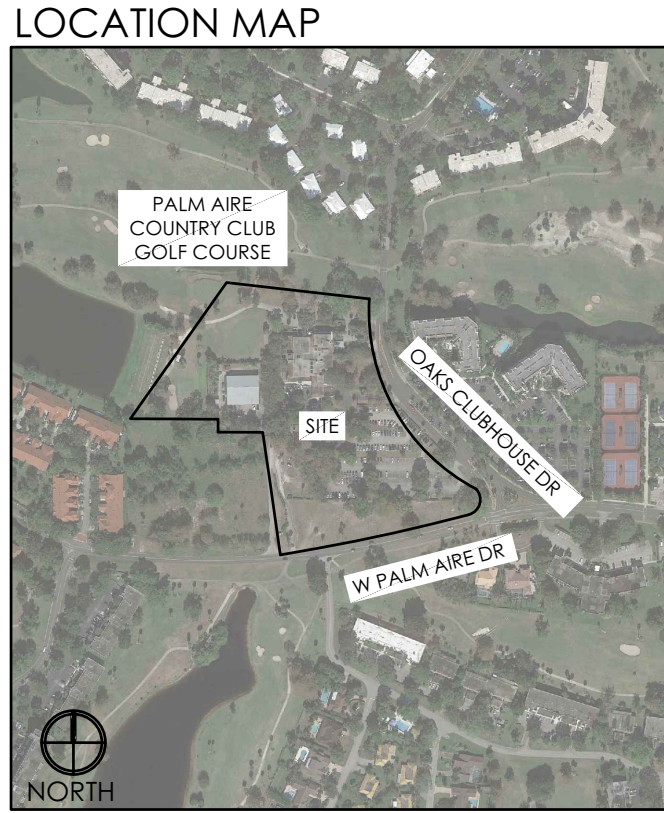



SITE DATA - GOLF CLUBHOUSE			
APPLICATION NAME	PALM AIRE COUNTRY CLUB		
ADDRESS	3701 OAKS CLUB HOUSE DR POMPANO BEACH, FL 33069		
PROPERTY CONTROL NUMBER (S)	494205000047		
PROPOSED ZONING	PR		
PROPOSED LAND USE	OPEN SPACE/RECREATION		
GROSS AREA - CLUBHOUSE	5.27 AC (229,593 SF)		
GROSS AREA - VALET LOT	1.38 AC (59,945 SF)		
DIMENSIONAL REQUIREMENTS			
	REQUIRED	PROVIDED	
LOT COVERAGE	10% MAX	18.3%	
PERVIOUS AREA (CLUBHOUSE)	40% MIN	229,767 SF (57.5%)	
PERVIOUS AREA (VALET)	40% MIN	24,895 SF (41.5%)	
FRONT SETBACK (OAKS CLUBHOUSE DR.)	25' MIN	27'	
SIDE STREET SETBACK	25' MIN	N/A	
INTERIOR SIDE YARD SETBACK	25' MIN	85'	
REAR SETBACK	25' MIN	34'	
PARKING ALONG STREET FRONTAGE (879 LF)	220' (25% MAX)	42' (5%)	
BUILDING SIZE AND HEIGHT			
MAX BUILDING HEIGHT	30'-0"	CLUBHOUSE	28'-6"
		ACC. STRUCTURE	23'-0"
GROSS SQUARE FOOTAGE PER BUILDING TYPE	N/A	CLUBHOUSE	8,169 SF
		ACC. STRUCTURE	4,261 SF
TOTAL GROSS SQUARE FOOTAGE			12,430 SF
PARKING REQUIRED			
GOLF CLUBHOUSE @ 1 SP./300 SF	8,169 SF	-	27 SP.
ACCESSORY BUILDING @ 1 SP./300 SF	4,261 SF	-	14 SP.
GOLF COURSE @ 1 SP./HOLE	36 HOLES	-	36 SP.
TOTAL PARKING REQUIRED			77 SP.
PARKING PROVIDED			
	STANDARD	ADA	TOTAL
SURFACE	84 SP.	3 SP.	87 SP.
VALET PARKING LOT	68 SP.	-	68 SP.
TOTAL PARKING PROVIDED			155 SP.


SITE DATA - RESIDENTIAL			
APPLICATION NAME		PALM AIRE COUNTRY CLUB	
ADDRESS		3701 OAKS CLUB HOUSE DR POMPANOA BEACH, FL 33069	
PROPERTY CONTROL NUMBER (S)		494205000047	
PROPOSED ZONING		RM-45	
PROPOSED LAND USE		MULTIFAMILY RESIDENTIAL	
GROSS AREA		9.68 AC (421,563 SF)	
MAX DENSITY		ALLOWED	PROPOSED
		45 DU/AC (456)	25.8 DU/AC (325 TOTAL UNITS)
DIMENSIONAL REQUIREMENTS			
	REQUIRED	PROVIDED	
LOT WIDTH	75' MIN	535'	
LOT COVERAGE	60% MAX	18.3%	
PERVIOUS AREA	25% MIN	150,974 SF [36%]	
FRONT SETBACK (W. PALM AIRE DR.)	25' MIN	25'	
SIDE STREET SETBACK (OAKS CLUBHOUSE DR.)	10'/17'-6" MIN	34'	
INTERIOR SIDE YARD SETBACK	10'/17'-6" MIN	39'	
REAR SETBACK	10'	38'	
PARKING ALONG STREET FRONTAGE (1,332 LF)	333' (25% MAX)	207' (16%)	
BUILDING SIZE AND HEIGHT			
MAX BUILDING HEIGHT	105'-0"	BLDG. TYPE 1	59'-0"
		BLDG. TYPE 2	59'-10"
		CLUBHOUSE	22'-6"
		GYM	21'-8"
		DET. GARAGE	13'-5"
MAX BUILDING LENGTH	180'-0"	BLDG. TYPE 1	148'-11"
		BLDG. TYPE 2	173'-10"
		CLUBHOUSE	123'-8"
		GYM	60'-0"
		DET. GARAGE	70'-8"
MAX FOOTPRINT SQUARE FOOTAGE	20,000 SF	BLDG. TYPE 1	14,177 SF
		BLDG. TYPE 2	12,240 SF
		CLUBHOUSE	7,300 SF
		GYM	3,300 SF
		DET. GARAGE	1,437 SF
GROSS SQUARE FOOTAGE PER BUILDING TYPE	N/A	BLDG. TYPE 1	70,885 SF
		BLDG. TYPE 2	61,200 SF
		CLUBHOUSE	7,300 SF
		GYM	3,300 SF
		DET. GARAGE	1,437 SF
GROSS SQUARE FOOTAGE SUBTOTALS	N/A	BDG. TYPE 1	141,770 SF
		BLDG. TYPE 2	183,600 SF
		CLUBHOUSE	7,300 SF
		GYM	3,300 SF
		DET. GARAGE	8,622 SF
TOTAL GROSS SQUARE FOOTAGE			344,592 SF
PARKING REQUIRED			
MULTIFAMILY / CARRIAGE HOME	# OF UNITS	# OF PARKING REQUIRED	
1 BED @ 1.5 SP / DU	113 UNITS	170 SP.	
2 BED @ 1.5 SP / DU	137 UNITS	206 SP.	
3 BED @ 2 SP / DU	20 UNITS	40 SP.	
TOTAL REQUIRED PARKING	270 UNITS	415 SP.	
PARKING PROVIDED			
MULTIFAMILY	STANDARD	ADA	TOTAL
SURFACE	352 SP.	11 SP.	356 SP.
DETACHED	36 SP.	N/A	36 SP.
TANDEM	24 SP.	N/A	24 SP.
TOTAL PARKING PROVIDED			416 SP.

DEVELOPMENT SUMMARY - UNIT MIX							
UNIT TYPES	GROSS AREA	BUILDING TYPES		TOTAL UNITS	% OF TOTALS	TARGET MIX	LEASEABLE AREA
		TYPE 1	TYPE 2				
1 BED							
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
SUBTOTAL		16	27	113 UNITS	41.9%		83.598 SF
2 BED							
B1	1,058 SF	5	10	40 UNITS	14.8%	55%	42,320 SF
B2	1,066 SF	5	5	45 UNITS	16.7%		47,870 SF
B3	1,056 SF	8	12	52 UNITS	19.3%		54,912 SF
SUBTOTAL		28	27	137 UNITS	41.9%		145,202 SF
3 BED							
C1	1,344 SF	0	0	20 UNITS	7.4%	5%	26,880 SF
SUBTOTAL		10	0	20 UNITS	7.4%		26,880 SF
# OF UNITS/BLDG		54 UNITS	54 UNITS	270 UNITS	100%		
# OF BLDGS		2 BUILDINGS	3 BUILDINGS	5 BUILDINGS			
TOTAL APART. UNITS		108 UNITS	162 UNITS	270 UNITS	100%		255,680 SF



LEGEND:

 MAIN ENTRY.

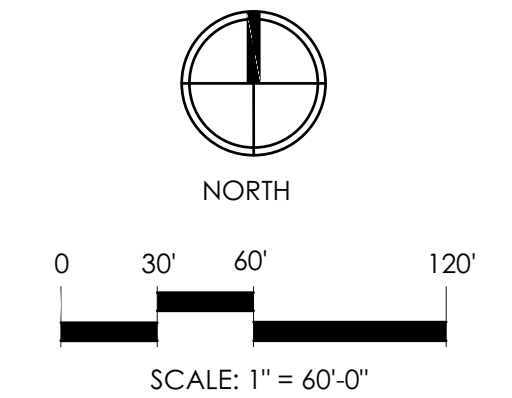
 SECONDARY ACCESS.

Consultants

Revisions:
2024/01/02- Resubmittal

THE OAKS AT PALM AIRE
Pompano Beach, Florida

MORGUARD



Drawn By:	ZAK
Drawing #:	1272
Date:	12/04/2023

Site Plan

SHEET # SP-1