



Staff Report

File #: LN-491

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 3, 2025

THE OAKS AT PALM AIRE

Request: Building Design
P&Z# 23-12000017
Owner: Clublink US, LLC
Project Location: 3701 Oaks Clubhouse Dr.
Folio Number: 494205000047, 494205000020, 494205000047 & 494205000020
Land Use Designation: Dashed-Line with 10,631 Units
Zoning District: RM-45 (Multiple-Family Residence 45)
Commission District: 5 (Darlene Smith)
Agent: Amanda Martinez (amartinez@miskelbackman.com)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting Building Design and Vernacular or Superior Design Alternative approval to redevelop an existing golf clubhouse and portions of the existing adjacent golf course in Palm Aire as two separate parcels: Parcel A is in the Palm Aire Dashed Line Area on the Future Land Use Map with a Zoning designation of RM-45, and is proposed to be a 216-unit multi-family residential development with four apartment buildings, six small 6-unit garage buildings, a clubhouse and amenities. The residential component of the project will require an allocation of flex units. Parcel B is designated as Open Space/Recreation within the Palm Aire Dashed Line Area with a Zoning designation of PR, and is proposed to be a new Golf Club clubhouse for the golf course operations, and will include a golf maintenance facility and maintenance area, and a golf cart barn. The City has also received a Plat application for the two parcels.

The applicant is pursuing Vernacular or Superior Design Alternative approval for relief from the regulation of Section 155.5602.C.7.b, where all ground-level windows on street-facing facades must be transparent. The project includes spandrel glass in lieu of transparent windows facing Oaks Clubhouse Drive. The applicant has selected Option #1 from the AAC Supplemental Criteria for the Vernacular or Superior Design Alternative. Option #1 is: *The proposed feature(s) or element(s) contributes to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the Code requirement in terms of aesthetic quality.*

The Major Site Plan application was reviewed by the Development Review Committee (DRC) on July 19 and September 20, 2023, February 7 and November 20, 2024, and January 15 and March 5, 2025.

The property is located on the west side of North Federal Hwy and north of Sample Rd.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such

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changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning / Existing Uses

A. Subject property (Zoning | Existing Use): General Business (B-3) | Restaurant

A. Surrounding Properties (Zoning District | Existing Use):

- a. North - General Business (B-3) | Tire and Auto Repair
- b. South - General Business (B-3) | Convenience Store with Gas Station
- c. West - Multi-family Residential 12 (RM-12) | Pompano Beach Power Squadron, vacant
- d. East - Lighthouse Point | Shopping Center

Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. The final configuration of the individual parcels that would be created as a result of this project must be coordinated and established in Broward County records prior to permit approval. The unimproved area at the northwest portion of the site plan that is currently part of the golf course must be included in the development property boundaries.
2. Free-standing/monument signs are not included in this site plan and must be approved by this Committee.
3. The Flex application (PZ#23-05000007) must be approved in order for the Major Site Plan application to obtain approval for the proposed 216 units.
4. Provide a cross-access agreement between Parcel A and Parcel B.
5. Provide a unification document for the Golf Clubhouse Parcel and the Golf Course.
6. Provide a legal document for the golf cart path to traverse the Residential Parcel.
7. Provide a 30-year declaration of restrictive covenants for the 15% affordable units (33 units).
8. Provide a unifying document prohibiting the removal of portions of the property from the overall project site, particularly areas that contribute to pervious area requirements.
9. Address issues related to existing easements that are in conflict with the proposed development.
10. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. All overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground, pursuant to Section 155.5509.
 - b. Provide a copy of the final Plat prior to permit approval.
 - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC

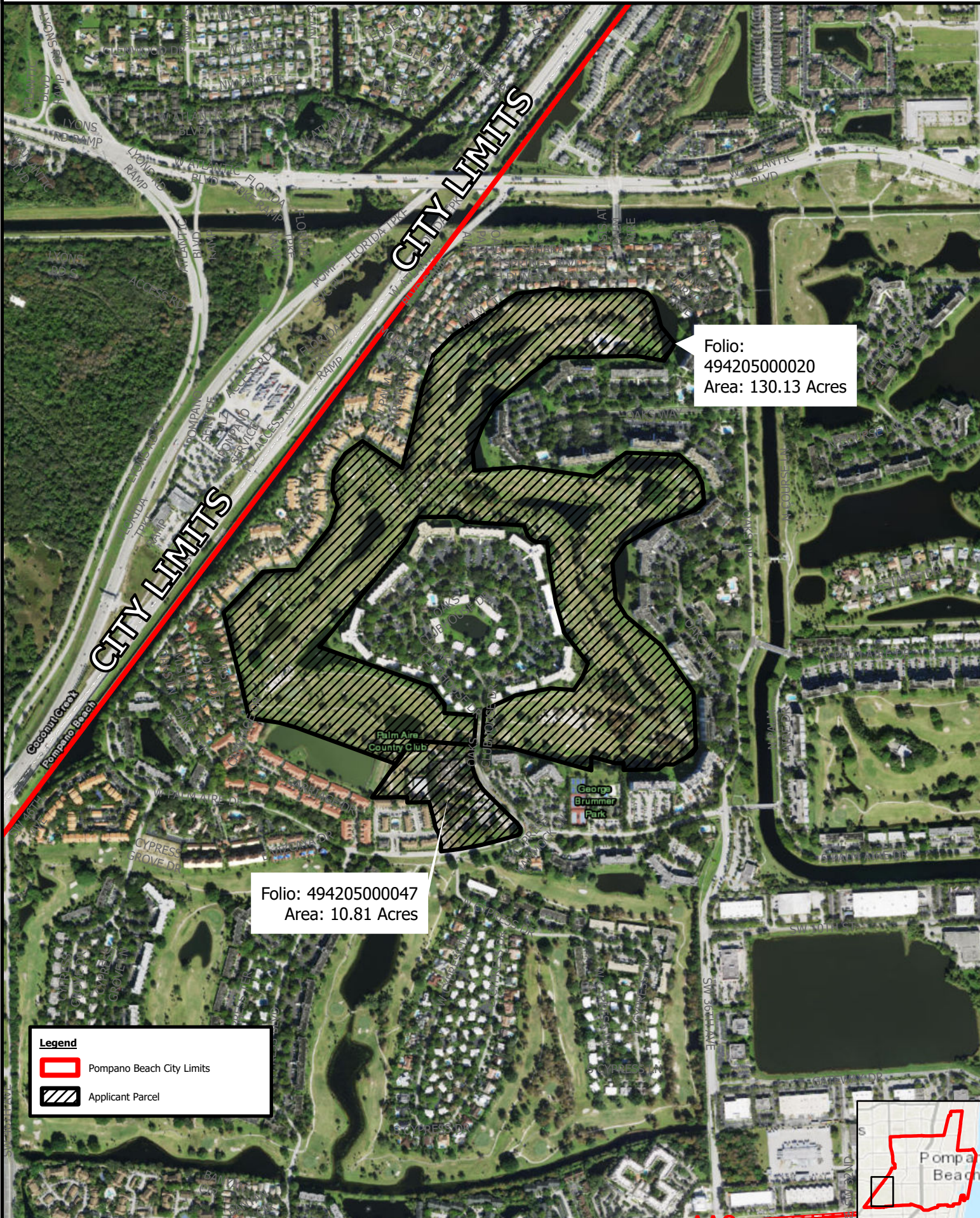
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comments issued for this site plan.

- d. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office, for permit.
- e. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

CITY OF POMPANO BEACH

AERIAL MAP



Scale:
1:11,000

Date: 10/11/2022 3:04 PM

CLUBLINK US LLC
3701 Oaks Clubhouse Dr.

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PZ20-12000017
Department of
Development Services
03/05/2025

