



October 3, 2023

Pamela Stanton  
Planner II  
Development Services Department  
City of Pompano Beach  
100 W. Atlantic Blvd. Third Floor  
Pompano Beach, FL 33060

RE: Community Outreach Summary-Oaks at Palm Aire

Dear Ms. Stanton,

Clublink US, LLC ("Applicant" or "Clublink") held a community meeting at the Herb Skolnick Community Center on September 6, 2023 from 6:30 pm until 9:00 pm. The meeting was in relation to the Oaks Clubhouse site plan application, flex unit application, and plat application (identified by project numbers 23-12000017, 23-05000007 and 23-14000008) ("Project"). The meeting lasted approximately two and a half hours.

Notice was provided to the surrounding community in compliance with City Code requirements.

The meeting was well attended with over 100 local residents. District Commissioner Barry Moss attended the meeting. Applicant was represented by Matthew Scott and Scott Backman, from Dunay, Miskel & Backman, LLP, attorneys for the applicant. Clublink Director of Construction and Development John Walsh, Morguard Senior Vice President John Talano, and Development Advisors Don Ginsburg and Adam Steinhauß also attended the meeting.

The meeting began with a brief introduction by Commissioner Moss. Matthew Scott then presented the Project with a Powerpoint presentation, a copy of which is included with this meeting summary. The presentation covered details about the proposed plans, reasoning for the plans, city review process and overall project timing, and discussion of concerns from the neighbors. It was also discussed with the attendees that Applicant would take detailed notes of the questions and concerns from the neighbors and work to address as many of their concerns as possible during the development review process.

After the presentation by Matthew Scott, the attendees were given the opportunity to express concerns and ask questions. Numerous questions and comments were made, including the following:

- The Project is too large for the area.
- The Project is not compatible with the area.
- There is already too much traffic. Publix parking lot is crowded already as it is.

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- The valet parking lot will be in certain residents' view/backyard.
- Landscaping-will trees provide sufficient buffering?
- How will the developer ensure safety and mitigate impacts to the surrounding buildings during the construction phase?
- What will the rental rates be for the project including the market rate and affordable housing rate?
- How will the traffic generated by the project impact the surrounding residents?
- What is the impact to golf course operations?
- Will the new clubhouse impact the views of the surrounding residents?
- When and how will the community be notified of the public hearings?
- The project will create security issues due to the transient nature of renters.
- Will there be vacation/short term rentals?
- Whether there are deed restrictions or other governing documents that prohibit the proposed development?
- Will the developer meet with neighbors again as the project progresses?
- Mature trees should not be removed.
- Can the main access to the project be relocated to minimize traffic and safety concerns?
- Can the developer reduce the total number of units in the project?
- Will an engineer analyze the construction impacts on surrounding properties?
- Will revenue from the project be used to support improvements to the golf course?

Applicant is currently working on various revisions and modifications to the plans in an effort to address some of the neighbors' concerns. Applicant is also creating a website to provide information and updates about the project as it progresses. Please contact me at [mscott@dmblaw.com](mailto:mscott@dmblaw.com) or 561-405-3350 if you have any questions or comments regarding this summary letter of the community outreach meeting.

Sincerely,



Matthew Scott, Esq.  
Dunay, Miskel & Backman, LLP