



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN  
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI  
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

**“The Oaks at Palm Aire”  
3701 Oaks Clubhouse Drive and Portion of Oaks Golf Course  
AAC Project Narrative**

Clublink US, LLC (“Applicant”), owner of the Oaks Clubhouse property located at 3701 Oaks Clubhouse Drive and the Palm-Aire Country Club Oaks Golf Course, proposes redeveloping the clubhouse area and adjacent portions of the golf course with a new multi-family residential development with associated amenities and a new clubhouse for the golf course operations (“Project”). To develop the Project, Applicant hereby submits this request for an allocation of flex units and major site plan and building design approval.

**Description of Project**

The subject area for the Project includes all of the +/- 10.81-acre parcel located at 3701 Oaks Clubhouse Drive, identified as folio 494205000047 (“Parcel 1”) and +/- 4.14 acres of the adjacent golf course directly to the north of Parcel 1, identified as folio 494205000020 (“Parcel 2”). The two parcels are generally located on the west side of Oaks Clubhouse Drive, north of West Palm Aire Drive in the Palm-Aire community.

Parcel 1 is designated Residential within the Palm Aire Dashed Line Area on the City’s Future Land Use Map and contains a zoning designation of RM-45 (multiple family residential). Parcel 2 is designated Open Space/Recreation within the Palm Aire Dashed Line Area on the City’s Future Land Use Map and contains a zoning designation of PR (Parks & Recreation).

Parcel 1 is currently improved with the Oaks Clubhouse which serves the existing golf course. The Applicant is proposing to demolish the existing +/- 17,942 square foot clubhouse and construct a multi-family residential development containing 216 dwelling units on 8.53 acres of Parcel 1 and a new +/- 11,731 gross square foot clubhouse building (consisting of 8,169 square feet of A/C space and 2,500 square feet of outdoor terrace area) on the remaining 1.8 acres of Parcel 1 and all of Parcel 2. The existing clubhouse includes various uses, including a +/- 2,000 square foot dining & bar area, pro shop, men’s and women’s locker rooms, banquet facilities, including back of house catering and kitchen space, and office areas. The proposed clubhouse will include all of the above uses, but is being reduced in size as it will not provide banquet facilities and associated back of house space. The new restaurant and bar area is proposed to occupy +/- 1,472 square feet of the new clubhouse.

**AAC**

**PZ23-12000017**

**03/05/2025**