

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

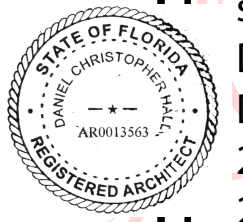
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

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	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.



Digitally signed by Daniel C Hall  
Date: 2025.05.01 20:33:06 -04'00'

DATE	REVISIONS	No.

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

JOB TITLE :

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

JOB No.:

SHEET

DATA  
SHT.1

Plot Date: 2025-05-01

THE HALL GROUP LLC.  
AR 0013563  
ARCHITECTURE  
INTERIOR DESIGN  
URBAN PLANNING  
CONSTRUCTION SERVICES  
445 NW 88TH TERR., MIAMI, FLORIDA 33150  
E-mail: dnhall@thgco.com

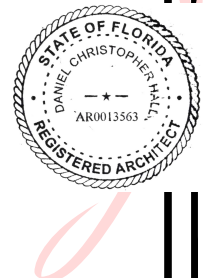
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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 (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.



Digitally signed by Daniel C Hall  
Date: 2025.05.01 20:33:52  
SEALED 04'00'

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

THE HALL GROUP LLC.  
AR 0013563  
ARCHITECTURE  
INTERIOR DESIGN  
URBAN PLANNING  
CONSTRUCTION SERVICES  
445 NW 88TH TERR., MIAMI, FLORIDA 33150  
E-mail: dchall@thgco.com

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

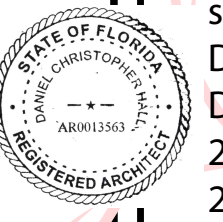
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:				
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.



Digitally signed by Daniel C Hall  
Date: 2025.05.01 20:34:45 -04'00'

DATE	REVISIONS	No.

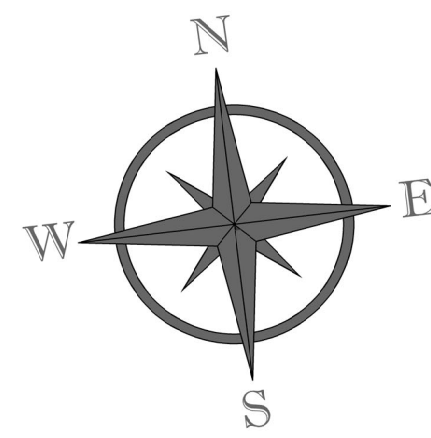
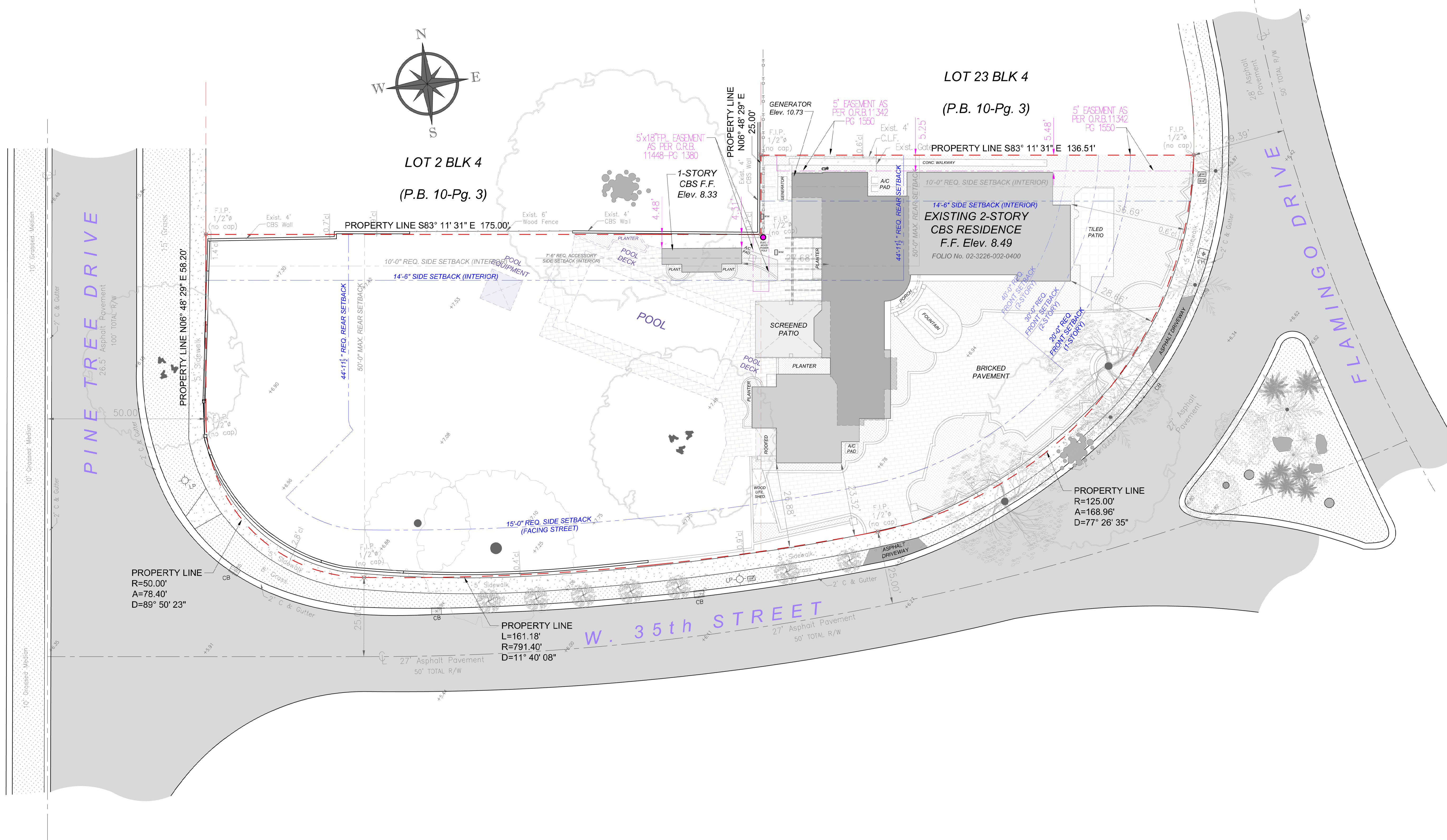
PROPOSED LOT SPLIT  
3500 FLAMINGO DRIVE +  
3500 PINE TREE DRIVE  
MIAMI BEACH, FL 33140

JOB TITLE :

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

JOB No.:  
SHEET

DATA  
SHT.3



LOT 2 BLK 4  
(P.B. 10-Pg. 3)

LOT 23 BLK 4  
(P.B. 10-Pg. 3)

PROPERTY LINE  
R=50.00'  
A=78.40'  
D=89° 50' 23"

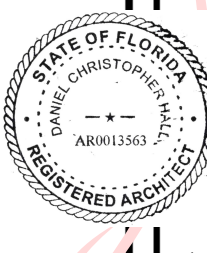
PROPERTY LINE  
L=161.18'  
R=791.40'  
D=11° 40' 08"

PROPERTY LINE  
R=125.00'  
A=168.96'  
D=77° 26' 35"

DEMO / EXISTING SITE plan  
SCALE: 1/16" = 1'-0"

**THE HALL GROUP LLC.**  
AR 0013563  
ARCHITECTURE  
INTERIOR DESIGN  
URBAN PLANNING  
CONSTRUCTION SERVICES  
445 NW 88TH TERR., MIAMI, FLORIDA 33150  
P. 305-576-7101  
E-mail: thehall@yahoo.com

**THG**



Digitally signed by Daniel C Hall  
Date: 2025.05.01 20:35:40 -04'00'  
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 No.:  
SHEET

**A-0.13**

Plot Date: 2025-05-01

Digitally signed by Daniel C Hall  
 Date: 2025.05.01 20:36:48 -04'00'  
 ARCHITECT OF RECORD  
 DANIEL C. HALL, AIA, NOMA  
 AR. 0013563

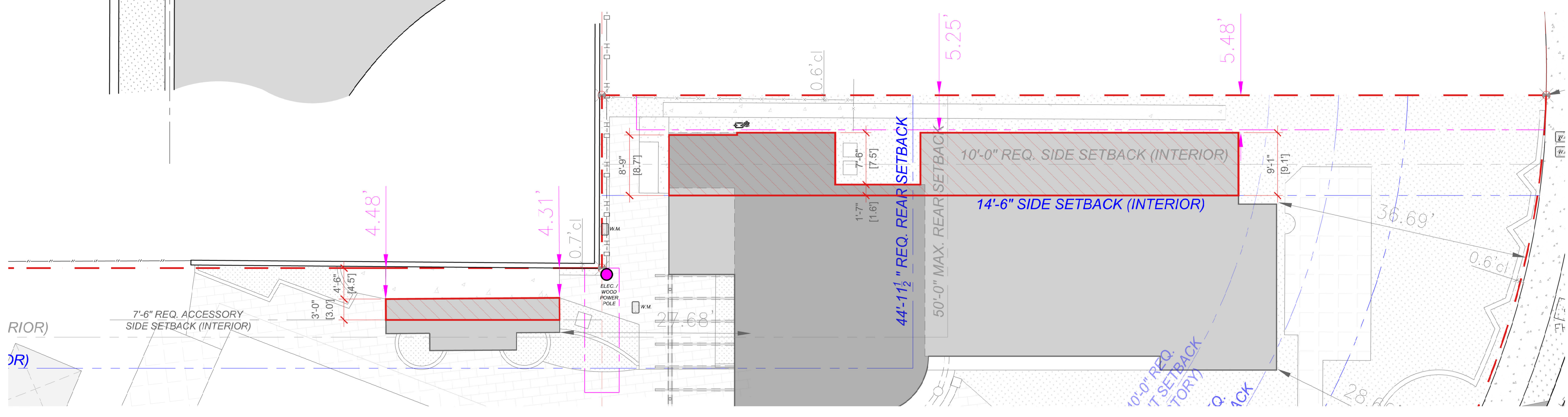
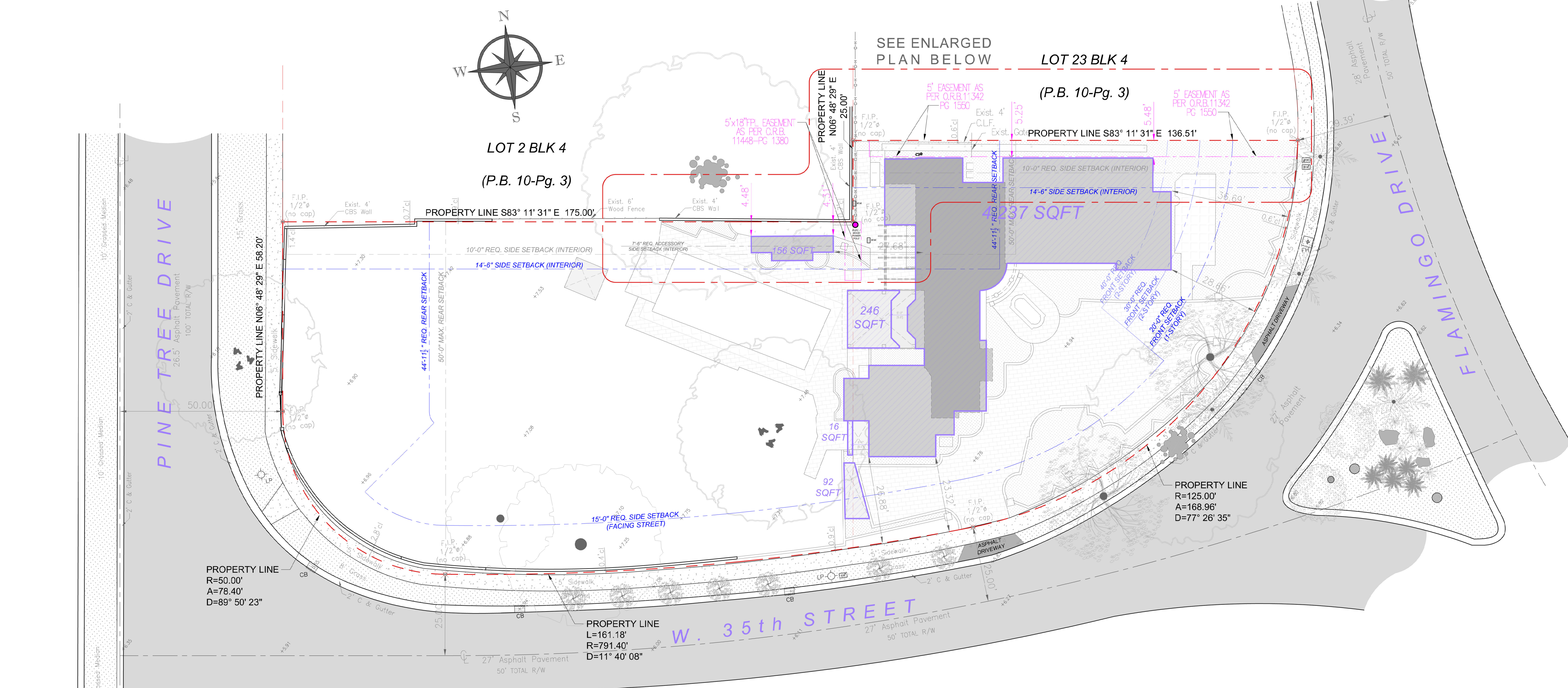
DATE	REVISIONS	No.

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

JOB TITLE :

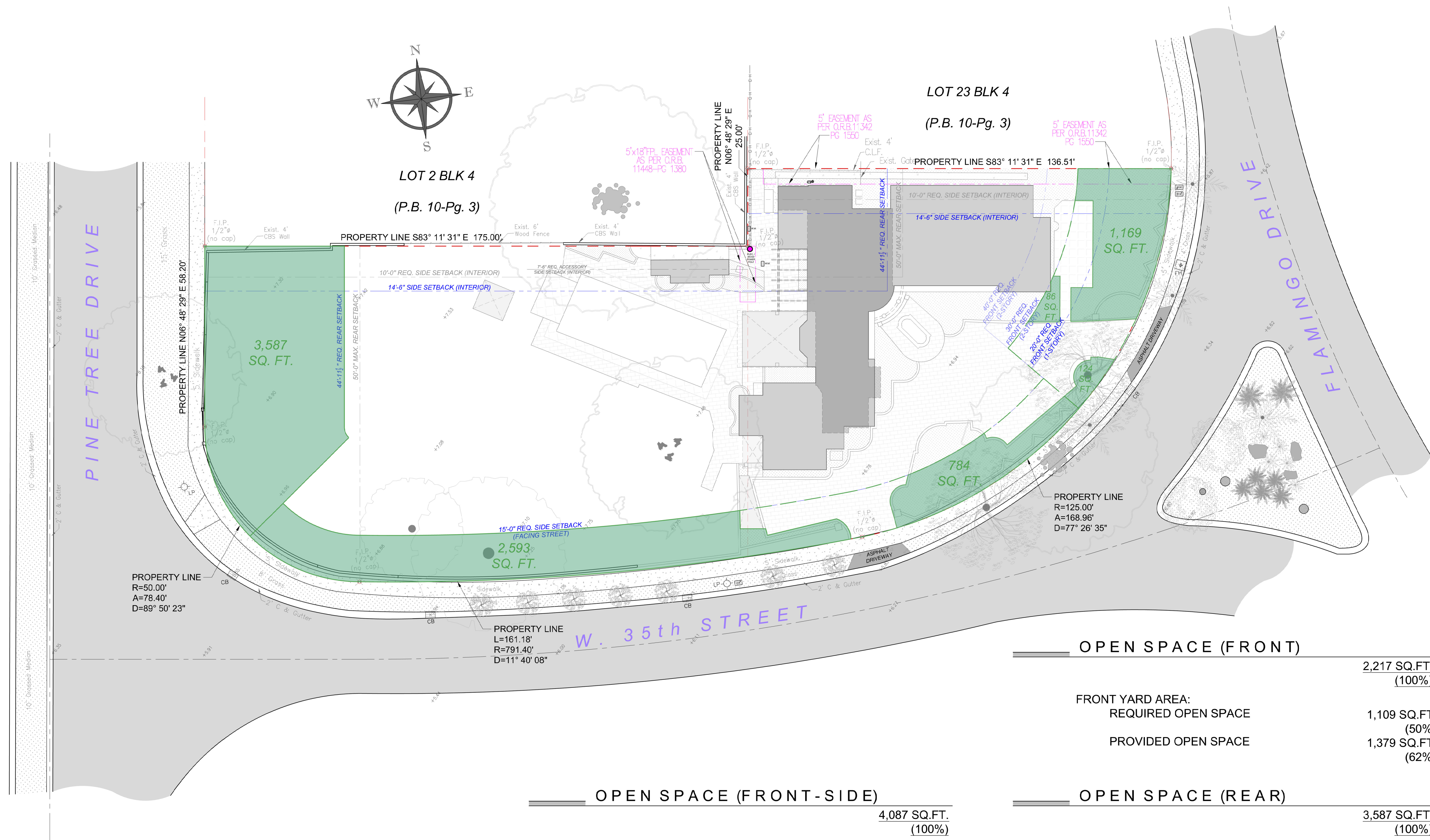
DATE:	05-01-2025
SCALE:	AS NOTED
DRAWN BY:	TMG
CHECKED BY:	N.H.
APPROVED BY:	N.H.

JOB:  
 JOB No.:  
 SHEET:  
**A-0.14**  
 Plot Date: 2025-05-01



LOT COVERAGE	
	31,357 SQ.FT. (100%)
PROPOSED LOT COVERAGE:	
MAIN RESIDENCE	4,237 SQ.FT.
ACCESSORY STRUCTURE	156 SQ.FT.
WOOD SHED	92 SQ. FT.
SUBTOTAL:	4,747 SQ.FT.
MAX. ALLOWED LOT COVERAGE:	9,407 SQ.FT. (30%)
EXISTING LOT COVERAGE:	4,747 SQ. FT. (15%)

**LOT COVERAGE EXISTING plan**  
 SCALE: 1/16" = 1'-0"



**OPEN SPACE (FRONT-SIDE)**

	<b>4,087 SQ.FT.</b> (100%)
FRONT-SIDE YARD AREA:	
REQUIRED OPEN SPACE	2,044 SQ.FT. (50%)
PROVIDED OPEN SPACE	3,377 SQ.FT. (83%)

**OPEN SPACE (FRONT)**

	<b>2,217 SQ.FT.</b> (100%)
FRONT YARD AREA:	
REQUIRED OPEN SPACE	1,109 SQ.FT. (50%)
PROVIDED OPEN SPACE	1,379 SQ.FT. (62%)

**OPEN SPACE (REAR)**

	<b>3,587 SQ.FT.</b> (100%)
REAR YARD AREA:	
REQUIRED OPEN SPACE	2,511 SQ.FT. (70%)
PROVIDED OPEN SPACE	3,587 SQ.FT. (100%)

**FRONT / REAR YARD OPEN SPACE**  
 EXISTING diagram plan



SCALE: 1/16" = 1'-0"