

# ZONING DATA SHEET

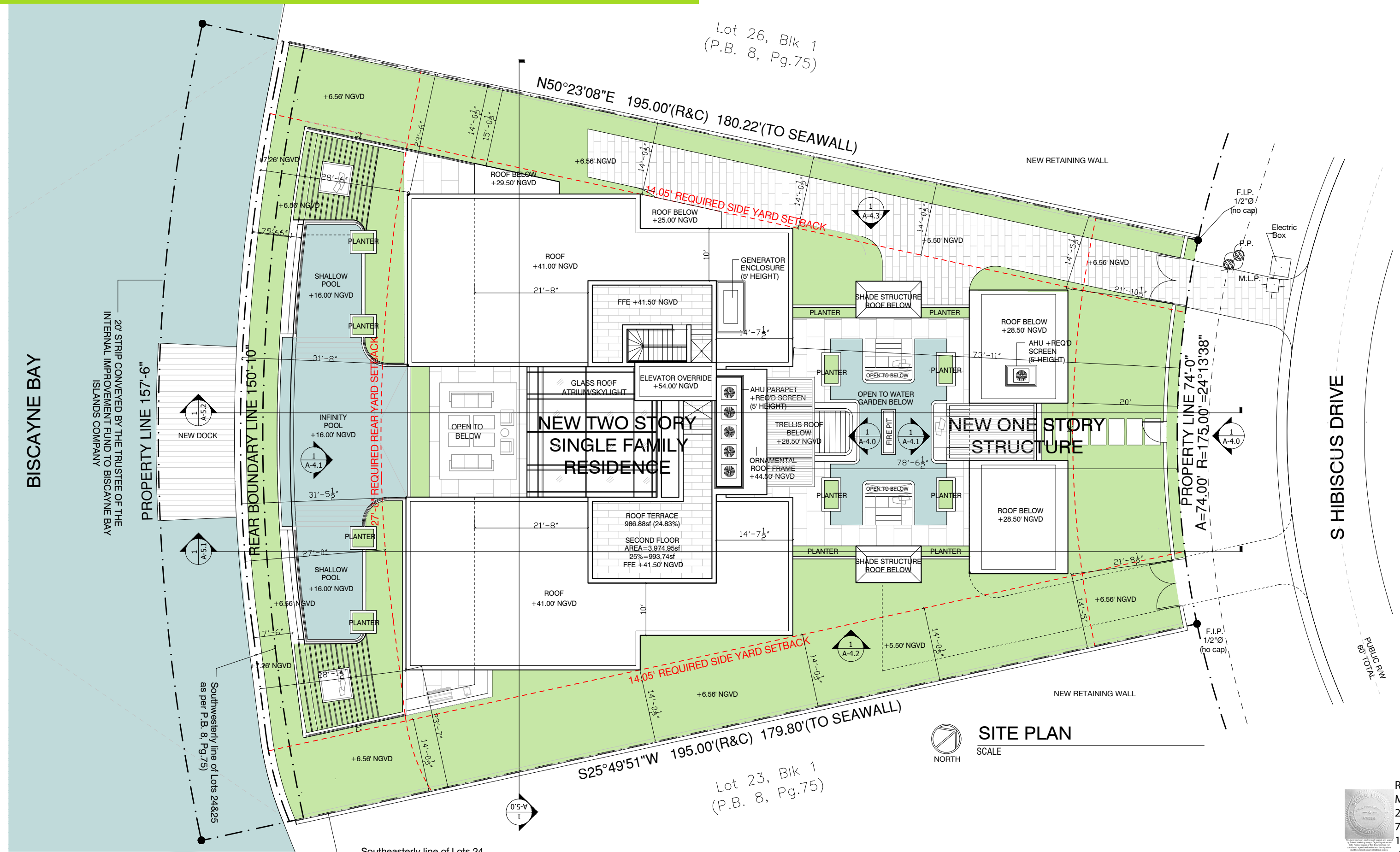
Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	420 S HIBISCUS DRIVE MIAMI BEACH FL33139		
2	Folio number(s):	02-3232-006-0210		
3	Board and file numbers :			
4	Year built:	VACANT	Zoning District:	RS-3
5	Based Flood Elevation:	+10'-0"NGVD	Grade value in NGVD:	+5.66' NGVD
6	Adjusted grade (Flood+Grade/2):	+7.83' NGVD	Free board:	+5.00'
7	Lot Area:	19,687sf		
8	Lot width:	112.42'	Lot Depth:	179.33'
9	Max Lot Coverage SF and %:	5,906.10sf (30%)	Proposed Lot Coverage SF and %:	5,804sf (29.48%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500sf
11	Front Yard Open Space SF and %:	1,266.58sf (80.93%)	Rear Yard Open Space SF and %:	2,792.74sf (71.54%)
12	Max Unit Size SF and %:	9,843.50sf (50%)	Proposed Unit Size SF and %:	9,799sf (49.77%)
13	Existing First Floor Unit Size:	TBD	Proposed First Floor Unit Size:	5,363sf
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	4,523sf (76.44%)
15		TBD	Proposed Second Floor Unit Size SF and % :	4,076sf
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	986.88sf (24.83%)
		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
17	Height:	24'-0" (28'-0" w/DRB)	TBD	26'-0"
18	Setbacks:			
19	Front First level:	20'-0"	TBD	21'-0"
20	Front Second level:	30'-0"	N/A	73'-11"
21	Side 1:	14.05'	TBD	14.05'
22	Side 2 or (facing street):	14.05'	TBD	14.05'
23	Rear:	26.09'	TBD	28.125'
	Accessory Structure Side 1:	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A
26	Sum of Side yard :	28.10'	TBD	28.10'
27	Located within a Local Historic District?			no
28	Designated as an individual Historic Single Family Residence Site?			no
29	Determined to be Architecturally Significant?			n/a
<b>Notes:</b>				
If not applicable write N/A				
All other data information should be presented like the above format				

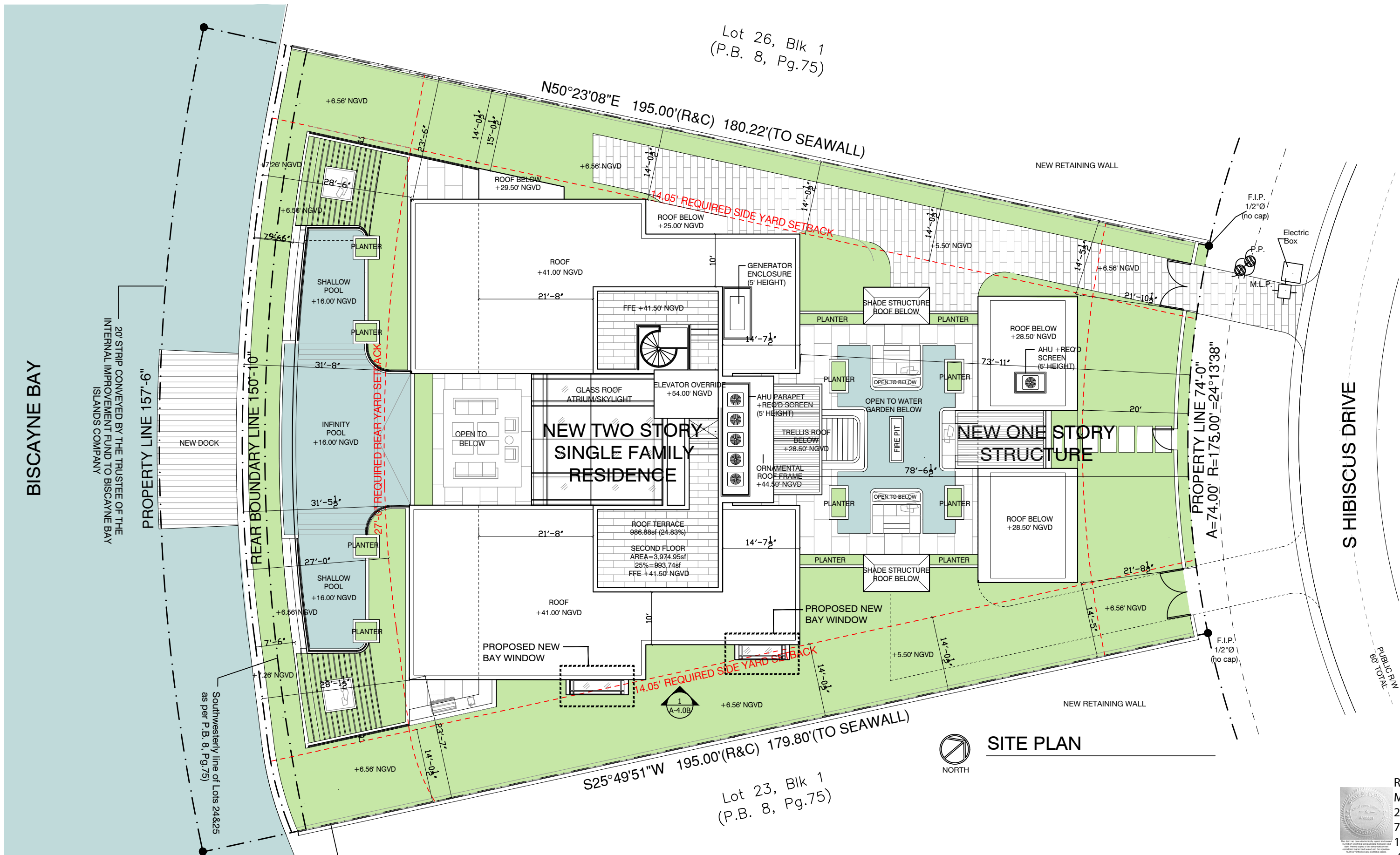


Robert M  
Moehring  
2020.09.07  
17:09:41 -04'00'

# APPROVED SITE PLAN



# PROPOSED SITE PLAN



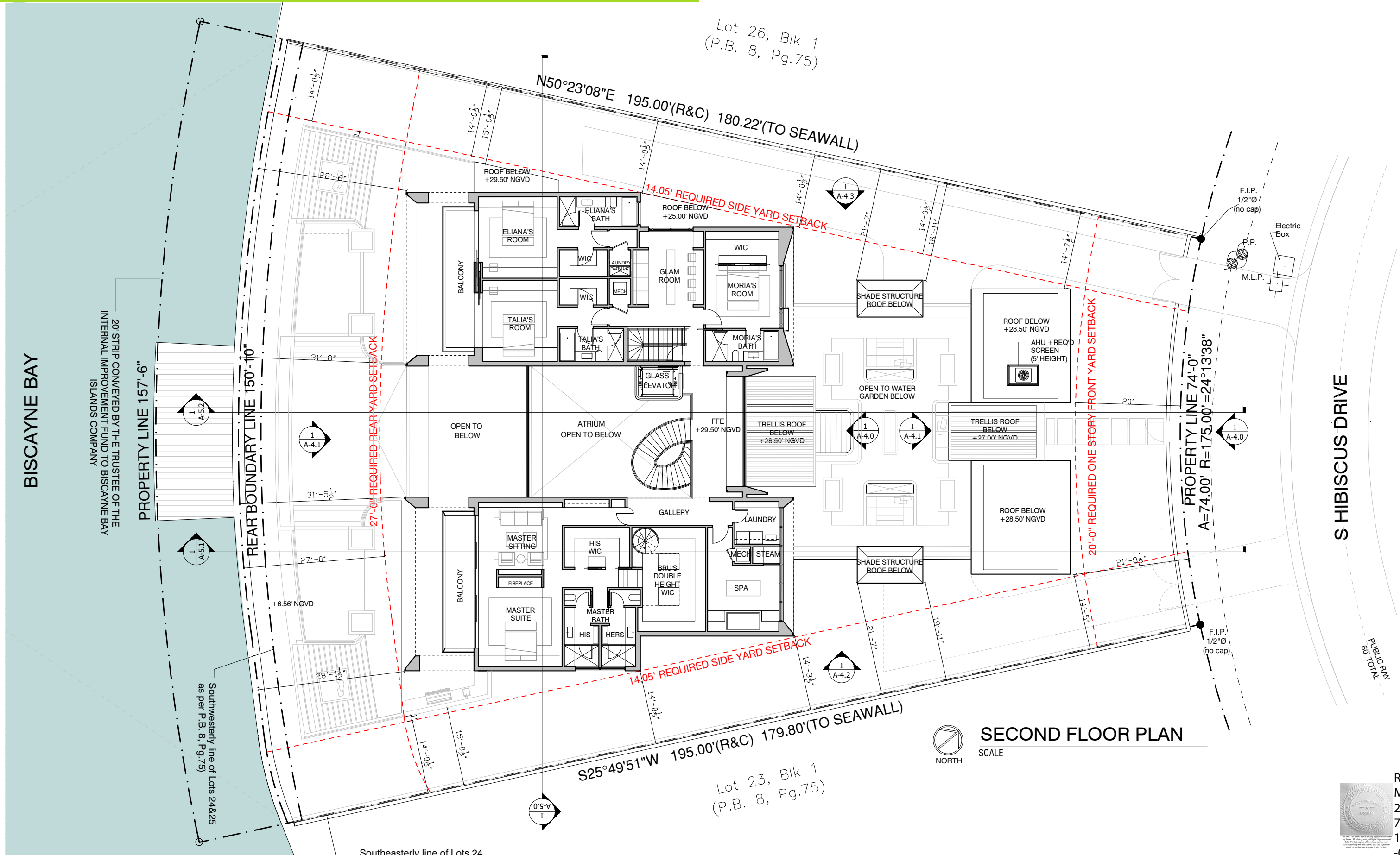
Lot 26, Blk 1  
(P.B. 8, Pg.75)

Lot 23, Blk 1  
(P.B. 8, Pg.75)



SITE PLAN

# APPROVED SECOND FLOOR PLAN



Lot 26, Blk 1  
(P.B. 8, Pg.75)

Lot 23, Blk 1  
(P.B. 8, Pg.75)

**SECOND FLOOR PLAN**  
SCALE

Robert M  
Moehring  
2020.09.07  
17:12:55  
-04'00"

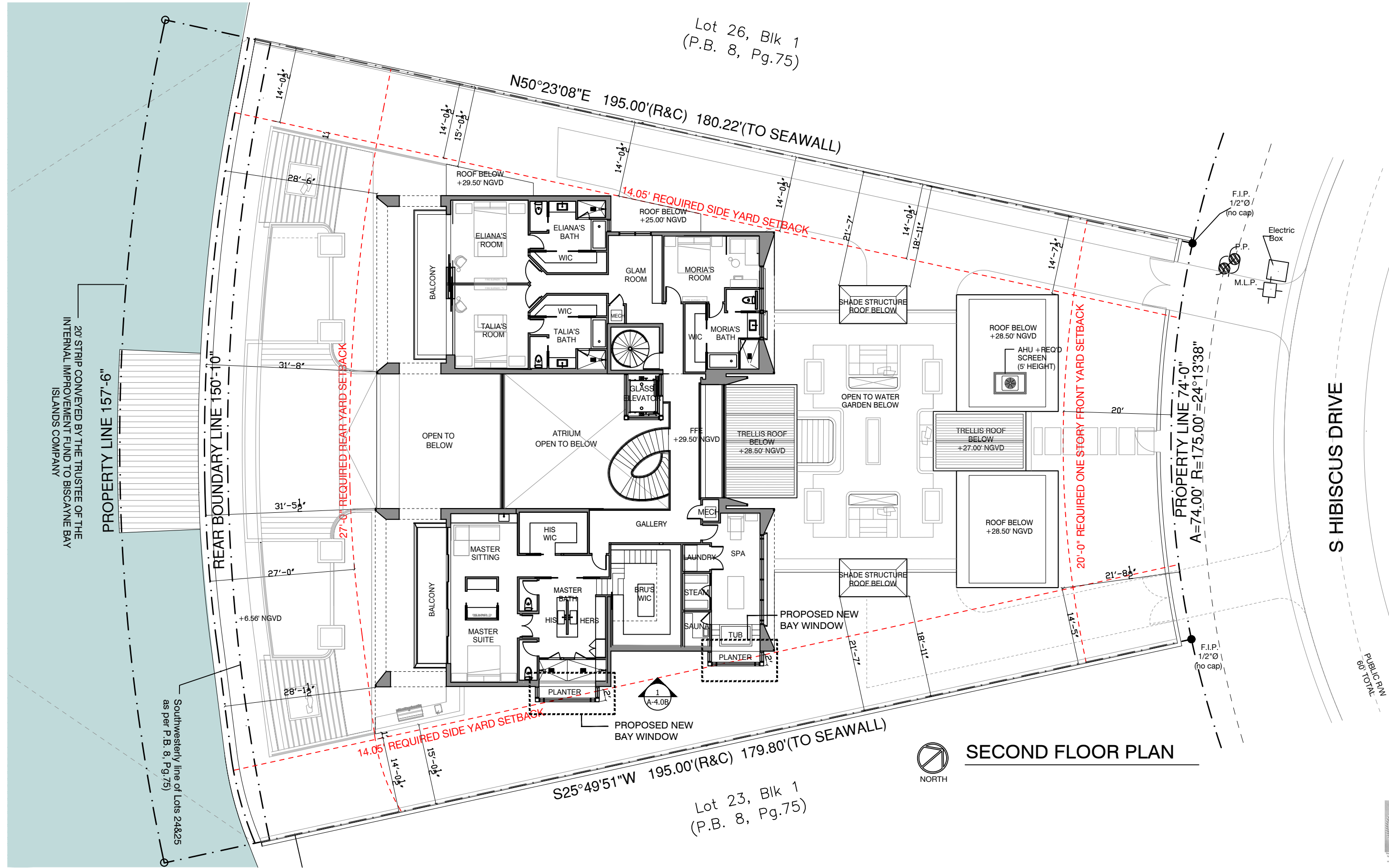
# PROPOSED SECOND FLOOR PLAN

Lot 26, Blk 1  
(P.B. 8, Pg.75)

N50°23'08"E 195.00'(R&C) 180.22'(TO SEAWALL)

Lot 23, Blk 1  
(P.B. 8, Pg.75)

S25°49'51"W 195.00'(R&C) 179.80'(TO SEAWALL)



20' STRIP CONVEYED BY THE TRUSTEE OF THE  
INTERNAL IMPROVEMENT FUND TO BISCAYNE BAY  
ISLANDS COMPANY

PROPERTY LINE 157'-6"

REAR BOUNDARY LINE 150'-10"

PROPERTY LINE 74'-0"  
A=74.00' R=175.00' =24°13'38"

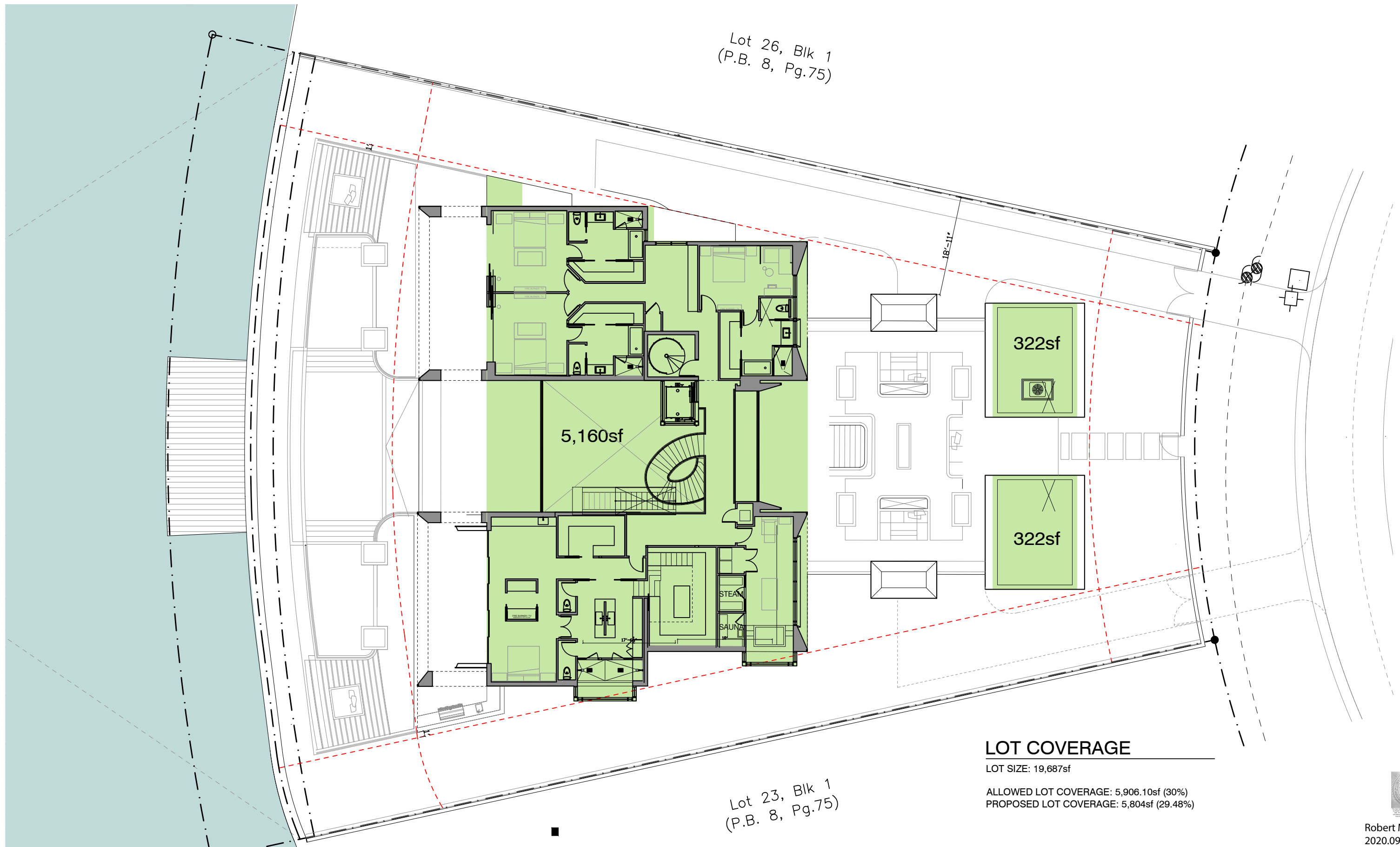
S HIBISCUS DRIVE

PUBLIC RM  
60' TOTAL



## SECOND FLOOR PLAN

# ZONING DIAGRAM - LOT COVERAGE



Lot 26, Blk 1  
(P.B. 8, Pg.75)

Lot 23, Blk 1  
(P.B. 8, Pg.75)

## LOT COVERAGE

LOT SIZE: 19,687sf

ALLOWED LOT COVERAGE: 5,906.10sf (30%)

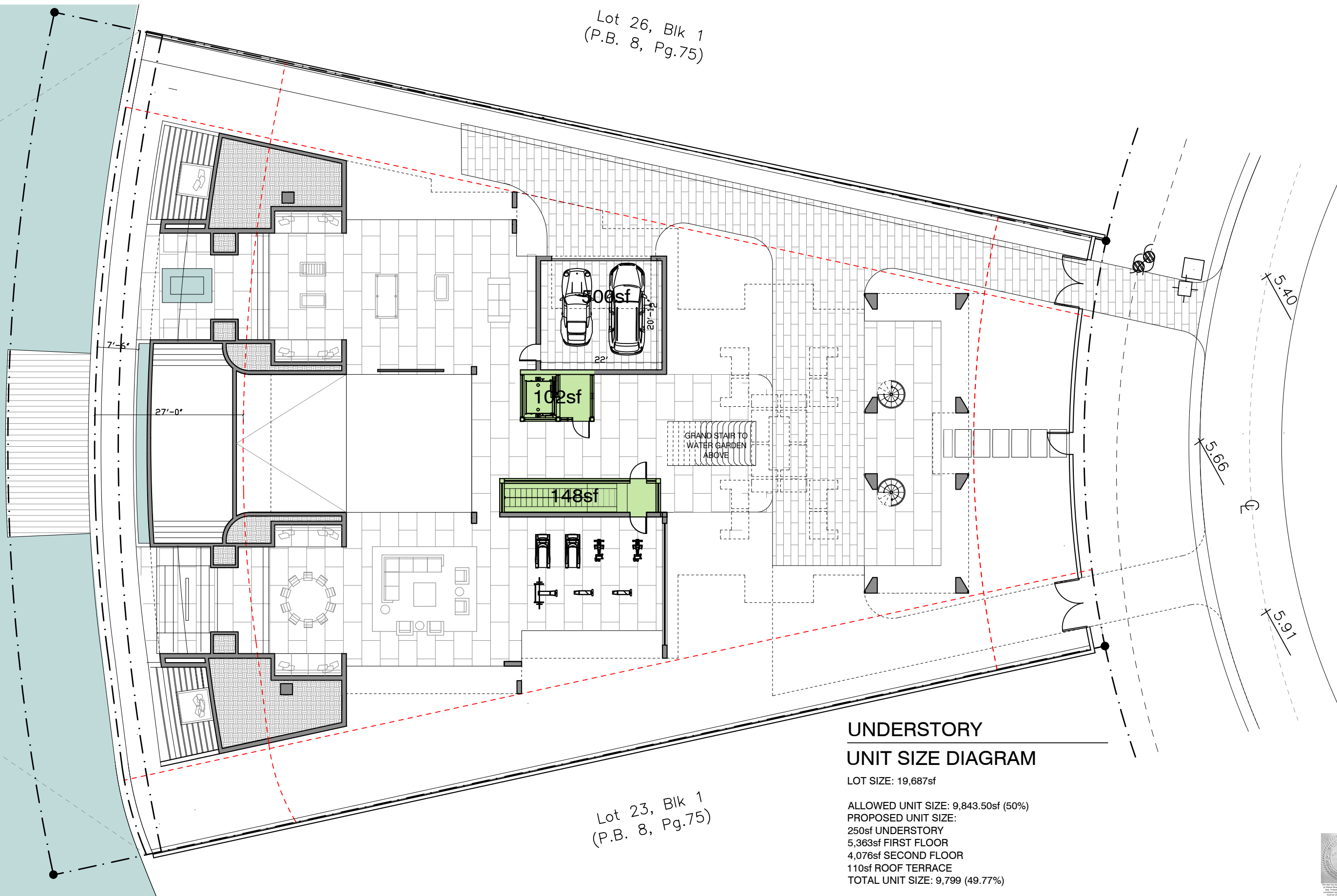
PROPOSED LOT COVERAGE: 5,804sf (29.48%)



# ZONING DIAGRAM - UNIT SIZE

Lot 26, Blk 1  
(P.B. 8, Pg.75)

Lot 23, Blk 1  
(P.B. 8, Pg.75)



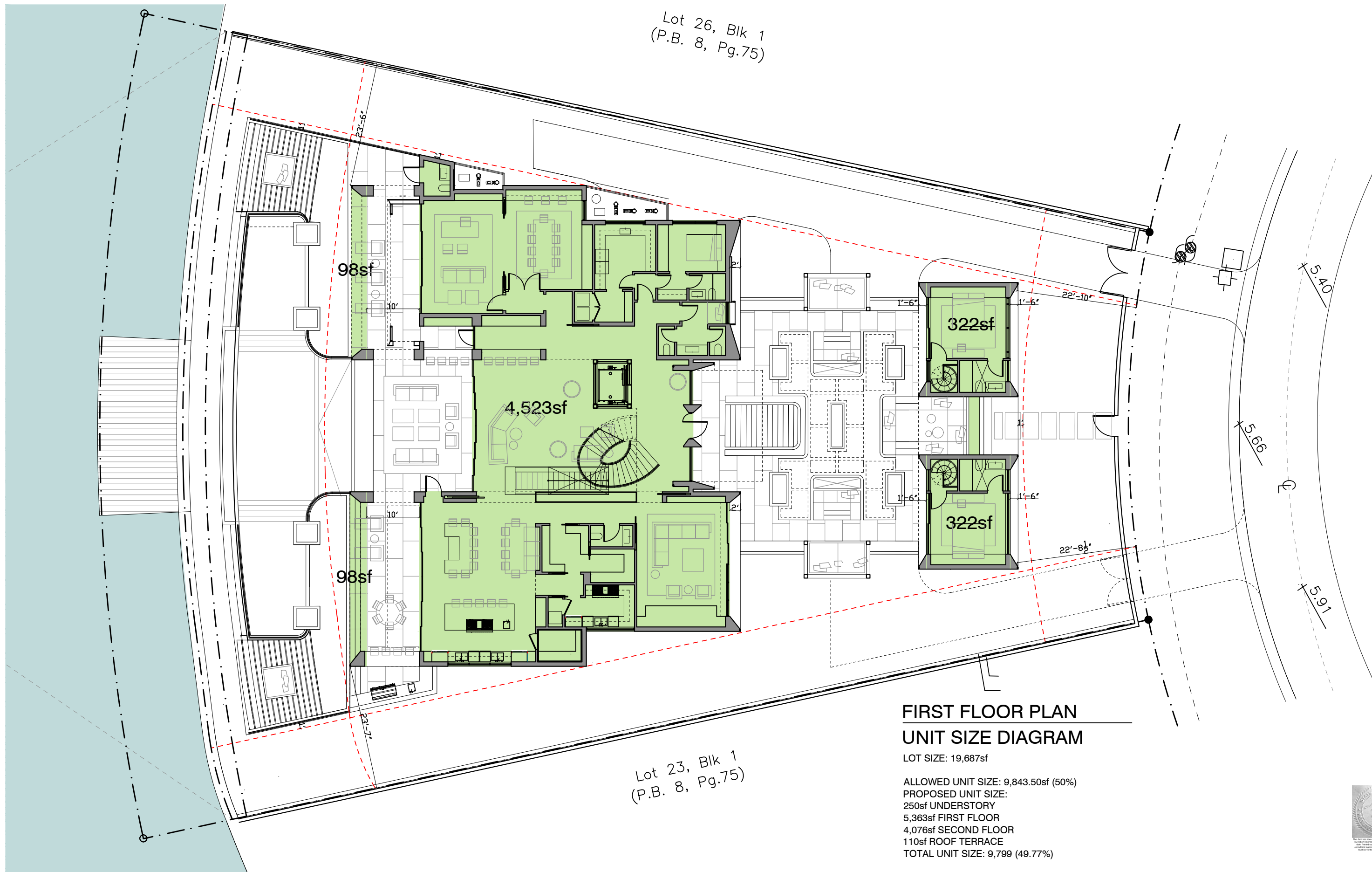
## UNDERSTORY UNIT SIZE DIAGRAM

LOT SIZE: 19,687sf  
 ALLOWED UNIT SIZE: 9,843.50sf (50%)  
 PROPOSED UNIT SIZE:  
 250sf UNDERSTORY  
 5,363sf FIRST FLOOR  
 4,076sf SECOND FLOOR  
 110sf ROOF TERRACE  
 TOTAL UNIT SIZE: 9,799 (49.77%)

# ZONING DIAGRAM - UNIT SIZE

Lot 26, Blk 1  
(P.B. 8, Pg.75)

Lot 23, Blk 1  
(P.B. 8, Pg.75)



## FIRST FLOOR PLAN UNIT SIZE DIAGRAM

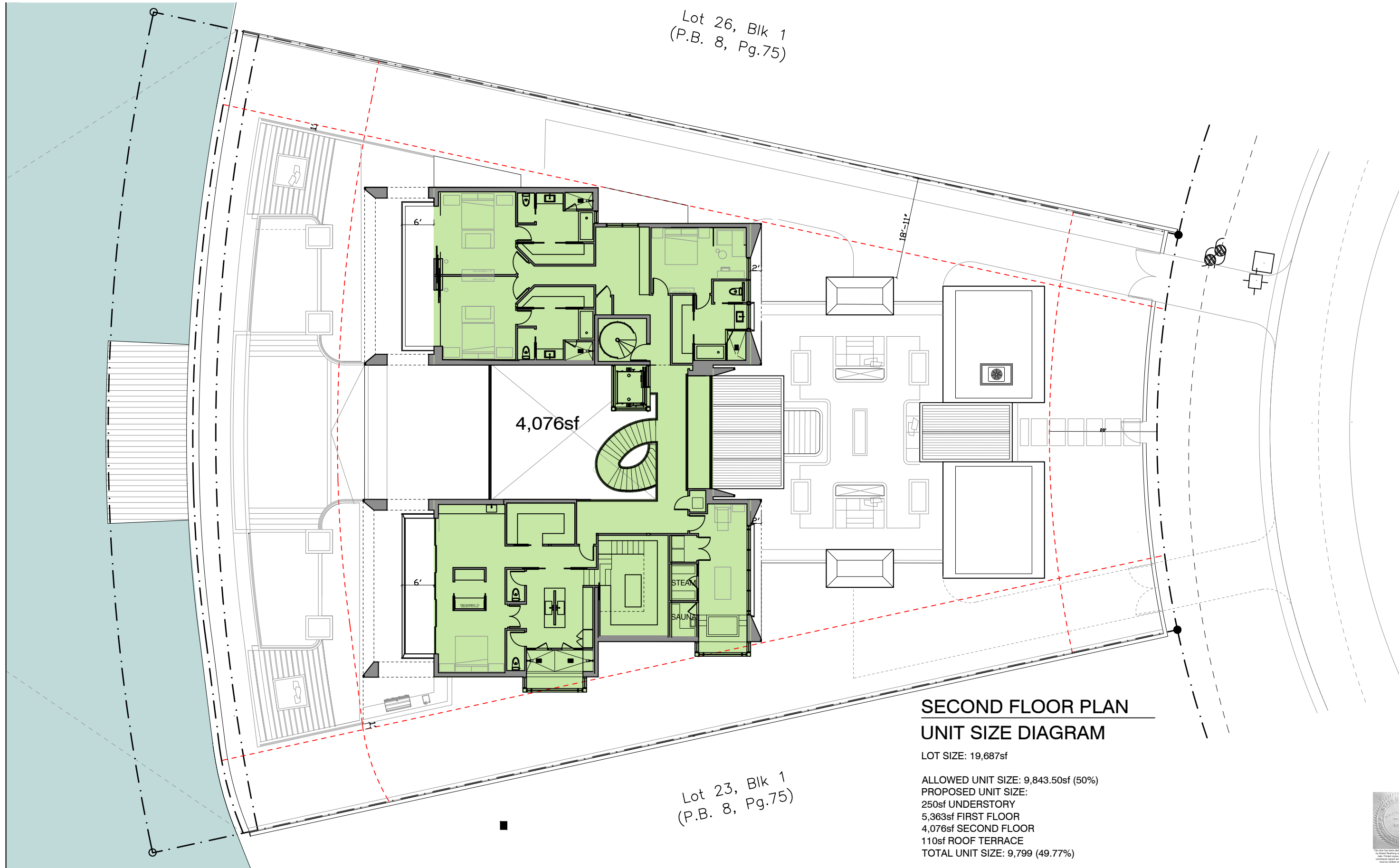
LOT SIZE: 19,687sf  
 ALLOWED UNIT SIZE: 9,843.50sf (50%)  
 PROPOSED UNIT SIZE:  
 250sf UNDERSTORY  
 5,363sf FIRST FLOOR  
 4,076sf SECOND FLOOR  
 110sf ROOF TERRACE  
 TOTAL UNIT SIZE: 9,799 (49.77%)

Robert M  
Moehring  
2020.09.0  
7  
17:14:30  
-04'00'



# ZONING DIAGRAM - UNIT SIZE

Lot 26, Blk 1  
(P.B. 8, Pg.75)



Lot 23, Blk 1  
(P.B. 8, Pg.75)

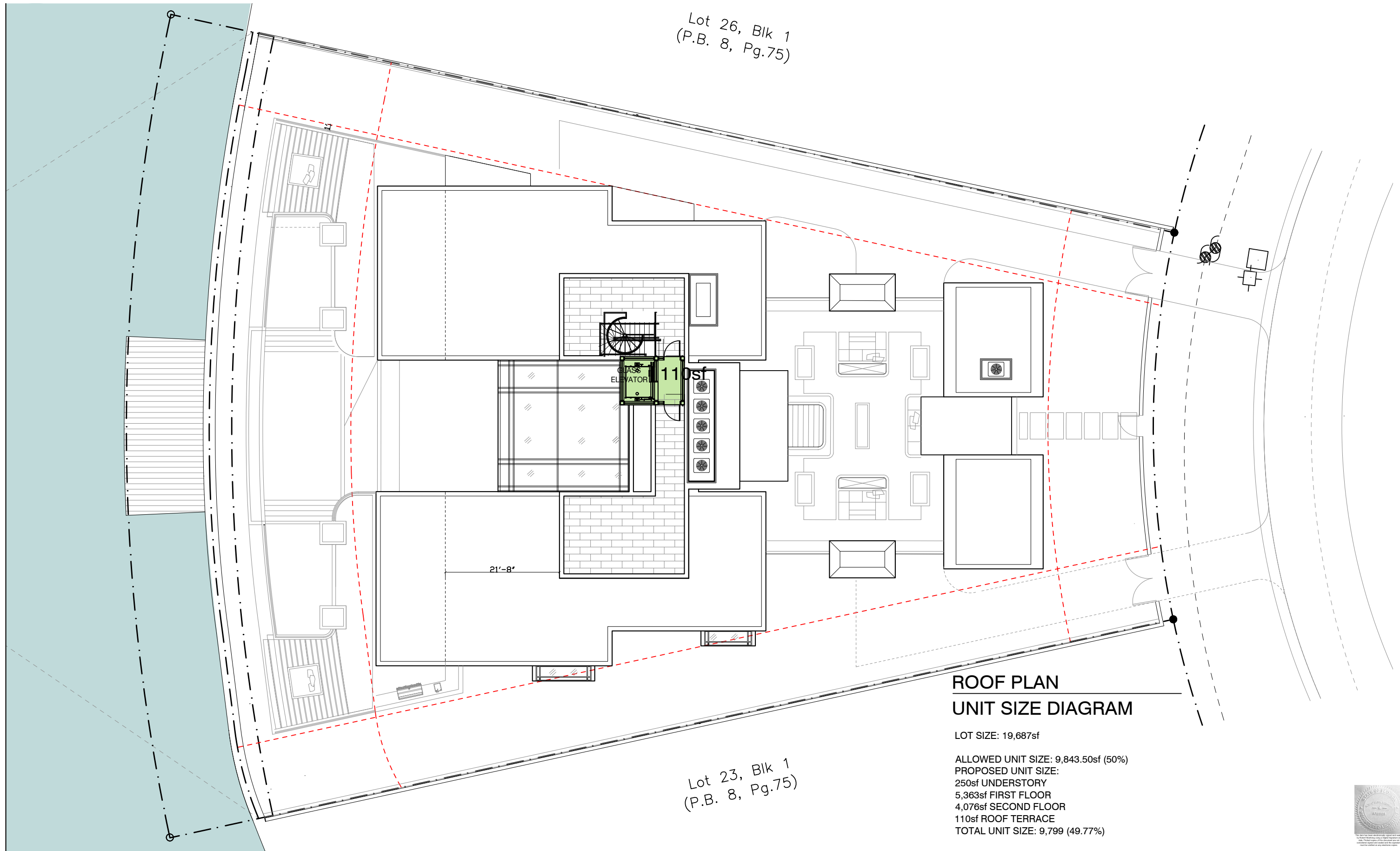
## SECOND FLOOR PLAN UNIT SIZE DIAGRAM

LOT SIZE: 19,687sf  
ALLOWED UNIT SIZE: 9,843.50sf (50%)  
PROPOSED UNIT SIZE:  
250sf UNDERSTORY  
5,363sf FIRST FLOOR  
4,076sf SECOND FLOOR  
110sf ROOF TERRACE  
TOTAL UNIT SIZE: 9,799 (49.77%)

Robert M  
Moehring  
2020.09.0  
7  
17:14:53  
-04'00'

# ZONING DIAGRAM - UNIT SIZE

Lot 26, Blk 1  
(P.B. 8, Pg.75)



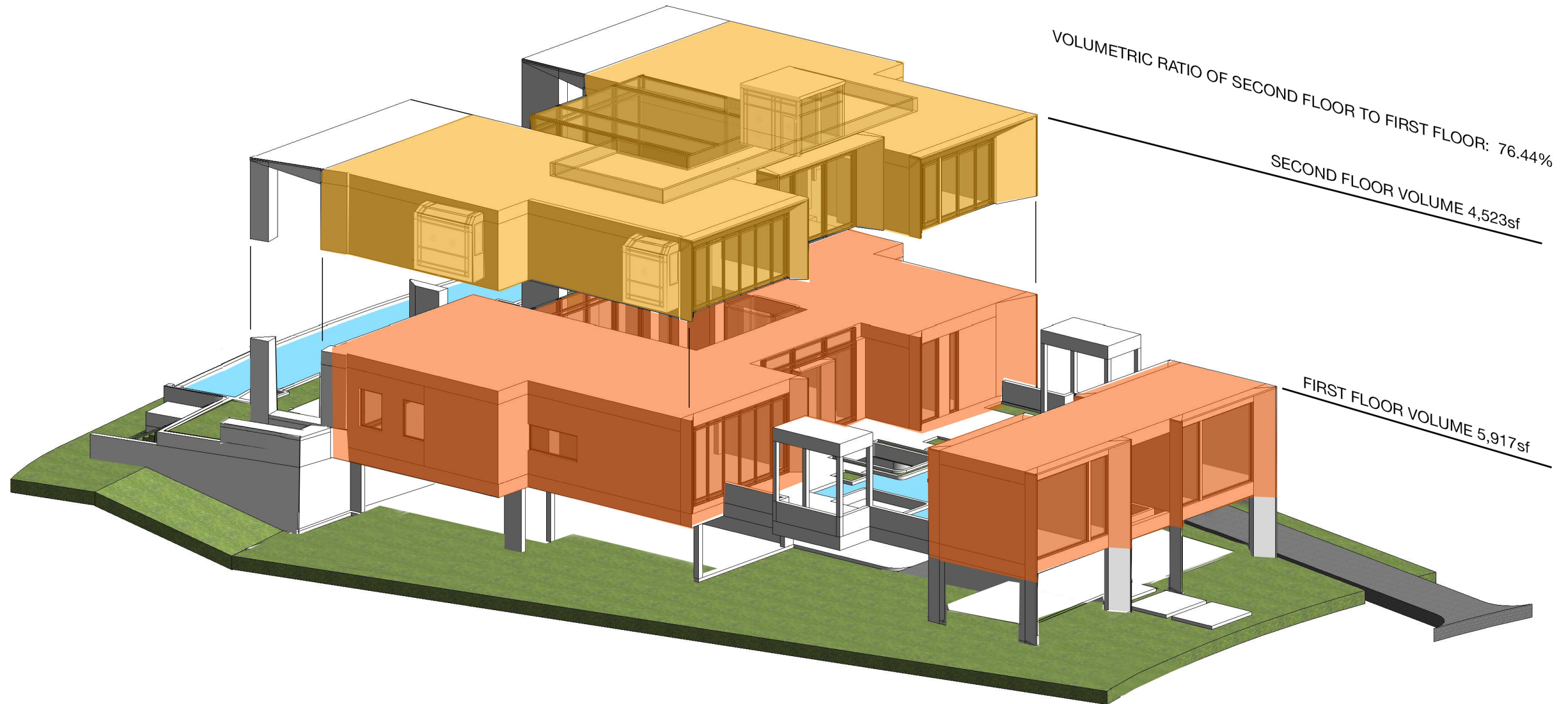
Lot 23, Blk 1  
(P.B. 8, Pg.75)

## ROOF PLAN UNIT SIZE DIAGRAM

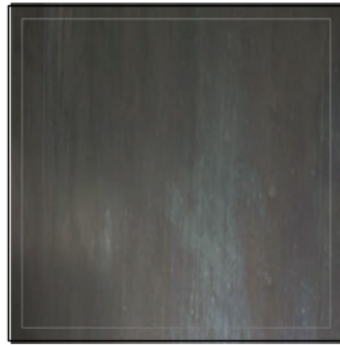
LOT SIZE: 19,687sf

ALLOWED UNIT SIZE: 9,843.50sf (50%)  
PROPOSED UNIT SIZE:  
250sf UNDERSTORY  
5,363sf FIRST FLOOR  
4,076sf SECOND FLOOR  
110sf ROOF TERRACE  
TOTAL UNIT SIZE: 9,799 (49.77%)

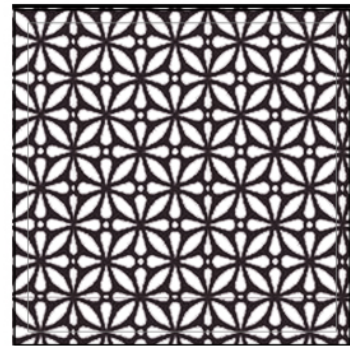
# VOLUMETRIC RATIO DIAGRAM



# MATERIAL BOARD



**MT1**  
ALUMINUM MULLIONS  
- BRONZE FINISH



**MT2**  
ALUMINUM SCREEN  
- BRONZE FINISH



**WD1**  
ALUMINUM WALL  
CLADDING- WOOD FINISH



**ST1**  
STONE CLADDING



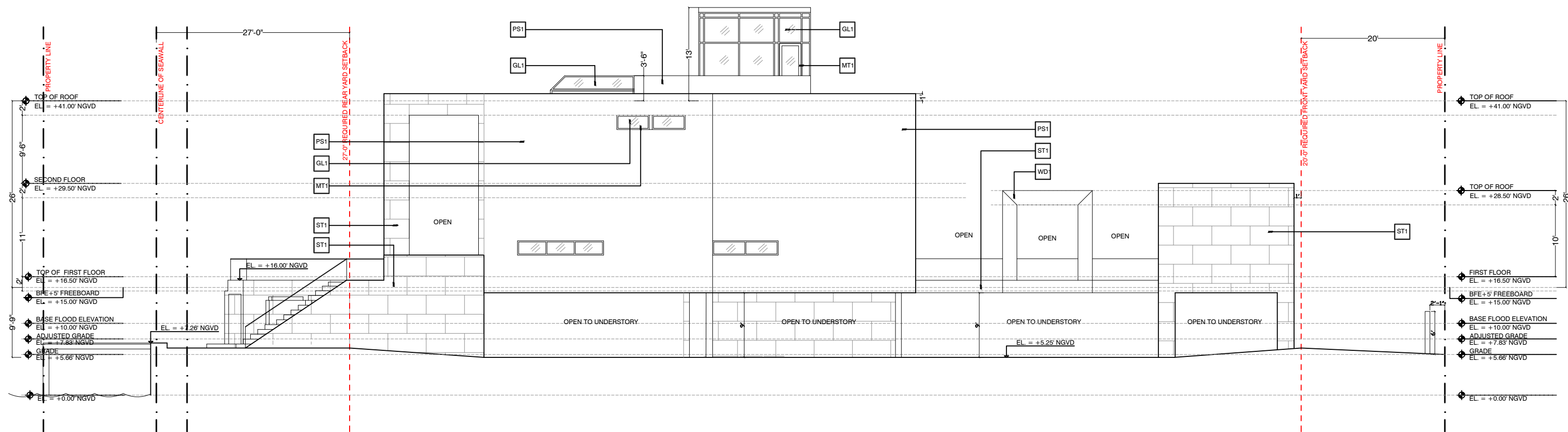
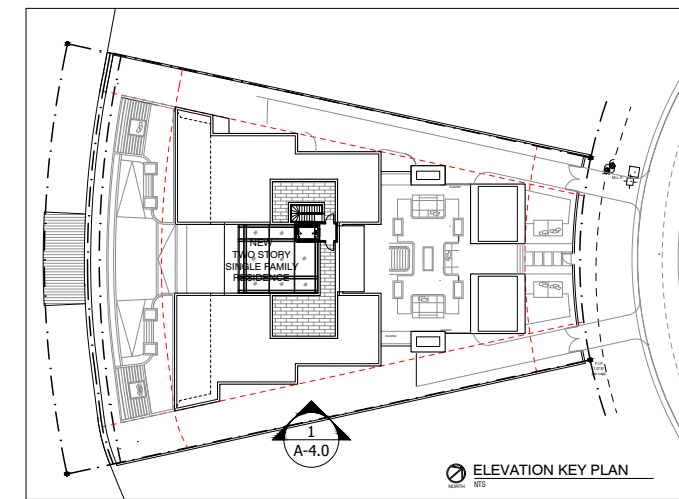
**PS1**  
PAINTED STUCCO  
FINISH



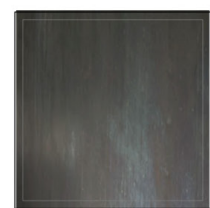
**GL1**  
CLEAR IMPACT GLASS



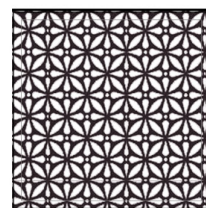
# APPROVED ELEVATION - EAST



**1 EAST ELEVATION**  
SCALE - 1/8" = 1'-0"



**MT1**  
ALUMINUM MULLIONS  
- BRONZE FINISH



**MT2**  
ALUMINUM SCREEN  
- BRONZE FINISH



**WD1**  
ALUMINUM WALL  
CLADDING- WOOD FINISH



**ST1**  
STONE CLADDING



**PS1**  
PAINTED STUCCO  
FINISH

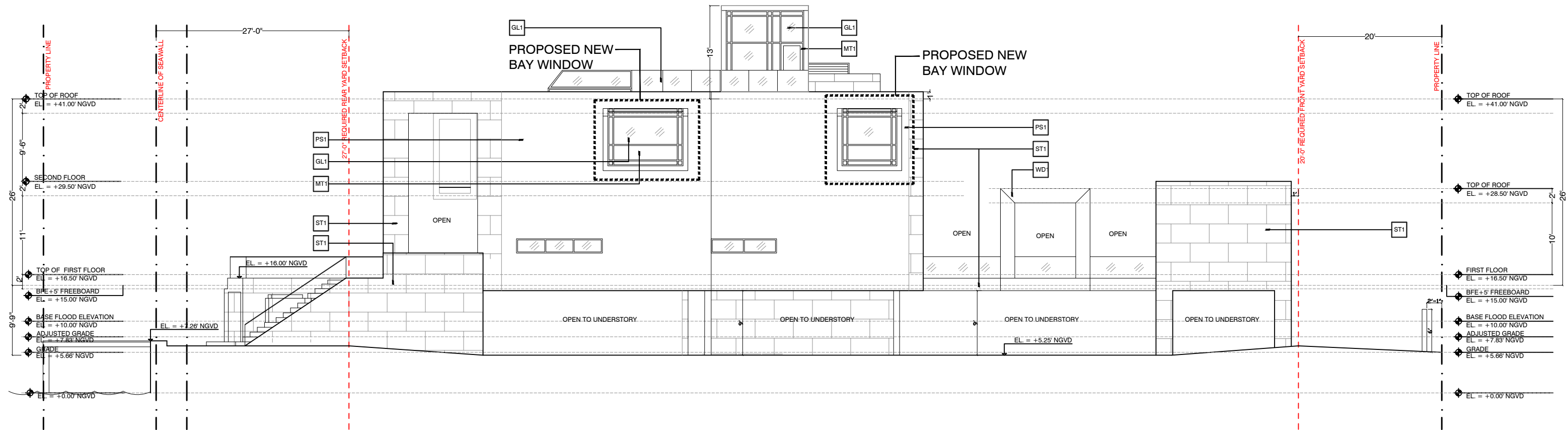
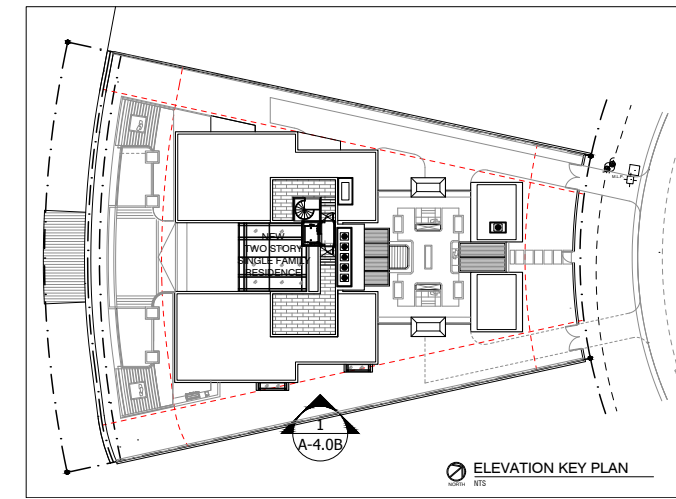


**GL1**  
CLEAR IMPACT GLASS



Robert M.  
Moehring  
2020.09.07  
17:16:37 -04'00'

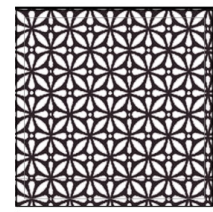
# PROPOSED ELEVATION - EAST



**1 EAST ELEVATION- PROPOSED**  
SCALE - 1/8" = 1'-0"



**MT1**  
ALUMINUM MULLIONS  
- BRONZE FINISH



**MT2**  
ALUMINUM SCREEN  
- BRONZE FINISH



**WD1**  
ALUMINUM WALL  
CLADDING- WOOD FINISH



**ST1**  
STONE CLADDING



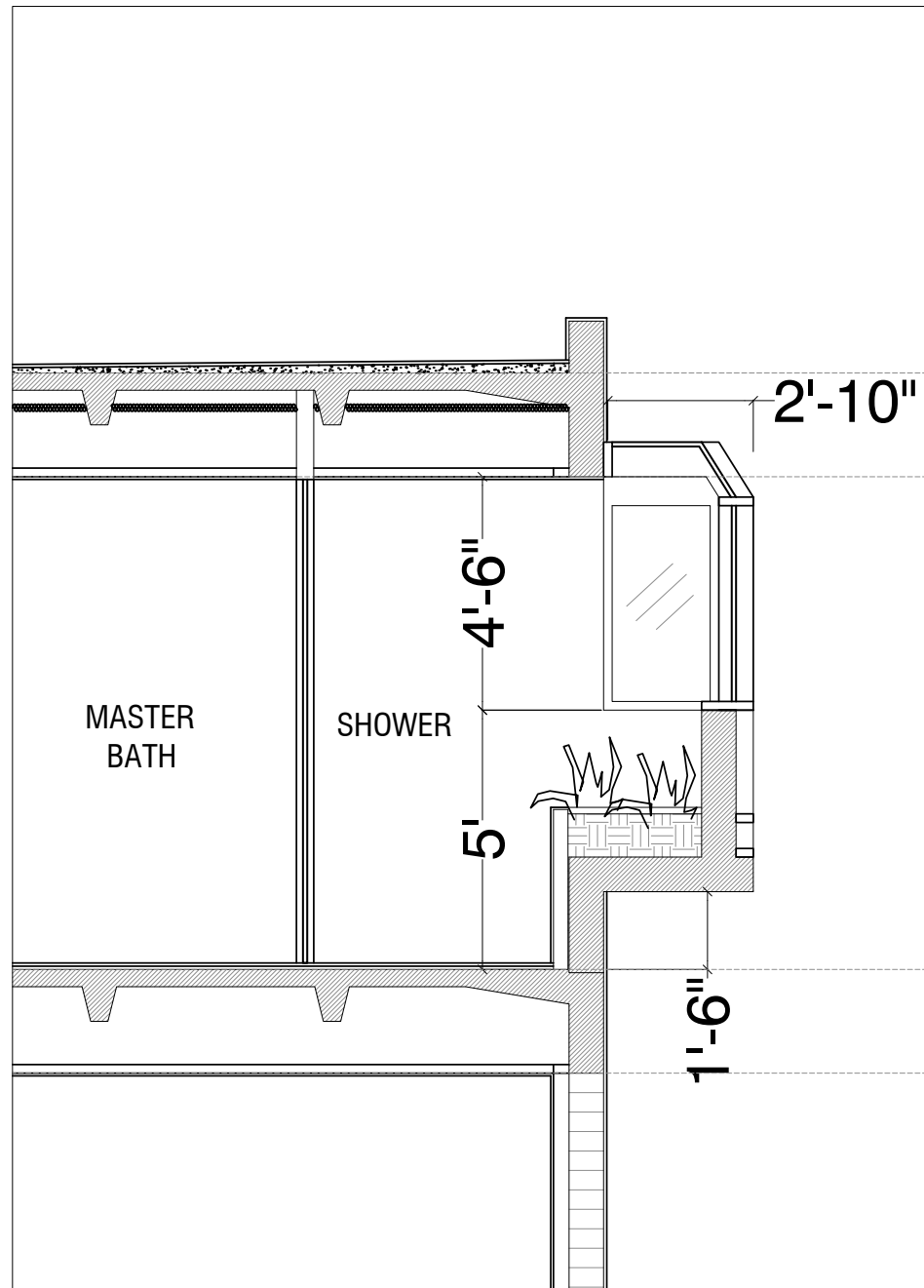
**PS1**  
PAINTED STUCCO  
FINISH



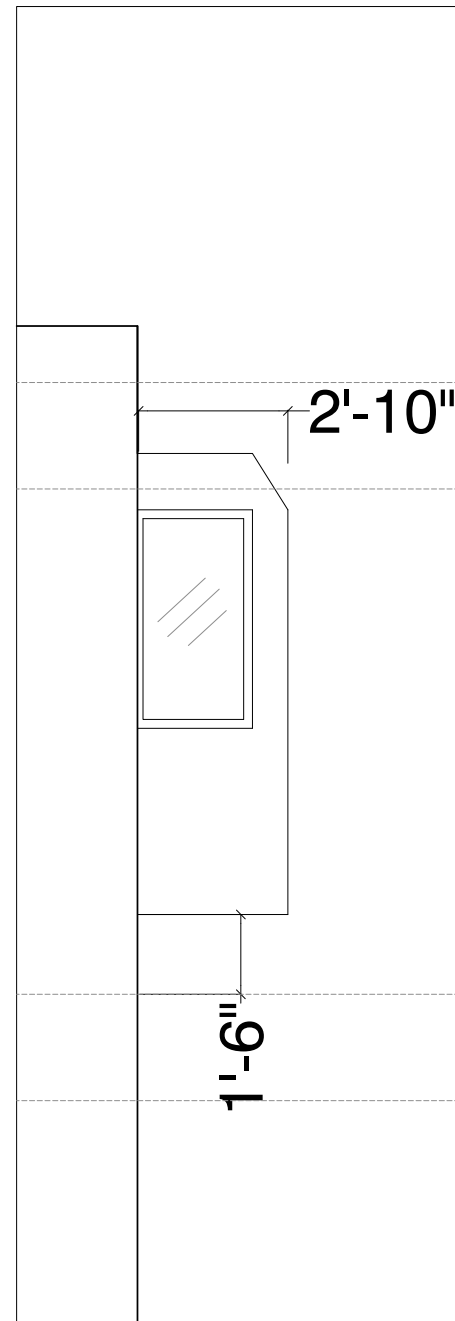
**GL1**  
CLEAR IMPACT GLASS



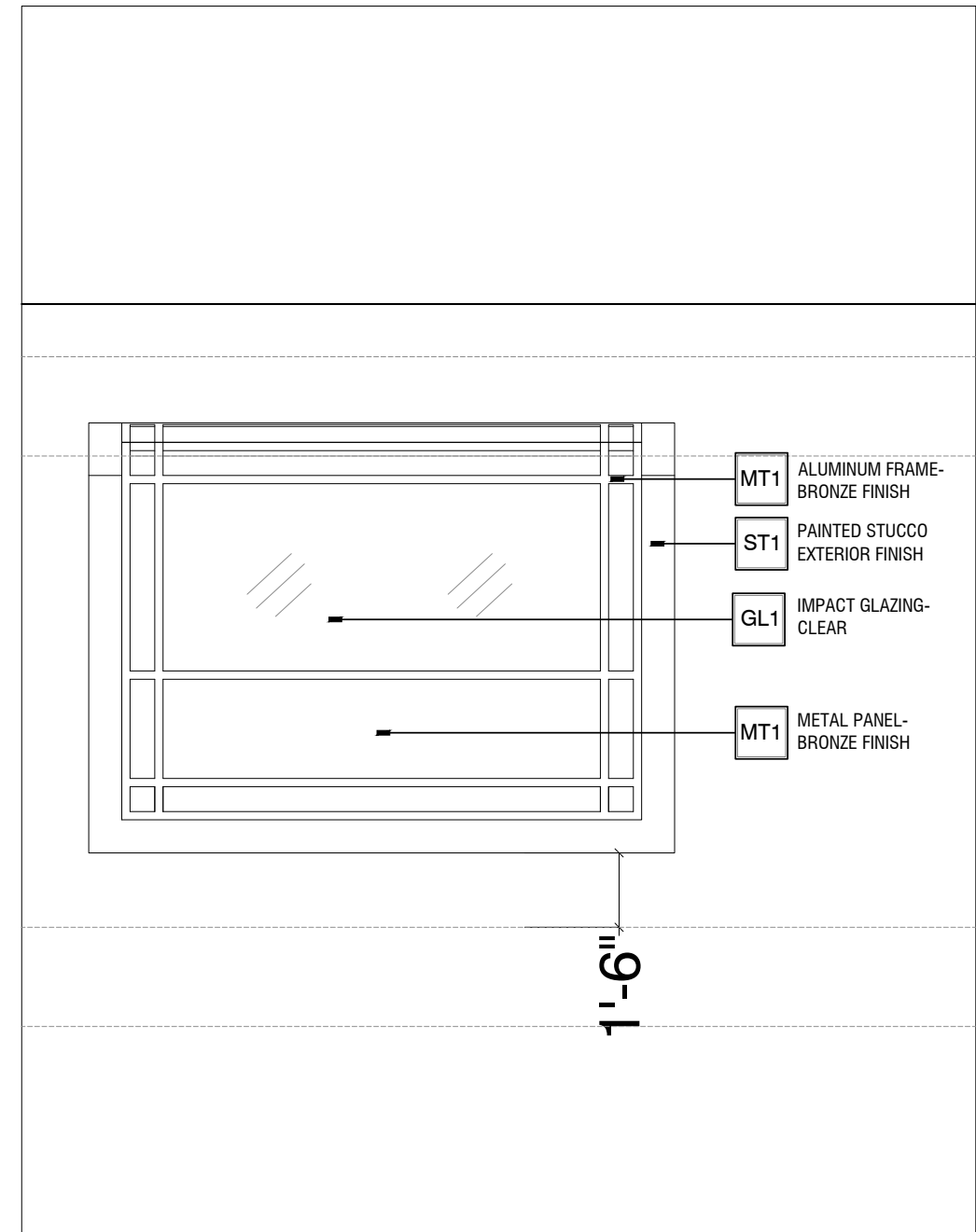
Robert M Moehring  
2020.09.07  
17:17:02 -04'00'



SECTION



SIDE ELEVATION



FRONT ELEVATION

1

BAY WINDOW DETAILS

SCALE - 1/4" = 1'-0"



Robert M Moehring  
2020.09.07 17:17:30  
-04'00'

# ADJACENT PROPERTIES CONTEXT PLAN

