



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:	3720 Chase Ave. Miami Beach, FL PB 7-161 Lot 11, Block 8 of: "MID GOLF SUB 1ST ADDITION", of Public Records of Miami-Dade Co., FL		
2	Folio number(s):	02-3227-016-0730		
3	Board and file numbers :			
4	Year built:	1951	Zoning District:	RS-3
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	3.84' NGVD
6	Adjusted grade (Flood+Grade/2):	5.92' NGVD	Free board:	9.00' NGVD
7	Lot Area:	13,000 SF		
8	Lot width:	65 FT	Lot Depth:	200 FT
9	Max Lot Coverage SF and %:	30% = 3,900 SF	Proposed Lot Coverage SF and %:	26.8% = 3,494 SF
10	Existing Lot Coverage SF and %:	26.5% = 3,441 SF	Lot coverage deducted (garage-storage) SF:	26.8% = 3,494 SF
11	Front Yard Open Space SF and %:	67% = 870 SF	Rear Yard Open Space SF and %:	71% = 1,377 SF
12	Max Unit Size SF and %:	50% = 6,500 SF	Proposed Unit Size SF and %:	49.9% = 6,499 SF
13	Existing First Floor Unit Size:	~3,441 SF	Proposed First Floor Unit Size:	3,721 SF
14	Existing Second Floor Unit Size	0 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,778 / 3,407 = 81.5% WAIVER REQUESTED
15			Proposed Second Floor Unit Size:	2,701 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	25% = 675 SF

		Required	Existing	Proposed	Deficiencies
17	Height:	24 FT MAX FLAT	~12 FT	24 FT MAX FLAT	
18	Setbacks:				
19	Front First level:	30 FT	19.81 FT	30 FT	
20	Front Second level:	30 FT	N/A	44 FT 7 IN	
21	Side 1:	10 FT	8.59 FT	10 FT 8 IN	
22	Side 2 or (facing street):	10 FT	5.95 FT	10 FT	
23	Rear:	15% = 30 FT	66.26 FT	63 FT	
	Accessory Structure Side 1:	7.5 FT	N/A	7 FT 6 IN	
24	Accessory Structure Side 2 or (facing street) :	15 FT	N/A	N/A	
25	Accessory Structure Rear:	1/2 REAR = 15 FT	N/A	17 FT	
26	Sum of Side yard :	25% = 16.25 FT	22.3% = 14.59 FT	31.5% = 20.5 FT	
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:

N/A