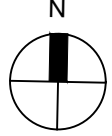


# 1 OVERALL SITE PLAN

SCALE: 1"=100'



## LEGAL DESCRIPTION

### LEGAL DESCRIPTION (WEST 5 ACRE PARCEL):

A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Section 32; thence South 88°48'29" West, on the South line of said Section 32, a distance of 183.15 feet to the Point of Beginning; thence continuing South 88°48'29" West, on said South line, a distance of 483.59 feet; thence North 01°20'37" West, a distance of 45.12 feet; thence South 88°55'15" West, a distance of 666.73 feet; thence South 01°19'28" East, a distance of 46.43 feet to a point on the South line of said Section 32; thence South 88°48'29" West, on said South line, a distance of 401.70 feet; thence North 02°42'34" West, on the Northerly extension of the West line of Section 4, Township 49 South, Range 42 East, a distance of 62.24 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies); thence Easterly on said South right-of-way line the following seven (7) courses and distances; 1) North 88°55'15" East, a distance of 50.57 feet to a point of curve; 2) thence Easterly on said curve to the left, with a radius of 2351.83 feet, a central angle of 09°34'34", an arc distance of 393.07 feet to a point of tangency; 3) thence North 81°43'56" East, a distance of 224.69 feet; 4) North 73°54'56" East, a distance of 182.75 feet; 5) North 76°39'36" East, a distance of 218.02 feet; 6) North 77°44'19" East, a distance of 264.67 feet; 7) North 88°06'27" East, a distance of 239.35 feet to the termination of said seven (7) courses and distance; thence South 01°11'31" East, a distance of 268.37 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 217,800 square feet or 5.0000 acres more or less.

## SITE PLAN/ BUILDING DATA

PROJECT DESCRIPTION:	TENNIS COURT ENCLOSURE AND CLUBROOM FACILITY		
PARCEL ID:	484232000143		
LAND USE DESIGNATION:	CR COMMERCIAL RECREATION		
ZONING DESIGNATION:	CR COMMERCIAL RECREATION		
SITE AREA:	217,800 SF (5.0 ACRES)		
WATER/WASTEWATER SERVICE PROVIDER :	X		
STRUCTURE USES:			
CLUBHOUSE	4,063.00 SF		
ENCLOSED TENNIS COURTS	29,442.00 SF		
EXTERIOR FENCED TENNIS COURTS	14,887.00 SF		
TOTAL	48,392.00 SF		
BUILDING FOOTPRINT:			
TOTAL BUILDING FOOTPRINT	33,505.00 SF		
LOT STANDARDS:			
LOT AREA	MIN 10,000SF	MAX 217,800 SF	PROVIDED 217,800 SF
LOT WIDTH	100'	N/A	1,552'
LOT COVERAGE	100%	108,895 SF (50%)	48,392 SF (22.22%)
PERVIOUS AREA	87,116SF (40%)		122,247 SF (56.13%)
HEIGHT	25'	105'	35'-6" (CLOSEST)
FRONT NORTH SETBACK	25'		56'-1" (CLOSEST)
SIDE EAST SETBACK	25'		84'-6" (CLOSEST)
SIDE WEST SETBACK	25'		165'-3" (CLOSEST)
REAR SOUTH	15' (ADJ. WATER)		46'-10" (CLOSEST)
AREA SUMMARY			
LOT AREA		217,800 SF (5.0 ACRES)	
GREEN AREA		122,247 SF	
BUILDING		33,505 SF	
EXTERIOR FENCED TENNIS COURTS		14,887 SF	
VUA		40,291 SF	
SIDEWALKS AND DUMPSTER AREA		6,870 SF	
PARKING DATA:	AS PER POMPANO BEACH FL. PARKING REGULATIONS		
RACKET SPORTS:	3 SPACE PER COURT (6)		= 18 SPACES REQUIRED
OTHER INDOOR MEMBERSHIP RECREATION USE:	4,063 SF/300		= 14 SPACES REQUIRED
TOTAL REQUIRED			= 32 SPACES
TOTAL ACCESSIBLE SPACES REQUIRED			= 2 PER FBC
TOTAL SPACES PROVIDED		= 63 TOTAL	
TOTAL ACCESSIBLE SPACES PROVIDED		= 3 PER FBC	
BICYCLE PARKING PROVIDED		= 20 BICYCLES SPACES (20 REQ'D)	

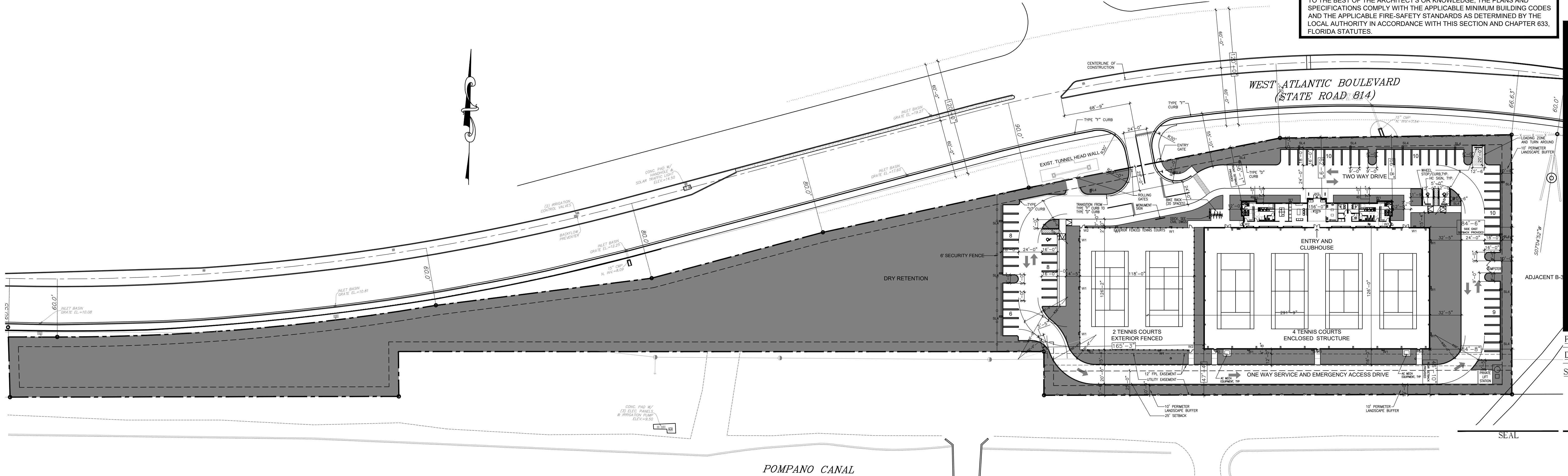
## CODE INFORMATION

- 2023 FLORIDA BUILDING CODE 8TH EDITION —BUILDING
- 2023 FLORIDA BUILDING CODE 8TH EDITION—ACCESSIBILITY
- 2023 FLORIDA BUILDING CODE 8TH EDITION—EXISTING
- 2023 FLORIDA PLUMBING CODE 8TH EDITION (F.P.C)
- 2023 FLORIDA MECHANICAL CODE 8TH EDITION (F.M.C)
- 2020 NATIONAL ELECTRICAL CODE (N.E.C)
- 2021 FLORIDA FIRE PREVENTION CODE 8TH EDITION/ NFPA 101, LIFE SAFETY CODE, 2021 EDITION
- 2021 FLORIDA FIRE CODE 2021 EDITION
- 2021 NFPA 101, LIFE SAFETY CODE, 2021 EDITION
- 2021 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM, 2021 EDITION

## NOTES

"ALL NEW FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND."

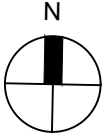
TO THE BEST OF THE ARCHITECT'S OR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.



# 2

## SITE PLAN

SCALE: 1"=50'



FLORIDA INDOOR TENNIS  
POMPANO BEACH, FL 33069

3000 NORTH MILITARY TRAIL SUITE 209  
BOCA RATON, FLORIDA 33431  
PHONE 561-391-0081 FAX 561-391-0085  
EMAIL mail@rw-b-arch.com

RWB  
Linare  
ARCHITECTURE

PROJECT # 21-035  
DATE PER ISSUANCE  
SHEET #

SP-1

JUAN C. LINARES

P&Z

PZ23-14000005

02/26/2025

AA26000640