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03/05/2025

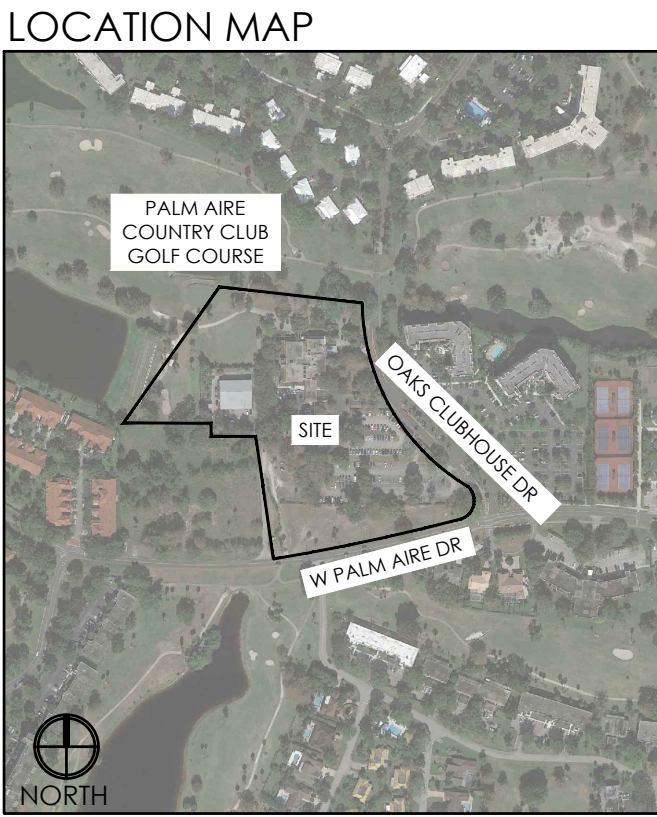
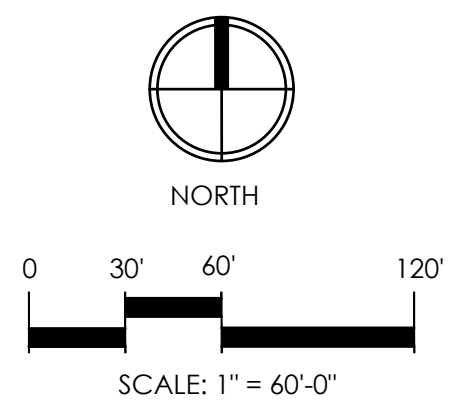


SITE DATA - GOLF CLUBHOUSE & MAINTENANCE FACILITY			
APPLICATION NAME	PALM AIRE COUNTRY CLUB		
ADDRESS	3701 OAKS CLUB HOUSE DR POMPANO BEACH, FL 33069		
PROPERTY CONTROL NUMBER (S)	494205000047		
PROPOSED ZONING	PR		
PROPOSED LAND USE	OPEN SPACE/RECREATION		
GROSS AREA	6.42 AC (279,707 SF)		
DIMENSIONAL REQUIREMENTS			
	REQUIRED	PROVIDED	
LOT COVERAGE	10% MAX	8.0%	
PERVIOUS AREA (CLUBHOUSE)	40% MIN	49.7%	
FRONT YARD SETBACK (OAKS CLUBHOUSE DR.)	25' MIN	25'	
SIDE STREET SETBACK	25' MIN	N/A	
INTERIOR SIDE YARD SETBACK	25' MIN	119'	
REAR YARD SETBACK	25' MIN	37'	
PARKING ALONG STREET FRONTAGE (510 LF)	128' (25% MAX)	128' (25%)	
BUILDING SIZE AND HEIGHT			
MAX BUILDING HEIGHT	30'-0"	CLUBHOUSE	29'-6"
		CART BARN	21'-2"
GROSS SQUARE FOOTAGE PER BUILDING TYPE	N/A	MAINTENANCE FACILITY	21'-2"
		CLUBHOUSE	16,785 SF
TOTAL GROSS SQUARE FOOTAGE		CART BARN	4,125 SF
		MAINTENANCE FACILITY	5,234 SF
PARKING REQUIRED			
CART BARN @ 1 SP./300 SF	4,125 SF	-	14 SP.
GOLF COURSE @ 1 SP./HOLE	36 HOLES	-	36 SP.
DRIVING RANGE @ 1 SP./1 TEE	18 TEES	-	18 SP.
PROSHOP/MISC. CLUBHOUSE AREA @ 1SP./300 SF	3,783 SF	-	13 SP.
RESTAURANT @ 1SP./4 PERSONS	308 PERSONS	-	77 SP.
MAINTENANCE @ 1SP./1,000 SF INDOOR STORAGE	5,234 SF	-	5 SP.
MAINTENANCE @ 1SP./5,000 SF OUTDOOR STORAGE	14,500 SF	-	3 SP.
TOTAL PARKING REQUIRED			166 SP.
MAXIMUM ALLOWED PARKING	25% OVER REQ.		208 SP.
PARKING PROVIDED			
	STANDARD	ADA	TOTAL
TOTAL PARKING PROVIDED	168 SP.	6 SP.	174 SP.

SITE DATA - RESIDENTIAL			
APPLICATION NAME	PALM AIRE COUNTRY CLUB		
ADDRESS	3701 OAKS CLUB HOUSE DR POMPANO BEACH, FL 33069		
PROPERTY CONTROL NUMBER (S)	494205000047		
PROPOSED ZONING	RM-45		
PROPOSED LAND USE	MULTIFAMILY RESIDENTIAL		
GROSS AREA	8.53 AC (371,725 SF)		
MAX DENSITY	ALLOWED 45 DU/AC (384 UNITS)	PROPOSED 25.3 DU/AC (216 TOTAL UNITS)	
DIMENSIONAL REQUIREMENTS			
	REQUIRED	PROVIDED	
LOT WIDTH	75' MIN	535'	
LOT COVERAGE	60% MAX	18.9%	
PERVIOUS AREA	25% MIN	138,504 SF (37.3%)	
FRONT YARD SETBACK (W. PALM AIRE DR.)	25' MIN	26'	
SIDE STREET SETBACK (OAKS CLUBHOUSE DR.)	10'/17'-6" MIN	27'	
INTERIOR SIDE YARD SETBACK	10'/17'-6" MIN	31'	
REAR YARD SETBACK	10'	17'	
PARKING ALONG OAKS CLUBHOUSE DR (503 LF)	126' (25% MAX)	0%	
PARKING ALONG PALM AIRE DR (621 LF)	155' (25% MAX)	0%	
BUILDING SIZE AND HEIGHT			
MAX BUILDING HEIGHT	ALLOWED	PROPOSED	
	105'-0"	BLDG. TYPE 1	60'-10"
		BLDG. TYPE 2	60'-10"
		CLUBHOUSE	22'-6"
		GYM	19'-9 1/4"
		GARAGE TYPE 1	13'-5"
MAX BUILDING LENGTH	GARAGE TYPE 2	13'-8"	
	180'-0"	BLDG. TYPE 1	173'-10"
		BLDG. TYPE 2	173'-10"
		CLUBHOUSE	123'-8"
		GYM	60'-0"
		GARAGE TYPE 1	70'-8"
GARAGE TYPE 2	47'-4"		
MAX FOOTPRINT SQUARE FOOTAGE	20,000 SF	BLDG. TYPE 1	12,816 SF
		BLDG. TYPE 2	12,465 SF
		CLUBHOUSE	6,410 SF
		GYM	2,524 SF
		GARAGE TYPE 1	1,437 SF
		GARAGE TYPE 2	969 SF
GROSS SQUARE FOOTAGE PER BUILDING TYPE	N/A	BLDG. TYPE 1	60,077 SF
		BLDG. TYPE 2	58,777 SF
		CLUBHOUSE	6,410 SF
		GYM	2,524 SF
		GARAGE TYPE 1	1,437 SF
		GARAGE TYPE 2	969 SF
GROSS SQUARE FOOTAGE SUBTOTALS	N/A	BLDG. TYPE 1	120,154 SF
		BLDG. TYPE 2	117,554 SF
		CLUBHOUSE	6,410 SF
		GYM	2,524 SF
		GARAGE TYPE 1	8,622 SF
		GARAGE TYPE 2	1,938 SF
TOTAL GROSS SQUARE FOOTAGE		257,372 SF	
PARKING REQUIRED			
MULTIFAMILY / CARRIAGE HOME	# OF UNITS	# OF PARKING REQUIRED	
1-2 BED @ 1 SP / DU	198 UNITS	198 SP.	
3 BED @ 2 SP / DU	18 UNITS	36 SP.	
GUEST PARKING @ 1 SP / 5 DU	216 UNITS	43 SP.	
TOTAL REQUIRED PARKING		277 SP.	
PARKING PROVIDED			
MULTIFAMILY	STANDARD	ADA	TOTAL
SURFACE	264 SP.	9 SP.	273 SP.
GARAGE	44 SP.	N/A	44 SP.
TOTAL PARKING PROVIDED			317 SP.

DEVELOPMENT SUMMARY - UNIT MIX							
UNIT TYPES	GROSS AREA	BUILDING TYPES		TOTAL UNITS	% OF TOTALS	TARGET MIX	LEASABLE AREA
		TYPE 1	TYPE 2				
1 BED							
A1	735 SF	25	25	100 UNITS	46.3%	40%	73,500 SF
A3	783 SF	2	1	6 UNITS	2.8%		4,697 SF
SUBTOTAL		27	26	106 UNITS	49.1%		78,197 SF
2 BED							
B1	1,058 SF	10	10	40 UNITS	18.5%	55%	42,320 SF
B2	1,066 SF	5	0	10 UNITS	4.6%		10,660 SF
B3	1,056 SF	12	8	40 UNITS	18.5%		42,240 SF
B4	995 SF	0	1	2 UNITS	0.9%		1,990 SF
SUBTOTAL		27	19	92 UNITS	42.6%		97,210 SF
3 BED							
C1	1,344 SF	0	9	18 UNITS	8.3%	5%	24,192 SF
SUBTOTAL		0	9	18 UNITS	8.3%		24,192 SF
# OF UNITS/BLDG		54 UNITS	54 UNITS	216 UNITS	100%		
# OF BLDGS		2 BUILDINGS	2 BUILDINGS	4 BUILDINGS			
TOTAL APART. UNITS		108 UNITS	108 UNITS	216 UNITS	100%		199,599 SF

- LEGEND:
- MAIN ENTRY.
  - SECONDARY ACCESS.



Consultants:

Revisions:  
2023/08/16 - Resubmittal #1  
2024/01/02 - Resubmittal #2  
2024/10/16 - Resubmittal #3  
2024/12/11 - Resubmittal #4  
2025/01/29 - Resubmittal #5

THE OAKS AT PALM AIRE  
Pompano Beach, Florida  
MORGUARD

Drawn By: ZAK  
Drawing #: 1272  
Date: 12/04/2023

Site Plan

SHEET # SP-1