

SITE DATA - GOLF CLUBHOUSE & MAINTENANCE FACILITY		
APPLICATION NAME	PALM AIRE COUNTRY CLUB	
ADDRESS	3701 OAKS CLUB HOUSE DR POMPANO BEACH, FL 33069	
PROPERTY CONTROL NUMBER (S)	49420500047	
PROPOSED ZONING	PR	
PROPOSED LAND USE	OPEN SPACE/RECREATION	
GROSS AREA	6.42 AC (279,707 SF)	
DIMENSIONAL REQUIREMENTS		
	REQUIRED	PROVIDED
LOT COVERAGE	10% MAX	7.5%
PERVIOUS AREA (CLUBHOUSE)	40% MIN	49.8%
FRONT YARD SETBACK (OAKS CLUBHOUSE DR.)	25' MIN	25'
SIDE STREET SETBACK	25' MIN	N/A
INTERIOR SIDE YARD SETBACK	25' MIN	119'
REAR YARD SETBACK	25' MIN	39'
PARKING ALONG STREET FRONTAGE (510 LF)	128' (25% MAX)	128' (25%)
BUILDING SIZE AND HEIGHT		
MAX BUILDING HEIGHT	30'-0"	CLUBHOUSE 29'-6" CART BARN 21'-2" MAINTENANCE FACILITY 21'-2"
GROSS SQUARE FOOTAGE PER BUILDING TYPE	N/A	CLUBHOUSE 11,731 SF CART BARN 4,125 SF MAINTENANCE FACILITY 5,234 SF
TOTAL GROSS SQUARE FOOTAGE		21,090 SF
PARKING REQUIRED		
CART BARN @ 1 SP./300 SF	4,125 SF	14 SP.
GOLF COURSE @ 1 SP./HOLE	36 HOLES	36 SP.
DRIVING RANGE @ 1 SP./1 TEE	18 TEES	18 SP.
PROSHOP/MISC. CLUBHOUSE AREA @ 1 SP./300 SF	3,783 SF	13 SP.
RESTAURANT @ 1 SP./4 PERSONS	308 PERSONS	77 SP.
MAINTENANCE @ 1 SP./1,000 SF INDOOR STORAGE	5,234 SF	5 SP.
MAINTENANCE @ 1 SP./5,000 SF OUTDOOR STORAGE	14,500 SF	3 SP.
TOTAL PARKING REQUIRED		166 SP.
MAXIMUM ALLOWED PARKING	25% OVER REQ.	208 SP.
PARKING PROVIDED		
	STANDARD	ADA
TOTAL PARKING PROVIDED	168 SP.	6 SP.
		TOTAL 174 SP.

SITE DATA - RESIDENTIAL			
APPLICATION NAME	PALM AIRE COUNTRY CLUB		
ADDRESS	3701 OAKS CLUB HOUSE DR POMPANO BEACH, FL 33069		
PROPERTY CONTROL NUMBER (S)	49420500047		
PROPOSED ZONING	RM-45		
PROPOSED LAND USE	MULTIFAMILY RESIDENTIAL		
GROSS AREA	8.53 AC (371,725 SF)		
MAX DENSITY	ALLOWED	PROPOSED	
	45 DU/AC (384 UNITS)	25.3 DU/AC (216 TOTAL UNITS)	
DIMENSIONAL REQUIREMENTS			
	REQUIRED	PROVIDED	
LOT WIDTH	75' MIN	53'	
LOT COVERAGE	60% MAX	18.9%	
PERVIOUS AREA	25% MIN	138,397 SF (37.2%)	
FRONT YARD SETBACK (W. PALM AIRE DR.)	25' MIN	26'	
SIDE STREET SETBACK (OAKS CLUBHOUSE DR.)	10/17'-6" MIN	27'	
INTERIOR SIDE YARD SETBACK	10/17'-6" MIN	31'	
REAR YARD SETBACK	10'	17'	
PARKING ALONG OAKS CLUBHOUSE DR (503 LF)	126' (25% MAX)	0%	
PARKING ALONG PALM AIRE DR (621 LF)	155' (25% MAX)	0%	
BUILDING SIZE AND HEIGHT			
	ALLOWED	PROPOSED	
MAX BUILDING HEIGHT	105'-0"	BLDG. TYPE 1	61'-3"
		BLDG. TYPE 2	60'-10"
		CLUBHOUSE	22'-6"
		GYM	19'-9 1/4"
MAX BUILDING LENGTH	180'-0"	GARAGE TYPE 1	113'-8"
		GARAGE TYPE 2	113'-8"
		BLDG. TYPE 1	173'-10"
		BLDG. TYPE 2	173'-10"
MAX FOOTPRINT SQUARE FOOTAGE	20,000 SF	CLUBHOUSE	12,816 SF
		GYM	2,524 SF
		GARAGE TYPE 1	1,437 SF
		GARAGE TYPE 2	969 SF
GROSS SQUARE FOOTAGE PER BUILDING TYPE	N/A	BLDG. TYPE 1	60,077 SF
		BLDG. TYPE 2	58,777 SF
		CLUBHOUSE	6,580 SF
		GYM	2,524 SF
GROSS SQUARE FOOTAGE SUBTOTALS	N/A	GARAGE TYPE 1	1,437 SF
		GARAGE TYPE 2	969 SF
		BLDG. TYPE 1	120,154 SF
		BLDG. TYPE 2	117,554 SF
TOTAL GROSS SQUARE FOOTAGE		CLUBHOUSE	6,580 SF
		GYM	2,524 SF
		GARAGE TYPE 1	6,622 SF
		GARAGE TYPE 2	1,938 SF
		TOTAL	257,372 SF
PARKING REQUIRED			
MULTIFAMILY / CARRIAGE HOME	# OF UNITS	# OF PARKING REQUIRED	
1-2 BED @ 1 SP / 1,000 SF OF GFA (PER 155 4202)	175,407 SF	175 SP.	
3 BED @ 2 SP / DU	18 UNITS	36 SP.	
GUEST PARKING @ 1 SP / 5 DU	216 UNITS	43 SP.	
TOTAL REQUIRED PARKING		254 SP.	
PARKING PROVIDED			
MULTIFAMILY	STANDARD	ADA	TOTAL
SURFACE	266 SP.	9 SP.	275 SP.
GARAGE	44 SP.	N/A	44 SP.
TOTAL PARKING PROVIDED			319 SP.

DEVELOPMENT SUMMARY - UNIT MIX							
UNIT TYPES	GROSS AREA	BUILDING TYPES		TOTAL UNITS	% OF TOTALS	TARGET MIX	LEASABLE AREA
		TYPE 1	TYPE 2				
1 BED							
A1	735 SF	25	25	100 UNITS	46.3%		73,500 SF
A3	783 SF	2	1	6 UNITS	2.8%	40%	4,697 SF
SUBTOTAL		27	26	106 UNITS	49.1%		78,197 SF
2 BED							
B1	1,058 SF	10	10	40 UNITS	18.5%		42,320 SF
B2	1,066 SF	5	0	10 UNITS	4.6%		10,660 SF
B3	1,056 SF	12	8	40 UNITS	18.5%	55%	42,240 SF
B4	995 SF	0	1	2 UNITS	0.9%		1,990 SF
SUBTOTAL		27	19	92 UNITS	42.6%		97,210 SF
3 BED							
C1	1,344 SF	0	9	18 UNITS	8.3%		24,192 SF
SUBTOTAL		0	9	18 UNITS	8.3%	5%	24,192 SF
# OF UNITS/BLDG		54 UNITS	54 UNITS	216 UNITS	100%		
# OF BLDGS		2 BUILDINGS	2 BUILDINGS	4 BUILDINGS			
TOTAL APART. UNITS		108 UNITS	108 UNITS	216 UNITS	100%		199,599 SF

Consultants:

Revisions:

2023/08/16 - Resubmittal #1

2024/01/02 - Resubmittal #2

2024/10/16 - Resubmittal #3

## THE OAKS AT PALM AIRE

Pompano Beach, Florida

## MORGUARD

Digitally signed by Brian Terry  
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Date: 2024.10.16 10:57:36-04'00'

Drawn By: ZAK  
Drawing #: 1272  
Date: 12/04/2023

### Site Plan

SHEET # SP-1



LEGEND:

↑ MAIN ENTRY.

↔ SECONDARY ACCESS.

