

December 10, 2024

Re: The Oaks at Palm Aire  
Project Number – 23-12000017  
Attention – Pamela Stanton, Zoning Division

**Golf Maintenance Facility**

**Property Location**

The subject property is currently located at 3701 Oaks Clubhouse Dr, Pompano Beach, which can be found at the corner of the Palm Aire Drive and Oaks Clubhouse Drive intersection. The site is tied into the Palm Aire golf course and is identified by property control number 494205000047. Once the in-progress re-plat application is approved, the site will be approximately 14.95 acres split between two parcels. The maintenance facility will be located within the 6.42 acre golf clubhouse parcel.

**Property History**

This parcel currently serves as the clubhouse and maintenance facility for the surrounding golf course, with the clubhouse being located in the southern portion of the site and the maintenance facility located on the west side of the site adjacent to the driving range. Historically, all golf course operations have been handled within this parcel. The current maintenance structure is approximately 9,000 square feet and has one access point from Palm Aire Drive.

**Proposed Operation**

With the proposed development adding a residential component to the property, the maintenance facility is being demolished and relocated elsewhere within the site. This will provide several advantages over the existing facility, not only for the golf maintenance building, but also for the proposed clubhouse and residential components.

- Better views of the course from the new golf clubhouse and a view of the driving range from residential building #4
- Better access to the maintenance facility for equipment maintenance
- Two points of access that lead to Oaks Clubhouse Drive
- Doesn't require a dedicated maintenance access road like the existing facility
- The facility will be fenced in, gated, and heavily screened from the surrounding residential buildings and clubhouse
- Large outdoor area for storage and circulation through the maintenance area
- The maintenance facility will be maintained in the same general proximity as the old

maintenance facility, avoiding the need to identify a location elsewhere within the golf course that could impact other residents

The proposed design of the maintenance facility offers 5,234 square feet of under-air storage and maintenance space. As seen by sheet M.F-2.1, the floor plan offers a large open area for the storage of more sensitive golf course equipment, vehicle repairs, tool storage, and space for staff breaks. Attached to the maintenance building, there is a ~816 square foot covered storage area where smaller maintenance vehicles and equipment will be stored. In addition to the building, the only other structure in the enclosed maintenance area is the covered storage structure. This storage area will offer four separate bays for golf course materials and a dedicated dumpster enclosure. Both the maintenance facility and storage bins will all be of the same architectural style and buildings color palette of the apartment project buildings and new golf course clubhouse. There is approximately 14,500 square feet of paved outdoor space that will provide ample storage for larger equipment and more efficient site circulation. Parking for the maintenance area will be shared with the golf clubhouse and cart barn, in total, providing 174 spaces for all 3 buildings.

The maintenance area will be fully fenced in with gates at both access points. The facility will only be open during operating hours, and the gates will be locked after hours.

DRC

In summary, the maintenance facility has been coordinated with the club and ownership, and with the surrounding residents. The proposed location was determined to be the most suitable location within the property, as it allows all the golf course operations to be contained within one parcel; addressing concerns from the residents that the golf course operations would be too spread out.

PZ23-12000017  
03/05/2025