



SITE INFORMATION-RESI PARCEL			
Property location	3701 Oaks Club House Dr, Pompano Beach, FL, 33069		
Folio	49420500047		
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
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	
		206 sp	
2BD @ 1.5sp/du	20 units	40 sp	
		40 sp	
SBD @ 2.5sp/du	270 units	415 sp	
		415 sp	
GRAND TOTAL REQUIRED			
PARKING PROVIDED			
Multifamily	Standard	ADA	Total
Surface	387 sp	9 sp	396 sp
		18 sp	
Tandem	12 sp	sp	12 sp
		417 sp	
GRAND TOTAL PROVIDED			
		9 sp	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	49420500020		
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%	
PerVIOUS 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 (Spd)	Type II (Spd)						
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		36	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%	55%	47,370 sf	
	B3	1,056 sf	8	12	52 units	19.3%		54,912 sf	
Sub-total		28	27	137 units	50.7%			144,282 sf	
3BD	C1	1,344 sf	10	0	20 units	7.4%	5%	26,880 sf	
	C2	1,344 sf	10	0	20 units	7.4%		26,880 sf	
	C3	1,344 sf	10	0	20 units	7.4%		26,880 sf	
Sub-total		30	27	137 units	50.7%			144,282 sf	
# of Units/Spd		54 units	54 units	270 units	100%				
# of Bldgs		2 bldgs	3 bldgs	5 bldgs					
Total Apart. Units		108 units	162 units	270 units	100%			255,680 sf	947 avg sf/du

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

PRE-APP MEETING 04/04/2023  
DRC SUBMITTAL 08/13/2023  
DRC RE-SUBMITTAL 08/16/2023

OAKS @ PALM AIRE  
FOR: MORGUARD  
LOCATED AT: POMPANO BEACH, FLORIDA

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ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN CONTRACT DATE 10/12/22  
SCALE AS SHOWN  
JOB NO. 2181.PRJ  
SHEET TITLE: SITE PLAN  
SHEET NUMBER: SP-1