

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°34'56" 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	2,784.80 SF
ENCLOSED TENNIS COURTS	23,978.60 SF
TOTAL	: 26,763.40 SF

BUILDING FOOTPRINT:	
TOTAL BUILDING FOOTPRINT	: 26,763.40 SF

LOT STANDARDS:	MIN	MAX	PROVIDED
LOT AREA	10,000SF	217,800 SF	217,800 SF
LOT WIDTH	100	N/A	100
LOT COVERAGE	100	108.895 SF (50%)	26,763.40 SF (12.28%)
PERVIOUS AREA	87,116SF (40%)	—	154,636.43 SF (70.99%)
FRONT NORTH SETBACK	25'	105'	32'-3" (TO MEAN OF ROOF)
FRONT SOUTH SETBACK	25'	—	66'-1" (CLOSEST)
SIDE EAST SETBACK	25'	—	68'-7" (CLOSEST)
SIDE WEST SETBACK	25'	—	227'-6" (CLOSEST)
REAR SOUTH	15' (ADJ. WATER)	—	46'-10" (CLOSEST)

AREA SUMMARY	
LOT AREA	217,800.00 SF (5.0 ACRES)
GREEN AREA	154,636.43 SF
BUILDING	26,763.40 SF
VIA	30,375.89 SF
SIDEWALKS, LIFT STATION AND DUMPSTER AREA	6,024.28 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:	2,784.80 SF/300 = 10 SPACES REQUIRED
TOTAL REQUIRED	= 28 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED	= 2 PER FBC
TOTAL SPACES PROVIDED	= 32 TOTAL
TOTAL ACCESSIBLE SPACES PROVIDED	= 2 PER FBC
BICYCLE PARKING PROVIDED	= 16 BICYCLES SPACES (16 REQ'D)

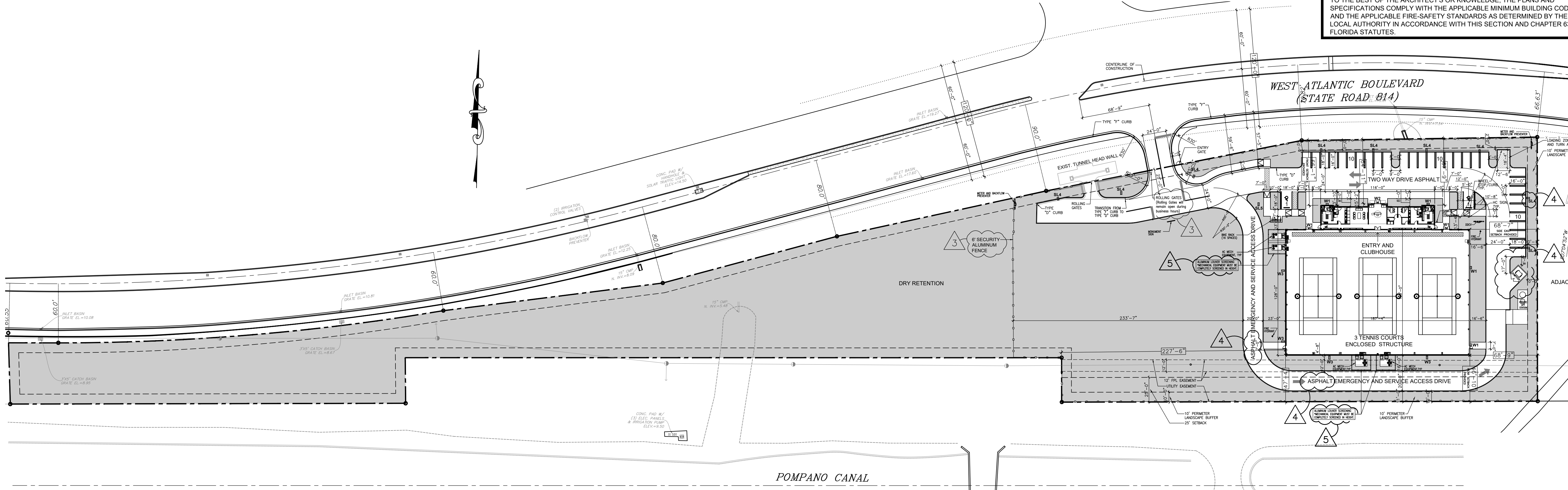
CODE INFORMATION

- 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 1 FIRE CODE 2021 EDITION
- NFPA 101, LIFE SAFETY CODE, 2021 EDITION
- 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'

REVISIONS

1. DRC COMMENTS	09.27.23
2. DRC COMMENTS	12.08.23
3. DRC COMMENTS	08.21.24
4. DRC COMMENTS	10.07.24
5. AAC COMMENTS	04.08.25
6.	
7.	
8.	
9.	
10.	

ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THE ARCHITECT, AND WHERE CREATED, ENVELOPED, AND DEVELOPED FOR THE CLIENT, AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, AND PLANS SHALL BE USED BY OR INCLUDED IN ANY DESIGN, PLANS OR CONSTRUCTION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF RWB LINARES ARCHITECTURE, INC.

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RWB
Linaires
ARCHITECTURE

PROJECT # 21-035
DATE PER ISSUANCE
SHEET # 3

SP-1
JUAN C. LINARES

P&Z

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03/05/2025

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