

ZONING AREA CALCULATIONS		
	ALLOWED	PROVIDED
LOT SIZE	10,420.8 S.F.	10,420.8 S.F.
LOT COVERAGE	3,126.2 S.F.	2,405.0 S.F.
SECT. 142-105 (b)(4)(C)	30 %	23.08%
UNIT SIZE MAXIMUM ALLOWED, 50%	5,210.4 S.F.	4,806 S.F.
	50%	46.1 %
1 ST FLOOR UNIT SIZE PROVIDED	27.4 %	2,853.0 S.F.
2 ND FLOOR UNIT SIZE PROVIDED	18.7 %	1,953 S.F.

ZONING DATA		
ITEM	DESCRIPTION	DATA
1	PROJECT DESCRIPTION	SINGLE FAMILY
2	MUNICIPALITY	MIAMI BEACH
3	STREET ADDRESS	4465 ALTON RD.
4	FOLIO NUMBER	02-3222-006-0110
5	ZONING DISTRICT	RS-4
6	FEMA ZONE	AE-8.0
7	BASE FLOOD ELEVATION	+9.0' N.G.V.D.

CODE OF ORDINANCES REFERENCES		
ITEM	DESCRIPTION	CODE SECTION
1	LOT AREA	142-105
2	MINIMUM LOT WIDTH	142-105
3	GROSS BUILDING AREA	142-105
4	LOT COVERAGE	142-105
5	BUILDING HEIGHT	142-105
6	BUILDING SETBACKS	142-106
7	FENCE HEIGHT	142-1132
8	DRIVEWAYS	142-1132
9	POOL SETBACK	142-1132
10	PROJECTIONS	142-105, 142-1132
11	OTHER DIMENSIONAL REQUIREMENTS	142-105

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:	4465 ALTON RD Miami Beach, FL 33140-2852	
2	Folio number(s):	02-3222-006-0110	
3	Board and file numbers :	DRB18-0271	
4	Year built:	1939	Zoning District: RS-4
5	Based Flood Elevation:	8.0' N.G.V.D.	Grade value in NGVD: 3.8' N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	6.4' N.G.V.D.	Free board: 1.0' (EL.+9.0')
7	Lot Area:	10,420.8 Sq.Ft	
8	Lot width:	82'-3 3/8"	Lot Depth: 120'-0"
9	Max Lot Coverage SF and %:	3,126.2 SF (30%)	Proposed Lot Coverage SF and %: 2,842 SF (27.27%)
10	Existing Lot Coverage SF and %:	2,270 SF (21.8%)	Lot coverage deducted (garage-storage) SF: 2,405 SF (23.08%)
11	Front Yard Open Space SF and %:	830 SF (51.1%)	Rear Yard Open Space SF and %: 1,313 SF (70.8%)
12	Max Unit Size SF and %:	5,210.4 SF (50%)	Proposed Unit Size SF and %: 4,806 SF (46.1%)
13	Existing First Floor Unit Size:	2,270 SF (21.8%)	Proposed First Floor Unit Size: 2,853 SF (27.4%)
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) 1,953 SF (68.5%)
15		N/A	Proposed Second Floor Unit Size SF and % : 1,953 SF (68.5%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A

	Required	Existing	Proposed	Deficiencies	
17	Height:	24 feet - flat roofs.	24 feet - flat roofs.	N/A	
18	Setbacks:		7'-6"	N/A	
19	Front First level:	20'-0"	29'-6"	20'-0"	N/A
20	Front Second level:	30'-0"		30'-0"	N/A
21	Side 1:		10'-0"	10'-0"	N/A
22	Side 2 (LEFT SIDE)		7'-6"	17'-3 7/8"	N/A
23	Rear:		45'-0"	24'-3 3/8"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
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
26	Sum of Side yard :		17'-6"	27'-3 7/8"	N/A
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

Notes:

If not applicable write N/A

All other data information should be presented like the above format



AA 26001980

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REFERENCE FOR:
4465 ALTON RD. LLC.
4465 ALTON RD.
MIAMI BEACH, FL. 33140

DRB 18-0271
FINAL SUBMITTAL

DATE: 05/04/18
DESCRIPTION:
ZONING DATA
AND CALCS

SHEET NO.
A-12