

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:	3136 Prairie Avenue, Miami Beach FL 33140		
2	Folio number(s):	02-3227-016-0230		
3	Board and file numbers :	DRB18-0278		
4	Year built:	1925	Zoning District:	RS-4
5	Based Flood Elevation:	8'-0" ngvd	Grade value in NGVD:	3'-6" to 4'-6" ngvd
6	Adjusted grade (Flood+Grade/2):	5.835'ngvd / CMB Grade3.67 ngvd	Free board:	1' (9'-0" ngvd)
7	Lot Area:	9750 sq'		
8	Lot width:	65'	Lot Depth:	150'
9	Max Lot Coverage SF and %:	2437.5 sq' (25% lot cover rule)	Proposed Lot Coverage SF and %:	2437 sq' (24.9%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	2437 sq'
11	Front Yard Open Space SF and %:	775 sq' (59%)	Rear Yard Open Space SF and %:	1125 sq' (76%)
12	Max Unit Size SF and %:	4875sq' (25% lot cover rule)	Proposed Unit Size SF and %:	4821 sq' (99%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2437 sq'
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2384 sq' (98%)
15			Proposed Second Floor Unit Size SF and % :	2384 sq' (98%)
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'-0" (max)	N/A	23'-10"	
18	Setbacks:				
19	Front First level:	30'-0"	N/A	30'-0"	
20	Front Second level:	30'-0"	N/A	53'-2"	
21	Side 1:	10'-0"	N/A	10'-0"	Ext. Steps for Bdrm #1
22	Side 2 or (facing street):	10'-0"	N/A	10'-0"	
23	Rear:	22'-6"	N/A	22'-6"	
	Accessory Structure Side 1:	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	N/A	
26	Sum of Side yard :	16.25' = 25% (20'-0" Min)	N/A	20'-0"	
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?			Yes	

Notes:

If not applicable write N/A

All other data information should be presented like the above format