



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:	3500 FLAMINGO DRIVE, MIAMI BEACH, FL 33140 (EXISTING)			
2	Folio number(s):	02-3226-002-0400			
3	Board and file number(s) :	N/A			
4	Year built: 1934	Zoning District:	RS-3		
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'	Grade value in NGVD:	5.50'	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	6.75'	Free board:	1 FT.	
10	30" above grade:	8.00'	Lot Area:	31,357 S.F.	
11	Lot width:	118.1'	Lot Depth:	299.8'	
12	Max Lot Coverage SF and %:	9,407 S.F. (30%)	Proposed Lot Coverage SF and %:	N/A	
13	Existing Lot Coverage SF and %:	4,747 S.F. (15%)	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	1,379 S.F. (62%)	Rear Yard Open Space SF and %:	3,587 S.F. (100%)	
15	Max Unit Size SF and %:	15,679 S.F. (50%)	Proposed Unit Size SF and %:	N/A	
16	Existing First Floor Unit Size:	4,237 S.F. (13.5%)	Proposed First Floor Unit Size:	N/A	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	NO	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	MAX. 24' FLAT / 27' SLOPED	19'-9"		
	Front Setbacks:				
20	Front First level:	20'-0"	28'-8"		
	Front second level:	30'-0"	86'-2"		
	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.	N/A	N/A		
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A		
22	Sum of side yard :				
23	Side 1:	25% SUM WIDTH 14'-6"	5'-5"		+/-9'-0"
24	Side 2 or (facing street):	10% LOT WIDTH 15' MIN.	23'-4"		
25	Rear:	15% LOT DEPTH 20' MIN.	172'-1"		
26	Accessory Structure Side 1:	7'-6"	4'-6"		+/-3'-0"
27	Accessory Structure Side 2 or (facing street) :	15'-0"	89'-0"		
28	Accessory Structure Rear:	7'-6"	143'-9"		
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

ZONING DATA EXISTING
RESIDENCE information

SCALE: N.T.S.

THE HALL GROUP LLC.

THG

AR 0013563
ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING
CONSTRUCTION SERVICES

445 NW 88TH TERR. MIAMI, FLORIDA 33150
Phone: 305.673.7550
Email: danielhall@yahoo.com

SEAL

ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR 0013563

DATE	REVISIONS	No.

JOB TITLE :

PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE
MIAMI BEACH, FL 33140

DATE:	05-01-2025
SCALE:	AS NOTED
DRAWN BY:	TMG
CHECKED BY:	N.H.
APPROVED BY:	N.H.

JOB:
JOB No.:
SHEET

DATA
SHT.1

Plot Date: 2025-05-01



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ITEM #	Project Information				
1	Address:	3500 FLAMINGO DRIVE, MIAMI BEACH, FL 33140 (NEW LOT SPLIT)			
2	Folio number(s):	02-3226-002-0400			
3	Board and file number(s) :	N/A			
4	Year built: 1934	Zoning District:	RS-3		
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'	Grade value in NGVD:	5.50'	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	6.75'	Free board:	1 FT.	
10	30" above grade:	8.00'	Lot Area:	16,856 S.F.	
11	Lot width:	118.1'	Lot Depth:	163.4'	
12	Max Lot Coverage SF and %:	4,214 S.F. (25%)	Proposed Lot Coverage SF and %:	N/A	
13	Existing Lot Coverage SF and %:	4,747 S.F. (28%)	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	1,379 S.F. (62%)	Rear Yard Open Space SF and %:	2,298 S.F. (91%)	
15	Max Unit Size SF and %:	6,742 S.F. (40%)	Proposed Unit Size SF and %:	N/A	
16	Existing First Floor Unit Size:	4,237 S.F. (25%)	Proposed First Floor Unit Size:	N/A	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A		N/A	
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	NO	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	MAX 24' FLAT / 27' SLOPED	19'-9"		
	Front Setbacks:				
20	Front First level:	20'-0"	28'-8"		
	Front second level:	30'-0"	86'-2"		
	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.	25'-4"	72'-4"		
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	9'-5"	18'-10"		
22	Sum of side yard :				
23	Side 1:	25% SUM WIDTH 14'-6"	5'-5"		+/-9'-0"
24	Side 2 or (facing street):	10% LOT WIDTH 15' MIN.	23'-4"		
25	Rear:	15% LOT DEPTH 20' MIN.	32'-4"		
26	Accessory Structure Side 1:	7'-6"	4'-6"		+/-3'-0"
27	Accessory Structure Side 2 or (facing street) :	15'-0"	89'-0"		
28	Accessory Structure Rear:	7'-6"	3'-11"		
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

ZONING DATA EXISTING
RESIDENCE / LOT SPLIT information
SCALE: N.T.S.

THE HALL GROUP LLC.

THG

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ARCHITECTURE
INTERIOR DESIGN
URBAN PLANNING
CONSTRUCTION SERVICES

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SEAL

ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR 0013563

DATE	REVISIONS	No.

JOB TITLE :

PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE
MIAMI BEACH, FL 33140

DATE:	05-01-2025
SCALE:	AS NOTED
DRAWN BY:	TMG
CHECKED BY:	N.H.
APPROVED BY:	N.H.

JOB:
JOB No.:
SHEET

DATA
SHT.2

Plot Date: 2025-05-01



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8/23

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ITEM #	Project Information				
1	Address:				
2	Folio number(s):	02-3226-002-0401			
3	Board and file number(s) :	N/A			
4	Year built: N/A	Zoning District:	RS-3		
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'	Grade value in NGVD:	6.15'	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	7.075'	Free board:	1 FT.	
10	30" above grade:	8.65'	Lot Area:	14,501 S.F.	
11	Lot width:	104'	Lot Depth:	139.9'	
12	Max Lot Coverage SF and %:	3,625 S.F. (25%)	Proposed Lot Coverage SF and %:	3,594 S.F. (24.4%)	
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)	785 S.F.	
14	Front Yard Open Space SF and %:	1,274 S.F. (50%)	Rear Yard Open Space SF and %:	1,633 S.F. (74%)	
15	Max Unit Size SF and %:	5,800 S.F. (40%)	Proposed Unit Size SF and %:	5,470 (37.7%)	
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,261 S.F.	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	N/A		
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	NO	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	MAX. 24' FLAT / 27' SLOPED		24'-0"	
	Front Setbacks:				
20	Front First level:	20'-0"		31'-4"	
	Front second level:	30'-0"		62'-4"	
	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 :				
23	Side 1:	25% SUM WIDTH 11'-0"		12'-0&1/2"	
24	Side 2 or (facing street):	10% LOT WIDTH 15' MIN.		17'-4"	
25	Rear:	15% LOT DEPTH 21'-0"		22'-6"	
26	Accessory Structure Side 1:	N/A		N/A	
27	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
28	Accessory Structure Rear:	N/A		N/A	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

ZONING DATA folio# 02-3226-002-0400 / LOT SPLIT information

SCALE: N.T.S.

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DATE	REVISIONS	No.

JOB TITLE :

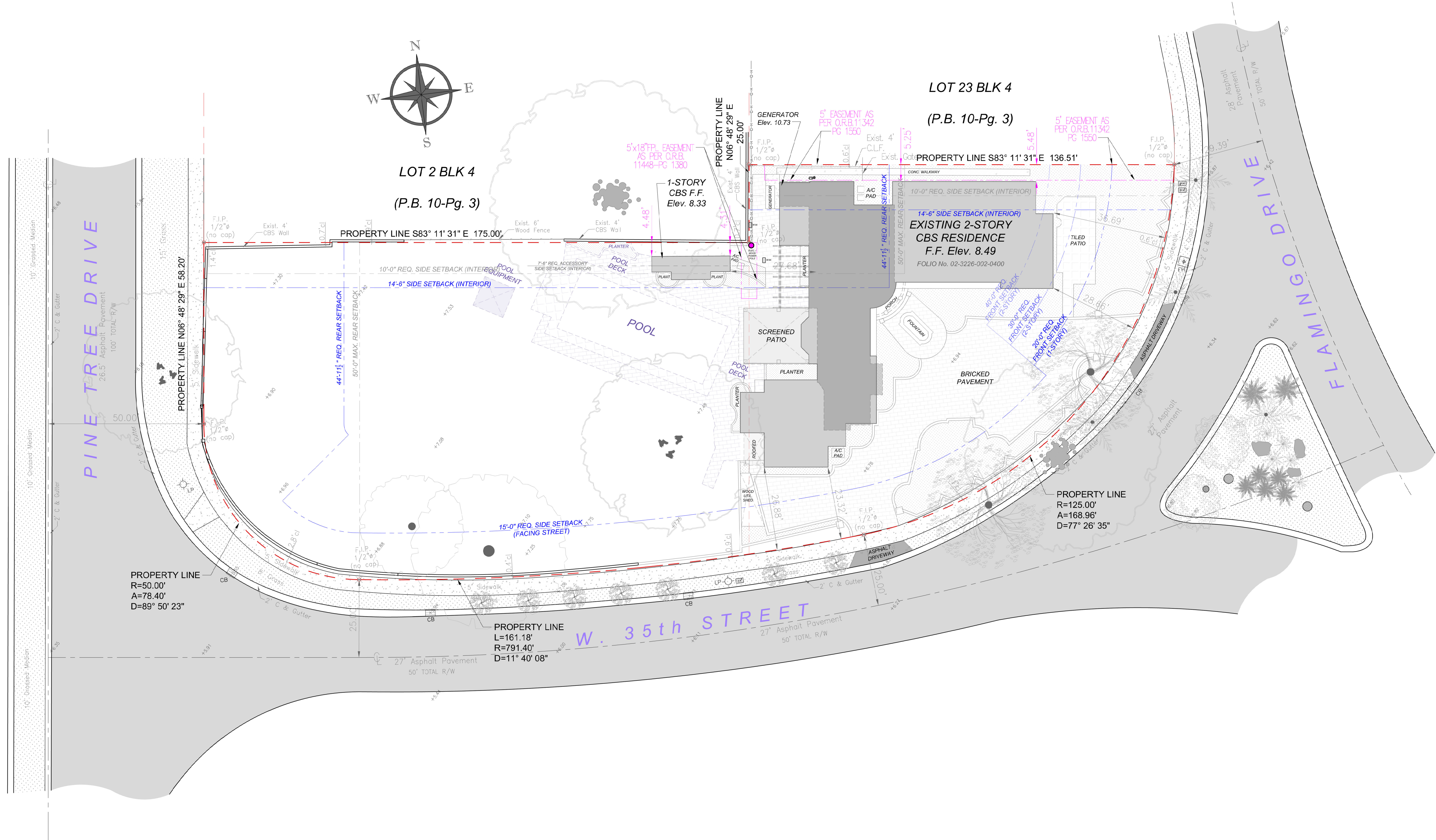
PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE
MIAMI BEACH, FL 33140

DATE:	05-01-2025
SCALE:	AS NOTED
DRAWN BY:	TMG
CHECKED BY:	N.H.
APPROVED BY:	N.H.

JOB:
JOB No.:
SHEET

DATA
SHT.3

Plot Date: 2025-05-01



DEMO / EXISTING SITE plan

SCALE: $\frac{1}{16}'' = 1'-0''$

DATE: 05-01-2025
SCALE: AS NOTED
DRAWN BY: TMG
CHECKED BY: N.H.
APPROVED BY: N.H.

JOB:
JOB No.:
SHEET

A-0.13

Plot Date: 2025-05-01

PROPOSED LOT SPLIT
3500 FLAMINGO DRIVE +
3500 PINE TREE DRIVE
MIAMI BEACH, FL 33140

JOB TITLE :

DATE	REVISIONS	No.	SEAL

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