



PINE TREE DRIVE

N08° 42'47"E (B.O.B)

GRASS MEDIAN

NORTH BOUND LANES

OVERHEAD UTILITY LINE

6' HIGH C.B.S WALL

ASPHALT PAVEMENT

STEPS

PAVER'S DRIVEWAY

CONC.

ASPHALT

GENERATOR

FOUND IRON PIN

25.0' ASPHALT PAVEMENT

TILE WALKWAY

CONC.

STONE TILE

PAVER'S

FOUNTAIN

PAVER'S

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LOT "B"  
AMENDED PLAT OF  
THE INDIAN BEACH CORPORATION'S SUBDIVISION  
OF LANDS IN GOVT. LOTS 1-2-3-4-5-6 AND 7  
OF SEC. 23-TWP. 53 S.-RGE. 42 E.  
PLAT BOOK 8, PAGE 61

LOT 44  
AMENDED PLAT OF  
THE INDIAN BEACH CORPORATION'S SUBDIVISION  
OF LANDS IN GOVT. LOTS 1-2-3-4-5-6 AND 7  
OF SEC. 23-TWP. 53 S.-RGE. 42 E.  
PLAT BOOK 8, PAGE 61

5' HIGH CHAIN LINK FENCE

364.70'

SECURITY CAMERA

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

C.B.S WALL

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C.B.S WALL

C.B.S WALL

C.B.S WALL

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C.B.S WALL

C.B.S WALL

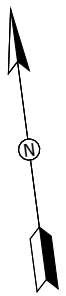
C.B.S WALL

C.B.S WALL

SECURITY CAMERA

STONE WALL

FOUND  
PK NAIL ON  
STONE WALL

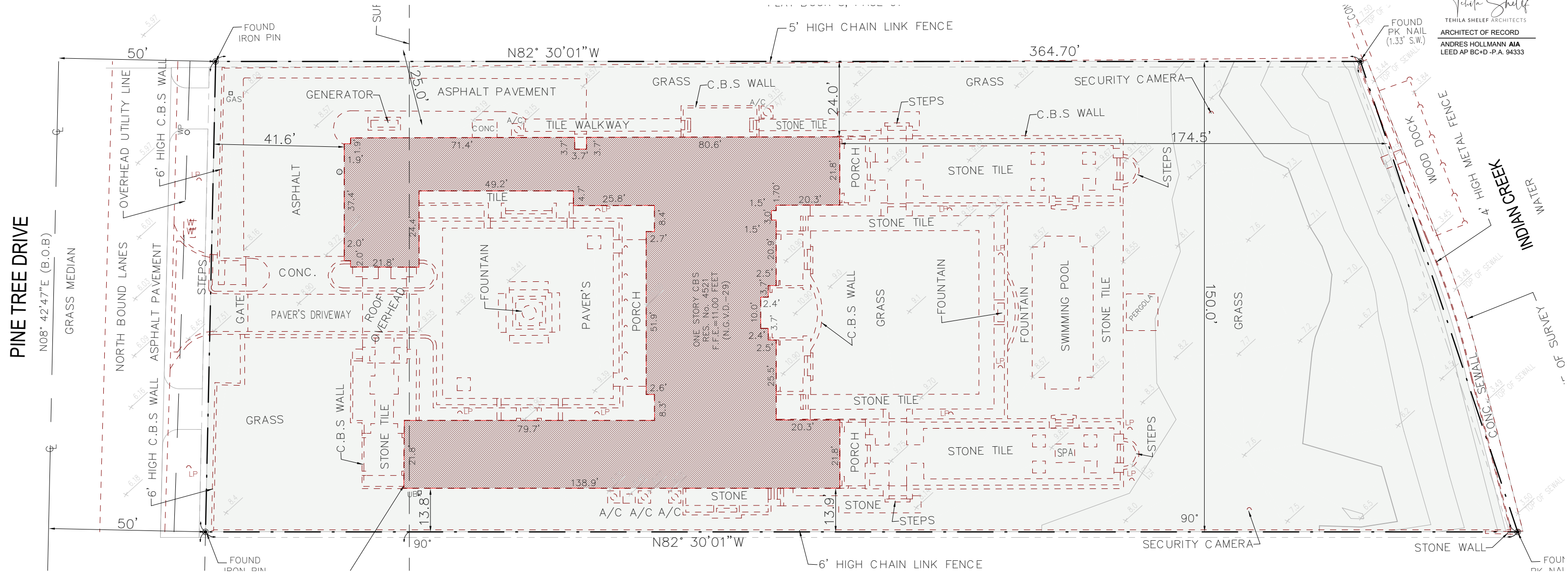


## SURVEY - EXISTING BUILDINGS

EX-1.1 - Scale 1/32" = 1'-0"

EX-1.1



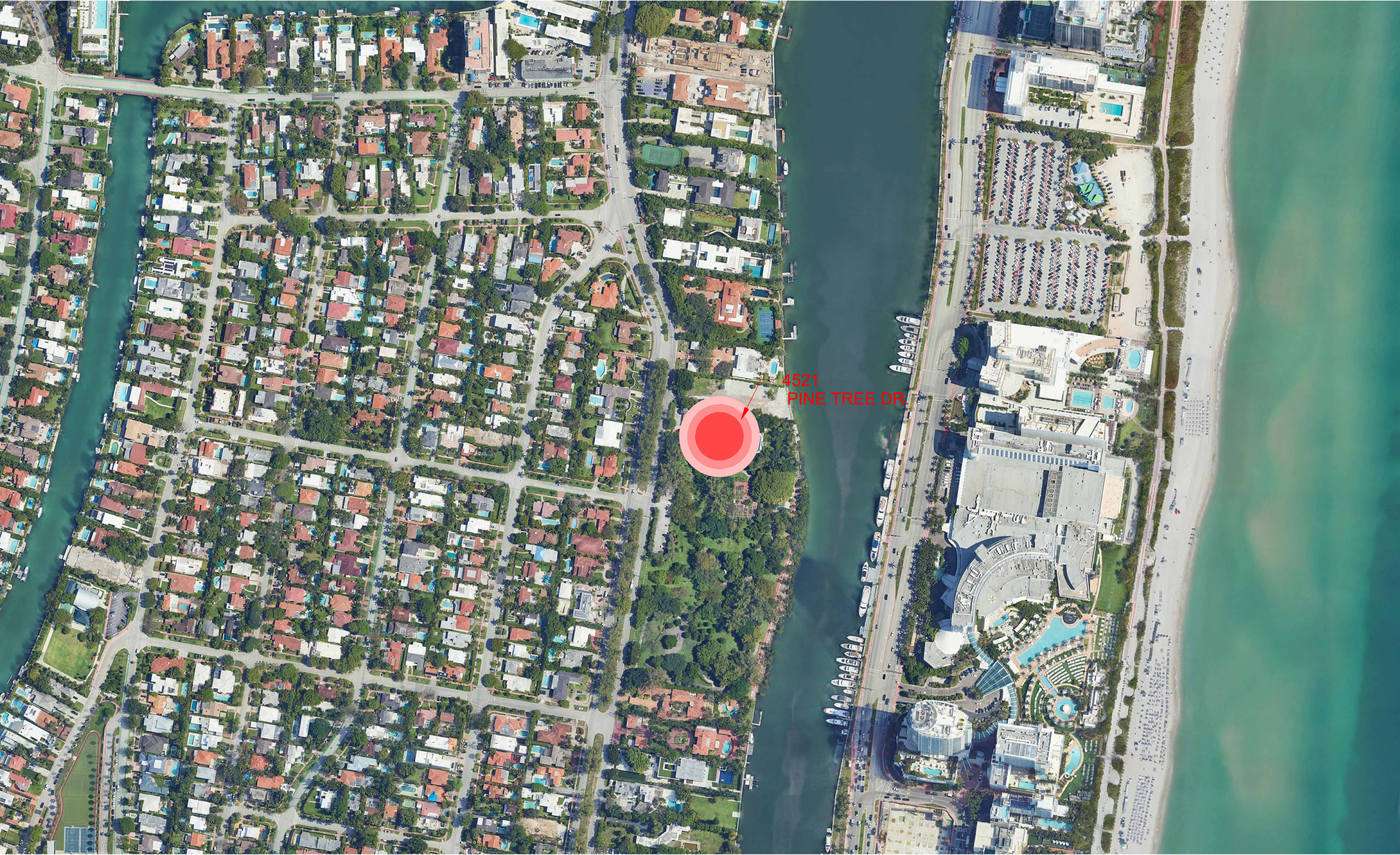


DEMOLITION PLAN

EX-1.2 - Scale 1" = 30'-0"

EX-1.2









PINE TREE PARK

# NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.1 - Scale 1" = 160'-0"

EX-2.1



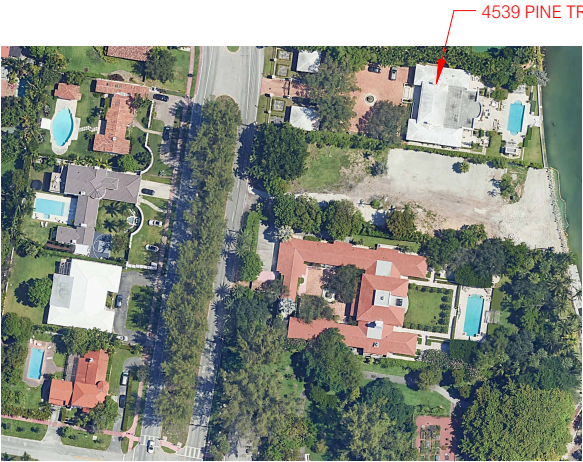


NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.2 - Scale 1" = 160'-0"

EX-2.2





NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.3 - Scale 1" = 160'-0"

EX-2.3

VILLA DEL MAR | 4521 Pine Tree Dr, Miami Beach, FL 33140  
<https://www.onedbmiami.com>





# NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.4 - Scale 1" = 160'-0"

EX-2.4





NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.5 - Scale 1" = 160'-0"

EX-2.5





4510 PINE TREE Dr.

# NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.6 - Scale 1" = 160'-0"

EX-2.6





4500 PINE TREE Dr.

NEIGHBORHOOD ANALYSIS - CONTEXT

EX-2.7 - Scale 1" = 160'-0"

EX-2.7



MIAMI

BEACH

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

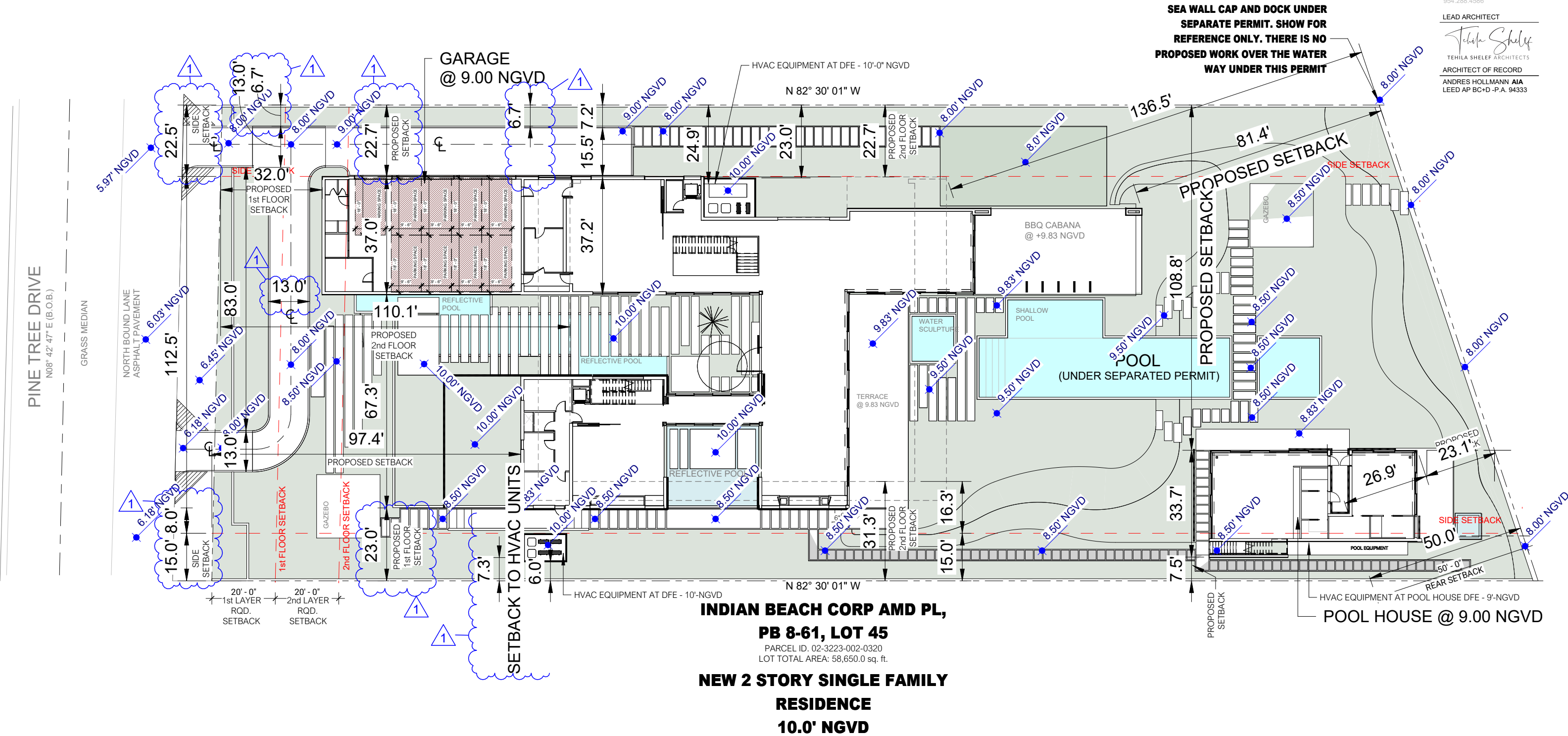
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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 FAIL THE REVIEW

ITEM #	Project Information					
1	Address:	4521 PINE TREE DRIVE, MIAMI BEACH, FL				
2	Folio number(s):	02-3223-002-0320				
3	Board and file number(s) :	ZBA24-0170				
4	Year built: 1973	Zoning District:			RS-2	
5	Located within a Local Historic District (Yes or No):	NO				
6	Individual Historic Single Family Residence Site (Yes or No):	NO				
7	Home determined Architecturally Significant by CMB (Yes or No):	NO				
8	Base Flood Elevation:	8.00 ' NGVD	Grade value in NGVD:		6.03 ' NGVD	
9	Future Adjusted grade (Flood+1'+Grade/2):	7.52 ' NGVD	Free board:		2.00 '	
10	30" above grade:	8.53 ' NGVD	Lot Area:		58,702.50 ft²	
11	Lot width:	150.00 '	Lot Depth:		388.00 '	
12	Max Lot Coverage SF and %:	17,610.75 ft²	30.0%	Proposed Lot Coverage SF and %:	15,880.00 ft²	27.1%
13	Existing Lot Coverage SF and %:			Net Lot coverage (garage-storage)	16,380.00 ft²	27.9%
14	Front Yard Open Space SF and %:	2,167.00 ft²	72.0%	Rear Yard Open Space SF and %:	5,822.00 ft²	73.6%
15	Max Unit Size SF and %:	29,351.25 ft²	50.0%	Proposed Unit Size SF and %:	21,338.00 ft²	36.3%
16	Existing First Floor Unit Size:			Proposed First Floor Unit Size:		
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	0.00 ft²	25.0%		0.00 ft²	0.0%
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan)			Yes or No:	Yes	
	ZONING INFORMATION / CALCULATION	Required		Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	28.00 '			30.00 '	Exceeds 2'
20	Front Setbacks:					
	Front First level:	20.00 '			29.60 '	
	Front second level:	40.00 '			98.10 '	
	Front second level if lot coverage is 25% or greater:					
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.					
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.					
22	Sum of side yard : (25% of the lot width)	37.50 '			45.66 '	
23	Side 1 North: (MIN 10% of the lot width)	16.50 '			24.50 '	
24	Side 2 South:	21.00 '			21.16 '	
25	Rear:	50.00 '			83.20 '	
26	Accessory Structure Side 1:	15.00 '			7.50 '	Exceeds 7.5'
27	Accessory Structure Side 2 or (facing street) :	22.50 '			92.30 '	
28	Accessory Structure Rear:	25.00 '			20.20 '	Exceeds 30.2'
30	1. Height Variance: Requested a 2-foot height increase for the main residence to 30 ft above DFE. Mitigation to minimize visual impact. Additional 8'-0" setback on the entire building along the north side of the property. Additional 8.5-foot setback on the south side of the second floor 2. Accessory Building Variance: Requested a variance to allow a roof terrace on the accessory building. Propose classifying the guest house as two-story to accommodate the roof terrace. Request reduced setbacks for the accessory building: 7.5' side setback and 20.2' rear setback.					

Notes: Indicate N/A if not applicable.



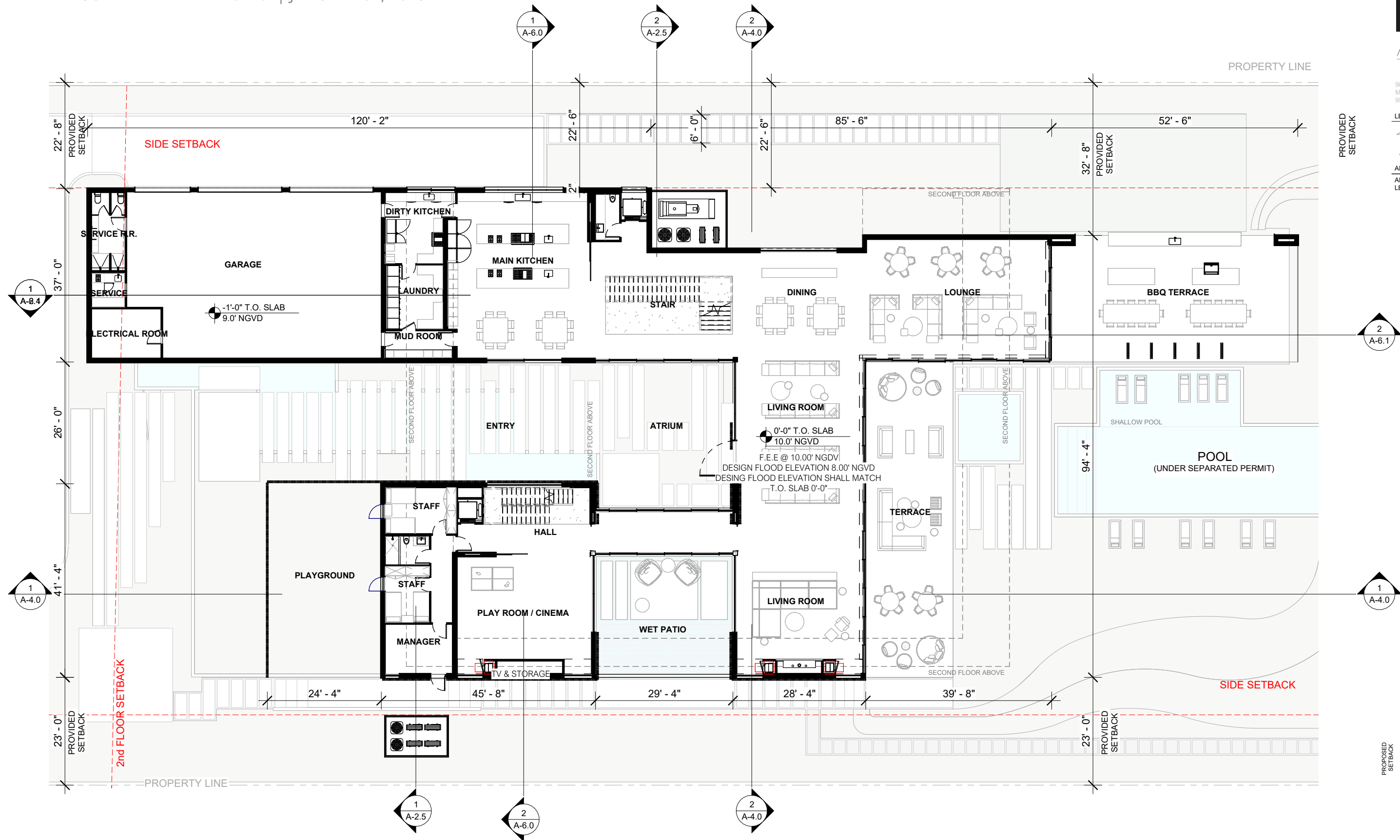


PROPOSED BUILDING - SITE PLAN

A-1.0 - Scale 1" = 30'-0"

A-1.0



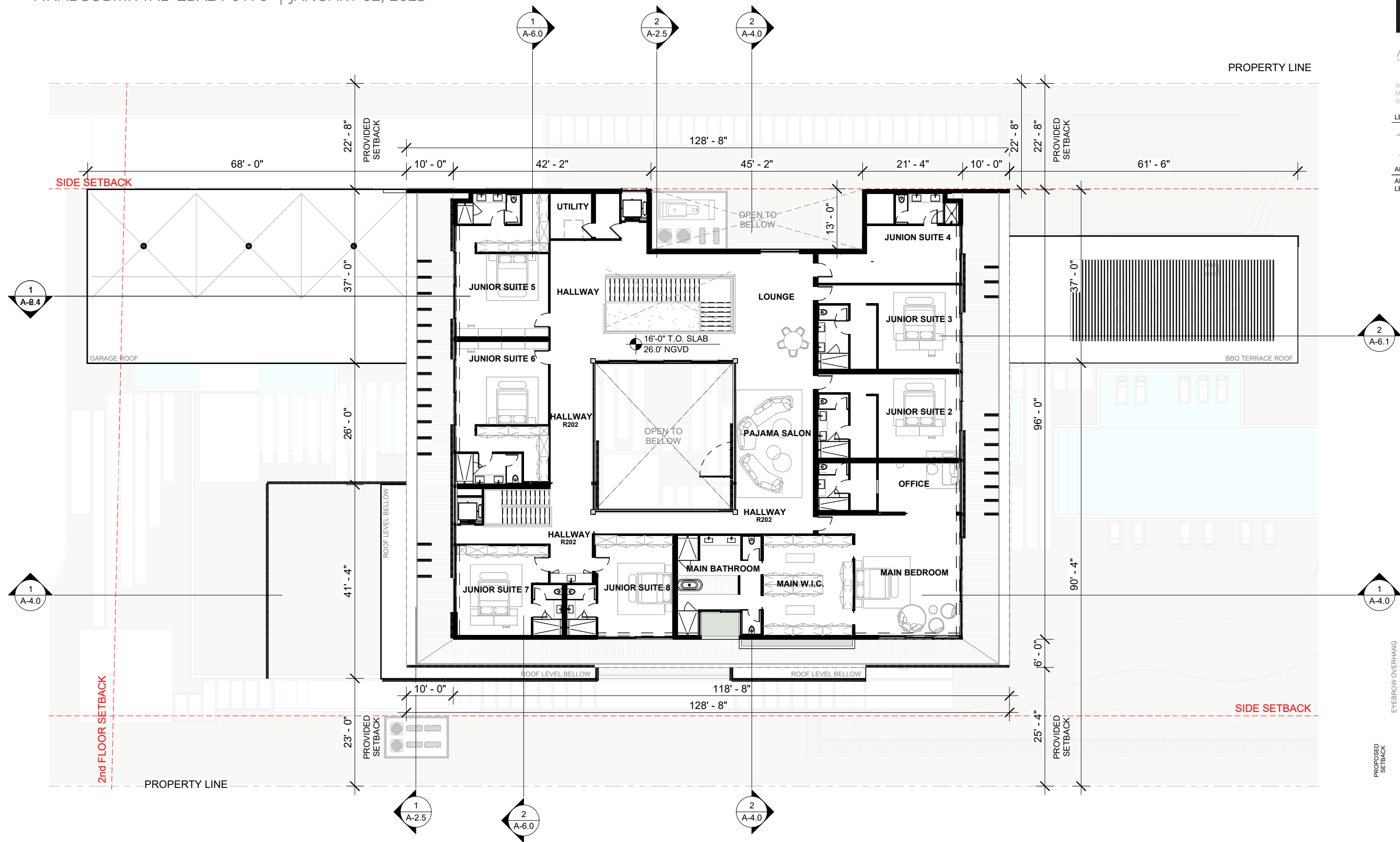


# PROPOSED BUILDING - FIRST FLOOR

A-1.1 - Scale 1" = 20'-0"

A-1.1



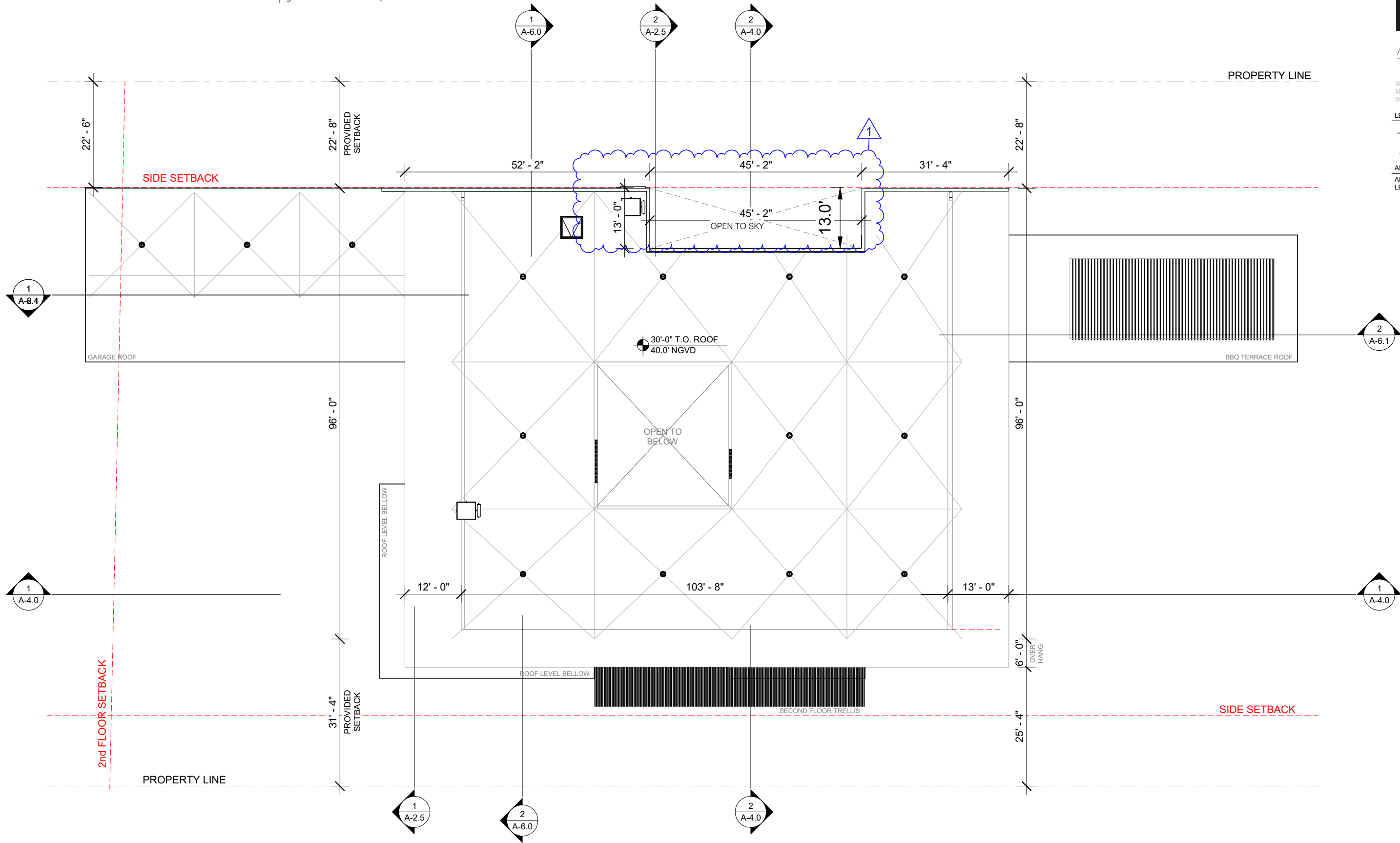


# PROPOSED BUILDING - SECOND FLOOR

A-1.2 - Scale 1" = 20'-0"

A-1.2



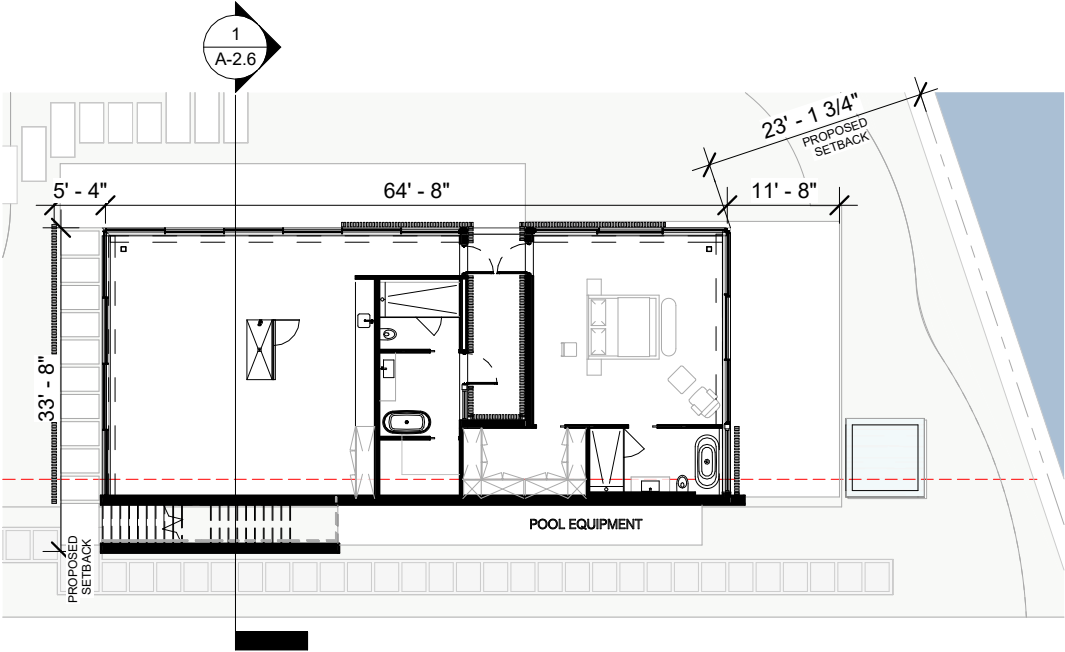


PROPOSED BUILDING - ROOF PLAN

A-1.3 - Scale 1" = 20'-0"

A-1.3





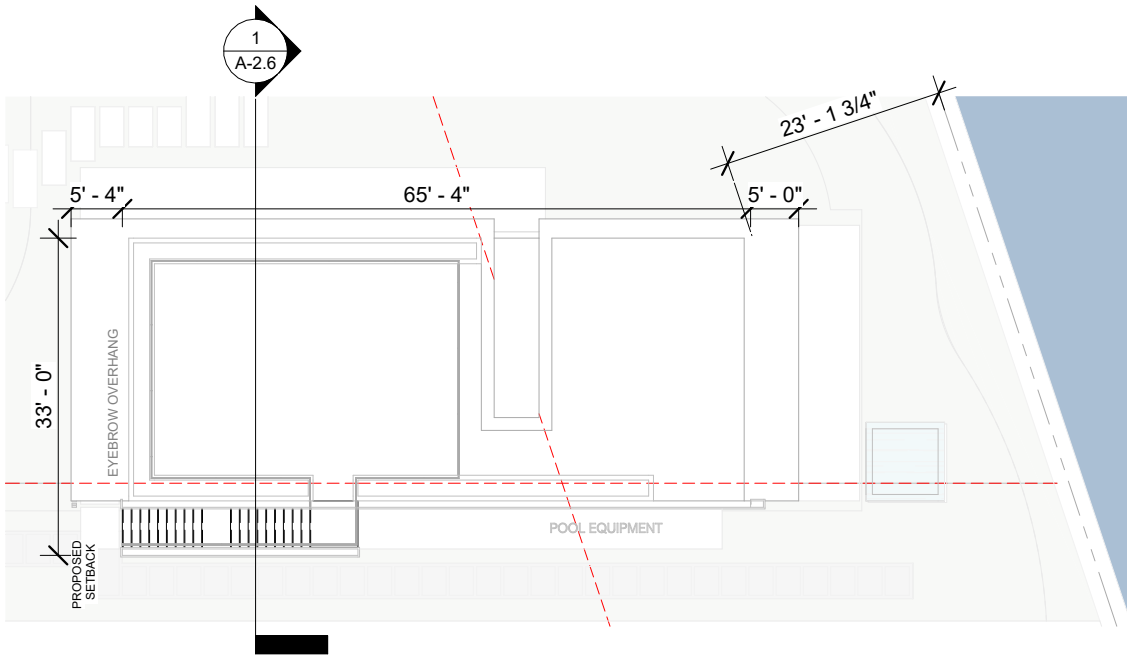
1	1ST FLOOR - GUEST HOUSE
A-1.4	1" = 20'-0"

PROPOSED BUILDING - GUEST HOUSE PLAN

A-1.4 - Scale 1" = 20'-0"

A-1.4





1

2ND FLOOR - GUEST HOUSE

A-1.5

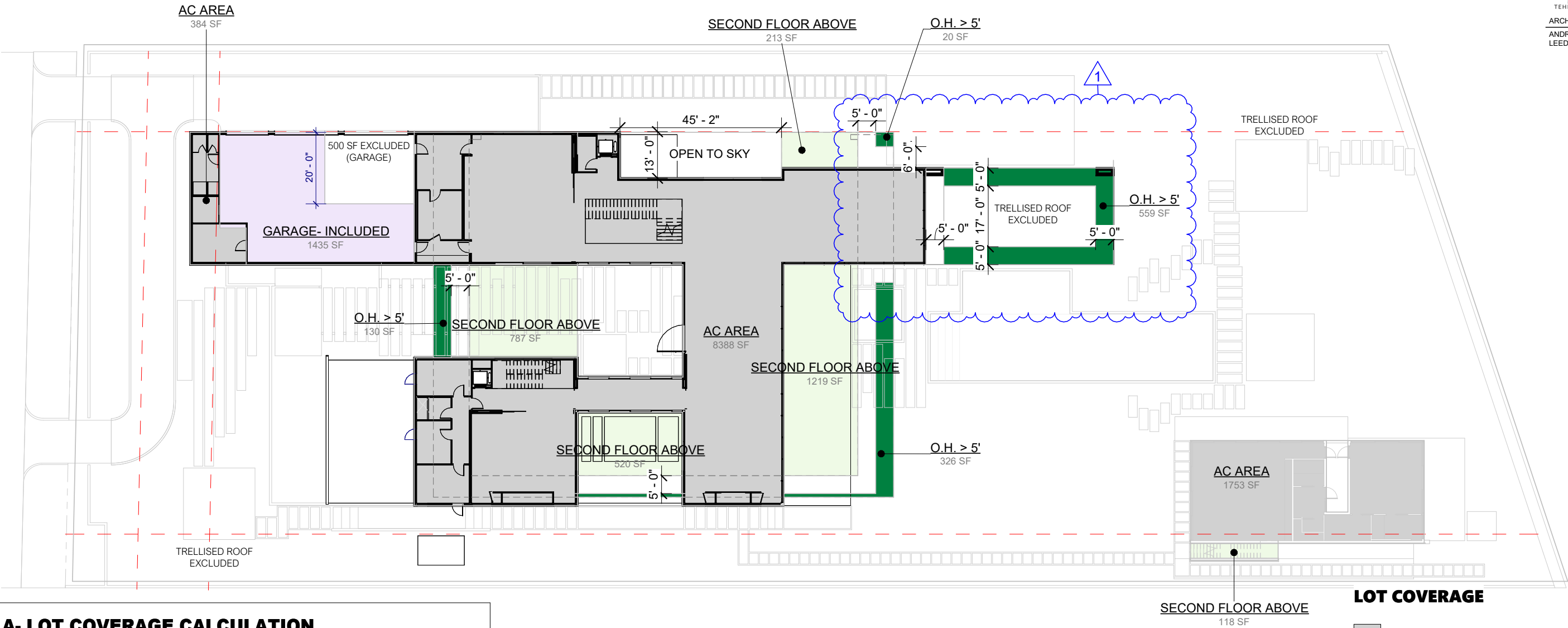
1" = 20'-0"

PROPOSED BUILDING - TERRACE PLAN - ACCESORY BUILDING

A-1.5 - Scale 1" = 20'-0"

A-1.5





A- LOT COVERAGE CALCULATION		
Name	Area	PERCENTAGE
GUEST HOUSE		
AC AREA	10,525 ft²	18
GARAGE- INCLUDED	1,435 ft²	2
	11,960 ft²	20
O.H. > 5'	1,064 ft²	2
SECOND FLOOR ABOVE	2,856 ft²	5
	3,920 ft²	7
	15,880 ft²	27

LOT COVERAGE

AC AREA

GARAGE- INCLUDED

O.H. > 5'

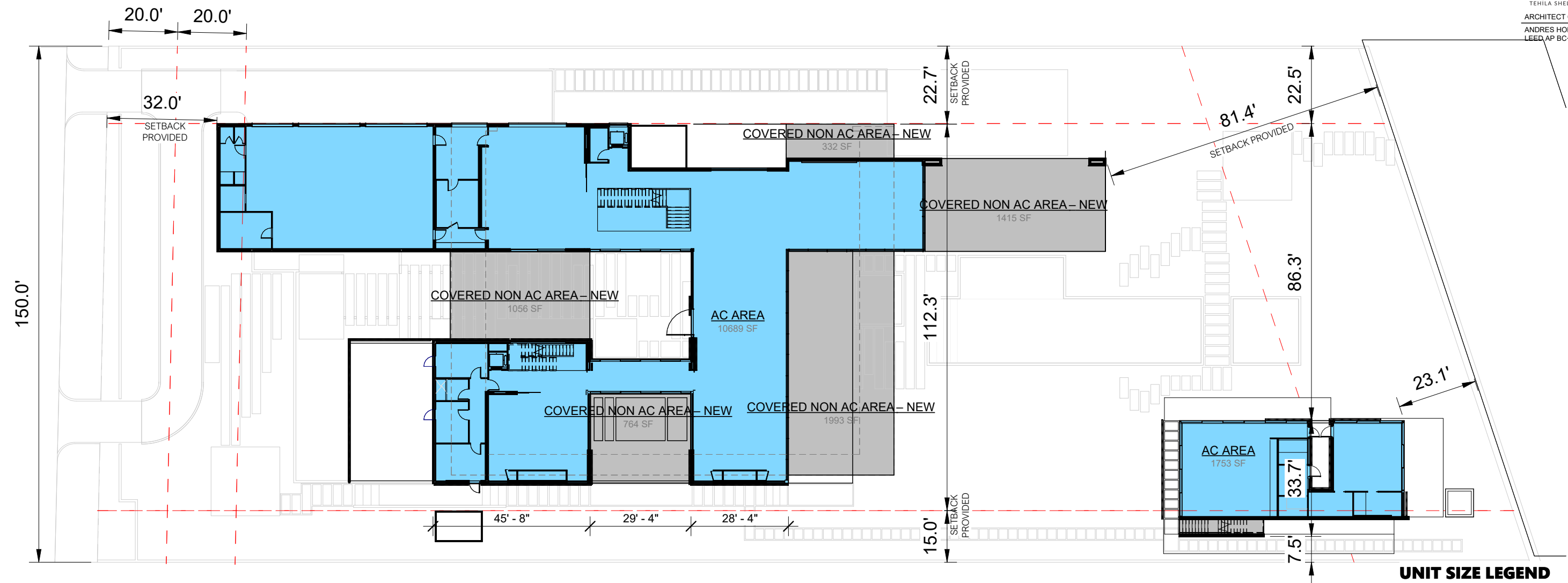
SECOND FLOOR ABOVE

ZONING DIAGRAM - LOT COVERAGE

A-2.0 - Scale 1" = 30'-0"

A-2.0





**A- UNIT SIZE**

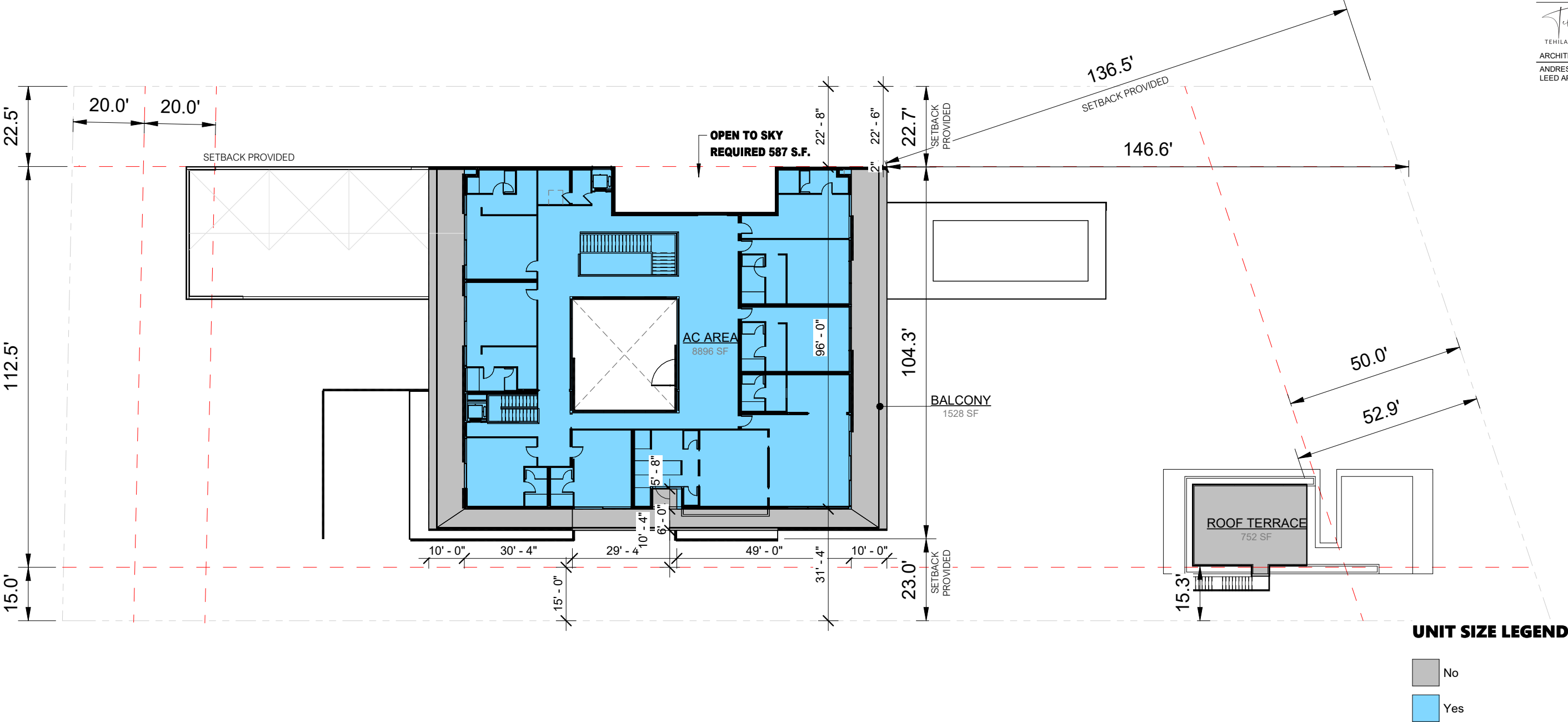
Level	Name	Area	PERCENTAGE
1ST FLOOR DFE 10.0' NGVD	AC AREA	12,442 ft²	21
2ND FLOOR	AC AREA	8,896 ft²	15
		21,338 ft²	36
Grand total		21,338 ft²	36

**ZONING DIAGRAM - UNIT SIZE FIRST FLOOR**

A-2.1 - Scale 1" = 30'-0"

A-2.1



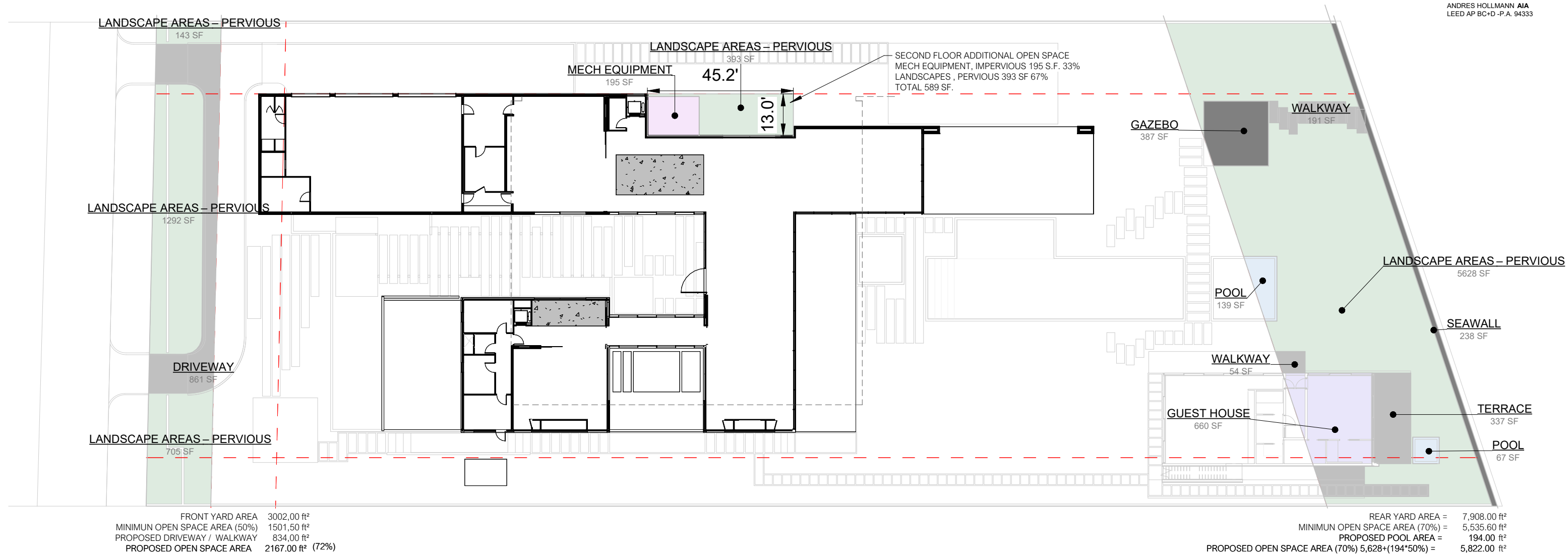


ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

A-2.2 - Scale 1" = 30'-0"

A-2.2



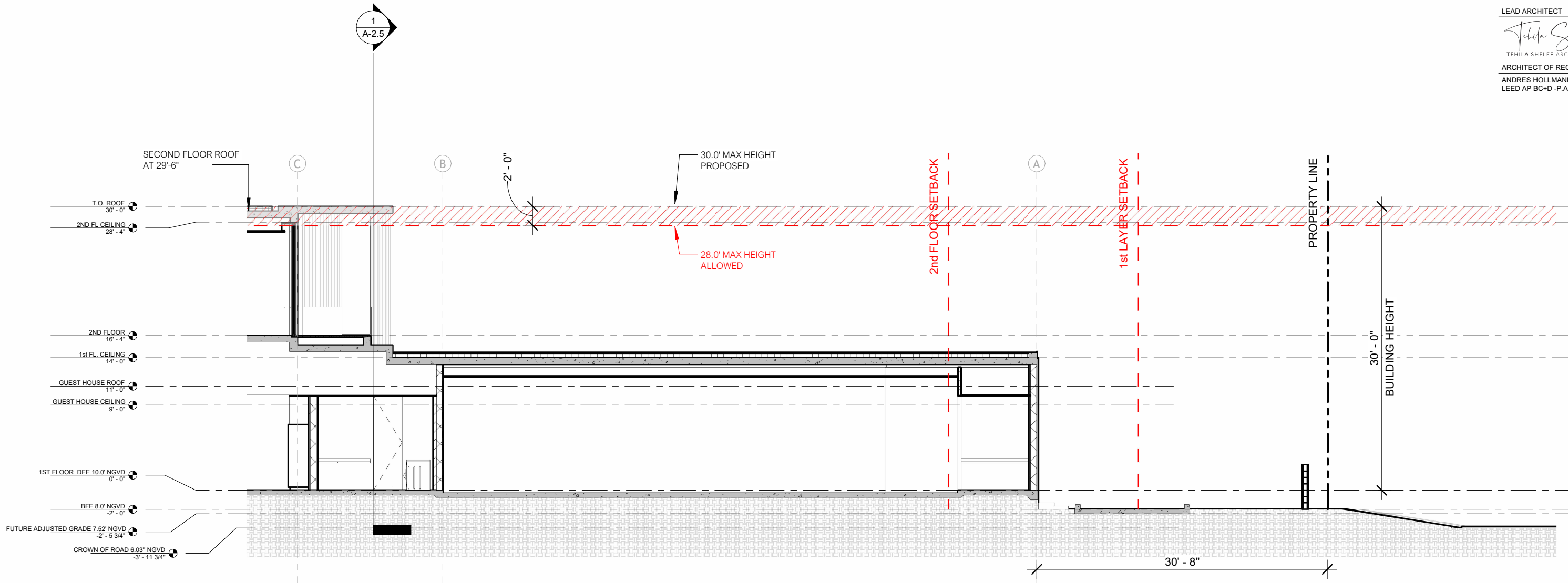


## ZONING DIAGRAM - OPEN SPACE / PERVIOUS AREAS

A-2.3 - Scale 1" = 30'-0"

A-2.3





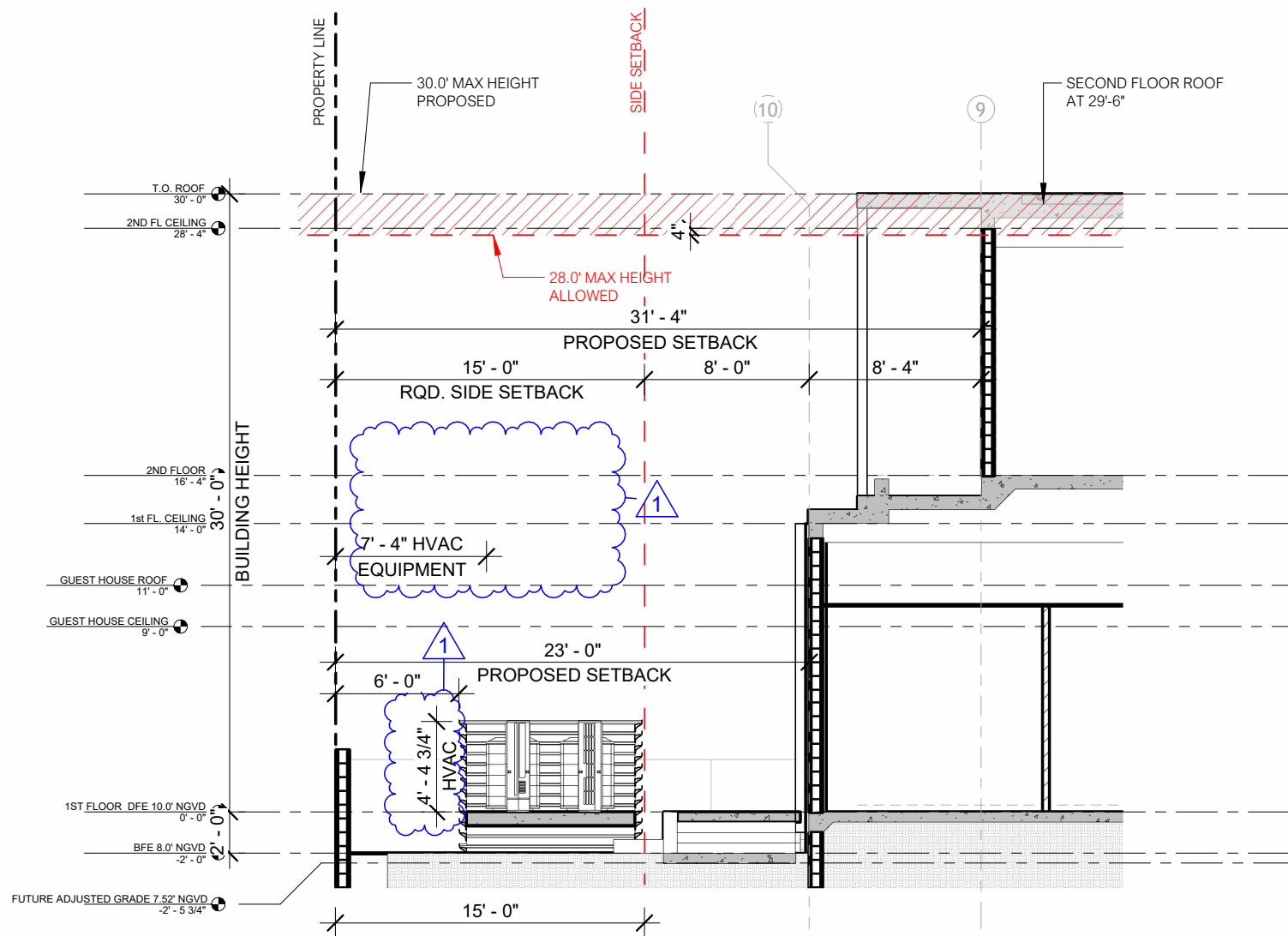
1  
A-2.4  
VARIANCE - SECTION A  
3/32" = 1'-0"

VARIANCE DIAGRAM 01

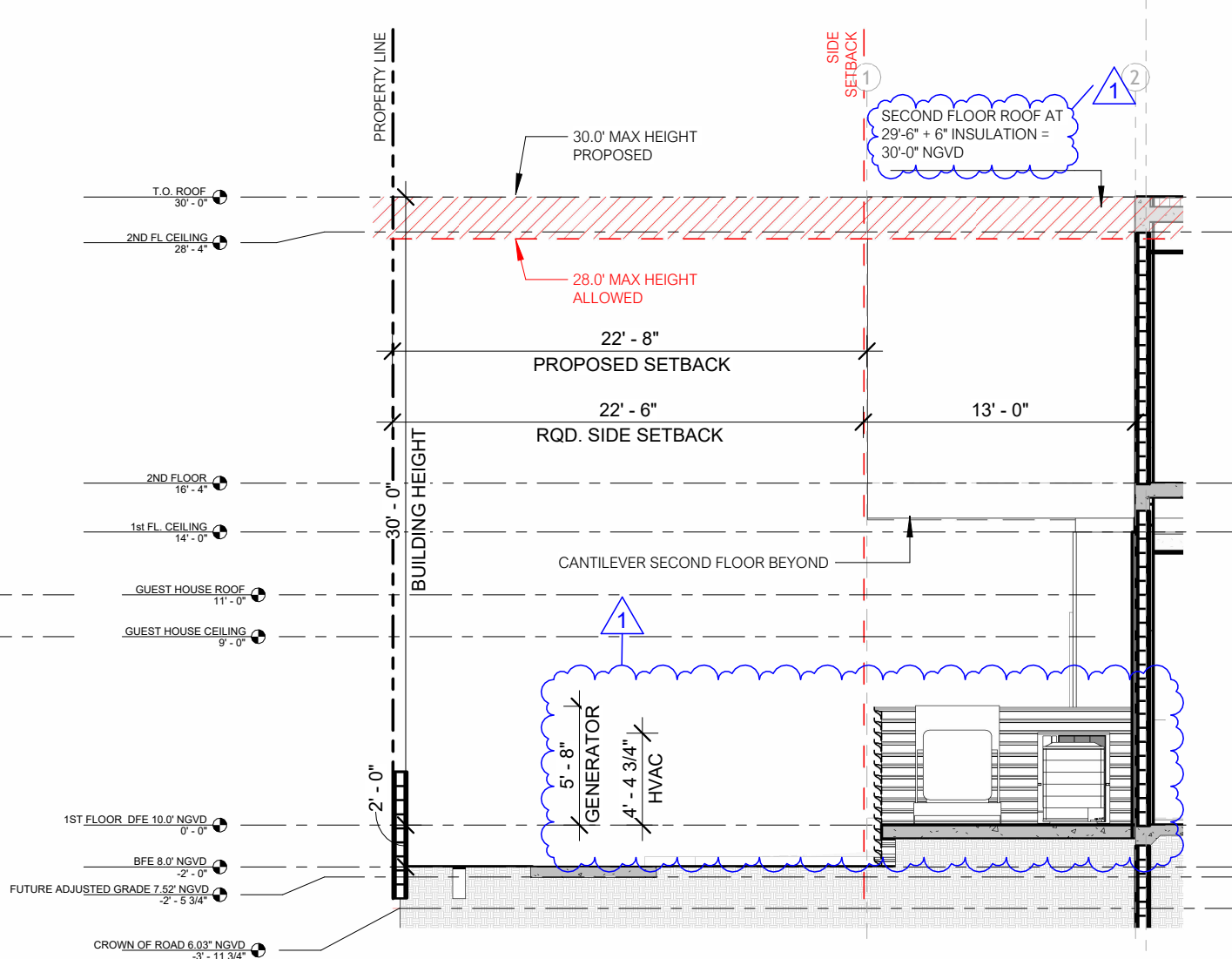
A-2.4 - Scale 3/32" = 1'-0"

A-2.4





**1 VARIANCE - SECTION B - SOUTH SIDE YARD**  
**A-2.5 1/8" = 1'-0"**



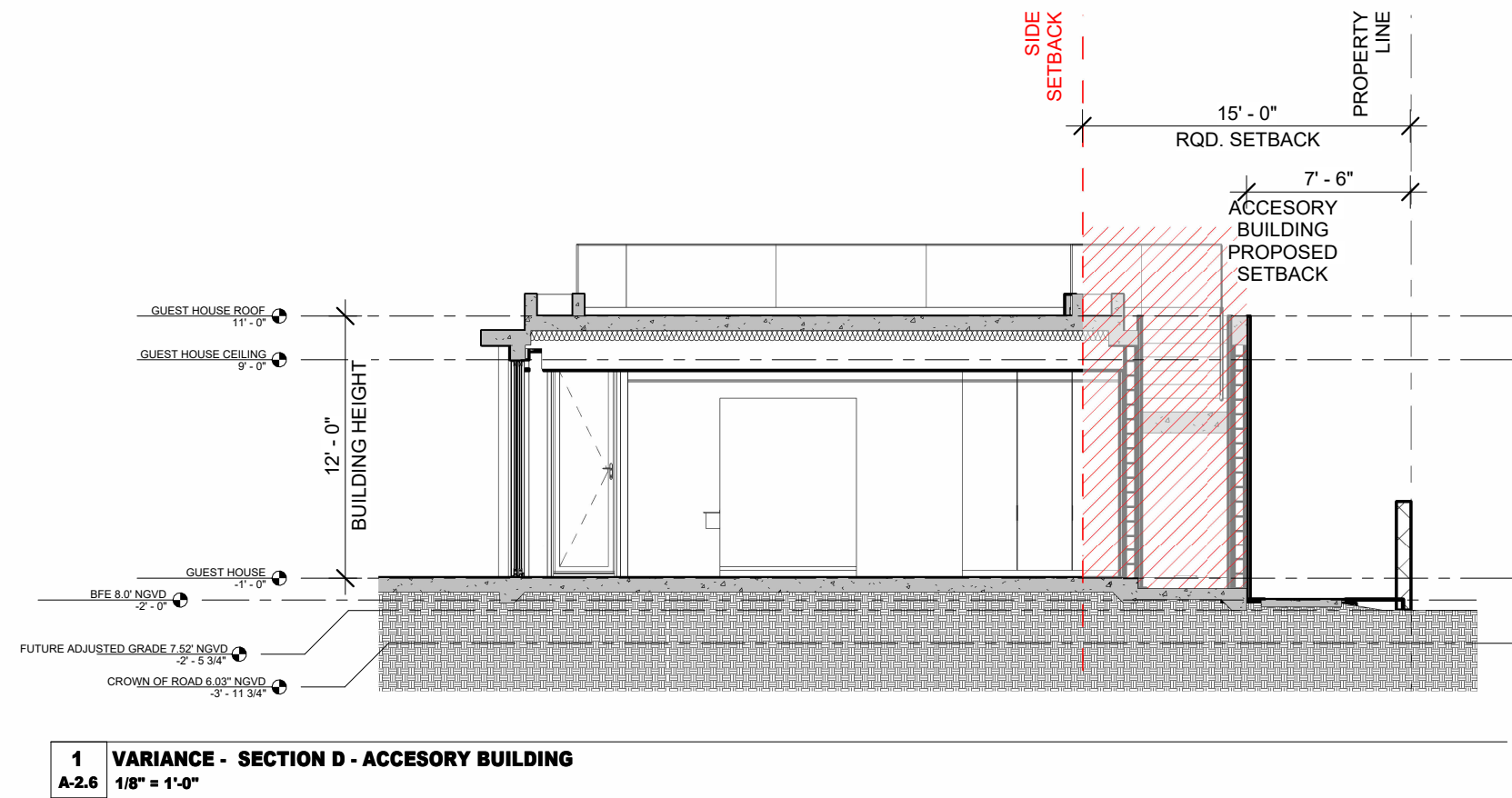
**2 VARIANCE - SECTION C - NORTH SIDE YARD**  
**A-2.5 1/8" = 1'-0"**

## VARIANCE DIAGRAM 02

A-2.5 - Scale 1/8" = 1'-0"

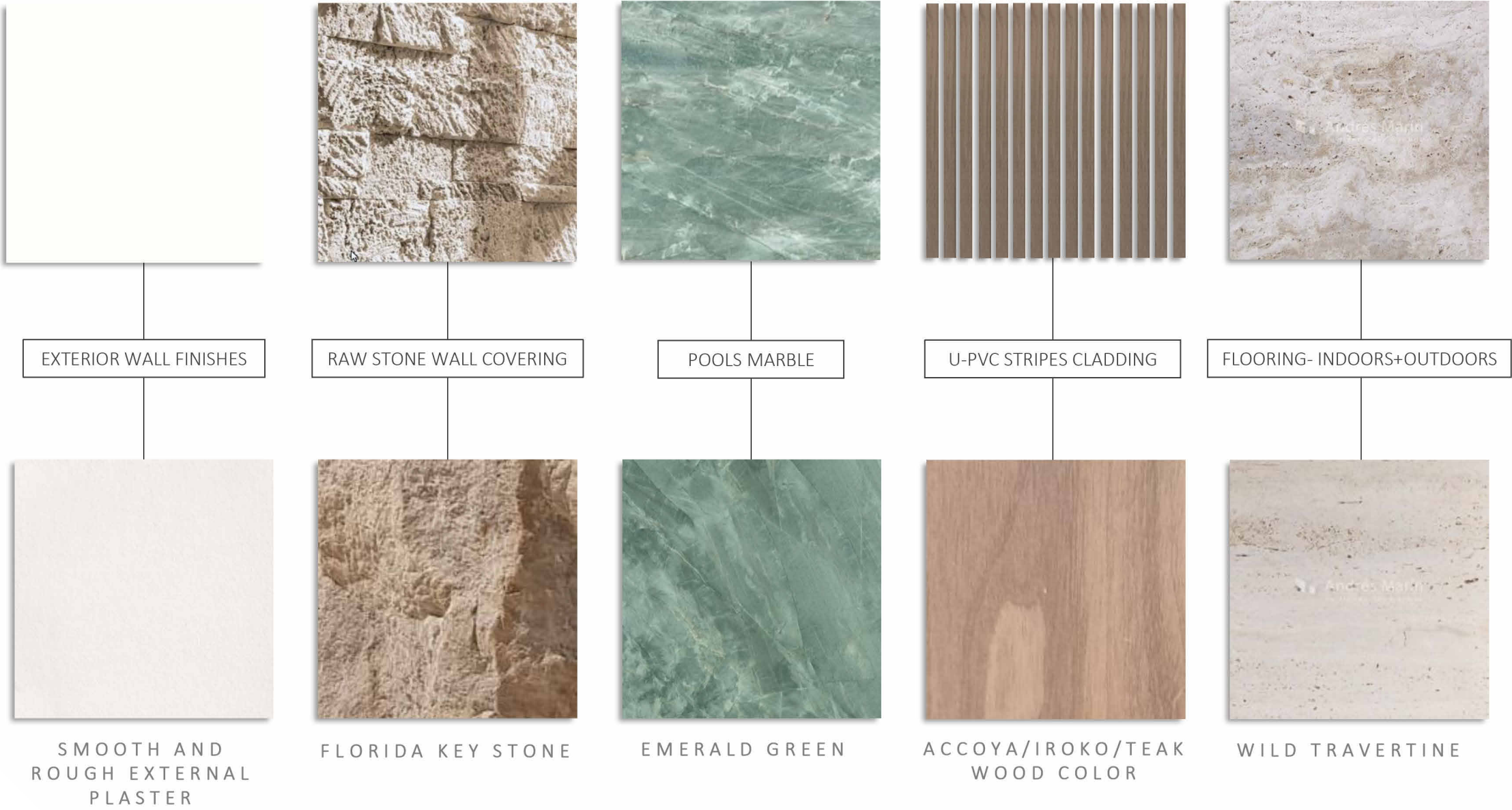
A-2.5







MATERIALS



MATERIAL PALETTE

A-3.0 - Scale 1/16" = 1'-0"

A-3.0





RENDERED ELEVATION - RESIDENCE WEST

A-3.1 - Scale

A-3.1





RENDERED ELEVATION - RESIDENCE EAST

A-3.2 - Scale

A-3.2



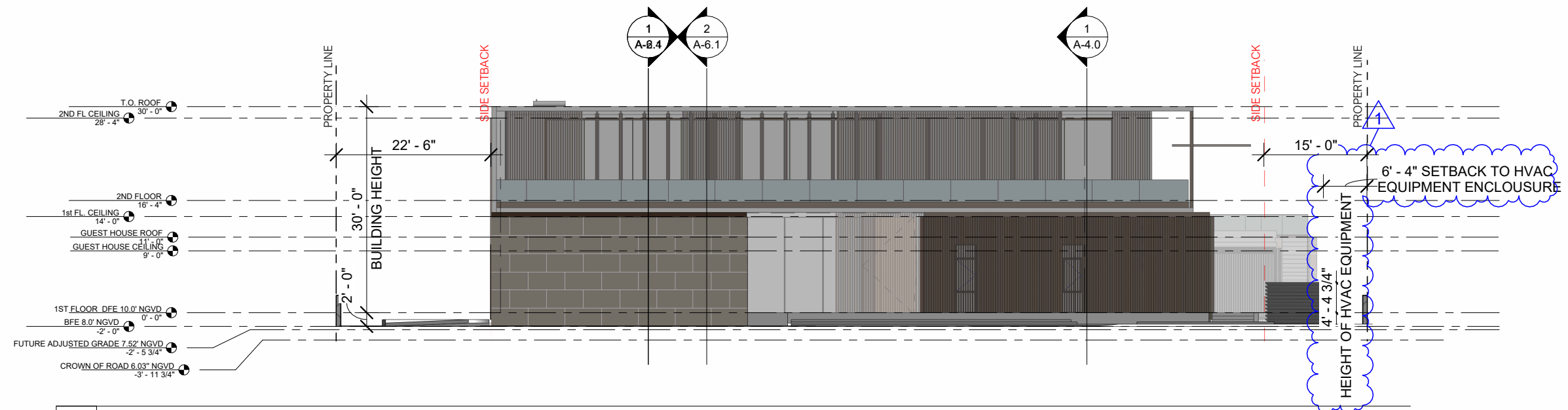


RENDERED ELEVATION - RESIDENCE SOUTH

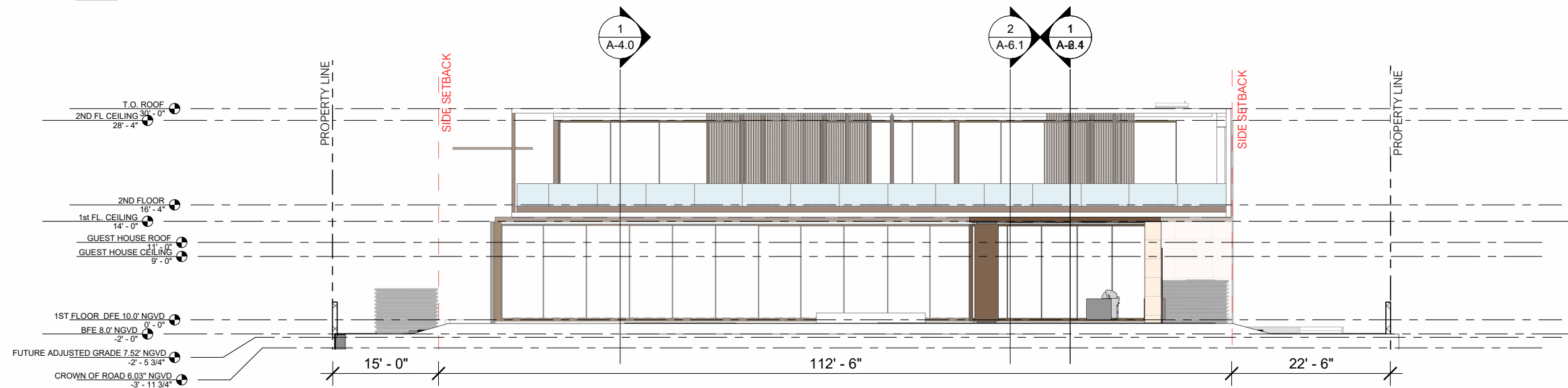
A-3.3 - Scale

A-3.3





**2 FRONT ELEVATION - WEST**  
**A-3.4 1 : 220**



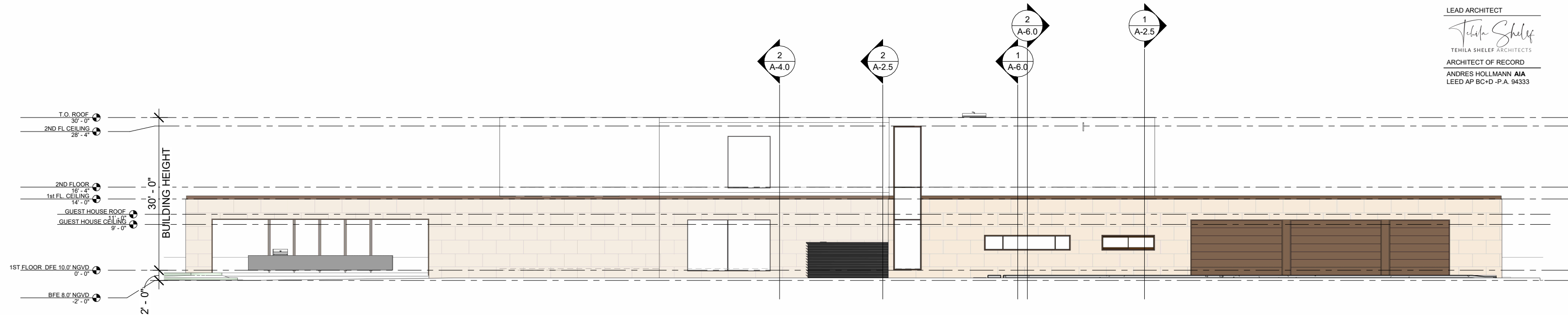
**1 REAR ELEVATION - EAST**  
**A-3.4 1 : 220**

## ELEVATION - FRONT AND REAR FACADE

A-3.4 - Scale 1 : 220

A-3.4





**2** SIDE ELEVATION - NORTH  
**A-3.5** 1 : 220



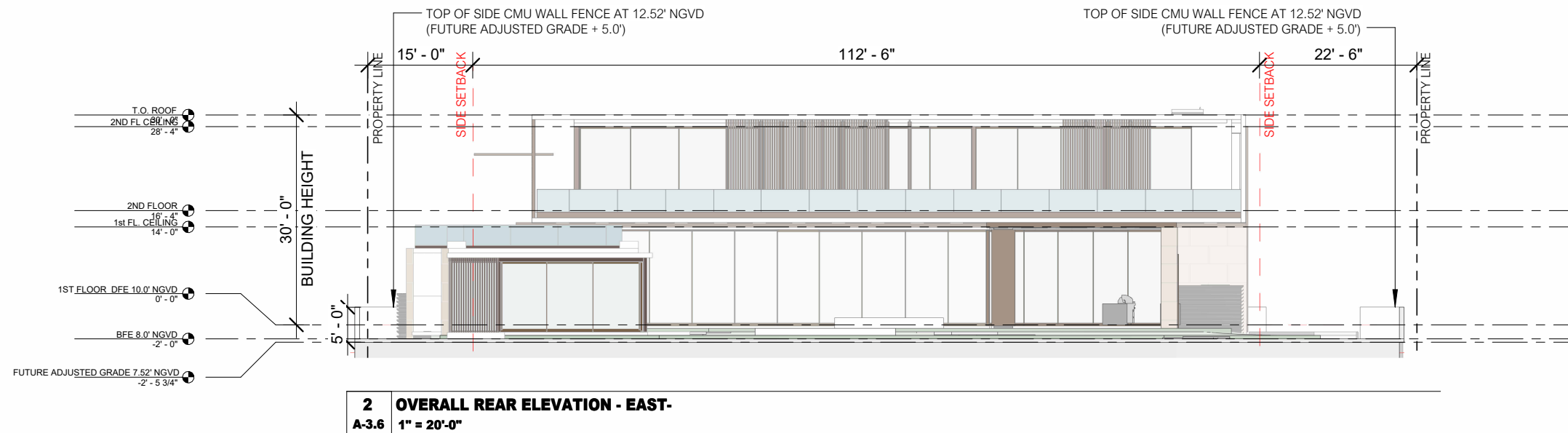
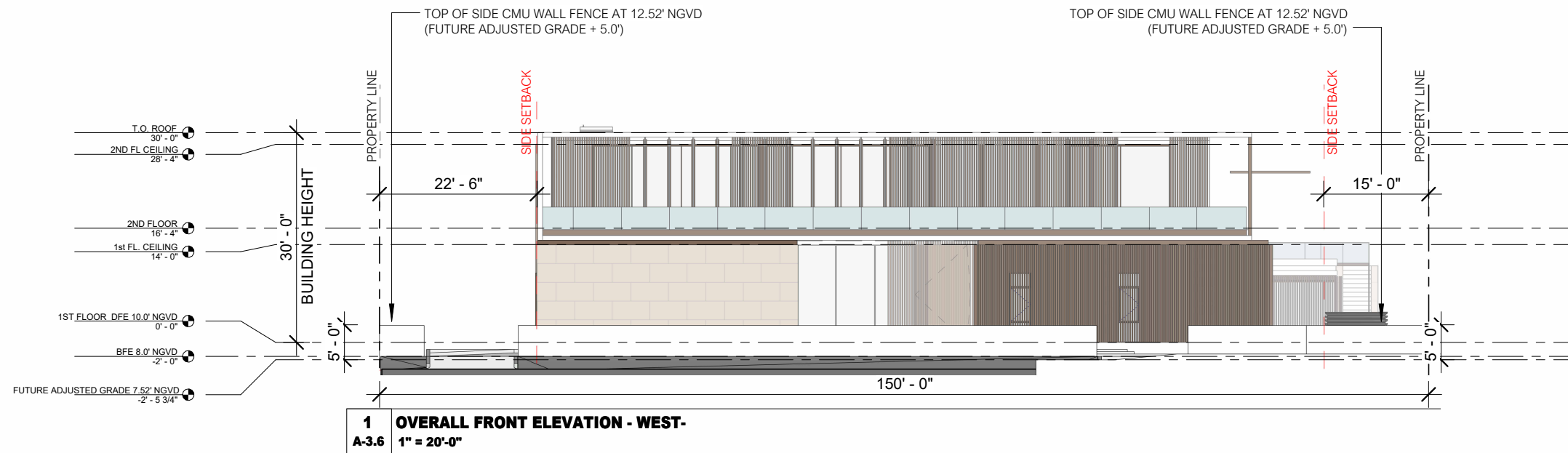
**1** SIDE ELEVATION - SOUTH  
**A-3.5** 1 : 220

## ELEVATION - SIDE FACADE

A-3.5 - Scale 1 : 220

A-3.5



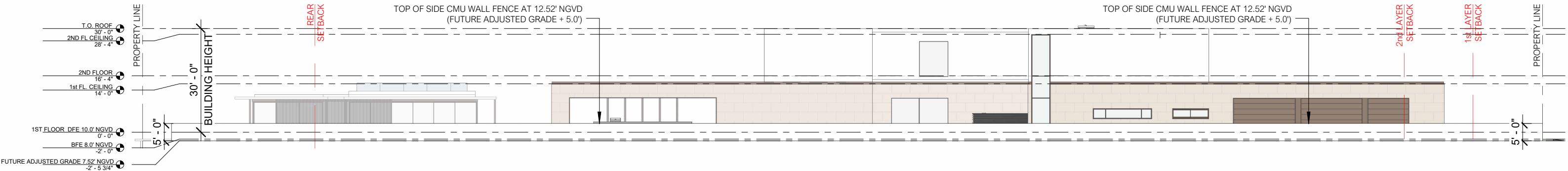


## PROPERTY WALL ELEVATION

A-3.6 - Scale 1" = 20'-0"

A-3.6



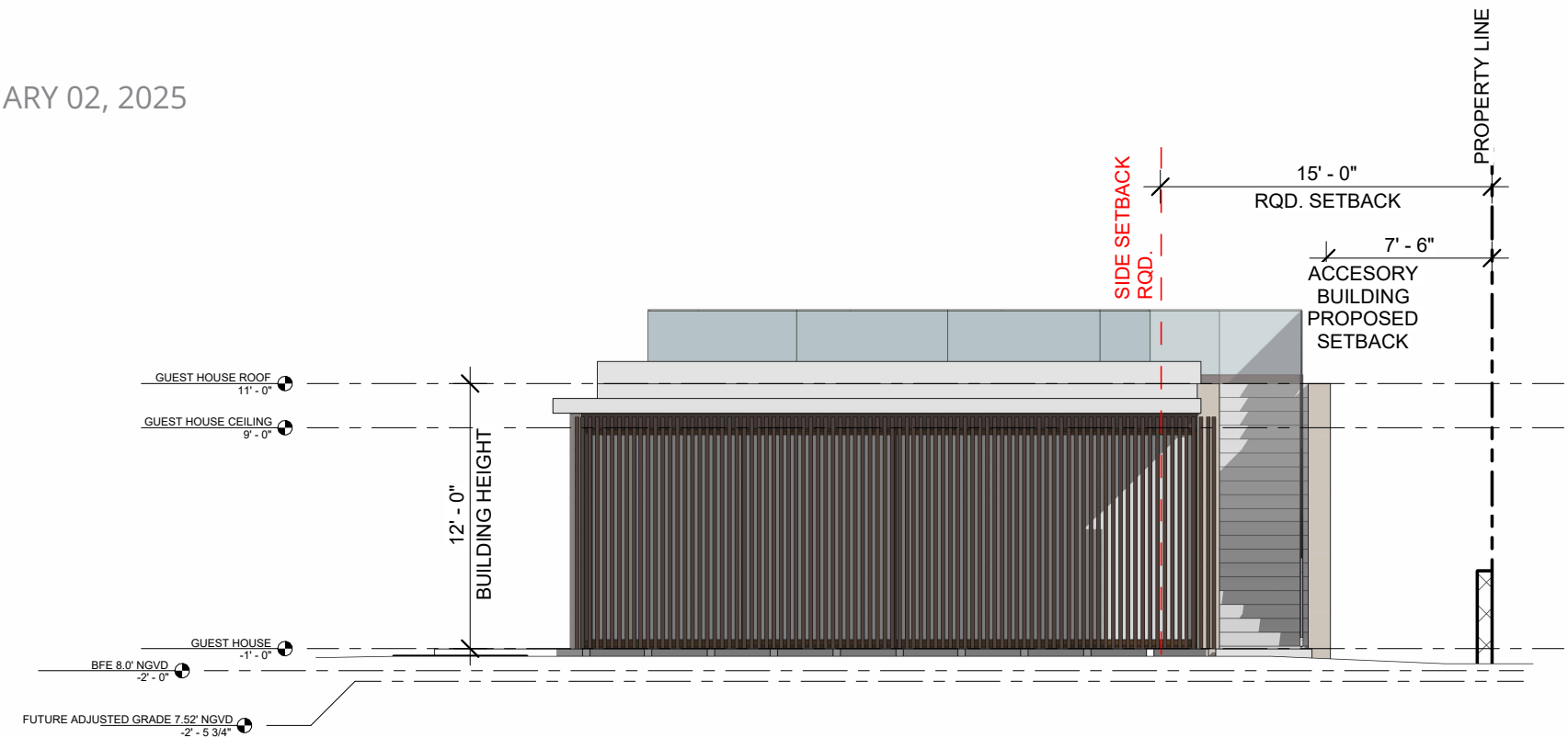


# PROPERTY WALL ELEVATION

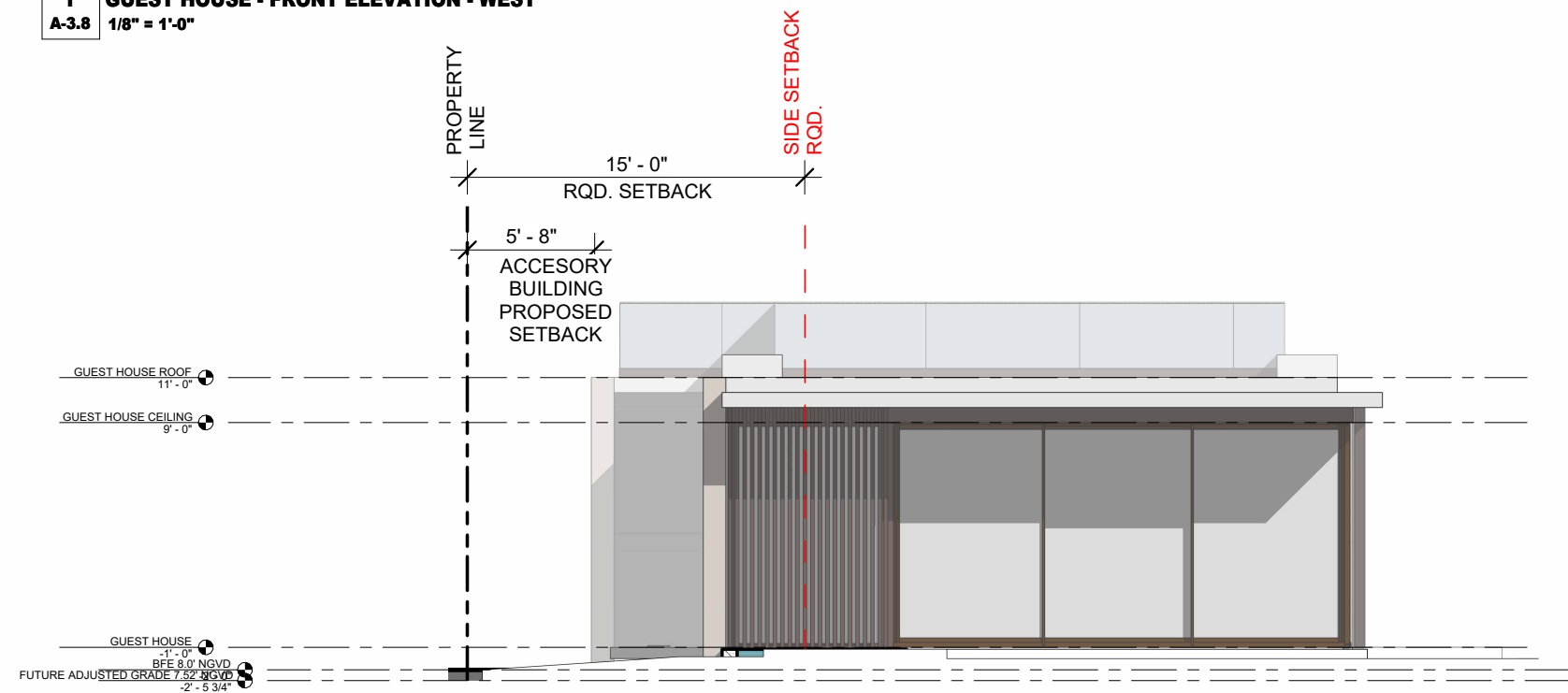
A-3.7 - Scale 1 : 330

A-3.7





**1** **GUEST HOUSE - FRONT ELEVATION - WEST**  
**A-3.8** 1/8" = 1'-0"



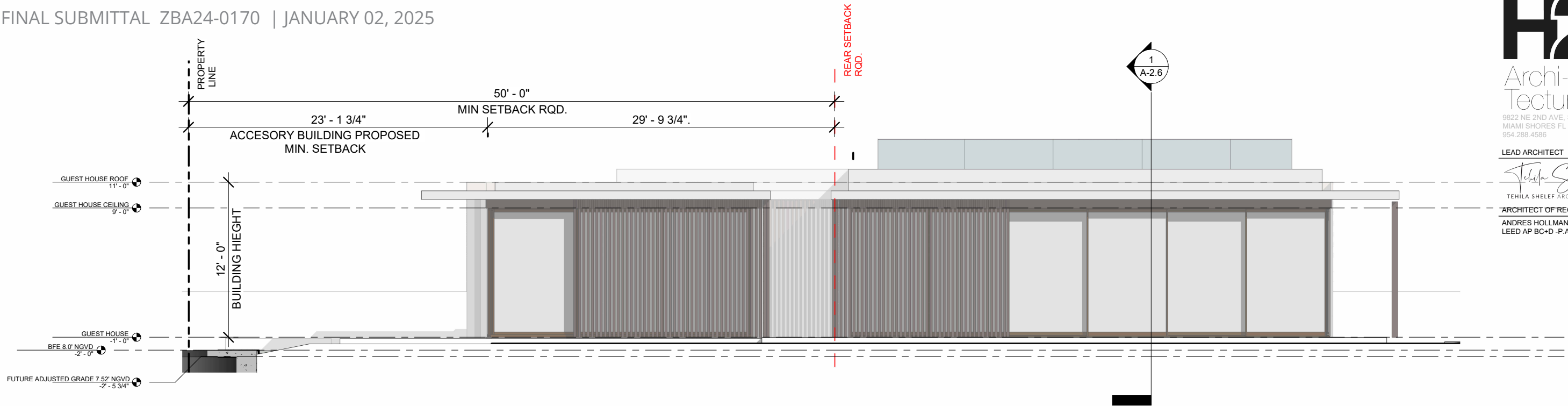
**2** **GUEST HOUSE - REAR ELEVATION - EAST**  
**A-3.8** 1/8" = 1'-0"

## ELEVATION - FRONT AND REAR FACADE - ACCESORY BUILDING

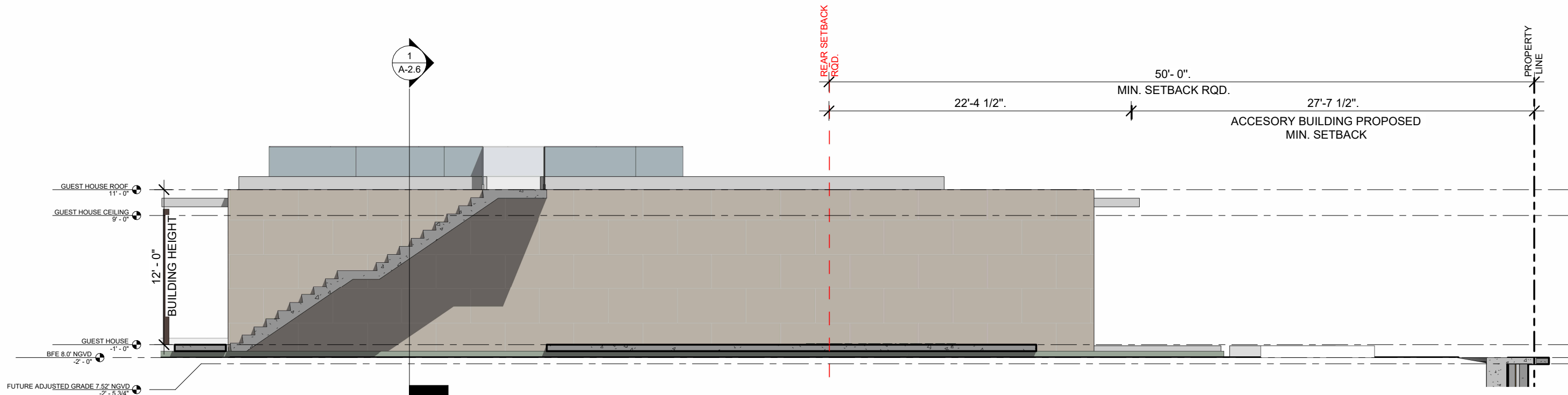
A-3.8 - Scale 1/8" = 1'-0"

A-3.8





**1** GUEST HOUSE - SIDE ELEVATION - NORTH  
A-3.9 1/8" = 1'-0"



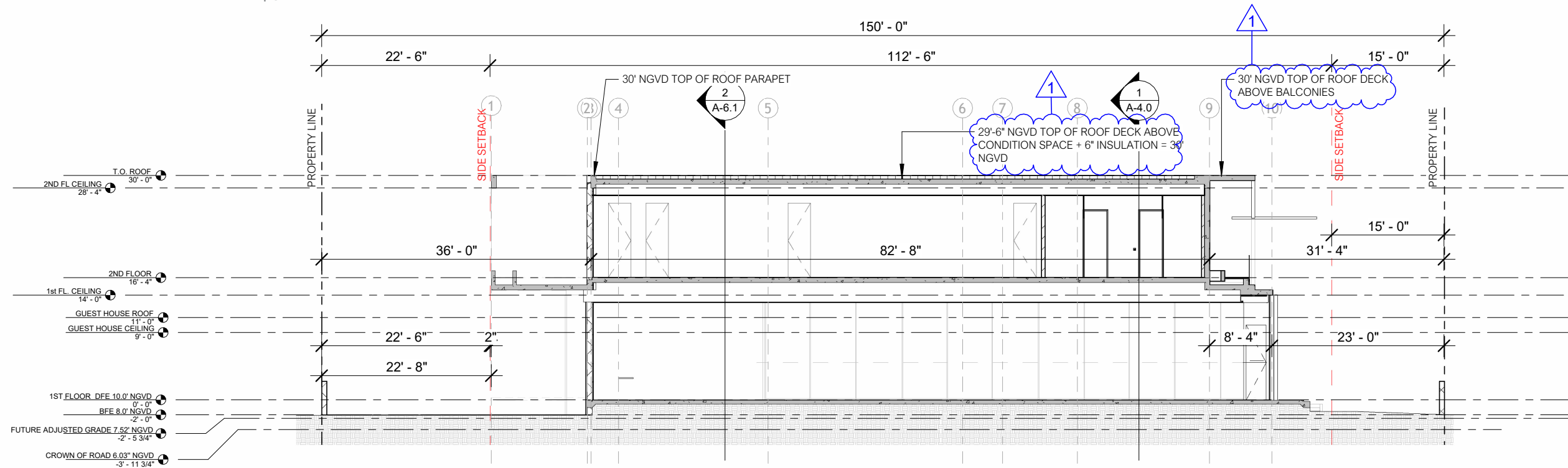
**2** GUEST HOUSE - SIDE ELEVATION - SOUTH  
A-3.9 1/8" = 1'-0"

## ELEVATION - SIDE FACADE - ACCESORY BUILDING

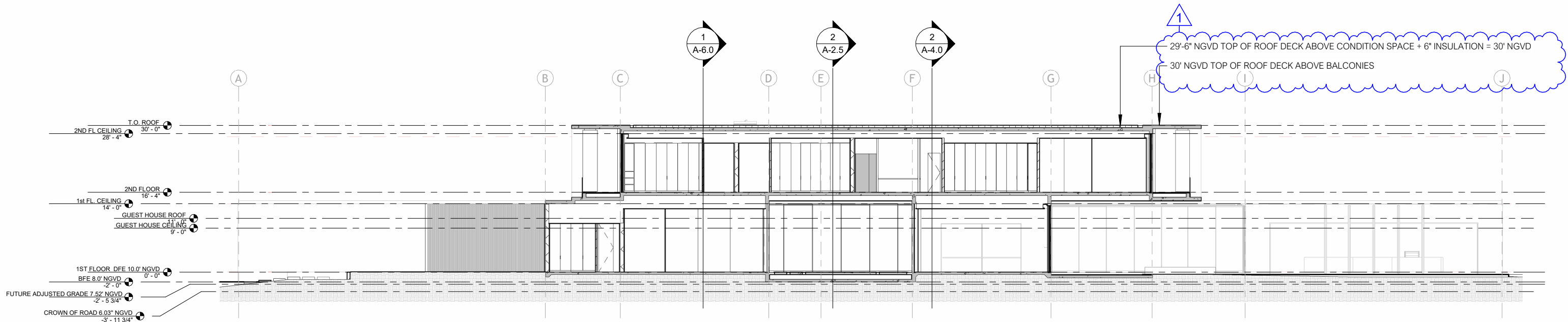
A-3.9 - Scale 1/8" = 1'-0"

A-3.9





**2 TRANSVERSAL SECTION**  
**A-4.0 1/16" = 1'-0"**



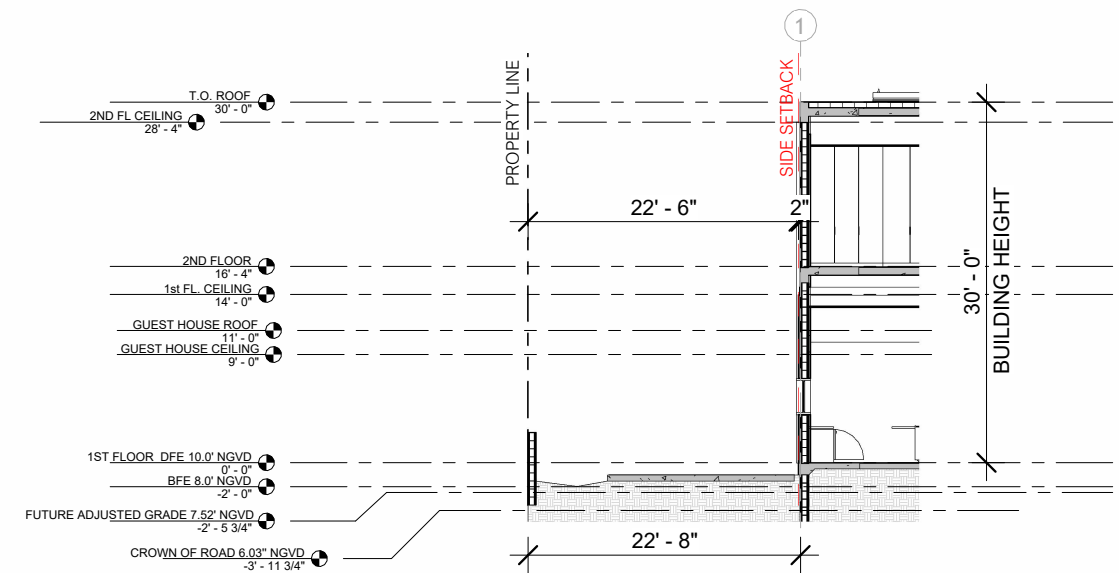
**1 LONGITUDINAL SECTION**  
**A-4.0 1" = 20'-0"**

## SECTIONS

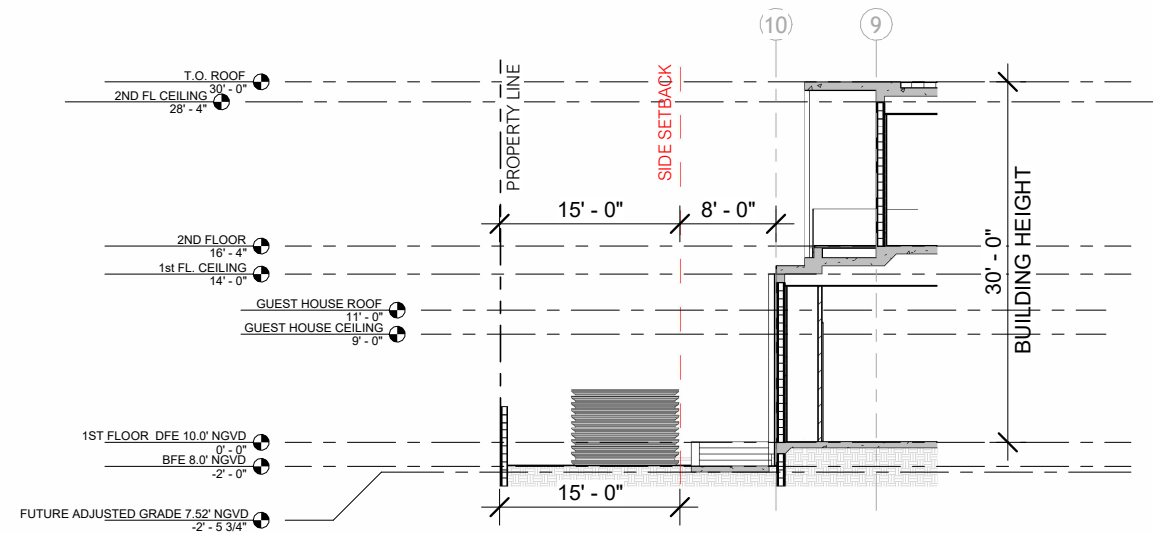
A-4.0 - ScaleAs indicated

A-4.0





**1 SIDE YARD - SECTION A**  
**A-6.0 1/16" = 1'-0"**



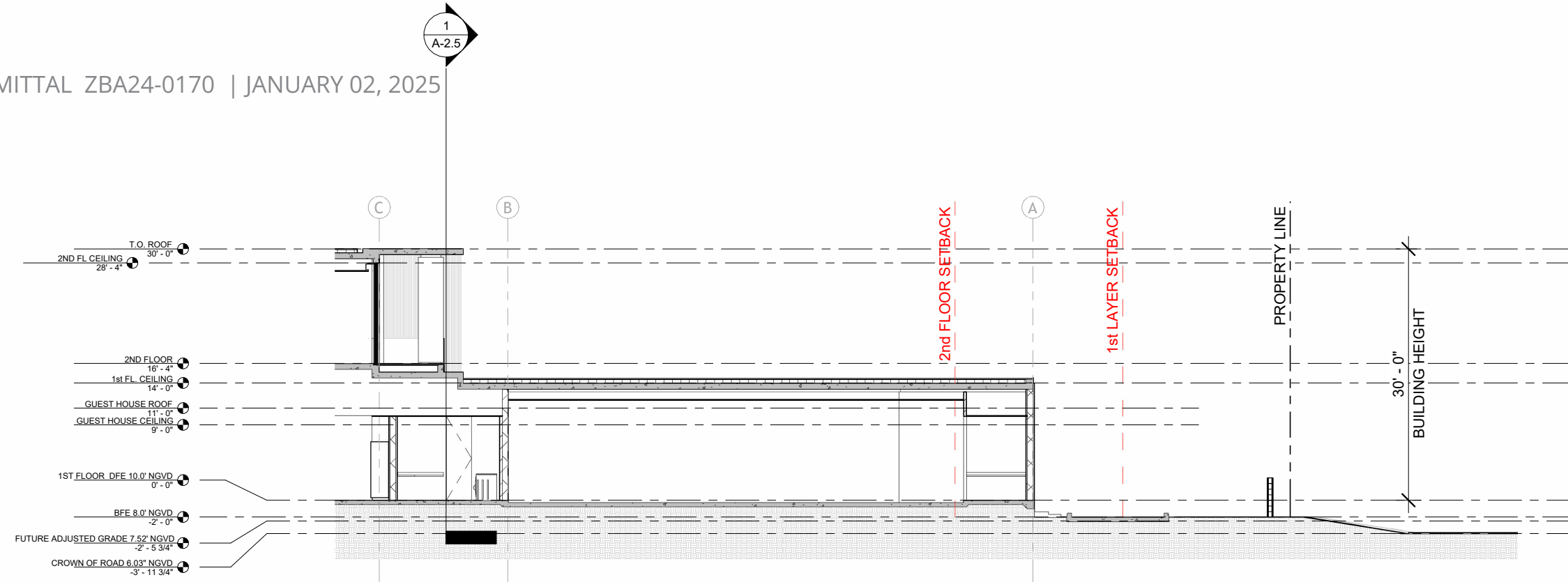
**2 SIDE YARD - SECTION B**  
**A-6.0 1/16" = 1'-0"**

## YARD SECTION - SIDES

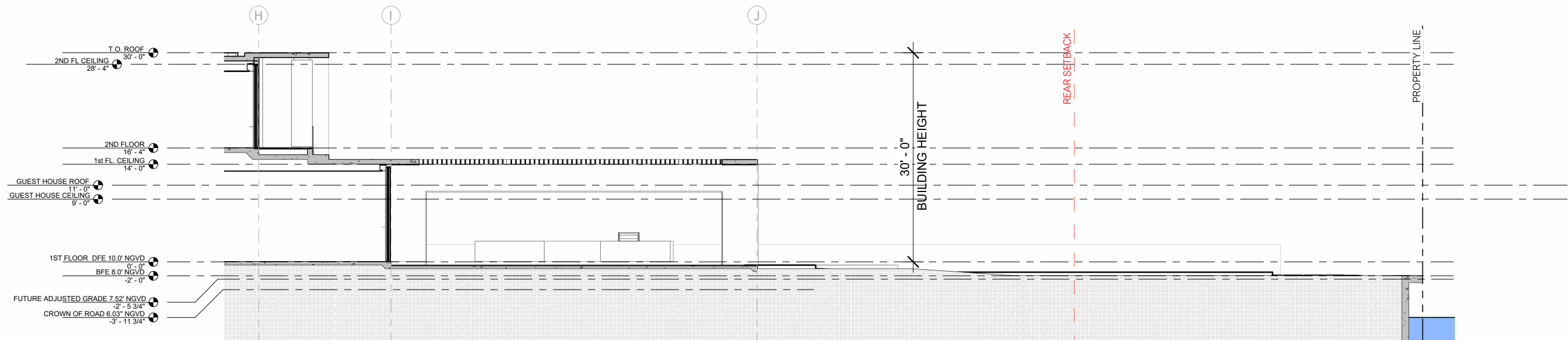
A-6.0 - Scale 1/16" = 1'-0"

A-6.0





**1 FRONT YARD - SECTION**  
**A-6.1 1/16" = 1'-0"**



**2 REAR YARD - SECTION**  
**A-6.1 1/16" = 1'-0"**

## YARD SECTION - FRONT AND REAR

A-6.1 - Scale 1/16" = 1'-0"

A-6.1



