



Pelican Golf Club

Belleair Planning and Zoning Board

March 13, 2017



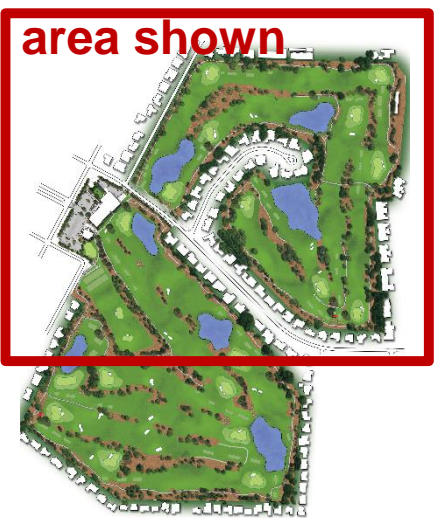
Agenda

- > Design Team Introduction
- > Brief Project Overview
- > Variance Requests

Objectives of Golf Improvements

1. Complete replacement of the following infrastructure
 - > Drainage System
 - > Irrigation System
 - > Golf Course Turf
2. Enhance the strategy and playability of course in style of Donald Ross
 - > Width / Play Space
 - > Green Contours
 - > Green Surrounds

Overall Golf Routing Plan – Front 9



PROPOSED GOLF SCORECARD

HOLE	PAR	LENGTH (YARDS)
1	4	345
2	4	411
3	3	206
4	4	419
5	4	366
6	4	334
7	5	545
8	4	411
9	3	170
OUT	35	3,207
10	4	499
11	4	386
12	3	157
13	4	483
14	5	541
15	3	218
16	4	396
17	4	392
18	4	484
IN	35	3,556
TOTAL	70	6,763

Overall Golf Routing Plan – Back 9



area shown



PROPOSED GOLF SCORECARD

HOLE	PAR	LENGTH (YARDS)
1	4	345
2	4	411
3	3	206
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Hole #5 Enlargement

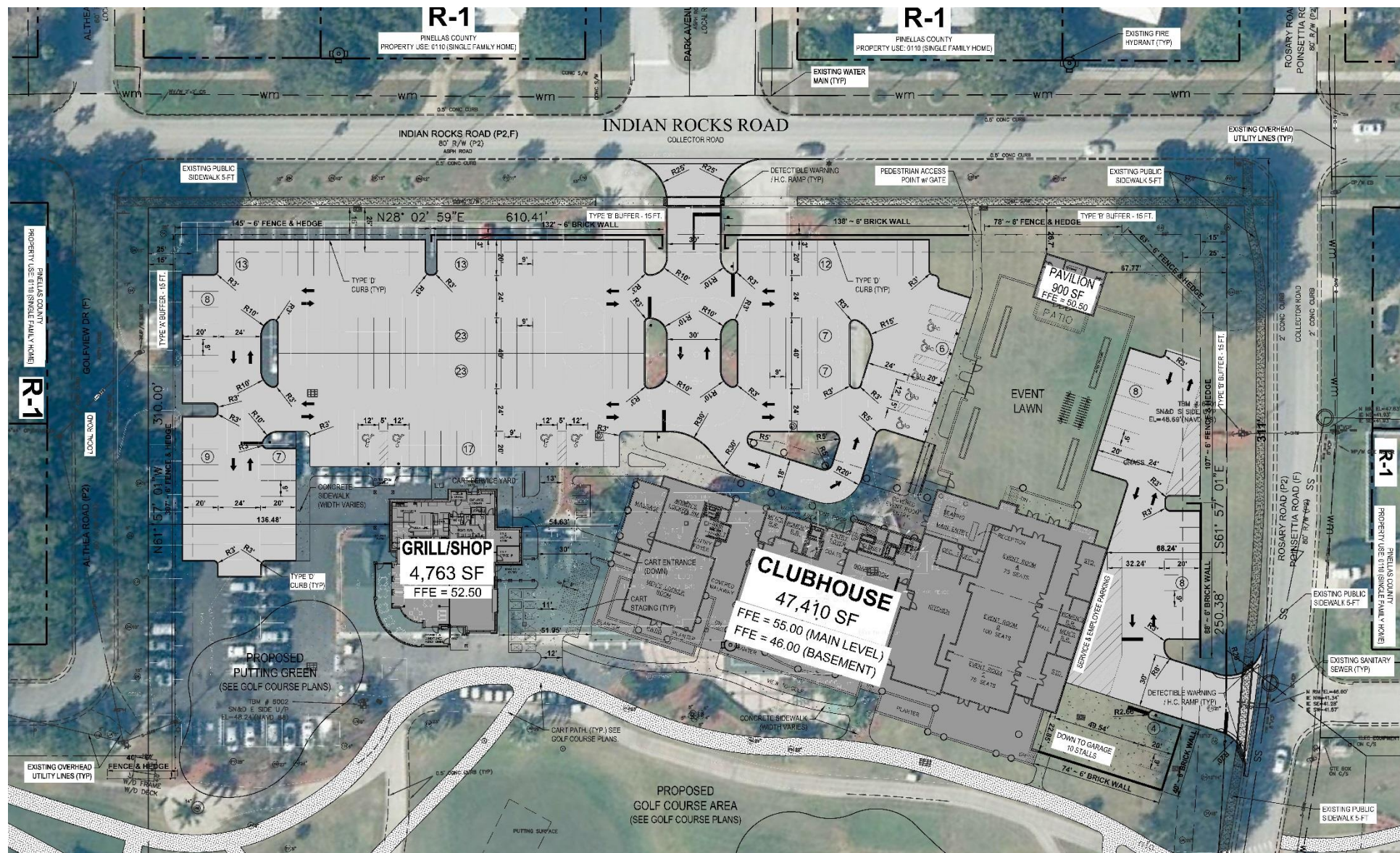


- > Fill in open ditch
- > Create more fairway width
- > Create green surrounds
- > Remove trees around green to optimize turf growing conditions

Clubhouse Improvements – Existing Site Plan



nfa
fullerton architects p.c.



Clubhouse Improvements – Illustrative Site Plan



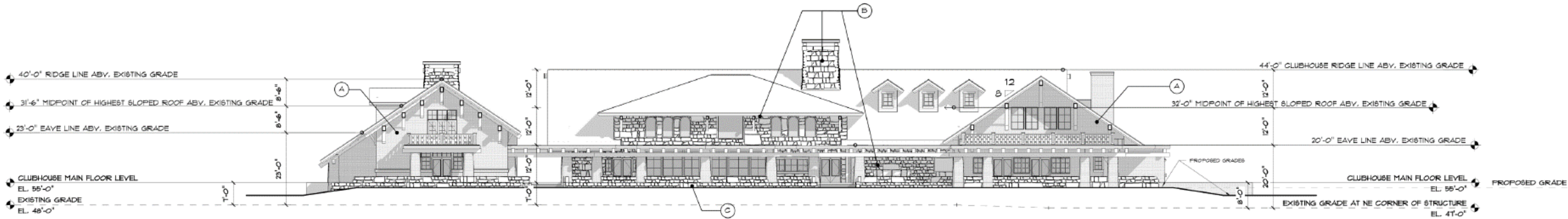
Clubhouse Improvements – Example Perspective



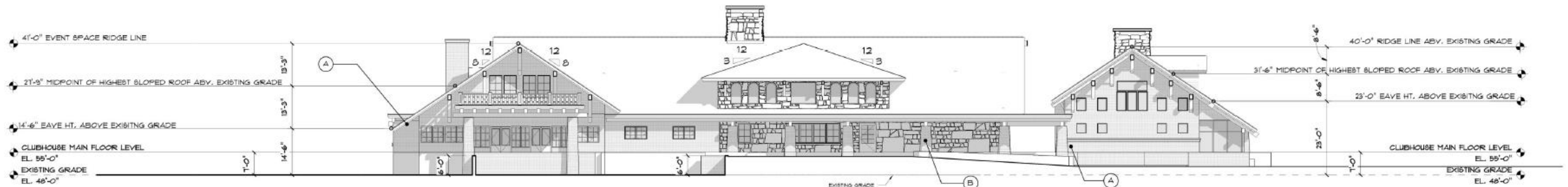
Clubhouse Improvements – Example Perspective



Clubhouse Improvements – Main Building Elevations

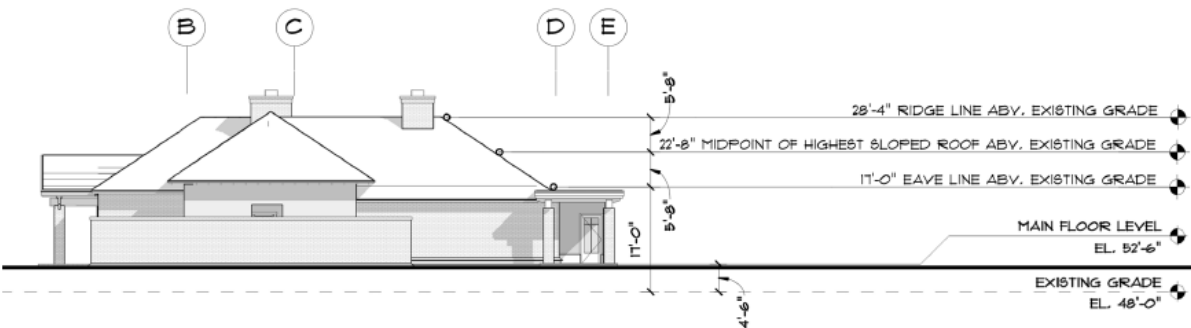


① CLUBHOUSE - EAST ELEVATION

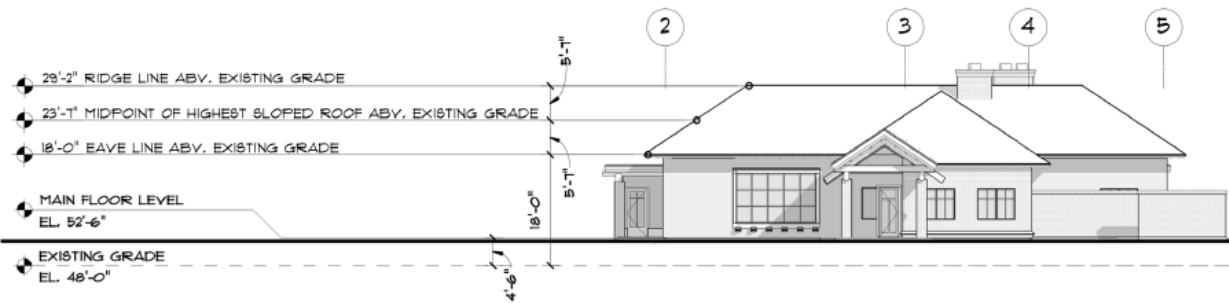


② CLUBHOUSE - WEST ELEVATION

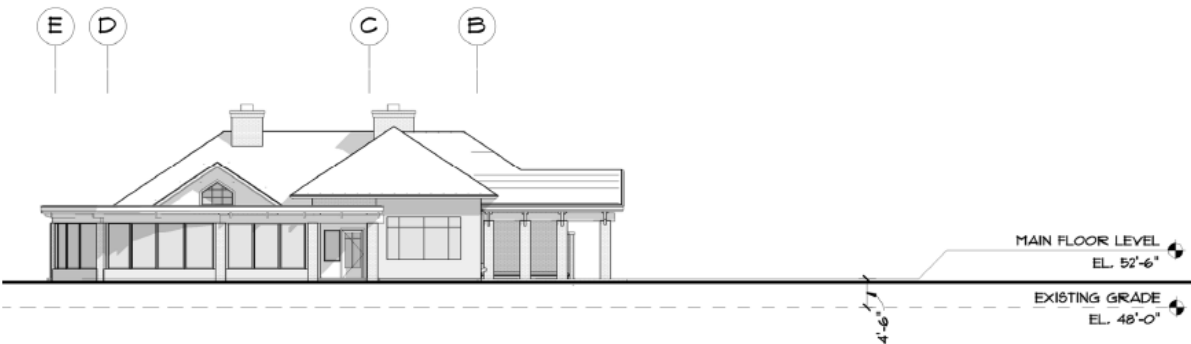
Clubhouse Improvements – Grill Room / Golf Shop Elevations



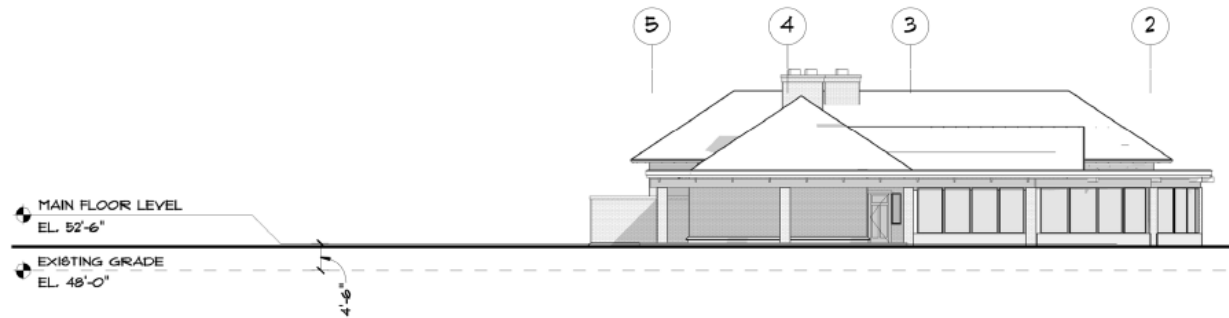
NORTH GOLF SHOP / GRILL ELEVATION



EAST GOLF SHOP / GRILL ELEVATION

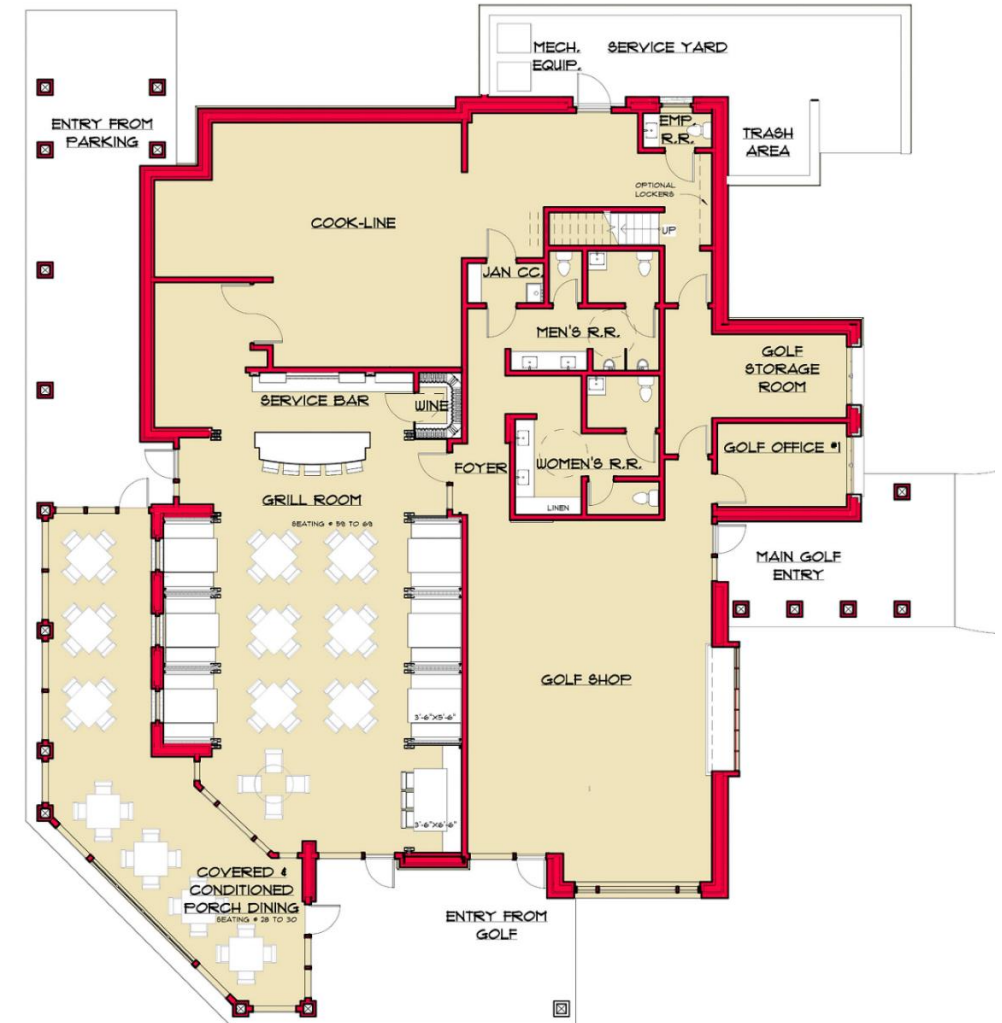


SOUTH GOLF SHOP / GRILL ELEVATION



WEST GOLF SHOP / GRILL ELEVATION

Clubhouse Improvements – Grill Room / Golf Shop



Variance Request #1

Placement of Aesthetic Wall / Fence Combination in Setback Area

Section 74-287(e) prohibits the placement of a wall in the front yard setback area and the primary front yard setback area of corner parcels. The setback area is stipulated as 25 feet.

> Explanation:

- Applicant is requesting that a wall / fence combination will be located on the building-side edge of the required 15 foot landscape buffer.
- Intent is that the combination of wall and fence, along with the proposed landscape buffer will create an aesthetically pleasing arrival sequence to the property.
- Wall, fence, and landscaping will also provide a visual screen of the parking lot elements from the surrounding neighborhood.
- For reference, the existing parking lot edge is approximately 10 feet away from the property line.

Conceptual Wall and Landscape Buffer



Variance Request #1

Placement of Aesthetic Wall/Fence Combination in Setback Area

Unnecessary Hardship

- > Literal interpretation of the Code would place the wall / fence combination along the 25 foot setback which would:
 - Reduce the amount of proposed parking spaces available due to the inability to change the dimensions of the clubhouse parcel.

Variance Request #2

Reduction in Number of Required Loading Zones

Section 74-173 regulates the number of loading zones required to service proposed buildings.

> Explanation:

- Strict application of the code would suggest that 16,164 SF (same total area used for calculation of required parking spaces) of the clubhouse area would generate the need for two loading zones.
- Of that total 16,164 SF, the Restaurant at the Clubhouse (6,352 SF) and the Grill Room at the Golf Shop (2,464 SF) are the main uses that will be requiring loading space; together these uses total 8,816 SF



Variance Request #2

Reduction in Number of Required Loading Zones

Unnecessary Hardship

- > Literal interpretation of the Code would require more than one loading zone which would:
 - Reduce the amount of proposed parking spaces available.
 - Dedicate an inordinate amount of space for this type of project to loading zones.
 - Detract from the architecture of the clubhouse.



Variance Request #3

Reduction in the Number of Required Parking Spaces

Section 74-172(g) governs the number of parking spaces required for the proposed uses on the site. Strict application of the Code for the proposed uses yields a need for a total of 392 parking spaces (including 9 ADA) for this project.

Applicant is proposing a total number 175 parking spaces (including 9 ADA). Justifications for a reduced number of parking spots:

- > Proposed uses for the buildings are not typical “stand alone” uses; in fact, most of the uses will be shared via golfers on property who may use the golf course, grill room, fitness center, and pro shop during one visit (see “Expected Parking” table on the following slide for peak times of operations and the corresponding parking needs to demonstrate the overlapping users)
- > If an occasional very large event occurs requiring additional parking, Practice Range can be used as “Overflow Parking” (see diagram)
- > Existing parking lot contains 142 parking spaces (including 2 ADA). Several other comparable golf clubs in the area with similar uses were studied and averaged 143 parking spaces per 18 holes.

Expected Parking Table

	Employee Parking	Golf Course and Golf Shop	Driving Range	Grill Room at Golf Shop	Fitness Center	Restaurant and Lounge	Clubhouse Meeting Rooms	Projected Number of Spaces Used	Projected Number of Spaces Available (not Including 9 ADA)
6 AM - 7 AM	20	10	0	0	22	0	0	52	114
7 AM - 8 AM	20	30	0	5	22	0	0	77	89
8 AM - 9 AM	20	45	3	5	22	0	0	95	71
9 AM - 10 AM	20	72	3	5	22	0	0	122	44
10 AM - 11 AM	20	72	5	5	12	0	0	114	52
11 AM - 12 PM	20	72	5	5	12	0	0	114	52
12 PM - 1 PM	20	72	5	10	12	0	0	119	47
1 PM - 2 PM	20	72	5	10	12	0	0	119	47
2 PM - 3 PM	20	72	5	5	7	0	0	109	57
3 PM - 4 PM	20	50	5	5	7	0	0	87	79
4 PM - 5 PM	20	20	5	0	22	0	0	67	99
5 PM - 6 PM	20	15	0	0	22	40	0	97	69
6 PM - 7 PM	20	10	0	0	10	86	0	126	40
7 PM - 8 PM	20	5	0	0	3	86	0	114	52
8 PM - 9 PM	20	0	0	0	2	86	0	108	58
9 PM - 10 PM	20	0	0	0	2	50	0	72	94

Assumptions

1. 166 Total Parking Spaces (Not Including 9 ADA Spaces)
2. Peak Golf Course Use is 9 AM - 3 PM; Golf Course Parking Peaks at 4 Cars / Hole = 72 Total Spaces
3. Driving Range Hours of Operation are 8 AM - 5 PM with Peak Between 10 AM - 5 PM; Parking Peaks at 5 Spaces per Town Code
4. Golf Shop Hours of Operation are 8 AM - 6 PM and ONLY Used by Golfers
5. Grill Room at Golf Shop Hours of Operation are 8 AM - 4 PM and ONLY Used by Golfers Except for Small Group of Lunch Customers from 12 PM - 2 PM (10 Cars)
6. Fitness Center Hours of Operation are 6 AM - 10 PM with Peak Uses from 6 AM - 10 AM and 4 PM - 6 PM; Fitness Center Parking Peaks at 22 Spaces per Town Code
7. Restaurant and Lounge Hours of Operation are 5 PM - 10 PM with Peak Use from 6 PM - 9 PM; Parking Peaks at 86 Spaces per Town Code

Overflow Parking Exhibit



175 PROPOSED SURFACE AND
SUBSURFACE PARKING SPACES
(INCLUDES 9 ADA SPACES)

236 OVERFLOW PARKING SPACES
AVAILABLE ON PRACTICE RANGE
DURING SPECIAL EVENTS IF
NEEDED

411 TOTAL POSSIBLE
PARKING SPACES



Variance Request #3

Reduction in the Number of Required Parking Spaces

Unnecessary Hardship

The provisions of the Code would treat each proposed use on the property as “stand alone” and unnecessarily triggers a requirement of 392 parking spaces. This amount of space for parking causes undue challenges because of:

- > The size of the clubhouse parcel and the desire to preserve as much green space (the golf course) as possible
- > This amount of parking would be a tremendous outlier in the world of operating golf courses and is inconsistent with the parking code requirements of other communities with golf course developments
- > Other comparable 18 hole golf courses in the same region routinely operate at less than 200 parking spaces; currently 142 parking spaces at Belleview Biltmore

Variance Request #4

Tree Replacement Requirements



Section 74-383(b)(1), Section 74-383(b)(2), and Section 74-383(b)(3) regulate tree replacement.

Unique factors of this project that make strict application of the Code challenging:

- > Size and scale of this property – approximately 135 acres
- > Even after the removal of the proposed 863 trees, there will be 1,477 mature trees remaining (2,340 trees currently on the site); 65% of the proposed trees to be cleared fall into the following categories (see table on next slide)
 - Drainage improvements
 - Improvements to “errant ball issues”
 - Removal of Category 1 Invasive Species
- > Almost 100 years of tree growth (with minimal removal through the years as seen from periodic aerial photos) on the site since original construction; reestablish Donald Ross playability characteristics
- > Scope of landscaping plan
 - 400 trees (2,239.5”) and 10,500 shrubs to be replanted (compared to the 5,281” designated by the Town for mitigation)
 - Staking / bracing of trees, landscaping irrigation, and mulching also included

Partial Accounting of Trees to be Removed



	Number of Trees
Trees to be removed between golf holes and adjacent housing	0
Trees to be removed to accommodate lake expansion	170
Trees to be removed to accommodate filling of ditch between hole 10 tees and 17 green	97
Trees to be removed to accommodate new hole 11 green location	118
Oleander trees (hedge) to be removed to accommodate creation of “wider” practice range	105
Trees to be removed that are Crape Myrtle, Bottle Brush, or Camphor; Considered to be Category 1 Invasive Species in Florida	68
Total	558

Aerial Images (1942 and Current)



Variance Request #4

Tree Replacement Requirements

Section 74-383(b)(1), Section 74-383(b)(2), and Section 74-383(b)(3) regulate tree replacement.

> Unnecessary Hardship:

- Literal interpretation of the Code would require the applicant to plant 5,281” worth of trees (amount of trees to be mitigated as designated by the Town). This would likely correspond to at least 1,000 – 1,500 trees to be replanted which would be extremely challenging from a logistical and financial point of view.

Variance Request #5

Required Landscaping in Buffer Zone of Golf Course

Section 74-232(b)(4) regulates landscaping in buffer zones.

- > Around the Clubhouse parcel, the standard required by the Type-A or Type-B buffers will be achieved.
- > In areas of the golf course perimeter where there is little to no existing vegetation, the Type-A or Type-B buffers will be achieved.
- > The variance request specifically pertains to the remaining golf course perimeter where existing groves of mature vegetation already exist; these large trees and shrubs already effectively meet the intent of the buffer requirements.

Landscape Buffer – Example at Clubhouse

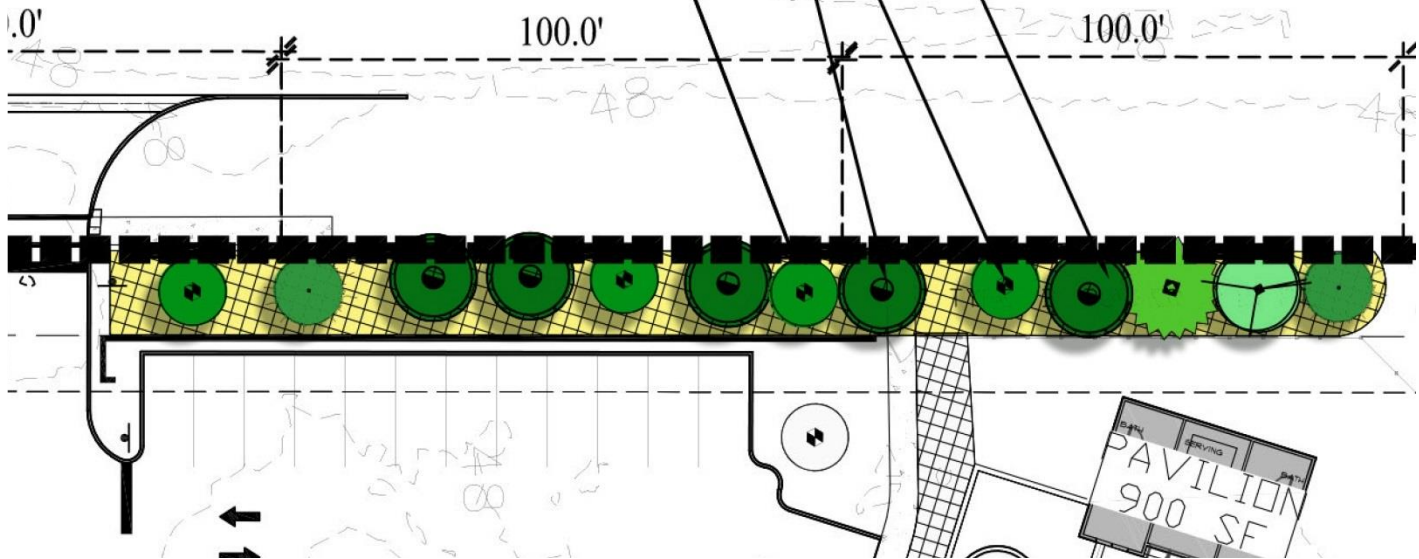
LANDSCAPE TYPE "B" BUFFER

ALONG COLLECTOR STREET INDIAN ROCKS ROAD, A 15' BUFFER WILL BE PLANTED PER LANDSCAPE STANDARD "B".
4-5 CANOPY TREES AND 2 UNDERSTORY TREES TO BE PLANTED EVERY 100 LINEAR FEET ALONG WITH SHRUB PLANTING COMPLIANT WITH SEC 74-232(c) of Municipal Code.

PROPOSED TREES TO BE PLANTED, TYPICAL

PROPOSED AREA OF SHRUB PLANTING, TYPICAL

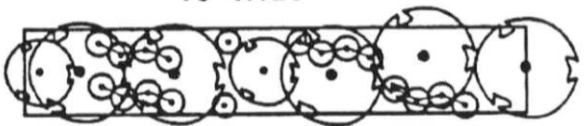
PROPOSED CLUBHOUSE ENTRY



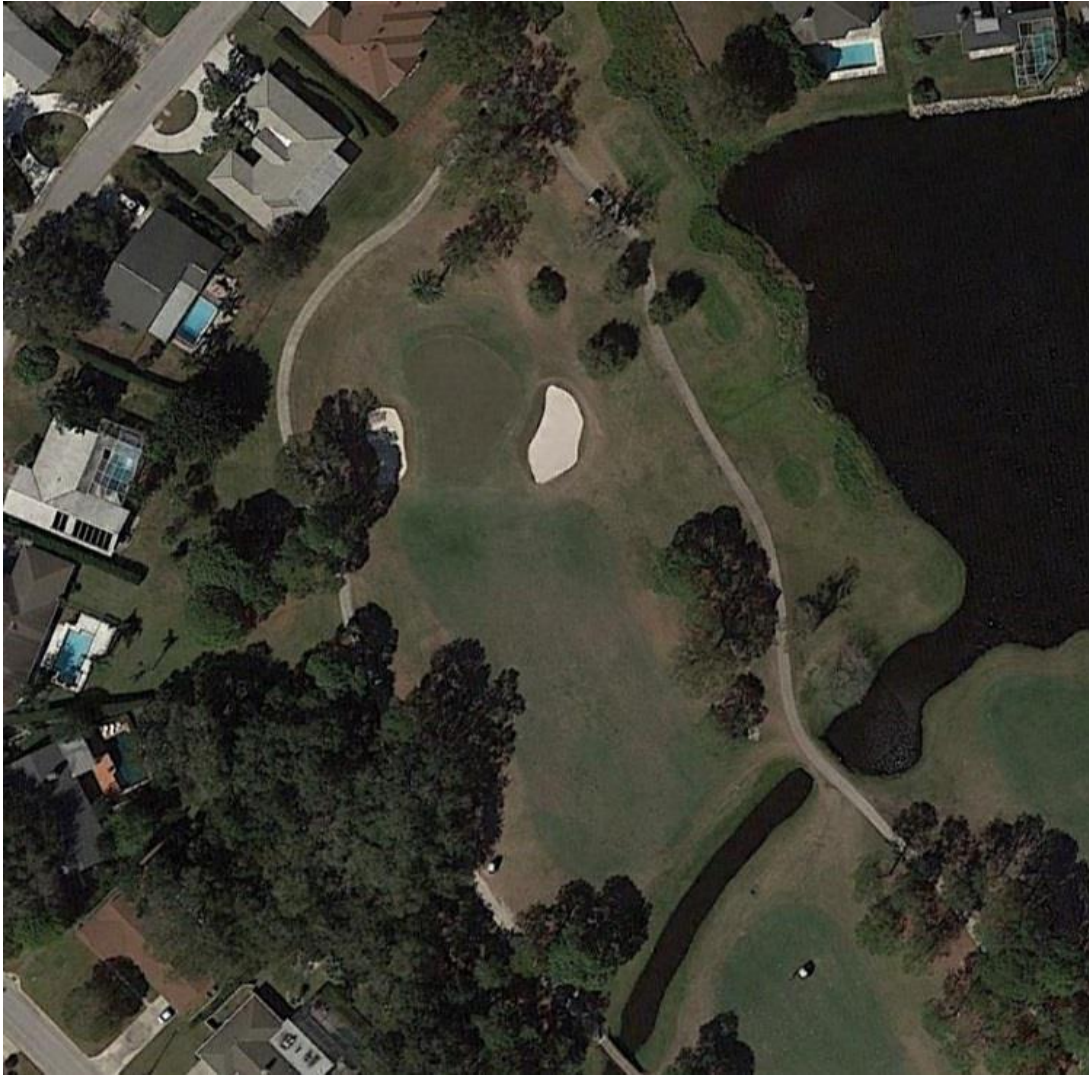
Type B Buffer

15' Wide

4.5 Canopy
1.8 Understory
18.0 Shrubs



Landscape Buffer – Example on Golf Course



Existing Landscape at #5 Green



Proposed Landscape at #5 Green

Variance Request #5

Required Landscaping in Buffer Zone of Golf Course

Section 74-232(b)(4) regulates landscaping in buffer zones.

Unnecessary Hardship

- > Literal interpretation of the Code would require the applicant to attempt to plant trees in the many areas along the golf course perimeter that already have large trees. These plantings:
 - Are not necessary because the intent of the buffer requirement is already achieved by the existing vegetation
 - Could jeopardize the health of the existing trees with the ground disturbance activity
 - Could introduce survivability concerns for any new, smaller trees planted in the canopies of the mature groves of trees as competition for sunlight would be a challenge

Thank you.

