

PZ23-12000017
 02/07/2024

Sent via e-mail: dg@GoKatalyst.com
 PZ23-12000017
 11/20/2024

Andrew Tamlin
 C/O Don Ginsburg
 ClubLink US, LLC
 551 S. Powerline Road
 Pompano Beach, FL 33069

**Re: Oaks at Palm Aire (Pompano Beach)
 Parking Analysis
 Folio ID 4942-05-00-0047/-0020**

JFO Group Inc. has been retained to prepare a parking analysis to determine compliance with Sec. 155.5102. - Off-street Parking and Loading of the Land Development Code (LDC) from the City of Pompano Beach. This parking analysis is associated with a site plan application for the Oaks at Palm Aire project to relocate the existing clubhouse and to add a 270 multifamily development on the subject site. The existing clubhouse includes ±37,504 SF and it will be demolished. A new 7,162 SF clubhouse will be built on the northern portion of the site. Exhibit 1 includes a copy of a draft site plan for the proposed redevelopment.

The subject site is located at 3701 Oaks Clubhouse Drive in the City of Pompano Beach, Florida. Parcel IDs associated with this project are 4942-05-00-0047/-0020. Figure 1 shows the project location in relation to the transportation network.

Table 1 includes parking rates as defined in the City's Land Development Code as well as the minimum parking demand as determined by the proposed conditions. Exhibit 2 includes an excerpt from Table 155.5102.D.1 showing the parking requirements for golf courses. Table 2 includes average parking demand for the golf course calculated based on the latest edition of the Institute of Transportation Engineers (ITE) Parking Generation Manual. Exhibit 3 includes an excerpt with parking generation rates from the ITE manual for golf courses.



Figure 1 : Project Location

Table 1: Land Development Code Parking Requirements

Use Type	Table 155.5102.D.1: Minimum Number of Off-Street Parking Spaces	Minimum Parking Supply required by Code
Golf Course (7,162 SF Clubhouse)	1 per 300 sq ft of indoor area + 1 per hole	60 Parking Spaces

Table 2: ITE Parking Vs Land Development Code

	Average Parking Rate	Saturdays Parking Demand	Parking required by Code
Golf Course (18 Holes)	8.50 per hole	153	60
Proposed Parking	155 Parking Spaces		

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According to Code, a minimum of 60 parking spaces would be required by the golf course while according to ITE, 153 parking spaces are required to meet the average parking demand during the weekend. Based on the proposed parking configuration for the project, a total of 155 parking spaces are being proposed.

According to Section 155.5102.J of the Land Development Code, *The Development Services Director is authorized to approve an alternative parking plan that proposes alternatives to providing the minimum number of off-street parking spaces required by Table 155.5102.D.1. Furthermore, according to Section 155.5102.J.2.a, The alternative parking plan shall include a parking demand study demonstrating how the maximum number of parking spaces specified by Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, is insufficient for the proposed development. Since the proposed parking supply on the site plan exceeds the minimum number of off-street parking spaces required by code, this analysis is being provided.*

ClubLink has owned all three (3) courses in Palm Aire (Oaks, Cypress, & Palms courses) since 2011. They own and operate numerous courses in the US and is the largest golf course owner in Canada. Their extensive ownership and management of these courses provides the historical background to understand peak parking demands and to realize that the minimum number of parking spaces required by Code are a small fraction of the actual parking demand. Specially, since Oaks Clubhouse currently, and the new clubhouse will continue to, service and park two, 18-hole courses (36 holes of golf). Last but not least, ClubLink hosts an average of two (2) charity events per month during season (December to April). These charity events are sometimes played during weekdays, so the typical Saturday parking demand occurs also during weekdays.

The Applicant is seeking this technical deviation in order to allow a greater use of the property by demonstrating that the anticipated parking demand is more than the parking supply required by the City's code. If granted, this technical deviation will allow the Applicant to better serve the community, by providing better services for its members. In this manner, the proposed parking will provide adequate parking supply for present and future events. Figure 2 shows the proposed parking layout.

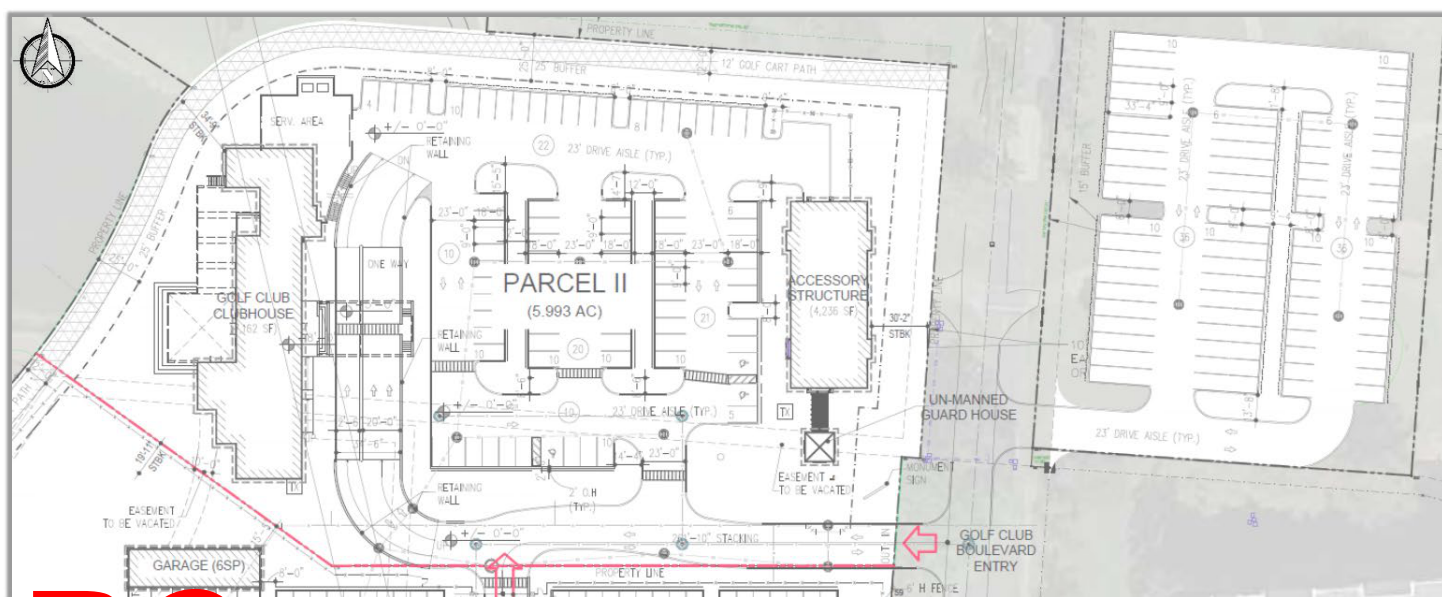


Figure 2: Parking Layout (Proposed Site Plan)

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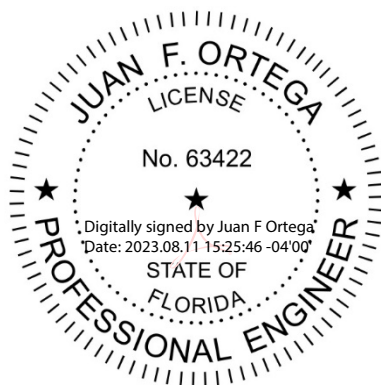
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The highest parking demand for the golf course occurs on Saturdays when 153 parking spaces will be required to meet the average parking demand as established by ITE. Based on the proposed parking supply, the project will provide adequate parking to meet the expected demand. Approval of this request to provide more parking than what is required by code will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood. Consequently, we are respectfully requesting approval to provide 155 parking spaces instead of the 60 spaces required by code.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:

Exhibit 1: Site Plan
Exhibit 2: Code Parking Requirements
Exhibit 2: ITE Parking Demand

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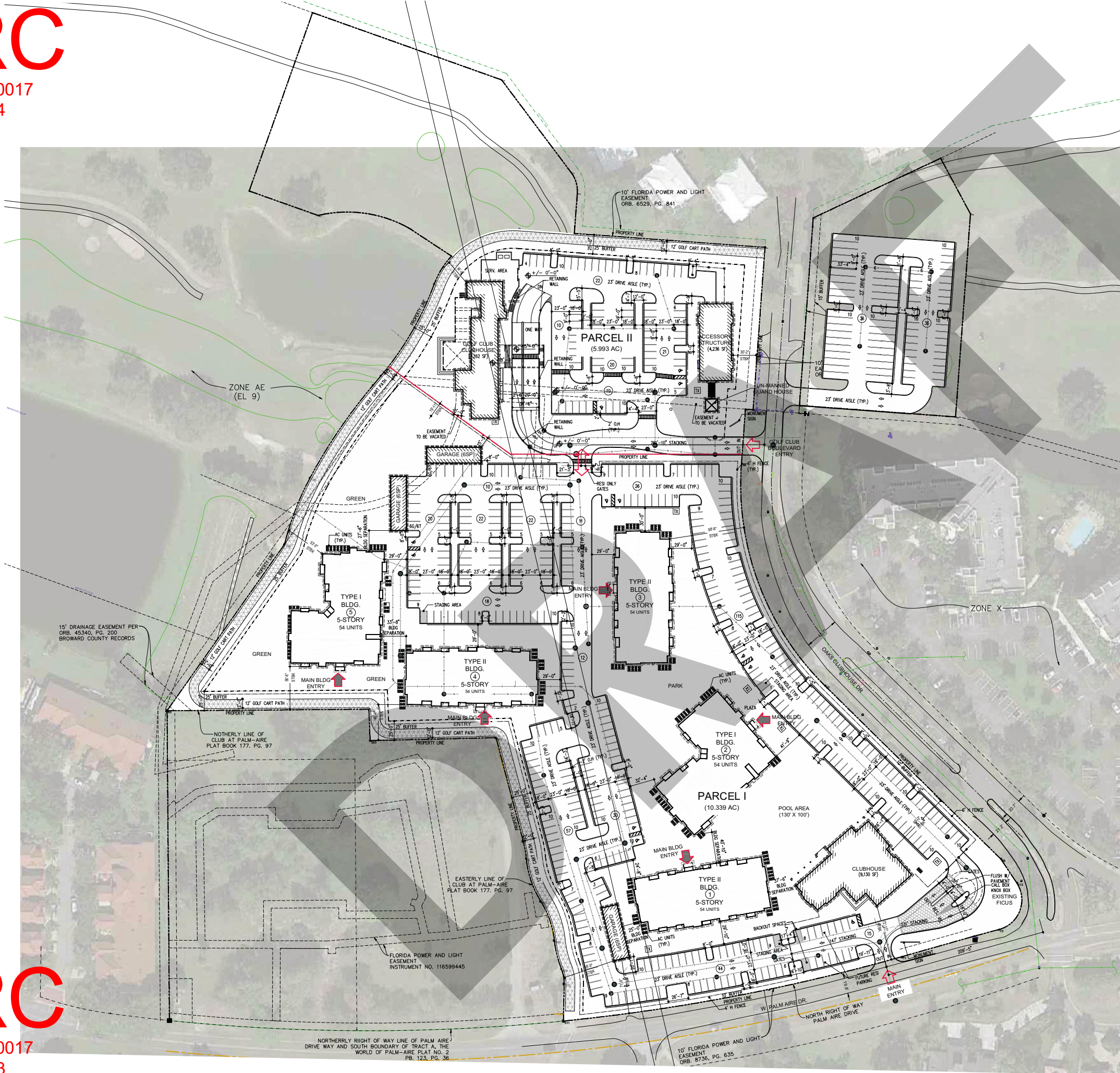
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Property Location		INFORMATION ON THE PROJECT	
Folio	PZ-05000067	Lot 1	House Dr, Pompano Beach, FL, 33069
Zoning Designation	R-15 (Municipal)	Family Residential	
Future Land Use Designation	Residential	The Palm Aire	and Line Area
Net square feet	10,800 sq ft (450' x 24')		
Max density (1)	45 du/ac (464 units)		Proposed 27.6 du/ac (196 units)
DIMENSIONAL REQUIREMENTS			
	REQUIREMENTS	PROPOSED	
Lot size			
Lot width	25' min	388'-0"	
Lot coverage	10% max	21.68%	
Pervious area	5% min	36.1%	
Building placement			
Front yard setback (W Palm Aire Dr)	25' min	72'-11" (Clubhouse)	
Street side yard setback (Oaks Clubhouse Dr) 2'	10/17'-6" min	89'-2" (Clubhouse)	
Interior side yard setback (2)	10/17'-6" min	53'-5" (Bldg 5S)	
Rear yard setback (2)	10'	15'-5" (Det. Garage)	
Landscape between VUA use areas and bldg			
< 4' 15' height structures	8'-0"	Garage	
> 15' height structures (3)	8'-0" to 24'-0"	Type III	
	8'-0" to 24'-0"	16'-0"	
Building size & height			
Max building height	105'-0"	BLDG I BLDG II	
Spacing between principal structures	25'-0"	Carriage H Clubhouse	
Max building length	180'-0"	Type I Type II Det. Garage	
Max footprint square footage (include balconies/terraces)	20,000 sf	Type I Type II Clubhouse Det. Garage	
Gross square footage per bldg type	n/a	Type I Type II Clubhouse Det. Garage	
Gross square footage subtotals	n/a	Type I Type II Clubhouse Det. Garage	
Total gross square footage		337.75 sf	
UNITS DESTINED TO MODERATE INCOME			
# of units	% of total	1 bd	2nd
41 units	14.3%	36 units	5 units
PARKING REQUIRED			
Multifamily/carriage homes	# of units	# of parking	
1BD @ 1.5isp/dw	113 units	170 sp	
2BD @ 1.5isp/dw	137 units	206 sp	
3BD @ 2sp/dw	20 units	40 sp	
Subtotal multifamily/carriage homes	270 units	415 sp	
GRAND TOTAL REQUIRED		433 sp	
PARKING PROVIDED			
Multifamily	Standard	ADA	Total
Surface	393 sp	9 sp	402 sp
Detached	18 sp		18 sp
Tandem	12 sp		12 sp
GRAND TOTAL PROVIDED	423 sp	9 sp	432 sp

Notes:
This project is just using Multifamily parcel (I) for density calculations
Structures > 20' ht- shall set back and additional 1' for each 4' of height above 20'
Structures > 15'ht- shall add 1 additional foot for every 2 feet up to a maximum of 24' of landscape area

SITE INFORMATION-GOLF CLUB PARCEL			
Property location	3701 Oaks Club House DR. Pompano Beach, FL 33069		
Folio	494205000020		
Zoning Designation	PR (Parks & Recreation)		
Future Land use designation	Open Space/Recreation Within the Palm Aire Dashed Line Area		
Gross square footage	5.093 ac (261,022 sf)		
DIMENSIONAL REQUIREMENTS			
Lot size	REQUIRED/ALLOWED	PROPOSED	
Lot coverage	10% max		5.9%
PerVIOUS area	40% min		58.6%
Building placement			
Front yard setback (Oaks Clubhouse Dr)	25' min	30'-2"	
Street side yard setback (1)	25' min	N/A	
Interior side yard setback	25' min	34'-0"	
Rear yard setback (2)	25' min	N/A	
Building size & height		Clubhouse	28'-6"
Max building height	30'-0"	Acc. structure	14'-0"
PARKING REQUIRED			
Golf club			
1sp/4 persons	202 persons		51 sp
GRAND TOTAL REQUIRED			51 sp
PARKING PROVIDED			
	Standard	ADA	Total
Surface	81 sp	2 sp	83 sp
Vallet Parking lot			72 sp
GRAND TOTAL PROVIDED		153 sp	155 sp

DEVELOPMENT SUMMARY - UNIT MIX						
Unit Types	Gross Area	Building Types	Total Units	% of Totals	target mix	LEASEABLE AREA
1BD						
A1	775	5	25	45 units	35.5%	50.47%
A2	742	10	0	20 units	7.4%	14,862
A3	781	10	0	20 units	7.4%	6,283
Sub-Total						18,598
2BD						
B1	1,058	5	10	40 units	14.8%	42,210
B2	1,058	5	5	20 units	7.4%	27,970
B3	1,056	8	12	52 units	19.3%	54,911
Sub-Total						140,282
3BD						
C1	1,344	10	0	20 units	7.4%	22,880
Sub-Total						22,880
4+ Units/Units						
D1	54	54	54	270 units	74.3%	255,680
Total Units						
Sub-Total						255,680

NOTE: A PRE CONSTRUCTION MEETING WITH URBAN FORESTRY
IS REQUIRED BEFORE ANY WORK IS PERFORMED ON SITE



SITE PLAN

SCALE: 1' = 60' - 0"

PROGRESS 07/28/2023

[illegible]

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
CONTRACT DATE	10/12/22
SCALE	AS SHOWN
JOB NO.	2181.PRJ
SHEET TITLE:	

SITE PLAN

SHEET NUMBER:

SP-1

Exhibit 1

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Animal Care Uses	Animal shelter or kennel	1 per 50 sq ft used for boarding (excluding exercise areas)
	Pet hotel	1 per 250 sq ft used for boarding (excluding exercise areas)
	Pet Shop	1 per 300 ft
	Veterinary hospital or clinic	1 per 500 sq ft
Boat and Marine Sales and Service Uses	Boat dry storage facility	1 per 3 storage spaces
	Boat or marine parts sales without installation	1 per 300 sq ft
	Boat or marine parts sales with installation	
	Boat or marine repair and servicing	1 per 300 sq ft of waiting area
	Boat sales or rental	1 per 300 sq ft of indoor sales display area
	Boat towing service	1 per 500 sq ft
	Docking facility, barge	
	Docking facility, commercial fishing boat	1 per 2 boat slips
	Docking facility, recreational boat	1 per 3 boat slips
	Marina	2 + 1 per 3 boat slips
	Yacht club	1 per 500 sq ft
Business Support Uses	Business service center	1 per 300 sq ft
	Conference or training center	See Section 155.5102.D.2
	Day labor service	1 per 300 sq ft
	Employment agency	
	Parcel services	
	Telephone call center	1 per 500 sq ft
	Travel agency	1 per 300 sq ft
Commercial or Membership Recreation/ Entertainment Uses	Amusement arcade	1 per 400 sq ft
	Arena, stadium, or amphitheater	1 per 4 persons of maximum occupancy capacity
	Auditorium or theater	
	Bowling alley or skating rink	1 per bowling lane; 1 per 250 sq ft of skating area
	Gaming establishment	See Section 155.5102.D.2
	Golf course	1 per 300 sq ft of indoor area + 1 per hole
	Golf driving range	1 per 300 sq ft of indoor area + 1 per tee
	Miniature golf course	2 per hole
	Motion picture theater	1 per 4 persons of maximum occupancy capacity
	Racing facility, dog or horse	3 per court
	Racquet sports facility	
	Sport shooting and training range	1 space per shooting lane
	Other indoor commercial or membership recreation/entertainment use	1 per 300 sq ft
	Other outdoor commercial or membership recreation/entertainment use	1 per 250 sq ft + 1 per 4 persons of maximum outdoor facility capacity
Eating and Drinking Establishments ⁴	Bar or lounge	1 per 4 persons of maximum occupancy capacity of customer service area(s)
	Brewpub	
	Hall for hire	
	Nightclub	
	Restaurant	
	Specialty eating or drinking establishment	
Motor Vehicle Sales and Service Uses	Automotive painting or body shop	1 per 500 sq ft
	Automotive parts sales without installation	1 per 300 sq ft
	Automotive parts sales with installation	
	Automotive repair and maintenance facility	1 per 500 sq ft
	Automotive wrecker service	
	Battery exchange station	
	Car wash or auto detailing	
	Gasoline filling station	2 spaces + 1 per gas pump
	New Automobile and Light Truck sales	1 per 400 sq ft of indoor sales display area and office space
	Used Automobile and Light Truck sales with indoor display only	
	Used Automobile and Light Truck sales with outdoor display	
	Automobile and Light Truck rental	1 per 500 sq ft
	Muffler/transmission sales and installation	
	Parking deck or garage (as principal use)	n/a
	Parking lot (as principal use)	n/a
	Taxi or limousine service facility	1 per 400 sq ft of office space
	Tire sales and mounting	1 per 500 sq ft
	Heavy Truck/recreational vehicle/trailer repair and servicing	

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Golf Course (430)

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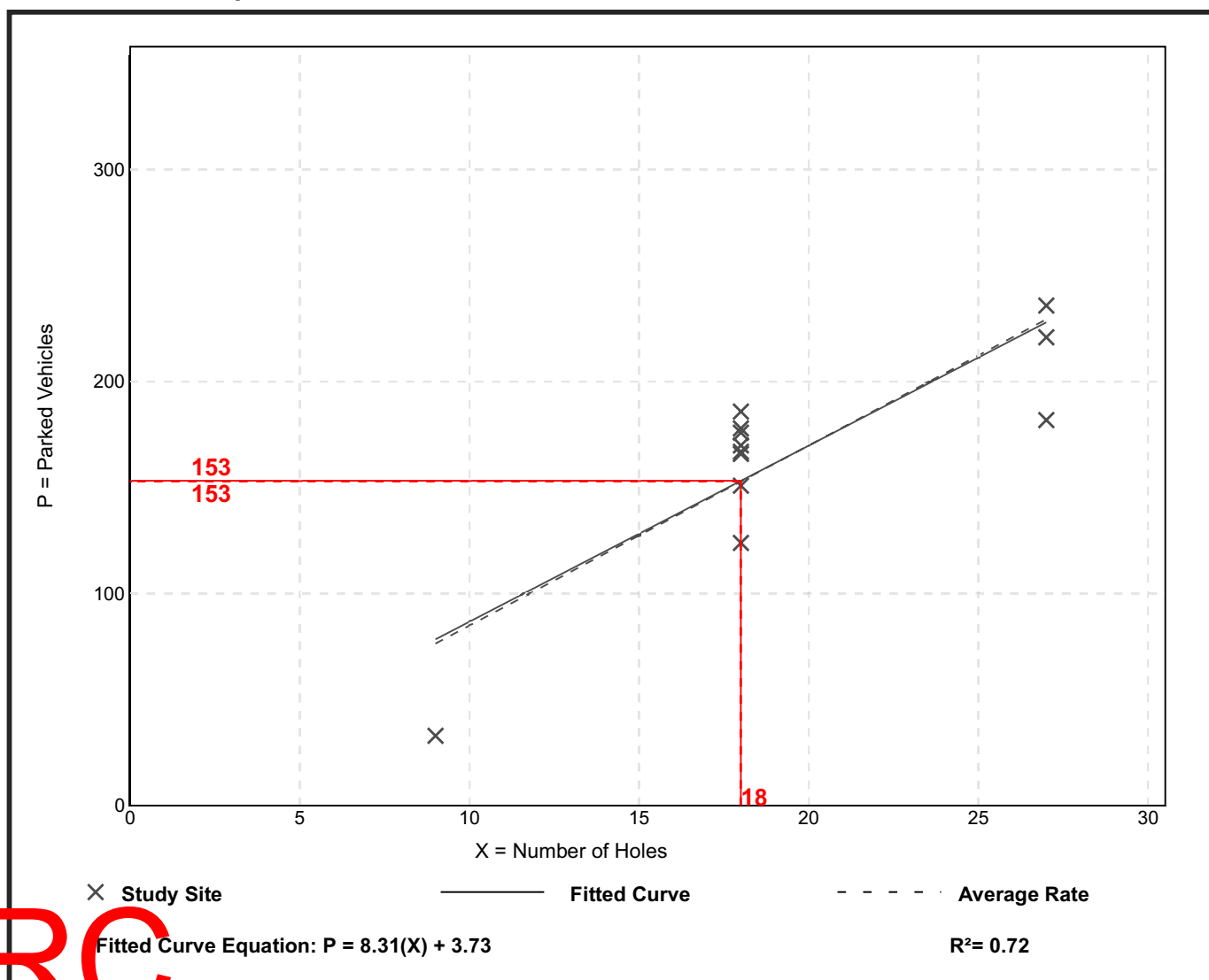
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Peak Period Parking Demand vs: Holes
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
 Number of Studies: 12
 Avg. Num. of Holes: 20

Peak Period Parking Demand per Hole

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.50	3.67 - 10.33	8.24 / 9.91	***	1.54 (18%)

Data Plot and Equation



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