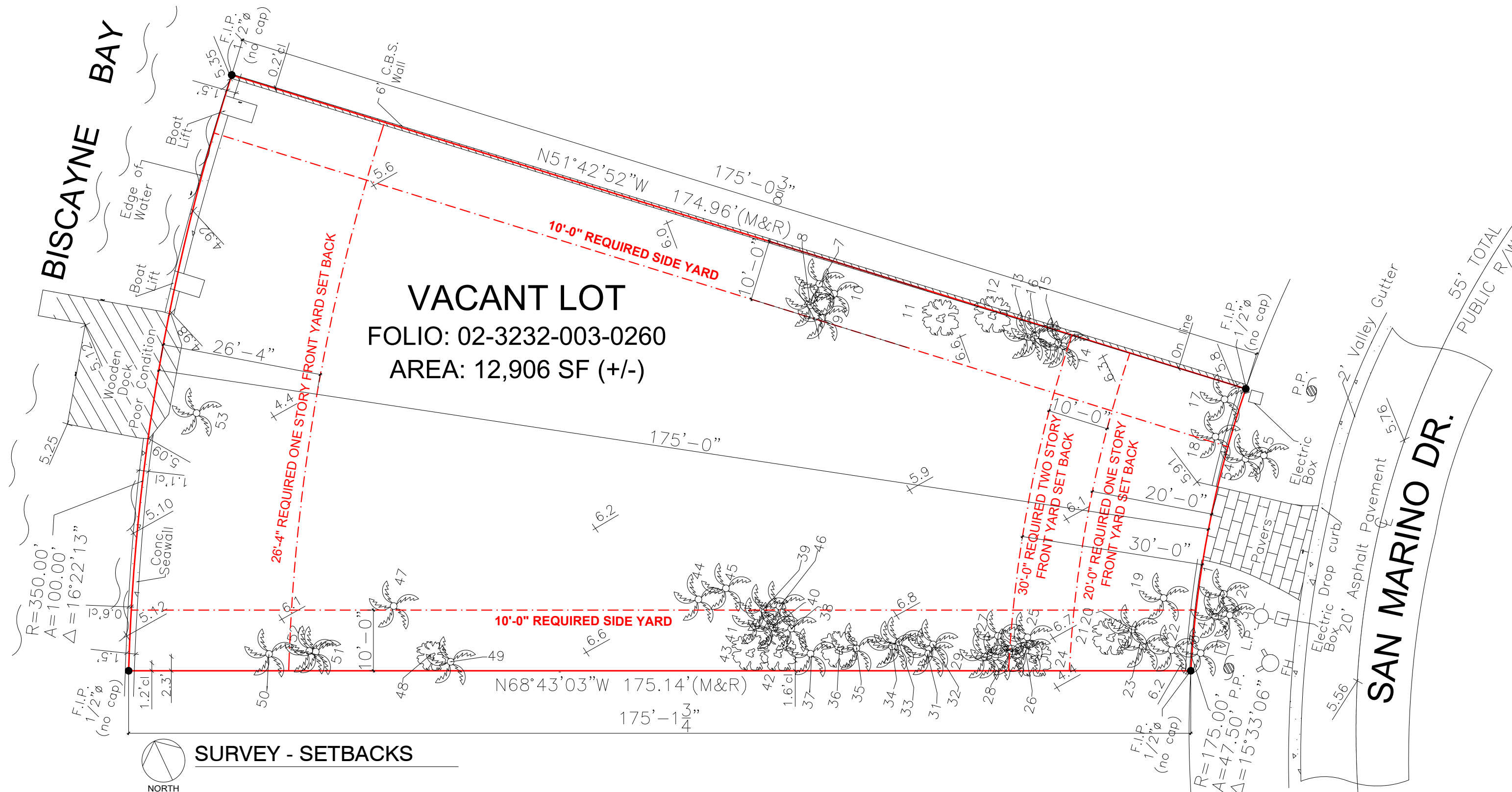


Planning Department, 1700 Convention Center Drive  
 Miami Beach, Florida 33139, www.miamibeachfl.gov  
 305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	416 W SAN MARINO, MIAMI BEACH FL 33139		
2	Folio number(s):	02-3232-003-0260		
3	Board and file numbers :			
4	Year built:	2016	Zoning District:	RS-3
5	Based Flood Elevation:	+9.00' NGVD	Grade value in NGVD:	+5.66' NGVD
6	Adjusted grade (Flood+Grade/2):	7.33' NGVD	Free board:	+1.00' NGVD
7	Lot Area:	12,906 SQ.FT		
8	Lot width:	73'-9"	Lot Depth:	175'-0"
9	Max Lot Coverage SF and %:	3,871.8 SQ.FT (30%)	Proposed Lot Coverage SF and %:	3,861.0 SQ.FT (29.9%)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	500 SF (NOT INCL)
11	Front Yard Open Space SF and %:		Rear Yard Open Space SF and %:	1780.0 SF (70.27%)
12	Max Unit Size SF and %:	6,453.0 SQ.FT (50%)	Proposed Unit Size SF and %:	6,952.1 SF (49.9%)
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	4,056.0 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)	3,282.3 SF (80.42%)
15			Proposed Second Floor Unit Size SF and % :	3,282.3 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
17	Height:	24'-0"		27'-0"
18	Setbacks:			
19	Front First level:	20'-0"		20'-0"
20	Front Second level:	30'-0"		30'-0"
21	Side 1:	10'-0"		10'-0"
22	Side 2 or (facing street):	10'-0"		10'-0"
23	Rear:	20'-0"		26'-4"
	Accessory Structure Side 1:	N/A		N/A
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A
25	Accessory Structure Rear:	N/A		N/A
26	Sum of Side yard :	20'-0"		20'-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
<b>Notes:</b>				
If not applicable write N/A				
All other data information should be presented like the above format				



**VACANT LOT**  
**FOLIO: 02-3232-003-0260**  
**AREA: 12,906 SF (+/-)**

**SURVEY - SETBACKS**

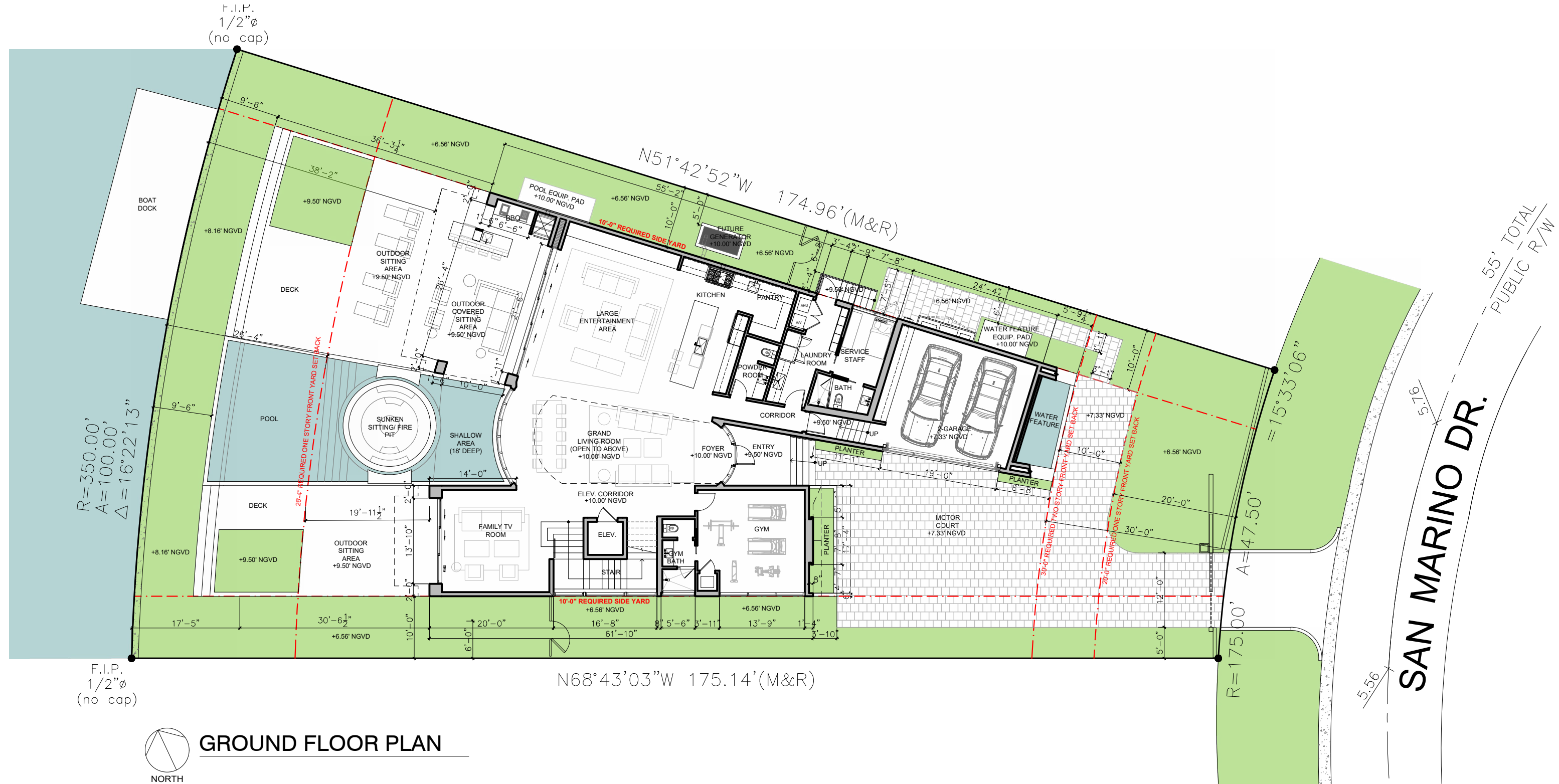


LOT DEPTH:	175'-0"
LOT WIDTH:	100'-0" + 47'-6" = 147'-6" / 2 = 73'-9"
10% OF LOT WIDTH:	7' - 4"

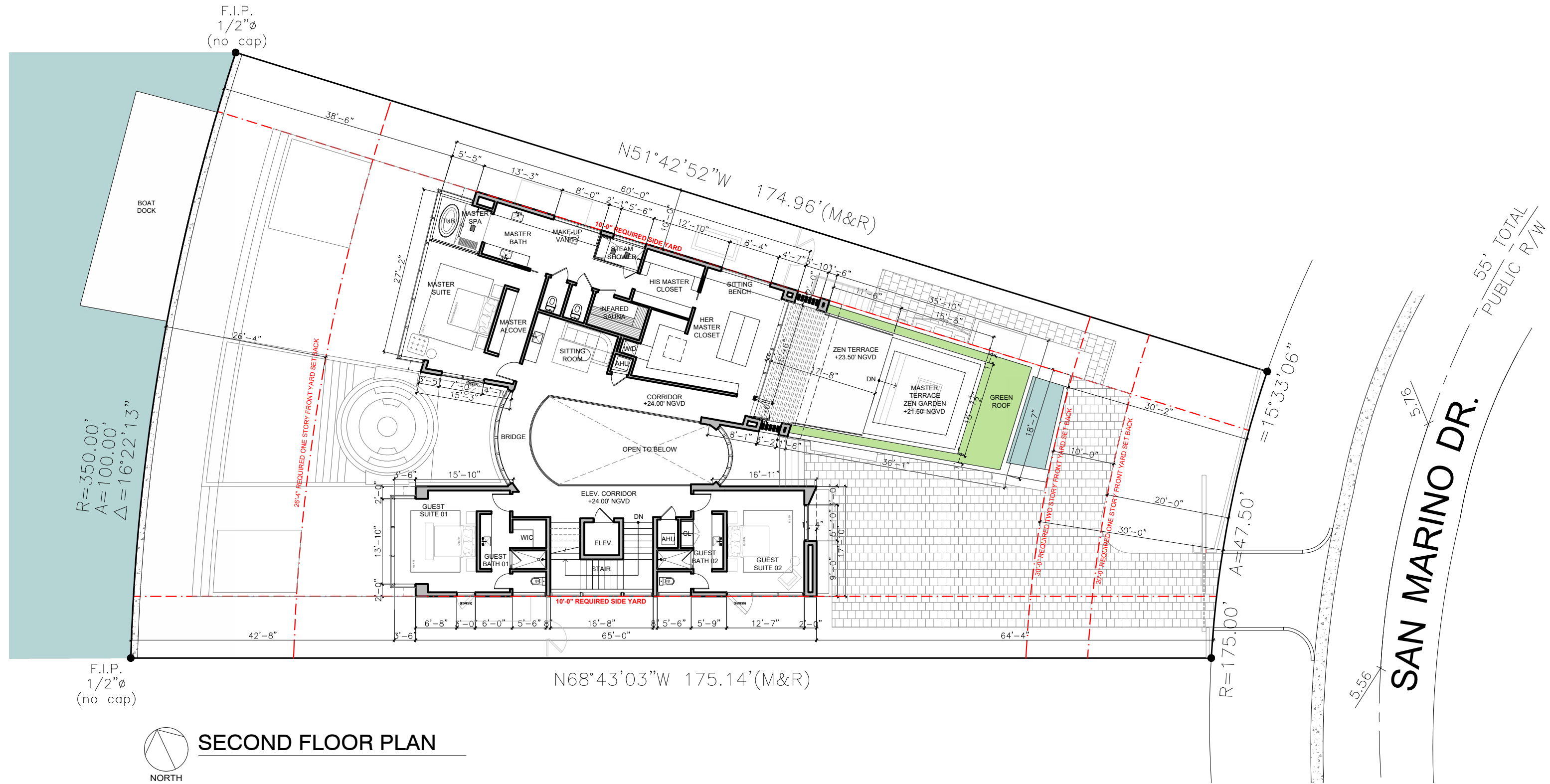
SETBACKS:	REQUIRED	PROPOSED
ONE STORY FRONT YARD:	20'-0"	20'-0"
TWO STORY FRONT YARD:	30'-0"	30'-0"
REAR YARD (15% OF LOT DEPT):	26'-4"	26'-4"
EAST SIDE:	10'-0"	10'-0"
WEST SIDE:	10'-0"	10'-0"



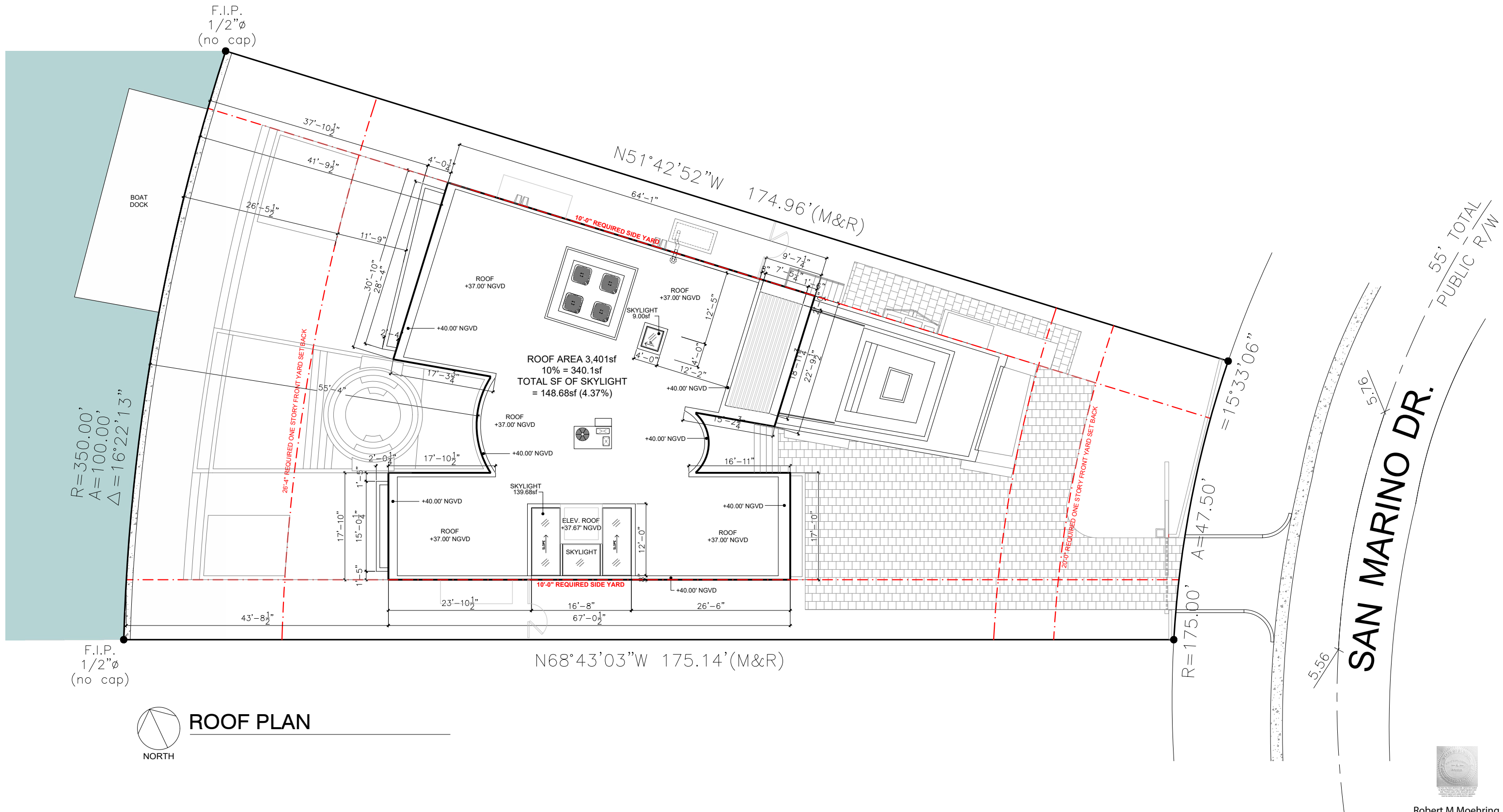




 **GROUND FLOOR PLAN**



 **SECOND FLOOR PLAN**





## LOT COVERAGE

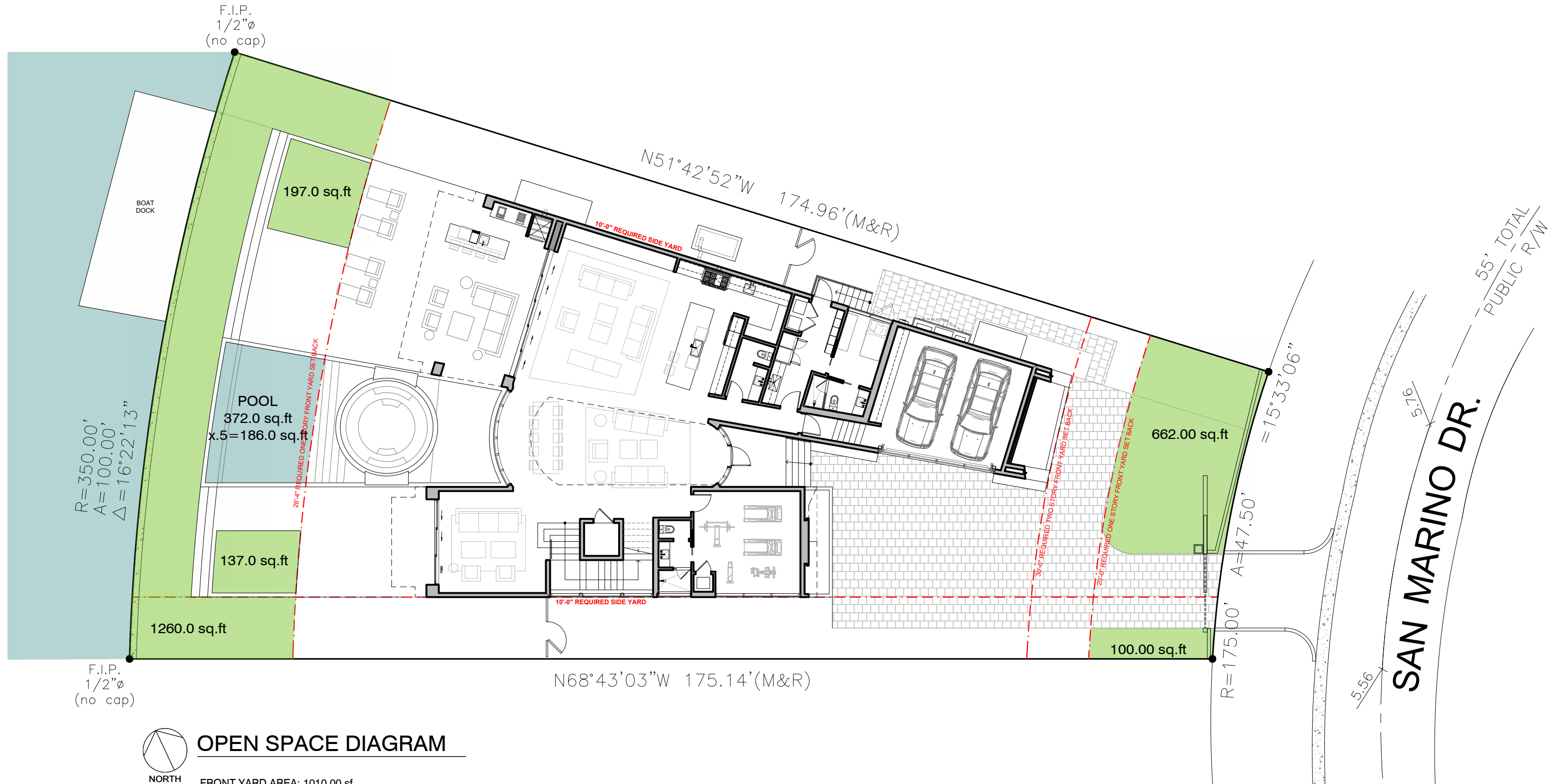
LOT SIZE: 12,906sf  
2% OF LOT COVERAGE: 258.12sf

ALLOWED LOT COVERAGE: 3,871.8sf (30%)  
PROPOSED LOT COVERAGE: 3,870.0sf (29.9%)



Robert M Moehring  
2020.08.10  
13:58:43 -04'00'



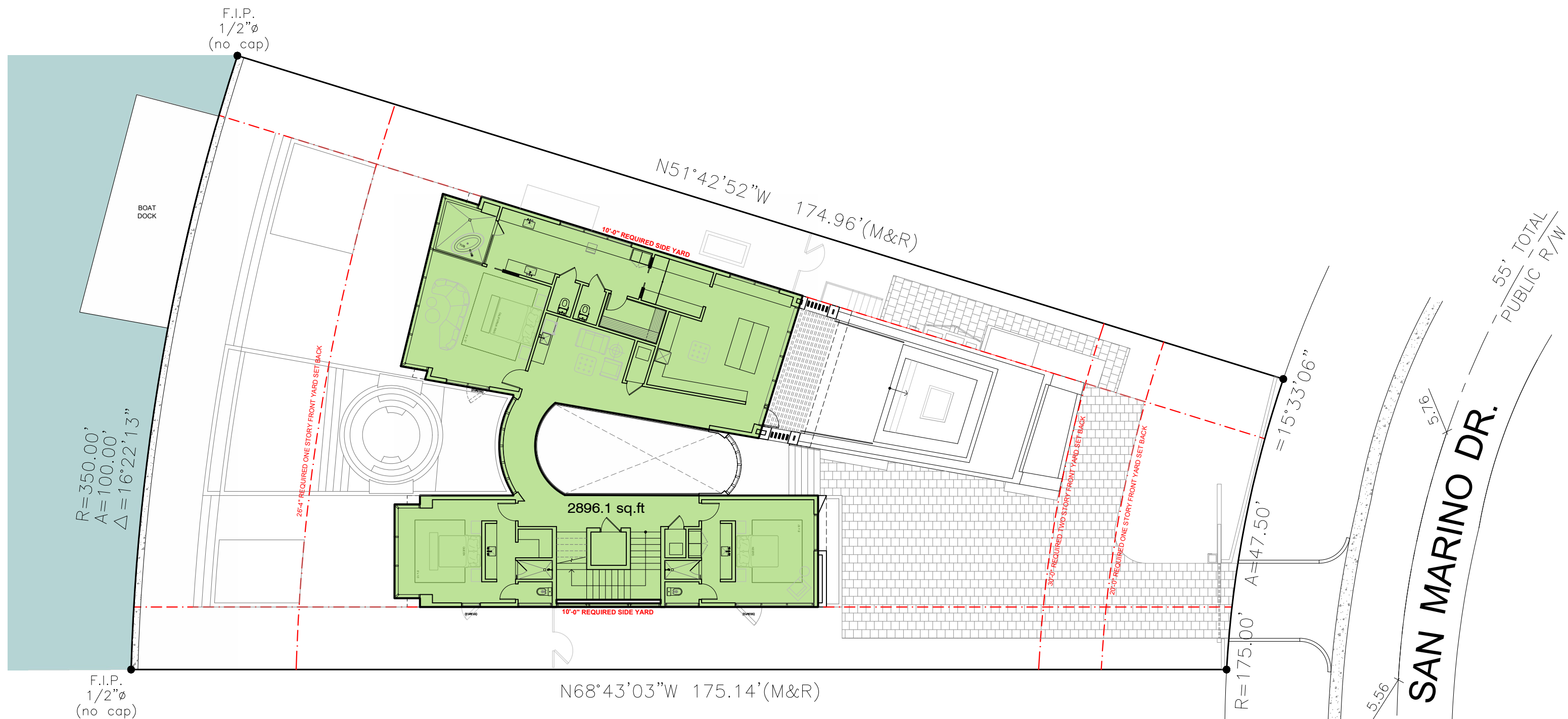


## OPEN SPACE DIAGRAM

FRONT YARD AREA: 1010.00 sf  
 REQUIRED OPEN SPACE: 505.00 sf (50%)  
 PROPOSED OPEN SPACE: 662.00sf+100.00sf = 762.00 sf (75.40%)

REAR YARD AREA: 2533.00 sf  
 REQUIRED OPEN SPACE: 1773.10 sf (70%)  
 PROPOSED OPEN SPACE: 1260.0sf+137.0sf+197.0sf+186.0sf= 1780.0 sf (70.27%)





**SECOND FLOOR PLAN  
UNIT SIZE DIAGRAM**

LOT SIZE: 12,906sf

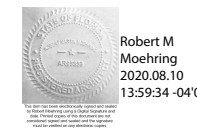
ALLOWED UNIT SIZE: 6,453.0sf (50%)

PROPOSED UNIT SIZE:

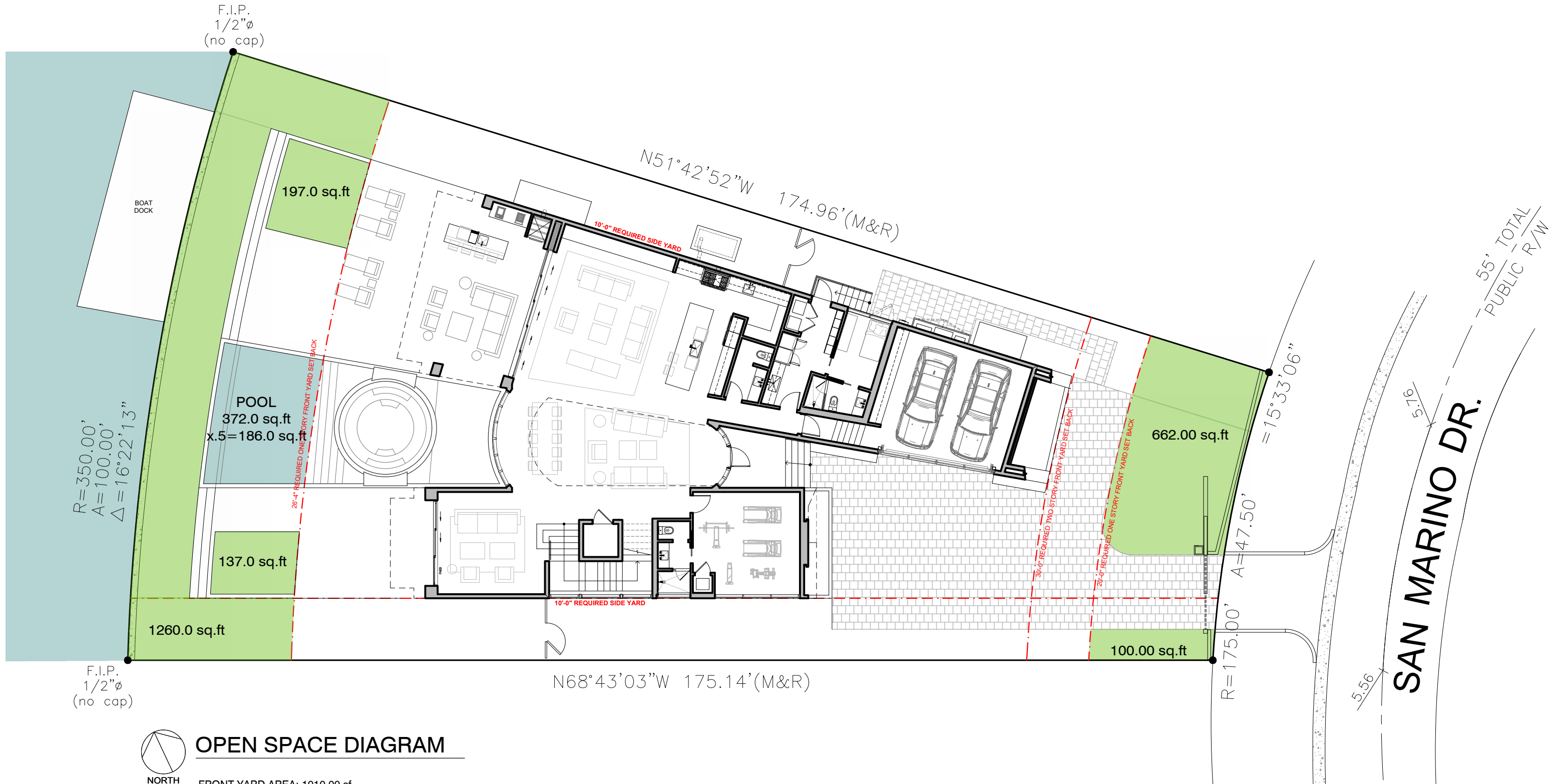
FIRST FLOOR: 3,556.0sf

SECOND FLOOR: 2,896.1sf

TOTAL UNIT SIZE: 6,452.1sf (49.99%)





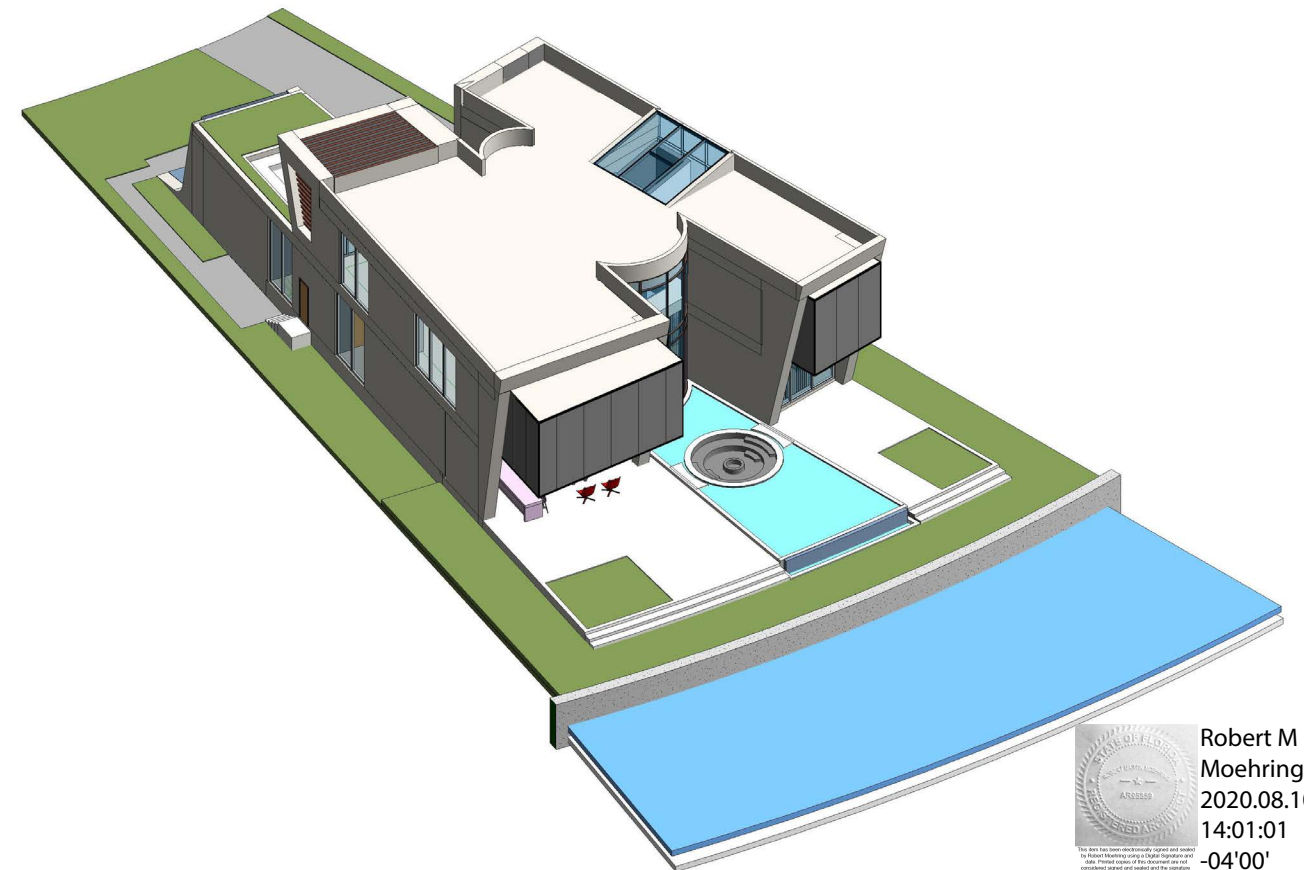
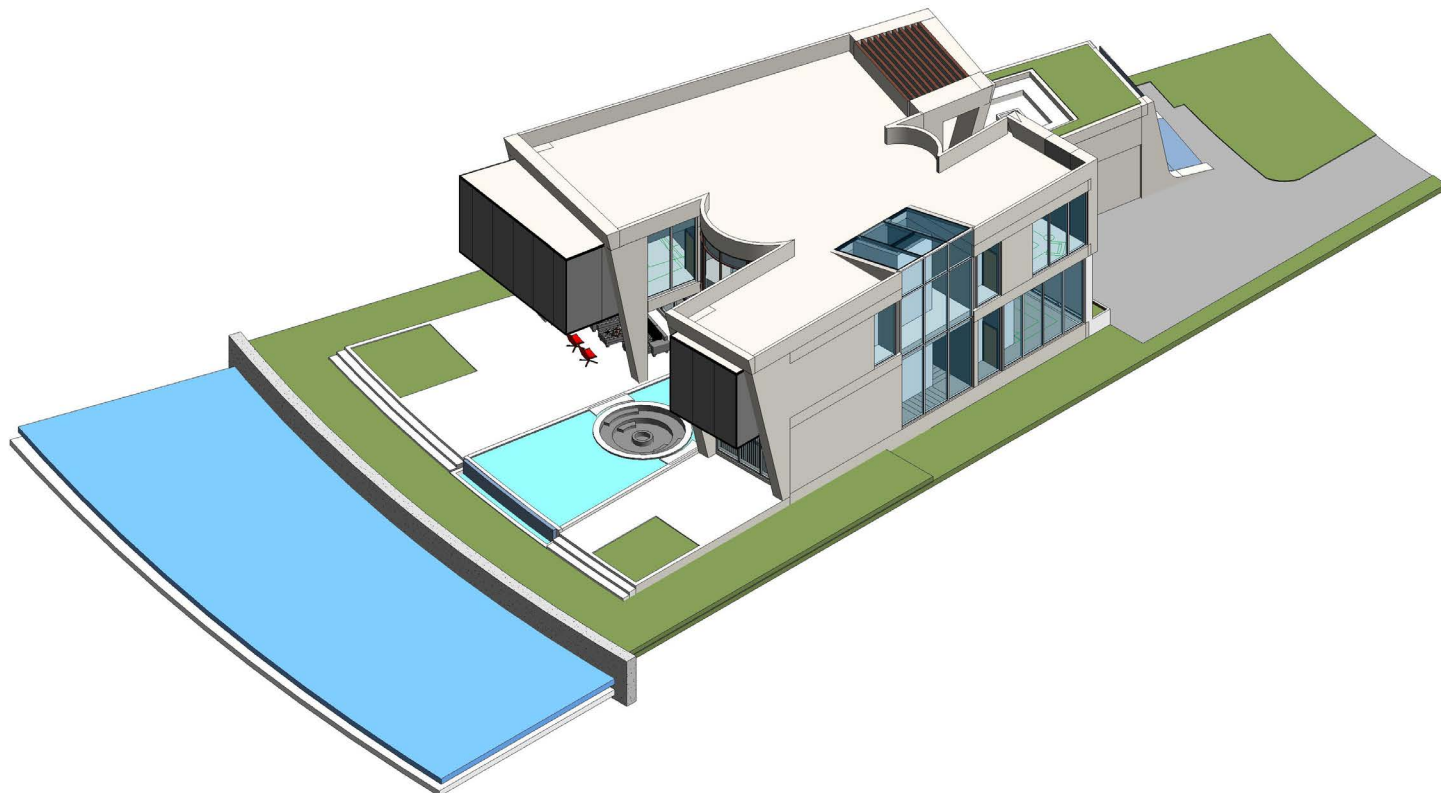
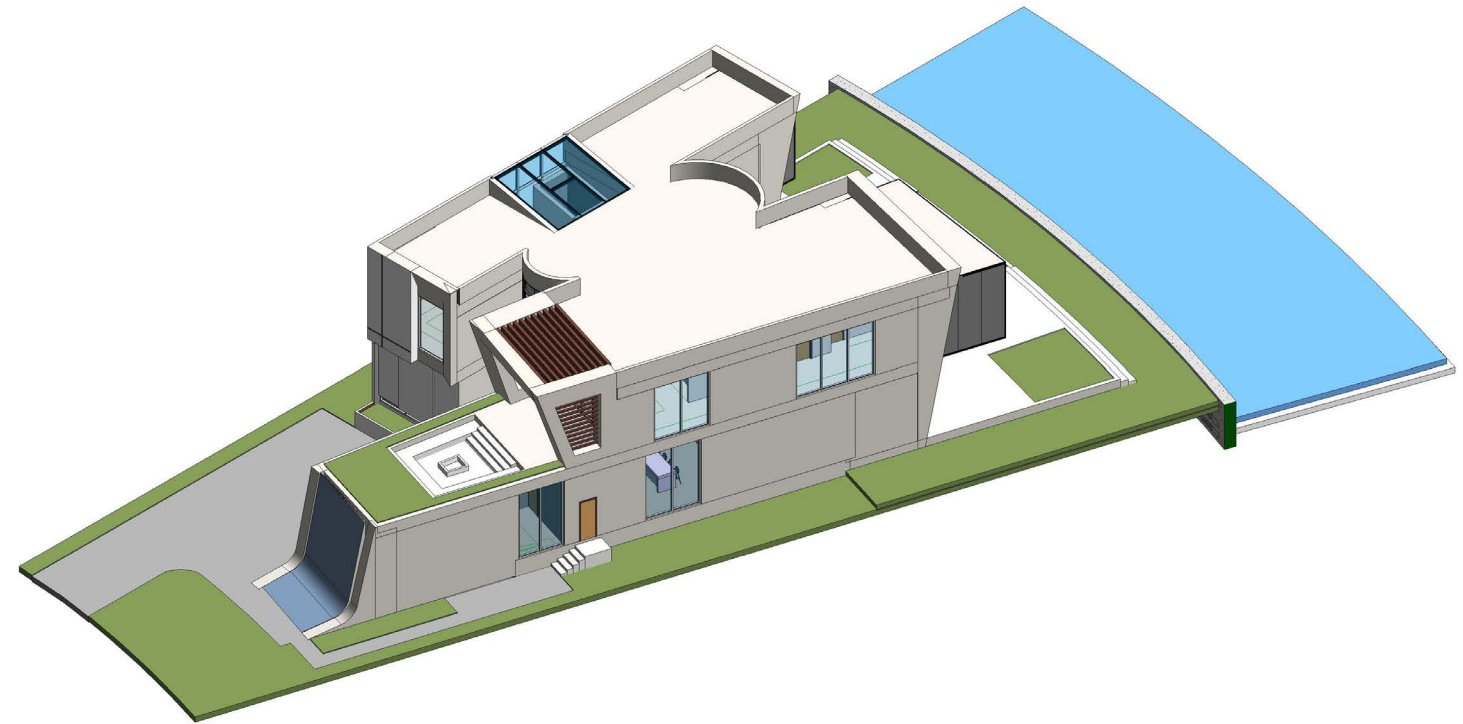
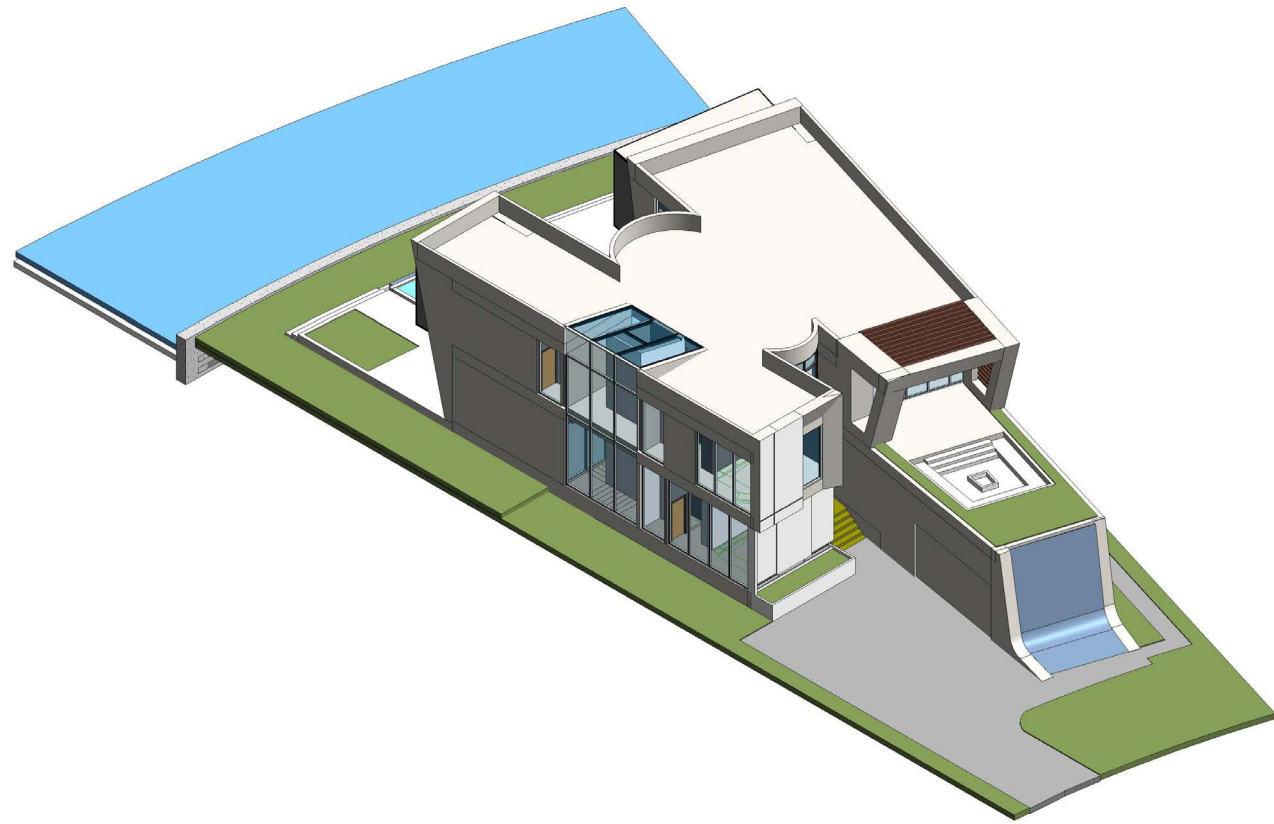


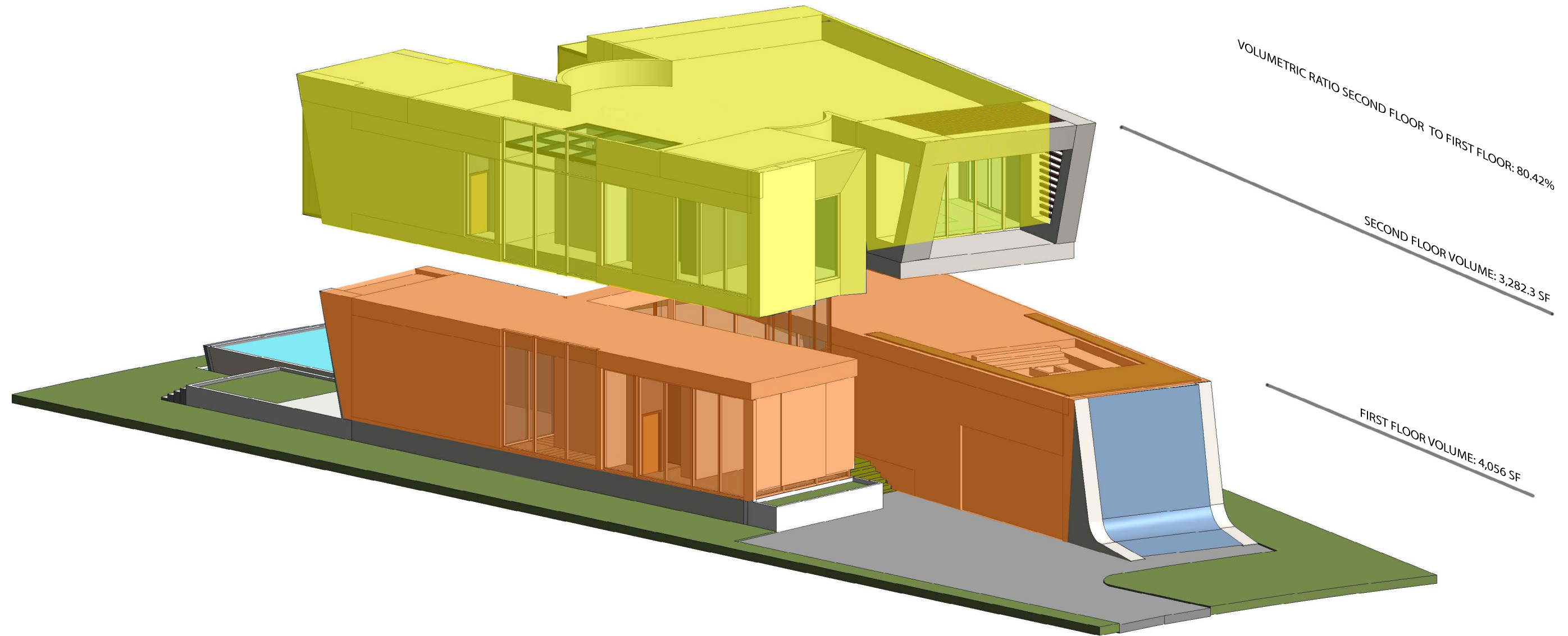
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**1** WAIVER DIAGRAM

WAIVER REQUEST 1 = 3' ADDITIONAL HEIGHT

WAIVER REQUEST 2 = EXCEED VOLUMETRIC RATIO BY 10.8%







**ST1**  
CALCEM LIME PAINTED STUCCO  
EXTERIOR FINISH



**ST2**  
TRAVERTINE STONE  
EXTERIOR CLADDING



**MT1**  
ALUMINUM DOOR, TRIM, AND WINDOW  
MULLIONS, BERMUDA BRONZE FINISH



**GL1**  
CLEAR IMPACT GLAZING



**GL2**  
BRONZE IMPACT GLAZING