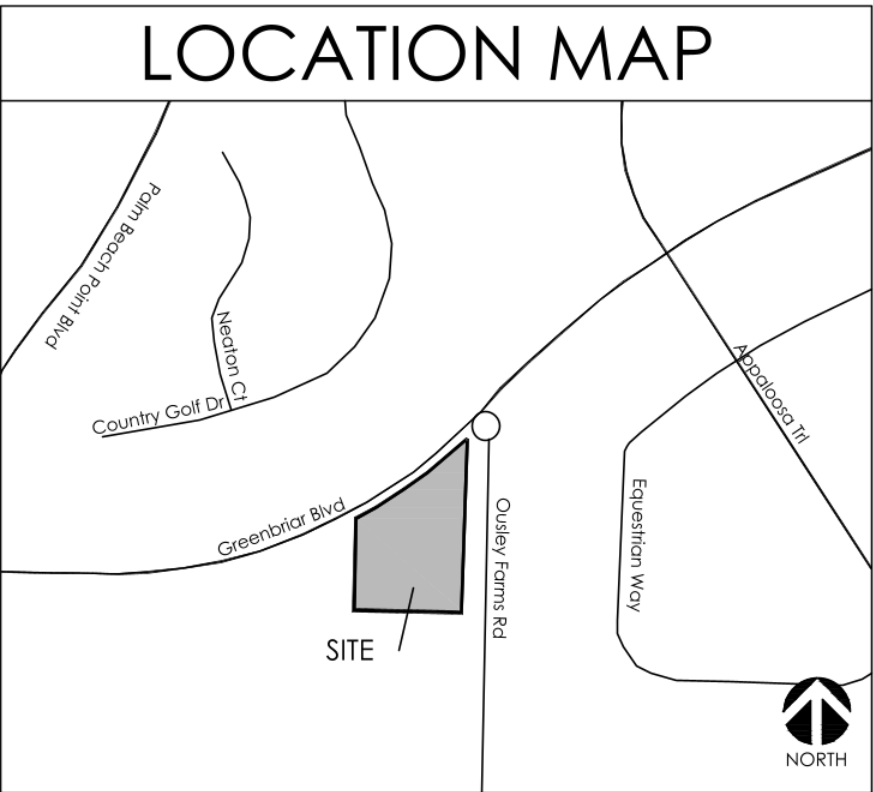
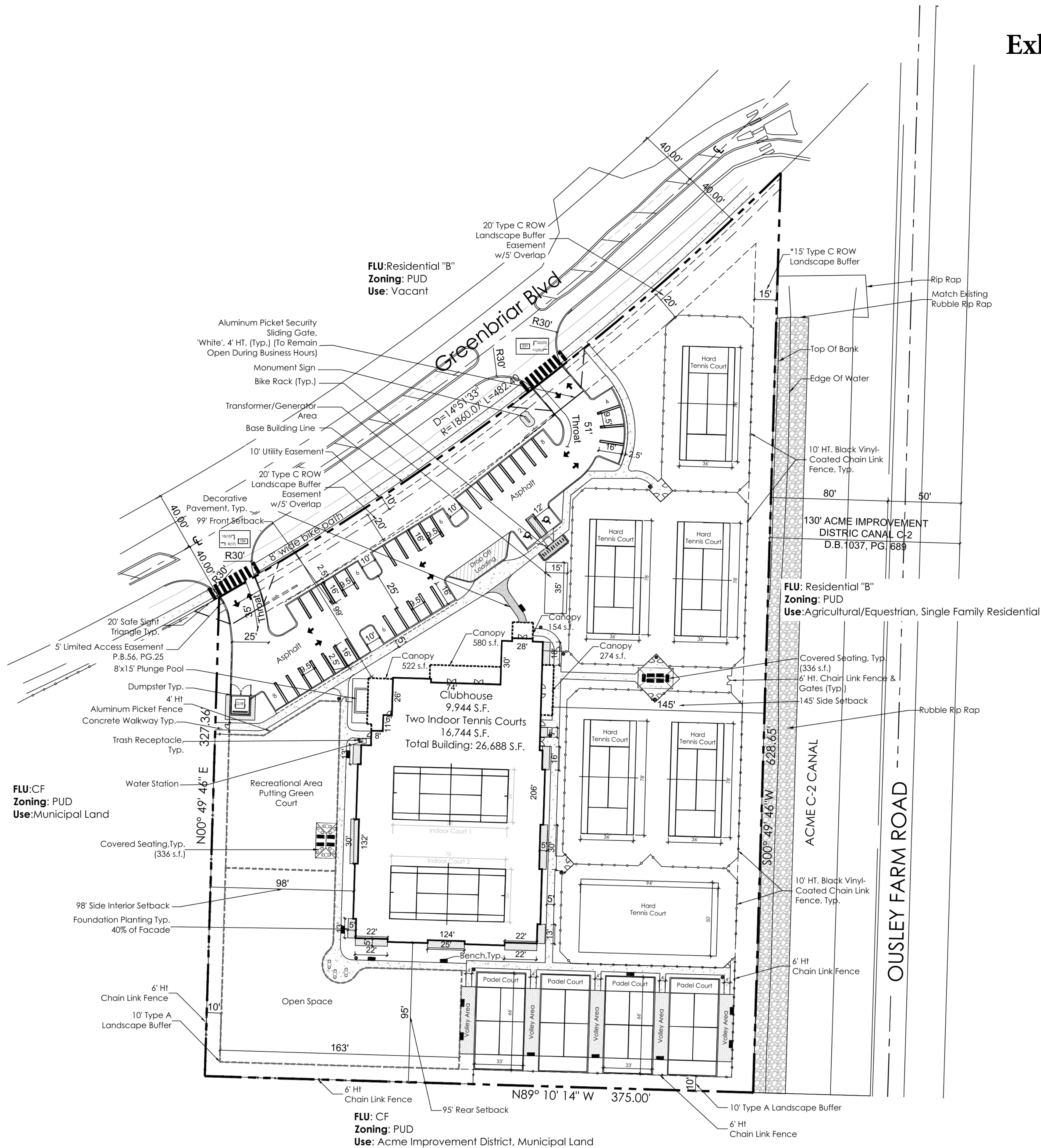


Exhibit C - Proposed Site Plan



LEGEND

	4' Ht. Aluminum Picket Fence
	6' Ht. Chainlink Fence
	10' Ht. Black Vinyl-Coated Chain Link Fence



SITE TABULAR DATA

Petition Number	2025-0011-SP, 2025-0002-MPA
Name of Project	R&B Sports
Future Land Use Designation	Community Facilities (CF)
Zoning District	PUD (Commercial Pod)
Section, Township, Range	18/44/41
Property Control Numbers	73-41-44-18-02-000-0010
Existing Use	Daycare
Proposed Use	Assembly
Total Site Area	4.00 ac. (174,240 s.f.)
Total Gross Floor Area	26,688 s.f.
Building A	26,688 s.f.
Private Tennis Club - 26,688 s.f.	
Air-Conditioned Use: 9,944 s.f.	
Two Indoor Tennis Courts: 16,744 s.f.	
Total Floor Area Ratio	0.15 (26,688 s.f.)
Total Building Coverage (including canopies of 2,165 s.f.)	4% (6,896 s.f.)
Impervious Area	62% (108,633 s.f.)
Buildings (26,688 s.f.)	
Pavement/Walks (81,945 s.f.)	
Pervious Area	38% (65,607 s.f.)
Open Space	38% (65,607 s.f.)
Parking Required	40 SPACES
Tennis Courts - 1.5 spaces per court @ 12 courts = 18	
Clubhouse - 1 space/500 s.f. of air-conditioned use @ 9,944 s.f. = 20	
Putting Green Court - 1.5 spaces per court @ 1 courts = 2	
Proposed Parking	40 SPACES
Handicap Spaces Required - 2	
Handicap Spaces Proposed - 2	
Bicycle Spaces Required	14
Bicycle Spaces Proposed	20
Loading Spaces Required	2
Loading Spaces Proposed	2
Max. Building Height	35'
Number of Stories	2'
Traffic Analysis Zone	998
Concurrency Reservation	
Assembly	26,688 s.f.

*Pursuant to Sec. 7.8.5.C.6, where properties are separated from adjacent properties or ROW by a canal, lake and/or passive open space, with a minimum width of 50 feet, the required landscape buffer width may be reduced by up to 25%

PROPERTY DEVELOPMENT REGULATIONS (PDR)

ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX FAR	MAX BLDG COVER	PRINCIPAL STRUCTURE SETBACKS/SEPARATIONS			
	SIZE	WIDTH	FRONTAGE	DEPTH			FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	*CF	--	--	--	--	0.35	--	--	--	--
PROP	CF	4 AC.	375.00'	482.40'	327.36'	0.15	4%	99'	98'	-- 95'

*CF shall be exempt from the development regulations.

DEVELOPMENT TEAM

DEVELOPER:	R&B TENNIS HOLDINGS, LLC 2732 W 42ND AVENUE DENVER, CO 80211 (720)-270-2141
CIVIL ENGINEER/SURVEYOR:	SEXTON ENGINEERING ASSOCIATES, INC. 110 PONCE DE LEON STREET ROYAL PALM BEACH, FL 33411 (561) 792-3122
TRAFFIC ENGINEER:	VIA PLANNING, INC. (954) 560-5251
PLANNER:	SCHMIDT NICHOLS 1551 N FLAGLER DRIVE, SUITE 102 WEST PALM BEACH, FL 33401 (561) 684-6141
ARCHITECT:	SPINA O'ROURKE & PARTNERS ARCHITECTURE & INTERIOR DESIGN 285 BANYAN BOULEVARD WEST PALM BEACH, FL 33401 (561) 684-6844

NOTES

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY SEXTON ENGINEERING ASSOCIATES, INC. DATED 03/21/2025
D/R DUMPSTER WITH ENCLOSURES