

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	622 15th Street, Miami Beach, FL 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3234-002-1880		
4	Year constructed:	1925	Zoning District:	RM-1
5	Based Flood Elevation:	8'-0"	Grade value in NGVD:	3'-0" at Sidewalk
6	Adjusted grade (Flood+Grade/2):	9'-6"	Lot Area:	6,000 square feet
7	Lot width:	60'-0"	Lot Depth:	100'-0"
8	Minimum Unit Size	Ren=400 New=800	Average Unit Size	Ren= 564 New= 771
9	Existing use:	Multifamily	Proposed use:	Multifamily

	Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies
10	Height	35'-0"	32'-8" (NGVD)	34'-6"	
11	Number of Stories	3	2	3	
12	FAR	1.25	0.43	0.61	
13	Gross square footage	N/A	5,563	7,476	
14	Square Footage by use	N/A			
15	Number of units Residential	10	6	7	
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			
	At Grade Parking:				
24	Front Setback:	20'-0"	0'-0"	11'-4"	8'-8"
25	Side Setback: (East)	5'-0"	10'-2"	9'-4"	
26	Side Setback: (West)	5'-0"	N/A	N/A	
27	Side Setback facing street:	5'-0"	N/A	N/A	
28	Rear Setback:	10'-0"	46'-2"	70'-8"	
	Pedestal:				
29	Front Setback:	20'-0"	15'-0"	11'-4"	8'-8"
30	Side Setback: (East)	Min. 7'-6"	5'-0"	10'-0"	
31	Side Setback: (West)	5'-0" & 7'-6"	5'-0"	5'-0" & 7'-6"	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	10'-0"	4'-7"	5'-0"	5'-0"
	Tower:				
34	Front Setback:	N/A			
35	Side Setback:	N/A			

ITEM	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:				
38	Rear Setback:				

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	0	0	1	
41	# of parking spaces per use (Provide a	N/A			
42	# of parking spaces per level (Provide a	N/A			
43	Parking Space Dimensions	8'6 x 18'-0"	0	9'-0" X 18'-0"	
44	Parking Space configuration (45o, 60o,				
45	ADA Spaces	0	0	0	
46	Tandem Spaces	0	0	0	
47	Drive aisle width	12'-0"	N/A	12'-0"	
48	Valet drop off and pick up	N/A			
49	Loading zones and Trash collection areas	See Site Plan	1 Dumpster		
50	Bicycle parking, location and # of racks	See Site Plan	7 Bicycles		

	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A			
52	Number of seats located outside on	N/A			
53	Number of seats inside	N/A			
54	Total number of seats	N/A			
55	Total number of seats per venue	N/A			
56	Total occupant content	N/A			
57	Occupant content per venue (Provide a	N/A			

58	Proposed hours of operation	N/A			
59	Is this an NIE? (Neighboot Impact	N/A			
60	Is dancing and/or entertainment	N/A			
61	Is this a contributing building?			YES	
62	Located within a Local Historic District?			YES	
Additional data or information must be presented in the format outlined in this section					

Notes:

If not applicable write N/A