

Section 6: Variance Request from the Sumter County Land Development Code
Southern Motor Coach Resort

Sec. 13-561. Design Standards

Section 13-561(b)(3) *Number of Parking Spaces Required*

Clubhouse: The clubhouse for the Southern Motor Coach Resort is planned to be a maximum of 10,000 square feet. This building will include approximately 1,150 square feet of retail space (in addition to 2,700 square feet of retail space located at the development entrance) as required for a mixed use Planned Unit Development. In addition to commercial area, the clubhouse will contain an office, kitchen, game room, laundry room, restrooms with shower facilities, storage, and a community room. The community room will be an open room which can accommodate multiple activities and social events. It is estimated that this room will accommodate a maximum seating for 100 persons. Based on the parking requirements found in Table 13-561B the parking requirements for the clubhouse are calculated as follows:

Private non-profit civic or social club and recreation center: 1 space per 3 principle meeting room seats – 100 seats/3 seats = 33.33 or 33 parking spaces required

Commercial/Convenience Store: 1 space per 200 square feet of gross leasable area – 1,150 square feet/200 square feet = 5.75 or 6 parking spaces required

TOTAL PARKING REQUIRED FOR THE CLUBHOUSE: 33 + 6 = 39 spaces

The total amount of parking spaces provided for the clubhouse will be 42 based on the following types of parking:

24 spaces for automobiles
14 spaces for golf carts
4 spaces for motor coach units
42 spaces

The alternative parking schedule is based on the following reasons:

1. Residents within the Southern Motor Coach Resort will have golf carts for internal use within the resort and will be encouraged to use these as a much easier and less expensive means of transportation. The use of golf carts within a motor coach resort is very typical of the mode of internal transportation as evidenced in similar developments in Central Florida. Therefore, it should be anticipated that resort residents will use their golf carts to access the clubhouse, which will be centrally located within the project.

2. Since the motor coach unit is a self contain mode of transportation, it can be anticipated that a few residents will need to access the clubhouse with their motor coach unit. Therefore, some spaces should be provided for these units. Due to the size of a parking space required for the motor coach unit, the total area available for parking of other vehicles will be reduced. If there are no motor coach units parking within these spaces for events/activities at the clubhouse, the space will be available for either an automobile or golf cart unit.
3. The development includes a linked pedestrian trail system which will provide almost all of the unit's access to a trail which will link with the central clubhouse. It can be anticipated that a significant number of resort residents will take advantage of this amenity and walk to events/activities at the clubhouse.

General Store: The general store is located near the project entrance, on the east side of the entry road, and will consist of 2,700 square feet of commercial area. Based on the parking requirements found in Table 13-561B, the parking required for this facility is calculated as follows:

Commercial/Convenience Store: 1 space per 200 square feet of gross leasable area –
 2,700 square feet/200 square feet = 13.5 spaces or **14 required parking spaces.**

The total amount of parking spaces provided for the general store will be 14 based on the following types of parking:

7 spaces for automobiles
 3 spaces for golf carts
4 spaces for motor coach units
14 spaces

The alternative parking schedule is based on the following reasons:

1. This facility will also serve as the check-in station for motor coach units coming to the resort. Additionally, it will be a potential exit stop for residents exiting the resort. Therefore, it is essential that some space be provided for motor coach units.
2. Golf cart use in the resort will be the primary mode of internal transportation and parking will be required for these units. With the use of golf carts, the number of automobiles accessing the general store will be reduced by the amount proposed in this alternative parking schedule.
3. The general store will have direct access to the internal pedestrian trail system and will be able to be access by pedestrians, thereby, reducing the need for parking spaces.