

PB25-0759: 3500 Flamingo Drive Lot Split

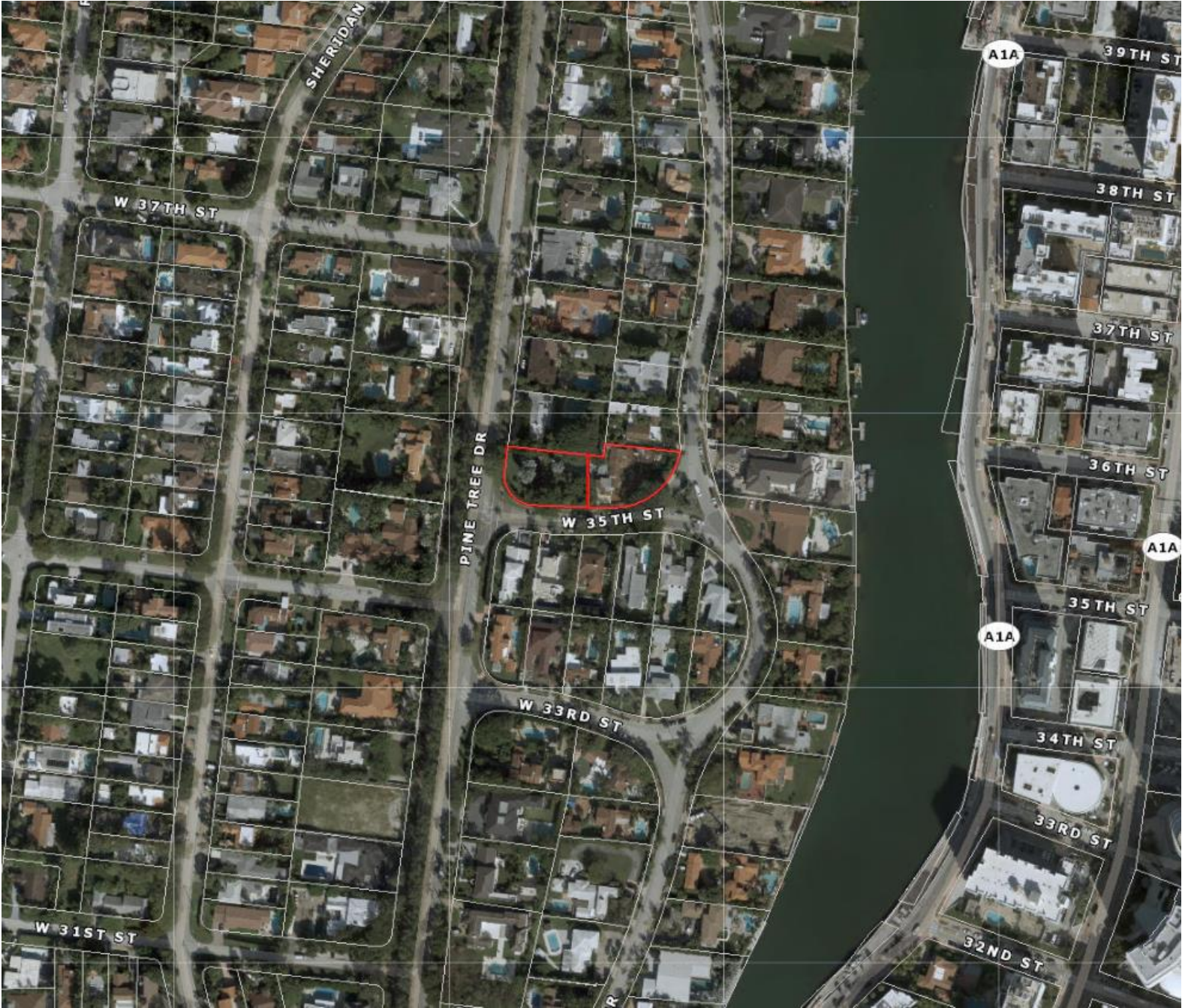
September 9, 2025 Planning Board Meeting – Item No. 10



Aerial



Context



Zoning RS-3



Staff Recommendation

- Staff recommends approval of the lot split application.
- The Applicant agrees to all conditions in the draft order, including the limitation of new construction on the post-split lots to 50% unit size and 30% lot coverage, pursuant to Section 7.2.2.3 of the Resiliency Code.

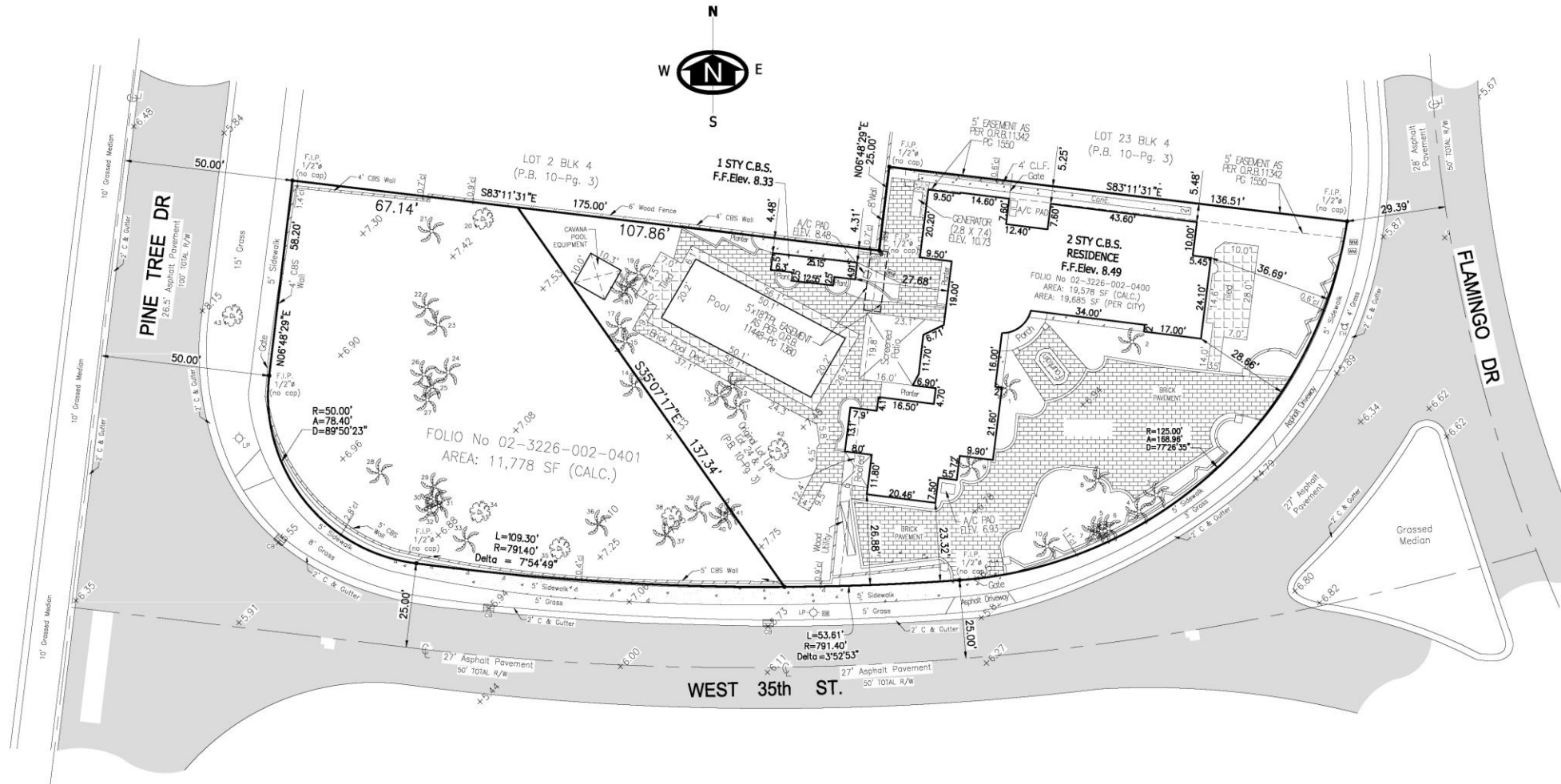
- Factoring a reasonable assumption of future additions to existing homes of 20% of the current adjusted size, the average home unit size increases to 4,890 SF (47% of lot area).
- The applicant is proposing a maximum unit size of 5,470 SF (37.7%), and lot coverage of 24.2% for a new home on Lot 1.

Any new home on Lot 1 will be required to be reviewed and approved by the Design Review Board. Provided that the existing home on Lot 24 is substantially retained and preserved, the incentives afforded to architecturally significant homes would allow a lot coverage of up to 40% and unit size of up to 60%. Should the existing home on Lot 24 be substantially demolished, then any new construction would then require the review and approval of the Design Review Board.

STAFF RECOMMENDATION:

In view of the foregoing analysis, staff recommends that the application be approved subject to the conditions enumerated in the attached Draft Order.

Existing Survey



Flood Elevation Certificate

- Section 54-48 of the City Code of Ordinances requires that new residential construction be no lower than 9.0 feet NGVD (7.44 feet NAVD), the crown of road or sidewalk plus one foot, or the base flood elevation plus minimum freeboard, whichever is higher.
- The Building Department is enforcing a greater standard of 2 feet of freeboard.
- Pursuant to the elevation certificate, the existing residence is located at 8.7 feet NGVD. The residence is noncompliant to current standards.



O.M.B. NO. 3067-0077
Expires July 31, 1999

ELEVATION CERTIFICATE

**FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM**

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR).

Instructions for completing this form can be found on the following pages.

99-0005456	SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME MICHAEL KANOFF AND SYLVIA KANOFF		POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 3500 FLAMINGO DR		COMPANY NAIC NUMBER

OTHER DESCRIPTION (Lot and Block Numbers, etc.) Lot 1AND 24 Block 4 of FLAMINGO TERRACE SUBDIVISION according to the plat thereof as recorded in Plat Book 10 at Page 3 of the public records of MIAMI-DADE County, Florida.

CITY MIAMI BEACH	STATE FL	ZIP CODE 33140
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SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
120651	0184	J	03/02/1994	AE	8 FT

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)

8. For Zones A or V, where no BFE is provided on the FIRM, and the Community has established a BFE for this building site, indicate the community's BFE: _____ feet NGVD (or other FIRM datum-see Section B, Item 7).

SECTION C - BUILDING ELEVATION INFORMATION

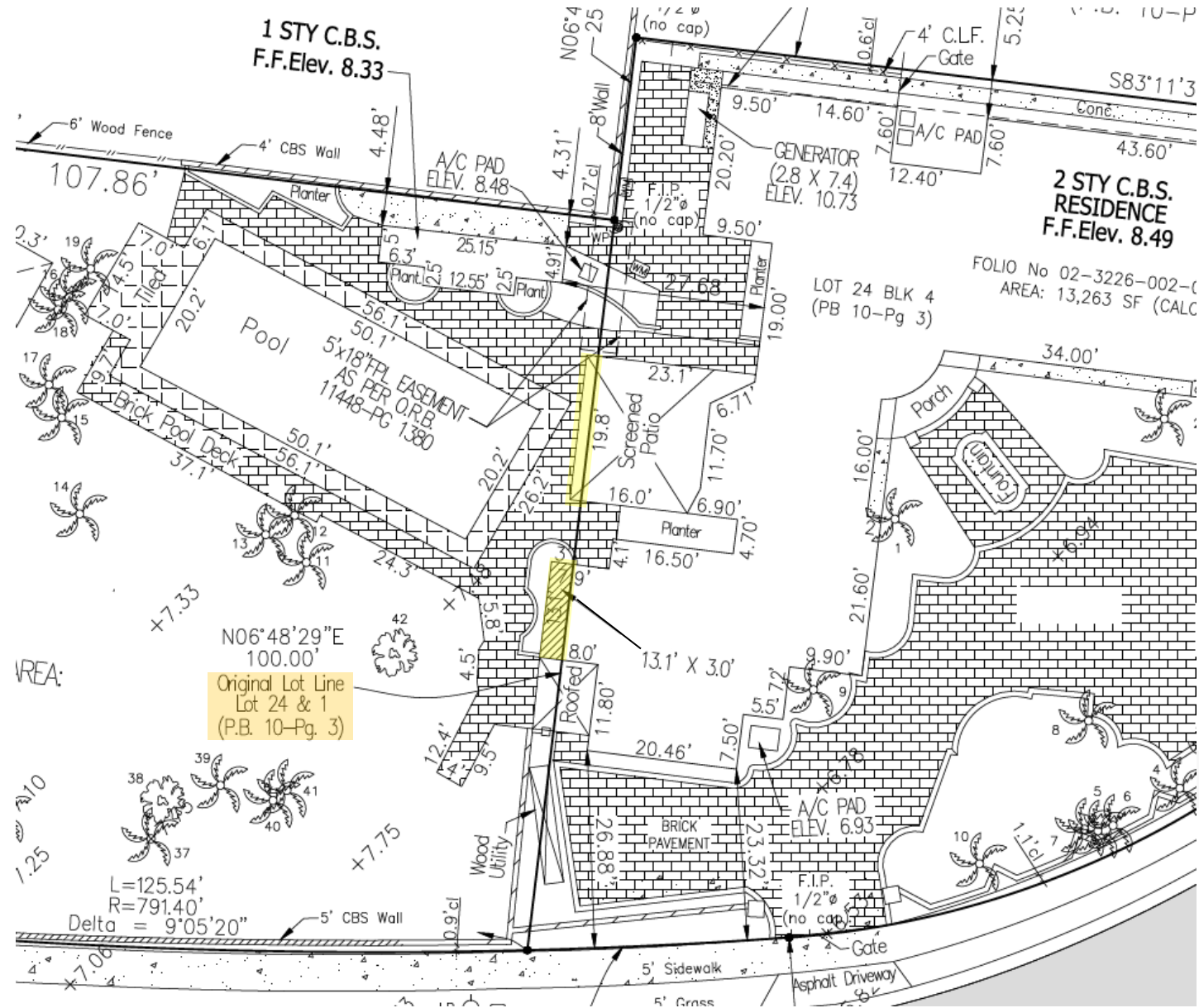
- Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 1.
- (a) FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 8.7 feet NGVD (or other FIRM datum-see Section B, Item 7).
(b) FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of _____ feet NGVD (or other FIRM datum-see Section B, Item 7).
(c) FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is _____ feet _____ above or _____ below (check one) the highest grade adjacent to the building.
(d) FIRM Zone AO. The floor used as the reference level from the selected diagram is _____ feet _____ above or _____ below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
- Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2).
- Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
- The reference level elevation is based on: actual construction construction drawings (NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete).
- The elevation of the lowest grade immediately adjacent to the building is: 7.1 feet NGVD (or other FIRM datum-see Section B, Item 7).

SECTION D - COMMUNITY INFORMATION

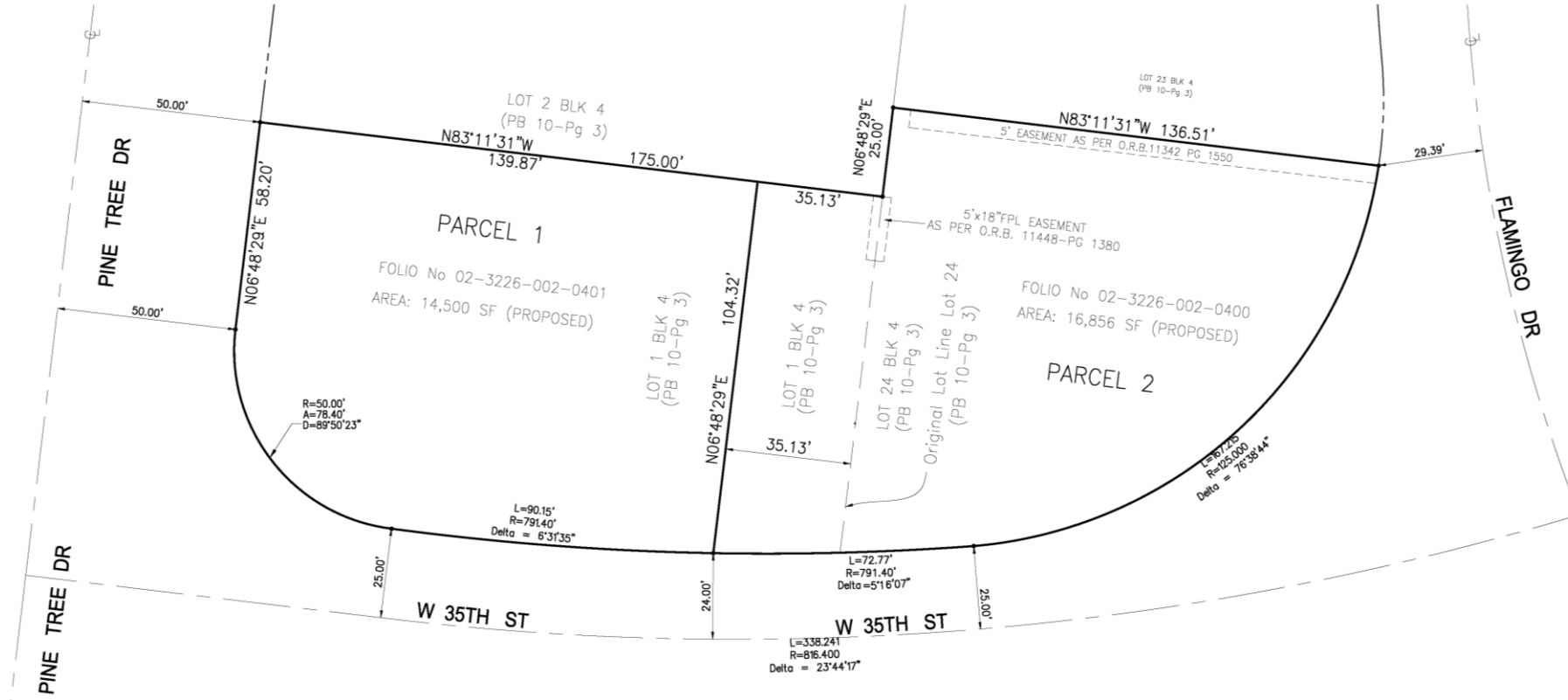
- If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: _____ feet NGVD (or other FIRM datum-see Section B, Item 7).
- Date of the start of construction or substantial improvement _____.

FEMA Form 81-31, MAR 97 REPLACES ALL PREVIOUS EDITIONS SEE REVERSE SIDE FOR CONTINUATION

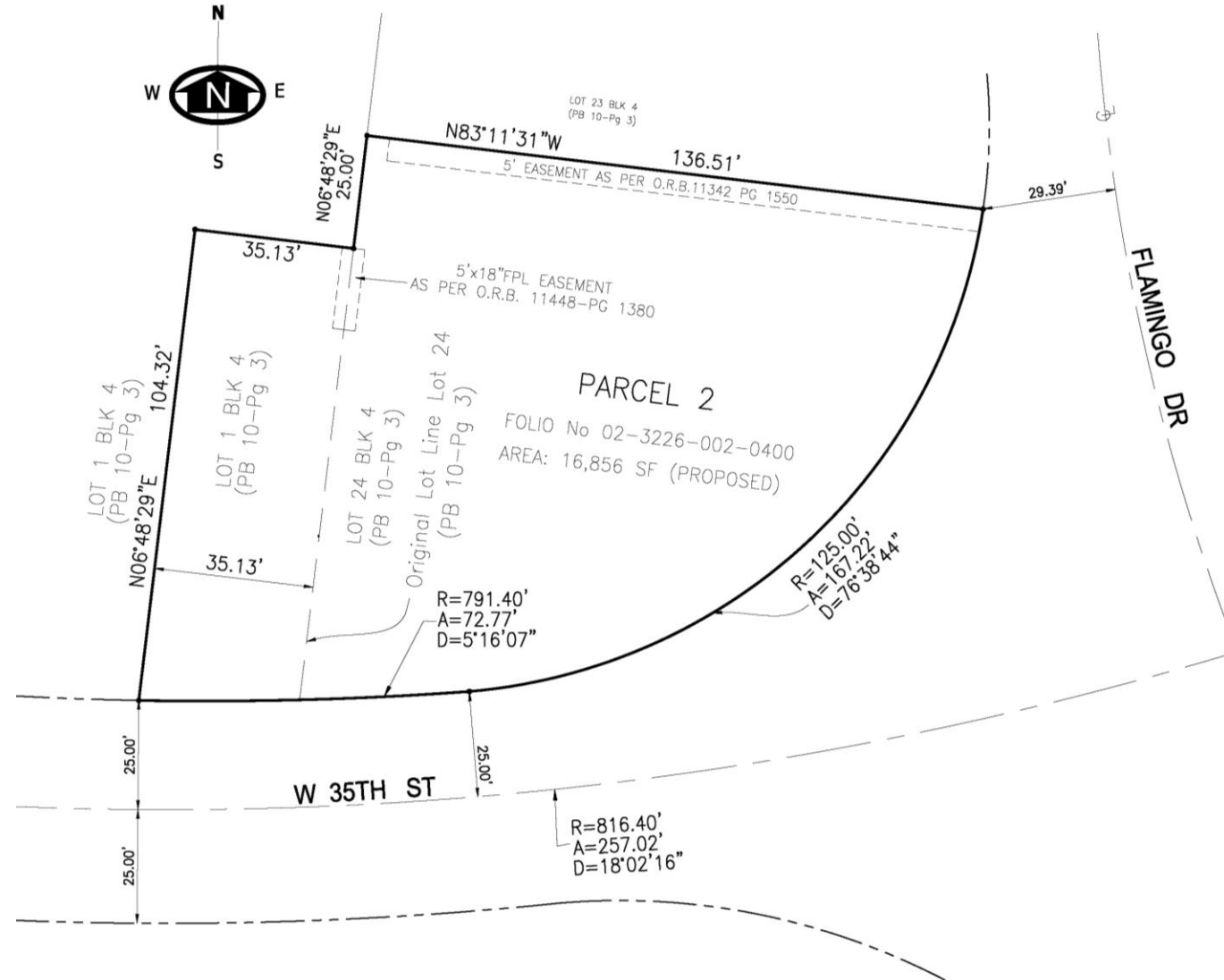
Platted Lot Line and Encroachment by Residence



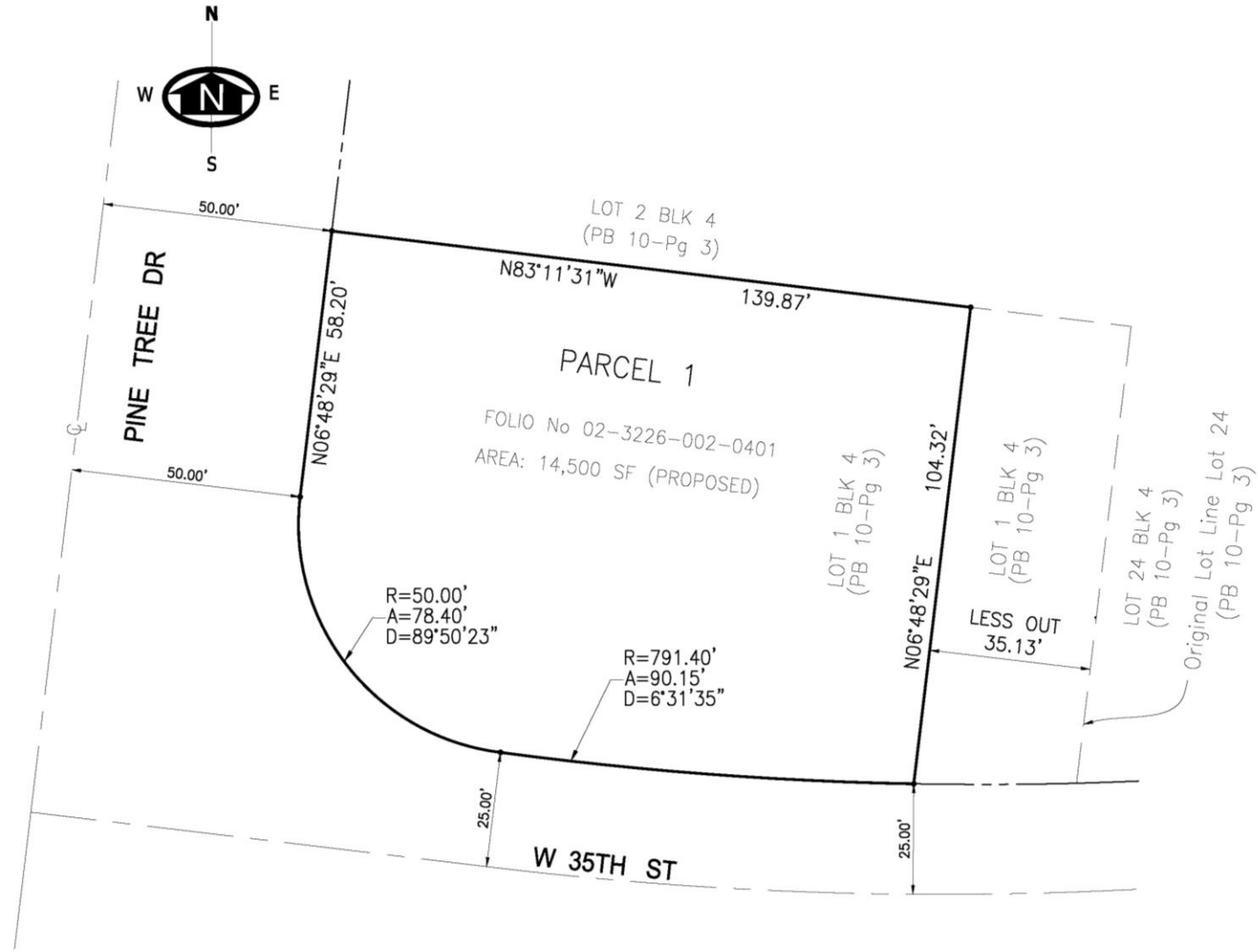
Proposed Subdivision



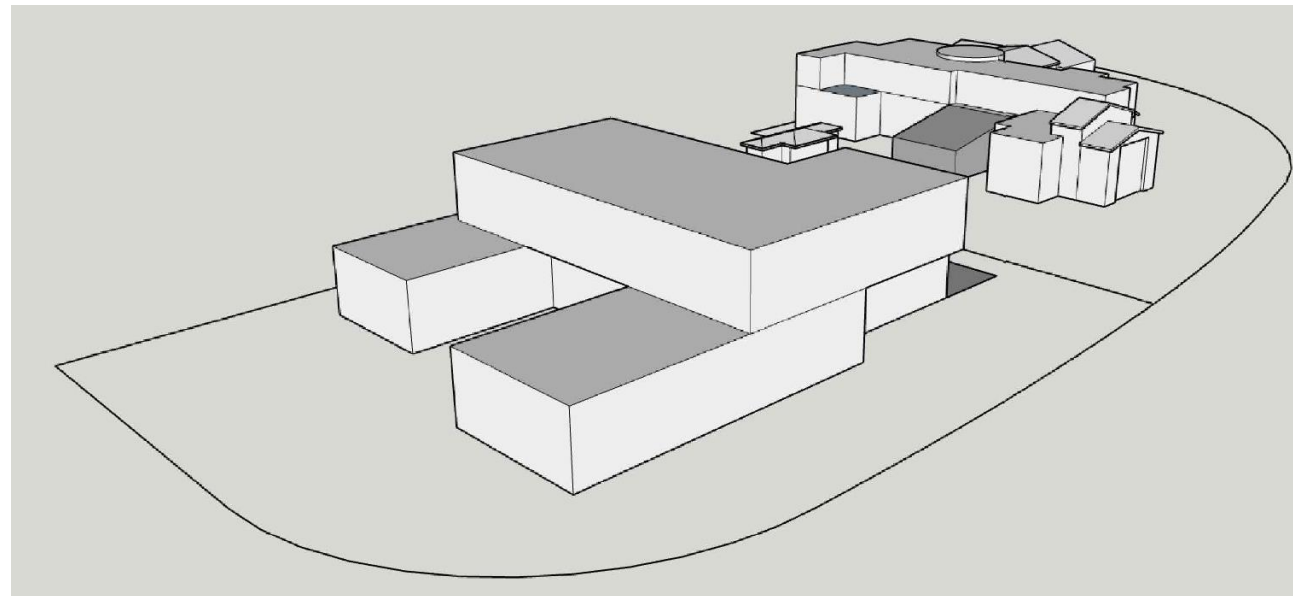
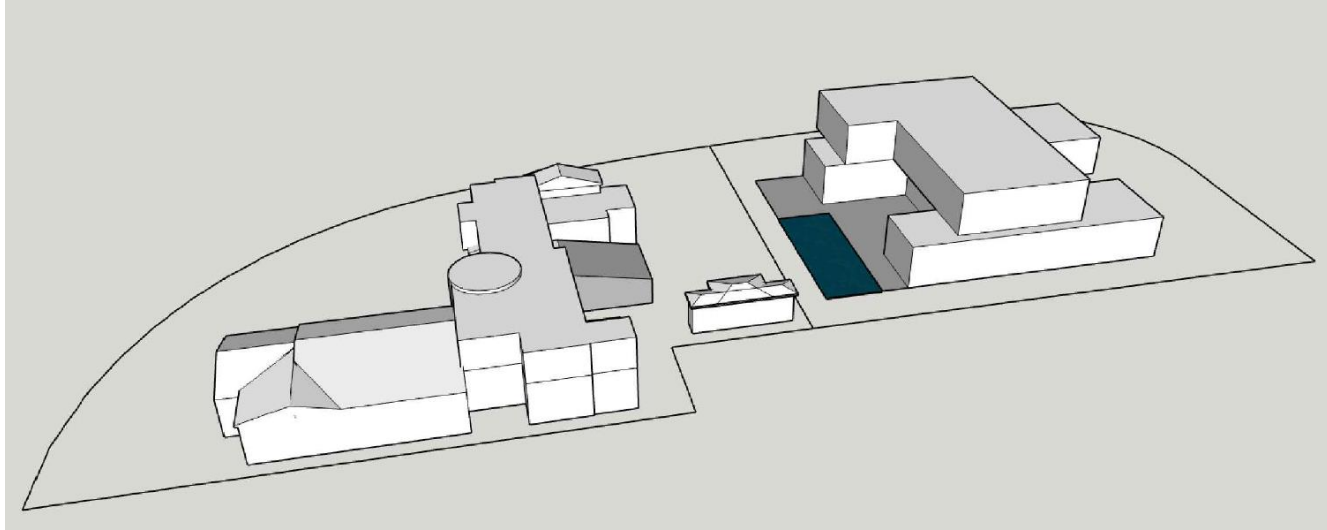
Flamingo Drive Parcel



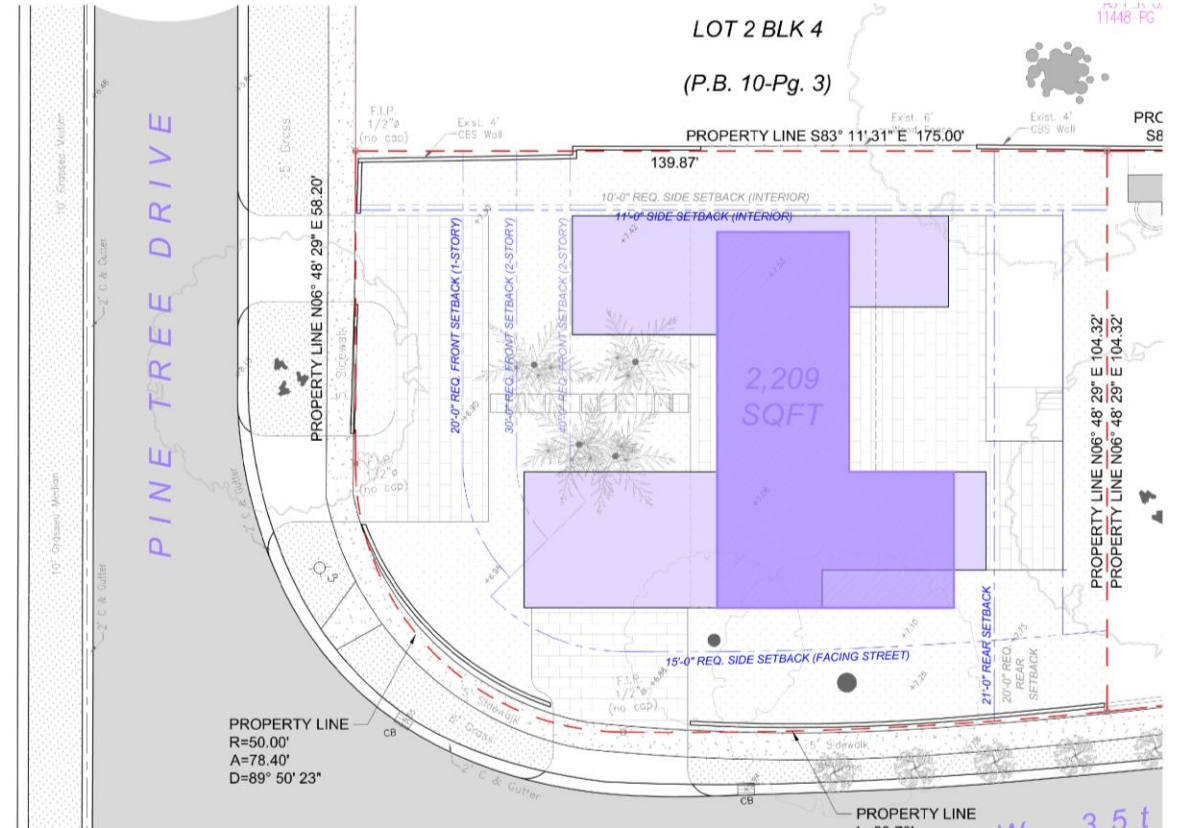
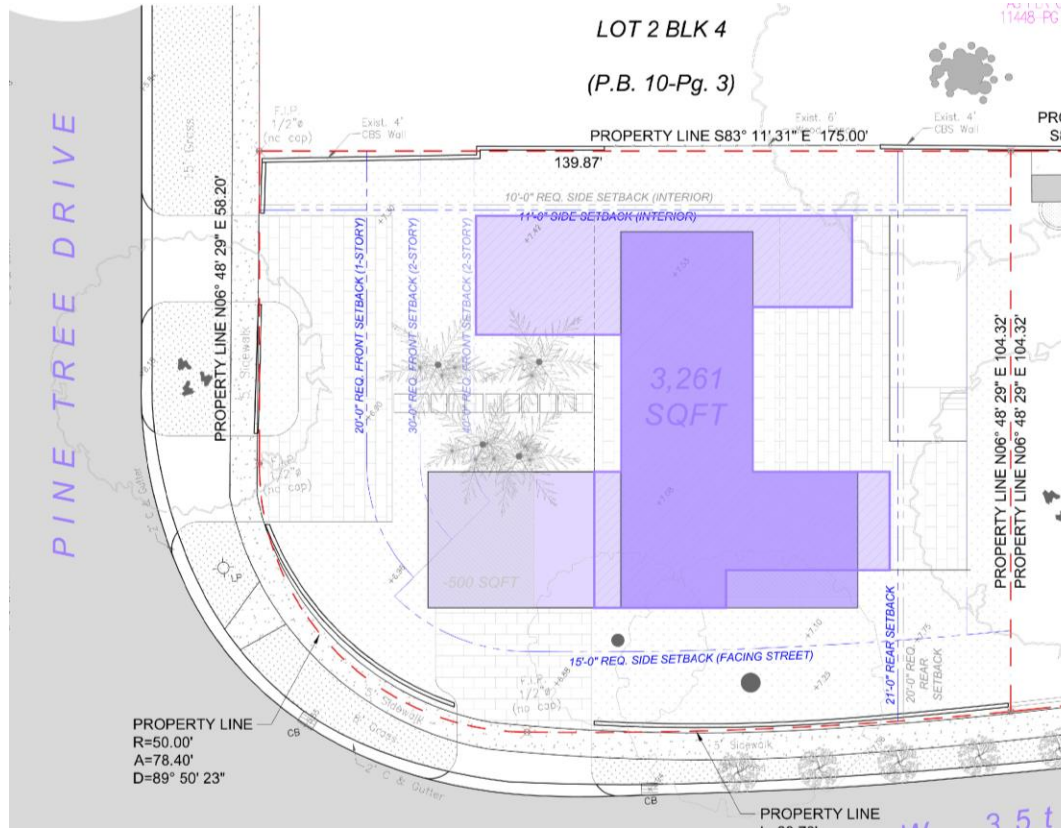
Pine Tree Drive Parcel



Pine Tree Drive Parcel – Massing Study



Pine Tree Drive Parcel – Residence



Neighbor Outreach



Thank You

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Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Demolition

Pursuant to Section 553.79(25)(a) Fla. Stat., under certain conditions, preempts municipalities from restricting a property owner's ability to demolish a single-family residence located in coastal high-hazard area. Specifically, according to the statute, a local regulation may not prohibit or otherwise restrict the ability of a private property owner to obtain a building permit to demolish his single-family residential structure located in a coastal high-hazard area, "if the lowest finished floor elevation of such structure is at or below base flood elevation as established by the Florida Building Code or a higher base flood elevation as may be required by local ordinance, whichever is higher, provided that such permit otherwise complies with all applicable Florida Building Code, Florida Fire Prevention Code, and Life Safety Code requirements, or local amendments thereto."

Section 54-48 of the City's Code of Ordinances requires that "new construction and substantial improvement of any residential building (including manufactured homes) shall have the lowest floor including electrical, heating, ventilation, plumbing, air conditioning equipment, cable, telephone, and other service facilities, including duct work elevated to no lower than 9.0 ft. NGVD (7.44 ft. NAVD), the crown of road or sidewalk plus one foot, or the base flood elevation plus minimum freeboard, whichever is higher." The residence at the Flamingo Drive Property is below the height of both of these specific elevations outlined by the City. In the City, minimum freeboard equals one foot. See Section 54-35 of the Code of Ordinances.