

ZONING SHEET

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

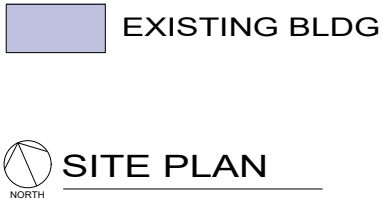
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	42 STAR ISLAND DR, MIAMI BEACH FL33139			
2	Folio number(s):	02-4204-001-0350			
3	Board and file numbers :				
4	Year built:	2016	Zoning District:	RS-1	
5	Based Flood Elevation:	+10'-0"NGVD	Grade value in NGVD:	+5.30' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.65' NGVD	Free board:		
7	Lot Area:	48,266 SQ.FT			
8	Lot width:	125'-1"	Lot Depth:	405'-2"	
9	Max Lot Coverage SF and %:	14,479.8 SQ.FT (30%)	Proposed Lot Coverage SF and %:	11,569.8 SQ.FT (23.97%)	
10	Existing Lot Coverage SF and %:	10,499 SQ.FT (21.75%)	Lot coverage deducted (garage-storage) SF:	500 SF (NOT INCL)	
11	Front Yard Open Space SF and %:		Rear Yard Open Space SF and %:	5,531.12 SF (54.38%)	
12	Max Unit Size SF and %:	24,133 SQ.FT (50%)	Proposed Unit Size SF and %:	22,051.73 SF (45.68%)	
13	Existing First Floor Unit Size:	10,170.7 SF	Proposed First Floor Unit Size:	12,031.88 SF	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	9,785 SF (81.32%)	
15		9,785.6 SF	Proposed Second Floor Unit Size SF and % :	9,785 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,952 SF (20.48%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0"	29'-10"	12'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	231'-611"	30'-0"	N/A
20	Front Second level:	30'-0"	N/A	30'-0"	N/A
21	Side 1:	12'-10"	15'-10"	10'-0"	N/A
22	Side 2 or (facing street):	18'-5"	19'-2"	10'-0"	N/A
23	Rear:	50'-0"	95'-3"	20'-0"	N/A
	Accessory Structure Side 1:	N/A	N/A		N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A		N/A
25	Accessory Structure Rear:	N/A		N/A	N/A
26	Sum of Side yard :	31'-3"	35'-0"	10'-0"	3'-0"
27	Located within a Local Historic District?		no		
28	Designated as an individual Historic Single Family Residence Site?		no		
29	Determined to be Architecturally Significant?		no		
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					



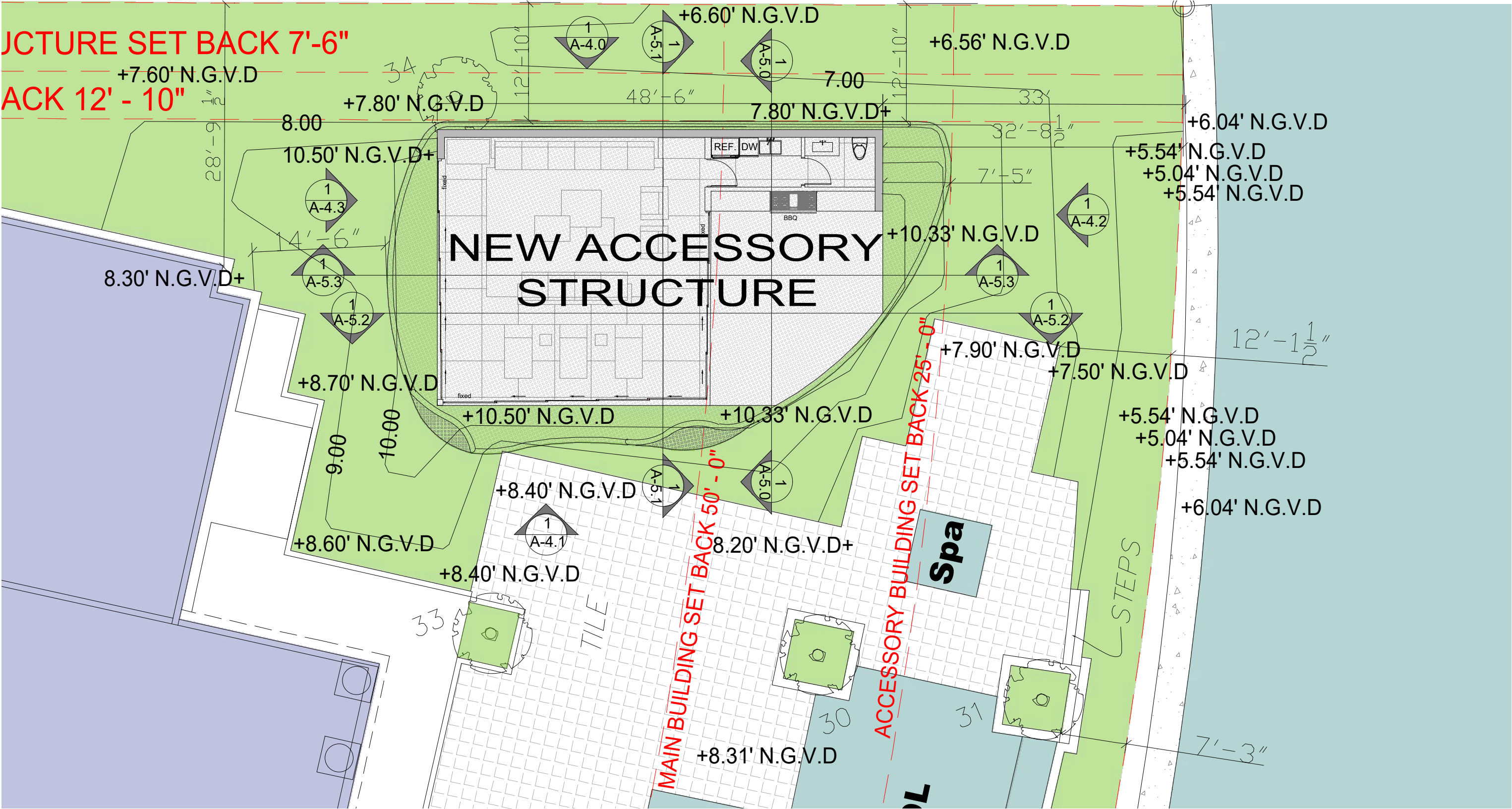
This item has been electronically signed and sealed by Robert Moehring using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Robert M
Moehring
2020.04.06
16:37:44 -05'00'

SITE PLAN



SITE PLAN - ENLARGED PROPOSED ACCESSORY STRUCTURE



EXISTING BLDG



ENLARGED SITE PLAN
NEW ACCESSORY STRUCTURE

PROPOSED ACCESSORY STRUCTURE - FLOOR PLAN



E SET BACK 7'-6"

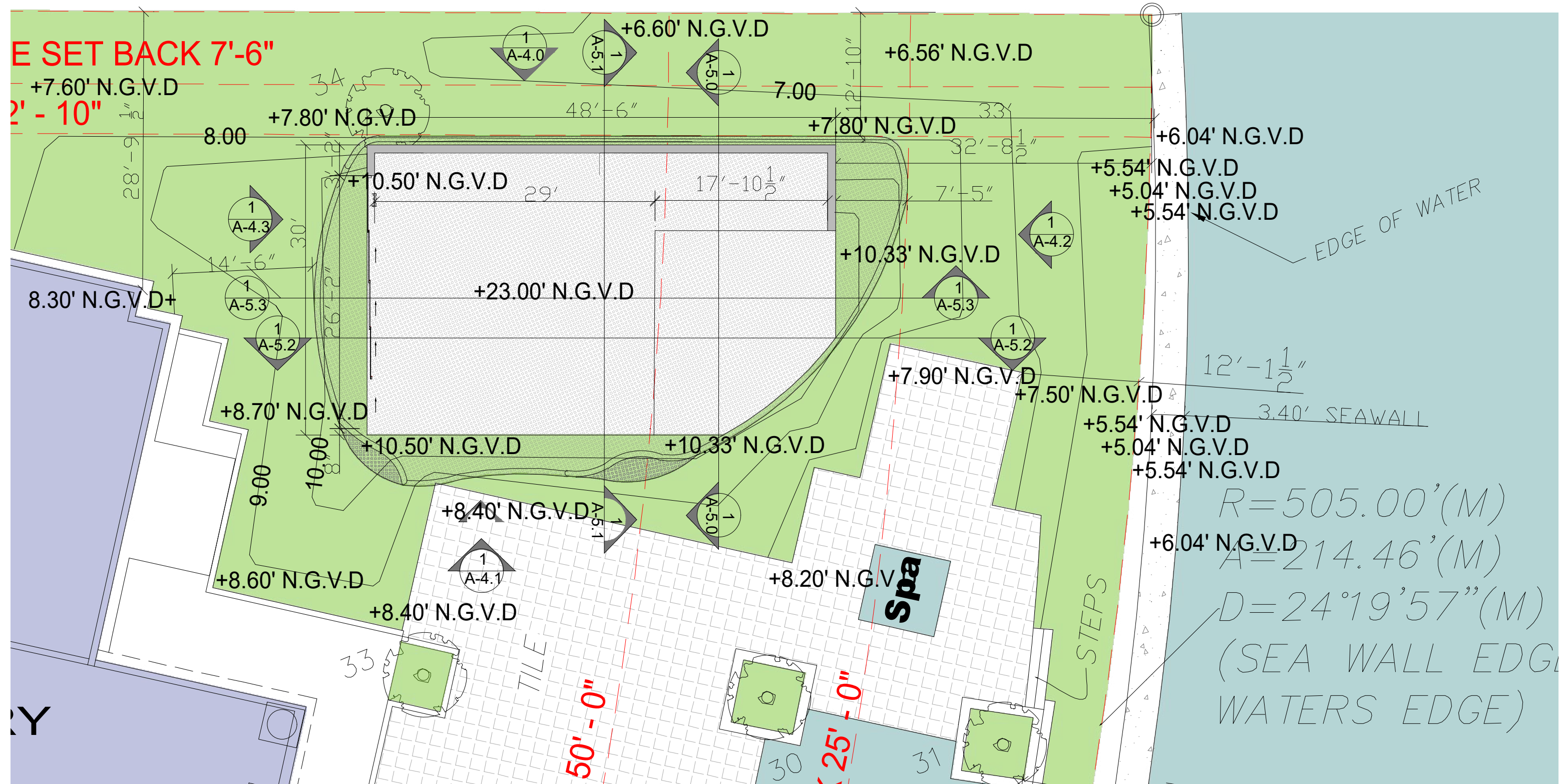


ENLARGED GROUND PLAN

PROPOSED ACCESSORY STRUCTURE - ROOF PLAN



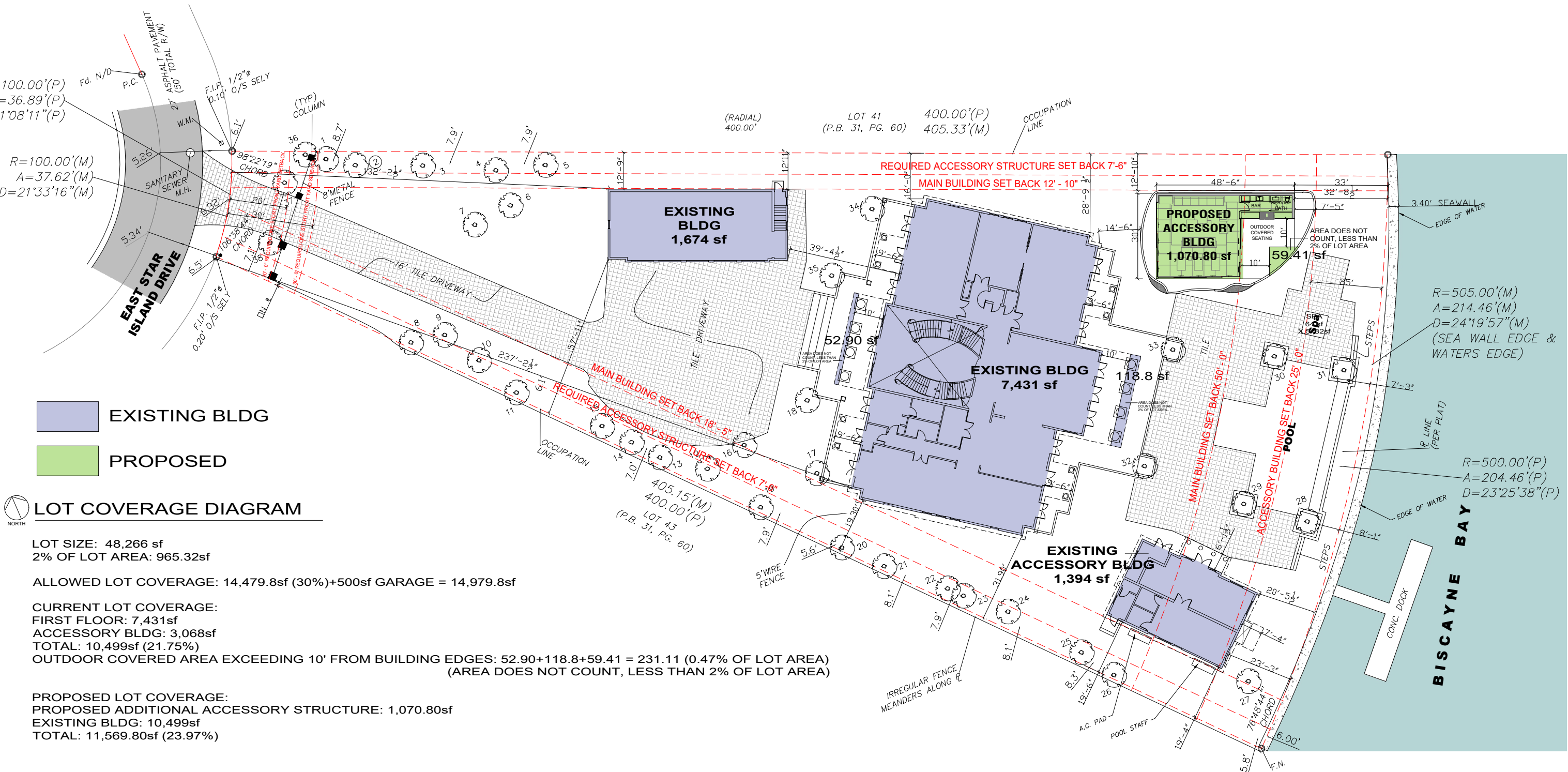
PROPOSED ACCESSORY STRUCTURE - ROOF PLAN - ENLARGED



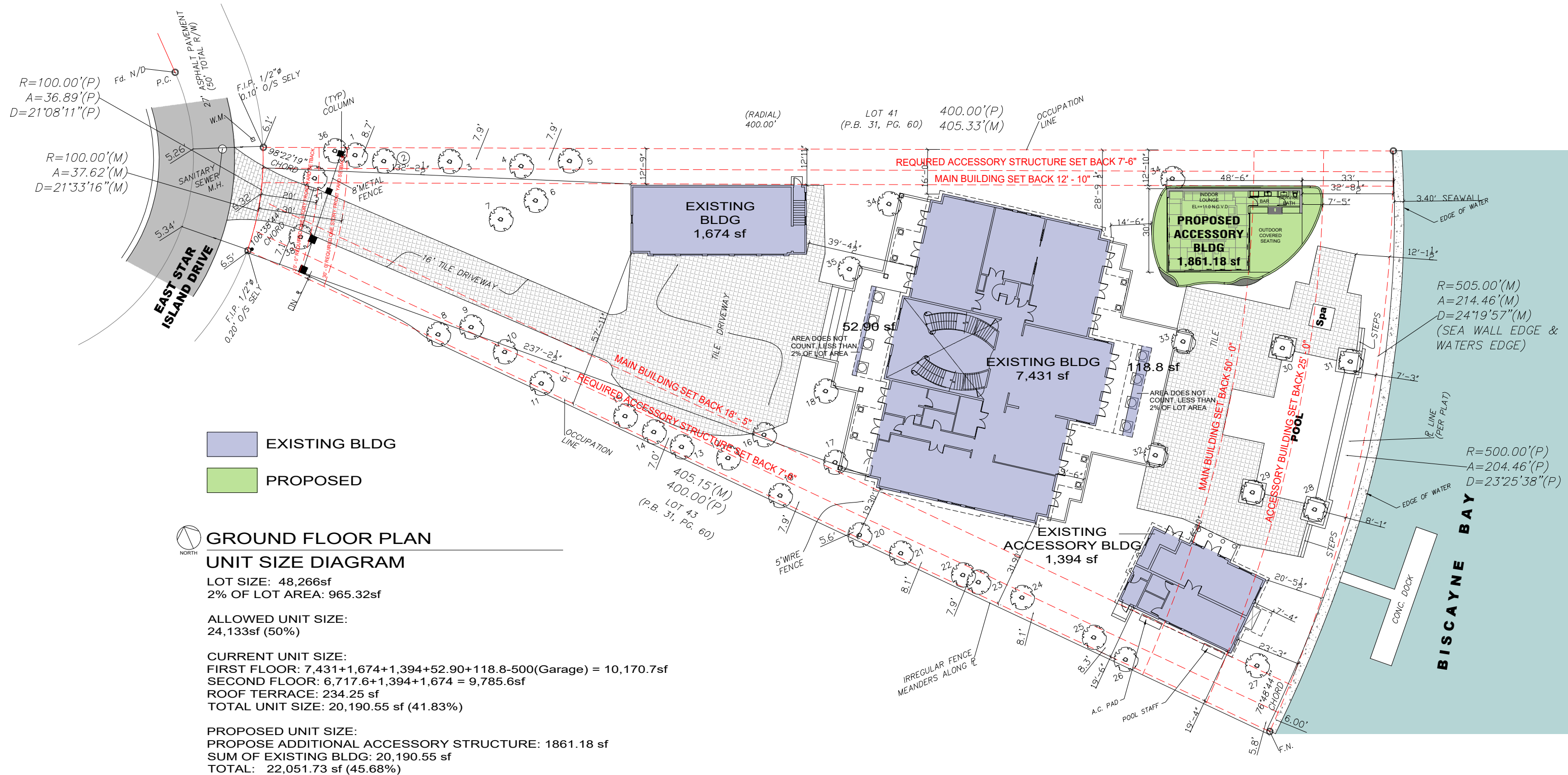
EXISTING BLDG

ENLARGED ROOF PLAN

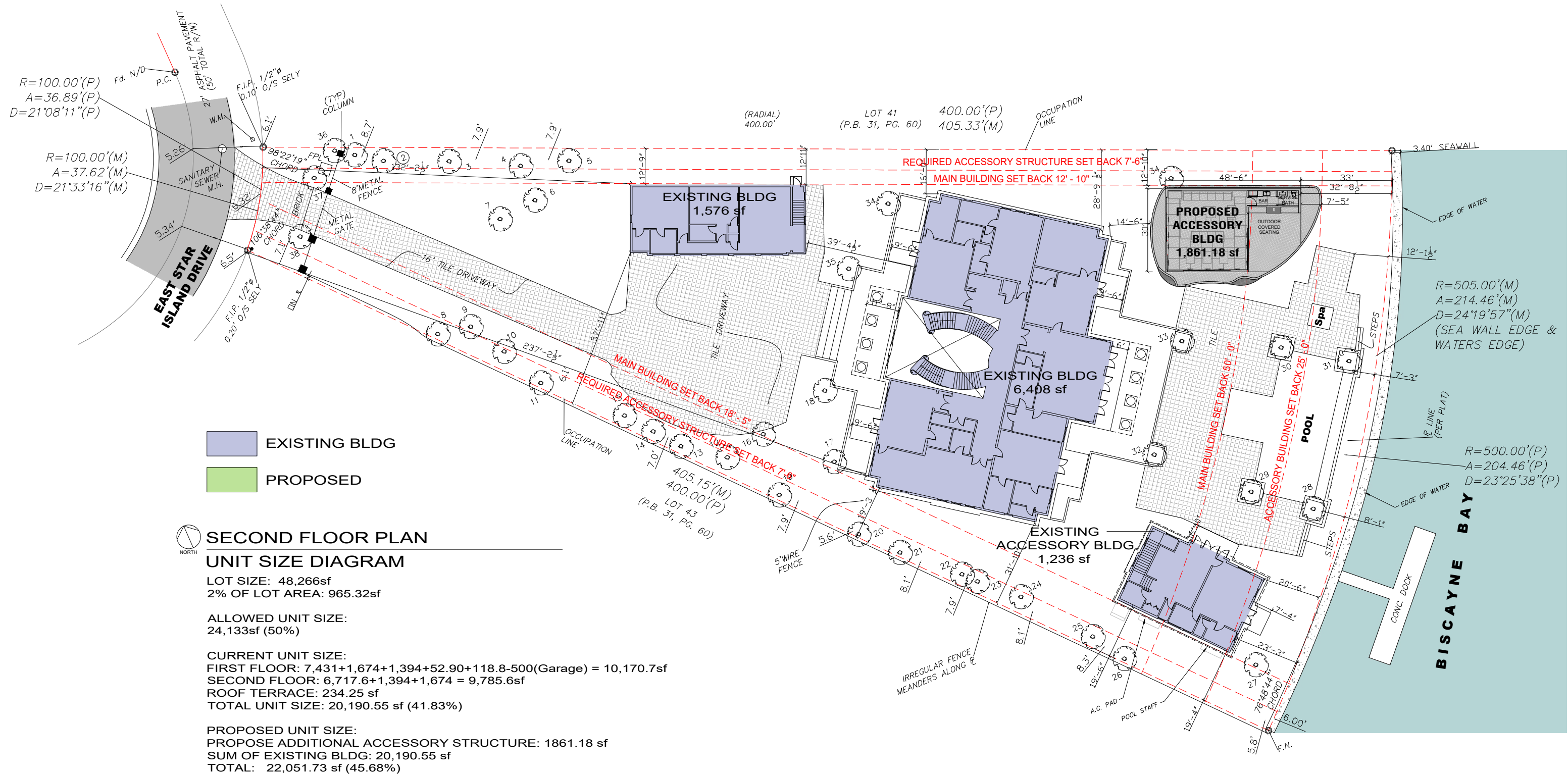
ZONING DIAGRAM - LOT COVERAGE



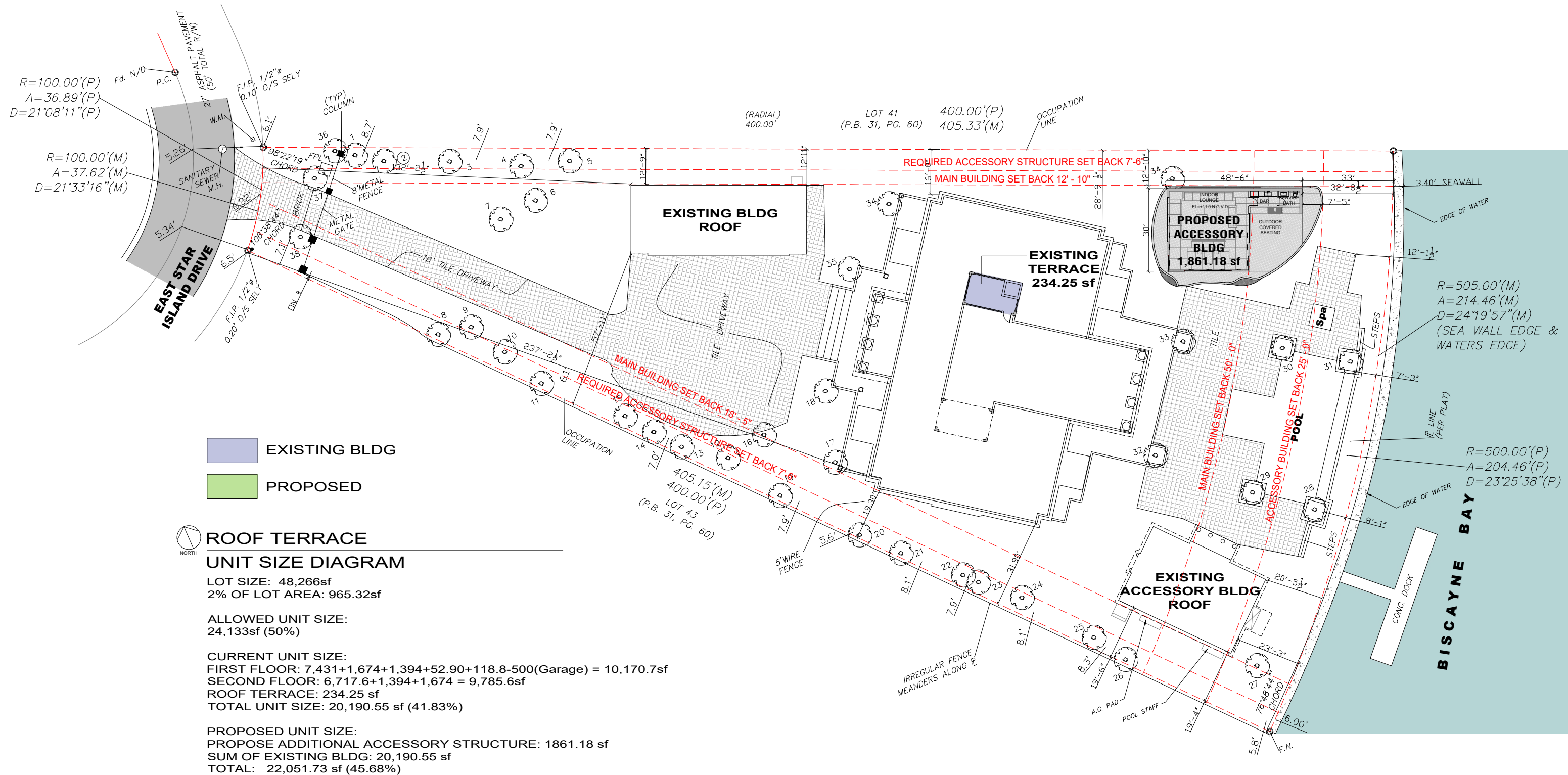
ZONING DIAGRAM - UNIT SIZE DIAGRAM - GROUND FLOOR



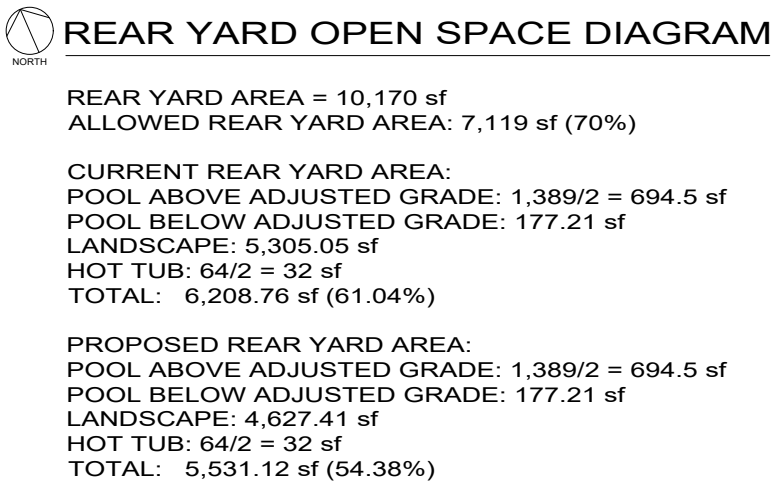
ZONING DIAGRAM - UNIT SIZE DIAGRAM - SECOND FLOOR



ZONING DIAGRAM - UNIT SIZE DIAGRAM - ROOF TERRACE



ZONING DIAGRAM - OPEN SPACE



ZONING DIAGRAM - ENLARGED REAR YARD

