



## Staff Report

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**File #:** LN-500

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### PLANNING AND ZONING BOARD

Meeting Date: JUNE 25, 2025

### THE OAKS AT PALM AIRE- PLAT

<b>Request:</b>	Plat
<b>P&amp;Z#</b>	23-14000008
<b>Owner:</b>	Clublink US, LLC
<b>Project Location:</b>	3701 Oaks Club House Dr.
<b>Folio Number:</b>	494205000047 & 494205000020
<b>Land Use Designation:</b>	LM (Low-Medium 5-10 DU/AC)
<b>Zoning District:</b>	RM-45 (Multiple-Residence 45)
<b>Commission District:</b>	5 (Darlene Smith)
<b>Agent:</b>	Matthew Scott (561-4053350 / mscott@dmbblaw.com)
<b>Project Planner:</b>	Maggie Barszewski (954-786-7921 / maggie.barszewski.com)

### SUMMARY:

#### A. Plat Background

A plat is a map, drawn to scale, showing the divisions of a piece of land. It can delineate blocks, streets, alleys and easements. Further refinement often splits blocks into individual lots, usually for the purpose of selling the described lots, this has become known as subdivision. The statutory definition of subdivision according to Chapter 177.031(18), F.S. is “the division of land into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and re-subdivisions.” Upon the filing of a plat, legal descriptions can then refer to block and lot-numbers rather than portions of sections. In order for plats to become legally valid, a local governing body must review and approve them.

In Broward County, such legal authority is bestowed upon the Broward County Commission as stipulated within Article 7 of the Broward County Administrative Rules Document. Section 7.2 - ‘Countywide Platting Authority’ states that “No plat of lands lying within Broward County, either in the incorporated or unincorporated areas, may be recorded in the Official Records prior to approval by the County Commission.” Section 7.4 provides for the input of each local government within Broward County, whereby a plat application must first be approved by the local jurisdiction before final approval with the County Commission. That section states that “local Jurisdictions shall require platting at least in those circumstances where the Broward County Land Use Plan requires platting.”

B. Request

The agent, Amanda Martinez, of Miskel Backman, LLP, is representing the owners of the property, Clublink US, LLC. The Applicant is requesting approval of the Oaks at Palm Aire Plat for the 14.95-acre property located on the west side of Oaks Clubhouse Drive and north of West Palm Aire Drive in the Palm-Aire community. The Applicant is proposing to demolish the existing clubhouse and construct a multi-family residential development containing 216 dwelling units on Parcel A and a new clubhouse building will be constructed on Parcel B. The residential development will be contained on Parcel A, containing the residential future land use designation. No residential units will be developed on Parcels B, containing the Recreation & Open Space future land use designation. The ingress & egress will be from Oaks Clubhouse Drive and West Palm Aire Drive. The Plat restricts the property to a maximum of "216 Mid-Rise units" on Parcel A and a "19,000-square foot Recreational Community Center that is accessory to a golf course" on Parcel B. A conceptual site plan has been provided along with this Plat submittal.

The land use designation is "Palm Aire Dashed Line Area with underlying Residential" for Parcel A and "Palm Aire Dashed Line Area with Underlying Open Space Recreation" for Parcel B. The Zoning is RM-45 (Multiple Family Residential) for Parcel A and PR (Parks and Recreation) for Parcel B.

The residential entitlements for the Plat will be accomplished when the proposed Flex Allocation is approved. The plat will have to be amended to not include any of the residential units if the flex allocation is not approved.

C. Section 155.2410. PLAT - A. Purpose

The purpose of this section is to provide a review procedure to conform to the Broward County Land Use Plan's platting requirement and to ensure subdivisions of land within the city:

1. Provide for the orderly growth and development of the city;
2. Coordinate proposed streets with existing and planned streets in the city's street system, and with other public facilities;
3. Provide rights-of-way for streets and utility easements;
4. Avoid congestion and overcrowding of streets;
5. Ensure there is adequate access to development;
6. Ensure there are adequate utility facilities to serve development;
7. Ensure there is adequate open space and recreation facilities to serve development; and
8. Ensure there is proper recordation of land ownership or property owner association records, where applicable.

D. Plat Review Standards

An application for a 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;
2. The development complies with all other applicable standards in this Code;
3. The development complies with all requirements or conditions of any applicable development orders (e.g.,

Planned Development);

4. Any land within the platted lot(s) necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;
5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and
6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

#### **E. Staff Analysis**

The subject property has a land use designation of “Palm Aire Dashed line area with underlying Residential” for Parcel A and “Palm Aire Dashed line area with Underlying Open Space Recreation” for Parcel B. The Zoning is RM-45 (Multiple Family Residential) for Parcel A and PR (Parks and Recreation) for Parcel B. The proposed plat requires flex units for the residential entitlements requested for Parcel A because the parcel was not issued residential units in the 1985 Stipulated Settlement Agreement for Palm Aire which distributed the remaining units in Palm Aire to specific parcels.

The proposed Plat was reviewed by the DRC on November 20, 2024, and found to be in compliance with the City’s Land Development Regulations and all applicable Development Standards in Part 7 of Article 5.

The Broward County Development Review Report (DRR) recommendations have been addressed on the Plat and the plat will be in compliance upon approval of the Flex request.

#### **STAFF CONDITIONS:**

Development Services staff recommends approval of this Plat with the following condition to be satisfied prior to the City Commission hearing:

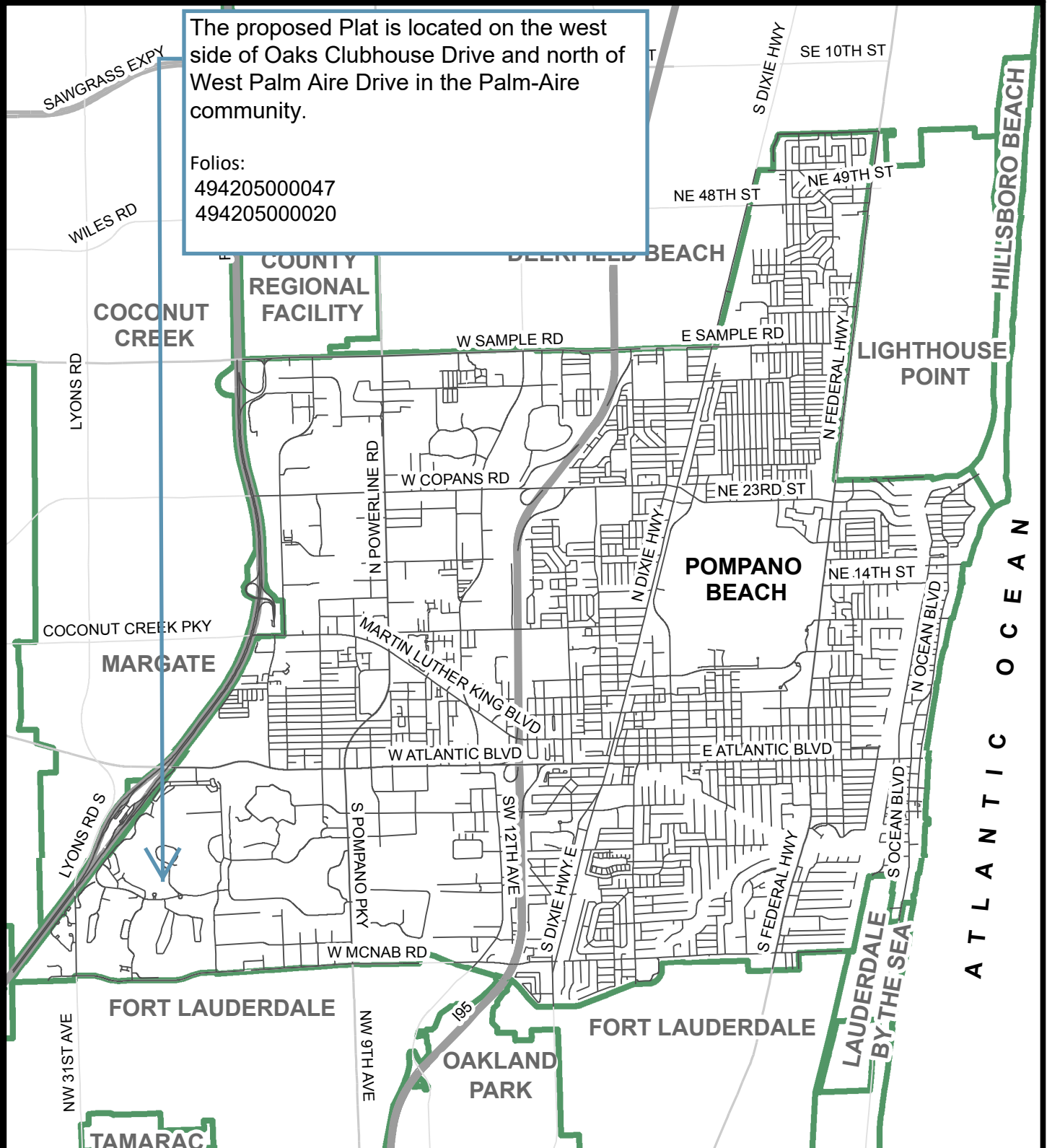
1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.

# CITY OF POMPANO BEACH LOCATION MAP



The proposed Plat is located on the west side of Oaks Clubhouse Drive and north of West Palm Aire Drive in the Palm-Aire community.

Folios:  
494205000047  
494205000020



1 in = 1 miles

7/30/2017

KeeDan

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

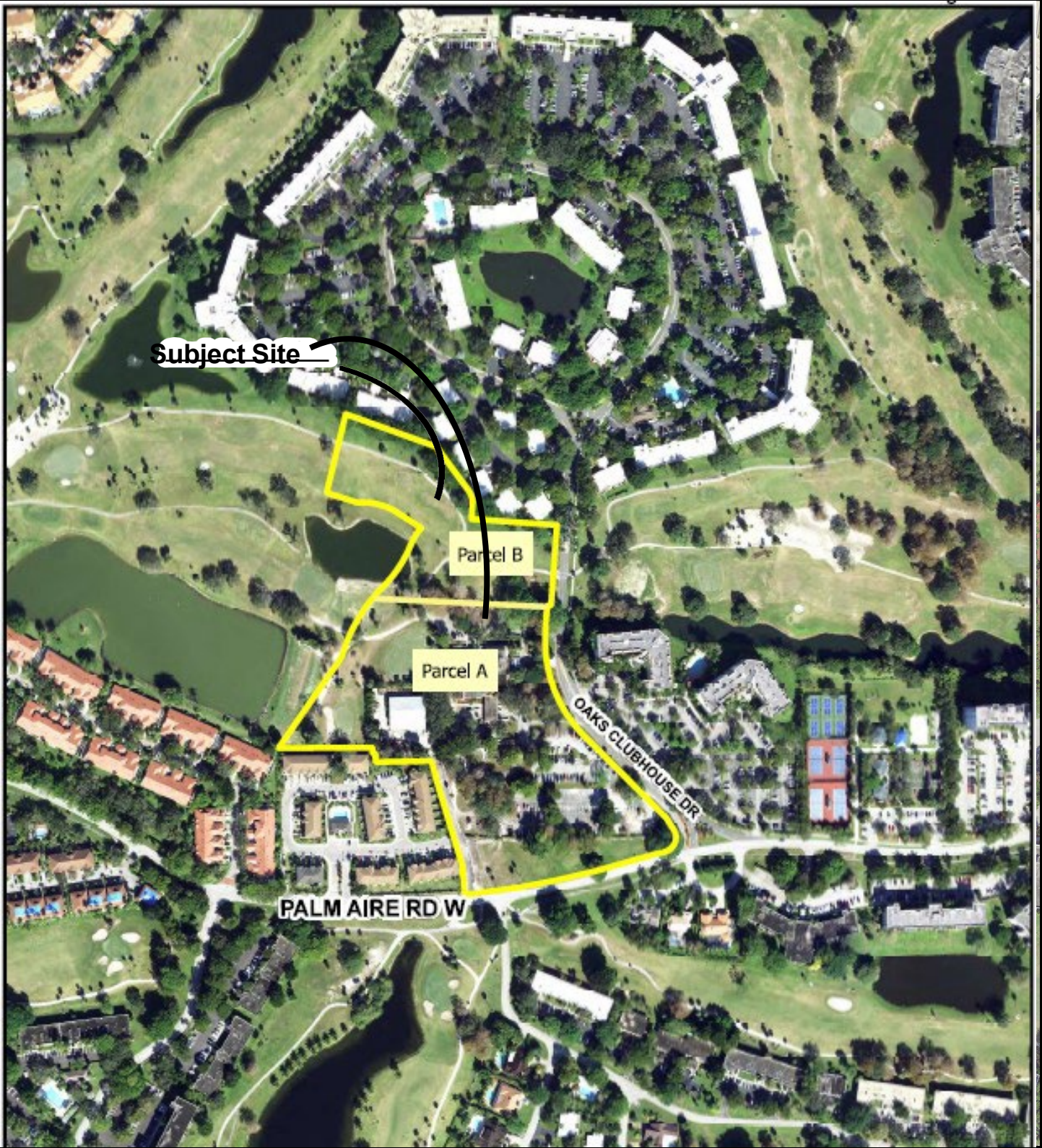
**P&Z**

PZ23-1400008

06-25-2025



# CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

6/10/2025

AdkBob

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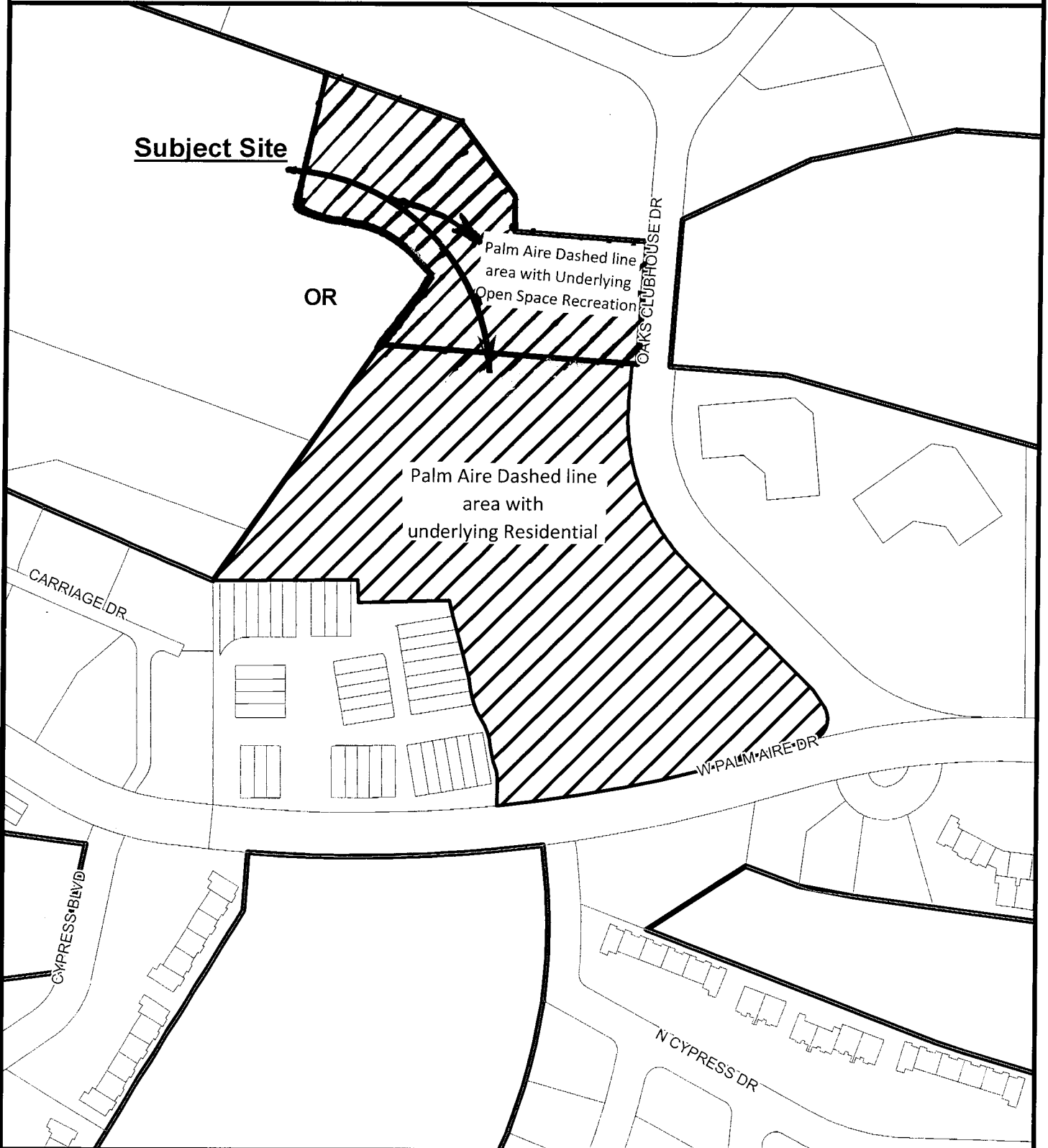
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**P&Z**

PZ23-14000008

06-25-2025

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

**P&Z**

AdkBob

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P223-14000008

06-25-2025



# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



Subject Site

PR

RM-45

OAKS CLUBHOUSE DR

W PALM AIRE DR

CARRIAGE DR

CYPRESS BLVD

N CYPRESS DR

1 in = 250 ft

**P&Z**

6/10/2025

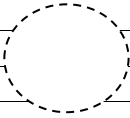
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DEVELOPMENT SERVICES

PZ23-14000008

06-25-2025

LEGEND					
FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
			RS-1	Single-Family Residence 1	
L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2	
LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3	
M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4	
MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville	
H	High (25-46 DU/AC)				
12	Irregular Density		RD-1	Two- Family Residence	
36	Irregular Density				
MUR-H	Mixed-Use Residential (High)		RM-7	Multiple-Family Residence 7	
C	Commercial		RM-12	Multiple-Family Residence 12	
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20	
			RM-30	Multiple-Family Residence 30	
I	Industrial	*	RM-45	Multiple-Family Residence 45	
			MH-12	Mobile Home Park	
T	Transportation				
			B-1	Limited Business	
U	Utilities		B-2	Neighborhood Business	
			B-3	General Business	
CF	Community Facilities		B-4	Heavy Business	
			M-1	Marina Business	
*	OR	Recreation & Open Space	CR	Commerical Recreation	
W	Water		I-1	General Industrial	
			I-1X	Special Industrial	
RAC	Regional Activity Center		O-IP	Office Industrial Park	
			M-2	Marina Industrial	
LAC	Local Activity Center				
			TO	Transit Oriented	
DPTOC	Downtown Pompano	*	PR	Parks & Recreation	
	Transit Oriented Corridor		CF	Community Facilities	
			PU	Public Utility	
ETOC	East Transit Oriented		T	Transportation	
	Corridor		BP	Business Parking	
			LAC	Local Activity Center	
*		Dashed Line			
		With Fixed Number of Units	RPUD	Residential Planned Unit Dev.	
			PCD	Planned Commercial Development	
*		Current Designation	PD-TO	Planned Development - Transit Oriented	
>		Proposed Designation	PD-I	Planned Development - Infill	
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay	
			AOD	Atlantic Boulevard Overlay District	
			CRAO	Community Redevelopment Area Overlay	
			NCO	Neighborhood Conservation Overlay	
			EOD	East Overlay District	
			DPOD	Downtown Pompano Beach Overlay District	