

# MIAMI BEACH

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

## COMMERCIAL - ZONING DATA SHEET

**ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW**

ITEM #	Project Information				
1	Address: 1212 Lincoln Road, Suites 10-12, Miami Beach, FL 33139	Folio number(s):		Year built:	NOT BUILT
2	Board file number(s), Determination of Architectural Significance:	N/A - NEW TENANT FIT OUT		Lot Area:	1.62 acres
3	Located within a Local Historic District (Yes or No): <b>NO</b>	Zoning District:	CD-2	Lot width:	N/A
4	Individual Historic Site (Yes or No):	<b>NO</b>		Lot Depth:	N/A
5	Base Flood Elevation:	N/A	Grade value in NGVD:		
6	Adjusted grade (BFE+Grade / 2):	N/A	Free board:	N/A	
7	Proposed Use:	RESTAURANT			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	<b>Floor Area Ratio (FAR)</b>	2.0	2.0	NO CHANGE	
14	<b>Building Height</b>	60'-0"	60'-0"	NO CHANGE	
15	<b>At grade parking lot on the same lot</b>				
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
16	<b>Subterranean, Pedestal &amp; Tower (non-Oceanfront)</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	Front setbacks	N/A - NEW TENANT	FIT OUT		
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
17	<b>Subterranean, Pedestal &amp; Tower (non-Oceanfront)</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	Front setbacks	N/A - NEW TENANT	FIT OUT		
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	<b>Minimum Apartment Unit Size</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	New Construction	N/A - NEW TENANT	FIT OUT		
b	Rehabilitated Buildings				
c	Hotel Unit				
19	<b>Average Apartment Unit Size</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	New Construction	N/A - NEW TENANT	FIT OUT		
b	Rehabilitated Buildings				
c	Hotel Unit				
20	<b>Required Open-space ratio (RPS, CPS)</b>				
21	<b>Parking</b>				
22	<b>Loading</b>				

Notes: Indicate N/A if not applicable.