MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov

305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	**8204 HARDING AVE., MIAMI, FL 33141**		
2	Board and file numbers :	**HPB-19-0297**		
3	Folio number(s):	**02-3202-010-0240**		
4	Year constructed:	N/A	Zoning District:	**RM-1**
5	Based Flood Elevation:	**+ 8.00' NGVD**	Grade value in NGVD:	**+ 4.49' NGVD**
6	Adjusted grade (Flood+Grade/2):	**+ 6.245' NGVD**	Lot Area:	**5,500 SQFT.**
7	Lot width:	**50 FT.**	Lot Depth:	**110 FT.**
8	Minimum Unit Size	**800 SQFT.**	Average Unit Size	**979 SQFT.**
9	Existing use:	**EMPTY LOT**	Proposed use:	**RES/MULTIFAMILY**

		Maximum	Existing	Proposed	Deficiencies
10	Height	45 FT.	N/A	**40'-9 1/2"**	N/A
11	Number of Stories	**5**	N/A	**3 & 4**	N/A
12	**FAR**	1.25	N/A	N/A	N/A
13	Square footage	**6875 SQFT. MAX.**	N/A	**6854 SQFT.**	N/A
14	Square Footage by use	N/A	N/A	N/A	N/A
15	Number of units Residential	N/A	N/A	**7**	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:	N/A	**N/A**	N/A	N/A
29	Front Setback:	**10'-0"**	N/A	**10'-0"**	N/A
30	Side Setback:	**5'-0"**	N/A	**6'-0"**	N/A
31	Side Setback:	**5'-0"**	N/A	**11'-0"**	N/A
32	Side Setback facing street:	N/A	N/A	N/A	N/A
33	Rear Setback:	**5'-0"**	N/A	**5'-3"**	N/A

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	N/A	N/A	N/A	N/A
40	Total # of parking spaces	**0**	**0**	**0**	N/A
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
43	Parking Space Dimensions	N/A	N/A	N/A	N/A
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	N/A
45	ADA Spaces	N/A	N/A	N/A	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	N/A	N/A	N/A	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	N/A	N/A	N/A	N/A
50	Bicycle parking, location and Number of racks	N/A	N/A	**4**	N/A
56	Is this a contributing building?	No			
57	Located within a Local Historic District?	Yes			

Notes:

If not applicable write N/A