

**PROJECT NARRATIVE
MIRASOL COUNTRY CLUB
CLUBHOUSE & RACQUET IMPROVEMENTS
PCD AMENDMENT,
MAJOR SITE PLAN &
CONCURRENCY**



Urban Design
Land Planning
Landscape Architecture

April 21, 2023

Location/Request

On behalf of the Mirasol Club and Association, Inc. (The Club), Urban Design Studio hereby respectfully submits this application for a Planned Community Development (PCD) Amendment, Site Plan Review and Concurrency within the Mirasol PCD. As presented to the Membership April of 2021 as part of their Strategic Plan, Mirasol would like to enhance their facilities to meet the Member's needs and add new amenities that are not currently offered. All new amenities will have to be approved by a majority of the Membership before they are built.

Over the last year the Mirasol board and membership have discussed various approaches to meet the needs of their members and were able to identify needs which include increased capacity for Pickleball, maintain the existing number of tennis facilities, expand their golf operations and new restaurant offerings. The existing pro shop and cart barn are the only (2) original buildings and are undersized for the current Membership. Mirasol would like to combine these buildings into one (1) multi-purpose building to better utilize the space, redesign the arrival to golf, and repurpose the staging area to better accommodate the number of golf carts in their community. In addition, Mirasol will take advantage of this new building to enhance their dining options by adding significantly more outdoor space, and unobstructed views of their golf courses. Mirasol is also interested in expanding their pickleball program by adding eight (8) courts to keep up with the increased demand and make up for their inadequate court availability. Pickleball is one of the fastest growing sports in the country and their Member's participation grows daily.

The Club is addressing space and quality enhancements, adding new offerings to it members and ensuring Mirasol remains a preeminent country club in the south Florida market. The Club is also addressing enhancements to its golf facilities that have a demonstrated need for additional space. The proposed plan includes the following:

- 40,151 square foot (SF) Multi-Purpose (Golf Operations) Building;
- 4,209 square foot (SF) Service and Maintenance Building;
- Racquet Facility improvements;
- Lake Modifications.

PROJECT INFORMATION	
Owner & Applicant	Mirasol Club & Association, Inc.
Agent	Urban Design Studio, Lauren Burnley & Rob Dinsmore
Site Location	11600 Mirasol Way
PCN's	52-42-42-04-13-001-0000, 52-42-42-04-13-001-0000, 52-42-41-32-02-007-0000, 52-42-42-04-13-012-0000
Existing FLU	Residential Low (RL)
Existing Zoning	Planned Community Development (PCD)
Proposed Use(s)	Country Club Associated Uses (Golf Operations, Racquet Facilities, etc.)
Site Area	Clubhouse Parcel, Driving Range & Lakes (refer to master plan)
Adjacent Uses:	
North	Driving Range, Golf Course and Palacio Neighborhood within Mirasol
South	Golf Course, Villa Vasari, Paradisio and Capri Neighborhoods within Mirasol
East	Villa Vasari Townhouses, Golf Course within Mirasol
West	Florenza, Olivera, Mariposa, Playa Rienta Neighborhoods within Mirasol

History

October 15, 1998, a rezoning of lands was approved via Ordinance 21, 1998 between PGA Boulevard and Hood Road, west of Florida's Turnpike, known as "Golf Digest", to Planned Community District ("PCD").

April 19, 2001, Approval via Resolution 57, 2001 for the first phase of the Mirasol Clubhouse parcel for the Temporary Clubhouse/Cart barn,

April 19, 2001, Approval via Resolution 57, 2001 for the second phase of the Mirasol Clubhouse parcel for the Main Clubhouse, Academy, Esplanade and tennis courts.

April 19, 2001, Approval via Resolution 57, 2001 for the third phase of the Mirasol Clubhouse parcel for the residential villas (Villa Vasari).

August 1, 2002, Approval via Resolution 120, 2002 for the Southwest Maintenance Facility to allow the construction of a golf maintenance facility, outdoor recreational vehicle storage area, and two (2) temporary trailers for administrative offices.

May 7, 2015, Approval via Resolution 16, 2015 for a site plan amendment to allow the expansion of the Clubhouse and add parking at the maintenance facility.

May 7, 2015, Approval via Ordinance 6, 2015 to amend the PCD Master Plan to update the tabular data relating to the Clubhouse Expansion.

Concurrent Processing Request

The applicant is requesting approval to a Planned Community Development (PCD) application, Site Plan Review application, and a concurrency application to be processed simultaneously for review and final approval by City Council. The concurrent review of these requests will allow the City Council to have a more cohesive understanding of the proposed development and will allow for a more comprehensive review with regard to the compatibility of the project within the Mirasol Community.

SITE PLAN REVIEW

Mirasol is requesting site plan approval for a new Multi-Purpose building, service building, new racquet facilities and additional parking. These improvements are the result of the changing membership trends and the Club continuing to provide new and improved options for their membership. The elements included for site plan review are:

- Multi-Purpose (Golf Operations) Building
- Service (Maintenance) Building
- Racquet Facilities – Tennis and Pickleball

Multi-Purpose (Golf Operations) Building:

The applicant is proposing an approximately 40,151 SF Multi-Purpose (Golf Operations) Building to replace the existing pro-shop on the northwestern portion of the Clubhouse Property. While designing this portion of the improvements, it was important to the club that this new facility have a sense of arrival even though it is located on the northeast corner of the clubhouse property. This building is intended to create a “one-stop shop” for the golfers in the community and will serve as the “front-of-house” golf operations. The second floor will feature a new restaurant providing approximately 384 new seats. The architecture provided is complementary in architectural style and color to the existing clubhouse property to the west. The proposed building will be two (2) floors with indoor and outdoor elements featuring:

1st Floor (Golf Uses).

- Pro Shop: 2,227 SF;
Golf Pro shop including dressing rooms, offices and product storage with panoramic views of the golf course.
- Starter and Grab & Go: 758 SF;
Located on the eastern side of the building to allow for quick grab & go, minimal food prep involved in this area.
- Cart barn & bag storage: 7,329 SF;
The first floor will feature a two-way golf cart drive-thru element at the center of the building for golf carts to access the cart barn or to drive straight through to the golf course. The cart barn will house up to 95 golf carts within the building.
- Terraces & Cart Return: 6,925 SF;
- Offices & Storage: 1,087 SF;
- Common Space (restrooms, lobby, hallways, etc.): 3,007 SF.

2nd Floor (New Restaurant):

- Indoor Dining: 5,749 SF;

- Outdoor Dining: 7,780 SF;
- Kitchen: 2,957 SF;
- Common Space (restrooms, entry, etc.): 1,054 SF.

Reconfigured entryway to Multi-Purpose Building:

In creating the new multi-purpose building, it was crucial for the club to provide a sense of arrival to their membership when arriving to the golf portion of the clubhouse operations. Existing golf cart traffic either comes through the main parking lot or accesses along the northern driveway of the clubhouse property. The new configuration creates a designated pick-up and drop-off with a covered walkway creating a grand entry feature into the multi-purpose building. This drop-off area will also separate the front-of-house operations in the multi-purpose building from the new service or back-of-house operations located to the east of the drop-off area. This area is designed to create a concierge service and experience for golf members and players. In between the covered drop-off and entrance to multi-purpose building is a new golf cart only parking lot.

Service (Maintenance) Building:

The Service Building is approximately 4,209 SF and is proposed in place of the existing Cart Barn which is 10,612 SF. This building and the associated uses will essentially be the “back of house” operations whereas the first floor of the Multi-Purpose building will be the “front of house” operations. The majority of the functions of the existing cart barn will be moved to the Golf Operations Building. Similar to the multi-purpose building this building will have a drive-through element allowing mirasol golf carts to enter and exit on the eastern and western sides of the building. The building will be dedicated for service and maintenance only and will incorporate the following internal elements:

- Office Space & employee areas,
- Golf Cart Parking
- Equipment Storage (tools, lift)
- Minor Golf Repair and Service operations (Welding, Wood Shop and assembly rooms)

Racquet Facilities:

Proposed are eight (14) pickleball courts which will replace two (4) existing tennis courts on the southeast portion of the racquet facilities. Additionally, the applicant is proposing three (3) additional tennis courts in place of the southern portion of the clubhouse lake requiring a portion to be filled. These three (3) tennis courts will integrate into the existing racquet facilities by connecting into the existing pathways, the remaining northern portion of the lake and fountain will remain in place. These improvements result in a net loss of (1) tennis court and net gain of eight (14) pickleball courts.

In addition to the changes in racquet courts, there are four (4) new canopies proposed

that provide shade and coverage from weather for members utilizing the racquet facilities. These are proposed as an aluminum metal style canopy that will match the existing metal canopies with green fabric covers.

Membership Coordination

The club is required to receive community approval prior to construction. The Club has already begun coordination efforts with the board and membership and on March 10, 2023 the membership voted to approve a portion of the proposed plan which includes the racquet facilities (pickleball courts, tennis courts, canopies and 20 new golf cart parking spaces). The remaining elements include the improvements on the northeastern portion of the clubhouse which are part of the Club's Phase 2 improvements. The Club is required to receive approval prior to construction but not required to submit plans. Included as part of this petition is a membership coordination letter.

Architectural Details

The architecture was intentionally created to match the existing architecture and color palette of the existing clubhouse and sports complex. The most unique feature of both the multi-purpose and service buildings is that golf carts will be able to drive through center of both buildings in an effort to increase the efficiency of golf operations. The north side of the multi-purpose building on the second floor is designed to have panoramic and unobstructed views of the golf course. In an effort to modernize the new multi-purpose building a custom glass railing is proposed on the 2nd floor of the west and north elevations. In addition to the glass on the main building, the covered walkway and Porte-de cochere drop off will have a glass covered walkway to match the new elements proposed on the main building. Additionally, a significant portion of the 1st floor southern façade will be covered in a coral stone veneer.

Landscape & Open Space

The landscape improvements proposed as part of this amendment will be consistent with the high quality landscape design throughout Mirasol. There are some existing areas that will be impacted by the proposed design including the northeast corner of the clubhouse property and the areas of the new racquet courts. Every reasonable effort has been made to preserve in place or relocate in close proximity near the main clubhouse building or the golf course. Additionally, there are smaller plantings along the NE driving range lake that will need replaced as a result of the proposed excavation and surface area relocation.

An open space plan is included as part of this petition. During the pre-application meeting, the applicant team and staff discussed how to address the open space requirements. At that time, it was determined that an affected area open space plan would be provided for review.

Parking

The approved Site Plan requires 592 parking spaces based on city code. The existing site includes 459 regular vehicular parking spaces and 216 golf cart parking spaces for a total of 675 total spaces. On the proposed plan, 737 spaces are required per city code. The proposed plan includes 467 vehicle spaces and 336 golf cart parking spaces for a total of 803 combined spaces. While the change in requirement seems significant due to the size of the multi-purpose building, this building is an ancillary facility to the existing operations and replaces the existing cart barn and pr-shop. The aforementioned parking is in addition to the 95 mirasol rental carts that are housed on the 1st floor of the multi-purpose building. It is important to note that it is not anticipated that the new buildings will increase membership rather provide a greater variety of options to the existing membership.

Pedestrian Connectivity

The site includes pedestrian connections between the tennis and pickleball courts as well as connectivity between the existing clubhouse, proposed multi-purpose building and the proposed service building. All of which will connect into existing sidewalk systems within the clubhouse property.

Emergency Access

There is one primary emergency access at the terminus of Mirasol Boulevard. Access to the racquet facilities will operate as it currently does today. Emergency access to the new multi-purpose building would enter the clubhouse property and head in a northeast direction to get to the new building. Continuous fire access would be provided along the southern and eastern sides of the multi-purpose building.

Emergency access to the service building will be directly north of the service building along the 20' drive aisle that is access through the main parking lot.

Lighting

All proposed lighting for the site will be in accordance with the City of Palm Beach Gardens Land Development Regulations. Lighting at the new tennis and pickleball courts are consistent with existing lighting and meets the needs of the tennis and pickleball users. If necessary, special light shields will be added to lights to eliminate any light intrusion onto abutting properties. Lighting proposed for the new golf parking area is consistent with the light poles utilized elsewhere in the existing parking lots.

Drainage

The proposed drainage system will consist of curbing, inlets, pipes, an underground exfiltration and storage system. The additional runoff will be directed to existing on-site

water management areas by means of paved or grass swales as well as inlets and storm sewer. The existing lake will be partially backfilled to provide areas for (3) additional tennis courts and the water quantity (surface area) will be added to LK-43 tract on the golf course north of the clubhouse parcel.

Art in Public Places

The applicant is exploring options of providing art on the north side of the new multi-purpose building where adjacent and visible on the golf course. The applicant will coordinate with staff to review these options in the future.

PCD AMENDMENT

As a result of the proposed improvements and site plan changes, the applicant is requesting a PCD Amendment to reconfigure three parcel boundaries within the Mirasol PCD as reflected on the approved Master Plan and request to update the tabular data to revise acreages and the square footage of the clubhouse. There were some existing calculations on the master plan that are different than other plans of record, this is likely due to maintenance tracts that are included. The applicant will work through the accurate numbers throughout the review process, the following numbers are the differences from the existing master plan and proposed master plan. The boundary modifications are as follows:

Tabular Changes

As a result of the site plan approval request, there are tabular data changes needed to address the revisions to the clubhouse, lake, and golf/misc. open space square footages.

Boundary Modifications

- **Clubhouse Boundary:**
The Clubhouse property is proposed to increase from the existing to 28.27 Acres to 28.9 Acres (+0.63 Acres). This is a result of the clubhouse lake reducing and the northeastern corner of the clubhouse boundary expanding by 0.60 Acres to accommodate the proposed Multi-Purpose building and its required setbacks.
- **Clubhouse Lake Boundary:**
(LK-37) is proposed to decrease from the existing 0.84 Acres to 0.41 Acres (-0.43 Acres) to accommodate three (3) additional tennis courts.
- **Driving Range Lake Boundary:**
(LK-43) is proposed to increase from the existing 2.49 Acres to 3.39 Acres. (+ 0.43 Acres) to accommodate the water surface area relocation from the clubhouse lake (LK-37) and the remaining to correct previous measurement.

Re-Platting

As a result of the proposed site changes and boundary modifications, subsequent to the approval of site plan, PCD amendment and concurrency, the applicant will be seeking approval for three (3) re-plats.

1. To modify the clubhouse property on the NE corner as well as the reduction in lake area;
2. Another one to modify the lake area within the clubhouse and;
3. Modify the lake area on the NE corner of the driving range.

CONCURRENCY

Included in this application is a request for concurrency for the additional 28,258 SF. The proposed project will comply with all required levels of service standards as adopted by the city. Total capacity requirements of the proposed project will be available at the time of construction of the project as evidenced by the following:

Roadway System: A traffic analysis was submitted and the determination was made that there is no anticipated increase in traffic generation within Mirasol.

Wastewater: The Seacoast Utility Authority has service availability for the proposed project upon the payment of connection fees, administration fees and capacity reservation fees.

Solid Waste: The Solid Waste Authority has provided a statement that capacity for solid waste is available through the year 2054.

Drainage System: The drainage system has been designed to control all water within the site through the use of an underground storage system, exfiltration trenches and storm sewers. The additional runoff will be directed to existing on-site water management areas by means of paved or grass swales as well as inlets and storm sewer.

Potable Water: The Seacoast Utility Authority has service availability for the proposed project upon the payment of connection fees, administration fees and capacity reservation fees.