

MIAMI BEACH

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CITY OF MIAMI BEACH
DEPARTMENT OF PLANNING AND ZONING
1000 BAYVIEW BLVD., SUITE 1000
MIAMI BEACH, FL 33139
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4260 PINETREE DR		
2	Folio number(s):	02-3222-001-0210		
3	Board and file numbers :			
4	Year built:	NEW CONSTRUCTION	Zoning District:	RS-4
5	Based Flood Elevation:	7.00' NGVD	Grade value in NGVD: 7.00' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.00' NGVD	Free board:	
7	Lot Area:	11,850 SF		
8	Lot width:	75 FT	Lot Depth: 158 FT	
9	Max Lot Coverage SF and %:	3,555 SF (30%)	Proposed Lot Coverage SF and %:	3,414 SF (28.8%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	407 SF
11	Front Yard Open Space SF and %:	1,100 (9.2%)	Rear Yard Open Space SF and %:	1,187 SF
12	Max Unit Size SF and %:	5,925 SF (50%)	Proposed Unit Size SF and %:	3,692 SF (31.2%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,692 SF
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)	1,505 SF (40.7%)
15			Proposed Second Floor Unit Size SF and % :	1,505 SF (40.7%)
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:	27'		22'-11"	N/A
18	Setbacks:				
19	Front First level:	30'-0"		20'-0"	10'-0" (VARIANCE)
20	Front Second level:	30'-0"		30'-0"	N/A
21	Side 1:	10'-0"		11'-3"	N/A
22	Side 2 or (facing street):	10'-0"		7'-6"	2'-6" (VARIANCE)
23	Rear:	20'-0"		49'-6"	N/A
	Accessory Structure Side 1:	10'-0"		7'-6"	2'-6" (VARIANCE)
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:	20'-0"		20'-0"	N/A
26	Sum of Side yard :	20'-0"		18'-9"	1'-3" (VARIANCE)
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