

PZ23-12000017
 02/07/2024

August 11, 2022
 Andrew Tamlin
 C/O Don Ginsburg
 ClubLink US, LLC
 551 S. Powerline Road
 Pompano Beach, FL 33069

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

**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.



Figure 1 : Project Location

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.

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.

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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.

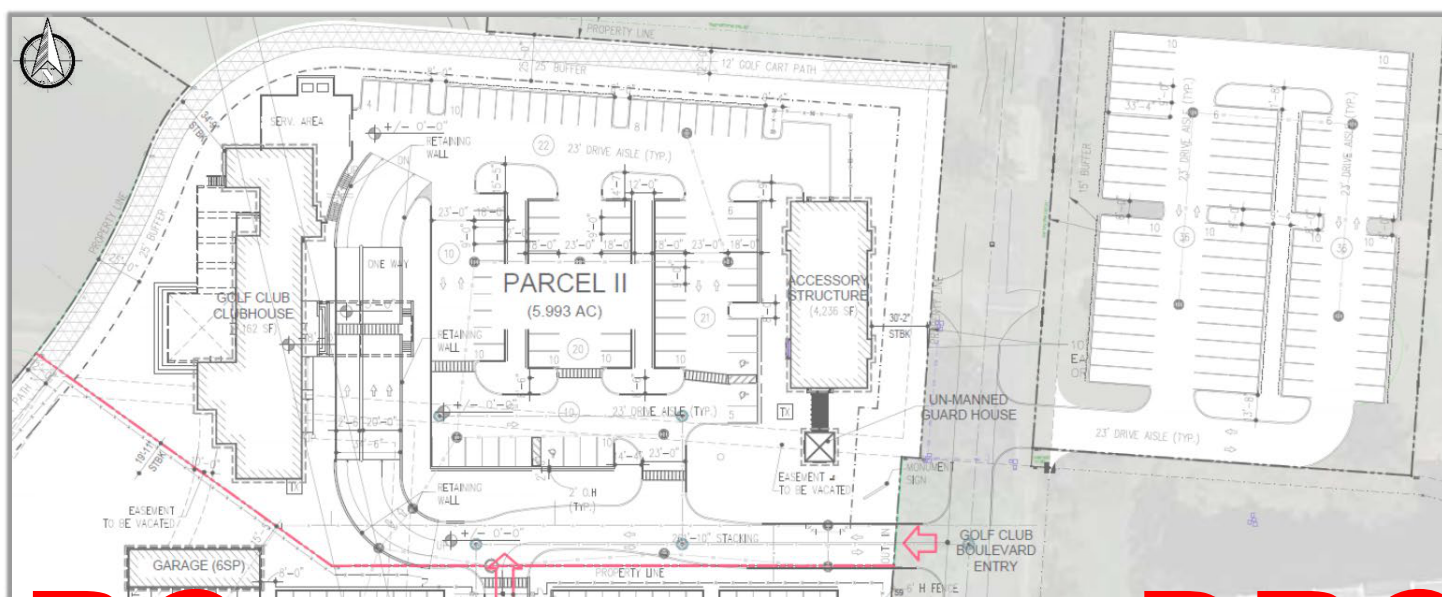


Figure 2: Parking Layout (Proposed Site Plan)

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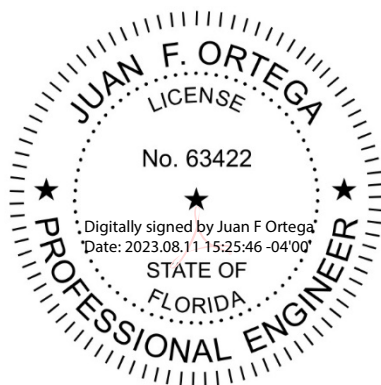
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The highest parking demand for the golf course occurs on Saturdays when 153 parking spaces will be required to meet the average parking demand as established by ITE. Based on the proposed parking supply, the project will provide adequate parking to 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



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

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INFORMATION REQUIRED			GENERAL NOTES		
Property Location	1743 Gables Court	House Dr. Pompano Beach, FL 33069			
Folio	20-025000000				
Zoning Designation	445 (Multiple-Family Residential)				
Future Land Use Designation	1743 Gables Court	House Dr. Pompano Beach, FL 33069			
Net square footage	1743 Gables Court	House Dr. Pompano Beach, FL 33069			
Max density (1)	45 d/du/c (464 units)				
DIMENSIONAL REQUIREMENTS			PROPOSED		
Lot size	25' min	388' 9"			
Lot coverage	25' min	21.6%			
Previous area	25' min	38.3%			
Building placement					
Front yard setback (W Palm Aire Dr)	25' min	72'-11" (Clubhouse)			
Street side yard setback (Daks Clubhouse Dr) (2)	10' / 17'-6" min	89'-3" (Clubhouse)			
Interior side yard setback (2)	10' / 7'-6" min	53'-2" (Bldg 8)			
Rear yard setback (2)	10'	15'-5" (Det. Garage)			
Landscape between VUA use areas and bldg					
<= 15' height structures	8'-0"	Garage			
>15' height structures (3)	8'-0" to 34'-0"	Type VIB			
	8'-0" to 24'-0"	Clubhouse			
Building size & height					
Max building height	105'-0"	BLDG 8			
		Carriage H			
		Clubhouse			
Spacing between principal structures	25'-0"				
		Type I			
		Type II			
Max building length	180'-0"	Clubhouse			
		Det. Garage			
		Type I			
		Type II			
Max footprint square footage (include balconies/terraces)	20,000 sf	Det. Garage			
		Type I			
		Type II			
Gross square footage per bldg type	n/a	Clubhouse			
		Det. Garage			
		Type I			
		Type II			
Gross square footage subtotals	n/a	Clubhouse			
		Det. Garage			
Total gross square footage					
UNITS DESTINED TO MODERATE INCOME					
# of units	% of total	1 bd			
41 units	14.3%	36 units			
PARKING REQUIRED					
Multi/family/carriage homes	# of units	# of parking			
1BD @ 1.5sp/du	113 units	170 sp			
2BD @ 1.5sp/du	137 units	206 sp			
3BD @ 2sp/du	20 units	40 sp			
Subtotal multi/family/carriage homes	270 units	415 sp			
GRAND TOTAL REQUIRED					
PARKING PROVIDED					
Multi/family	Standard	ADA			
Surface	393 sp	9 sp			
Detached	18 sp	18 sp			
Tandem	12 sp	12 sp			
GRAND TOTAL PROVIDED	423 sp	9 sp			

Notes:

- 1 This project is just using Multifamily parcel (I) for density calculations
- 2 Structures > 20' ht- shall set back and additional 1' for each 4' of height above 20'
- 3 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	44-205000020		
Zoning Designation	PR (Parks & Recreation)		
Future Land use designation	Open Space/Recreation Within the Palm Aire Dashie Line Area		
Gross square footage	5,993 ac (261,022 sf)		
DIMENSIONAL REQUIREMENTS			
	REQUIRED/ALLOWED	PROPOSED	
Lot size			
Lot coverage	10% max		5.9%
Previous area	40% min		58.6%
Building placement			
Front yard setback (Oaks Clubhouse Dr)	25' min		30'-2"
Street side yard setback (I)	20' min	N/A	
Interior side yard setback	35' min		24'-6"
Rear yard setback (2)	25' min		N/A
Building size & height			
Max building height	30' -4"	Clubhouse Acc. structure	28'-6"
GOLF CLUB REQUIRED			
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		72 sp
GRAND TOTAL PROVIDED	153 sp	2 sp	155 sp

DEVELOPMENT SUMMARY - UNIT MIX						
Unit Types	Gross Area	Building Types		Unit Mix	% of Totals	target mix
		Type 1 (Rpts)	Type 2 (Hts)	Unit Mix		
R1D						
A2	735' 0"	5	25	85 units	33.5%	42.47% of 1
A2	735' 0"	1	2	20 units	7.8%	14.80% of 1
A2	781' 0"	1	2	20 units	7.8%	6.30% of 1
Sub-total		16	27	133 units	49.3%	
R2						
B1	1,639' 0"	5	10	40 units	16.8%	
B2	1,656' 0"	8	15	63 units	24.5%	
B2	1,656' 0"	8	12	52 units	19.3%	
Sub-total		28	27	153 units	50.3%	
C1						
B1	1,344' 0"	10	0	20 units	7.8%	
Sub-total		10	0	20 units	7.8%	
# of Buildings		54 units	54 units	20 units	100%	
Total, All Units		54 units	210 units	3 bldgs	100%	
Total, All Units		108' 0"	342' 0"	7 units	100%	
Total, All Units		74 units	3 bldgs	20 units	100%	
Total, All Units		108' 0"	342' 0"	7 units	100%	25.60% of 1

NOTE: A PRE CONSTRUCTION MEETING WITH URBAN FORESTRY
[REDACTED] REQUIRE [REDACTED] ANY WORK PERFORMED ON SITE

DR SITE PLAN SCALE: 1"=60'-0"

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[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 of space 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 100 sq ft of office space
	Tire sales and mounting	1 per 500 sq ft
	Heavy Truck/recreational vehicle/trailer repair and servicing	

NOTES:

1. Refer to Figure 155.5102.I.1, below, for illustrations showing how dimensions for parking spaces and aisles in various configurations (A-G) are measured.
2. For one-way traffic. Aisles for two-way traffic shall be at least 23 feet wide (for all parking angles). The Development Services Director may approve an aisle width less than the minimum on determining that the aisle is sufficiently wide to allow vehicle to conveniently maneuver through the parking area and access each parking space without driving through any other parking space.

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2. Compact Parking Spaces in Parking Garages

When provided in a parking garage, the dimensions of up to 20% of the required off-street parking spaces may be reduced to a width of 8 feet and 6 inches and a depth/length of 16 feet. The spaces shall be marked as Compact Parking Spaces.

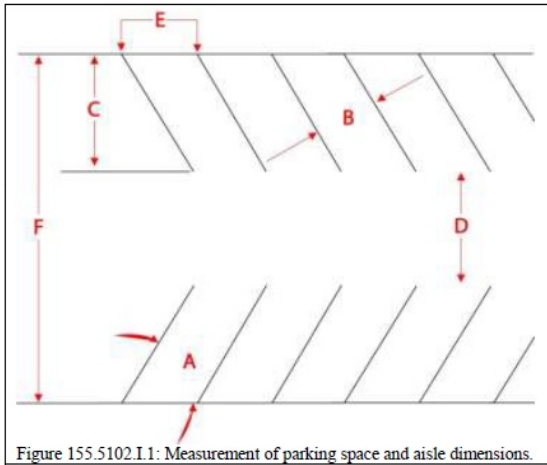


Figure 155.5102.I.1: Measurement of parking space and aisle dimensions

3. Vertical Clearance

All off-street parking spaces must have a minimum overhead clearance of seven feet.

J. Off-Street Parking Alternatives

1. General; Alternative Parking Plan

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,

Minimum Number of Off-Street Parking Spaces, in accordance with the standards listed below. The alternative parking plan shall be submitted with an application for Site Plan Approval (Section 155.2407) or Zoning Compliance Permit (Section 155.2413), as appropriate. Additional fees may be assessed to cover the city's additional costs in reviewing alternative parking plans and any subsequent agreements.

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2. Provision over Maximum Allowed

An alternative parking plan may propose to exceed the maximum number of off-street parking spaces allowed by Article 1: General Provisions, in accordance with the following standards:

a. Parking Demand Study

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.

b. Minimum Amount Required

The maximum number of off-street spaces allowed by 155.5102.D.5, Maximum Number of Off-Street Parking Spaces, shall be limited to the minimum number of additional spaces recommended as needed by the required parking demand study.

3. Shared Parking

An alternative parking plan may propose to meet a portion of the minimum number of off-street parking spaces required for a use with shared parking—i.e., use of parking spaces used or proposed to be used to meet the minimum number of off-street parking spaces required for one or more other uses—in accordance with the following standards:

a. Maximum Shared Spaces

Up to 75 percent of the number of parking spaces required for a use may be used to satisfy the number of parking spaces required for other uses that generate parking demands during different times of the day or different days of the week.

b. Location

- i. Shared parking spaces shall be located within 500 feet walking distance of the primary pedestrian entrances to the uses served by the parking.
- ii. Shared parking spaces shall not be separated from the use they serve by an arterial or collector street unless pedestrian access across the arterial or collector street is provided by a grade-separated pedestrian walkway or appropriate traffic controls (e.g., signalized crosswalk).

c. Pedestrian Access

Adequate and safe pedestrian access via a grade-separated walkway shall be provided between the shared parking areas and the primary pedestrian entrances to the uses served by the parking.

d. Signage Directing Public to Parking Spaces

Signage complying with the standards of Chapter 156, Signs, shall be provided to direct the public to the shared parking spaces.

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Golf Course (430)

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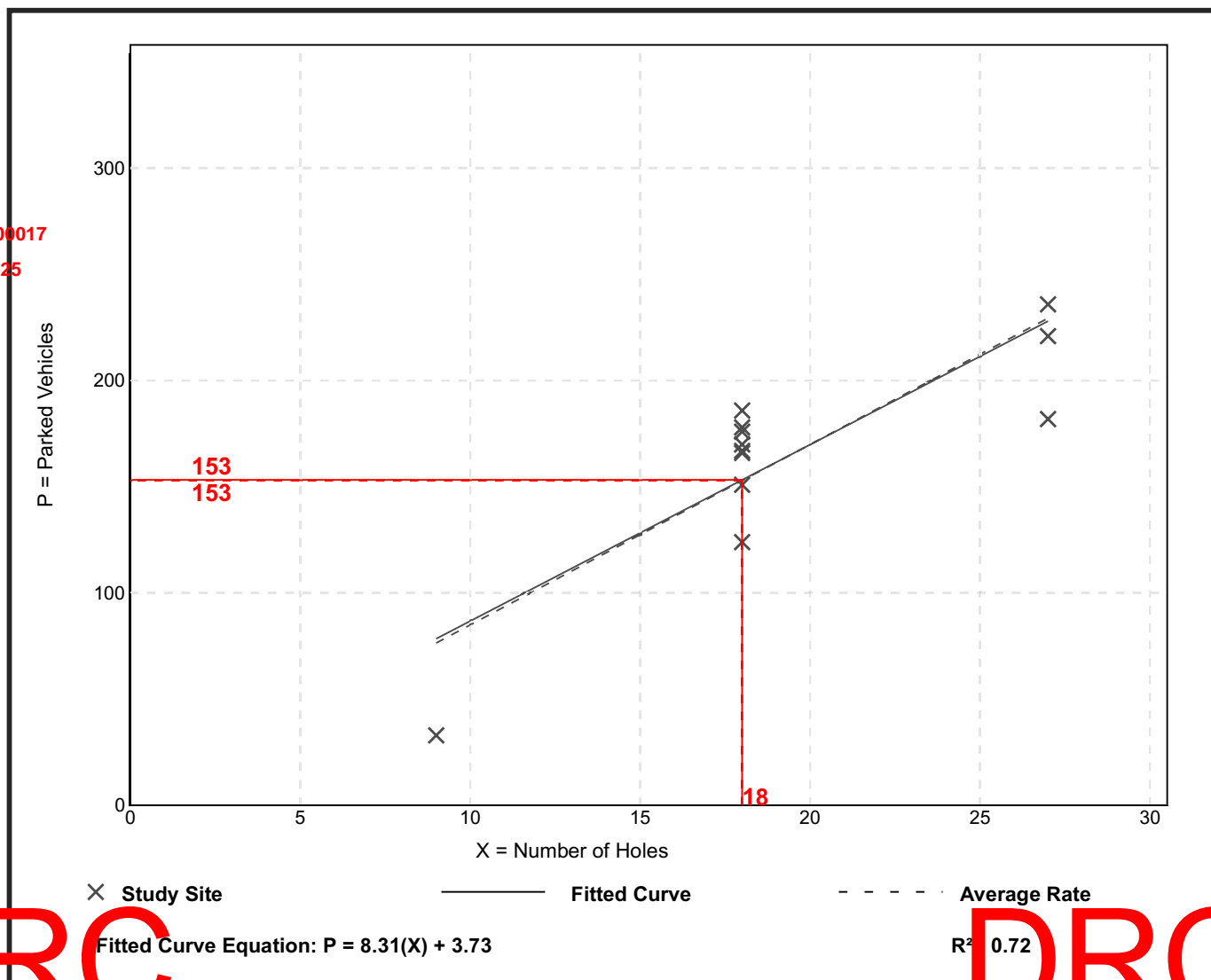
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Peak Period Parking Demand vs: Holes
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
Number of Studies: 12
Avg. Num. of Holes: 20

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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