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**The Oaks at Palm Aire
3701 Oaks Clubhouse Drive and Portion of Oaks Golf Course
Application for Major Building Design & Site Plan Approval
Sustainability 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”).

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 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.

Sustainable Development Standards

Per Section 155.5802 of the City Code, the residential development is required to provide sustainable development features totaling 10 points from the City’s Sustainable Development Options Table. The golf clubhouse is required to provide 12 points worth of sustainable features.

For the residential development, Applicant proposes providing the following sustainable features with the points for each listed:

Efficient Cooling	2 points
Hurricane Resistant Structures	4 points
Infill/Mixed Use	4 points
<u>Total</u>	<u>10 points</u>

For the golf clubhouse, Applicant proposes providing the following sustainable features with the points for each listed:

Efficient Cooling	2 points
Efficient Water Heating	2 points
Hurricane Resistant Structures	4 points
Infill/Mixed Use	4 points
<u>Total</u>	<u>12 points</u>