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“The Oaks at Palm Aire”
3701 Oaks Clubhouse Drive and Portion of Oaks Golf Course
Application for Allocation of Flex Units & Major Site Plan Approval
Major Site Plan Narrative
Revised October 16, 2024

Clublink US, LLC (“Applicant”), owner of the Oaks Clubhouse property located at 3701 Oaks Clubhouse Drive and the Palm-Aire Country Club Oaks Golf Course, proposes redeveloping the clubhouse area and adjacent portions of the golf course with a new multi-family residential development with associated amenities and a new clubhouse for the golf course operations (“Project”). To develop the Project, Applicant hereby submits this request for an allocation of flex units and major site plan and building design approval.

Description of Project

The subject area for the Project includes all of the +/- 10.81-acre parcel located at 3701 Oaks Clubhouse Drive, identified as folio 494205000047 (“Parcel 1”) and +/- 4.14 acres of the adjacent golf course directly to the north of Parcel 1, identified as folio 494205000020 (“Parcel 2”). The two parcels are generally located on the west side of Oaks Clubhouse Drive, north of West Palm Aire Drive in the Palm-Aire community.

Parcel 1 is designated Residential within the Palm Aire Dashed Line Area on the City’s Future Land Use Map and contains a zoning designation of RM-45 (multiple family residential). Parcel 2 is designated Open Space/Recreation within the Palm Aire Dashed Line Area on the City’s Future Land Use Map and contains a zoning designation of PR (Parks & Recreation).

Parcel 1 is currently improved with the Oaks Clubhouse which serves the existing golf course. The Applicant is proposing to demolish the existing +/- 17,942 square foot clubhouse and construct a multi-family residential development containing 216 dwelling units on 8.53 acres of Parcel 1 and a new +/- 11,731 gross square foot clubhouse building (consisting of 8,169 square feet of A/C space and 2,500 square feet of outdoor terrace area) on the remaining 1.8 acres of Parcel 1 and all of Parcel 2. The existing clubhouse includes various uses, including a +/- 2,000 square foot dining & bar area, pro shop, men’s and women’s locker rooms, banquet facilities, including back of house catering and kitchen space, and office areas. The proposed clubhouse will include all of the above uses, but is being reduced in size as it will not provide banquet facilities and associated back of house space. The new restaurant and bar area is proposed to occupy +/- 1,472 square feet of the new clubhouse.

Applicant’s vision for the Project is multi-faceted. First, Applicant aims to develop a resort style multi-family residential community which is architecturally and functionally compatible with the surrounding neighborhood. Second, Applicant intends to set aside approximately 15% of the residential units for moderate income affordable housing with the remainder to be market-rate units. And third, Applicant seeks to design and deliver a new, state-of-the-art clubhouse for the Oaks and Cypress courses to serve the golf course visitors, current residents of Palm-Aire, and future residents of the multi-family buildings.

The Property is located within a Residential Dashed Line Area on the City’s Future Land Use Map. The RM-45 zoning on the 10.81-acre parcel allows a density of 486 dwelling units. As Applicant is proposing 216 dwelling units, the Project will only contain 44% of the units that are permitted under the existing RM-45 land use designation. However, because all of the residential units within the Dashed Line Area have been allocated, Applicant is requesting the allocation of flex units to develop the Project.

Applicant will look to utilize Broward County Policy 2.16.3, which allows up to 6 bonus, market-rate units to be allocated for each 1 “moderate income,” unit. Applicant is requesting the allocation of 31 flex units which will be deed-restricted for 30 years as “moderate income” units. This will allow for a bonus density of 186 units. Adding the flex units and bonus units together equals a total unit count of 217 units, meaning one of the bonus units will not be used.

Code Criteria Analysis

For the proposed use, the primary focus of the Code criteria analysis is compliance with the Review Standards listed in Section 155.2407(E) of the Code. Each requirement is listed below with the Applicant’s response in bold.

Sec. 155.2407(E) – Review Standards

1. Is consistent with the comprehensive plan.

The Project is consistent with the comprehensive plan as infill redevelopment and affordable housing are two objectives of the comprehensive plan. The Project proposes to redevelop and improve the dated clubhouse. The Project also offers to add moderate income affordable residential units incorporated into a resort-style multifamily community. Additionally, the Project is consistent with the following policies listed in the City’s Comprehensive Plan:

- **Policy 01.01.06-All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer).**
- **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 01.14.01-The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.**

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

The Project aims to comply with the applicable district use, intensity, height, setback, landscaping, and open space requirements. The proposed uses are permitted in their respective zoning districts and the overall Project complies with the specific dimensional and intensity standards.

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

The proposed Project complies with the applicable development standards of this Code including the multifamily design standards and architectural design standards.

Access, circulation, parking, and loading:

The Project's proposed access, circulation, parking, and loading areas comply with the standards required by the Code. For the multifamily component, great attention was provided to creating convenient site circulation and parking for residents and guests. For the clubhouse, a drop off area and self-parking are proposed.

Landscaping and tree preservation:

The Oaks at Palm Aire proposed landscape concept is focused around the unique character of the existing mature tree canopy. The site has been designed around multiple large specimen Live Oak, Ficus and Cypress trees that will blend the adaptive re-use of the site with the historical character of the existing golf clubhouse property. These signature trees anchor the primary focal and entrance points of the site from both West Palm Aire Drive and Oaks Clubhouse Drive. The proposed plans will preserve approximately 40 large specimen palms and trees and will be relocating approximately another 168 trees including specimen Live Oak and Cypress trees.

The plans were designed to create unique but closely integrated sites for the proposed residential and golf club uses. The residential plans are highlighted by full interconnected pedestrian pathway system that meanders through a carefully constructed tree canopy and open spaces between the buildings. These will supplemented with a significant amount of native shrubs and ground covers to minimize irrigation demand and provide for an aesthetically pleasing pedestrian environment as well and amenity for the residents.

Screening, fences and walls:

The Project will comply with all screening, fencing, and wall development standards provided in the Code.

Exterior lighting:

The Project will comply with all exterior lighting development standards in the Code.

Environmental protection/infrastructure:

The Project complies with all environmental protection/infrastructure standards in the Code. With regard to trash and recycling, each multi-family building will have its own dumpster enclosure room on the ground floor along with a trash chute that services all floors of the building.

Design standards:

The Project complies with all Design standards provided in the Code. The Project was designed to encourage a vibrant, pedestrian-friendly development and help revitalize activity and use of the existing golf course.

Lots:

The Project complies with the lot standards in the Code. In addition, Applicant will be replating the subject parcels concurrent with the site plan process.

Sustainable development standards:

Per Section 155.5802 of the City Code, the residential development is required to provide sustainable development features totaling 10 points from the City's Sustainable Development Options Table. The golf clubhouse is required to provide 12 points worth of sustainable features.

For the residential development, Applicant proposes providing the following sustainable features with the points for each listed:

Efficient Cooling	2 points
Hurricane Resistant Structures	4 points
Infill/Mixed Use	4 points
Total	10 points

For the golf clubhouse, Applicant proposes providing the following sustainable features with the points for each listed:

Efficient Cooling	2 points
Efficient Water Heating	2 points
Hurricane Resistant Structures	4 points
Infill/Mixed Use	4 points
Total	12 points

Performance and maintenance:

The Project complies with all Performance and Maintenance standards provided in the Code.

Sign structure design standards:

A formal sign package for the Project will be submitted to the City at a later stage in the process.

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

The proposed development complies with all other applicable standards in the Code.

5. *Complies with all requirements or conditions of any prior applicable development orders.*

N/A.

6. *Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances.*

N/A.

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, adequate, paved vehicular access. The Project is not abutting a trafficways, so the Broward County Trafficways Plan does not apply.

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

N/A.

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

The Project complies with crime prevention, security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support. Please refer to CPTED Plan for further details.

10. *Complies with the adopted Fire Codes and Standards per City Code Section [95.02](#).*

The Project will comply with the Fire Code and any related standards. See site plan, life safety plan, and supporting documents.

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

The Project does not adversely impact any environmentally sensitive lands.

12. *Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.*

The Project is not located on a Transportation Corridor.