SITE INFORMATION-RESI PARCEL			
Property location	3701 Oaks Club House DR. Pompano Beach. FL, 33069		
Folio	494205000047		
Zoning Designation	RM-45 (Multiple Family Residential)		
Future Land use designation	Residential within the Palm Aire Dashed Line Area		
Net square footage	10.339 ac (450,381.25 sf)		
Max density (1)	**Allowed**	**Proposed**	
	45 du/ac (464 units)	27.6 dus/ac (286 units)	
DIMENSIONAL REQUIREMENTS			
	REQUIRED/ALLOWED	**PROPOSED**	
Lot size			
Lot width	75' min	388'-0"	
Lot coverage	60% max	21.69%	
Pervious area	25% min	38.1%	
Building placement			
Front yard setback (W Palm Aire Dr)	25' min	70'-9"	
Street side yard setback (Oaks Clubhouse Dr) (2)	10'/17'-6"min	17'-6"	
Interior side yard setback (2)	10'/17'-6"min	27'-5"	
Rear yard setback (2)	10'/17'-6"min	18'-0"	
Landscape between VUA use areas and bldg			
</= 15' height structures	8'-0"	Garage	10'-7"
>15' height structures (3)	8'-0" to 24'-0"	Type I/II	24'-0"
		Carriage H	13'-3"
Building size & height			
Max building height	105'-0"	BLDG I	53'-2"
		BLDG II	53'-8"
		Carriage H	22'-6"
		Clubhouse	14'-0"
Spacing between principal structures	25'-0"	30'-0"	
Max building length	180'-0"	Type I	149'-0"
		Type II	173'-10"
		Carriage H	112'-8"
		Clubhouse	130'-0"
		Det. Garage	70'-6"
Max footprint square footage (include balconies/terraces)	20,000 sf	Type I	14,177 sf
		Type II	12,240 sf
		Carriage H	3,410 sf
		Clubhouse	10,467 sf
		Det. Garage	1,437 sf
Gross square footage per bldg type	n/a	Type I	70,885 sf
		Type II	61,200 sf
		Carriage H	6,820 sf
		Clubhouse	9,131 sf
		Det. Garage	1,437 sf
Gross square footage subtotals	n/a	Type I	141,770 sf
		Type II	183,600 sf
		Carriage H	27,280 sf
		Clubhouse	9,131 sf
		Det. Garage	2,874 sf
Total gross square footage			364,655 sf
UNITS DESTINED TO MODERATE INCOME			
# of units	% of total	1 bd	2bd
41 units	14.3%	36 units	5 units
PARKING REQUIRED			
Multifamily/carriage homes	**# of units**	**# of parking**	
1BD @ 1.5sp/du	112 units	168 sp	
2BD @ 1.5sp/du	154 units	231 sp	
3BD @ 2sp/du	20 units	40 sp	
Subtotal multifamily/carriage homes	**286 units**	**439 sp**	
GRAND TOTAL REQUIRED		**439 sp**	
PARKING PROVIDED			
Multifamily/carriage homes	Standard	ADA	Total
Surface	367 sp	8 sp	375 sp
Detached	12 sp	sp	12 sp
Tuckunder	36 sp	sp	36 sp
Tandem	42 sp	sp	42 sp
GRAND TOTAL PROVIDED	**457 sp**	**8 sp**	**465 sp**

Notes:
1 This project is just using Multifamily parcel (I) for density calculations
2 Structures > 20' ht- shall set back and additional 1' for each 4' of height above 20'
3 Structures > 15'ht- shall add 1 additional foot for every 2 feet up to a maximum of 24' of landscape area

SITE INFORMATION-GOLF CLUB PARCEL			
Property location	3701 Oaks Club House DR. Pompano Beach. FL, 33069		
Folio	494205000020		
Zoning Designation	PR (Parks & Recreation)		
Future Land use designation	Open Space/Recreation Within the Palm Aire Dashse Line Area		
Gross square footage	5.993 ac (261,022 sf)		
DIMENSIONAL REQUIREMENTS			
	REQUIRED/ALLOWED	**PROPOSED**	
Lot size			
Lot coverage	10% max	5.9%	
Pervious area	40% min	58.6%	
Building placement			
Front yard setback (Oaks Clubhouse Dr)	25' min	30'-2"	
Street side yard setback ()	25' min	N/A	
Interior side yard setback	25' min	34'-9"	
Rear yard setback (2)	25' min	N/A	
Building size & height			
Max building height	30'-0"	Clubhouse	28'-6"
		Acc. structure	14'-0"
PARKING REQUIRED			
Golf club			
1sp/4 persons	202 persons	51 sp	
GRAND TOTAL REQUIRED		**51 sp**	
PARKING PROVIDED			
	Standard	ADA	Total
Surface	81 sp	2 sp	83 sp
Valet Parking lot	92 sp		92 sp
Tandem	40 sp		40 sp
GRAND TOTAL PROVIDED	**213 sp**	**2 sp**	**215 sp**

DEVELOPMENT SUMMARY - UNIT MIX								
		Multifamily/Carriage homes						
		Building Types						
Unit Types	Gross Area	Type I (5st)	Type II(5st)	Carriage homes	Total Units	% of Totals	target mix	LEASABLE AREA (NRSF)
1BD								
A1	735 sf	5	25	0	85 units	29.7%	40%	62,475 sf
A2	743 sf	10	0	0	20 units	7.0%		14,860 sf
A3	783 sf	0	1	0	3 units	1.0%		2,349 sf
TH1	874 sf	0	0	1	4 units	1.4%		3,497 sf
Sub-total		**15**	**26**	**1**	**112 units**	**39.2%**		**83,181 sf**
2BD								
B1	1,058 sf	10	10	0	50 units	17.5%	55%	52,900 sf
B2	1,066 sf	15	10	0	60 units	21.0%		63,960 sf
B3	1,056 sf	4	8	0	32 units	11.2%		33,792 sf
TH2	1,193 sf	0	0	2	8 units	2.8%		
TH3	1,041 sf	0	0	1	4 units	1.4%		4,164 sf
Sub-total		**29**	**28**	**3**	**154 units**	**53.8%**		**154,816 sf**
3BD								
C1	1,333 sf	10	0	0	20 units	7.0%	5%	26,660 sf
Sub-total		**10**	**0**	**0**	**20 units**	**7.0%**		**26,660 sf**
# of Units/Bldg		54 units	54 units	4 units	**286 units**	**100%**		
# of Bldgs		2 bldgs	3 bldgs	4 bldgs	**9 bldgs**			
Total Apart. Units		**108 units**	**162 units**	**16 units**	**286 units**	**100%**		**264,656 sf**

925 ***avg sf/du***

NOTE: A PRE CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK IS PERFORMED ON SITE

NORTH

SITE PLAN

SCALE: 1"=60'-0"

DRC

DRC SUBMITTAL 06/13/2023

PZ23-05000007
07/19/2023

	BY
PRE-APP. MEETING 04/04/2023	
DRC SUBMITTAL 06/13/2023	

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

OAKS @ PALM AIRE

FOR:
MORGUARD
LOCATED AT:
POMPANO BEACH, FLORIDA

Beatriz Hernandez

STATE OF FLORIDA
BEATRIZ HERNANDEZ
AR0094576
REGISTERED ARCHITECT
BEATRIZ M. HERNANDEZ
AR0094576

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

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DRAWN	
CONTRACT DATE	10/12/22
SCALE	AS SHOWN
JOB NO.	2181.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP-1