

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:		1201 20th Street, Miami Beach, FL 33139		
2	Board and file numbers :		DRB20-0519		
3	Folio number(s):		02-3234-242-0392		
4	Year constructed:		2016	Zoning District:	CD-2
5	Based Flood Elevation:		8'	Grade value in NGVD:	3.8"
6	Adjusted grade (Flood+Grade/2):		5.9'	Lot Area:	54,765 SF
7	Lot width:			Lot Depth:	
8	Minimum Unit Size			Average Unit Size	
9	Existing use:		Retail & Condominium	Proposed use:	Same, no change
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'	50'	N/A	
11	Number of Stories		5	N/A	
12	FAR				
12a	Allowable Floor Area	109,530 SF	108,994 SF	N/A	
13	Gross square footage			N/A	
14	Square Footage by use	N/A	N/A	N/A	
15	Number of units Residential	N/A	43	N/A	
16	Number of units Hotel	N/A	N/A	N/A	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	N/A	N/A	
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	0'-0"	0'-0"	N/A	
20	Side Setback:	0'-0"	0'-0"	N/A	
21	Side Setback:	10'-0"	26'-1"	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	0'-0"	20'-11"	N/A	
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback:	20'-0"	20'-0"	N/A	
30	Side Interior Setback:	26'-1"	26'-1"	N/A	
31	Side Interior Setback:	26'-1"	27'-9"	N/A	
32	Side Setback facing street:	20'-0"	20'-0"	N/A	
33	Rear Setback:	20'-0"	29'-7"		
	Tower:				
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	
	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:		N/A	N/A	
37	Side Setback facing street:		N/A	N/A	
38	Rear Setback:		N/A	N/A	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	129	135	N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	Residential (84) visitor @10% (8) commercial @1 ver 300 Sq' (37)	Residential (84) visitor (14) commercial (37)	N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	Level 1 (56) Level 2 (77)	Level 1 (57) Level 2 (78)	N/A	
43	Parking Space Dimensions			N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)			N/A	
45	ADA Spaces	2	2	N/A	
46	Tandem Spaces			N/A	
47	Drive aisle width			N/A	
48	Valet drop off and pick up			N/A	

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49	Loading zones and Trash collection areas			N/A	
50	Bicycle parking, location and Number of racks			N/A	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	no	2 Cafes	N/A	
52	Total # of seats	no	N/A	N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	no	Dreamers (8) Gelato (18)	N/A	
54	Total occupant content	N/A	N/A	N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Is this a contributing building?	No	No	N/A	
57	Located within a Local Historic District?	No	No	N/A	

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.