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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
Flex Allocation 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 31 flex units and major site plan and building design approval. Applicant intends to submit a plat application to plat the parcels as well.

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) will be developed 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 that will 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 designation on the 10.81-acre parcel allows a maximum density of 486 dwelling units.

P&Z

As Applicant is proposing 216 dwelling units, the Project will only contain 44% of the units that are permitted under the existing RM-45 zoning. However, because all of the residential units within the Dashed Line Area have been allocated to other existing developments, Applicant is requesting this allocation of flex units to develop the Project.

Applicant will look to utilize Broward County Policy 2.16.3. This policy, in an effort to incentivize development of more affordable housing, authorizes municipalities to provide new developments with 6 bonus, market-rate units for each 1 “moderate income” unit the development proposes to provide. Using this policy, Applicant is requesting 31 flex units, which will be restricted to residents with an income level within the range of “moderate income” as defined by the County and City codes. This will allow for allocation of 186 bonus market rate 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.

Flex Allocation Standards

Per Section 154.61 of the Planning Code, an application for Distribution of Flexibility Units, Economic Development Units and Nonresidential Flexibility must comply with the following standards:

- 1. The property must be located within the city’s Flexibility Zone and flexibility, redevelopment units and/or nonresidential flexibility (based on 5% rule) must be available.**

The Property is located within the City’s Unified Flexibility Zone and flex units are available for allocation.

- 2. To be eligible for the allocation of flexibility and redevelopment units the applicant must agree to provide affordable housing units on the application site of any one type or combination of types or pay an in lieu of fee as specified in Code Section 154.80.**

Applicant will dedicate 31 units to be deed-restricted to the moderate income level for 30 years.

Additionally, per Section 154.61(D) of the City Code, an application for flexibility or redevelopment units or nonresidential flexibility shall be approved at the discretion of the City Commission as a legislative action and by the Planning and Zoning Board, where applicable, based upon delegated authority from the City Commission. An application shall only be presented to the decision making body upon a finding that all of the following standards are met:

- 1. Consistency with applicable goals, objectives and policies of the city's Comprehensive Plan and this chapter.**

Goal 01: The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

The Project will redevelop a site with an existing antiquated clubhouse for the adjacent golf course and construct a multi-family project with associated amenities and a new clubhouse facility for the golf course. As an infill redevelopment project, the development will be constructed on a site with connections to existing infrastructure and roadways with connectivity to nearby retail and commercial services. This redevelopment project will produce less greenhouse gas emissions as the residents will take shorter trips to get to existing nearby destinations. Furthermore, the Project will be energy efficient, meeting 10 of the City’s Sustainability Standards.

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.

As previously stated, the Project is located within the City's flex receiving area, with flex units available for allocation. The Project will be compatible with the character of the surrounding area and land uses. The proposed building height of 5 stories is in harmony with the adjacent 5-story residential development to the east and is compatible with the adjacent golf course use. Additionally, the Project has been designed to be compatible with the adjacent 2-story residential development to the southwest as the buildings have been placed more central to the Property in this area, with parking and landscaping along the adjoining property. The Project has also received confirmation from the School Board that there is sufficient capacity within the schools for the future residents.

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.

The County's 100 Year Flood Elevation and the FEMA Base Flood Elevations are 9.00 NAVD. The minimum proposed Finished Floor Elevation for the on-site buildings is 12.00 NAVD, which is above those elevations.

- 2. The use of the redevelopment and flexibility units and/or the establishment of nonresidential development within a residential land use designation will produce a reasonable development pattern. The criteria for reasonableness shall include compatibility of adjacent land uses and suitability of the parcel for various development patterns.**

The Project is consistent with existing and planned future land uses in the area. The existing and proposed uses surrounding the Property include the Palm Aire Golf Course and multi-family residential uses containing the same zoning designation as the Property, RM-45. As such, the proposed request for Flex Units to develop the Property with 216 multi-family residential units is consistent with the uses permitted within the RM-45 zoning designation of the multi-family residential uses on the surrounding properties and any future development patterns. Furthermore, the proposed new residential buildings will be complementary to the existing residential uses with a building design and height that will be in character with the architecture and design of the surrounding communities.

- 3. Any applications for the use of residential flexibility or redevelopment units under this section require a commitment to provide affordable housing units pursuant to subsection (F) below or payment of an in lieu of fee in accordance with § 154.80. Infill properties which are one-acre or less are exempt from this requirement.**

Applicant will provide 31 units that will be deed-restricted to the moderate income level for a period of 30 years.