



**DUNAY  
MISKEL  
BACKMAN** LLP

Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman

Hope Calhoun  
Dwayne Dickerson  
Ele Zachariades  
Matthew H. Scott

Christina Bilenki  
David F. Milledge  
Jeffrey Schneider  
Kristen Weiss  
Sara Thompson

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

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 plat application, which is in addition to the previously submitted site plan application and flex unit application.

The subject area for the Project includes all of the +/- 10.33 acre parcel located at 3701 Oaks Clubhouse Drive, identified as folio 494205000047 (“Parcel 1”) and +/- 5.9 acres of the adjacent golf course directly to the north of and adjacent to 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 of the City.

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 surrounding, existing golf course. The Applicant is proposing to demolish the existing clubhouse and construct a multi-family residential development containing 270 dwelling units on Parcel 1 and a new clubhouse building with a surface parking lot on parts of Parcel 1 and Parcel 2. The residential development will be contained on the parcel with the residential future land use designation. No residential units will be developed on the area containing the Recreation & Open Space future land use designation. 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 workforce housing with the remainder to be market-rate units. And third, Applicant seeks to design and deliver a new, state-of-the-art clubhouse to serve the golf course visitors, current residents of Palm-Aire, and future residents of the multi-family buildings.

As the Property has not been platted, Applicant is requesting plat approval to plat the parcels. The proposed Oaks at Palm Aire plat will contain the following restrictive note on the face of the plat:

“This plat is restricted to 270 mid-rise units on Parcel A and a 12,000 square foot multipurpose recreation facility on Parcel B.”

**DRC**

PZ23-1400008

08/16/2023

Plat Approval Standards

Per Section 155.2410 of the City Code, an application for Plat shall be approved only on a finding that the proposed subdivision or development on the lots proposed to be platted meets all of the following standards:

- 1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;**

The Project complies with all lot standards provided in Part 7 of Article 5 of the City's Code.

- 2. The development complies with all other applicable standards in this Code;**

The Project is in compliance with all other applicable Code standards.

- 3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);**

The Project is in compliance with all development conditions of approval that are applicable to the Property.

- 4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;**

This standard is not applicable to the Project as it is not adjacent to a roadway on the Broward County Trafficways Plan that requires dedication.

- 5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and**

This standard is not applicable to the Project.

- 6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.**

All facilities for the Project will be placed underground.