

Cape Coral Yacht Club

03.11.2026



Agenda

- 01** Approved Master Plan
- 02** Site Access / Parking
- 03** Public Safety & Operations
- 04** Community Amenities



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ARCHITECTS

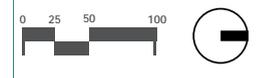
An aerial architectural rendering of a waterfront development project. The scene features a large marina with numerous sailboats and motorboats docked at wooden piers. To the left, a large, modern building with a white, curved roof and a swimming pool is visible. In the center, a long, multi-story building with a white facade and a large parking lot is situated. The parking lot is filled with cars and has several palm trees planted around it. To the right, there are more residential-style buildings with white walls and red roofs. The background shows a sandy beach and the ocean. The text "01 Approved Master Plan" is overlaid in the center of the image.

01 Approved Master Plan

Approved Master Plan

KEY

- 1 ENTRY DRIVE
- 2 LAWN
- 3 PLAYGROUND
- 4 EXPANDED BEACH
- 5 PROPOSED RESTAURANT (6,700 SF)
- 6 RESORT STYLE POOL (14,500 SF)
- 7 YACHT CLUB COMMUNITY CENTER
- 8 THE BOATHOUSE RESTAURANT
- 9 EXISTING BOAT FUEL PUMP
- 10 CHILDREN'S POOL (3,700 SF)
- 11 ADA PARKING (9 SPACES)
- 12 PARKING DECK (769+/- SPACES, 4 LEVELS)
- 13 HARBOR MASTER BUILDING
- 14 BOAT TRAILER PARKING (46 SPACES)
- 15 BOAT RAMP
- 16 STORMWATER
- 17 PIER WITH SHADE STRUCTURE
- 18 BOARDWALK
- 19 FOUNTAIN / WATER FEATURE
- 20 BEACH / POOL RESTROOM
- 21 SERVICE ACCESS
- 22 MAINTENANCE BUILDING
- 23 DAY DOCKS (27 SLIPS)
- 24 YACHT BASIN (121 SLIPS)
- 25 (5) STAGING SLIPS
- 26 PUMP OUT STATION
- 27 EMERGENCY SERVICES BOAT DOCKS (5 SLIPS)
- 28 POOL ENTRY STATION
- 29 POOL EQUIPMENT / LIFEGUARD BUILDING
- 30 BEACH DROP-OFF



An aerial architectural rendering of a resort complex. The scene features a large, multi-story building with a white facade and a prominent gabled roof on the left. A large, irregularly shaped swimming pool is the central focus, surrounded by lounge chairs and palm trees. To the right, there is a colorful playground with slides and climbing structures. In the foreground, a paved walkway leads through a landscaped area with many palm trees and greenery. A sandy beach area with lounge chairs and umbrellas is visible in the bottom right corner. The overall atmosphere is bright and sunny, suggesting a tropical or coastal location.

02 Site Access / Parking

Visitor Capacity

MARINA



- 24 Day Dock Slips
- 97 Boat Slips
- 5 Emergency Services Boat Slips

- 126 Total Slips**
- 46 Boat Trailer Parking Spaces**

PARKING GARAGE



- 753 Regular Parking Spaces
- 16 ADA Parking Spaces
- EV Ready Parking Spaces

- 769 Total Garage Parking Spaces**
- 9 Total ADA Site Parking Spaces**

Site | Marina Aerial



Site | Day Docks

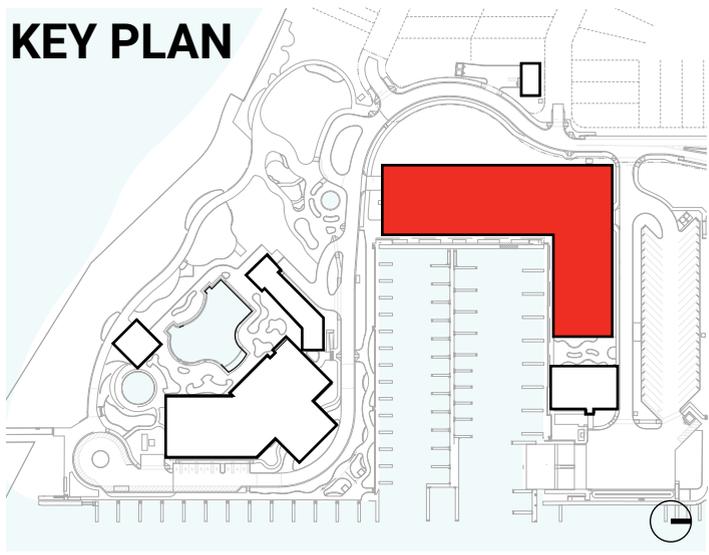
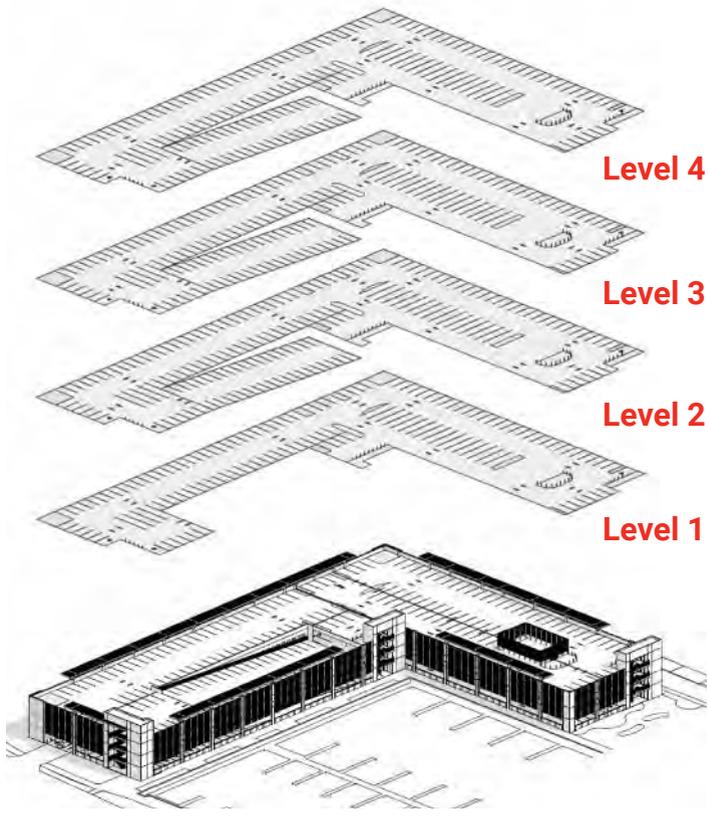
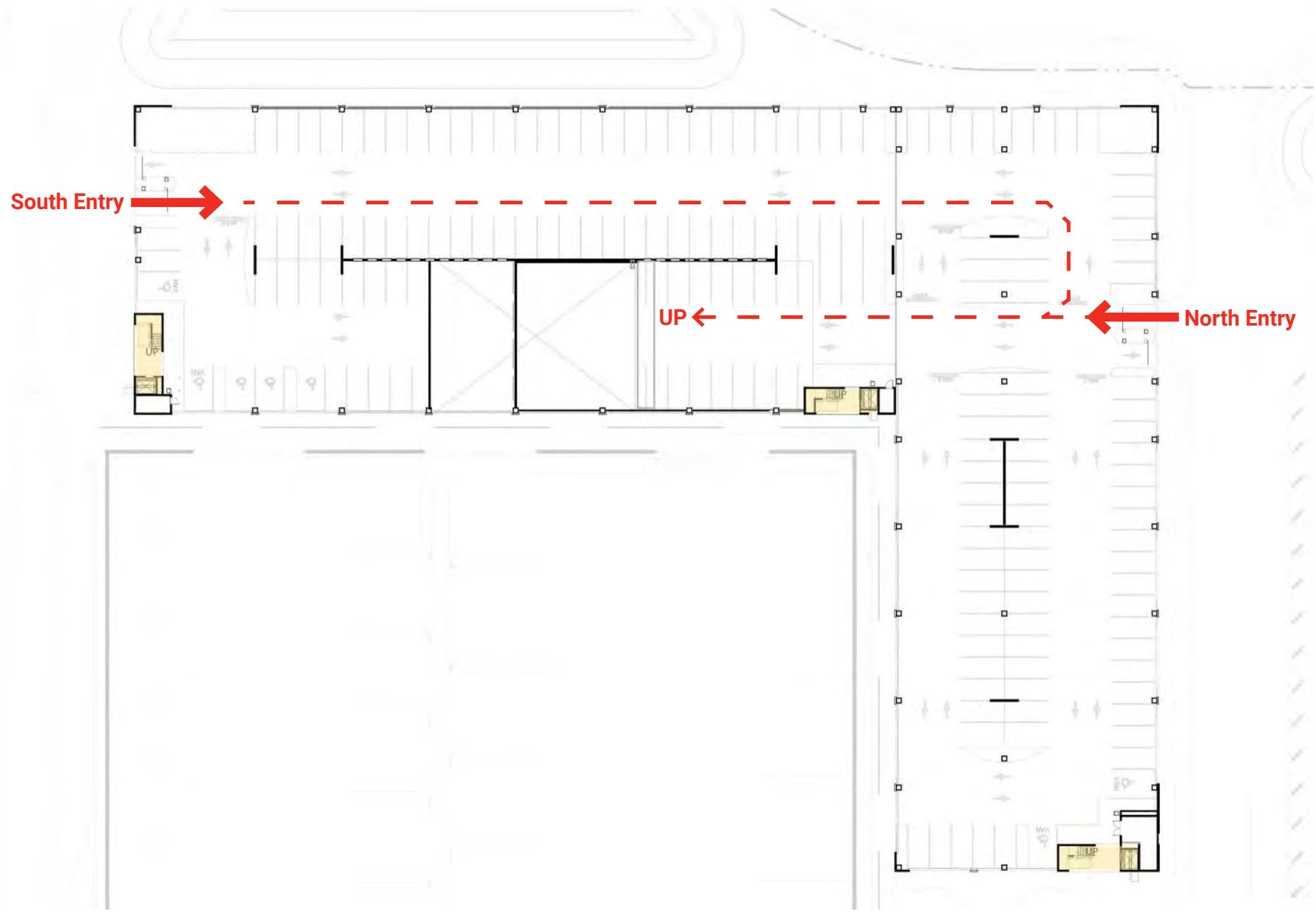


Parking Garage



View From Yacht Club Entry Road

Parking Garage | Floor Plan



Parking Garage



View From Boat Trailer Parking

Parking Garage



View From Beach Side Entry

An aerial architectural rendering of a resort complex. The central feature is a large, irregularly shaped swimming pool with a blue-green hue, surrounded by lounge chairs and palm trees. To the left, a wide, sandy beach is populated with numerous colorful beach umbrellas. The resort buildings are modern with light-colored facades and multiple levels. In the background, a marina is filled with numerous sailboats docked at piers. The entire scene is set against a backdrop of lush greenery and a clear sky.

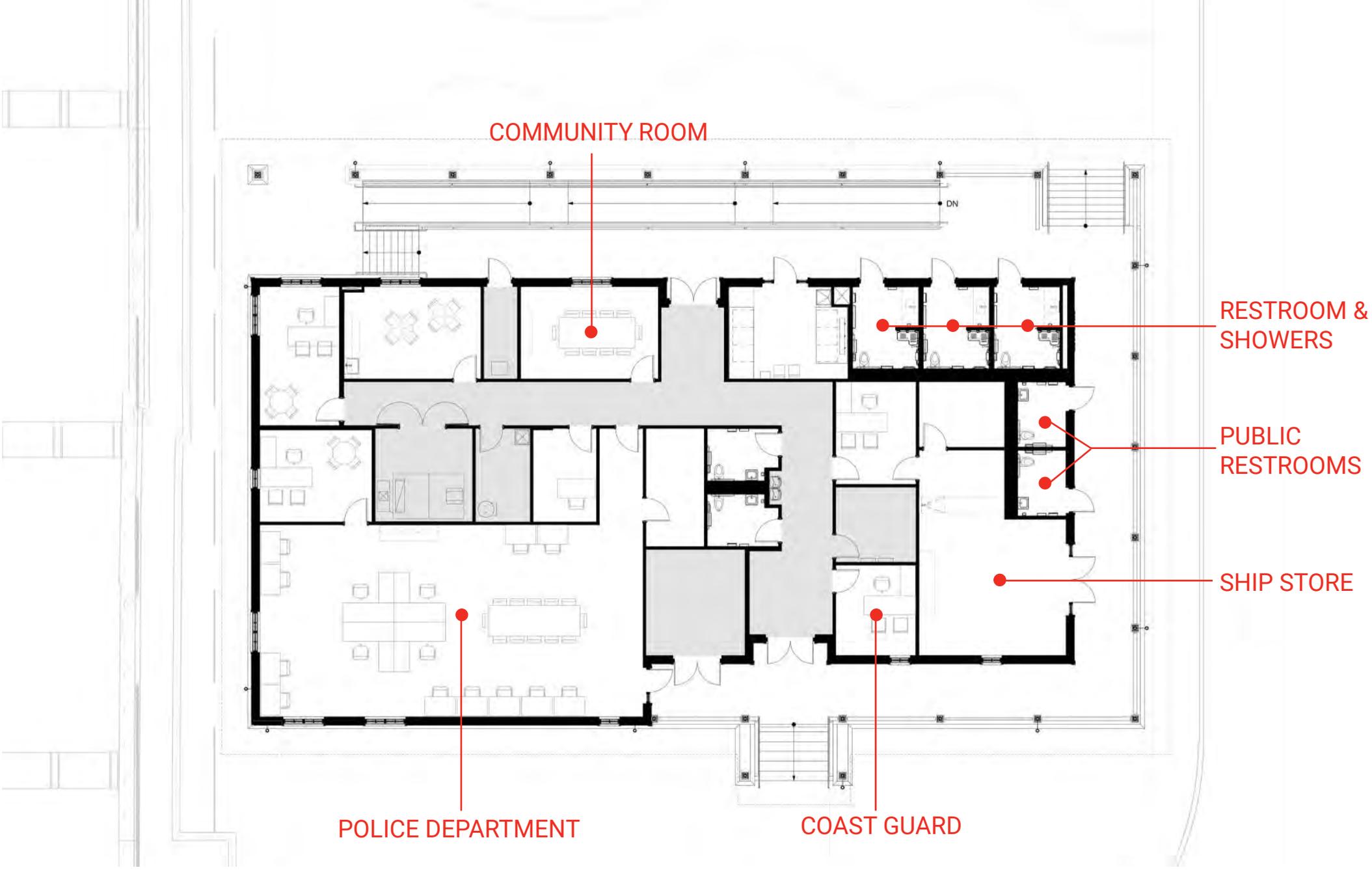
03 Public Safety & Operations

Harbormaster Building



View from Boat Trailer Parking

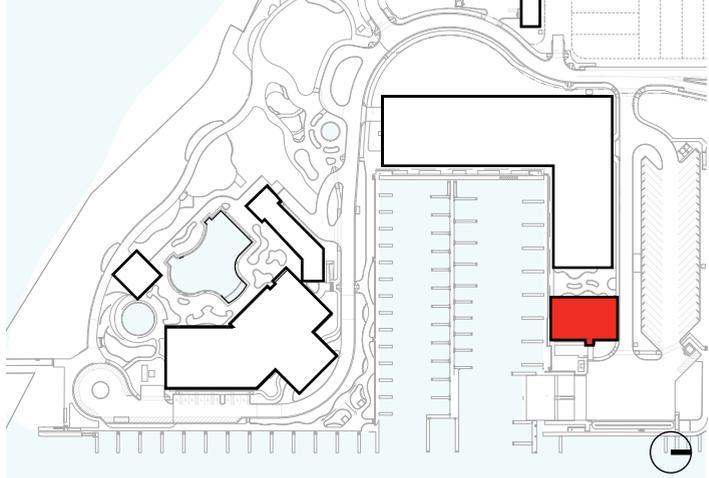
Harbormaster Building | Floor Plan



PROGRAM USES

- Dock tenant amenities
- Dock tenant restrooms
- Coast Guard support
- Police support spaces
- Meeting rooms
- Ship store

KEY PLAN



Harbormaster Building | Site Amenities



View from Floridian Court

Maintenance Building



View From Building's Parking

An aerial architectural rendering of a resort community. The scene features a large, multi-story resort building with a light-colored facade and a prominent gabled roof. To the left of the building is a large, irregularly shaped swimming pool with a blue interior. A wide, sandy beach curves along the right side of the image, meeting a body of water. The beach is dotted with colorful umbrellas and lounge chairs. In the foreground, there is a landscaped area with a paved walkway, several palm trees, and a small building with a corrugated metal roof. The overall atmosphere is bright and sunny, suggesting a tropical or coastal location.

04 Community Amenities

Community Center



Cape Coral Community Center

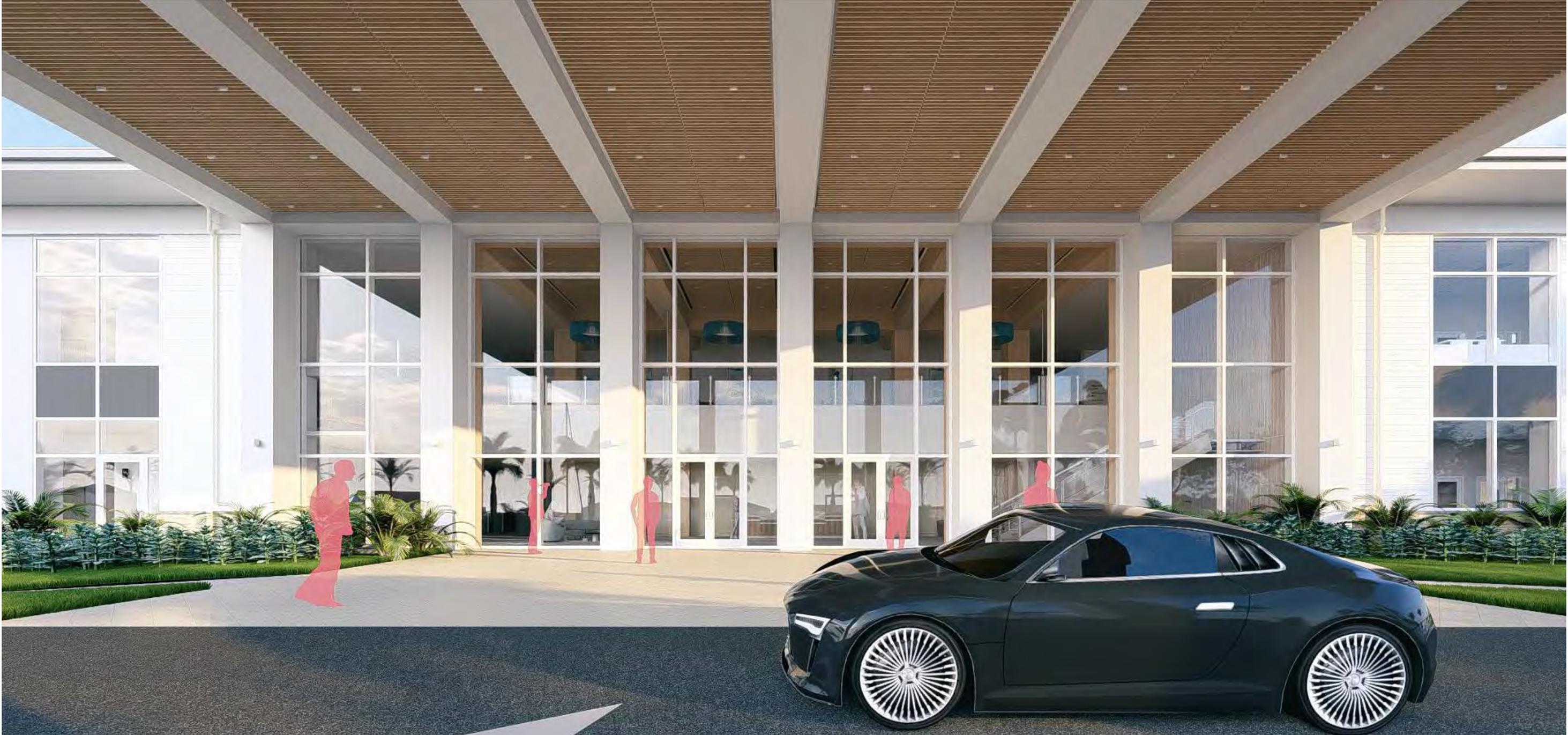
View From Main Driveway

Community Center



Cape Coral Community Center

Community Center | Entrance



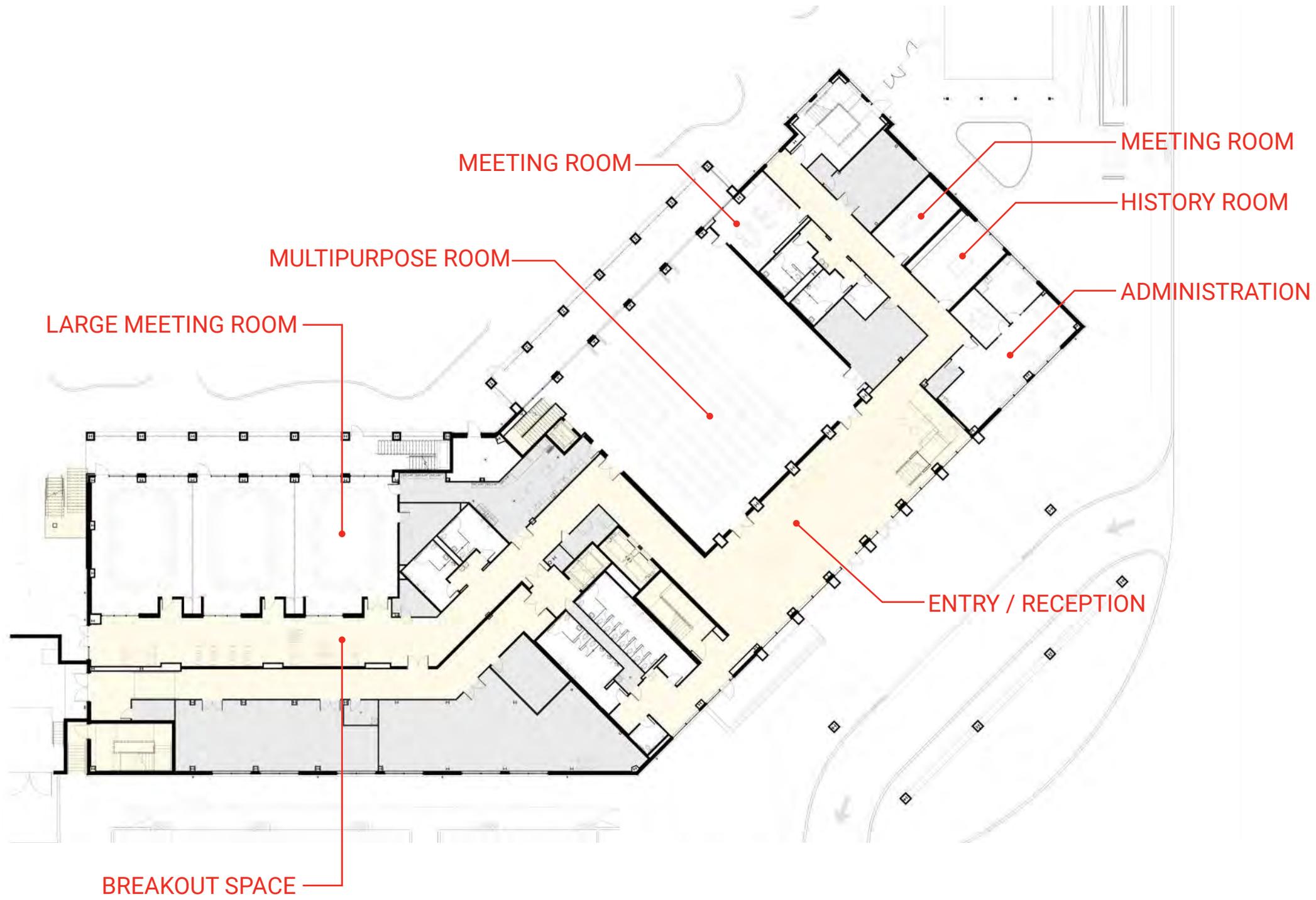
Covered Drop-Off

Community Center | Entrance



Illuminated Covered Drop-Off

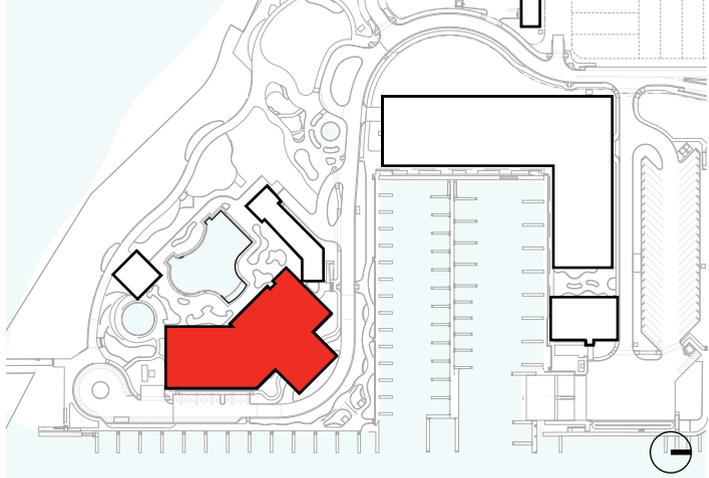
Community Center | Level 1 Floor Plan



PROGRAMMATIC USE:

- Community Gathering
- Weddings
- Conferences
- Parties
- Meetings
- Prom
- Small Performances
- Award Ceremonies
- Fundraising / Galas

KEY PLAN





Community Center Lobby



Community Center Multi-Purpose Room

Community Center | Breakout Space



Flexibility: Informal Gathering Area

Community Center | Meeting Room



Flexibility: Small Room Set Up

Community Center | Meeting Room



Flexibility: Large Room Set Up

Community Center | History Room



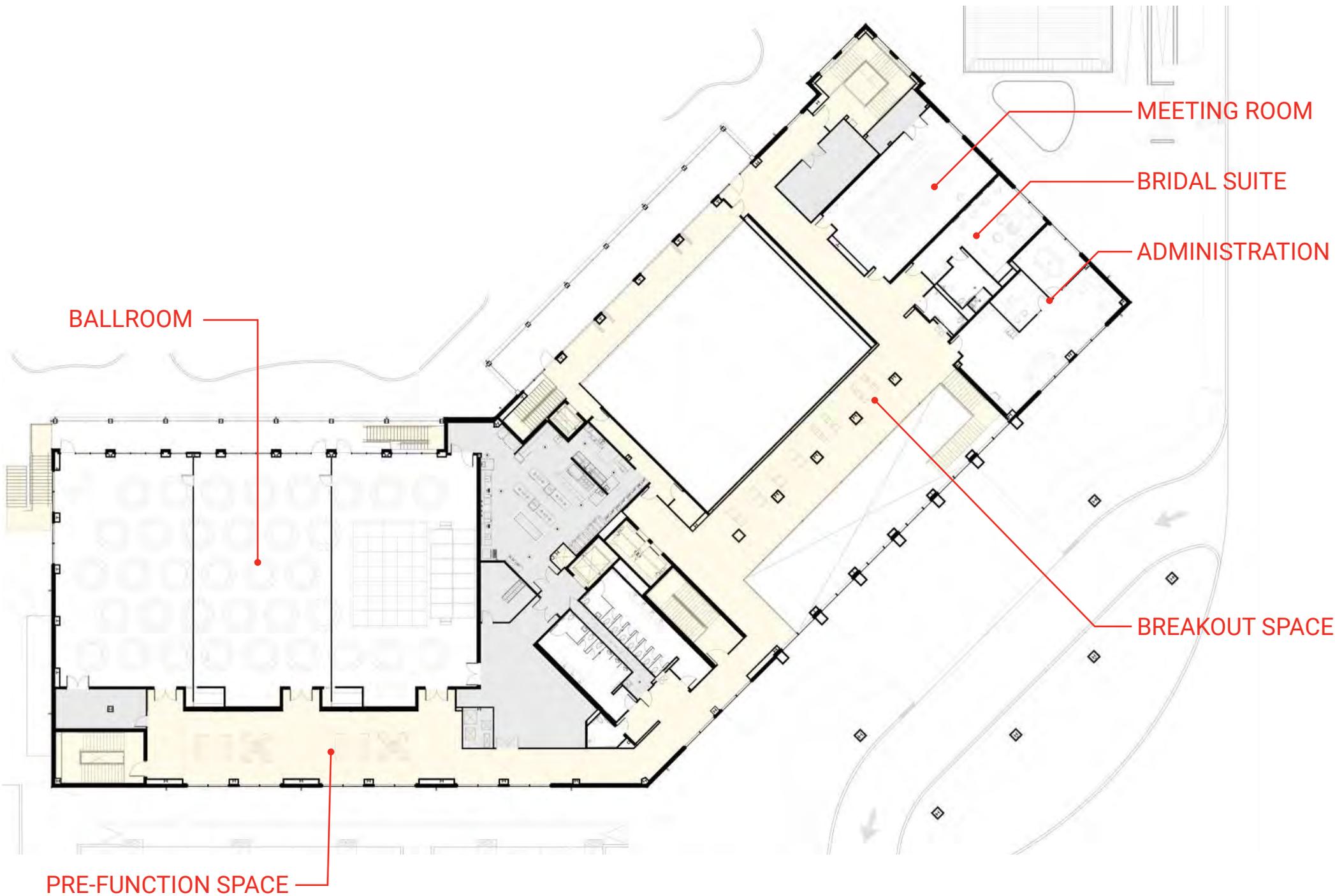
RECLAIMED WOOD



ORIGINAL MODEL

Celebrating the Past

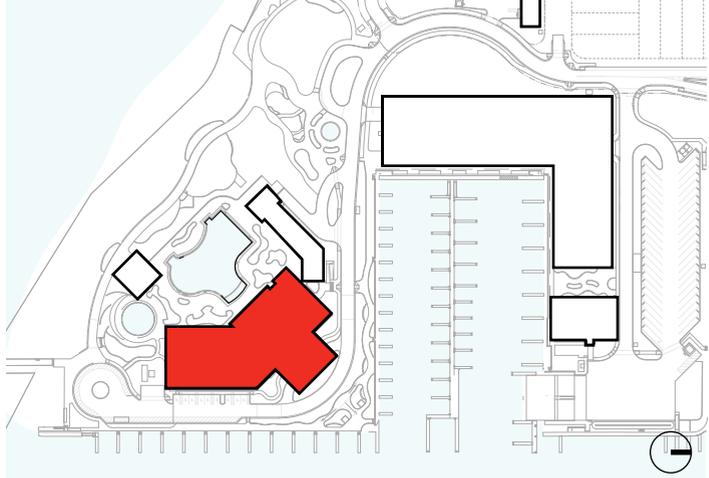
Community Center | Level 2 Floor Plan



PROGRAMMATIC USE:

- Community Gathering
- Event support
- Meetings
- Presentations
- Receptions
- Weddings
- Conferences

KEY PLAN





Community Center 2nd Floor Lobby

Community Center | Pre-Function Space



Flexibility: Informal Gathering Area / Overflow



Community Center Ballroom

Community Center | Multipurpose: Groom Suite / Meeting Room



Program Support Space

Community Center | Bridal Suite



Program Support Space

Site Amenities | Community Pool



View from Poolside

Community Center | Pool Balcony

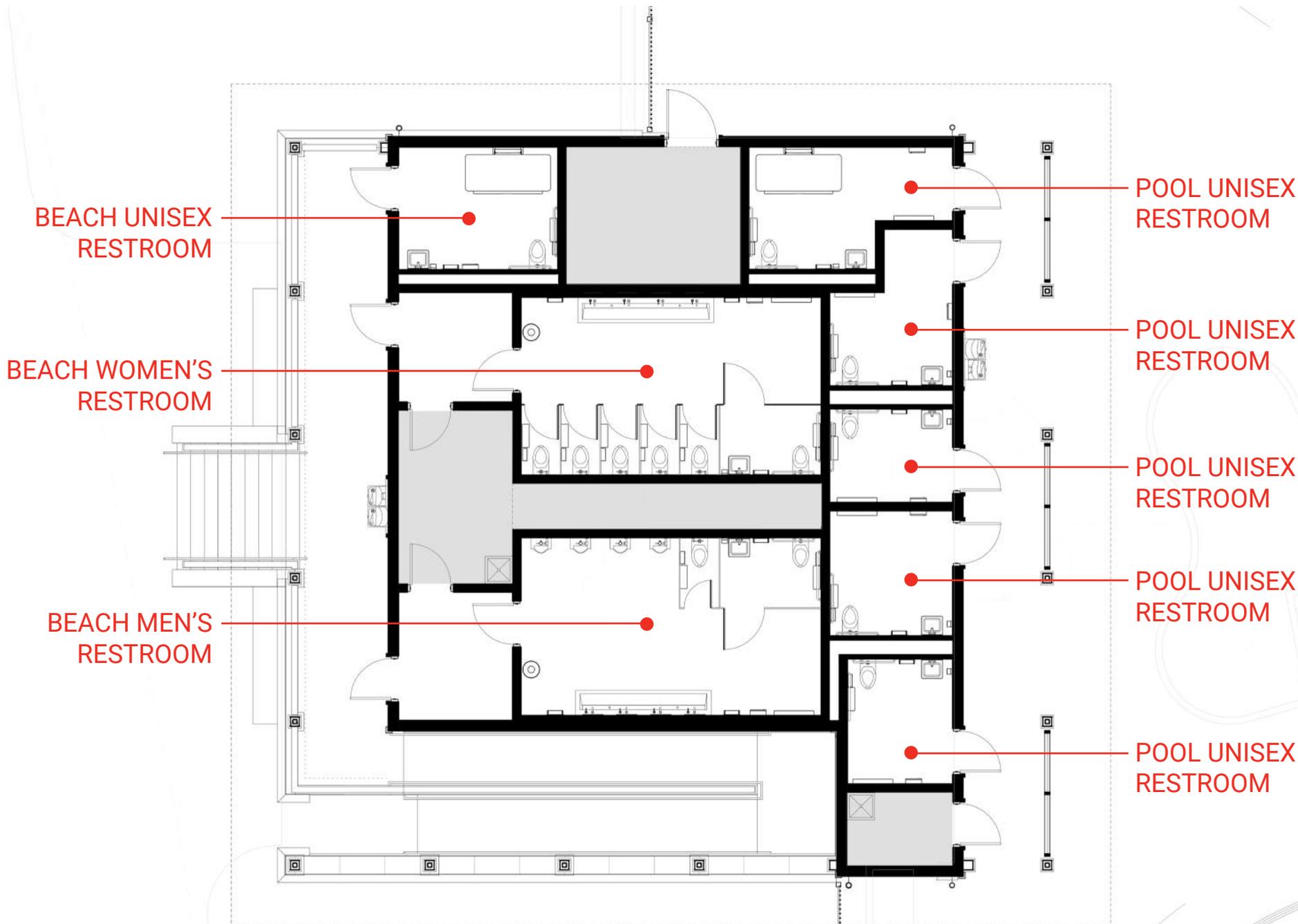


Beach & Pool Restroom Building



View from Poolside Entry

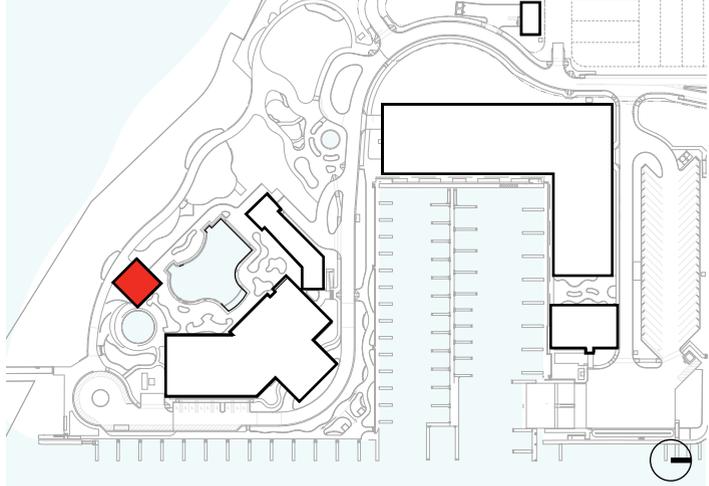
Beach & Pool Restroom Building | Floor Plan



PROGRAM USES

- Public beach restrooms
- Private unisex restrooms for pool users

KEY PLAN



Beach & Pool Restroom Building



View from Beach Side Entry

Community Center | Pool Balcony

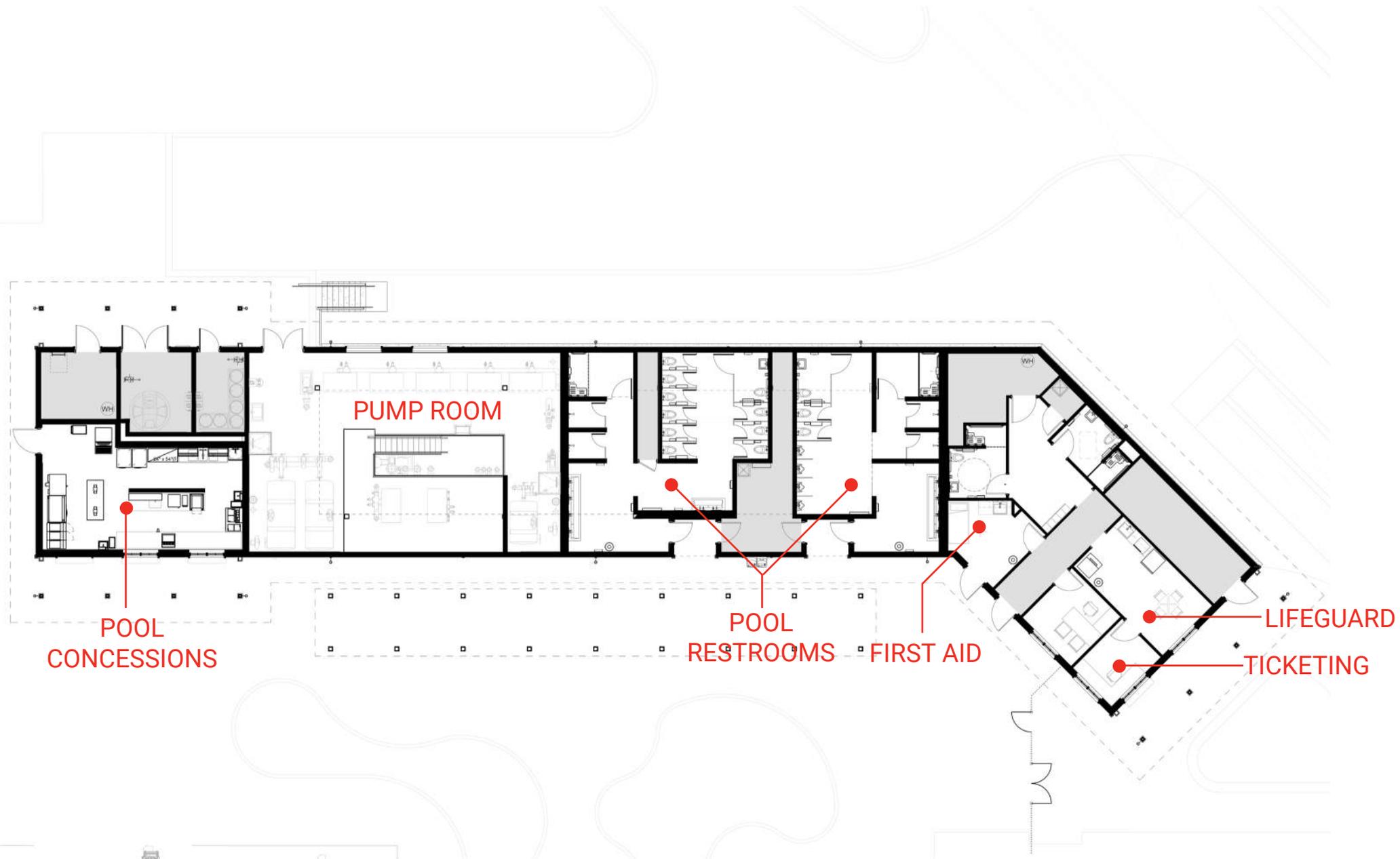


Lifeguard, Concessions, Pumphouse Building



View From Pool Deck

Lifeguard, Concessions, Pumphouse Building



PROGRAM USES

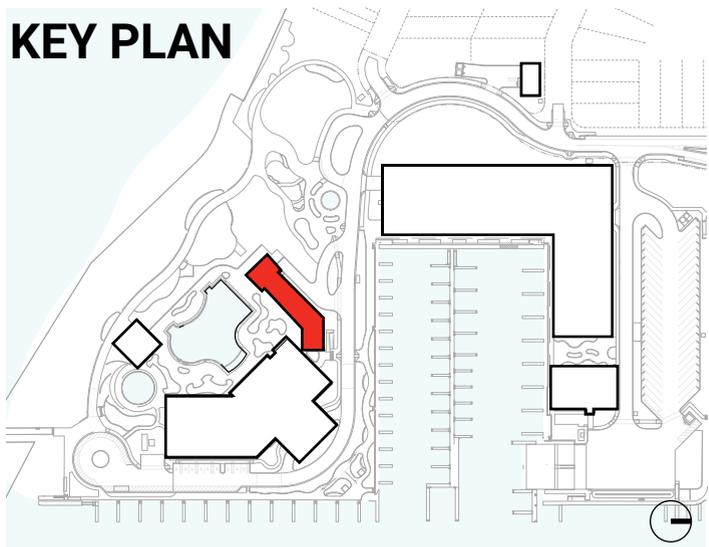
Community Support:

- Pool concessions
- Ticketing center
- First aid
- Restroom & showers

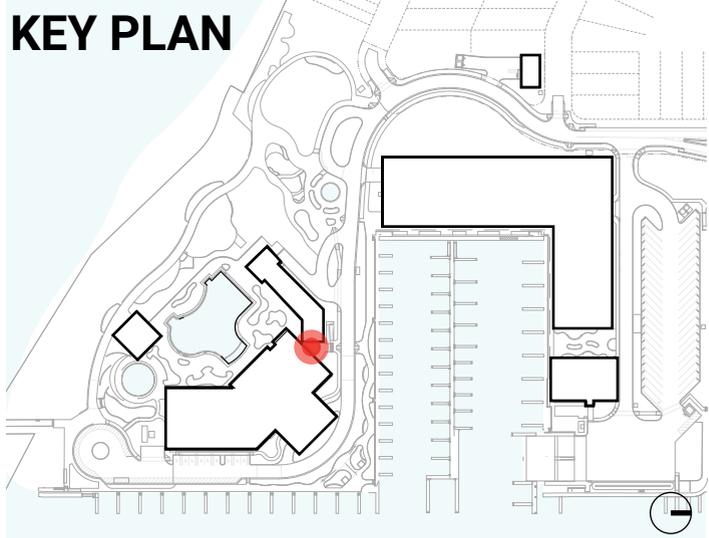
Operations Support:

- Lifeguard amenities
- Pool pump equipment
- Custodial area

KEY PLAN



Lifeguard, Concessions, Pumphouse Building | Public Pool Entrance



TICKETING COUNTER

SECURED GATE

PUBLIC ART / SITTING

Site Amenities | Public Pool Exit



View from Poolside

Site Amenities | **Community Pool**



Thank you

