

# MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
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## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	205 EAST SAN MARINO DR		
2	Folio number(s):	02-3232-003-0550		
3	Board and file numbers :	DRB20- 0618 (CURRENT)/ DRB 17-0189 (PREVIOUS)		
4	Year built:	1938	Zoning District:	RESIDENTIAL - RS-3
5	Base Flood Elevation:	(+9'-0" NGVD) AE-9	Grade value in NGVD:	+4.36' NGVD
6	Adjusted grade (Flood+Grade/2):	(+7'-8 1/8" NGVD)	Free board:	2'-0"
7	Lot Area:	18,375 sf		
8	Lot width:	105'-0"	Lot Depth:	175.00'
9	Max Lot Coverage SF and %:	5,512.50 SF 30%	Proposed Lot Coverage SF and %:	3,775.88 (20.54%)
10	Existing Lot Coverage SF and %:	3,871.36 (21.06%)	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	2,297.84 SF 72.94%	Rear Yard Open Space SF and %:	1,931.75 SF = 70%
12	Max Unit Size SF and %:	9,187.50 SF = 50%	Proposed Unit Size SF and %:	5,722.92 SF (31.14%)
13	Existing First Floor Unit Size:	4,300.71 SF	Proposed First Floor Unit Size:	3,204.77 (17.44%)
14	Existing Second Floor Unit Size	6,401SF PER TAX ROLL/ 7,742.72 sf PER SHADED DIAGRAM	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

Proposed lowest floor elevation		+11'-0" NGVD	Proposed Top of slab next higher floor	+25'-0" NGVD	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'		27' WAIVER	
18	Setbacks:				
19	Front First level:	30'-0"		30'-0"	0
20	Front Second level:			80'-2"	0
21	Side 1:	10'-6"		13'-2"	0
22	Side 2 or (facing street):	10'-6"		13'-2"	0
23	Rear:	26'-3"		44'-10"	0
	Accessory Structure Side 1:	7'-6"		N/A	
24	Accessory Structure Side 2 or (facing street) :			N/A	
25	Accessory Structure Rear:	n/a		N/A	
26	Sum of Side yard :	26'-3"		26'-4"	
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

N/A

All other data information should be presented like the above format