

ZONING INFORMATION		
ADDRESS:	3155 PRAIRIE AVE MIAMI BEACH, FLORIDA 33140	
MUNICIPALITY:	CITY OF MIAMI BEACH	
DISTRICT:	RS-4 SINGLE FAMILY RESIDENTIAL	
FLOOD_ZONE:	AE	
BASE ELEVATION MIN.:	+9.0' N.G.V.D. (FEMA + 1.0')	
GRADE ELEVATION:	+4.41' N.G.V.D.	
LOT AREA:	14,100 SF (0.32 ACRE)	
LOT COVERAGE: (2-STORY HOME)	<u>MAXIMUM</u> 30% (4,230 SF)	<u>PROVIDED</u> 27.96% (3,943 SF)
UNIT SIZE:	50% (7,050 SF)	49.91% (7,038 SF)
LEVEL ONE:	4,190 SF	
LEVEL TWO:	2,848 SF	
LEVEL ROOF (COVERED):	00 SF	
SUB TOTAL (UNIT SIZE):	7,038 SF	
2 STORY HOMES WITH OVERALL LOT COVERAGE OF 25% OR GREATER, THE PHYSICAL VOLUME OF SECOND FLOOR SHALL NOT EXCEED:	<u>MAXIMUM</u> NOT TO EXCEED 70% OF 1ST FLR. OF MAIN HOME: (1ST FLR. 4,190 SF) X .70 = 2,933 SF	<u>PROVIDED</u> 67.97% (2,848 SF)
30% LOT COVERAGE	SEC. 142-105 (A)(4)C	
1ST FLOOR UNIT SIZE:	<u>MAXIMUM</u> (4,230 SF)	
2ND FLOOR UNIT SIZE:	(2,820 SF)	
25% LOT COVERAGE LIMIT	SEC. 142-105 (A)(4)C	
1ST FLOOR UNIT SIZE:	<u>MAXIMUM</u> (3,525 SF)	
2ND FLOOR UNIT SIZE:	(3,525 SF)	
FIRST FLOOR LEVEL:	EL.+0'-0" = +9.00' N.G.V.D.	

DEVELOPMENT REGULATIONS		
<u>MAIN BUILDING SEC. 142-105</u>		
BUILDING HEIGHT (FROM MIN. REQUIRED FLOOD ELEV. FOR THE LOT)	<u>MAXIMUM</u> 24'-0" (+33.0' N.G.V.D.) 0'-0" (+9.0' N.G.V.D.)	<u>PROVIDED</u> 24'-0" (+33.0' N.G.V.D.)
NUMBER OF STORIES:	2	2
<u>SETBACK REQUIREMENTS SEC. 142-106</u>		
FRONT YARD:		
ONE STORY	20 FEET	30 FEET 3 INCHES
TWO STORY	30 FEET	44 FEET 1 INCHES
SIDE YARDS:	20.00 FEET	10 FEET 0 INCHES (NORTH) 10 FEET 0 INCHES (SOUTH)
REAR YARD:	28.25 FEET (15% LOT DEPTH OR 20 FT MIN.)	28 FEET 3 INCHES
POOL DECK (142-1133(2)):	6 FEET MIN. (REAR YARD) 7.5 FEET MIN. (SIDE YARD)	27'-7" 7'-7"
POOL WATER EDGE (142-1133(2)):	7.5 FEET MIN. (REAR YARD) 9 FEET MIN. (SIDE YARD)	28'-3" 14'-8"
<u>OPEN SPACE SEC. 142-106</u>		
FRONT YARD:	50 % MIN.	62.0%
REAR YARD:	70 % MIN.	71.3%
ACTIVE ROOF DECK:	25 % MAX. OF ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW	00.0%
ACTIVE ROOF DECK SETBACKS:	10 FEET FROM EACH SIDE OF EXTERIOR OUTER WALLS WHEN LOCATED ALONG A FRONT OR SIDE ELEVATIONS.	0'-0" (EAST) 0'-0" (WEST)
<u>ACCESSORY BUILDING SEC. 142-1132</u>		
SIDE YARDS:	7.5 FEET	N/A FEET
REAR YARD:	7.5 FEET	N/A FEET
<u>LEGAL DESCRIPTION</u>		
LOT 16, BLOCK 46, OF ORCHARD SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
FOLIO NO.: 02-3227-001-0800		

