

Planning Department, 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	321 JEFFERSON AVE.		
2	Board and file numbers :	HPB23-0571		
3	Folio number(s):	02-4203-009-5230		
4	Year constructed:	1936	Zoning District:	R-PS2
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	6.0'
6	Adjusted grade (Flood+Grade/2):		Lot Area:	7000 S.F.
7	Lot width:	50'-0"	Lot Depth:	140'-0"
8	Minimum Unit Size	650 S.F.	Average Unit Size	943 S.F.
9	Existing use:	MULTIFAMILY	Proposed use:	MULTIFAMILY

	Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies
10	Height	40'-0"	13'-6"	39'-6"	
11	Number of Stories	4	1	4	
12	FAR	1.5	0.52	1.49	
13	Gross square footage	10,500 S.F.	3,695 S.F.	10,493 S.F.	
14	Square Footage by use	N/A			
15	Number of units Residential	N/A	11 UNITS	9 UNITS	
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	5'-0"	5'-0"	28'-1"	
20	Side Setback:	5'-0"	5'-0"	5'-0"	
21	Side Setback:	5'-0"	5'-0"	5'-0"	
22	Side Setback facing street:	NA			
23	Rear Setback:	14'-0"	5'-0"	19'-1"	
	At Grade Parking:				
24	Front Setback:	5'-0"	NA	14'-10"	
25	Side Setback:	5'-0"	NA	6'-0"	
26	Side Setback:	5'-0"	NA	6'-0"	
27	Side Setback facing street:	NA			
28	Rear Setback:	5'-0"	NA	5'-0"	
	Pedestal:				
29	Front Setback:	5'-0"	5'-0"	28'-1"	
30	Side Setback:	5'-0"	5'-0"	5'-0"	
31	Side Setback:	5'-0"	5'-0"	5'-0"	
32	Side Setback facing street:	NA			
33	Rear Setback:	14'-0"	5'-0"	19'-1"	
	Tower:				
34	Front Setback:				
35	Side Setback:				

MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:				
38	Rear Setback:				

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district		NA		
40	Total # of parking spaces	15	NA	10	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	1.5 AND 2/UNIT	NA	1.5 AND 2/UNIT	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	5 FOR 2, 6 FOR 3, 4 FOR 4	NA	3 PER LEVEL	
43	Parking Space Dimensions	8'-6"X16'-0"	NA	8'-6"X16'-0"	
44	Parking Space configuration (45o, 60o, 90o, Parallel)	90	NA	90	
45	ADA Spaces	1	NA	1	
46	Tandem Spaces				
47	Drive aisle width	22'-0"	NA	22'-0"	
48	Valet drop off and pick up	NA			
49	Loading zones and Trash collection areas	SEE SITE PLAN		SEE SITE PLAN	
50	Bicycle parking, location and Number of racks	9 L.T., 4 S.T. SITE PLAN	NA	10 L.T., 4 S.T. SITE PLAN	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	NA			
52	Number of seats located outside on private property	NA			
53	Number of seats inside	NA			
54	Total number of seats	NA			
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	NA			
56	Total occupant content	NA			
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	NA			

58	Proposed hours of operation	NA			
59	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)	NA			
60	Is dancing and/or entertainment proposed? (see CMB 141-1361)	NA			
61	Is this a contributing building?			YES	
62	Located within a Local Historic District?			YES	
Additional data or information must be presented in the format outlined in this section					

Notes:
 If not applicable write N/A