



PRELIMINARY DATA SHEET

	PA: 2021-062	ADDRESS: 2164 Palm Ave
APN: 039-073-510	LOT SIZE: 14,990 square feet (sq. ft.)	ZONING: C4-1
DESCRIPTION: Pre-App for a new 14,673 sq. ft. building to house a private indoor tennis facility. The building will include one clay tennis court, tennis backwall, turf area for warm-up, agility training and stretching, two bathrooms with showers, and a lounge area for guests.		
	PROPOSED	MAXIMUM ALLOWED
Floor Area	14,673 sq. ft.	14,990 sq. ft.
F.A.R. 1 st Floor 2 nd Floor Total	1 st floor: 12,984 sq. ft. 2 nd floor: 1,689 sq. ft. Total: 0.97 (14,672 sq. ft.)	1.0 (14,990 sq. ft.)
BLDG. HEIGHT¹	30'-0"	30'-0"
STORIES	2	N/A
	PROPOSED	MINIMUM REQUIRED
SETBACKS Front: Left Side: Right Side: Rear:	0 – 36'-0" 0'-0" 0'-0" 0 – 13'-3"	0'-0" 0'-0" 0'-0" 0'-0"

¹ Maximum height is measured to the plate height of the structure; not its peak height.

PARKING TYPES		
Standard:	1	3 spaces per court plus spaces for additional uses on site. Approx. 3601 sq. ft. additional health studio/spa (i.e. gym) use on site would require 25 additional spaces. TOTAL: 28*
Compact	1	
Disabled:	1	
TOTAL PARKING:	3	
ONSITE LOADING	None	N/A
BICYCLE PARKING	None	2
STREET TREES	None	To be determined at formal Planning Application
PKG. LOT LANDSCAPING	123 sq. ft.	To be determined at formal Planning Application
FEMA FLOOD ZONE	Flood Zone X	
<i>*The applicant has elected to perform a site-specific parking generation study to determine parking demand for ancillary uses on site.</i>		