

MIAMI BEACH

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	Existing 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	
17	Height:	Required 24'-0" (28'-0" w/ DRB)	Existing N/A	Proposed 23'-8"	Deficiencies 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
PROJECT NO

05/10/21

REVISION

DATE
DRAWN BY
SCALE

ZONING DATA SHEET

ARCHITECT OF RECORD

6-10-2021

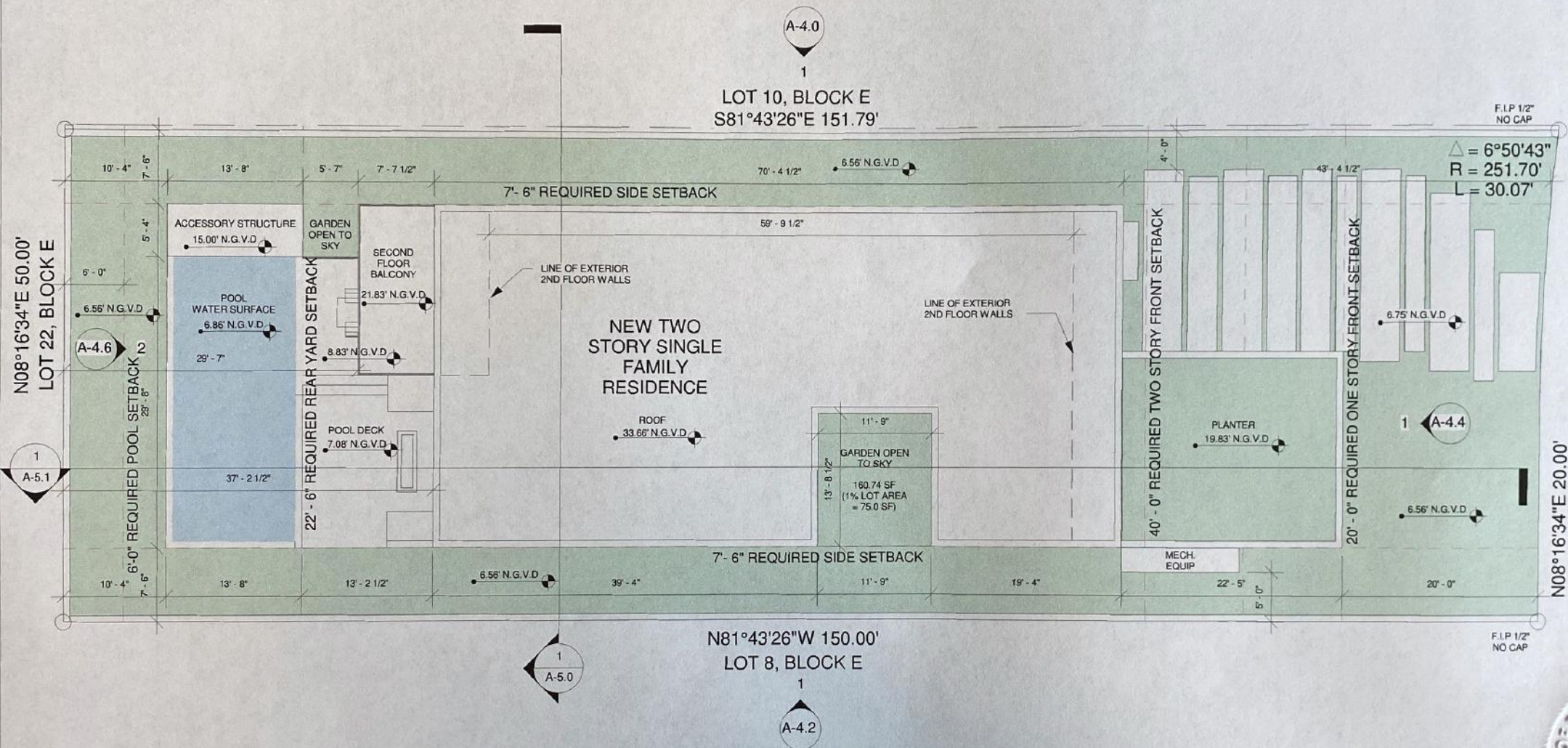
J. ALFREDO GARCIA
LIC # AR0017344

A-0.0

DRAWN BY

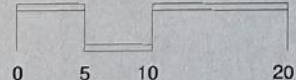
F.8

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



SITE PLAN

3/32" = 1'-0"



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THE ENGINEER HAS REVIEWED THE SUBMITTAL FOR THE PROPOSED PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, FLORIDA, ORDINANCES AND RESOLUTIONS. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SUBMITTAL AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN.

CONSULTANTS:

PROJECT: 4534 SHEPARD AVE, MIAMI BEACH, FL 33140

DATE: PROJECT NO: 05/10/21

REVISION

DATE: CRAFTED BY: SCALE:

SITE PLAN



ALFREDO GONZALEZ
L.C. # 15162

A-1.0

DRAWN BY: F.S

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PROJECT
4534 SHERIDAN AVE.,
MIAMI BEACH, FL 33149

DATE _____
PROJECT NO. _____

05/10/2

REVISION

DATE: _____
DRAFTED BY: _____
SCALE: _____

SECOND FLOOR PLAN

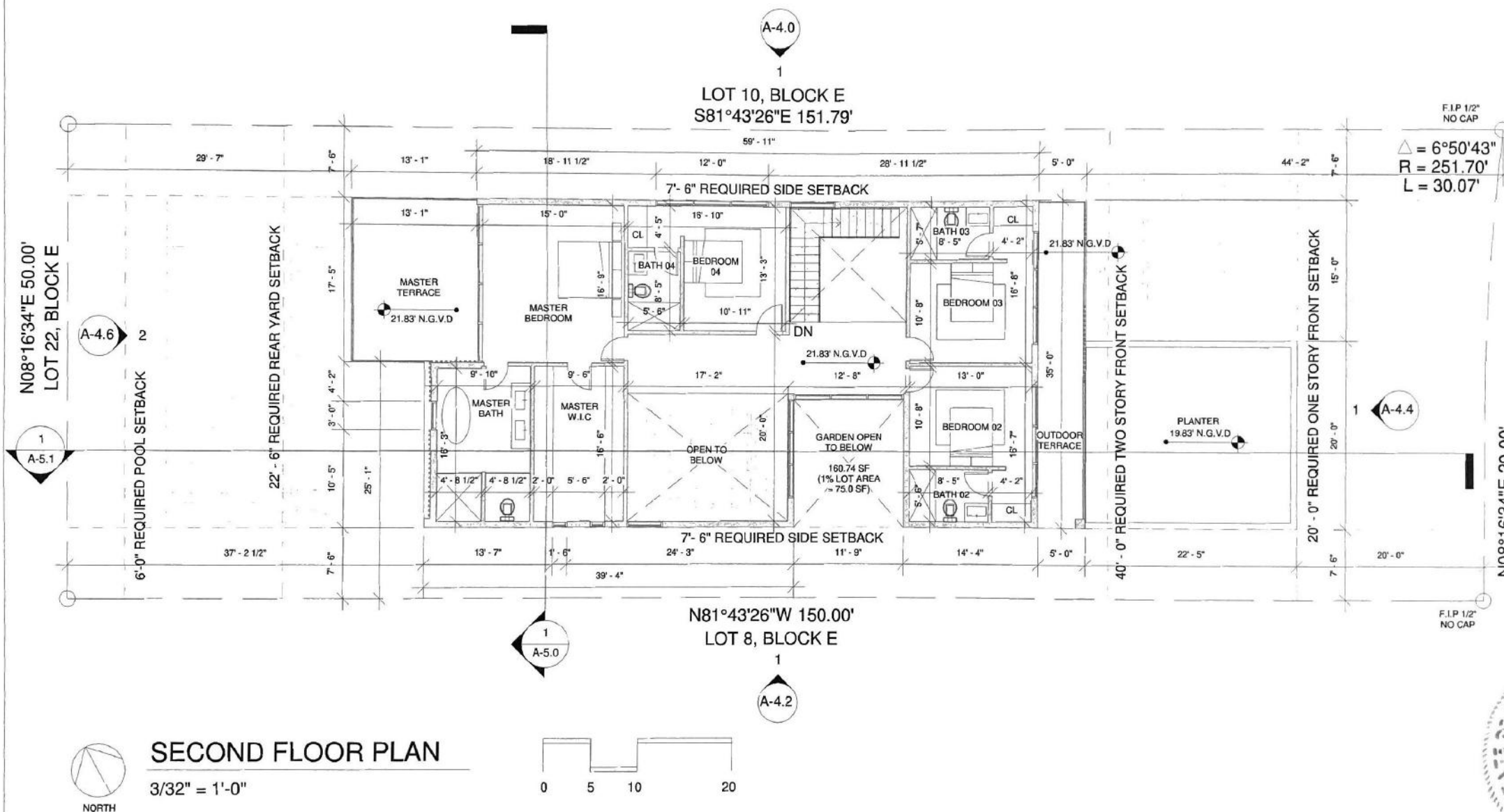
SUBJECT OF RECORD

JUAN FREDO (A) (M) (F)
LIC # ARO01710-8

A-1.2

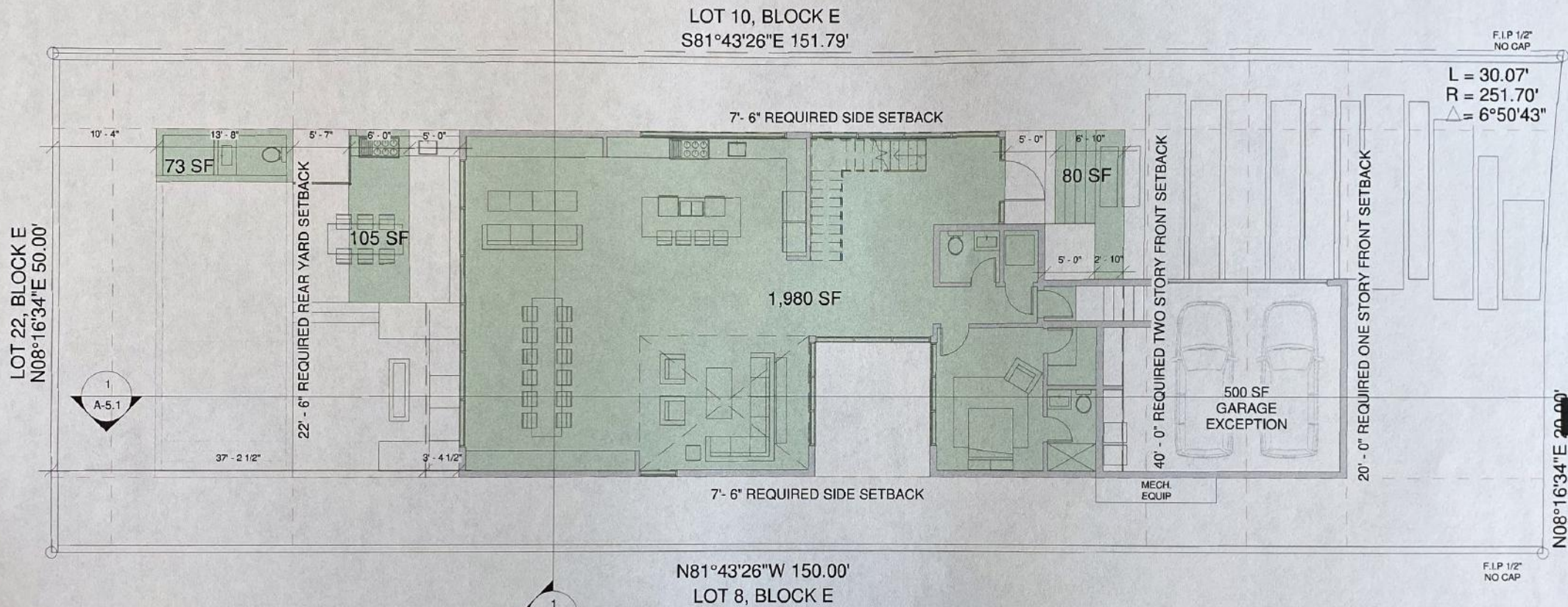
DRAWN BY:

F



SECOND FLOOR PLAN

$$3/32'' = 1'-0''$$



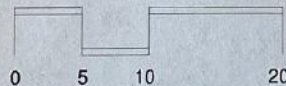
LOT COVERAGE

3/32" = 1'-0"

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

ARCHITECT OF RECORD

J. J. JUREDO ARCHITECT, P.A.
LIC. # AR0017534

A-2.0

DRAWN BY: F.S.

LOT 22, BLOCK E
N08°16'34"E 50.00'

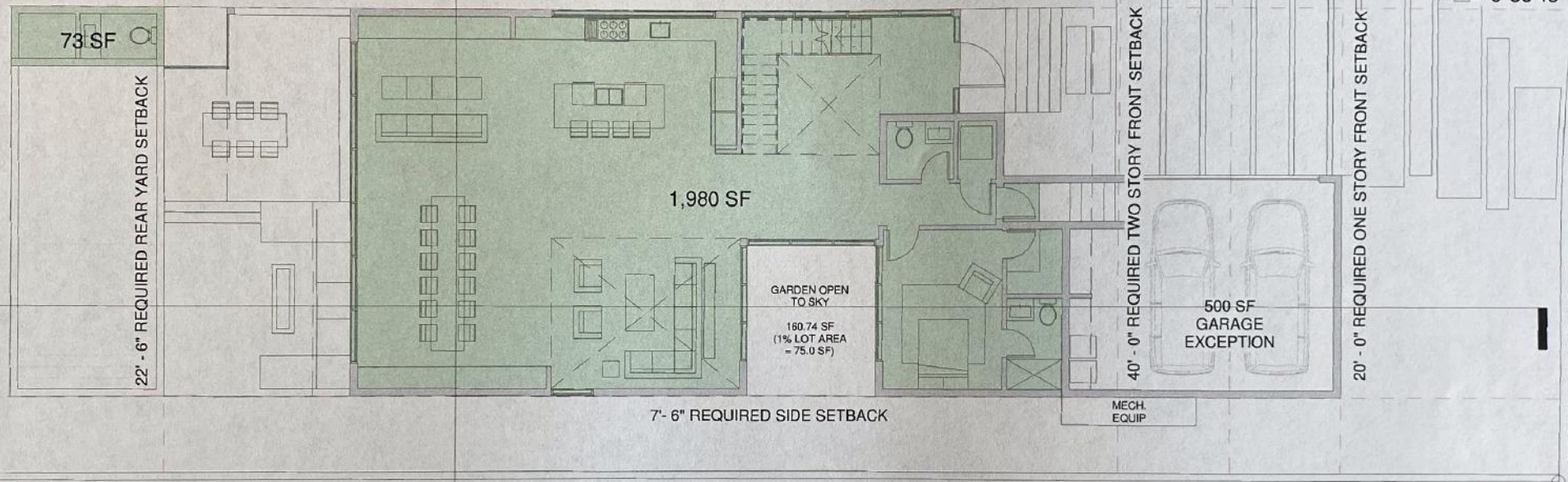
1
A-5.1

LOT 10, BLOCK E
S81°43'26"E 151.79'

7'-6" REQUIRED SIDE SETBACK

F.L.P 1/2"
NO CAP

L = 30.07'
R = 251.70'
Δ = 6°50'43"



7'-6" REQUIRED SIDE SETBACK

MECH.
EQUIP

500 SF
GARAGE
EXCEPTION

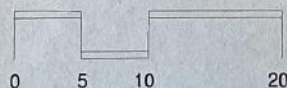
20'-0" REQUIRED ONE STORY FRONT SETBACK

F.L.P 1/2"
NO CAP

N08°16'34"E 20.00'

N81°43'26"W 150.00'
LOT 8, BLOCK E

1
A-5.0



FIRST FLOOR PLAN - UNIT SIZE

3/32" = 1'-0"

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 GUTHRIE AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM - UNIT
SIZE FIRST FLOOR

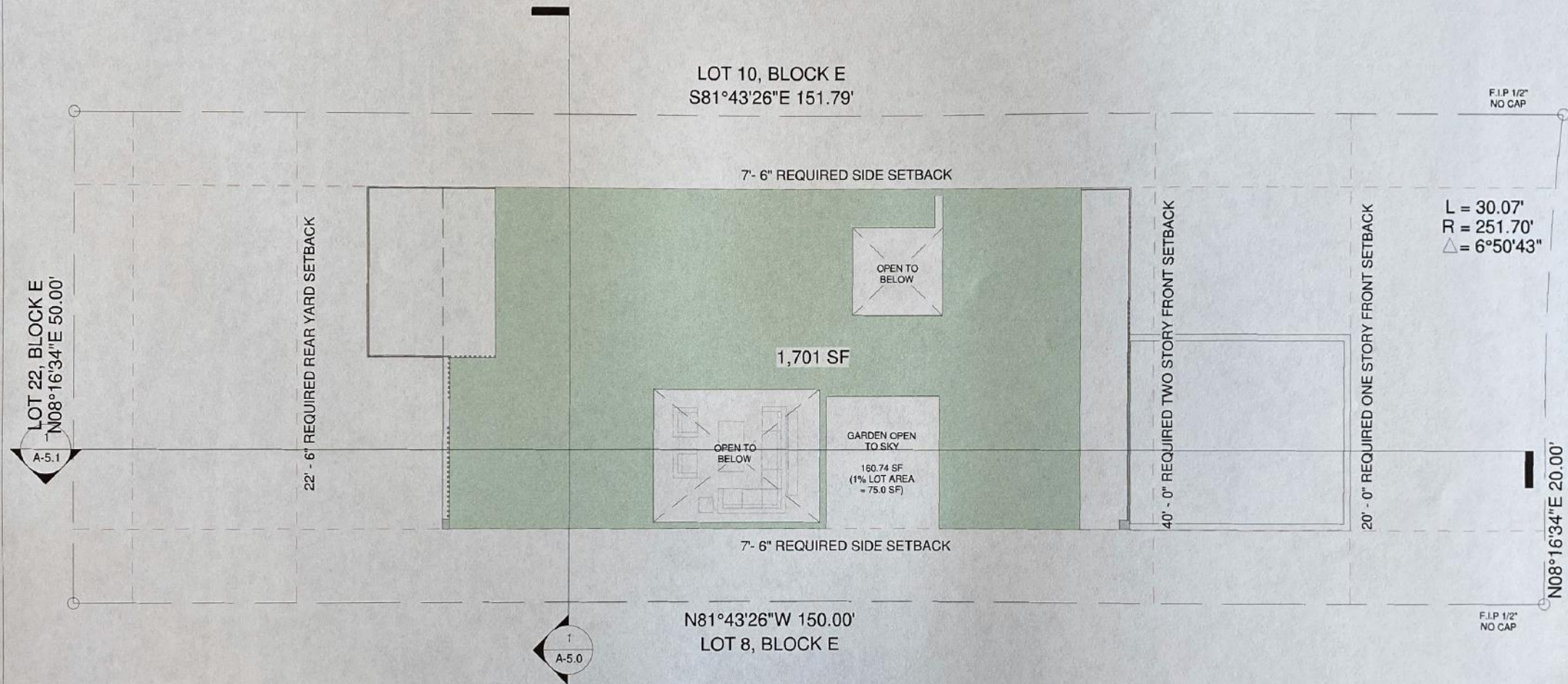
ARCHITECT OF RECORD

J. M. PETERO CAMPANA
LIC. # 00017284

A-2.1

DRAWN BY:

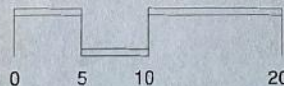
P. S.



NORTH

SECOND FLOOR PLAN - UNIT SIZE

3/32" = 1'-0"



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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MIAMI BEACH, FL 33140

DATE: 05/10/21
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SCALE:

ZONING DIAGRAM - UNIT
SIZE SECOND FLOOR

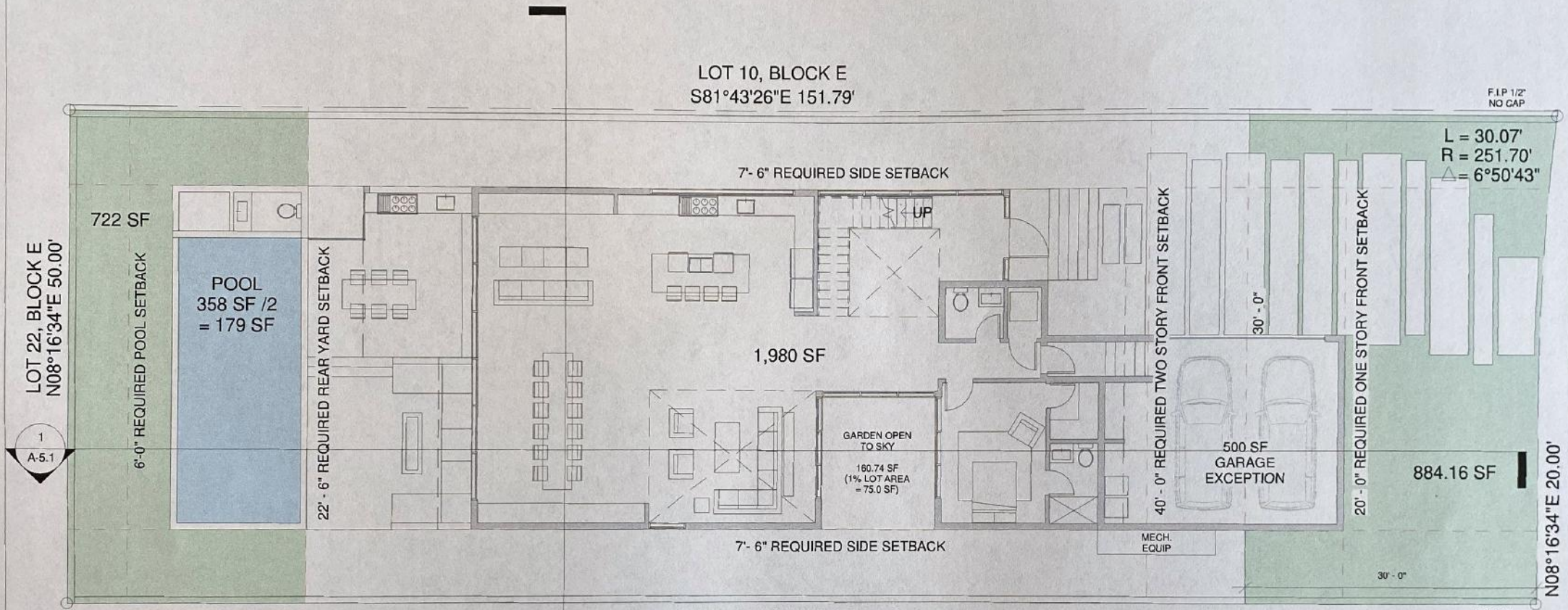
ARCHITECT OF RECORD

ALFREDO RUIZ
LIC. # A0001724

A-2.2

DRAWN BY:

P.5



LOT 22, BLOCK E
N08°16'34"E 50.00'

N08°16'34"E 20.00'

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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DATE: 05/10/21

PROJECT NO:

REVISION

NO.	DATE	DESCRIPTION

DATE: 05/10/21

DRAFTED BY:

SCALE:

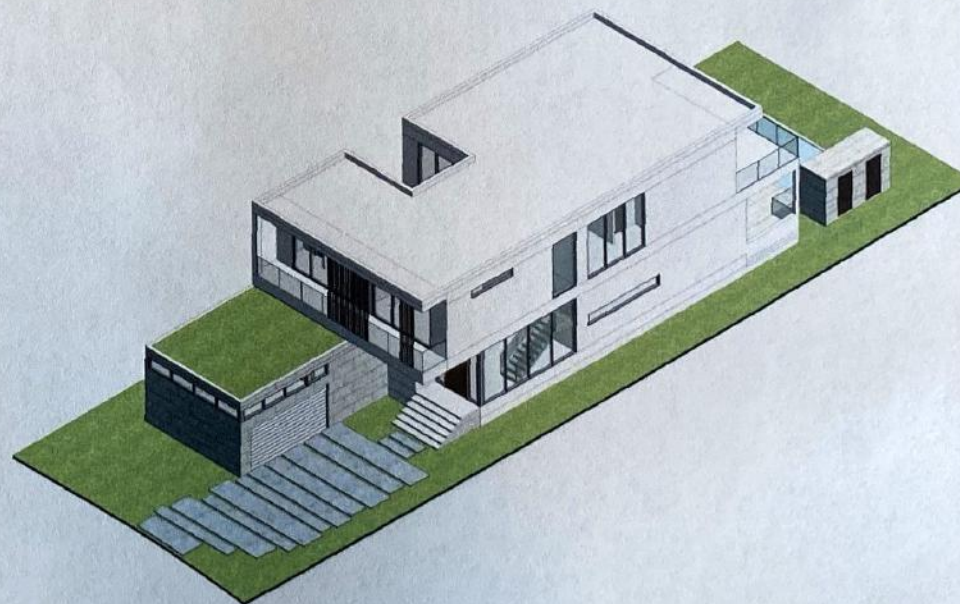
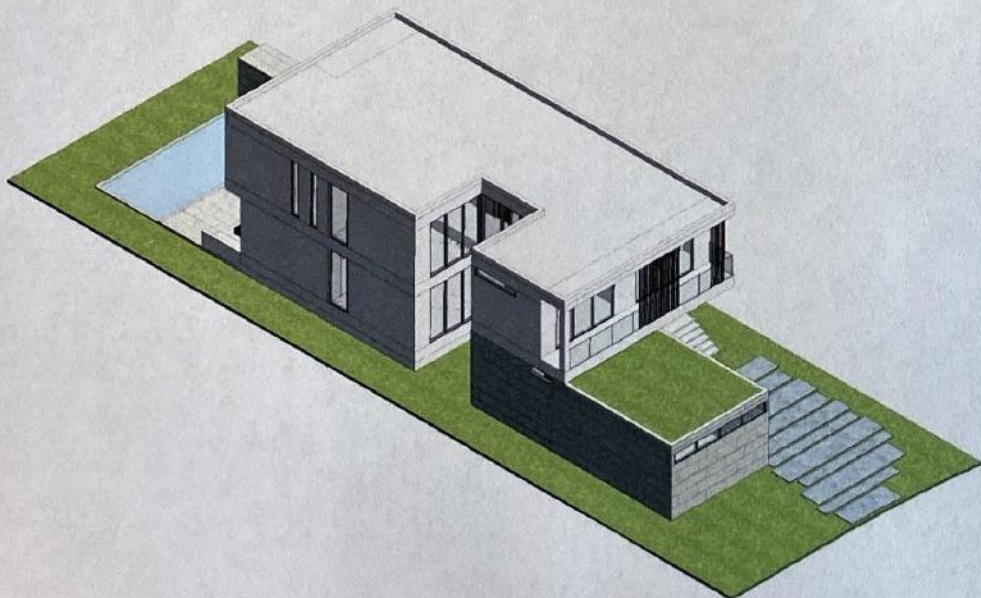
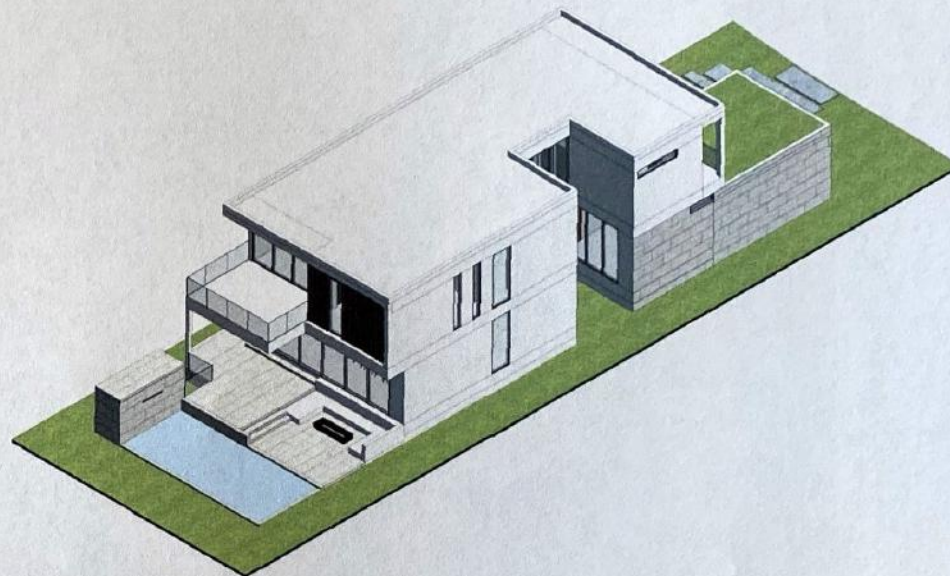
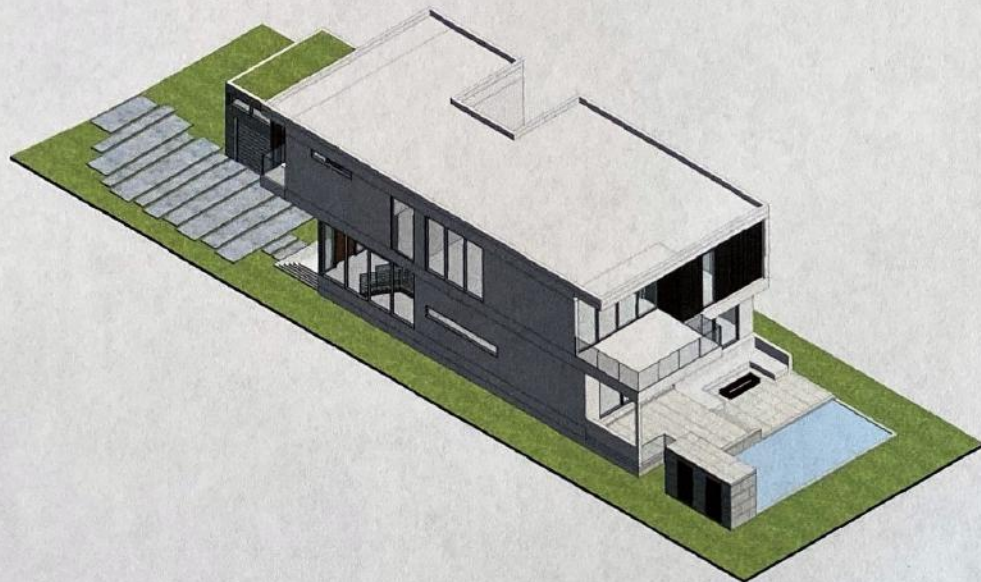
FLORIDA

REGISTERED ARCHITECT

ALFREDO GALANZA, INC. #A1001784

A-2.3

DRAWN BY: F.S.



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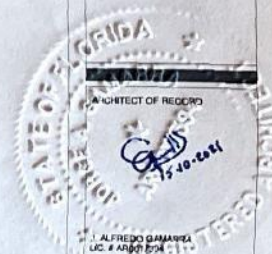
PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 06/10/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM -
AXONOMETRIC



ALFREDO QAMARRA
LIC. # 1540-0001

A-2.4

DRAWN BY: F.S.

MT1

ALUMINUM- BRONZE FINISH



WD1

ALUMINUM PANEL CLADDING- WOOD
FINISH



ST1

STONE EXTERIOR CLADDING



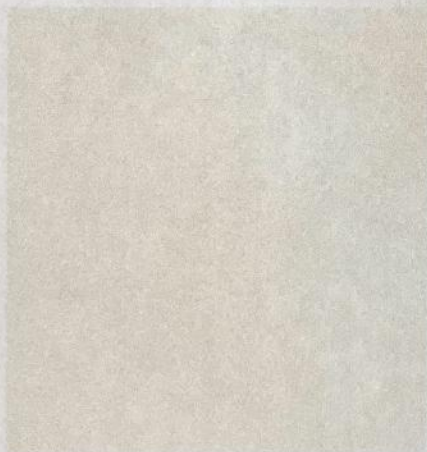
GL1

CLEAR GLAZING



PS1

PAINTED STUCCO EXTERIOR FINISH



WD2

ALUMINUM SLAT CLADDING- WOOD
FINISH



ST2

PAVERS- GREY FINISH



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PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE:
PROJECT NO:

05/10/21

REVISION

DATE:
DRAFTED BY:
SCALE:

MATERIAL BOARD

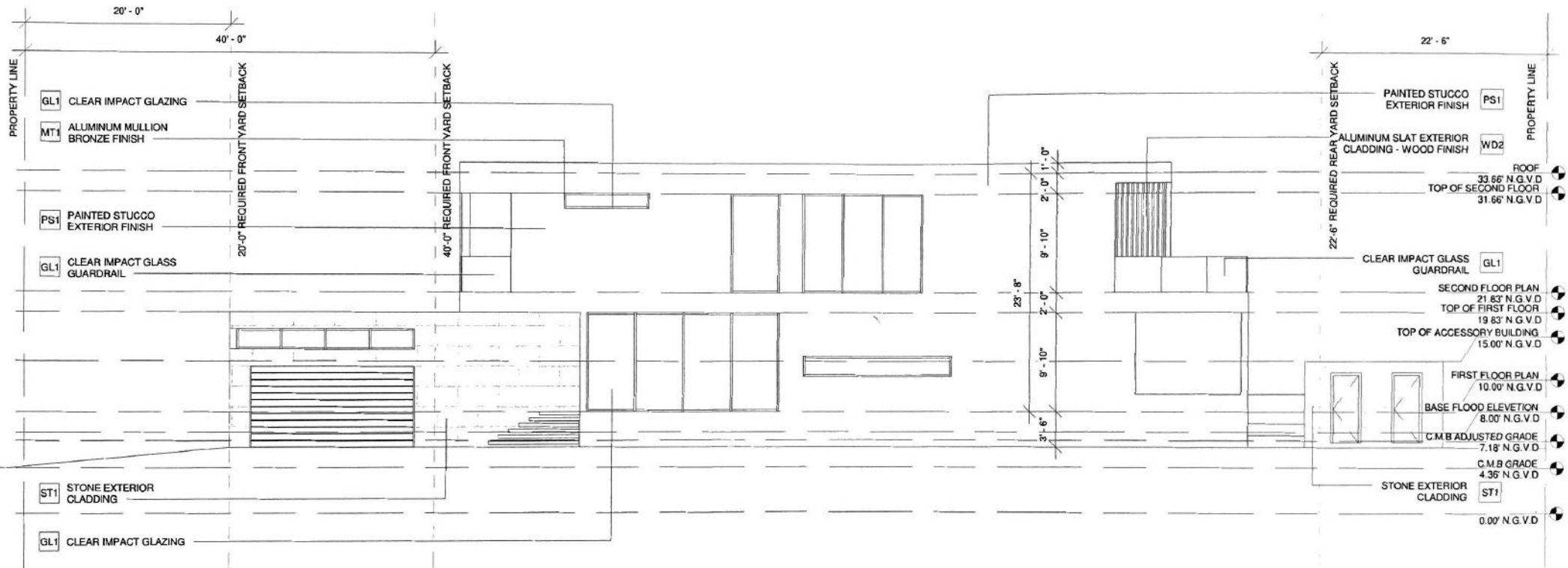
ARCHITECT OF RECORD

J. ALFREDO LAMARCA
LIC. # 10072-0

A-3.0

DRAWN BY:

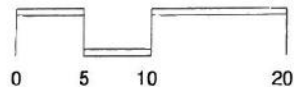
P.B.



1

NORTH ELEVATION

3/32" = 1'-0"



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CONSULTANTS

PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

ELEVATION - NORTH

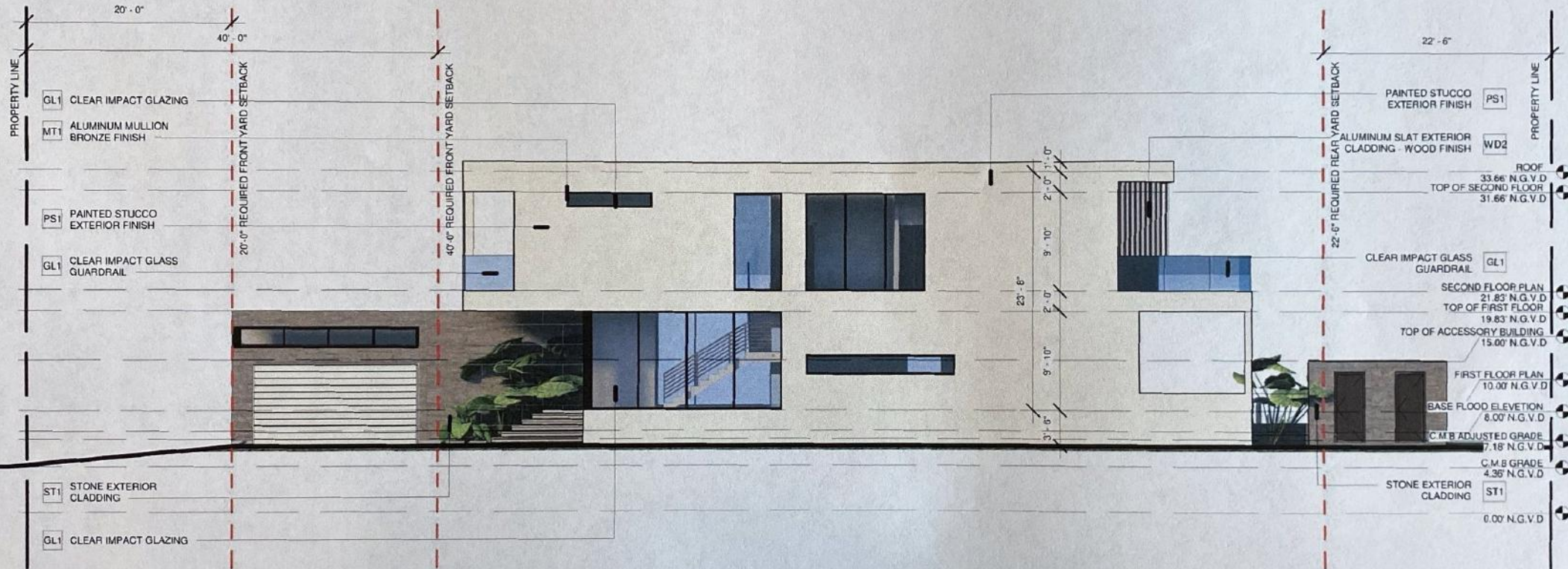
ARCHITECT OF RECORD

7-10-2021

J. ALFREDO CAMACHO
LIC. # A001024

A-4.0

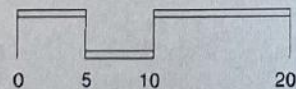
DRAWN BY: F.S.



1

NORTH ELEVATION

N.T.S



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CONSULTANTS

PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

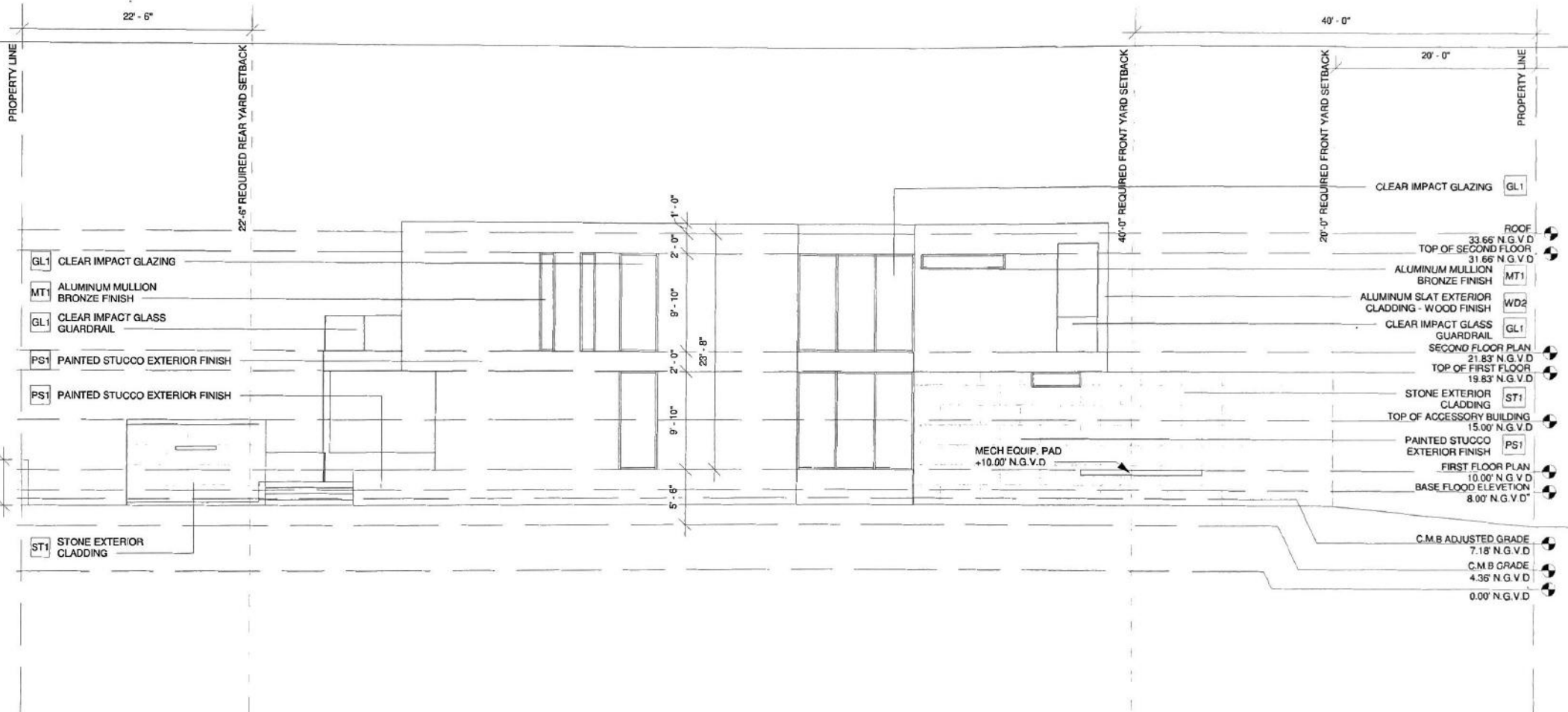
COLORED ELEVATION -
NORTH



J. ALFREDO S. GARCIA
L.C. # 4000738

A-4.1

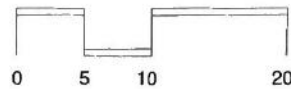
DRAWN BY: F.B



1

SOUTH ELEVATION

3/32" = 1'-0"



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THE CONSULTANT AND THE OWNER AGREE THAT THE CONSULTANT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT IF THE OWNER CHANGES THE DESIGN OR THE CONSULTANT'S DESIGN IS NOT FOLLOWED. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT IF THE OWNER CHANGES THE DESIGN OR THE CONSULTANT'S DESIGN IS NOT FOLLOWED.

CONSULTANTS

PROJECT
1334 RIVERDALE AVE.
MIAMI BEACH, FL 33140

DATE: 05/18/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

ELEVATION - SOUTH

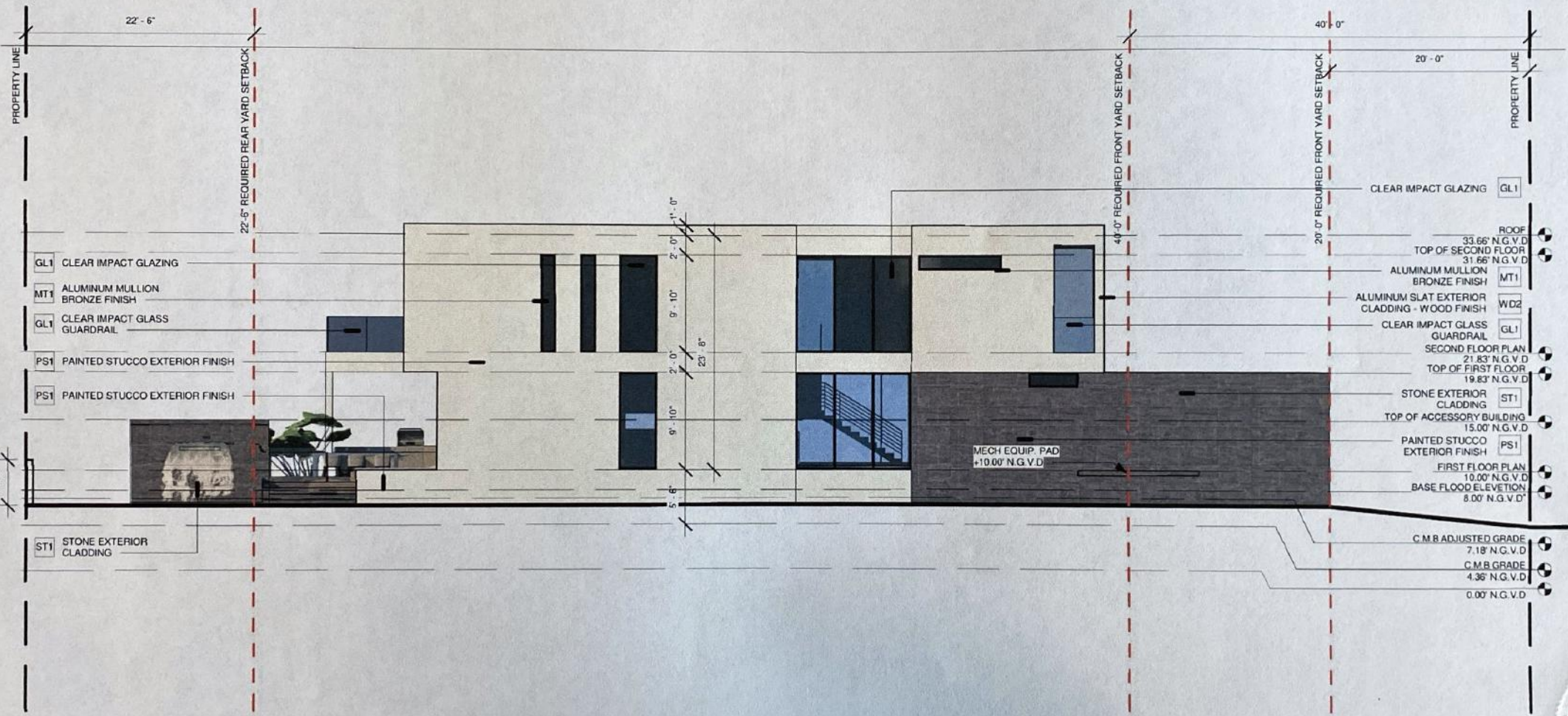
ARCHITECT OF RECORD

J. ALFREDO O. BARRERA
LIC. # 10001738

A-4.2

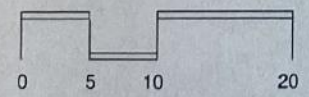
DRAWN BY:

F.S.



1

SOUTH ELEVATION N.T.S



- GL1 CLEAR IMPACT GLAZING
- MT1 ALUMINUM MULLION BRONZE FINISH
- GL1 CLEAR IMPACT GLASS GUARDRAIL
- PS1 PAINTED STUCCO EXTERIOR FINISH
- PS1 PAINTED STUCCO EXTERIOR FINISH
- ST1 STONE EXTERIOR CLADDING
- ROOF 33.66' N.G.V.D.
- TOP OF SECOND FLOOR 31.66' N.G.V.D.
- ALUMINUM MULLION BRONZE FINISH MT1
- ALUMINUM SLAT EXTERIOR CLADDING - WOOD FINISH WD2
- CLEAR IMPACT GLASS GUARDRAIL GL1
- SECOND FLOOR PLAN 21.83' N.G.V.D.
- TOP OF FIRST FLOOR 19.83' N.G.V.D.
- STONE EXTERIOR CLADDING ST1
- TOP OF ACCESSORY BUILDING 15.00' N.G.V.D.
- PAINTED STUCCO EXTERIOR FINISH PS1
- FIRST FLOOR PLAN 10.00' N.G.V.D.
- BASE FLOOD ELEVATION 8.00' N.G.V.D.
- C.M.B. ADJUSTED GRADE 7.18' N.G.V.D.
- C.M.B. GRADE 4.36' N.G.V.D.
- 0.00' N.G.V.D.

THE OWNER AND ARCHITECT HAVE AGREED TO HOLD EACH OTHER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY EITHER PARTY AS A RESULT OF THE PROFESSIONAL SERVICES PROVIDED HEREUNDER, WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE ARCHITECT.

CONSULTANTS:

PROJECT:
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/21
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DRAFTED BY:
SCALE:

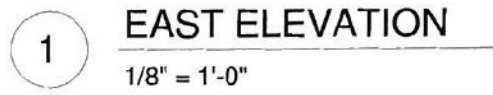
COLORED ELEVATION -
SOUTH



J. ALFREDO E. MARTIN
LIC. # 100017384

A-4.3

DRAWN BY: F.S

[illegible]

CONCISE TABLETS

PROJECT
4534 SHERIDAN AVE.
MIAMI BEACH, FL 33140

DATE: 05/10/91
PROJECT NO:

REVISION

DATE _____
DRAFTED BY _____
SCALE _____

ELEVATION - EAST

ARCHITECT OF RECORD

J ALPHACONALPHA-
LIC # AFD01724

A-4.4

DRAWN BY

F 6

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CONSULTANTS:

PROJECT:
4334 SHERIDAN AVE,
MIAMI BEACH, FL 33140

DATE: 05/10/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

COLOR ELEVATION -
EAST

ARCHITECT OF RECORD

J. ALFREDO MARTINEZ
LIC. # A000738

A-4.5

DRAWN BY: F.S.



1 EAST ELEVATION
N.T.S

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ELEVATION - WEST

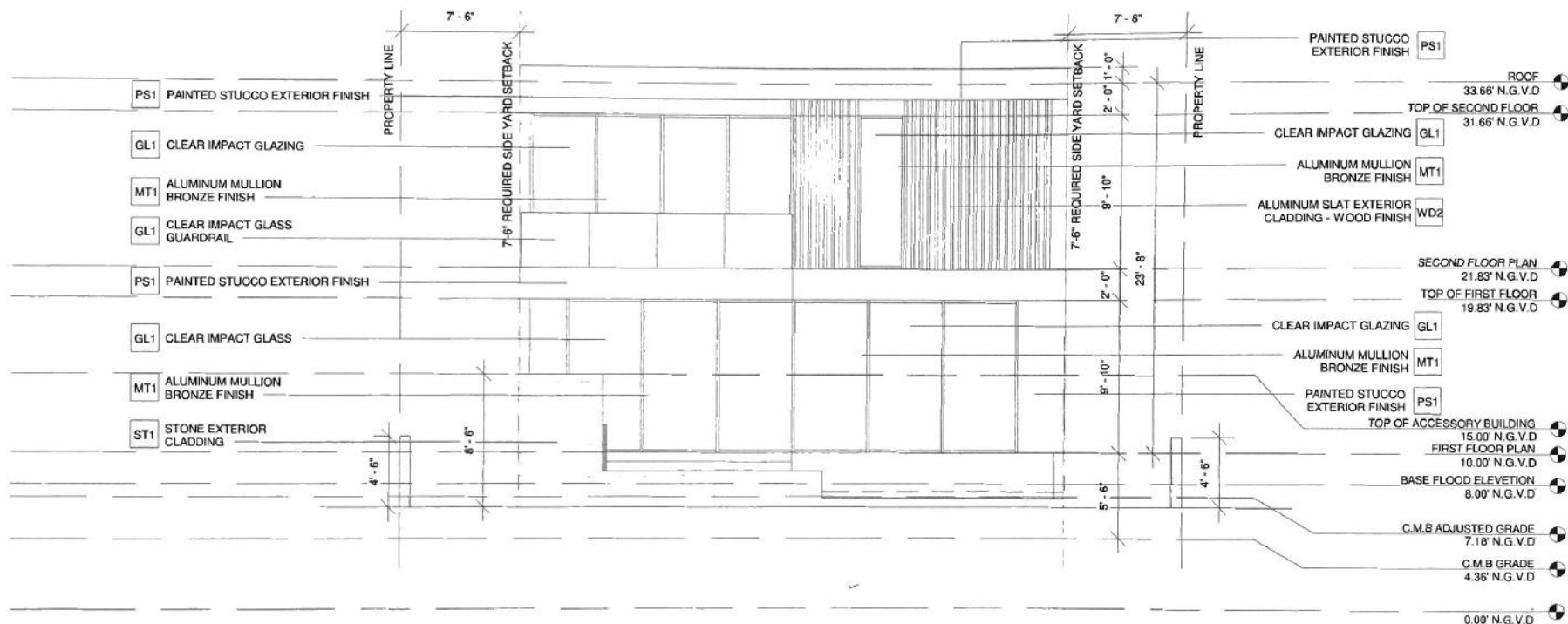
ARCHITECT OF RECORD

J. ALFREDO CAMERA
LIC. # A70017234

A-4.6

DRAWN BY

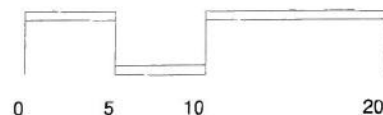
F.5

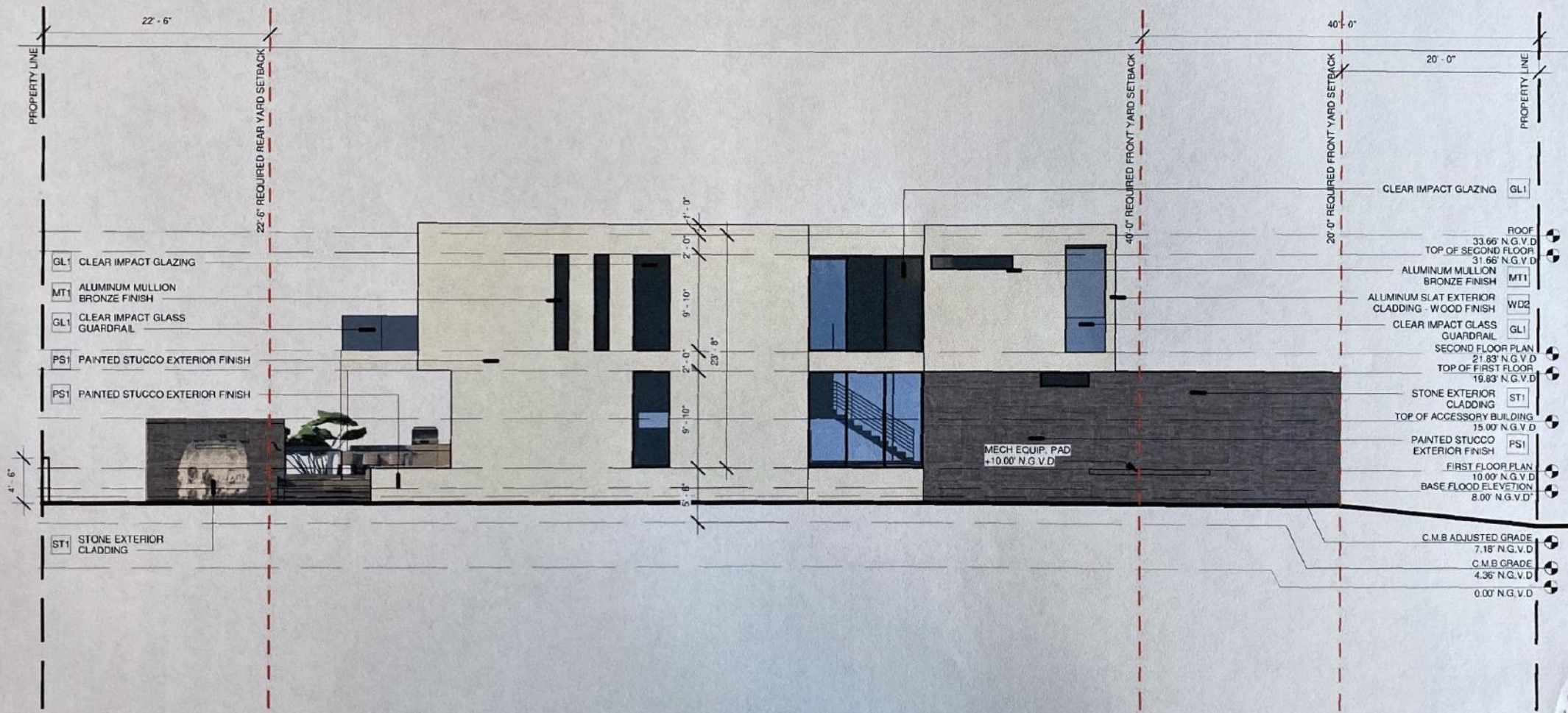


1

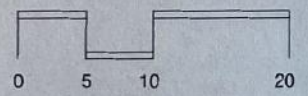
WEST ELEVATION

1/8" = 1'-0"





1 WEST ELEVATION
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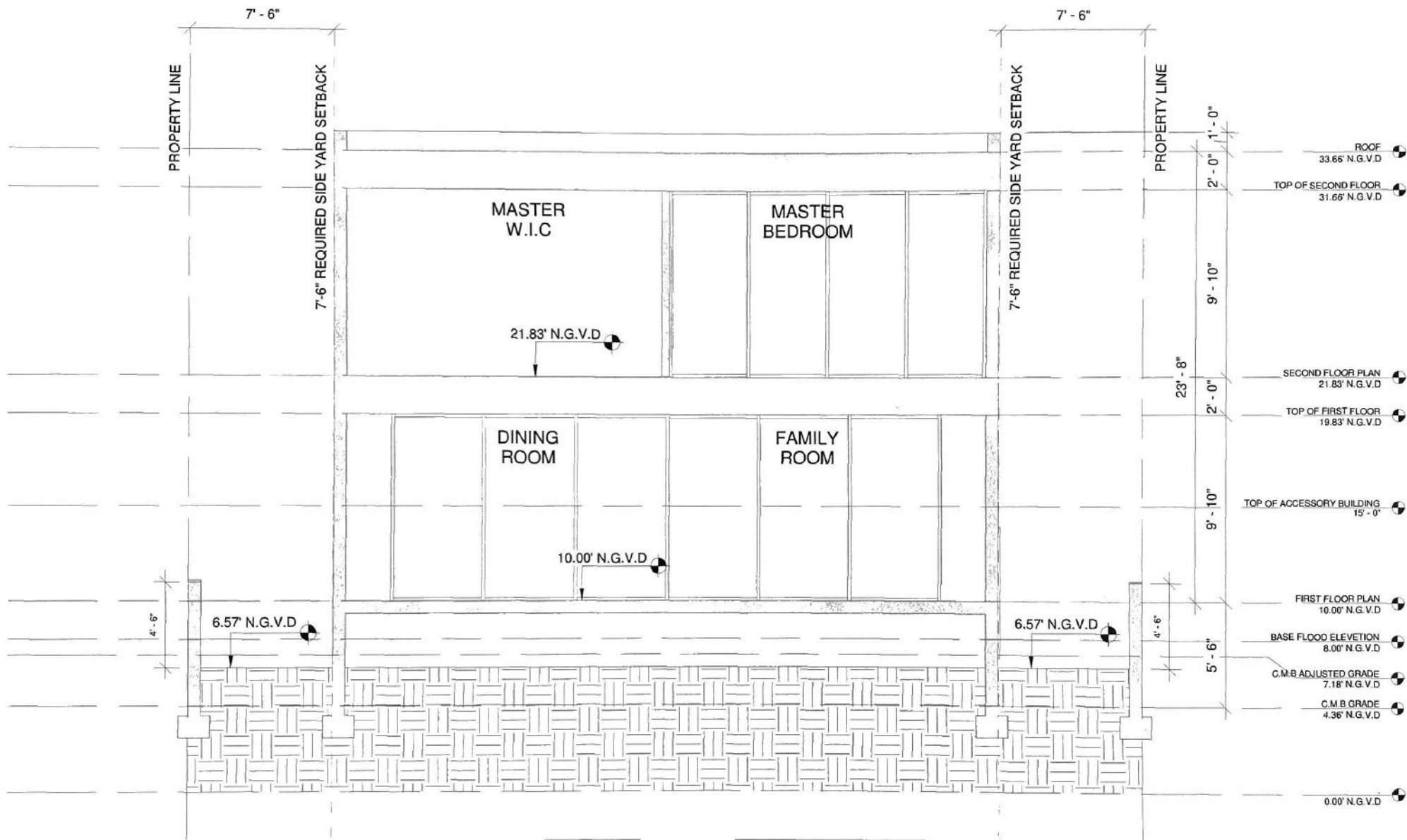
COLORED ELEVATION - WEST



J. ALFREDO ZAMARRÁ
LIC. # AR0017364

A-4.7

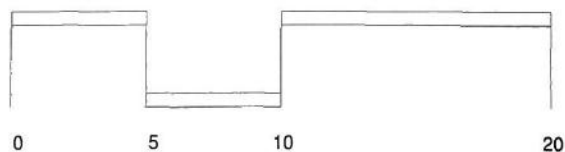
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1

TRANSVERSE SECTION

3/16" = 1'-0"



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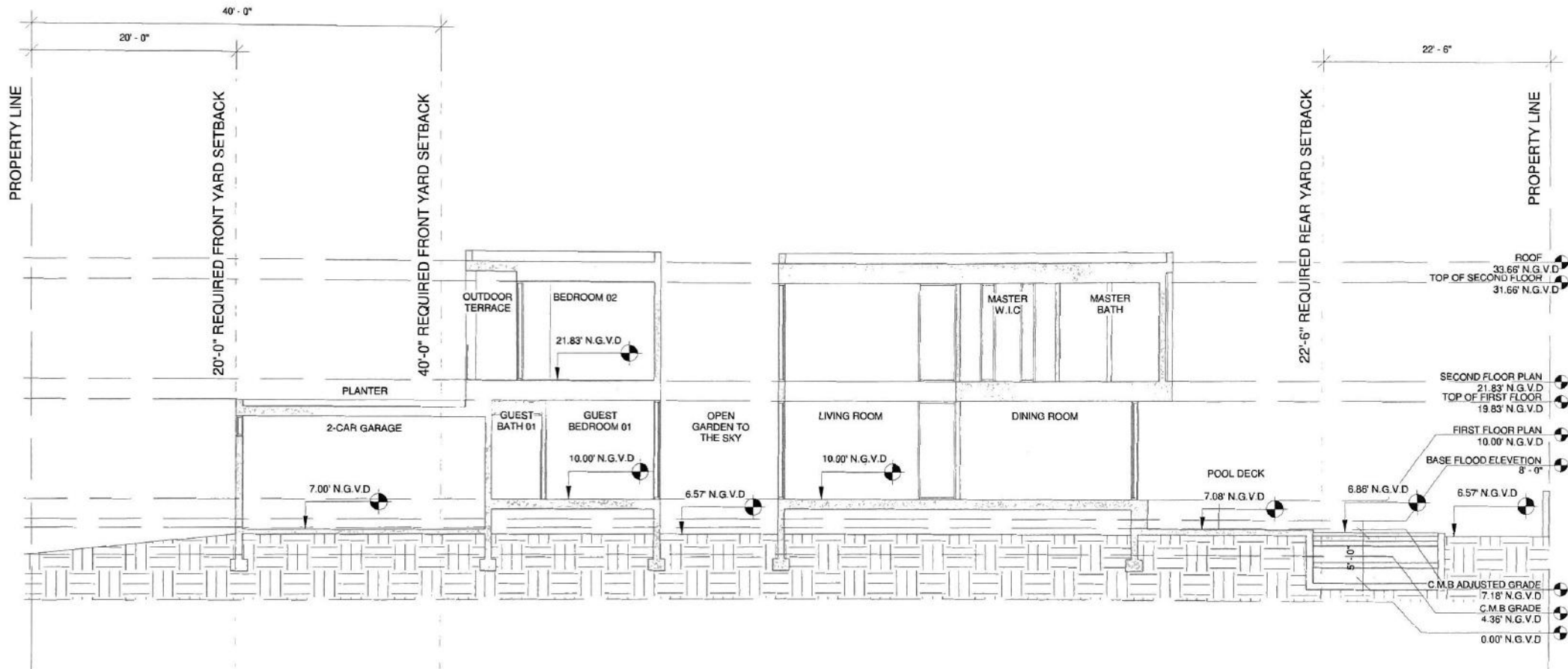
TRANSVERSE SECTION



ALFRED J. JARAMA
LIC. #A0001-001

A-5.0

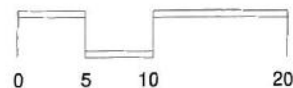
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1

LONGITUDINAL SECTION

3/32" = 1'-0"



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LONGITUDINAL SECTION

ARCHITECT OF RECORD

ALFREDO GIMARRA
L.L.C. & ASSOCIATES

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 sidewalk exists or is proposed)	
Flood Elevation	8.000
Freeboard (provided)	2.000

INTERIOR SIDEYARD CONDITIONS

Indicate yes only for the condition that applies

	Default Condition unless one of the below applies Maximum Yard Elevation	Max. Yard Elevation
Yes		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 there a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

REAR YARD CONDITIONS

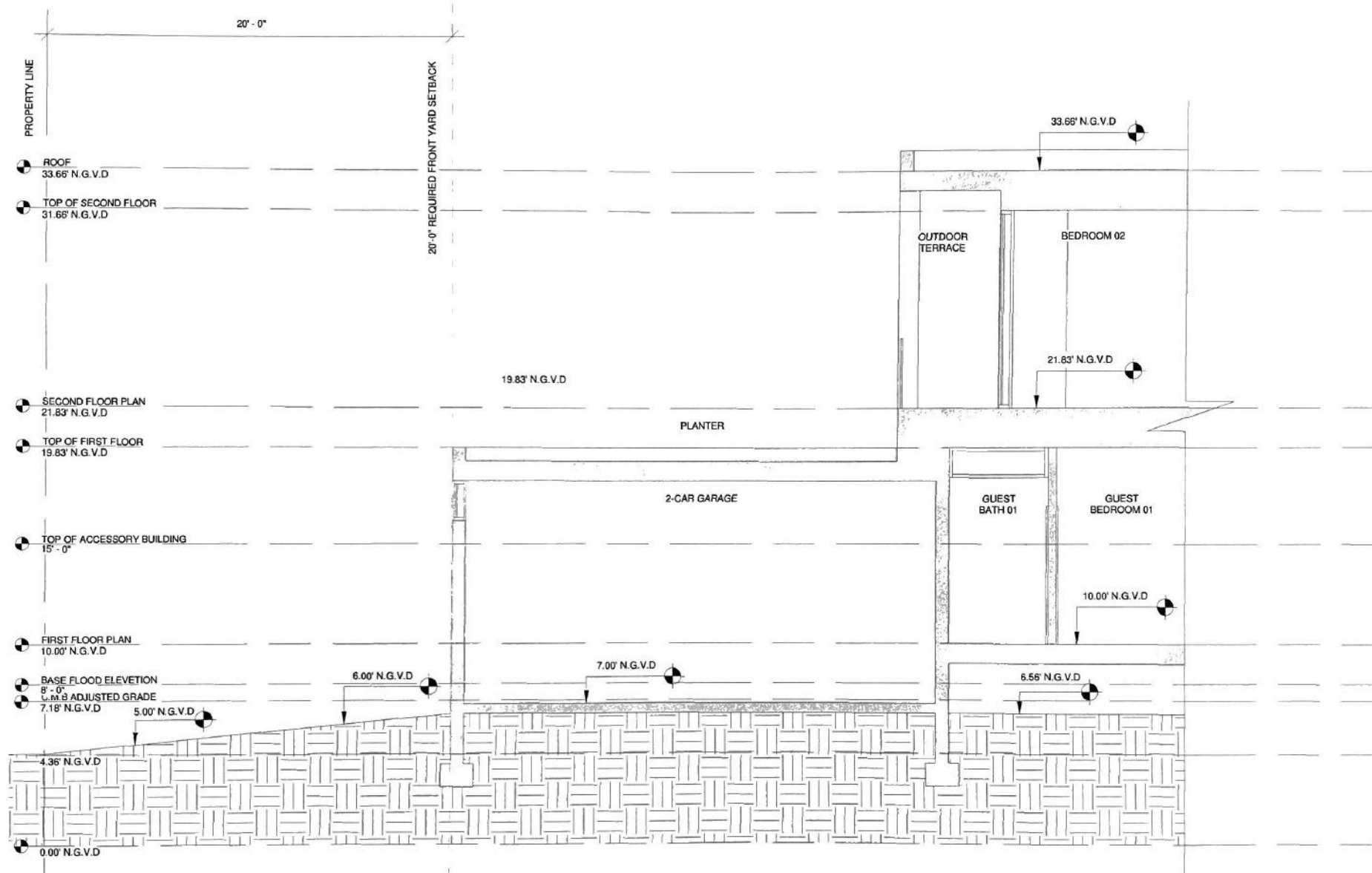
Indicate yes only for the condition that applies

	Default Condition unless one of the below applies Maximum Yard Elevation	Max. Yard Elevation
Yes		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 there a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

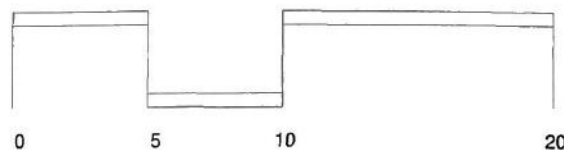
RESULTS

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



1 FRONT YARD SECTION
3/16" = 1'-0"



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FRONT YARD SECTION

ARCHITECT OF RECORD

J. ALFREDO CHARRA
LIC. # 1800-734

A-6.1

DRAWN BY:

F.S

ROOF
33.66' N.G.V.D.

TOP OF SECOND FLOOR
31.66' N.G.V.D.

SECOND FLOOR PLAN
21.83' N.G.V.D.

TOP OF FIRST FLOOR
18.83' N.G.V.D.

TOP OF ACCESSORY BUILDING
15.00' N.G.V.D.

FIRST FLOOR PLAN
10.00' N.G.V.D.

BASE FLOOD ELEVATION
8.00' N.G.V.D.

C.M.B. ADJUSTED GRADE
7.18' N.G.V.D.

C.M.B. GRADE
4.35' N.G.V.D.

0.00' N.G.V.D.

MASTER
BATH

21.83' N.G.V.D.

10.00' N.G.V.D.

POOL DECK

7.08' N.G.V.D.

6.86' N.G.V.D.

6.57' N.G.V.D.

22'-6" REQUIRED REAR YARD SETBACK

PROPERTY LINE

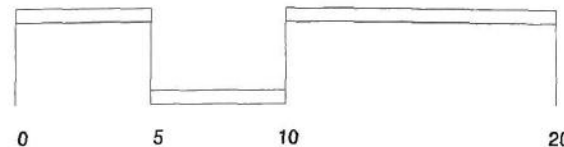
22' - 6"

4' - 6"

1

REAR YARD SECTION

3/16" = 1'-0"



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REAR YARD SECTION

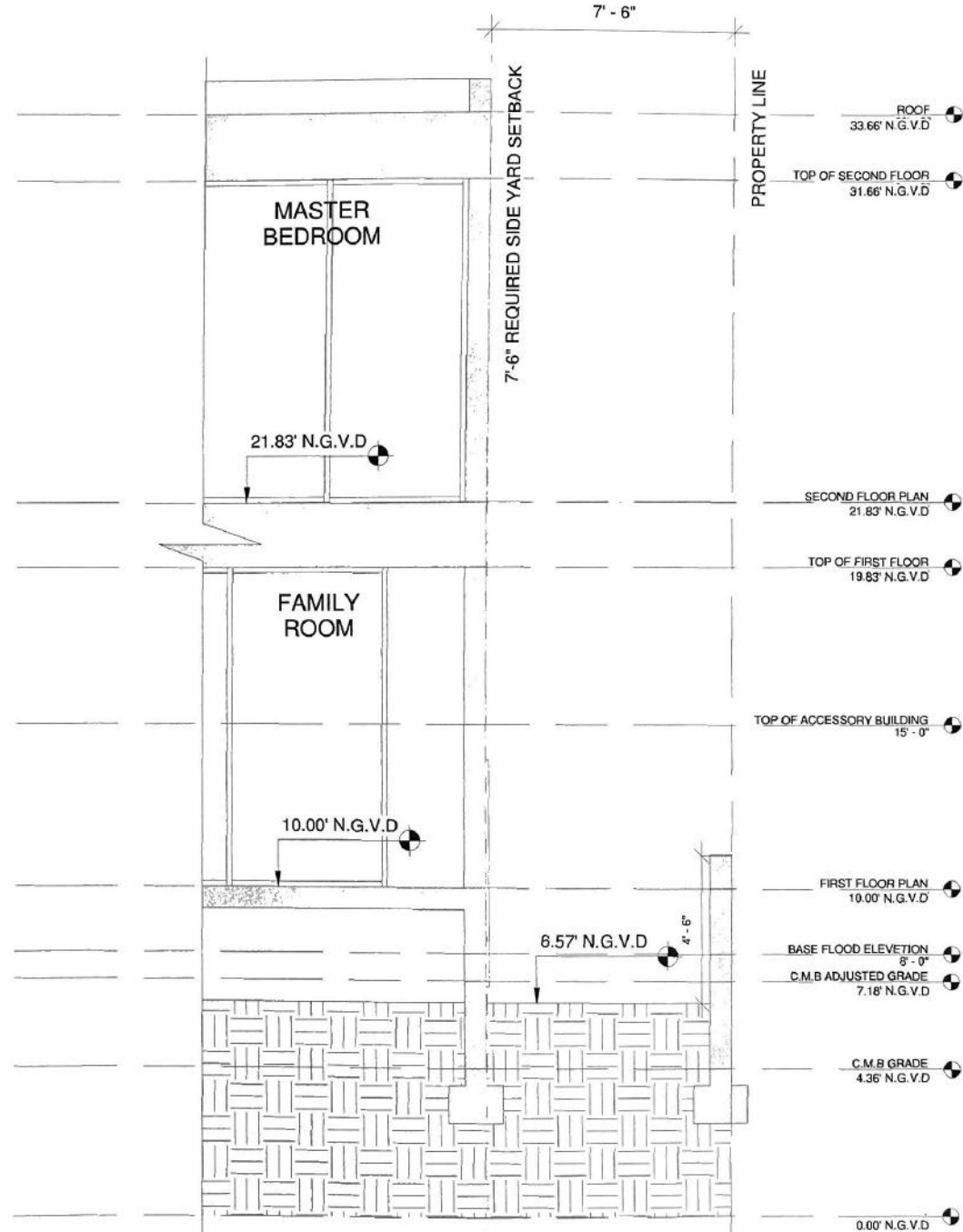
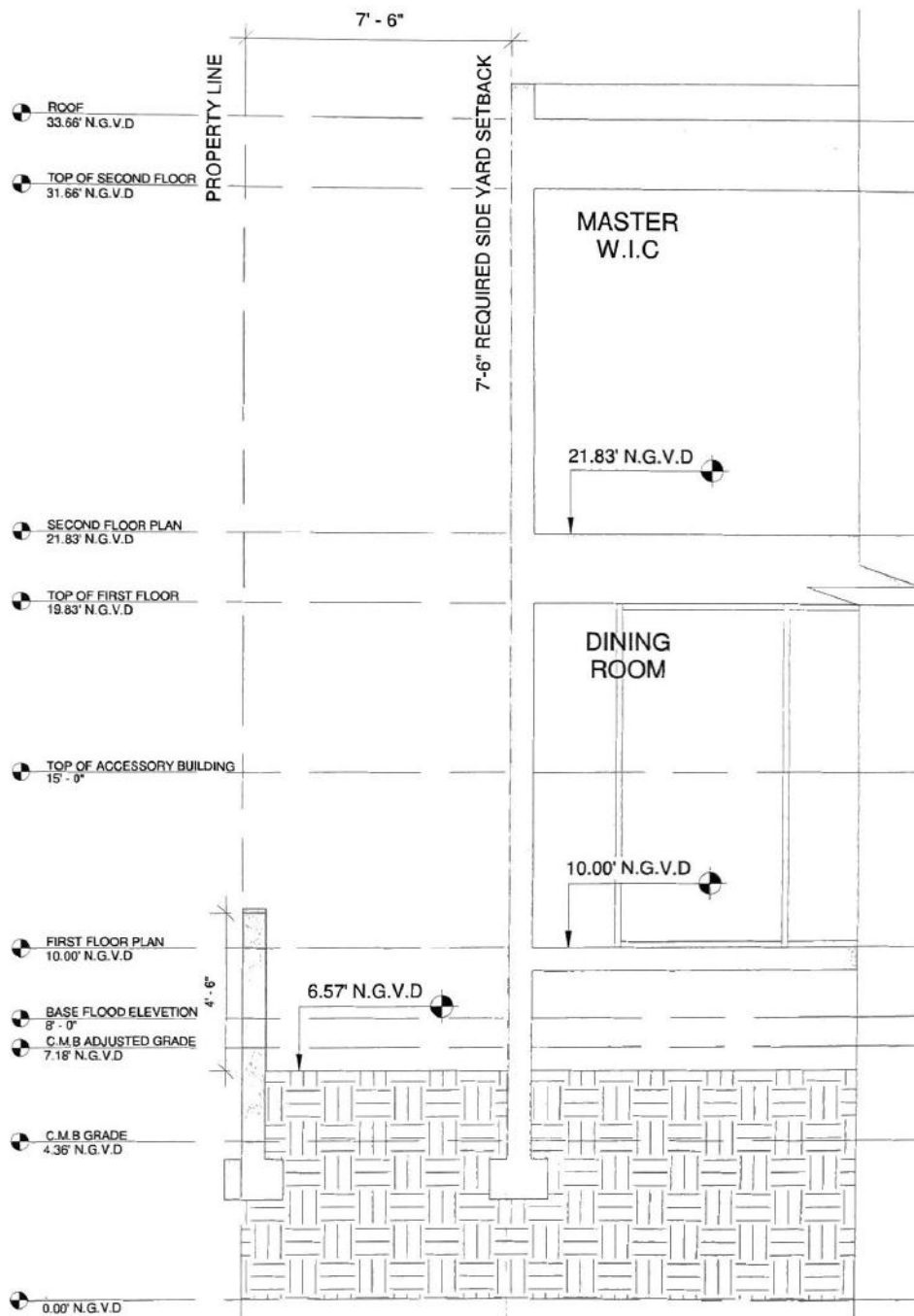
ARCHITECT OF RECORD

J. ALFREDO DAMABRA
LIC. # 100017304

A-6.2

DRAWN BY:

P. 5



1 SOUTH SIDE YARD SECTION
1/4" = 1'-0"

2 NORTH SIDE YARD SECTION
1/4" = 1'-0"

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SIDE YARD SECTION

ARCHITECT OF RECORD

J. ALFREDO GAMBARRA
LIC. # AR001734

A-6.3

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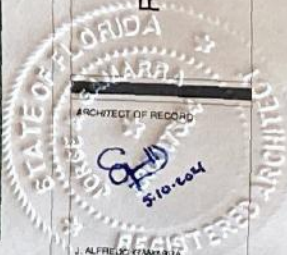
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FACADE



J. ALFREDO KRAMER, P.A.
LIC. # 490017334

A-7.0

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