



SITE INFORMATION-RESI PARCEL			
Property location	3701 Oaks Club House DR, Pompano Beach, FL 33069		
Folio	494205000047		
Zoning Designation	RM-45 (Multiple Family Residential)		
Future Land use designation	Residential within the Palm Aire Dashed Line Area		
Net square footage	10,339 sq. (450,381.25 sf)		
Max density (1)	Allowed	Proposed	
	45 du/ac (464 units)	27.6 du/ac (286 units)	
DIMENSIONAL REQUIREMENTS			
	REQUIRED/ALLOWED	PROPOSED	
Lot size			
Lot width	75' min	388'-0"	
Lot coverage	60% max	21.69%	
Perovious area	25% min	38.1%	
Building placement			
Front yard setback (W Palm Aire Dr)	25' min	70'-9"	
Street side yard setback (Oaks Clubhouse Dr) (2)	10/17'-6" min	17'-6"	
Interior side yard setback (2)	10/17'-6" min	27'-5"	
Rear yard setback (2)	10/17'-6" min	18'-0"	
Landscape between VUA use areas and bldg			
<7' = 15' height structures	8'-0"	Garage	10'-7"
>15' height structures (3)	8'-0" to 24'-0"	Type I/II	24'-0"
		Carriage H	13'-3"
Building size & height			
Max building height	105'-0"	BLOG I	53'-2"
		BLOG II	53'-8"
		Carriage H	22'-6"
		Clubhouse	14'-0"
Spacing between principal structures	25'-0"	30'-0"	
Max building length	180'-0"	Type I	149'-0"
		Type II	173'-10"
		Carriage H	112'-8"
		Clubhouse	130'-0"
		Det. Garage	70'-6"
Max footprint/sq. footage (include balconies/terraces)	20,000 sf	Type I	14,177 sf
		Type II	12,240 sf
		Carriage H	3,410 sf
		Clubhouse	10,467 sf
		Det. Garage	1,437 sf
Gross square footage per bldg type	n/a	Type I	70,885 sf
		Type II	61,200 sf
		Carriage H	6,820 sf
		Clubhouse	9,131 sf
		Det. Garage	1,437 sf
Gross square footage subtotals	n/a	Type I	141,770 sf
		Type II	183,600 sf
		Carriage H	27,280 sf
		Clubhouse	9,131 sf
		Det. Garage	2,874 sf
Total gross square footage		364,655 sf	
UNITS DESTINED TO MODERATE INCOME			
# of units	% of total	1 bld	2bd
41 units	14.3%	36 units	5 units
PARKING REQUIRED			
Multifamily/carriage homes	# of units	# of parking	
180 @ 1.5sp/du	112 units	168 sp	
280 @ 1.5sp/du	154 units	231 sp	
380 @ 2sp/du	20 units	40 sp	
Subtotal multifamily/carriage homes	286 units	439 sp	
GRAND TOTAL REQUIRED		439 sp	
PARKING PROVIDED			
Multifamily/carriage homes	Standard	ADA	Total
Surface	367 sp	8 sp	375 sp
Detached	12 sp	sp	12 sp
Tuckunder	36 sp	sp	36 sp
Tandem	42 sp	sp	42 sp
GRAND TOTAL PROVIDED	457 sp	8 sp	465 sp

Notes:
1 This project is just using Multifamily parcel (I) for density calculations
2 Structures > 20' ht. shall set back and additional 1' for each 4' of height above 20'
3 Structures > 15' ht. shall add 1 additional foot for every 2 feet up to a maximum of 24' of landscape area

SITE INFORMATION-GOLF CLUB PARCEL			
Property location	3701 Oaks Club House Dr, Pompano Beach, FL 33069		
Folio	494205000020		
Zoning Designation	PR (Parks & Recreation)		
Future Land use designation	Open Space/Recreation Within the Palm Aire Dashed Line Area		
Gross square footage	5,993 sq (261,022 sf)		
DIMENSIONAL REQUIREMENTS			
	REQUIRED/ALLOWED		PROPOSED
Lot size			
Lot coverage	10% max		5.9%
Permissible area	40% min		58.6%
Building placement			
Front yard setback (Oaks Clubhouse Dr)	25' min		30'-2"
Street side yard setback (I)	25' min		N/A
Interior side yard setback	25' min		34'-9"
Rear yard setback (2)	25' min		N/A
Building size & height			
Max building height	30'-0"	Clubhouse Acc. structure	28'-6" 14'-0"
PARKING REQUIRED			
Golf club			
Isp/4 persons	202 persons		51 sp
GRAND TOTAL REQUIRED			51 sp
PARKING PROVIDED			
	Standard	ADA	Total
Surface	81 sp	2 sp	83 sp
Valet Parking lot	92 sp		92 sp
Tandem	40 sp		40 sp
GRAND TOTAL PROVIDED	213 sp	2 sp	215 sp

DEVELOPMENT SUMMARY- UNIT MIX									
Multifamily/Carriage homes									
Unit Types	Gross Area	Building Types		Total Units	% of Totals	target mix	LEASABLE AREA (NRSF)		
		Type I (Std)	Type II (Std)						
180									
A1	735 sf	5	25	0	85 units	29.7%	62,475 sf		
A2	743 sf	10	0	0	20 units	7.0%	14,860 sf		
A3	783 sf	0	1	0	3 units	1.0%	2,389 sf		
TH1	874 sf	0	0	1	4 units	1.4%	3,487 sf		
Sub-total		15	26	1	112 units	39.2%	83,181 sf		
280									
B3	1,058 sf	10	10	0	50 units	17.5%	52,900 sf		
B2	1,056 sf	15	10	0	60 units	21.0%	63,560 sf		
B1	1,056 sf	4	8	0	32 units	11.2%	33,792 sf		
TH2	1,193 sf	0	0	2	8 units	2.8%	4,154 sf		
TH3	1,041 sf	0	0	1	4 units	1.4%	4,154 sf		
Sub-total		29	28	3	154 units	53.8%	154,816 sf		
380									
C1	1,333 sf	10	0	0	20 units	7.0%	26,560 sf		
Sub-total		10	0	0	20 units	7.0%	26,560 sf		
# of Units/Bldg		54 units	54 units	4 units	286 units	100%			
# of Bldgs		3 bldgs	3 bldgs	4 bldgs	10 bldgs				
Total Apart. Units		108 units	162 units	16 units	286 units	100%	264,556 sf		
925 avg sf/du									

NOTE: A PRE CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK IS PERFORMED ON SITE



SITE PLAN

SCALE: 1"=60'-0"

DRC SUBMITTAL 06/13/2023

P223-12000017
07/19/2023

OAKS @ PALM AIRE
FOR:
MORCUE AT:
POMPAO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
ARCHITECTS & PLANNING

MSA ARCHITECTS & PLANNING

MSA ARCHITECTS, INC.
AAC0000895
8850 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
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DRAWN
CONTRACT DATE 10/12/22
SCALE AS SHOWN
JOB NO. 2181.PRJ
SHEET TITLE: