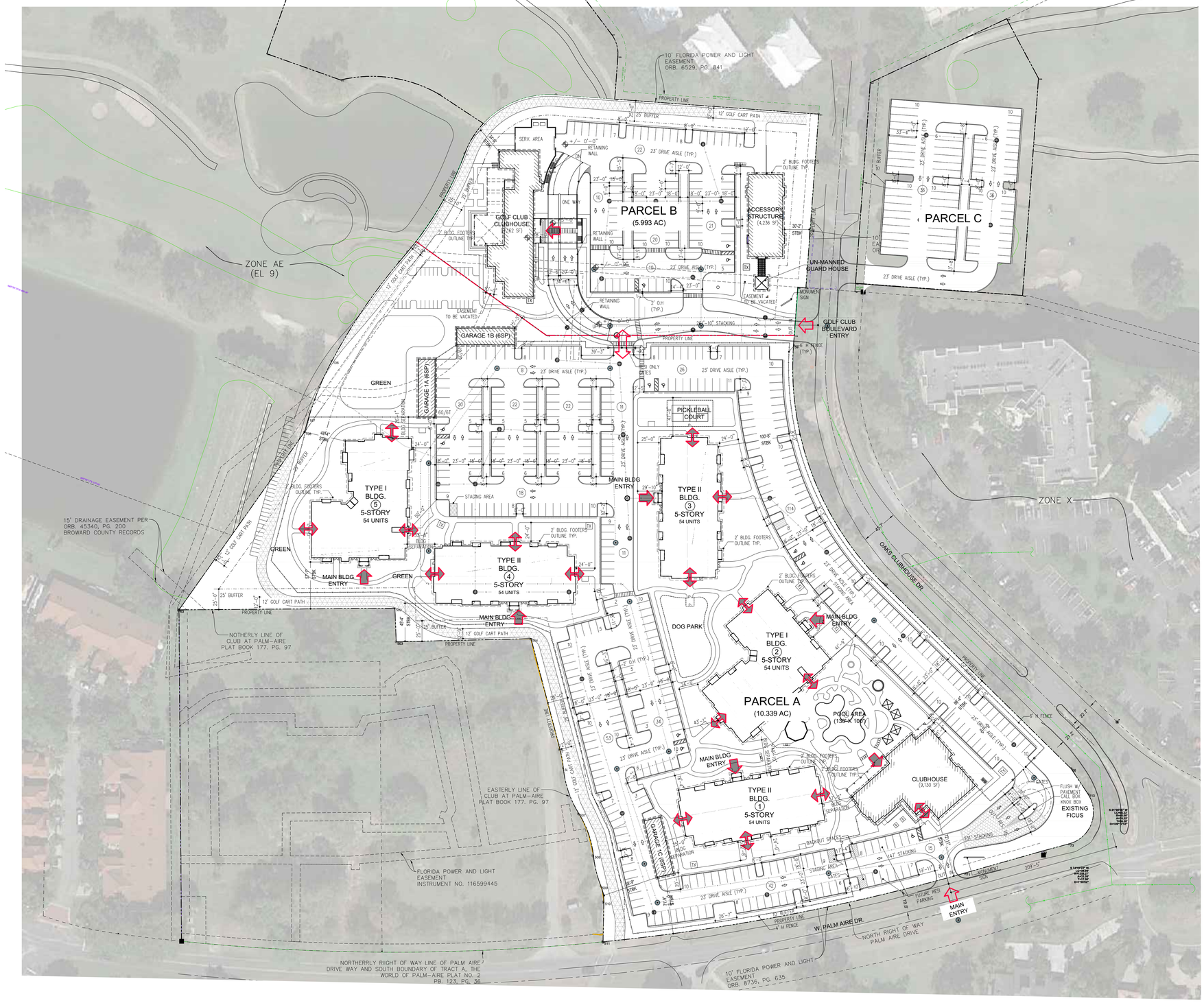
DRC
PZ23-05000007
02/07/2024



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 dus/ac (270 units)	
DIMENSIONAL REQUIREMENTS			
	REQUIRED/ALLOWED	**PROPOSED**	
Lot size			
Lot width	75' min	388'-0"	
Lot coverage	60% max	16.64%	
Pervious 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"
		Clubhouse	20'-0"
Spacing between principal structures	25'-0"	33'-8"	
Max building length	180'-0"	Type I	149'-0"
		Type II	173'-10"
		Clubhouse	130'-0"
		Det. Garage	70'-8"
Max footprint square footage (include balconies/terraces)	20,000 sf	Type I	14,043 sf
		Type II	12,240 sf
		Clubhouse	10,467 sf
		Det. Garage	1,437 sf
Gross square footage per bldg type	n/a	Type I	70,215 sf
		Type II	61,200 sf
		Clubhouse	9,131 sf
		Det. Garage	1,437 sf
Gross square footage subtotals	n/a	Type I	140,430 sf
		Type II	183,600 sf
		Clubhouse	9,131 sf
		Det. Garage	2,874 sf
Total gross square footage			336,035 sf
UNITS DESTINED TO MODERATE INCOME			
# of units	% of total	1 bd	2bd
41 units	14.3%	36 units	5 units
PARKING REQUIRED			
Multifamily	**# of units**	**# of parking**	
1BD @ 1.5sp/du	113 units	170 sp	
2BD @ 1.5sp/du	137 units	206 sp	
3BD @ 2sp/du	20 units	40 sp	
Subtotal multifamily/carriage homes	**270 units**	**415 sp**	
GRAND TOTAL REQUIRED		**415 sp**	
PARKING PROVIDED			
Multifamily	Standard	ADA	Total
Surface	387 sp	9 sp	396 sp
Detached	18 sp	sp	18 sp
Tandem	12 sp	sp	12 sp
GRAND TOTAL PROVIDED	**417 sp**	**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	494205000020		
Zoning Designation	PR (Parks & Recreation)		
Future Land use designation	Open Space/Recreation Within the Palm Aire Dashse Line Area		
Gross square footage	5.993 ac (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 ()	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			
1sp/4 persons	202 persons	51 sp	
GRAND TOTAL REQUIRED		**51 sp**	
PARKING PROVIDED			
	Standard	ADA	Total
Surface	80 sp	3 sp	83 sp
Valet 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 Type I (1st)	Type II(1st)	Total Units	% of Totals	target mix	LEASABLE AREA
1BD							
A1	735 sf	5	25	85 units	31.5%	40%	62,475 sf
A2	743 sf	10	0	20 units	7.4%		14,860 sf
A3	783 sf	1	2	8 units	3.0%		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%	55%	42,320 sf
B2	1,066 sf	15	5	45 units	16.7%		47,970 sf
B3	1,056 sf	8	12	52 units	19.3%		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/Bldg		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

NORTH

SITE PLAN

SCALE: 1'=60'-0"

DRC RE-SUBMITTAL 08/16/2023

DRC
PZ23-05000007
09/20/2023

	BY
PRE-APP MEETING 04/04/2023	
DRC SUBMITTAL 06/13/2023	
DRC RE-SUBMITTAL 08/16/2023	

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.

OAKS @ PALM AIRE

FOR:
MORGUARD
LOCATED AT:
POMPANO BEACH, FLORIDA

Jose Saumell

STATE OF FLORIDA
JOSE SAUMELL
AR0013085
REGISTERED ARCHITECT

JC
AR0013085

MSA ARCHITECTS, INC.
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MSA ARCHITECTS
ARCHITECTURE & PLANNING

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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