



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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	8 Farrey Lane Miami Beach, Florida 33139		
2	Board and file numbers :	DRB21-0718		
3	Folio number(s):	02-3233-003-0080		
4	Year constructed:	1941	Zoning District:	RM-1
5	Based Flood Elevation:	9.00 NGVD (AE Zone)	Grade value in NGVD:	2.00 NGVD (crown of road)
6	Adjusted grade (Flood+Grade/2):	6.25 NGVD	Lot Area:	4,590 SF
7	Lot width:	56 FT	Lot Depth:	79.61' / 79.95' ®
8	Minimum Unit Size	550 SF	Average Unit Size	800 SF
9	Existing use:	Single Ramily Residence	Proposed use:	Single Family Residence

		Maximum	Existing	Proposed	Deficiencies
10	Height	50 FT		49 FT	
11	Number of Stories	5		4	
12	FAR	5585 SF		5,585 SF	
13	Gross square footage	N/A		N/A	
14	Square Footage by use	N/A		N/A	
15	Number of units Residential	N/A		N/A	
16	Number of units Hotel	N/A		N/A	
17	Number of seats	N/A		N/A	
18	Occupancy load	N/A		N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:				
20	Side Setback:				
21	Side Setback:				
22	Side Setback facing street:				
23	Rear Setback:				
	At Grade Parking:				
24	Front Setback:	20 FT		0 FT	
25	Side Setback:				
26	Side Setback:				
27	Side Setback facing street:				
28	Rear Setback:				
	Pedestal:				
29	Front Setback:	20 FT		Parking:0 FT Bldg: 20 FT	
30	Side Setback: EAST	7'-6" FT		GF projections: 3'-6" Bldg: 7'-6"	
31	Side Setback: WEST	7'-6" FT		GF projections: 4'-6" Bldg: 7'-6"	
32	Side Setback facing street:	NA		NA	
33	Rear Setback:	8'-2"		8'-2"	
	Tower:				
34	Front Setback:				
35	Side Setback:				

MIAMI BEACH

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36	Side Setback:				
37	Side Setback facing street:				
38	Rear Setback:				

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces				
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions				
44	Parking Space configuration (45o,60o,90o,Parallel)				
45	ADA Spaces				
46	Tandem Spaces				
47	Drive aisle width				
48	Valet drop off and pick up				
49	Loading zones and Trash collection areas				
50	racks				

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Total # of seats				
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)				
54	Total occupant content				
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)				

56	Is this a contributing building?	Yes or no
57	Located within a Local Historic District?	Yes or no

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.