| SITE DATA - GOLF CLUBHOUSE & MAINTENANCE FACILITY | | | |
|---|---|---|---|
| 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 | 6.42 AC (279,707 SF) | | |
| DIMENSIONAL REQUIREMENTS | | | |
| | REQUIRED | PROVIDED | |
| LOT COVERAGE | 10% MAX | 8.0% | |
| PERVIOUS AREA (CLUBHOUSE) | 40% MIN | 49.7% | |
| FRONT YARD SETBACK (OAKS CLUBHOSUE DR.) | 25' MIN | 25' | |
| SIDE STREET SETBACK | 25' MIN | N/A | |
| INTERIOR SIDE YARD SETBACK | 25' MIN | 119' | |
| REAR YARD SETBACK | 25' MIN | 37' | |
| PARKING ALONG STREET FRONTAGE (510 LF) | 128' (25% MAX) | 128' (25%) | |
| BUILDING SIZE AND HEIGHT | | | |
| MAX BUILDING HEIGHT | 30'-0" | CLUBHOUSE | 29'-6" |
| | | CART BARN | 21'-2" |
| | | MAINTENANCE FACILITY | 21'-2" |
| GROSS SQUARE FOOTAGE PER BUILDING TYPE | N/A | CLUBHOUSE | 16,785 SF |
| | | CART BARN | 4,125 SF |
| | | MAINTENANCE FACILITY | 5,234 SF |
| TOTAL GROSS SQUARE FOOTAGE | | | 26,144 SF |
| PARKING REQUIRED | | | |
| CART BARN @ 1 SP./300 SF | 4,125 SF | - | 14 SP. |
| GOLF COURSE @ 1 SP./HOLE | 36 HOLES | - | 36 SP. |
| DRIVING RANGE @ 1SP./1 TEE | 18 TEES | - | 18 SP. |
| PROSHOP/MISC. CLUBHOUSE AREA @ 1SP./300 SF | 3,783 SF | - | 13 SP. |
| RESTAURANT @ 1SP./4 PERSONS | 308 PERSONS | - | 77 SP. |
| MAINTENANCE @ 1SP./1,000 SF INDOOR STORAGE | 5,234 SF | - | 5 SP. |
| MAINTENANCE @ 1SP./5,000 SF OUTDOOR STORAGE | 14,500 SF | - | 3 SP. |
| TOTAL PARKING REQUIRED | | - | 166 SP. |
| MAXIMUM ALLOWED PARKING | 25% OVER REQ. | - | 208 SP. |
| PARKING PROVIDED | | | |
| | STANDARD | ADA | TOTAL |
| TOTAL PARKING PROVIDED | 168 SP. | 6 SP. | 174 SP. |

| SITE DATA - RESIDENTIAL | | | |
|---|---|---|---|
| APPLICATION NAME | PALM AIRE COUNTRY CLUB | | |
| ADDRESS | 3701 OAKS CLUB HOUSE DR POMPANO BEACH, FL 33069 | | |
| PROPERTY CONTROL NUMBER (S) | 494205000047 | | |
| | | | |
| PROPOSED ZONING | RM-45 | | |
| PROPOSED LAND USE | MULTIFAMILY RESIDENTIAL | | |
| GROSS AREA | 8.53 AC (371,725 SF) | | |
| MAX DENSITY | ALLOWED | PROPOSED | |
| | 45 DU/AC (384 UNITS) | 25.3 DU/AC (216 TOTAL UNITS) | |
| DIMENSIONAL REQUIREMENTS | | | |
| | REQUIRED | PROVIDED | |
| LOT WIDTH | 75' MIN | 535' | |
| LOT COVERAGE | 60% MAX | 18.9% | |
| PERVIOUS AREA | 25% MIN | 138,792 SF (37.3%) | |
| FRONT YARD SETBACK (W. PALM AIRE DR.) | 25' MIN | 26' | |
| SIDE STREET SETBACK (OAKS CLUBHOUSE DR.) | 10'/17'-6" MIN | 27' | |
| INTERIOR SIDE YARD SETBACK | 10'/17'-6" MIN | 31' | |
| REAR YARD SETBACK | 10' | 17' | |
| PARKING ALONG OAKS CLUBHOUSE DR (503 LF) | 126' (25% MAX) | 0% | |
| PARKING ALONG PALM AIRE DR (621 LF) | 155' (25% MAX) | 0% | |
| BUILDING SIZE AND HEIGHT | | | |
| | ALLOWED | PROPOSED | |
| MAX BUILDING HEIGHT | 105'-0" | BLDG. TYPE 1 | 60'-10" |
| | | BLDG. TYPE 2 | 60'-10" |
| | | CLUBHOUSE | 22'-6" |
| | | GYM | 19'-9 ¼" |
| | | GARAGE TYPE 1 | 13'-5" |
| | | GARAGE TYPE 2 | 13'-8" |
| MAX BUILDING LENGTH | 180'-0" | BLDG. TYPE 1 | 173'-10" |
| | | BLDG. TYPE 2 | 173'-10" |
| | | CLUBHOUSE | 123'-8" |
| | | GYM | 60'-0" |
| | | GARAGE TYPE 1 | 70'-8" |
| | | GARAGE TYPE 2 | 47'-4" |
| MAX FOOTPRINT SQUARE FOOTAGE | 20,000 SF | BLDG. TYPE 1 | 12,816 SF |
| | | BLDG. TYPE 2 | 12,465 SF |
| | | CLUBHOUSE | 6,410 SF |
| | | GYM | 2,524 SF |
| | | GARAGE TYPE 1 | 1,437 SF |
| | | GARAGE TYPE 2 | 969 SF |
| GROSS SQUARE FOOTAGE PER BUILDING TYPE | N/A | BLDG. TYPE 1 | 60,077 SF |
| | | BLDG. TYPE 2 | 58,777 SF |
| | | CLUBHOUSE | 6,410 SF |
| | | GYM | 2,524 SF |
| | | GARAGE TYPE 1 | 1,437 SF |
| | | GARAGE TYPE 2 | 969 SF |
| GROSS SQUARE FOOTAGE SUBTOTALS | N/A | BLDG. TYPE 1 | 120,154 SF |
| | | BLDG. TYPE 2 | 117,554 SF |
| | | CLUBHOUSE | 6,410 SF |
| | | GYM | 2,524 SF |
| | | GARAGE TYPE 1 | 8,622 SF |
| | | GARAGE TYPE 2 | 1,938 SF |
| TOTAL GROSS SQUARE FOOTAGE | | | 257,372 SF |
| PARKING REQUIRED | | | |
| MULTIFAMILY / CARRIAGE HOME | # OF UNITS | # OF PARKING REQUIRED | |
| 1-2 BED @ 1 SP / DU | 198 UNITS | 198 SP. | |
| 3 BED @ 2 SP / DU | 18 UNITS | 36 SP. | |
| GUEST PARKING @ 1 SP / 5 DU | 216 UNITS | 43 SP. | |
| TOTAL REQUIRED PARKING | | 277 SP. | |
| PARKING PROVIDED | | | |
| MULTIFAMILY | STANDARD | ADA | TOTAL |
| SURFACE | 262 SP. | 9 SP. | 271 SP. |
| GARAGE | 44 SP. | N/A | 44 SP. |
| TOTAL PARKING PROVIDED | | | 315 SP. |

| DEVELOPMENT SUMMARY - UNIT MIX | | | | | | | |
|---|---|---|---|---|---|---|---|
| UNIT TYPES | GROSS AREA | BUILDING TYPES | | TOTAL UNITS | % OF TOTALS | TARGET MIX | LEASABLE AREA |
| | | TYPE 1 | TYPE 2 | | | | |
| 1 BED | | | | | | | |
| A1 | 735 SF | 25 | 25 | 100 UNITS | 46.3% | 40% | 73,500 SF |
| A3 | 783 SF | 2 | 1 | 6 UNITS | 2.8% | | 4,697 SF |
| SUBTOTAL | | 27 | 26 | 106 UNITS | 49.1% | | 78,197 SF |
| 2 BED | | | | | | | |
| B1 | 1,058 SF | 10 | 10 | 40 UNITS | 18.5% | 55% | 42,320 SF |
| B2 | 1,066 SF | 5 | 0 | 10 UNITS | 4.6% | | 10,660 SF |
| B3 | 1,056 SF | 12 | 8 | 40 UNITS | 18.5% | | 42,240 SF |
| B4 | 995 SF | 0 | 1 | 2 UNITS | 0.9% | | 1,990 SF |
| SUBTOTAL | | 27 | 19 | 92 UNITS | 42.6% | | 97,210 SF |
| 3 BED | | | | | | | |
| C1 | 1,344 SF | 0 | 9 | 18 UNITS | 8.3% | 5% | 24,192 SF |
| SUBTOTAL | | 0 | 9 | 18 UNITS | 8.3% | | 24,192 SF |
| # OF UNITS/BLDG | | 54 UNITS | 54 UNITS | 216 UNITS | 100% | | |
| #OF BLDGS | | 2 BUILDINGS | 2 BUILDINGS | 4 BUILDINGS | | | |
| TOTAL APART. UNITS | | 108 UNITS | 108 UNITS | 216 UNITS | 100% | | 199,599 SF |

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Consultants:

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- 2024/10/16 - Resubmittal #3
- 2024/12/11 - Resubmittal #4
- 2025/01/29 - Resubmittal #5
- 2025/04/04 - AAC Submittal
- 2025/05/20 - P&Z Submittal

# THE OAKS AT PALM AIRE
Pompano Beach, Florida

MORGUARD

LANDSCAPE ARCHITECT REGISTERED STATE OF FLORIDA

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Date: 2025.05.20 14:38:19-04'00'

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

Site Plan

SHEET # SP-1