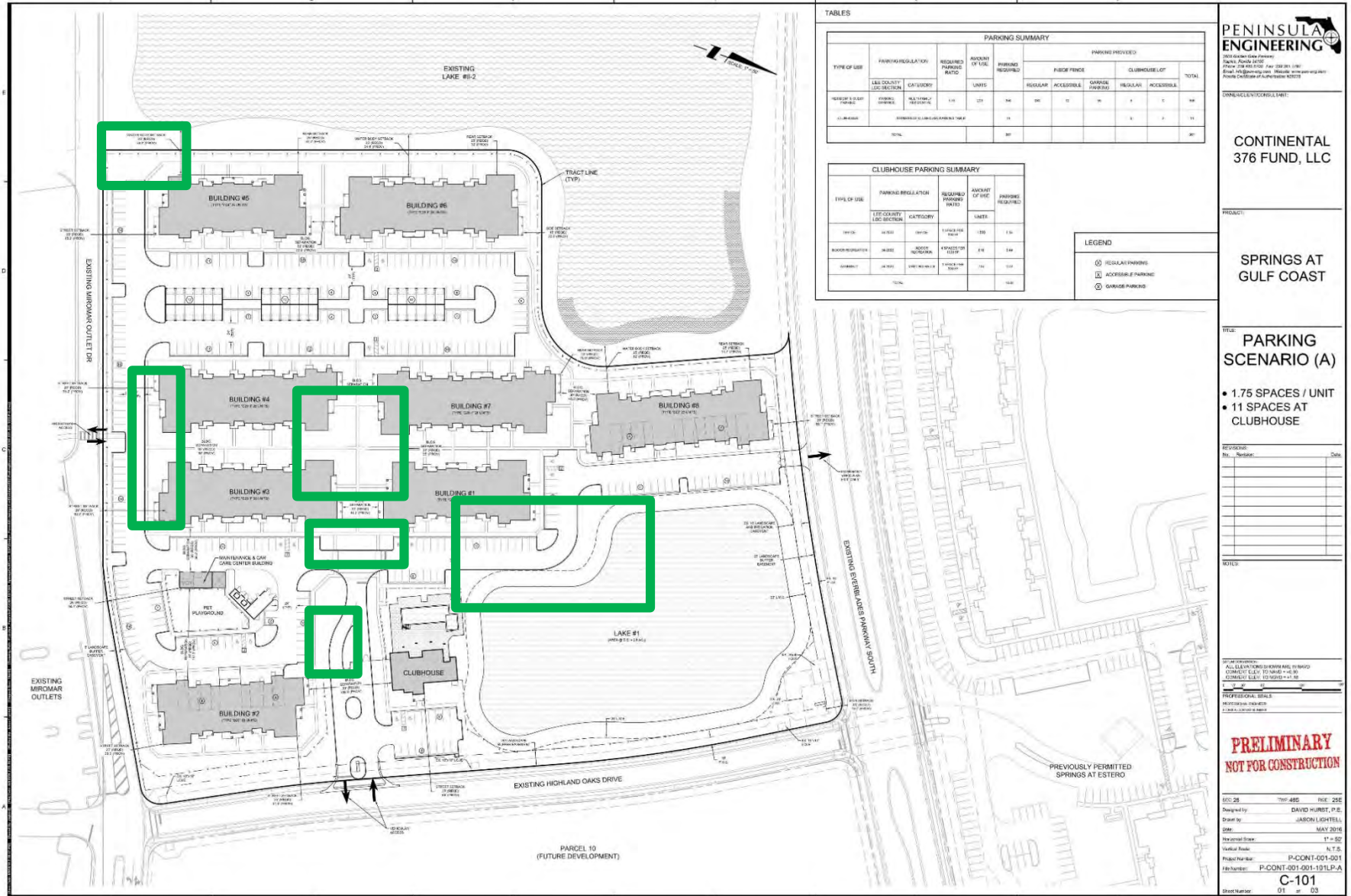
DATE OF CONSTRUCTION:
ALL ELEVATIONS SHOWN ARE TO FINISH
CONCRETE FLOOR FINISH = 0'
FINISH GRADE = TO SHOW = 1.0'

PROFESSIONAL SEAL:
DAVID H. FOREST, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 11000

**PRELIMINARY
NOT FOR CONSTRUCTION**

SHEET NO. 709-485 REV. 295
Drawn by: DAVID H. FOREST, P.E.
Date: MAY 2018
Horizontal Scale: 1" = 50'
Vertical Scale: 1" = 5'
Project Number: P-CONT-001-021
Sheet Number: P-CONT-001-001-101L-P-A
C-101
Sheet Number: 01 of 03

1.75 PARKING RATIO—SPACE AND VIEWS CREATED



OPEN SPACE COMPARISON



PENINSULA ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 License No. 12407
 10000 W. US Highway 1, Suite 100, Fort Myers, FL 33907
 Phone: (813) 938-1111
 Fax: (813) 938-1112
 Email: info@peninsula-engineering.com

CONTINENTAL 376 FUND, LLC

SPRINGS AT GULF COAST

OPEN SPACE COMPARISON EXHIBIT

Revisions	No.	Submit	Date

DATE PLOTTED: 06/20/20
 PLOTTED BY: J. HARRIS

SHEET NO. 01 OF 01
 DRAWN BY: DAVID HURST, P.E.
 CHECKED BY: ALEJANDRO ALVARO
 DATE: JUNE 20, 2020
 PROJECT NO.: P-CONT-001-001
 SHEET NO.: C-101

SCENARIO 1
1.75 SPACES / UNIT + 11 SPACES AT CLUBHOUSE
(PROPOSED PARKING VARIANCE)

SCENARIO 1 - SITE AREA SUMMARY				
CATEGORY	TYP	SCHEME FOOTPRINT	ACREAGE	% OF TOTAL
RESIDENTIAL	RESIDENTIAL	111,776	1.21	25.4%
COMMERCIAL	COMMERCIAL	271,839	3.11	71.7%
OPEN SPACE	OPEN SPACE	49,144	0.58	14.5%
UNDEVELOPED LAND	UNDEVELOPED LAND	124,144	1.43	34.8%
TOTAL	TOTAL	556,903	6.33	100%

OPEN SPACE SUMMARY	
CARLETON ST	0.00 AC
SCENARIOS	0.00 AC
BOWMAN ST	0.00 AC
LOT TOTAL	0.00 AC

SCENARIO 2
2 SPACES / UNIT + 10% GUEST SPACES + 11 SPACES AT CLUBHOUSE
(PER LEE COUNTY LDC)

SCENARIO 2 - SITE AREA SUMMARY				
CATEGORY	TYP	SCHEME FOOTPRINT	ACREAGE	% OF TOTAL
RESIDENTIAL	RESIDENTIAL	111,776	1.21	25.4%
COMMERCIAL	COMMERCIAL	271,839	3.11	71.7%
OPEN SPACE	OPEN SPACE	49,144	0.58	14.5%
UNDEVELOPED LAND	UNDEVELOPED LAND	124,144	1.43	34.8%
TOTAL	TOTAL	556,903	6.33	100%

ITE Parking Demand – For Low/Mid-Rise Apartments (LUC 221)

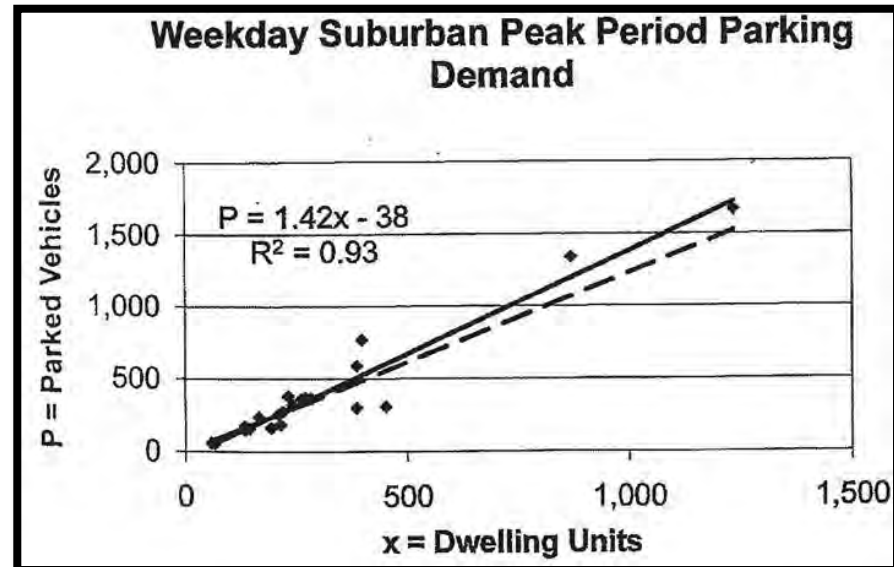
Condition	Equation	Required Parking
Average Peak Period Weekday Suburban	1.23 spaces per dwelling unit	250
Weekday Suburban Equation	$P = 1.42X - 38$, $R^2 = 0.93$	251

Table Note: X = Dwelling Units

Source:

Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition

Land Use: 221 Low / Mid-Rise Apartment



Developer Experience

- *Operations analysis* demonstrates 1.75 parking spaces per unit to successfully serve the community

SPRINGS APARTMENTS - PARKING COMPARISON

Property Name	Location	Number of Units	Total Acreage	# of Buildings	Units per Acre (Gross)	Surface Parking	Attached Garages	Detached Garages*	Total Parking	Spaces per Unit	Attached Garages/Unit	Total Garages/Unit
Springs at Legacy Commons	Omaha, NE	211	10.39	7	20.31	316	43	23	382	1.81	20%	31%
Springs at 127th	Plainfield, IL	340	22.53	17	15.09	459	136	15	610	1.79	40%	44%
Springs at Alamo Ranch	San Antonio, TX	232	14.67	11	15.82	318	64	24	406	1.75	28%	38%
Springs at Winchester Road	Lexington, KY	252	15.02	11	16.78	391	40	24	455	1.81	16%	25%
Springs at Chattanooga	Chattanooga, TN	260	14.37	11	18.09	390	8	56	454	1.75	3%	25%
Springs at Bee Ridge	Sarasota, FL	360	32.55	16	11.06	539	48	43	630	1.75	13%	25%
Springs at Braden River	Bradenton, FL	270	30.89	15	8.74	328	114	0	442	1.64	42%	42%
Springs at Palma Sola	Bradenton, FL	293	26.00	19	11.27	284	159	18	461	1.57	54%	60%

- *Unit mix* includes greater than 45% Studio and 1 bedroom units, which would lower parking demand than typical condo projects developed with 2 and 3 bedroom units.

Site Specific Parking Demand Analysis

- *Data from adjacent Springs at Estero site* shows a maximum parking demand of 1.54 parking spaces based on recent study. With a **10% factor**, we arrive at a demand of 1.69 parking spaces per unit.
 - Proposed rate of 1.75 accommodates factor for visitors as proposed



Site Specific Parking Demand Analysis

- *Data from adjacent Springs at Estero site* shows a peak parking demand of 0.9754 spaces per bedroom, rounded to 1.
- Applying the per bedroom rate to the project results in a demand of 348 parking spaces, or a rate of **1.71** parking spaces per unit.

Springs at Gulf Coast Bedroom Count

Type of Unit	Number of Units	Number of Available Bedrooms
Studio	28	28
1 Bedroom	64	64
2 Bedroom	95	190
3 Bedroom	16	66
Totals	203	348

CONCLUSIONS

- *Additional parking* is available within tandem and driveway spaces associated with the garages and are not included in the parking count.
- *Open space* will increase by .33 acres with a parking reduction, allowing for additional landscaping areas, improving views and benefitting the land both during and after rain events (pervious area).

OPEN SPACE COMPARISON



PENINSULA ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 License No. 12407
 10000 W. US Highway 1, Suite 100, Fort Myers, FL 33907
 Phone: (813) 938-1111
 Fax: (813) 938-1112
 Email: info@peninsula-engineering.com

CLIENT: CONTINENTAL 376 FUND, LLC

PROJECT: SPRINGS AT GULF COAST

EXHIBIT: OPEN SPACE COMPARISON EXHIBIT

Revisions	No.	Submittal	Date

DATE PLOTTED: 06/20/20
 PLOTTED BY: [Name]

SCENARIO 1
1.75 SPACES / UNIT + 11 SPACES AT CLUBHOUSE
 (PROPOSED PARKING VARIANCE)

CATEGORY	TYP	SCHEME FOOTPRINT	AREA (SQ FT)	% OF TOTAL
RESIDENTIAL	RESIDENTIAL	111,776	121	95.4%
CLUBHOUSE	CLUBHOUSE	271,830	111	79.7%
PLAYGROUND	PLAYGROUND	49,144	1.38	145.5%
LANDSCAPE	LANDSCAPE	124,144	333	144.5%
TOTAL	TOTAL	264,954	143	92.6%
PERMITTED	PERMITTED	267,217	144	92.6%
VARIANCE	VARIANCE	2,263	1.1%	0.6%

CATEGORY	AREA (SQ FT)
LANDSCAPE	124,144
PLAYGROUND	49,144
TOTAL	173,288

SCENARIO 2
2 SPACES / UNIT + 10% GUEST SPACES + 11 SPACES AT CLUBHOUSE
 (PER LEE COUNTY LDC)

CATEGORY	TYP	SCHEME FOOTPRINT	AREA (SQ FT)	% OF TOTAL
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DATE PLOTTED: 06/20/20
 PLOTTED BY: [Name]
 PROJECT: SPRINGS AT GULF COAST
 SHEET: C-101
 OF: 101

CONCLUSIONS

- ITE data, relevant Developer operations experience, and nearby collected data supports the 1.75 parking spaces per unit, in lieu of the code standard of 2.20 parking spaces per unit.



A Community of Transportation Professionals
Your source for expertise, knowledge and ideas



QUESTIONS?

SPRINGS

