



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 ac (450,381.25 sf)			
Max density (1)	Allowed	Proposed		
	45 du/ac (464 units)	26.1 du/ac (270 units)		
DIMENSIONAL REQUIREMENTS				
REQUIRED/ALLOWED		PROPOSED		
Lot size				
Lot width	75' min	388'-0"		
Lot coverage	60% max	16.64%		
Perivable area	25% min	32.7%		
Building placement				
Front yard setback (W Palm Aire Dr)	25' min	72'-11" (Clubhouse)		
Street side yard setback (Oaks Clubhouse Dr) (2)	10/17'-6" min	86'-4" (Clubhouse)		
Interior side yard setback (2)	10/17'-6" min	48'-4" (Bldg #5)		
Rear yard setback (2)	10'	15'-5" (Det. Garage)		
Landscape between VUA use areas and bldg				
>15' height structures (3)	8'-0" to 24'-0"	Type I/II	24'-0"	
	8'-0" to 24'-0"	Clubhouse	16'-0"	
Building size & height				
Max building height	105'-0"	BLDG I	54'-2"	
		BLDG II	54'-8"	
Spacing between principal structures	25'-0"	Clubhouse	20'-0"	
			33'-8"	
Max building length	180'-0"	Type I	149'-0"	
		Type II	173'-10"	
Max footprint square footage (include balconies/terraces)	20,000 sf	Clubhouse	130'-0"	
		Det. Garage	70'-8"	
Gross square footage per bldg type	n/a	Type I	14,043 sf	
		Type II	12,240 sf	
Gross square footage subtotals	n/a	Clubhouse	9,131 sf	
		Det. Garage	1,437 sf	
Total gross square footage	n/a	Type I	140,430 sf	
		Type II	183,600 sf	
Total gross square footage	n/a	Clubhouse	9,131 sf	
		Det. Garage	2,874 sf	
336,035 sf				
UNITS DESTINED TO MODERATE INCOME				
# of units	% of total	1 bd	2bd	
		36 units	5 units	
PARKING REQUIRED				
Multifamily	# of units	# of parking		
1BD @ 1.5sp/du	113 units	170 sp		
		20 sp		
2BD @ 1.5sp/du	20 units	40 sp		
		40 sp		
Subtotal multifamily/carriage homes		415 sp		
GRAND TOTAL REQUIRED		415 sp		
PARKING PROVIDED				
Multifamily	Standard	ADA	Total	
Surface	387 sp	9 sp	396 sp	
		18 sp		
Tandem	12 sp	12 sp		
		9 sp		
GRAND TOTAL PROVIDED		426 sp		

Notes:  
This project is just using Multifamily parcel (A) for density calculations  
1 Structures > 20' ht- shall set back and additional 1' for each 4' of height above 20'  
2 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 ft (261,022 sf)		
DIMENSIONAL REQUIREMENTS			
REQUIRED/ALLOWED		PROPOSED	
Lot size			
Lot coverage	10% max	5.9%	
Perivable area	40% min	55.7%	
Building placement			
Front yard setback (Oaks Clubhouse Dr)	25' min	30'-2"	
Street side yard setback (1)	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	29'-6"
		Acc. structure	23'-0"
PARKING REQUIRED			
Golf club	202 persons	51 sp	
1sp/4 persons		51 sp	
GRAND TOTAL REQUIRED			
PARKING PROVIDED			
	Standard	ADA	Total
Surface	80 sp		83 sp
Value Parking lot	72 sp		72 sp
GRAND TOTAL PROVIDED		152 sp	3 sp 155 sp

DEVELOPMENT SUMMARY - UNIT MIX									
Unit Types	Gross Area	Building Types			Total Units	% of Totals	target mix		LEASABLE AREA
		Type I (5st)	Type II (5st)	Type III (5st)					
1BD	A1	735 sf	5	25	85 units	31.5%			62,475 sf
	A2	743 sf	10	0	20 units	7.4%			14,860 sf
	A3	783 sf	1	2	8 units	3.0%	40%		6,263 sf
	Sub-total		16	27	113 units	41.9%			83,598 sf
2BD	B1	1,058 sf	5	10	40 units	14.8%			42,200 sf
	B2	1,056 sf	15	5	45 units	16.7%			47,970 sf
	B3	1,056 sf	8	12	52 units	19.3%	55%		54,912 sf
	Sub-total		28	27	137 units	50.7%			145,202 sf
3BD	C1	1,344 sf	10	0	20 units	7.4%		5%	26,880 sf
	Sub-total		10	0	20 units	7.4%			26,880 sf
	# of Units/BD	54 units	54 units	270 units	100%				
	# of Bldgs	2 bldgs	3 bldgs	5 bldgs					
Total Apart. Units		108 units	182 units	270 units	100%				255,680 sf

LEGEND:  
↑ MAIN ENTRY.  
↔ SECONDARY ACCESS.

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

SITE PLAN  
SCALE: 1"=60'-0"  
DRC RE-SUBMITTAL 08/16/2023