MIAMIBEACH

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:	4534 SHERIDAN AVE, MIAMI BEACH		
2	Folio number(s):	02-3222-018-0540		
3	Board and file numbers :			
4	Year built:	1940	Zoning District:	RS-4
5	Based Flood Elevation:	8.00' N.G.V.D.	Grade value in NGVD:	4.36' N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	7.18' N.G.V.D.	Free board:	5'-0"
7	Lot Area:	7,518 s.f.	Min. Yard Elevation:	6.56' N.G.V.D.
8	Lot width:	50'	Lot Depth:	150.90'
9	Max Lot Coverage SF and %:	2,250 s.f. (30%)	Proposed Lot Coverage SF and %:	2,238 s.f. (29.76%)
10	Exisiting Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	50%	Rear Yard Open Space SF and %:	901.0 s.f. (75.1%)
12	Max Unit Size SF and %:	3,759 s.f. (50%)	Proposed Unit Size SF and %:	3,754 s.f. (49.93%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,053 s.f.
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,701 s.f. (66.62%)
15			Proposed Second Floor Unit Size SF and % :	1,701 s.f.
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	**Height:**	24'-0" (28'-0" w/ DRB)	N/A	23'-8"	N/A
18	**Setbacks:**				
19	Front First level:	20'-0"	N/A	20'-0"	N/A
20	Front Second level:	30'-0"	N/A	42'-5"	N/A
21	Side 1:	7.50'	N/A	7.50'	N/A
22	Side 2 or (facing street):	7.50'	N/A	7.50'	N/A
23	Rear:	22.64'	N/A	29'-7'	N/A
	Accessory Structure Side 1:	N/A	N/A	7.50'	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	37'-2"	N/A
25	Accessory Structure Rear:	N/A	N/A	10'-4"	N/A
26	Sum of Side yard :	15'	N/A	15'	N/A

27	Located within a Local Historic District?	Yes or no
28	Designated as an individual Historic Single Family Residence Site?	Yes or no
29	Determined to be Architecturally Significant?	Yes or no

Notes:

If not applicable write N/A

All other data information should be presented like the above format

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CONSULTANTS

PROJECT
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE 05/10/21
PROJECT NO

REVISION

DATE
DRAFTED BY
SCALE

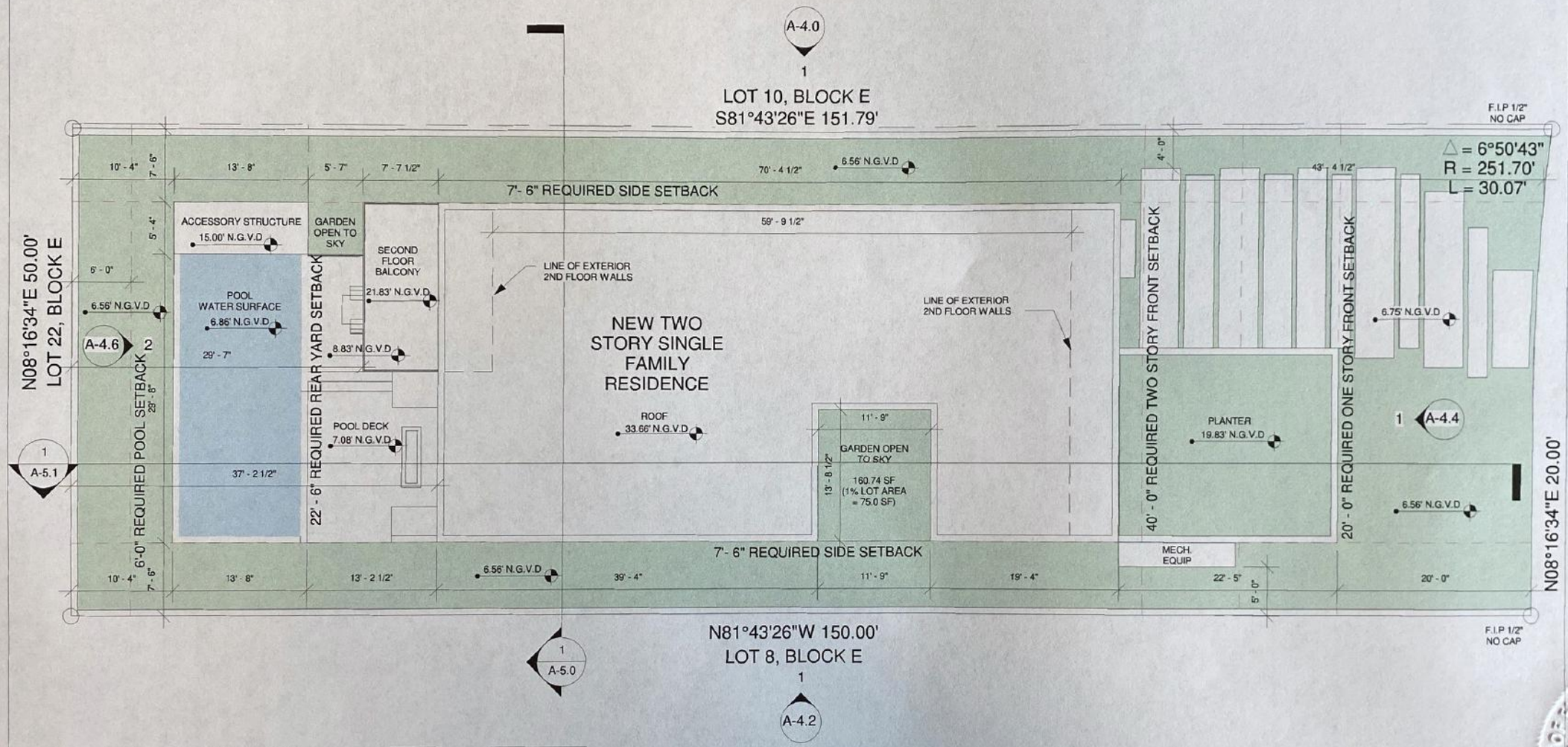
ZONING DATA SHEET

ARCHITECT OF RECORD
5-10-2021
J. ALFREDO GAVIRIA
LIC. # AR0017394

A-0.0

DRAWN BY F.S

NOTE: BATH POOL WILL BE LOCATED BELOW FLOOD; IT WILL HAVE AN ISOLATED PLUMBING AND VALVES



NORTH

SITE PLAN

3/32" = 1'-0"

0 5 10 20

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CONSULTANTS:

PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

SITE PLAN

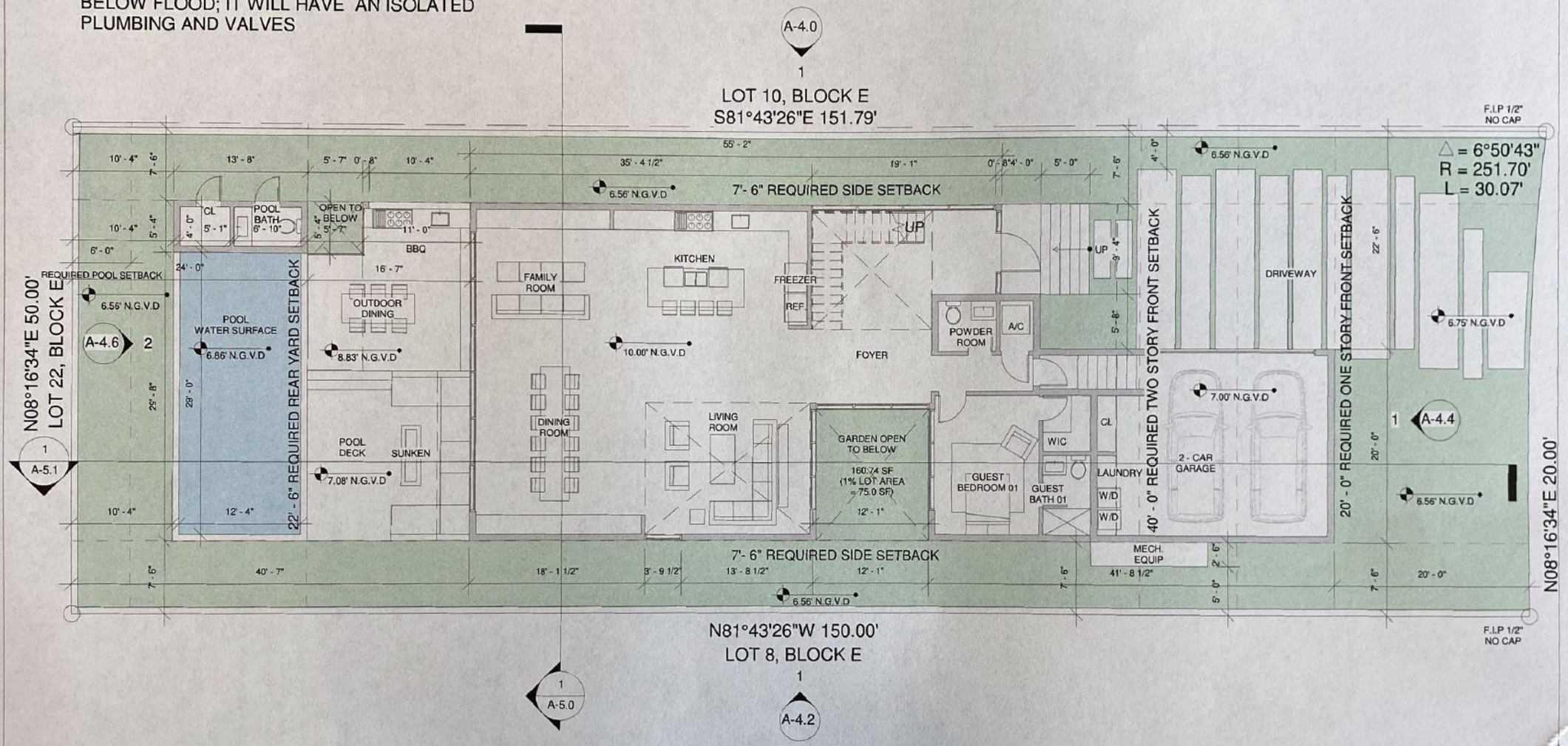
STATE OF FLORIDA
J. ALFREDO GALVARIZ
LIC. # AR0017394
REGISTERED ARCHITECT

ARCHITECT OF RECORD
5-10-2021

A-1.0

DRAWN BY: F.S

NOTE: BATH POOL WILL BE LOCATED BELOW FLOOD; IT WILL HAVE AN ISOLATED PLUMBING AND VALVES



NORTH

FIRST FLOOR PLAN

3/32" = 1'-0"

0 5 10 20

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CONSULTANTS:

PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT Nº

REVISION

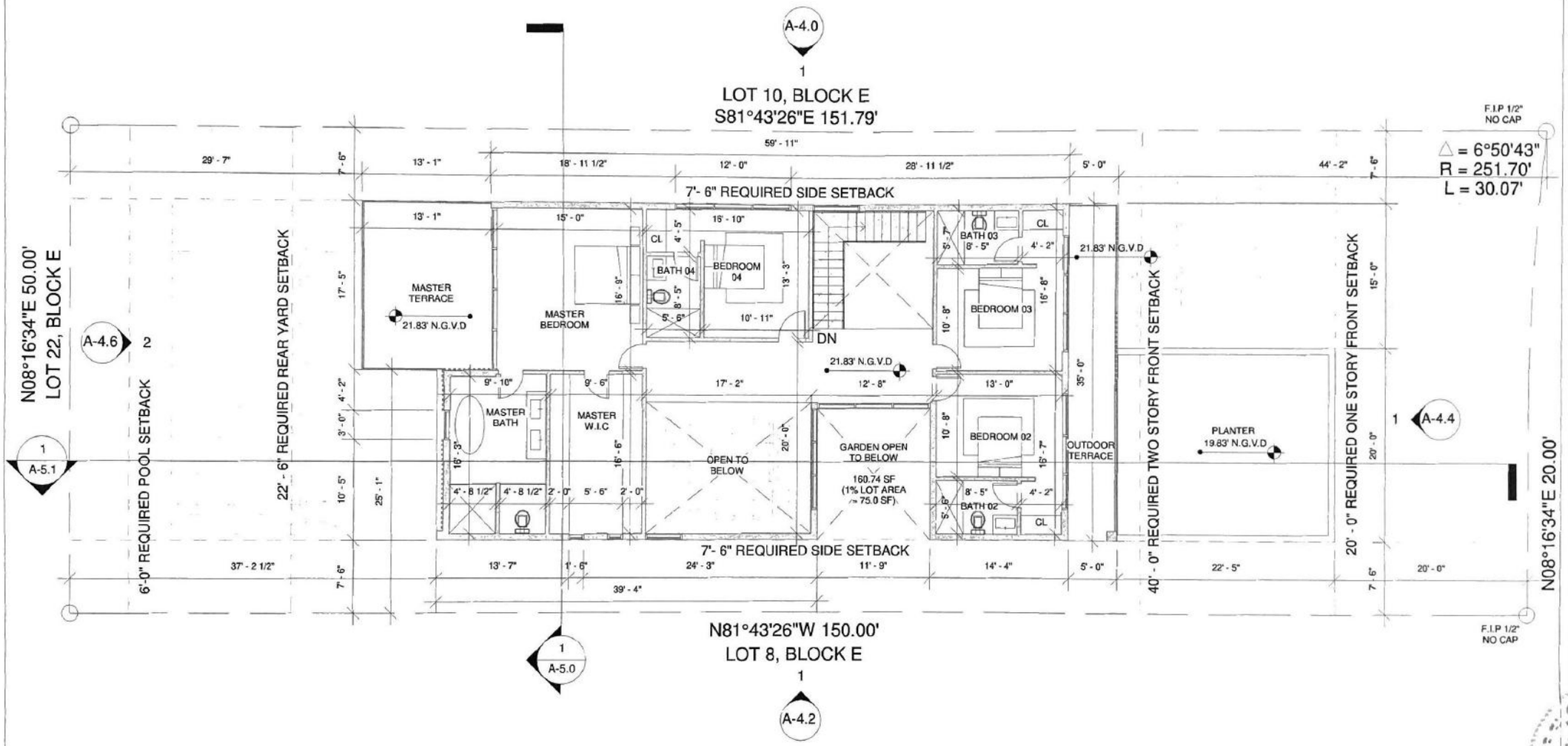
DATE:
DRAFTED BY:
SCALE:

FIRST FLOOR PLAN

ARCHITECT OF RECORD
JAUFREDO GAMARRA
LIC. # AR0017304

A-1.1

DRAWN BY: F.S



SECOND FLOOR PLAN

3/32" = 1'-0"

NORTH

0 5 10 20

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CONSULTANTS:

PROJECT
4534 SHERIDAN AVE,
MIAMI BEACH, FL 33140

DATE 05/10/21
PROJECT NO

REVISION

DATE
DRAFTED BY
SCALE

SECOND FLOOR PLAN

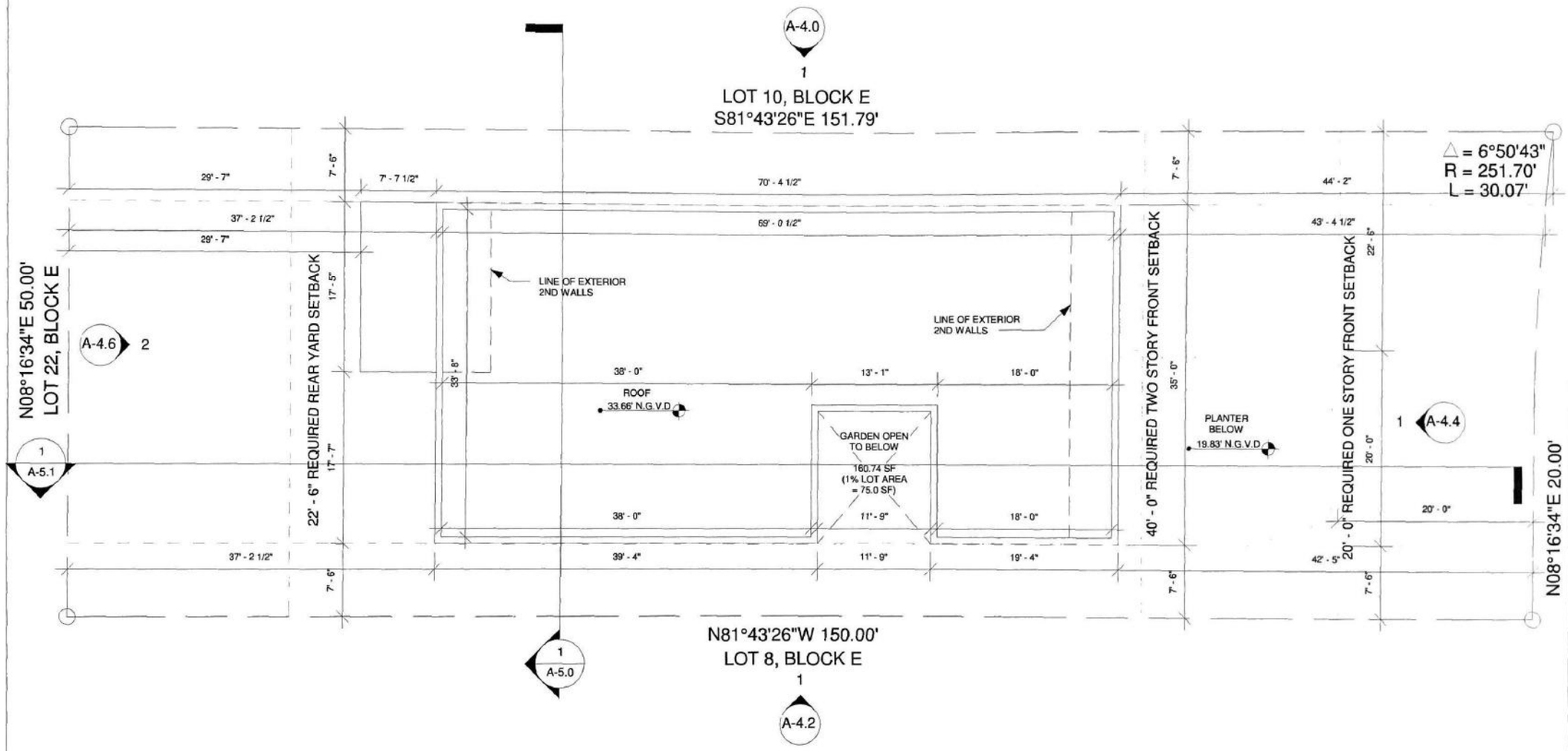
ARCHITECT OF RECORD

5-10-2021

JAN FREDO GALLARDA
LIC # AR0017194

A-1.2

DRAWN BY: F.S



ROOF PLAN

3/32" = 1'-0"

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CONSULTANTS

PROJECT
4534 MERIDIAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

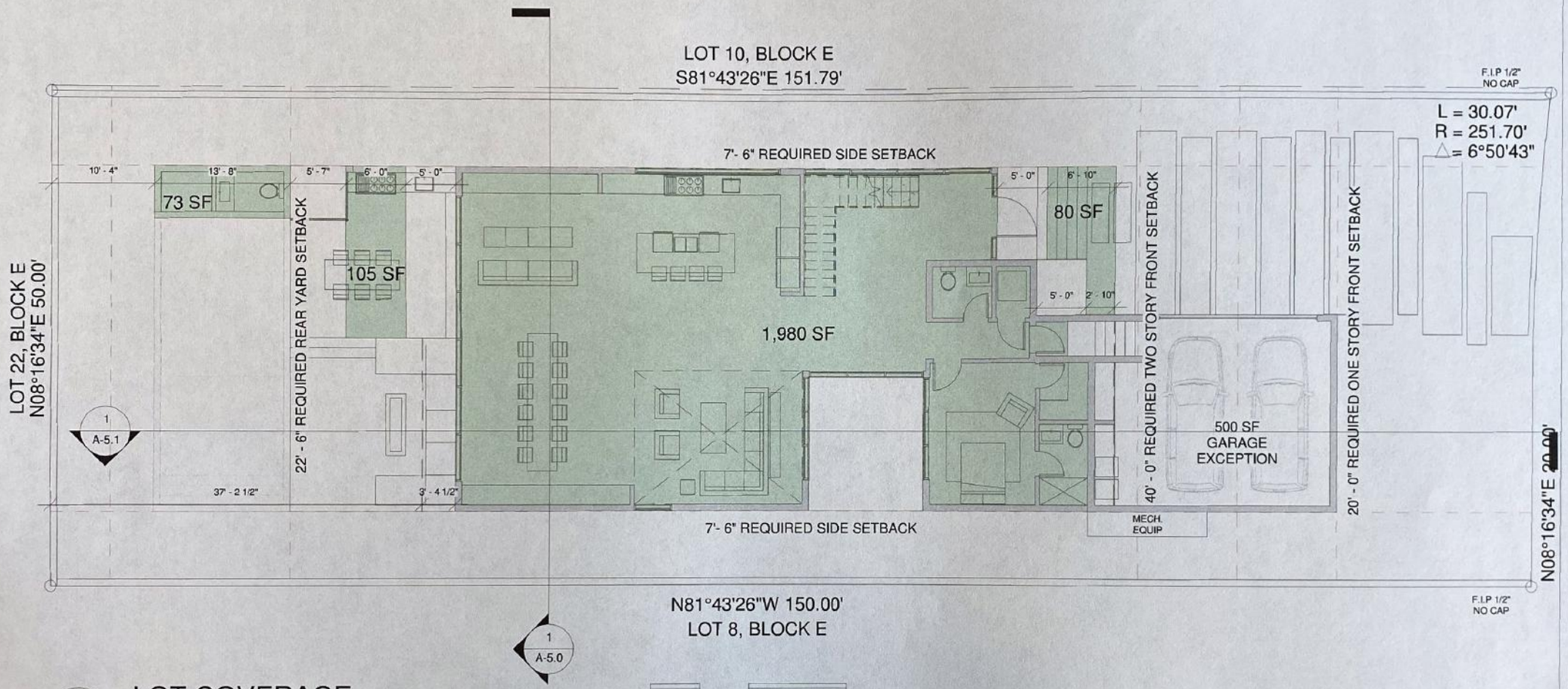
ROOF PLAN

ARCHITECT OF RECORD

J. ALFREDO GAMBERNA
LIC. # AR0017394

A-1.3

DRAWN BY: F.B



NORTH

LOT COVERAGE

3/32" = 1'-0"

0 5 10 20

LOT SIZE: 7,518 SF

ALLOWED LOT COVERAGE: 2,255 SF (30.0%)
PROPOSED LOT COVERAGE: 1,980 SF+80 SF+105 SF+73 SF = 2,238 SF (29.76%)

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PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL. 33140

DATE: 05/10/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM - LOT COVERAGE

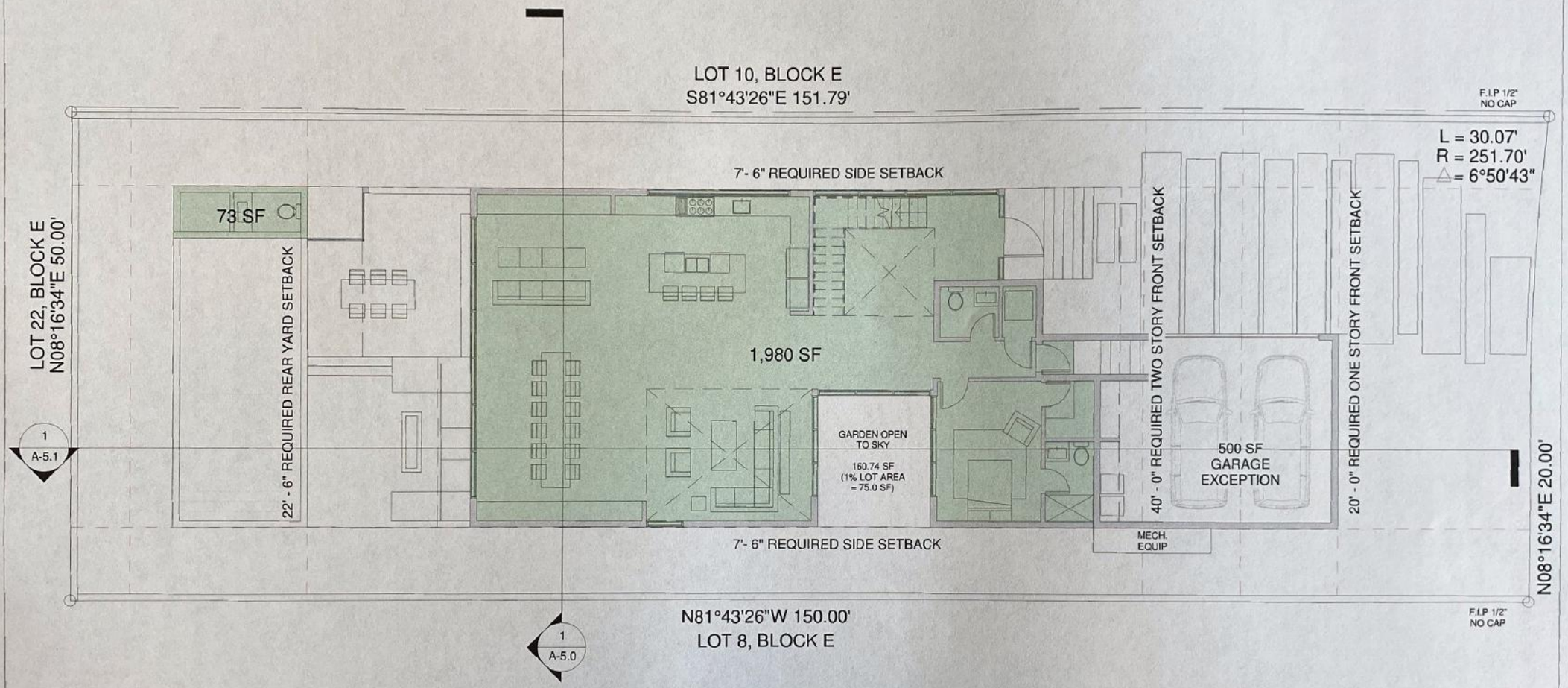
STATE OF FLORIDA
REGISTERED ARCHITECT

ARCHITECT OF RECORD:

J. ALFREDO GRANADILLO
LIC. # AR0017538

A-2.0

DRAWN BY: F.S



NORTH

FIRST FLOOR PLAN - UNIT SIZE

3/32" = 1'-0"

0 5 10 20

LOT SIZE: 7,518 SF

ALLOWED UNIT SIZE: 3,759 SF (50.0%)

PROPOSED UNIT SIZE:
FIRST FLOOR: 1,980 SF+73 SF = 2,053 SF
SECOND FLOOR: 1,701 SF
TOTAL UNIT SIZE: 3,754 SF (49.93%)

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PROJECT:
4534 SHERIDAN AVE,
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

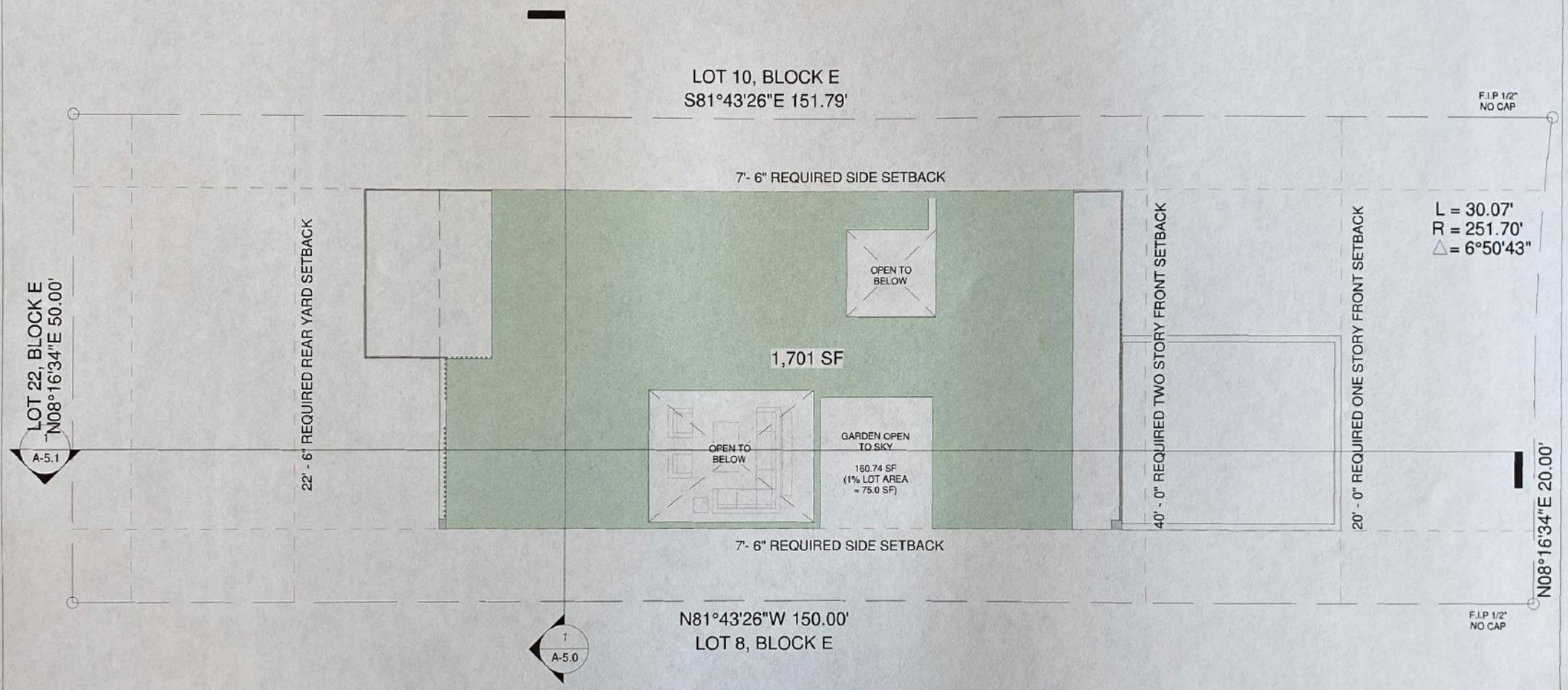
ZONING DIAGRAM - UNIT SIZE FIRST FLOOR

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC. # AR0017394

A-2.1

DRAWN BY: F.S



SECOND FLOOR PLAN - UNIT SIZE

3/32" = 1'-0"

NORTH

0 5 10 20

LOT SIZE: 7,518 SF

ALLOWED UNIT SIZE: 3,759 SF (50.0%)

PROPOSED UNIT SIZE:
FIRST FLOOR: 1,980 SF+73 SF = 2,053 SF
SECOND FLOOR: 1,701 SF
TOTAL UNIT SIZE: 3,754 SF (49.93%)

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4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

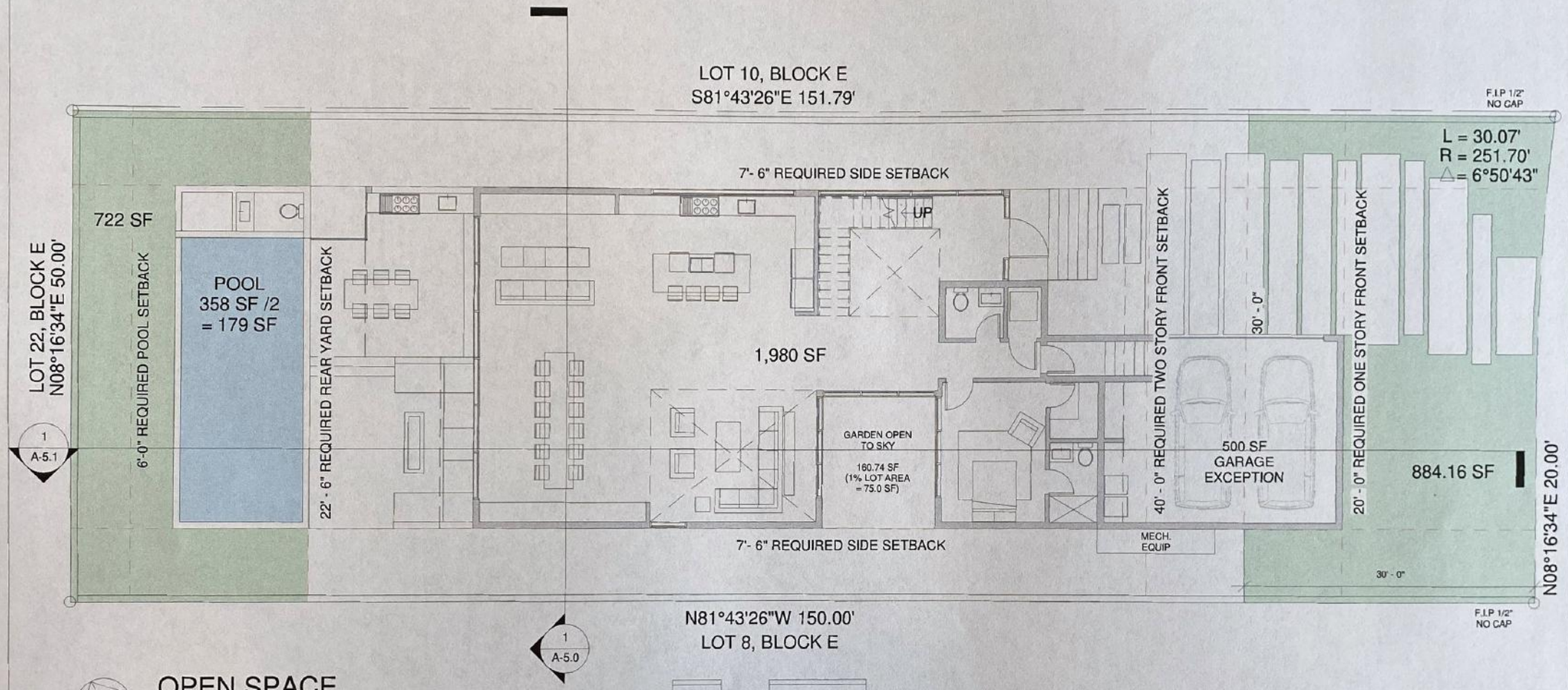
ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

ARCHITECT OF RECORD

ALFREDO CAMARGO
LIC. # AR0017814

A-2.2

DRAWN BY: F.S



OPEN SPACE

3/32" = 1'-0"

FRONT YARD AREA:	1,517.26 SF
REQUIRED OPEN SPACE:	758.63 (50%)
PROPOSED OPEN SPACE:	884.16 SF (58.27%)
REAR YARD AREA:	1,200.0 SF
REQUIRED OPEN SPACE:	840.0 SF (70.0%)
PROPOSED OPEN SPACE:	722 SF+179 SF = 901.0 SF (75.1%)

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CONSULTANTS:

PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION

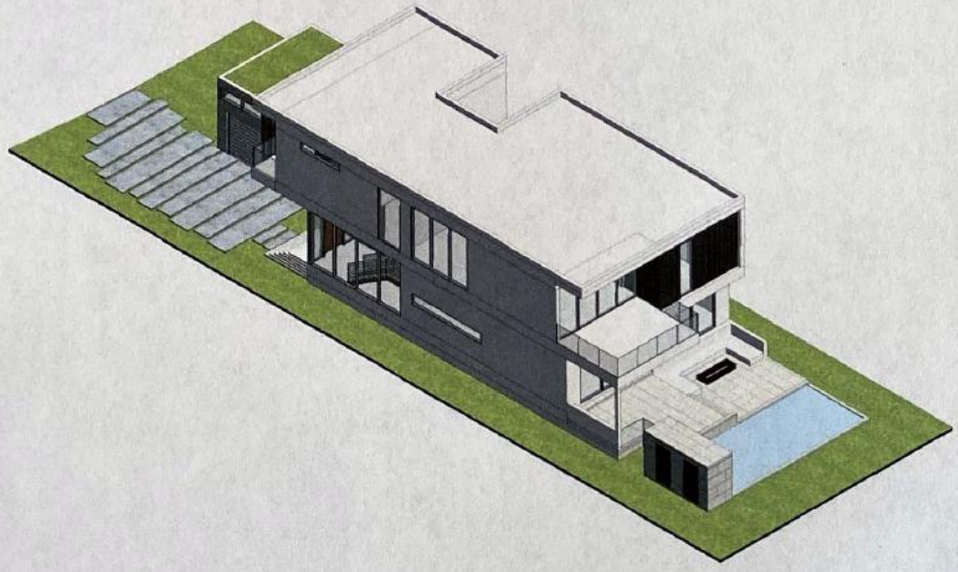
DATE:
DRAFTED BY:
SCALE:

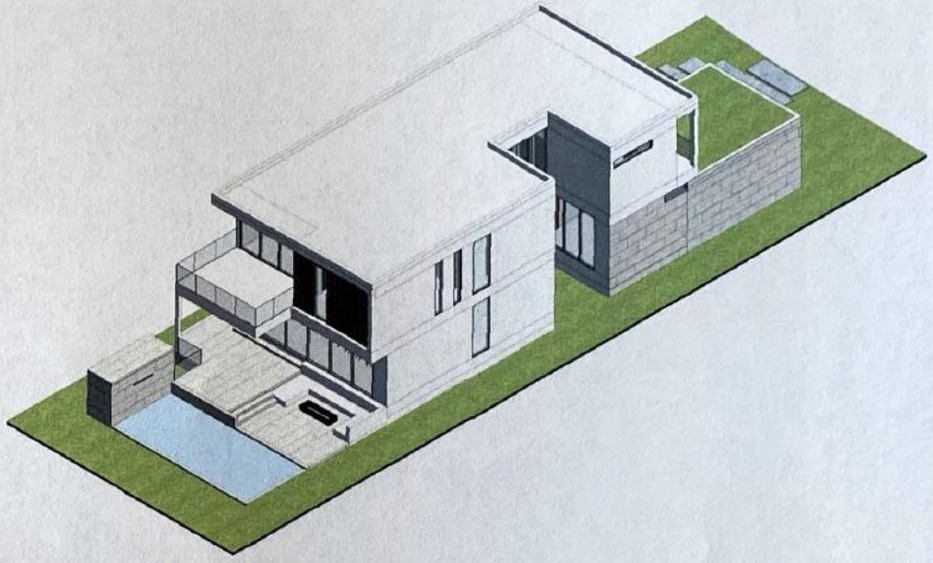
ZONING DIAGRAM - OPEN SPACE

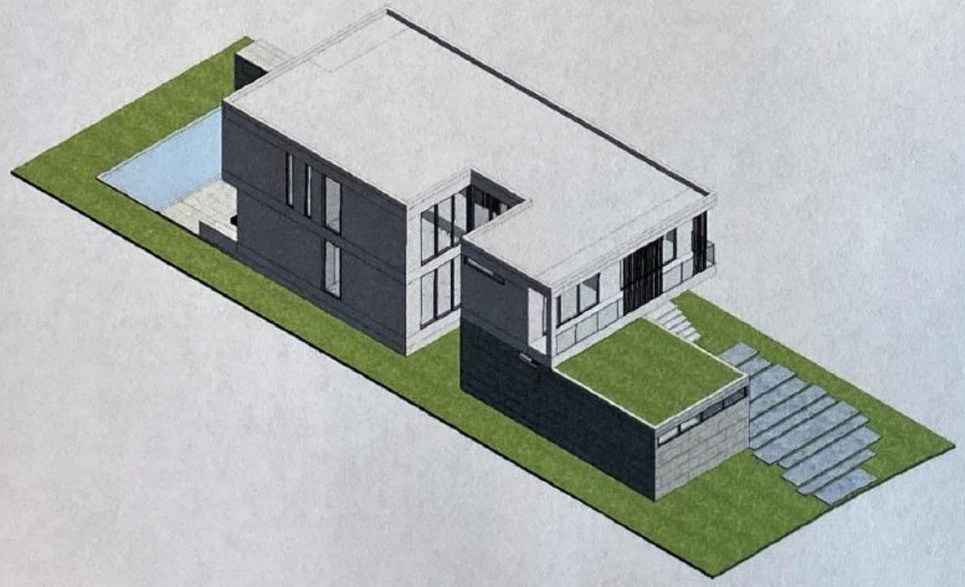
STATE OF FLORIDA
REGISTERED ARCHITECT
ARCHITECT OF RECORD
5-10-2021
J. ALFREDO GAMARRA
LIC. # AR0017284

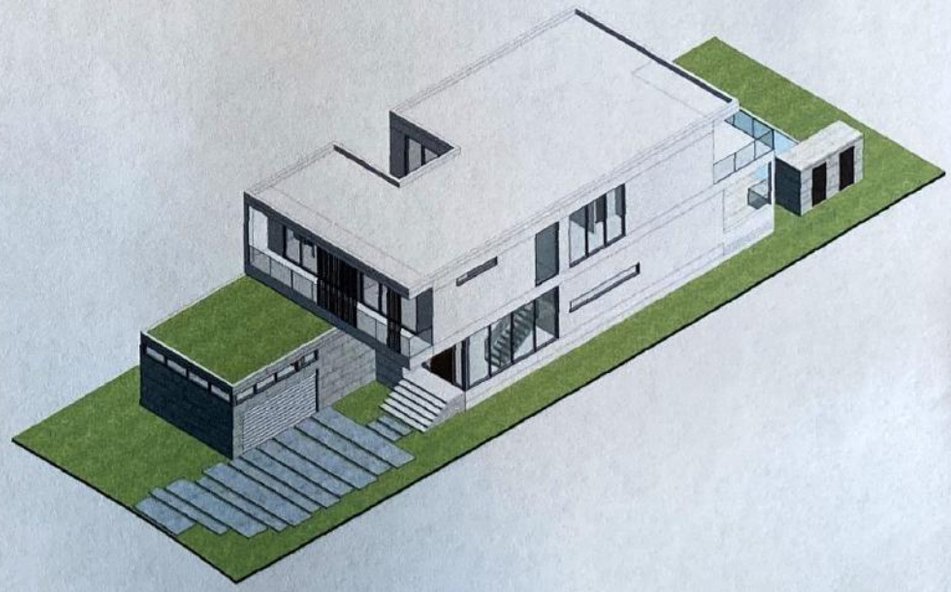
A-2.3

DRAWN BY: F.S.









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CONSULTANTS:

PROJECT:
4534 SHERIDAN AVE,
MIAMI BEACH, FL 33140

DATE: 06/10/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM - AXONOMETRIC

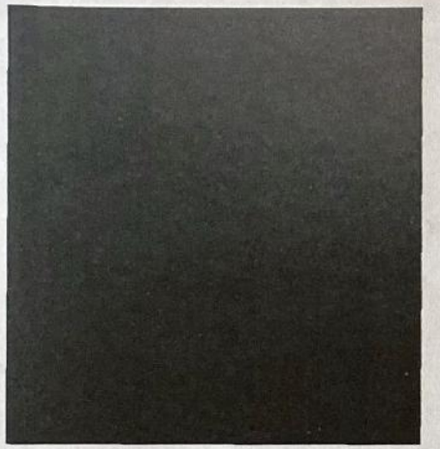
ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC. # AR0015234

A-2.4

DRAWN BY: F.S

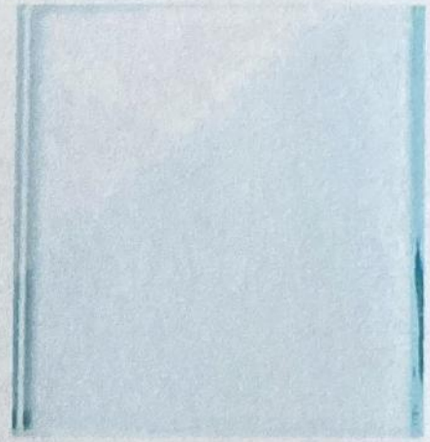
MT1
ALUMINUM- BRONZE FINISH

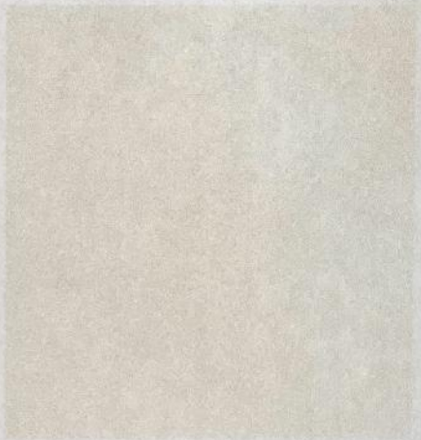


WD1
ALUMINUM PANEL CLADDING- WOOD FINISH

ST1
STONE EXTERIOR CLADDING

GL1
CLEAR GLAZING





PS1
PAINTED STUCOO EXTERIOR FINISH

WD2
ALUMINUM SLAT CLADDING- WOOD FINISH

ST2
PAVERS- GREY FINISH

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CONSULTANTS:

PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

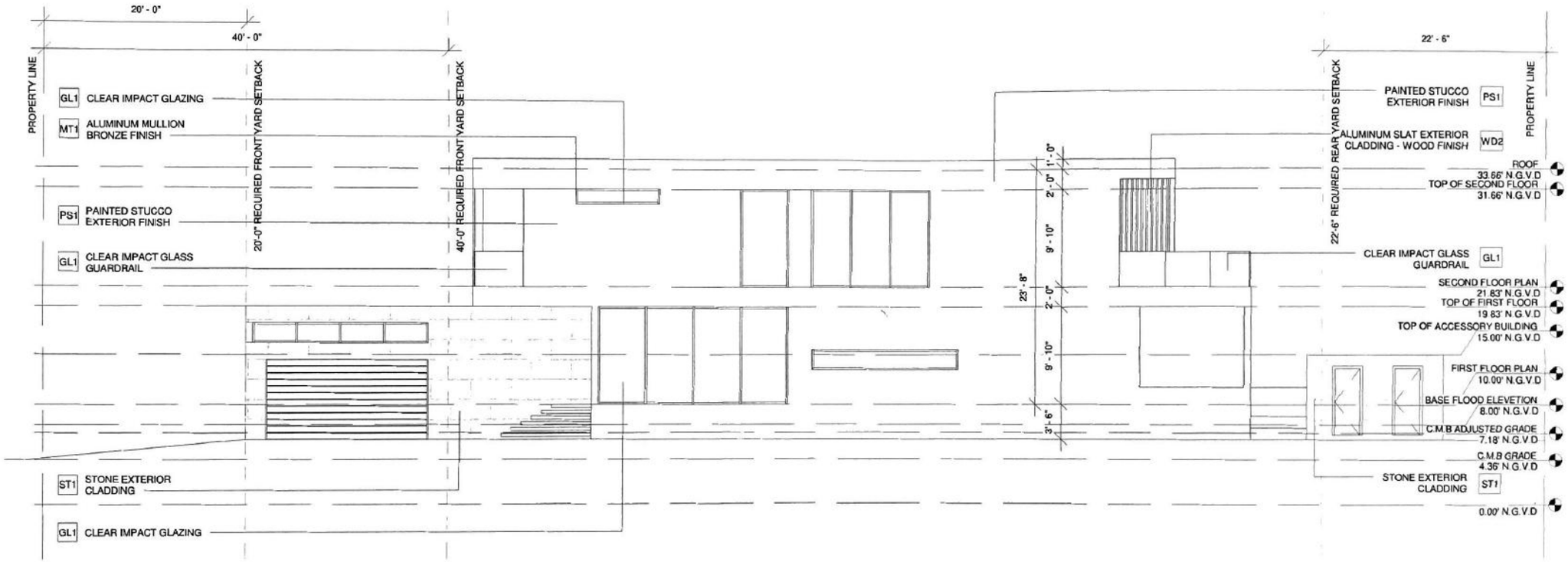
MATERIAL BOARD

ARCHITECT OF RECORD

J. ALFREDO FIGUEROA
LIC. # AR0017818

A-3.0

DRAWN BY: F.S



1

NORTH ELEVATION

3/32" = 1'-0"

0 5 10 20

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artehomes.com

CONSULTANTS

PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION

DATE
DRAFTED BY
SCALE

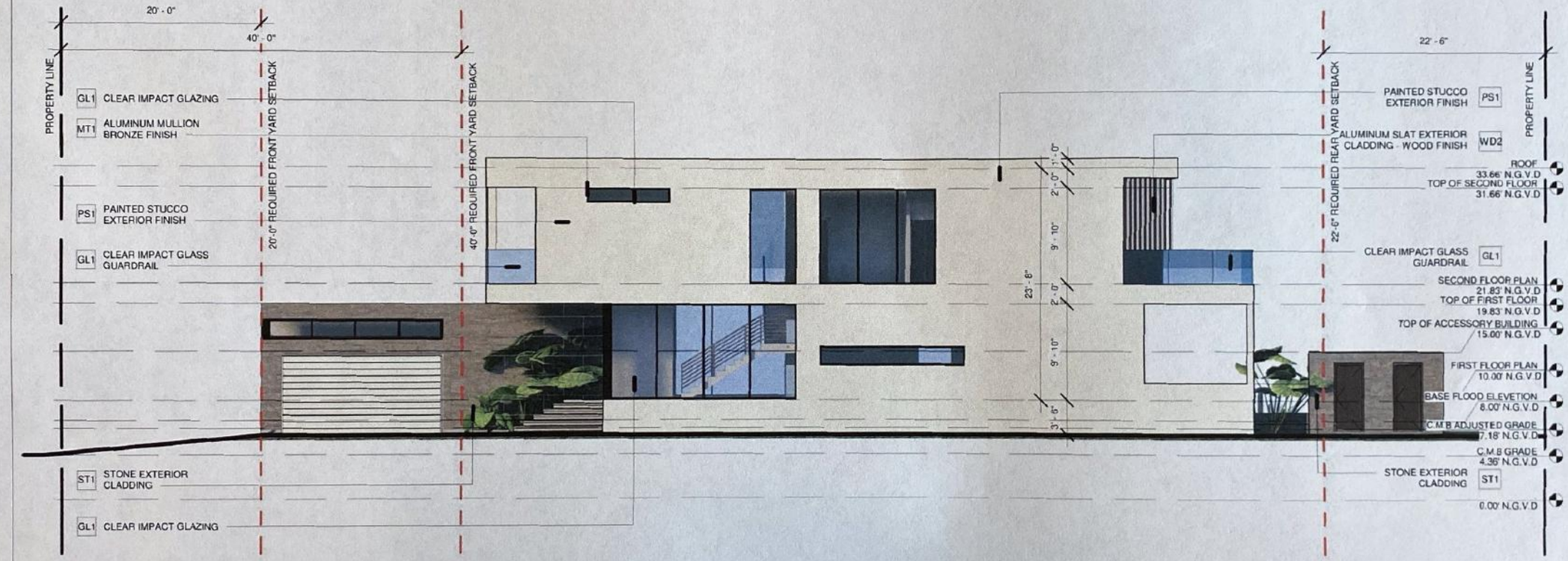
ELEVATION - NORTH

ARCHITECT OF RECORD

J. ALFREDO CAMPOS
LIC. # AR0017584

A-4.0

DRAWN BY: F.S



1

NORTH ELEVATION

N.T.S

0 5 10 20

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CONSULTANTS:

PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

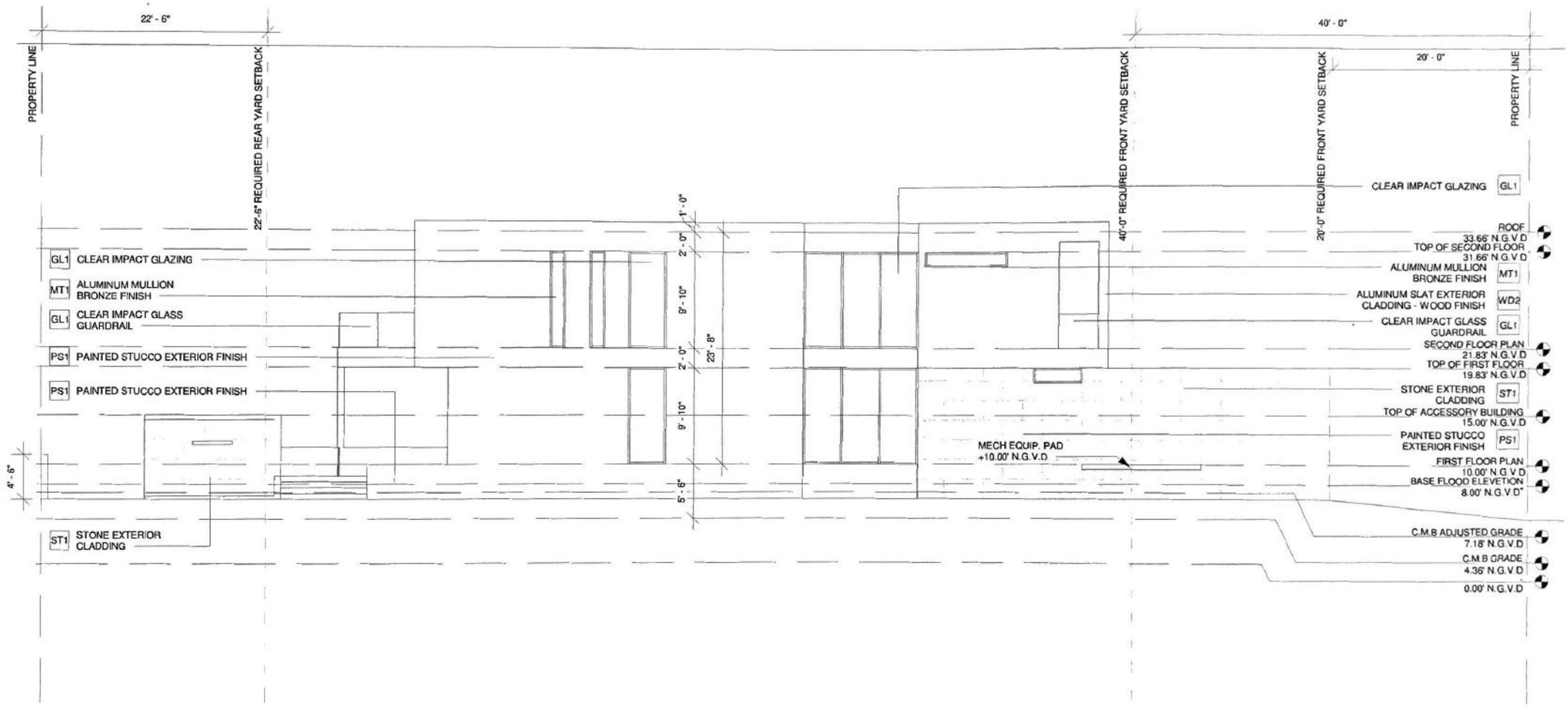
COLORED ELEVATION - NORTH

ARCHITECT OF RECORD

J. ALFREDO LINDARTE
LIC. # AR0017938

A-4.1

DRAWN BY: F.B



1 SOUTH ELEVATION

3/32" = 1'-0"

0 5 10 20

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(786) 215 3072
artehomes.com

CONSULTANTS

PROJECT
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE 05/10/21
PROJECT NO

REVISION

DATE
DRAFTED BY:
SCALE

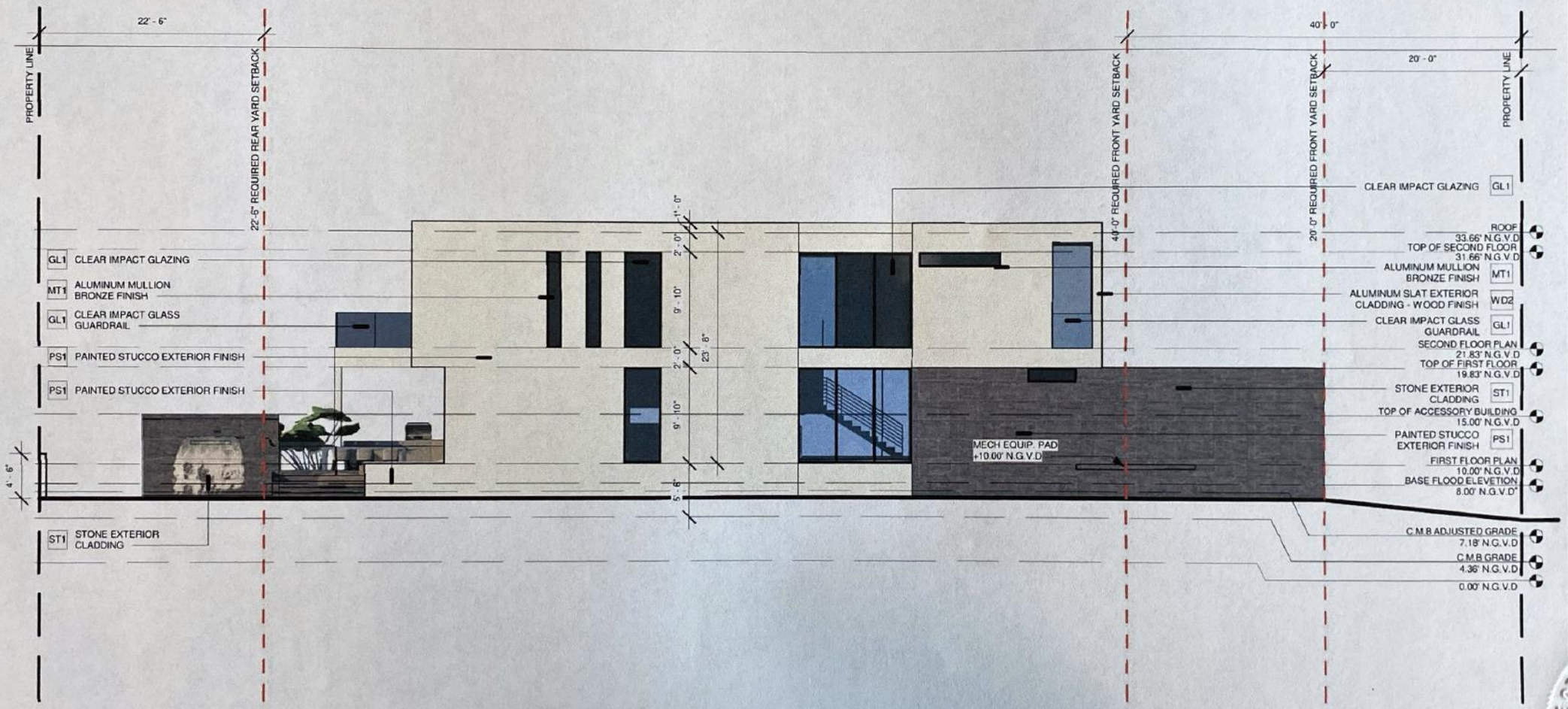
ELEVATION - SOUTH

ARCHITECT OF RECORD

J. ALFREDO GUAFARA
LIC # AR0017535

A-4.2

DRAWN BY: F.S



1

SOUTH ELEVATION

N.T.S

0 5 10 20

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CONSULTANTS:

PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

COLORED ELEVATION - SOUTH

STATE OF FLORIDA
J. ALFREDO CAMARENA
LIC. # AR0017394
REGISTERED ARCHITECT

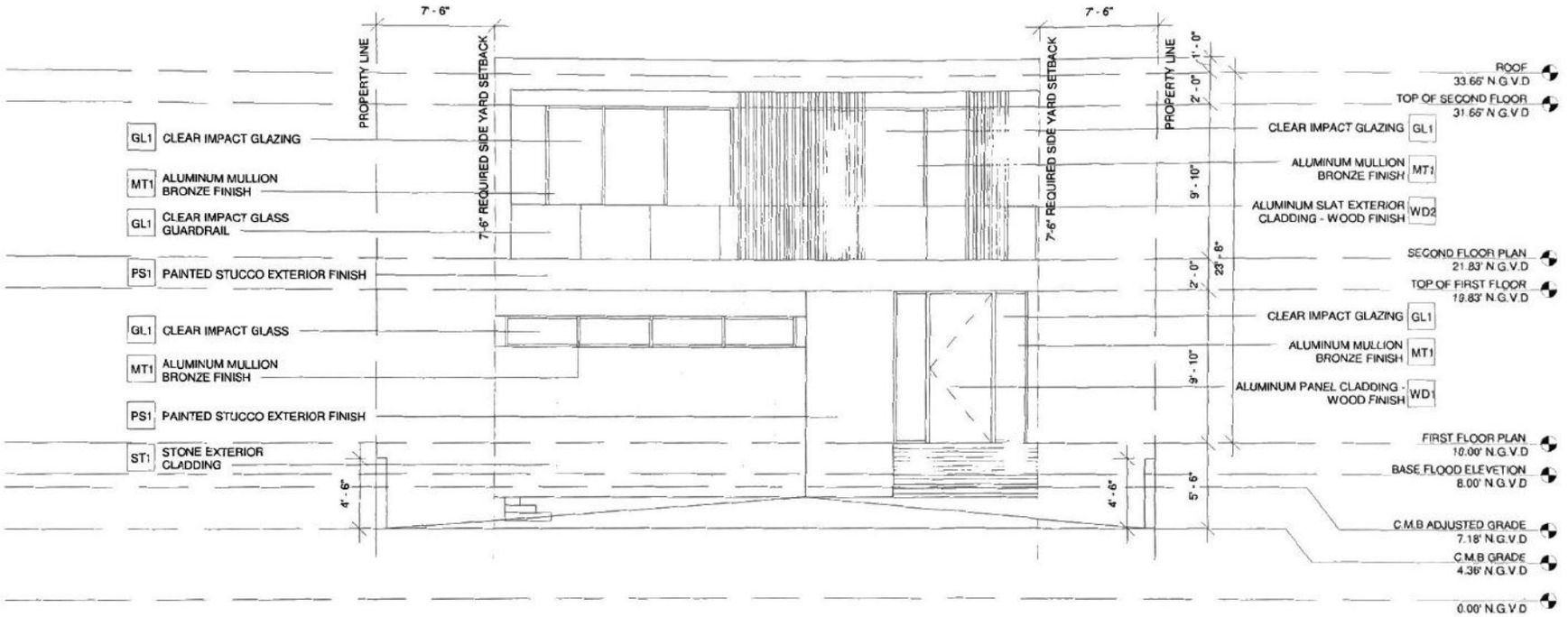
ARCHITECT OF RECORD

5-10-2021

J. ALFREDO CAMARENA
LIC. # AR0017394

A-4.3

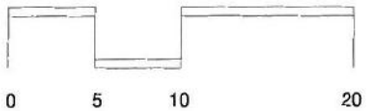
DRAWN BY: F.S



1

EAST ELEVATION

1/8" = 1'-0"



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CONSULTANTS

PROJECT
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE 09/10/21
PROJECT NO

REVISION

DATE
DRAFTED BY
SCALE

ELEVATION - EAST

ARCHITECT OF RECORD

J. ALFREDO GAMUNDA
LIC. # AR0017344

A-4.4

DRAWN BY F.S.

1 EAST ELEVATION

N.T.S

0 5 10 20

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PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

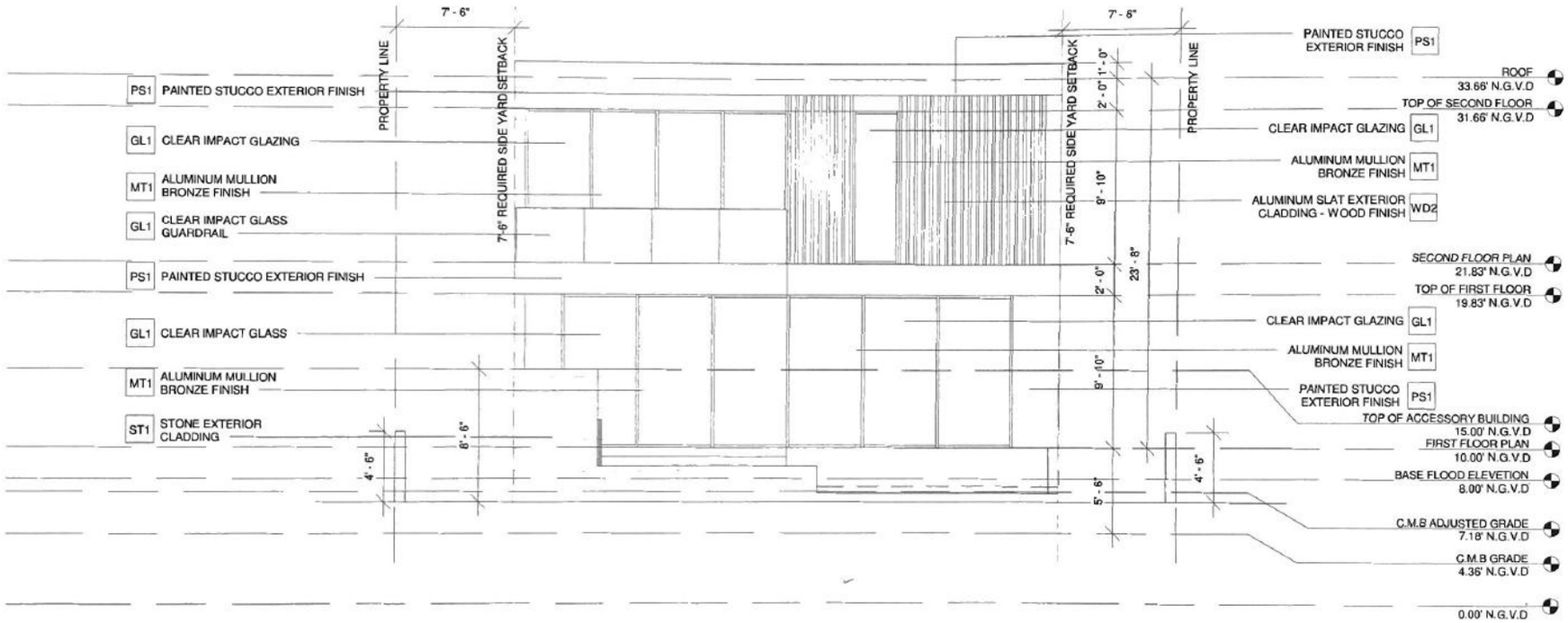
COLORED ELEVATION - EAST

ARCHITECT OF RECORD

J. ALFREDO LINARES
LIC. # AR0017834

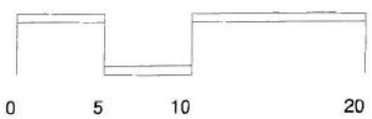
A-4.5

DRAWN BY: F.S



1 WEST ELEVATION

1/8" = 1'-0"



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PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT No:

REVISION

DATE:
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SCALE:

ELEVATION - WEST

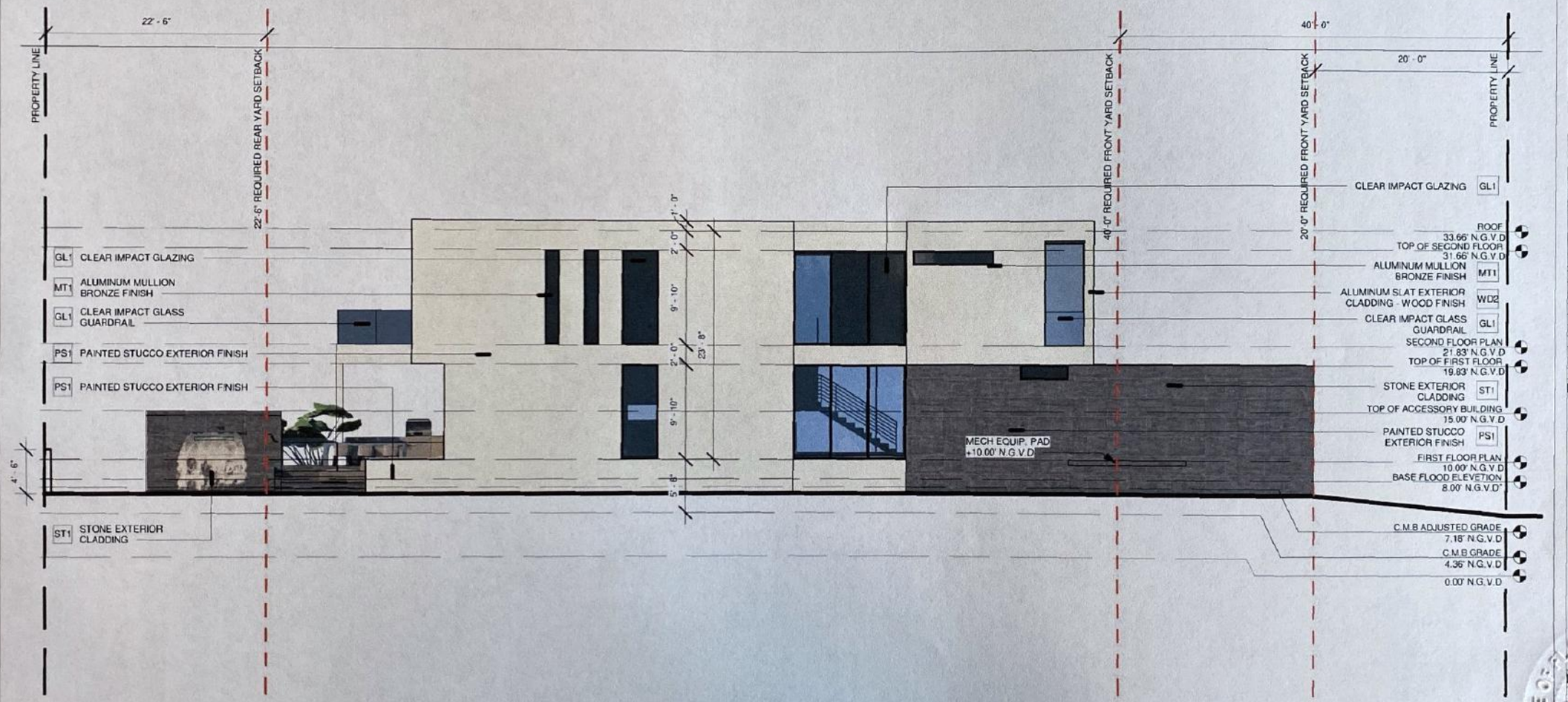
ARCHITECT OF RECORD

5-10-2021

J. ALFREDO LAMBERA
LIC. # AR0017394

A-4.6

DRAWN BY: F.S



1

WEST ELEVATION

N.T.S

0 5 10 20

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PROJECT:
4534 SHERIDAN AVE,
MIAMI BEACH, FL 33140

DATE: 05/19/21
PROJECT NO

REVISION

DATE:
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SCALE:

COLORED ELEVATION - WEST

STATE OF FLORIDA
JORGE A. GAMARRA
REGISTERED ARCHITECT

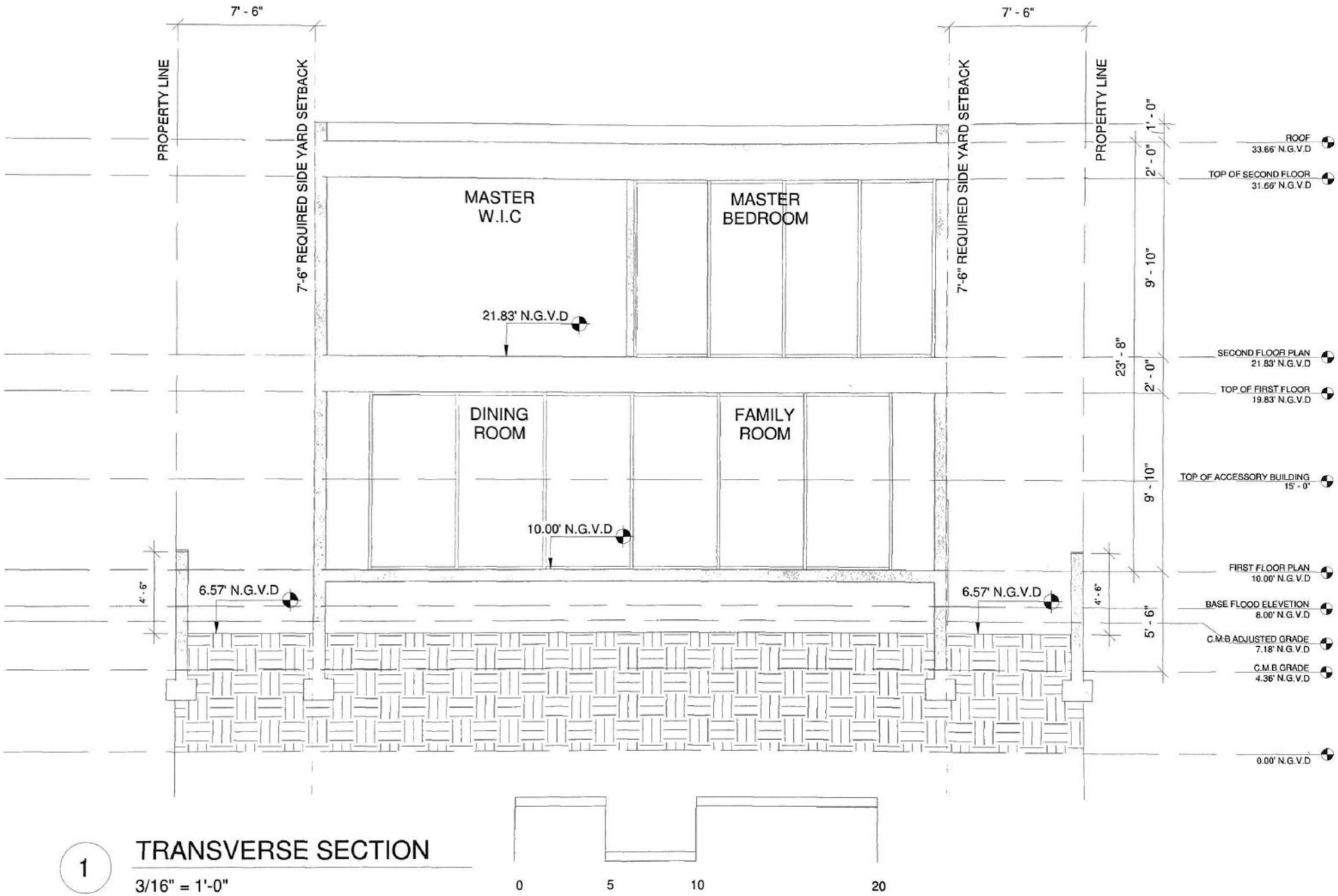
ARCHITECT OF RECORD

5-10-2021

J. ALFREDO GAMARRA
LIC. # AR0017394

A-4.7

DRAWN BY: F.S



1 TRANSVERSE SECTION

3/16" = 1'-0"

0 5 10 20

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PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION

DATE:
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SCALE:

TRANSVERSE SECTION

ARCHITECT OF RECORD

5-10-2021

ALFREDO ZAMARRA
LIC # AR0017351

A-5.0

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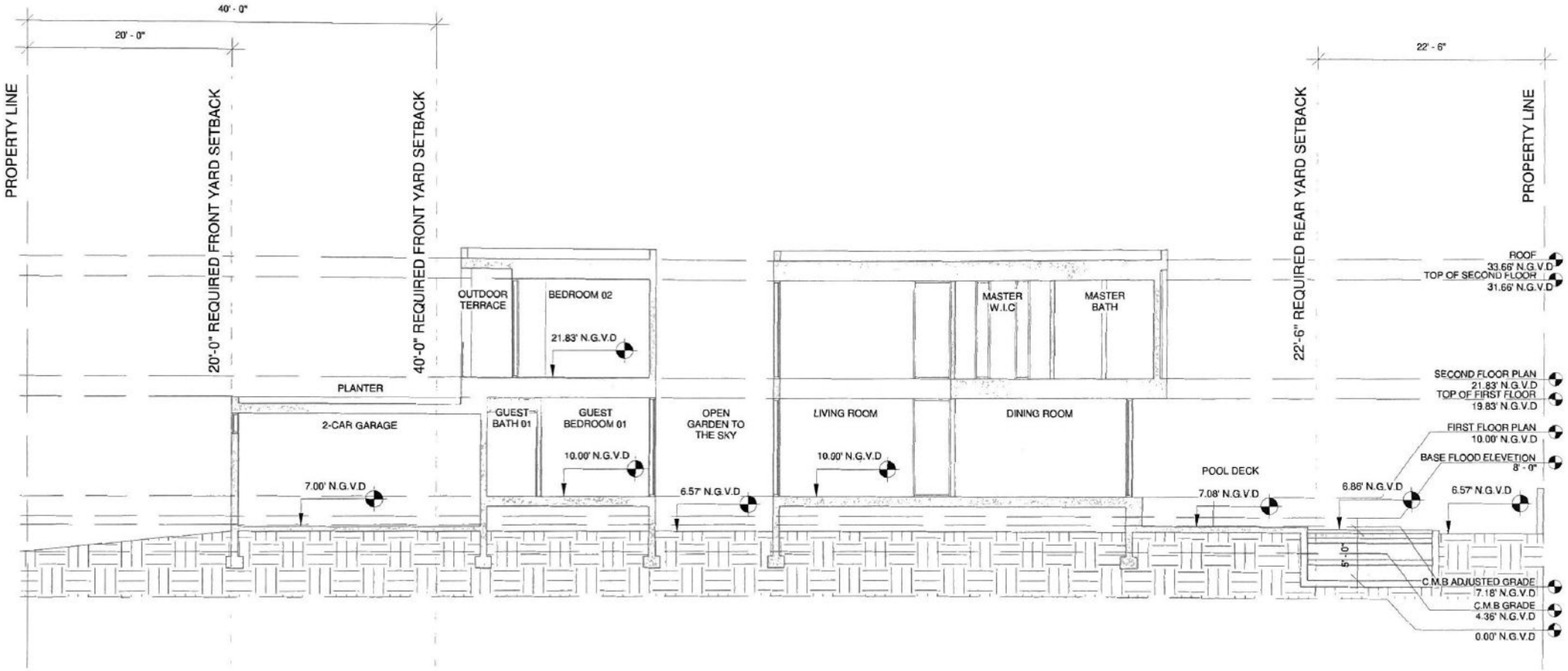

1 LONGITUDINAL SECTION

3/32" = 1'-0"

0 5 10 20

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4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

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REVISION

DATE:
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SCALE

LONGITUDINAL SECTION

ARCHITECT OF RECORD

5-10-2021

A-5.1

DRAWN BY F.S.

Calculation of Minimum and Maximum Yards

PROPERTY CONDITIONS

Waterfront Lot (Yes/No)	NO
Corner property (Yes/No)	NO
Sidewalk (yes/no)	YES
Sidewalk elevation at the centerline of the front of the property	4.360
Crown of road at center of property (if no sidwalk exists or is proposed)	
Flood Elevation	8.000
Freeboard (provided)	2.000

INTERIOR SIDEYARD CONDITIONS

Inidcate yes only for the condition that applies		Max. Yard Elevation
Yes	Default Condion unless one of the below applies Maximum Yard Elevation	6.860
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.680
	Is the abutting property vacant?	8.680
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

REAR YARD CONDITIONS

Inidcate yes only for the condition that applies		Max. Yard Elevation
Yes	Default Condion unless one of the below applies Maximum Yard Elevation	6.860
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.680
	Is the abutting property vacant?	8.680
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

RESULTS

Grade	4.36
Adjusted Grade	6.18
30" above Grade	6.86
Future Crown of Road	5.25
Future Adjusted Grade	7.125
Minimum Freeboard Elev.	9.000
Maximum Freeboard Elev.	13.000
Minimum Yard Elevation	6.56
Min. Garage elevation (for a detached or attached garage, not under the house	6.18
Minimum garage ceiling elevation	17.000

Front Yard	
Min Yard Elevation	6.560
Max Yard Elevation	7.125
Interior Side	
Min Yard Elevation	6.560
Max Yard Elevation	6.860
Interior Side	
Min Yard Elevation	6.560
Max yard Elevation	6.860
Non-Waterfront	
Min Yard Elevation	6.560
Max Yard Elevation	6.860

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CONSULTANTS

PROJECT
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DATE: 05/10/21
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SCALE

GMB YARD AND GRADE CALCULATION

ARCHITECT OF RECORD
5-10-2021
J. ALFREDO GAMARRA
LIC # AR0017394

A-6.0

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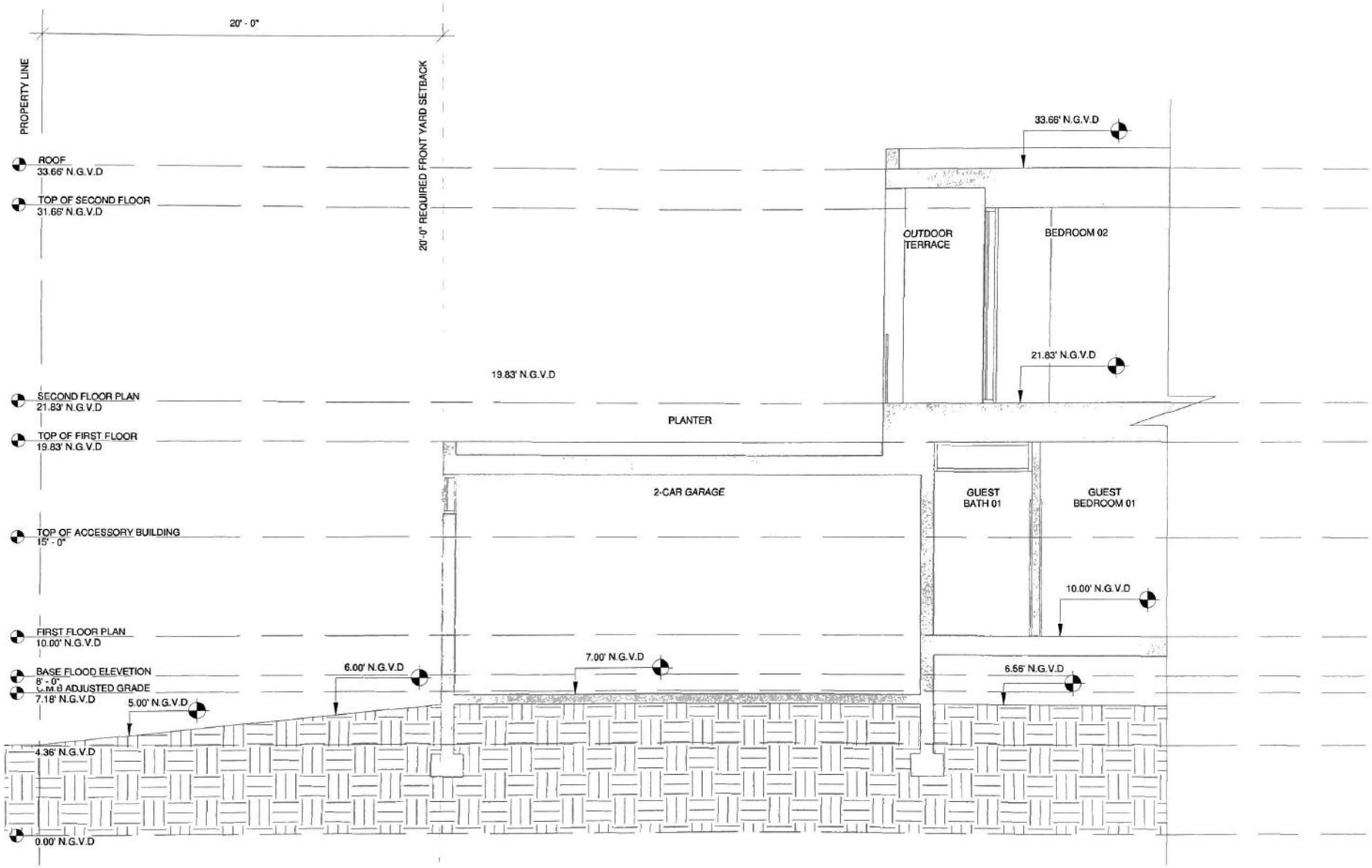

1

FRONT YARD SECTION

3/16" = 1'-0"

0 5 10 20

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SCALE:

FRONT YARD SECTION

ARCHITECT OF RECORD

5-10-2021

J. ALFREDO BAMARRA
LIC. # ARN: 7334

A-6.1

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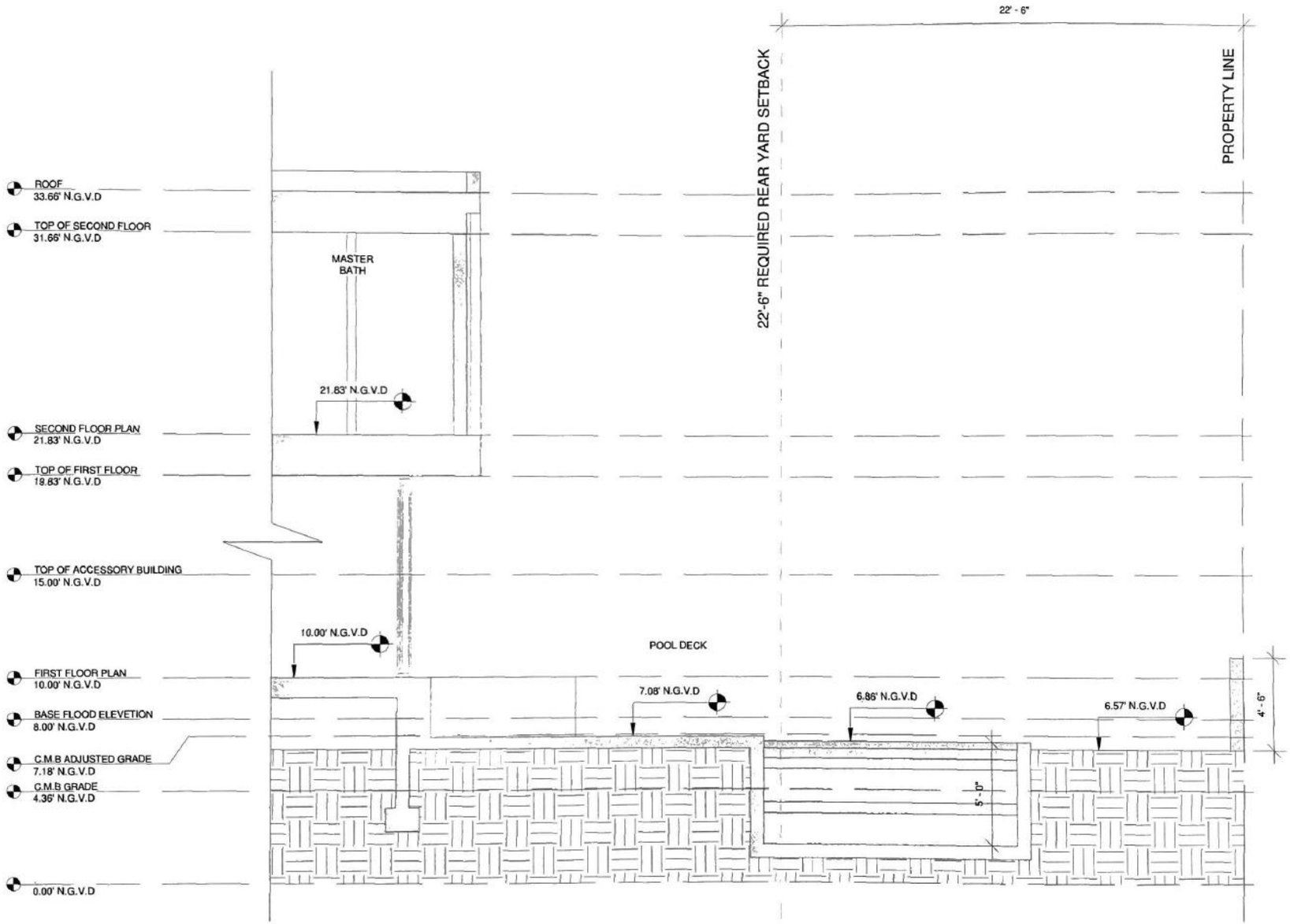

1

REAR YARD SECTION

3/16" = 1'-0"

0 5 10 20

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DATE: 05/10/21
PROJECT N0

REVISION

DATE:
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SCALE

REAR YARD SECTION

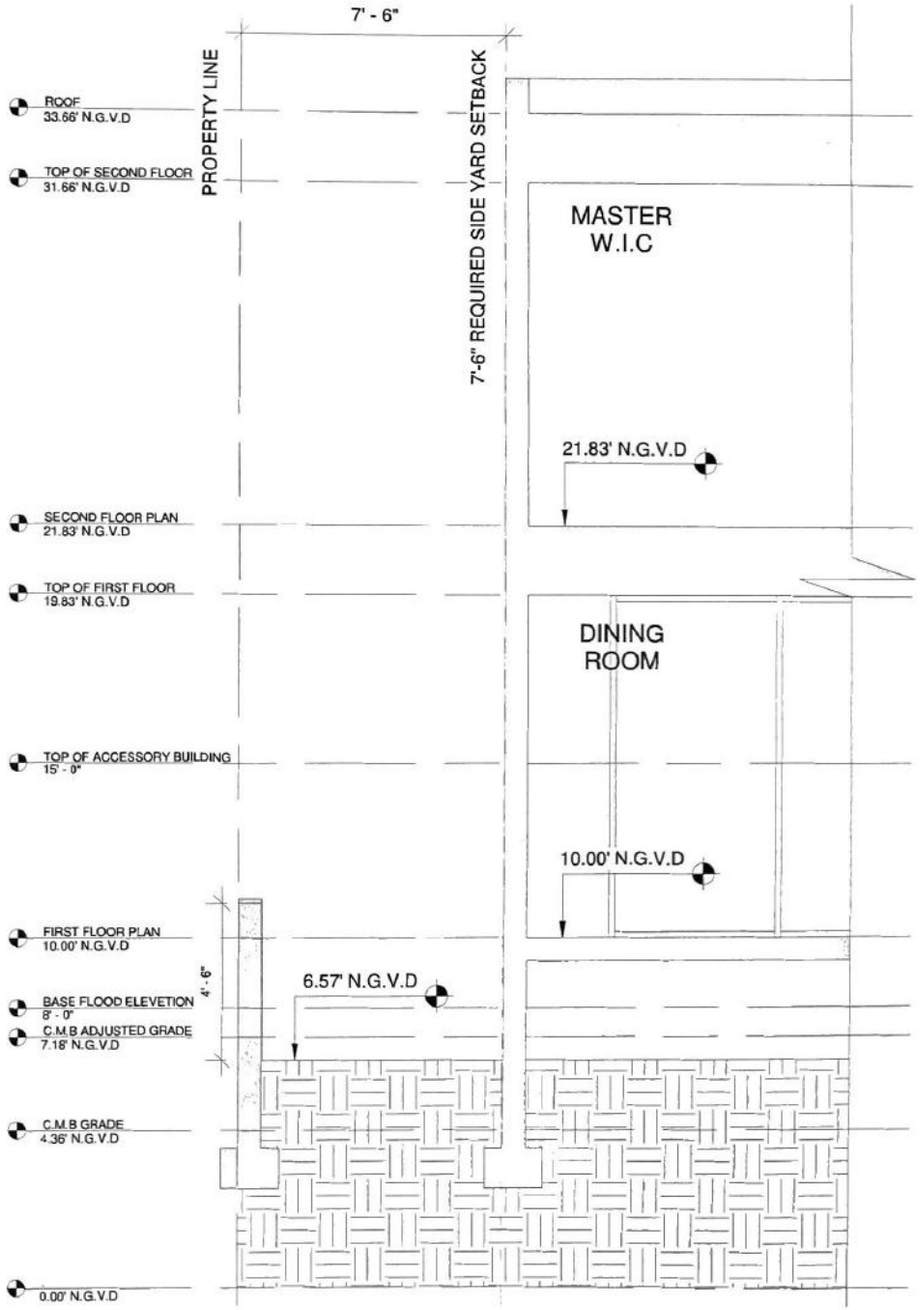
ARCHITECT OF RECORD

5-10-2021

J. ALFREDO CAMARA
LIC. # AR0017394

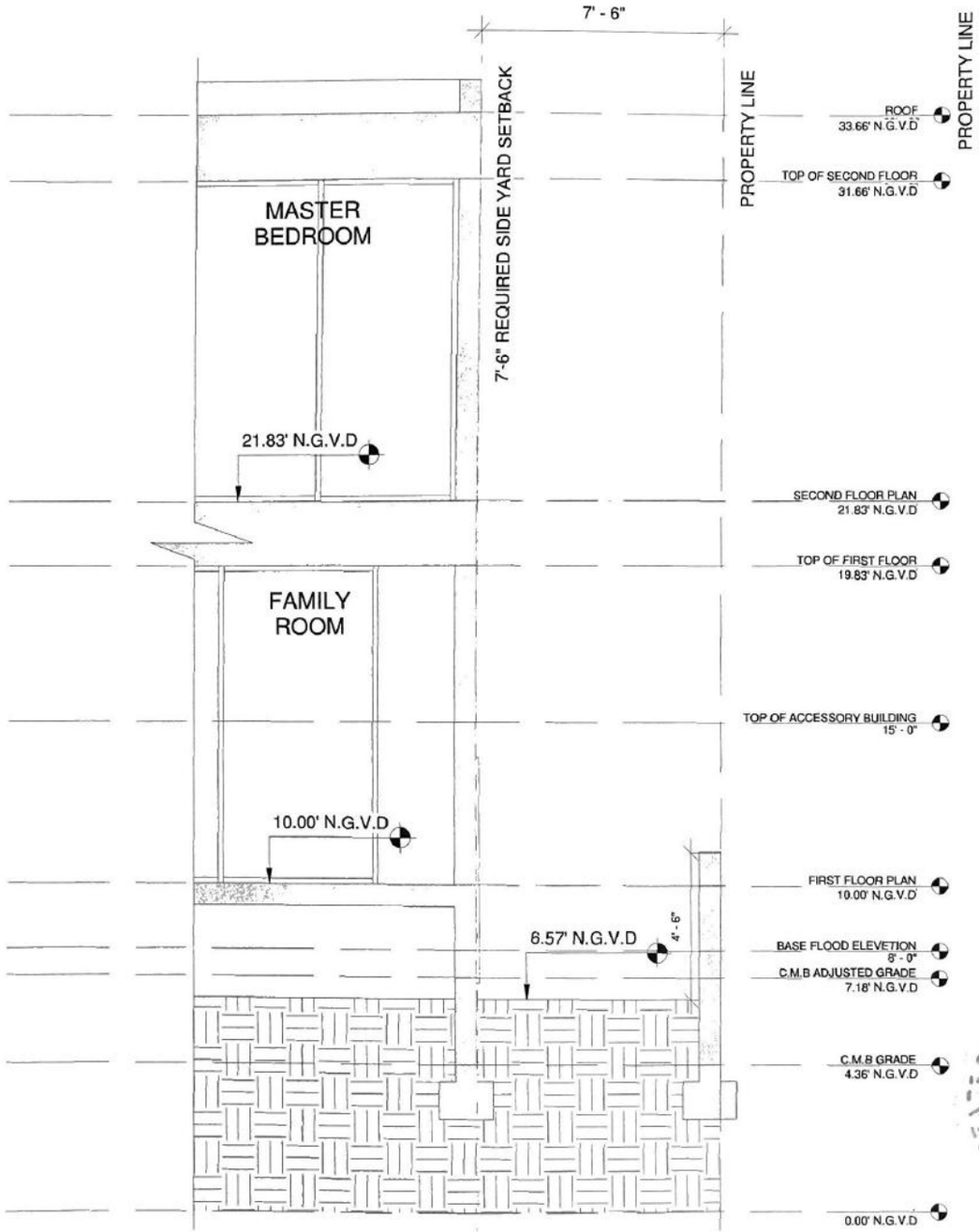
A-6.2

DRAWN BY: F.S



1 SOUTH SIDE YARD SECTION

1/4" = 1'-0"



2 NORTH SIDE YARD SECTION

1/4" = 1'-0"

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4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

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PROJECT Nº

REVISION

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SCALE:

SIDE YARD SECTION

ARCHITECT OF RECORD

5-10-2021

J. ALFREDO LAMABRA
LIC. # AR0017394

A-6.3

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CONSULTANTS:

PROJECT:
4334 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION

DATE:
DRAFTED BY:
SCALE:

RENDERING - FRONT FACADE

STATE OF FLORIDA
REGISTERED ARCHITECT

ARCHITECT OF RECORD
5-10-2021

J. ALFREDO ZAMORA
LIC: # AR0017394

A-7.0

DRAWN BY: F.S.

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4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO

REVISION	

DATE:
DRAFTED BY:
SCALE:

RENDERING - REAR FACADE

STATE OF FLORIDA
REGISTERED ARCHITECT

ARCHITECT OF RECORD

5-10-2021

JUAN FREDO QUIMARA
LIC. # AR0017264

A-7.1

DRAWN BY: F.S