

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1435 BAY ROAD / 1340 FLAMINGO WAY		
2	Board and file numbers :			
3	Folio number(s):	02-3233-016-0310 / 02-3233-016-0320		
4	Year constructed:	1947	Zoning District / Overlay:	RM-1
5	Based Flood Elevation:	8	Grade value in NGVD:	4.5
6	Lot Area:	10,952 sq ft	Lot Depth:	100 FT
7	Lot width:	110 FT		
8	Minimum Unit Size	800 SQ FT	Average Unit Size:	1,366 SQ FT
9	Existing use:	RESIDENTIAL	Proposed use:	RESIDENTIAL

		Maximum	Existing	Proposed	Deficiencies
10	Height:	50 feet		50 ft	
11	Number of Stories:	5		5	
12	FAR:	1.25		1.24	
13	Gross square footage:	13,690 sq ft		13,583 sq ft	
14	Square Footage by use:	N/A		N/A	
15	Number of units Residential:	N/A		8	
16	Number of units Hotel:	N/A		N/A	
17	Number of seats:	N/A		N/A	
18	Occupancy load:	N/A		N/A	
19	Density (per Comprehensive Plan):	N/A		N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>Subterranean:</b>				
20	Front Setback:	20 feet		N/A	
21	Side Setback:	5 feet or 5% of lot width whichever is greater; 0 feet if lot width is		N/A	
22	Side Setback:			N/A	
23	Side Setback facing street:	5 feet or 5% of lot width whichever is greater		N/A	
24	Rear Setback:	0 feet		N/A	
	<b>At Grade Parking:</b>				
25	Front Setback:	20 feet		37'-0"	
26	Side Setback:	5 feet or 5% of lot width whichever is greater			
		5'-6"		6'-1 1/2"	
27	Side Setback:				
28	Side Setback facing street:	5 feet or 5% of lot width whichever is greater			
		5'-6"		12'-8"	
29	Rear Setback:	5 feet		5'-0"	
	<b>Pedestal:</b>				
30	Front Setback:	20 feet		23'-11"	
31	Side Setback:	7.5 feet or 8% of the lot width whichever is greater; sum of the side yards shall equal 16% of lot width			
32	Side Setback:	8'-10"		27'-3 1/2"	
33	Side Setback facing street:	7.5 feet or 8% of the lot width whichever is greater; sum of the side yards shall equal 16% of lot width			
		8'-10"		27'-5 1/2"	
34	Rear Setback:	10% of lot depth = 10'-0"		17'-11"	
	<b>Tower:</b>				
35	Front Setback:			N/A	
36	Side Setback:			N/A	
37	Side Setback:			N/A	
38	Side Setback facing street:			N/A	



39	Rear Setback:				
----	---------------	--	--	--	--

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	1		-	
41	Total number of parking spaces:	16		16	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):			N/A	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):			N/A	
44	Parking Space Dimensions:	8.5" X 18"		8.5" X 18"	
45	Parking Space configuration (45°, 60°, 90°, Parallel):			90°	
46	ADA Spaces:	1		1	
47	Tandem Spaces:			0	
48	Drive aisle width:			22'	18' at trash/12' curb
49	Valet drop off and pick up:			none	
50	Loading spaces:			none	
51	Trash collection area:			1	
52	Short-term Bicycle Parking, location and Number of racks:			none	
53	Long-Term Bicycle Parking, location and Number of racks:			none	
	<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
54	Type of use:				
55	Number of seats located outside on private property:				
56	Number of seats inside:				
57	Total number of seats:				
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):				
59	Total occupant content:				
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):				

61	Proposed hours of operation:				
62	Impact Establishment, see CMB 141-1361):				
63	proposed? (see CMB 141-1361):				
64	Is this a contributing building?:		NO		
65	District?:		NO		

Notes:

