

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:	300 W 40th Street Miami Beach Fl 33140		
2	Folio number(s):	02-3227-017-0590		
3	Board and file numbers :	DRB21-0716		
4	Year built:	1959	Zoning District: RS-2	
5	Based Flood Elevation:	7	Grade value in NGVD: 7.0'	
6	Adjusted grade (Flood+Grade/2):	19,235 Sq.Ft	Free board: N/A	
7	Lot Area:	36,065.00		
8	Lot width:	193.98	Lot Depth: 182.95	
9	Max Lot Coverage SF and %:	24,829.48 and 68.1%	Proposed Lot Coverage SF and %:	19,251.51 53.4%
10	Existing Lot Coverage SF and %:	24,829.48 and 68.1%	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	5758.44 and 63.2%	Rear Yard Open Space SF and %:	10,242.96 and 28.4%
12	Max Unit Size SF and %:	13,277 and 36.4%	Proposed Unit Size SF and %:	3,599.17 and 10%
13	Existing First Floor Unit Size:	13,277.81		
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)	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):	4,047.11 and 11.2%

		Required	Existing	Proposed	Deficiencies
17	Height:	28		16.801	
18	Setbacks:	N/A	N/A	N/A	N/A
19	Front First level:	20	57.78	57.78	0
20	Front Second level:	N/A	N/A	N/A	N/A
21	Side 1:	18.2	5	10.17	8.1
22	Side 2 or (facing street):	20	19	193.9	
23	Rear:	20	56.98	46.3	
	Accessory Structure Side 1:	n/a	n/a	n/a	n/a

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24	Accessory Structure Side 2 or (facing street)	n/a	n/a	n/a	n/a
25	Accessory Structure Rear:	n/a	n/a	n/a	n/a
26	Sum of Side yard :				
27	Located within a Local Historic District?	Yes or <u>no</u>			
28	Designated as an individual Historic Single Family Residence Site?	Yes or <u>no</u>			
29	Determined to be Architecturally Significant?	Yes or <u>no</u>			

Notes:

If not applicable write N/A

All other data information should be presented like the above format