



SITE INFORMATION GOLF CLUB PARCEL			
Property location	3703 Oaks Club House Dr. Pompano Beach, FL 33069		
File #	494-20500020		
Zoning Designation	PR (Parks & Recreation)		
Future land use designation	Open Space/Recreation Within the Palm Aire Dashed Line Area		
Gross square footage	5,993 sq (261,022 sf)		
DIMENSIONAL REQUIREMENTS			
	REQUIRED/ALLOWED	PROPOSED	
Lot size			
Lot coverage	10% max		5.9%
Pervious area	40% min		55.7%
Building placement			
Front yard setback (Oaks Clubhouse Dr)	25' min		30'-2"
Street side yard setback (1)	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 Acc. structure	29'-6" 23'-0"
PARKING REQUIRED			
Golf club			
1sp/4 persons	202 persons		51 sp
GRAND TOTAL REQUIRED			51 sp
PARKING PROVIDED			
	Standard	ADA	Total
Surface	80 sp		83 sp
Valid Parking lot	73 sp		73 sp
GRAND TOTAL PROVIDED	152 sp	3 sp	155 sp

DEVELOPMENT SUMMARY - UNIT MIX						
Unit Types	Gross Area	Building Types		Unit Units	% of Totals	LEASEABLE AREA
		1st (Set)	2nd (Set)			
1BD						
A1	735 of	5	25	85 units	31.5%	62,475 sq ft
A2	745 of	10	0	20 units	7.4%	18,625 sq ft
A3	753 of	1	2	8 units	3.0%	6,383 sq ft
Sub-total		16	27	113 units	41.9%	83,583 sf
2BD						
B1	1,058 of	5	10	40 units	14.8%	42,320 sf
B2	1,066 of	15	5	45 units	15.7%	47,970 sf
B3	1,056 of	8	12	52 units	19.3%	54,912 sf
Sub-total		28	27	137 units	50.7%	145,202 sf
3BD						
C1	1,344 of	10	0	20 units	7.4%	26,880 sf
Sub-total		10	0	20 units	7.4%	26,880 sf
4+ Bdr						
D1	54 units	14	14	28 units	100%	
B of Bdr		2 bdrigs	3 bdrigs	5 bdrigs		
Total Appr. Units		108 units	162 units	270 units	100%	255,680 sf

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



MSA
ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
AAC000895

8950 SW 74th COURT
SUITE 1513
MIAMI, FL 33156
(305) 273-9911

COPYRIGHT © 2002 MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE PROPERTY OF MSA ARCHITECTS, INC. NO REPRODUCTION, REUSE, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

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