



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
41 units	14.50%	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 @ 2.5sp/du		20 units	40 sp
Subtotal multifamily/carriage homes		270 units	415 sp
GRAND TOTAL REQUIRED			415 sp
PARKING PROVIDED			
Multifamily		Standard	ADA
Surface		387 sp	9 sp
Detached		18 sp	18 sp
Tandem		12 sp	12 sp
GRAND TOTAL PROVIDED		417 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 Dashed Line Area		
Gross square footage	5,993 sq. (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			
1sp/4 persons	202 persons		51 sp
GRAND TOTAL REQUIRED			51 sp
PARKING PROVIDED			
	Standard	ADA	Total
Surface	80 sp		83 sp
Valet Parking lot	72 sp		72 sp
GRAND TOTAL PROVIDED		152 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/BLDG	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

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

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

Jose Saumell
ARCHITECTS & PLANNING

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MSA ARCHITECTS
ARCHITECTURE & PLANNING

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