

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:	2675 Flamingo Drive, Miami Beach, FL 33140		
2	Folio number(s):	02-3226-002-0100		
3	Board and file numbers :	DRB17-0150		
4	Year built:	1937	Zoning District:	RS-2
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	4.82' NGVD
6	Adjusted grade (Flood+Grade/2):	6.76' NGVD	Free board:	9.00' NGVD
7	Lot Area:	23,151 SF		
8	Lot width:	100'	Lot Depth:	227'
9	Max Lot Coverage SF and %:	6,945.3 SF (30%)	Proposed Lot Coverage SF and %:	3,522 SF (15%)
10	Existing Lot Coverage SF and %:	6,971.7 SF (30%)	Lot coverage deducted (garage-storage) SF:	458 SF
11	Front Yard Open Space SF and %:	1,693 SF (80%)	Rear Yard Open Space SF and %:	2,944 SF (81%)
12	Max Unit Size SF and %:	11,575.5 (50%)	Proposed Unit Size SF and %:	6,317 SF (27%)
13	Existing First Floor Unit Size:	2,952 SF	Proposed First Floor Unit Size:	3,326 SF
14	Existing Second Floor Unit Size	2,413 SF	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 because the Lot coverage is 15%
15			Proposed Second Floor Unit Size SF and % :	2,992 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	0 SF (0%)

		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0"	27'-3"	25'-2"	
18	Setbacks:				
19	Front First level:	20'-0"	40'-1"	40'-1"	
20	Front Second level:	30'-0"	75'-1"	75'-1"	
21	Side 1: (SOUTH)	15'-0" (or 12'-6")	7.93' TO 11.03'	8'-0" TO 15'-0"	
22	Side 2 or (facing street): (NORTH)	10'-0" (or 12'-6")	7.3' TO 9.51'	10'-0"	
23	Rear:	36'-0"	36'-0"	36'-0"	
	Accessory Structure Side 1:	10'-0" (or 12'-6")	7.93' TO 11.03'	10'-0"	
24	Accessory Structure Side 2 or (facing street) :	15'-0" (or 12'-6")	7.3' TO 9.51'	15'-0"	
25	Accessory Structure Rear:		0'-0"	0'-0"	
26	Sum of Side yard :	25'-0"		18'-0"	
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