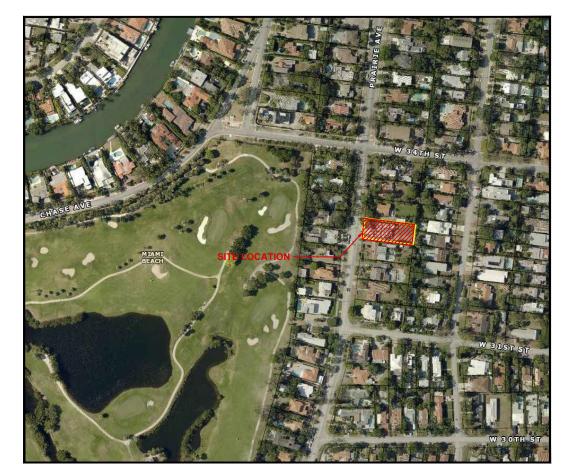
ADDRESS:		
	3155 PRAIRIE AVE MIAMI BEACH, FLORIDA 3314	40
MUNICIPALITY:	CITY OF MIAMI BEACH	
DISTRICT:	RS-4 SINGLE FAMILY RESIDENTIAL	
FLOOD ZONE:	AE	
BASE ELEVATION MIN.:	+9.0' N.G.V.D. (FEMA +	1.0')
GRADE ELEVATION:	+4.41' N.G.V.D.	
LOT AREA:	14,100 SF (0.32 ACRE)	
LOT COVERAGE: (2-STORY HOME)	MAXIMUM 30% (4,230 SF)	PROVIDED 27.96% (3,943 \$
UNIT SIZE:	50% (7,050 SF)	49.91% (7,038
LEVEL ONE: LEVEL TWO: LEVEL ROOF (COVERED) SUB TOTAL (UNIT SIZE)		
	OVERALL LOT COVERAGE OF 25%	
	OVERALL LOT COVERAGE OF 25% SICAL VOLUME OF SECOND FLOOR  MAXIMUM  NOT TO EXCEED 70% OF 1ST	<u>PROVIDED</u> 67.97% (2,848 S
OR GREATER, THE PHYS	SICAL VOLUME OF SECOND FLOOR  MAXIMUM	67.97% (2,848 S
OR GREATER, THE PHYS	MAXIMUM  NOT TO EXCEED 70% OF 1ST FLR. OF MAIN HOME: (1ST FL 4,190 SF) X .70 = 2,933 SF	67.97% (2,848 S
OR GREATER, THE PHYS SHALL NOT EXCEED:  30% LOT COVERAGE	MAXIMUM  NOT TO EXCEED 70% OF 1ST FLR. OF MAIN HOME: (1ST FL 4,190 SF) X .70 = 2,933 SF  SEC. 142-105 (A)(4)C  MAXIMUM	67.97% (2,848 S
OR GREATER, THE PHYS SHALL NOT EXCEED:  30% LOT COVERAGE  1ST FLOOR UNIT SIZE:	MAXIMUM  NOT TO EXCEED 70% OF 1ST FLR. OF MAIN HOME: (1ST FL 4,190 SF) X .70 = 2,933 SF  SEC. 142-105 (A)(4)C  MAXIMUM  (4,230 SF)	67.97% (2,848 S
OR GREATER, THE PHYS SHALL NOT EXCEED:  30% LOT COVERAGE	MAXIMUM  NOT TO EXCEED 70% OF 1ST FLR. OF MAIN HOME: (1ST FL 4,190 SF) X .70 = 2,933 SF  SEC. 142-105 (A)(4)C  MAXIMUM	67.97% (2,848 S
OR GREATER, THE PHYS SHALL NOT EXCEED:  30% LOT COVERAGE  1ST FLOOR UNIT SIZE:	SICAL VOLUME OF SECOND FLOOR  MAXIMUM  NOT TO EXCEED 70% OF 1ST FLR. OF MAIN HOME: (1ST FL 4,190 SF) X .70 = 2,933 SF  SEC. 142-105 (A)(4)C  MAXIMUM  (4,230 SF)  (2,820 SF)	67.97% (2,848 S
OR GREATER, THE PHYS SHALL NOT EXCEED:  30% LOT COVERAGE  1ST FLOOR UNIT SIZE: 2ND FLOOR UNIT SIZE:	MAXIMUM	67.97% (2,848 S

MAIN BUILDING SEC. 142-	105	
BUILDING HEIGHT (FROM MIN. REQUIRED FLOOD ELEV. FOR THE LI	MAXIMUM 24'-0" (+33.0' N.G.V.D.) OT) 0'-0" (+9.0' N.G.V.D.)	PROVIDED 24'-0" (+33.0' N.G.V.D.)
NUMBER OF STORIES:		2
SETBACK REQUIREMENTS	SEC. 142-106	
FRONT YARD: ONE STORY TWO STORY	20 FEET 30 FEET	30 FEET 3 INCHES 44 FEET 1 INCHES
SIDE YARDS:	20.00 FEET	10 FEET 0 INCHES (NORTH)
REAR YARD:	28.25 FEET (15% LOT DEPTH OR 20 FT MIN.)	10 FEET 0 INCHES (SOUTH) 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"
OPEN SPACE SEC. 142-10	<u>6</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)
ACCESSORY BUILDING SE	C. 142-1132	
SIDE YARDS:	7.5 FEET	N/A FEET
REAR YARD:	7.5 FEET	N/A FEET
LEGAL DESCRIPTION	<u>DN</u>	
THE PLAT THEREOF, AS I	— ORCHARD SUBDIVISION NO. 1, A RECORDED IN PLAT BOOK 6, AT F MIAMI—DADE COUNTY, FLORIDA	PAGE 111, OF





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