



Staff Report

File #: LN-726

PLANNING AND ZONING BOARD

Meeting Date: JUNE 25, 2025

THE OAKS AT PALM AIRE

Request: Major Site Plan
P&Z# 23-12000017
Owner: Clublink US, LLC
Project Location: 3701 Oaks Clubhouse Dr
Folio Number: 494205000047 & 494205000020
Land Use Designation: Dashed-Line with 10,631 Units
Zoning District: RM-45 (Multiple-Family Residence 45)
Commission District: 5 (Darlene Smith)
Agent: Amanda Martinez
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval to redevelop an existing golf clubhouse and portions of the existing adjacent golf course in Palm Aire as two separate parcels: Parcel A is in the Palm Aire Dashed Line Area on the Future Land Use Map with a Zoning designation of RM-45, and is proposed to be a 216-unit multi-family residential development with four apartment buildings, six small 6-unit garage buildings, a clubhouse and amenities. The residential component of the project will require an allocation of flex units. Parcel B is designated as Open Space/Recreation within the Palm Aire Dashed Line Area with a Zoning designation of PR, and is proposed to be a new Golf Club clubhouse for the golf course operations, and will include a golf maintenance facility, a maintenance area, and a golf cart barn. The City has also received a Plat application for the two parcels.

The Major Site Plan application was reviewed by the Development Review Committee (DRC) on July 19 and September 20, 2023, February 7 and November 20, 2024, and January 15 and March 5, 2025.

The site is located at the northwest corner of West Palm Aire Drive and Oaks Clubhouse Drive.

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

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The Land use designation is Palm Aire Dashed line area with underlying Residential (Parcel 1) and Palm Aire Dashed line area with Underlying Open Space Recreation (Parcel 2). The proposed use of the residential parcel (Parcel 1) is 216 units generated by a combination of 31 moderate-income flex units and Broward County Mixed Income Density Bonus Policy 2.16.3. which creates 186 bonus units (one unit greater than requested) as a result of the 31 moderate-income units restricted to affordable for 30 years. The proposed use of the recreational parcel (Parcel 2) is an updated and downsized Oaks Country Club clubhouse and operational area. The proposal is for residential and recreational development. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives, and Policies contained therein:

Objective 01.02.00. *Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.*

Policy 01.01.13. *The City shall utilize flexibility units and redevelopment units to increase residential densities within the flex receiving area when consistent with the community character; adjacent land uses; and public school capacity both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 2.10.01 of the Broward County Land Use Plan.*

Policy 01.05.01. *Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.*

Policy 01.07.18. *Continue to implement the incentives for providing affordable housing per the policies in the Broward County Land Use Plan and/or in the City's land development regulations including the use of density bonuses, flex and redevelopment units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.*

Policy 01.14.07. *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure, such as security lighting, security cameras, bollards, and other access control methods, will be required based on the specific needs of the project.*

Pertaining to Compatibility, the proposed project consists of 4, 5-story buildings with 54 units each for a total of 216 units on a net 8.54 acres site (25 du/ac). It is adjacent to a 39-unit townhouse project on 4.3 acres to the west (approximately 9 du/ac) and two, twin 5-story condominium buildings on 6.2 acres to the east which is approximately 18 du/ac. The proposed residential development is consistent with the existing built environment in Palm Aire and the site plan has been designed to ensure compatibility with the adjacent residential uses.

The relocated and redeveloped Oaks Golf Course building and parking lot is north of the residential and is being built on a portion of what is currently greenspace on the golf course and has a land use of Recreation and Open Space and a Parks and Recreation zoning. The new clubhouse is a permitted use in that area. The new clubhouse and parking lot will be closer to Condo 6 to the north than the current clubhouse.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The project complies with the Intensity and Dimensional Standards of the Parks and Recreation (PR) Zoning District for the Golf Clubhouse portion of the project, and with the Intensity and Dimensional Standards of the Multi-Family Residence 45 (RM-45) Zoning District for the residential portion.

Article 4: Use Standards

The proposed Golf Clubhouse development is allowed in the PR Zoning District, and the residential development is allowed in the RM-45 Zoning District.

Article 5: Development Standards

See Section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The development complies with the requirements of Article 5, including Access, Parking and Loading; and Sustainable Development Standards.

4. Complies with all other applicable standards in this Code;

The proposed site plan complies with the applicable standards in the Code.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

No prior Development Orders are in place for this location.

6. The concurrency review has been completed in accordance with [Chapter 154](http://library.amlegal.com/nxt/gateway.dll?)
<<http://library.amlegal.com/nxt/gateway.dll?>
(Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	71,500.00 gallons per day *
Water Treatment Demand	84,799.00 gallons per day *
Raw Water Demand	91,582.92 gallons per day *
Park Acreage Required	1.95
School Impacts	Final Broward County School Capacity Availability Determination (SCAD) must be provided.
Transportation	Transit fees are paid to Broward County to meet concurrency.
Solid Waste Generation	2,545.40 lbs. per day (City has a contract with Waste Management for disposal of all solid waste through 2027)

* The City has adequate capacity to serve the proposed project.

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The project was designed to provide safe and adequate paved vehicular access between the proposed buildings and the adjacent streets as identified on the Broward County Trafficways Plan.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The Property is not located within a wellfield protection area. The Development does not anticipate requiring any hazardous material licensing.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

As part of the Major Site Plan and Building Design application, the applicant's team has developed a separate CPTED security plan which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

The proposed site plan was reviewed by Fire Plans Examiner during DRC.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan;

Not applicable.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another

Zoning Code provision.

The project is not located on a corridor that is included in the Transportation Corridor Study.

Staff Conditions:

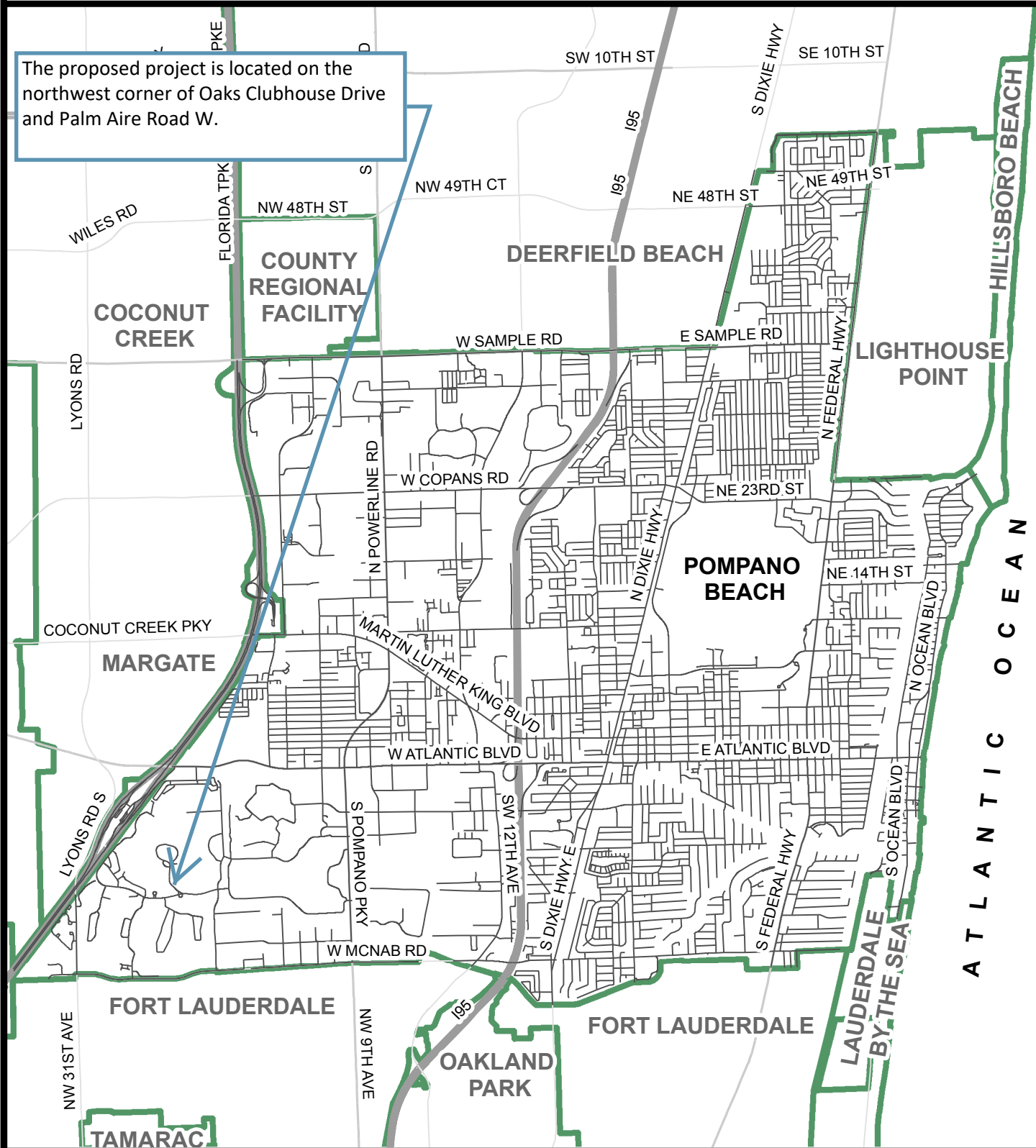
Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting, which are recorded on file with the Department of Development Services. The Development Services Department recommends approval of the Major Site Plan subject to the following conditions:

1. The final configuration of the individual parcels that would be created as a result of this project must be coordinated and established in Broward County records prior to permit approval. The unimproved area at the northwest portion of the site plan that is currently abutting the golf course must be included in the development property boundaries as site planned.
2. For purposes of permit review, the Plat Note restricting Parcel B to a 19,000 square foot recreational community center that is accessory to a golf course pertains to A/C space and does not include the non-A/C space (7,839 SF) and the separate golf cart barn building (4,125 SF) in the increase if they are being used for parking the golf carts.
3. The Flex application (PZ#23-05000007) must be approved in order for the Major Site Plan application to obtain approval for the proposed 216 units.
4. Pending Plat approval (PZ#23-14000008).
5. Provide a cross-access agreement between Parcel A and Parcel B.
6. Provide a unification document for the Golf Clubhouse Parcel and the Golf Course.
7. Provide a legal document for the golf cart path to traverse the Residential Parcel.
8. Provide a 30-year declaration of restrictive covenants for the 15% affordable units (33 units).
9. Provide a unifying document prohibiting the removal of portions of the property from the overall project site, particularly areas that contribute to the pervious area and zoning site requirements.
10. Address issues related to existing easements that are in conflict with the proposed development.
11. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. All overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground, pursuant to Section 155.5509.
 - b. Provide a copy of the Final SCAD report.
 - c. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - d. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office, for permit.
 - e. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.

CITY OF POMPANO BEACH LOCATION MAP



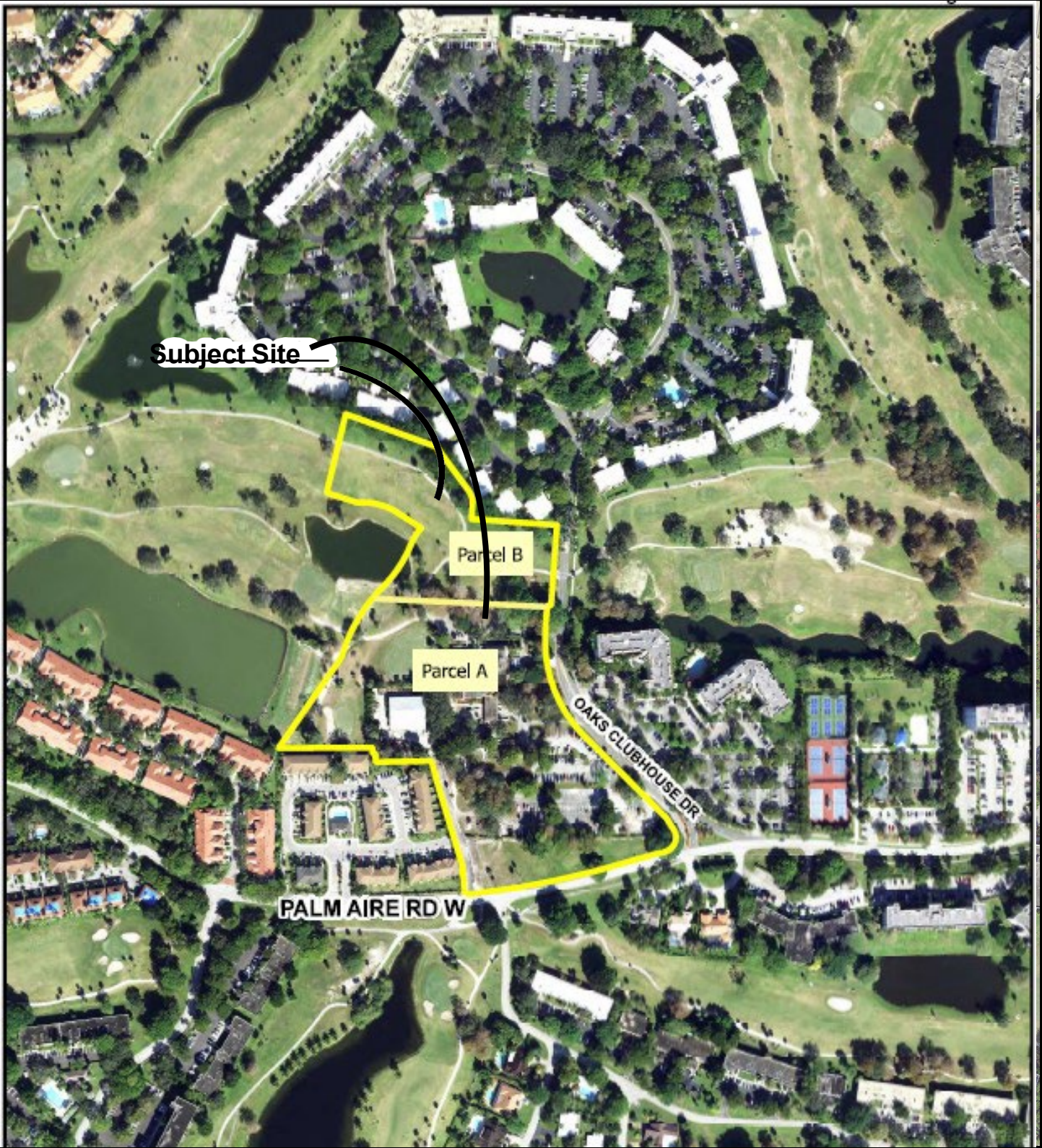
The proposed project is located on the northwest corner of Oaks Clubhouse Drive and Palm Aire Road W.



1 in = 1 miles

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DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

6/10/2025

AdkBob

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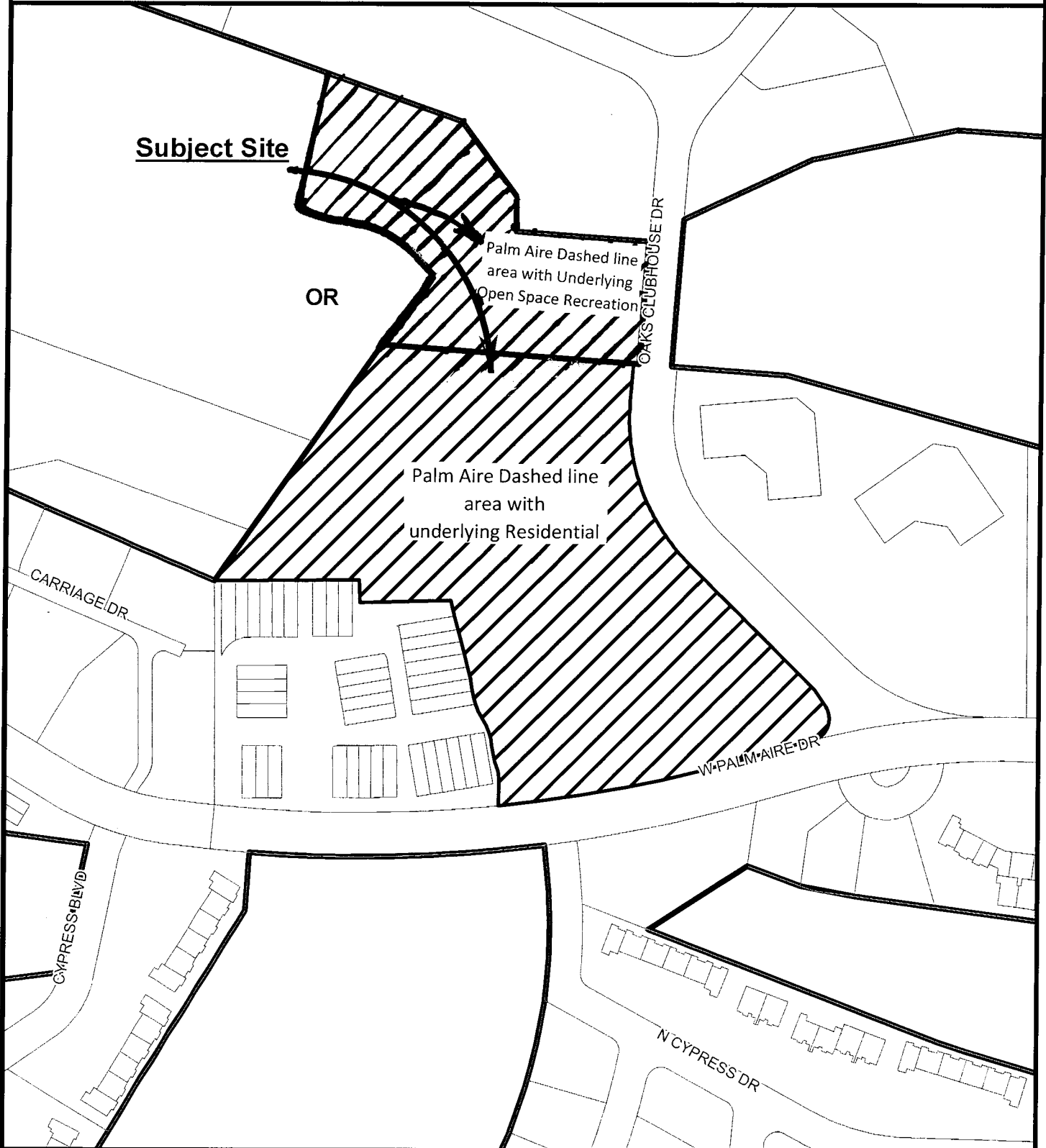
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PZ23-12000017

06-25-2025

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

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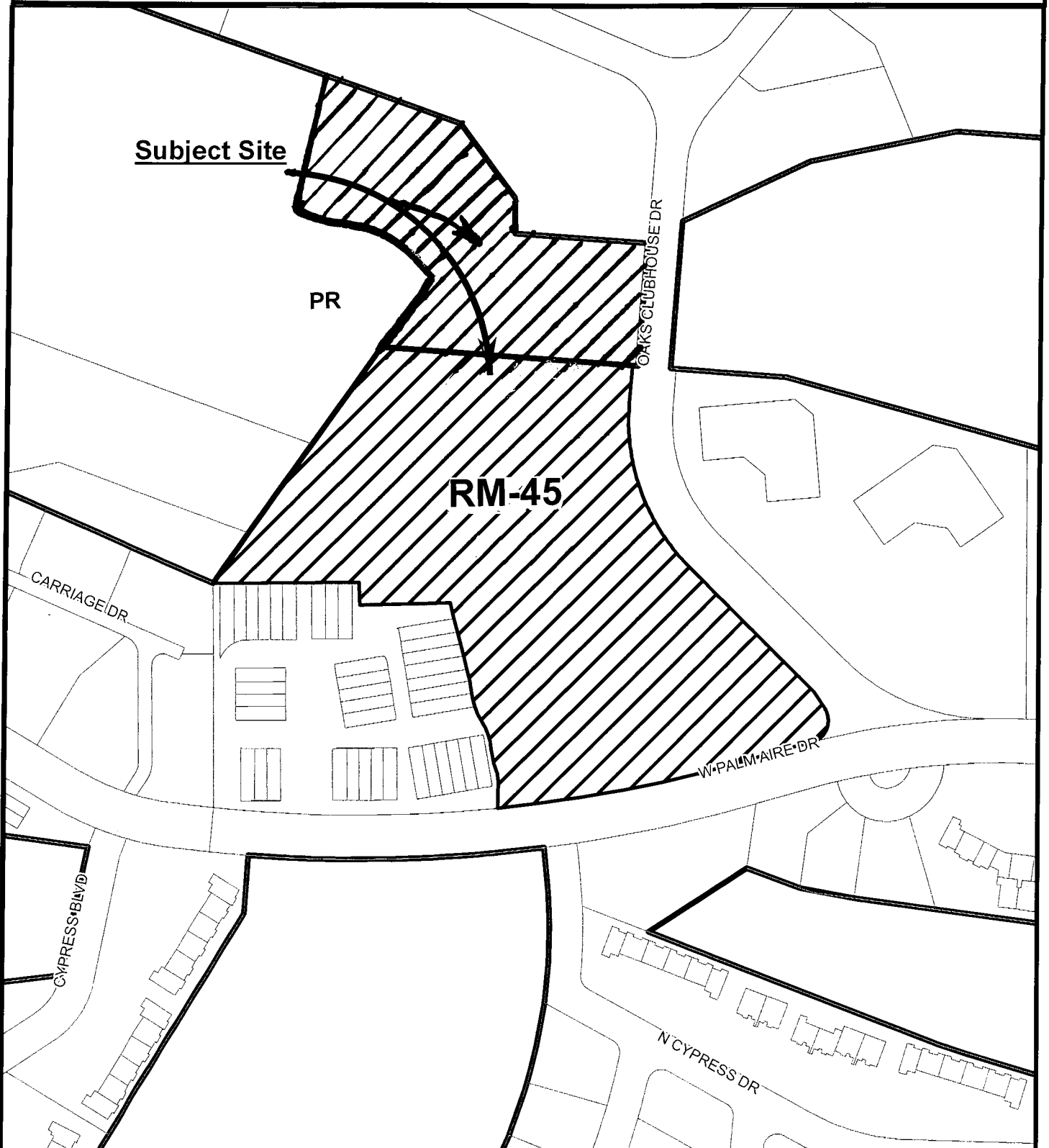
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P223-12000017

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

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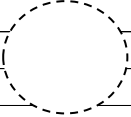
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DEVELOPMENT SERVICES

PZ23-12000017

06-25-2025

LEGEND					
FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
			RS-1	Single-Family Residence 1	
L	Low	(1-5 DU/AC)	RS-2	Single-Family Residence 2	
LM	Low- Medium	(5-10 DU/AC)	RS-3	Single-Family Residence 3	
M	Medium	(10-16 DU/AC)	RS-4	Single-Family Residence 4	
MH	Medium-High	16-25 DU/AC)	RS-L	Single-Family Residence Leisureville	
H	High	(25-46 DU/AC)			
12	Irregular Density		RD-1	Two- Family Residence	
36	Irregular Density				
			RM-7	Multiple-Family Residence 7	
C	Commercial		RM-12	Multiple-Family Residence 12	
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20	
			RM-30	Multiple-Family Residence 30	
I	Industrial	*	RM-45	Multiple-Family Residence 45	
			MH-12	Mobile Home Park	
T	Transportation				
			B-1	Limited Business	
U	Utilities		B-2	Neighborhood Business	
			B-3	General Business	
CF	Community Facilities		B-4	Heavy Business	
			M-1	Marina Business	
OR	Recreation & Open Space		CR	Commerical Recreation	
W	Water		I-1	General Industrial	
			I-1X	Special Industrial	
RAC	Regional Activity Center		O-IP	Office Industrial Park	
			M-2	Marina Industrial	
LAC	Local Activity Center				
			TO	Transit Oriented	
DPTOC	Downtown Pompano		PR	Parks & Recreation	
	Transit Oriented Corridor		CF	Community Facilities	
			PU	Public Utility	
*		Dashed-Line	T	Transportation	
		With Fixed Number of Units	BP	Business Parking	
			LAC	Local Activity Center	
	*	Current Designation			
			RPUD	Residential Planned Unit Dev.	
	>	Proposed Designation	PCD	Planned Commercial Development	
			PD-TO	Planned Development - Transit Oriented	
			PD-I	Planned Development - Infill	
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay	
			AOD	Atlantic Boulevard Overlay District	
			CRAO	Community Redevelopment Area Overlay	
			NCO	Neighborhood Conservation Overlay	
			APO	Air Park Overlay	
			DP	Downtown Pompano Beach Overlay	