



900 S SHORE DR

KEY LOCATION MAP



OWNER'S NAME: LUIS JOSE MOLLA

PROJECT ADDRESS: 900 S. SHORE DR, MIAMI BEACH, FL 33141

DESIGN ARCHITECT: LEGEARD STUDIO

ARCHITECT OF RECORD: DN'A DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:

CONTEXT PHOTOS WITH REFERENCE

DRAWING NUMBER:

A-05



900 S SHORE DR

KEY LOCATION MAP



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DESIGN ARCHITECT: LEGEARD STUDIO

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LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:

EXISTING SITE PHOTOS

DRAWING NUMBER:

A-06



900 S SHORE DR

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:	900 SOUTH SHORE DRIVE (900)			
2	Folio number(s):	02-3203-007-0140			
3	Board and file number(s) :	PB23-0647			
4	Year built: 1963	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	Grade value in NGVD:	3.52 (if Possible)	
9	Adjusted grade (Flood+Grade/2):	5.76	Free board:	1 Ft	
10	30" above grade:	6.02	Lot Area:	10,954	
11	Lot width:	72 FT	Lot Depth:	170 FT	
12	Max Lot Coverage SF and %:	3,286 SF (30%)	Proposed Lot Coverage SF and %:	2,938 SF - 30%	
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)	517 SF	
14	Front Yard Open Space SF and %:	1,030 SF (50%)	Rear Yard Open Space SF and %:	1,081 SF - 70%	
15	Max Unit Size SF and %:	5,477 SF (50%)	Proposed Unit Size SF and %:	5,371 SF - 50%	
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,129 SF	
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	24 FT	N/A	23 FT	N/A
	Front Setbacks:	30 FT	N/A	30 FT	N/A
20	Front First level:	20 FT	N/A	20 FT	N/A
	Front second level:	35 FT	N/A	40 FT	N/A
	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.	16.8FT	N/A	25.6FT	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	N/A	N/A
22	Sum of side yard :	N/A	N/A	N/A	N/A
23	Side 1:	10FT	N/A	15FT	N/A
24	Side 2 or (facing street):	10FT	N/A	10FT	N/A
25	Rear:	25.6FT	N/A	25.6FT	N/A
26	Accessory Structure Side 1:	10FT	N/A	TBD	N/A
27	Accessory Structure Side 2 or (facing street) :	15FT	N/A	TBD	N/A
28	Accessory Structure Rear:	15FT	N/A	TBD	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.	N/A			

Notes: Indicate N/A if not applicable.

OWNER'S NAME: LUIS JOSE MOLLA

PROJECT ADDRESS: 900 S. SHORE DR, MIAMI BEACH, FL 33141

DESIGN ARCHITECT: LEGEARD STUDIO

ARCHITECT OF RECORD: DN'A DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:

ZONING DATA SHEET
LOT 8

DRAWING NUMBER:

A-09



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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	Grade value in NGVD:	3.52 (if Possible)	
9	Adjusted grade (Flood+Grade/2):	5.76	Free board:	1 Ft	
10	30" above grade:	6.02	Lot Area:	10,954	
11	Lot width:	72 FT	Lot Depth:	170 FT	
12	Max Lot Coverage SF and %:	3,286 SF (30%)	Proposed Lot Coverage SF and %:	2,880 SF - 30%	
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)	483 SF	
14	Front Yard Open Space SF and %:	1,030 SF (50%)	Rear Yard Open Space SF and %:	1,081 SF - 70%	
15	Max Unit Size SF and %:	5,477 SF (50%)	Proposed Unit Size SF and %:	5,360 SF - 50%	
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,146 SF	
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	24 FT	N/A	23 FT	N/A
	Front Setbacks:	30 FT	N/A	30 FT	N/A
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	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.	16.8FT	N/A	25.6FT	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	N/A	N/A
22	Sum of side yard :	N/A	N/A	N/A	N/A
23	Side 1:	10FT	N/A	10FT	N/A
24	Side 2 or (facing street):	10FT	N/A	10FT	N/A
25	Rear:	25.6FT	N/A	25.6FT	N/A
26	Accessory Structure Side 1:	10FT	N/A	TBD	N/A
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30	Additional data or information that may be applicable to the project shall be provided in the following fields.	N/A			

Notes: Indicate N/A if not applicable.

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DESIGN ARCHITECT: LEGEARD STUDIO

ARCHITECT OF RECORD: DN'A DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:
**ZONING DATA SHEET
LOT9**

DRAWING NUMBER:

A-10



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Table with columns: ITEM #, Project Information, Required, Existing, Proposed, Deficiencies. Rows include project details like address, zoning, and various setback and coverage calculations.

Notes: Indicate N/A if not applicable.

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DESIGN ARCHITECT: LEGEARD STUDIO
ARCHITECT OF RECORD: DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:
ZONING DATA SHEET
LOT 10

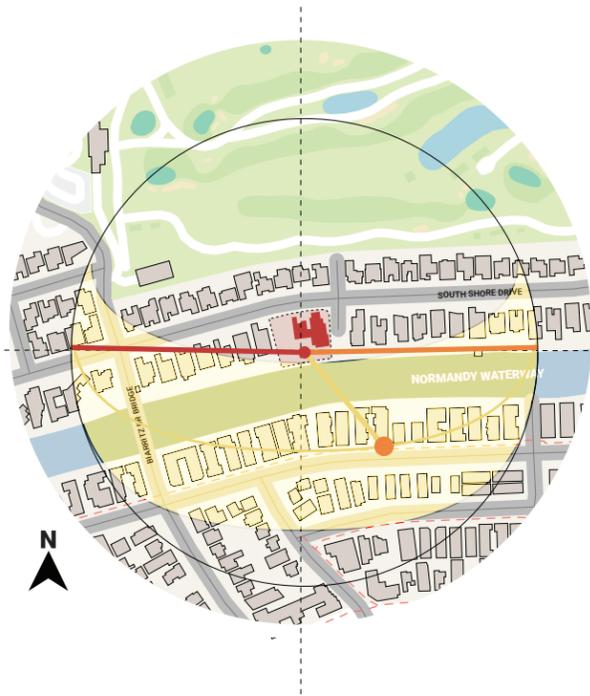
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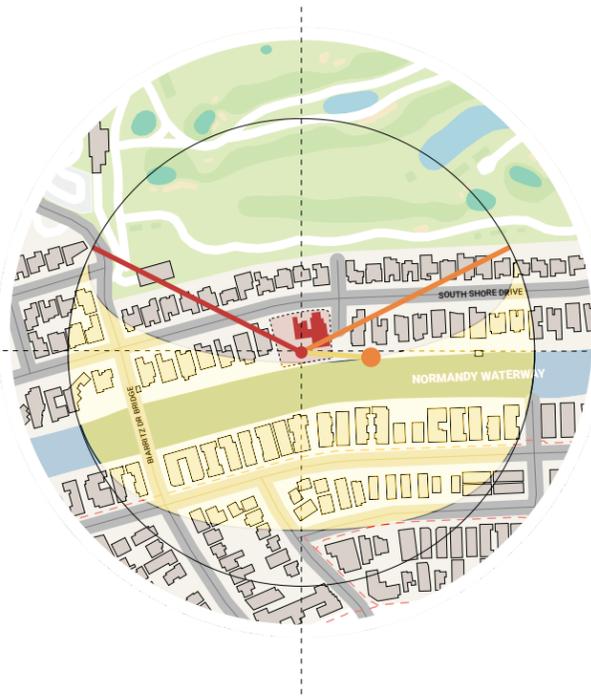


900 S SHORE DR

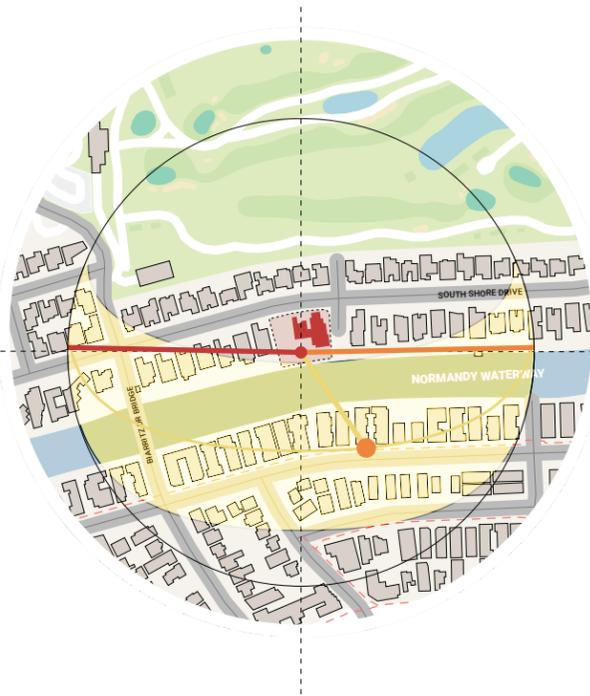
MAR 21
12:00 PM



JUN 21
12:00 PM



SEPT 21
12:00 PM



DEC 21
12:00 PM



OWNER'S NAME: LUIS JOSE MOLLA

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DESIGN ARCHITECT: LEGEARD STUDIO

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LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:

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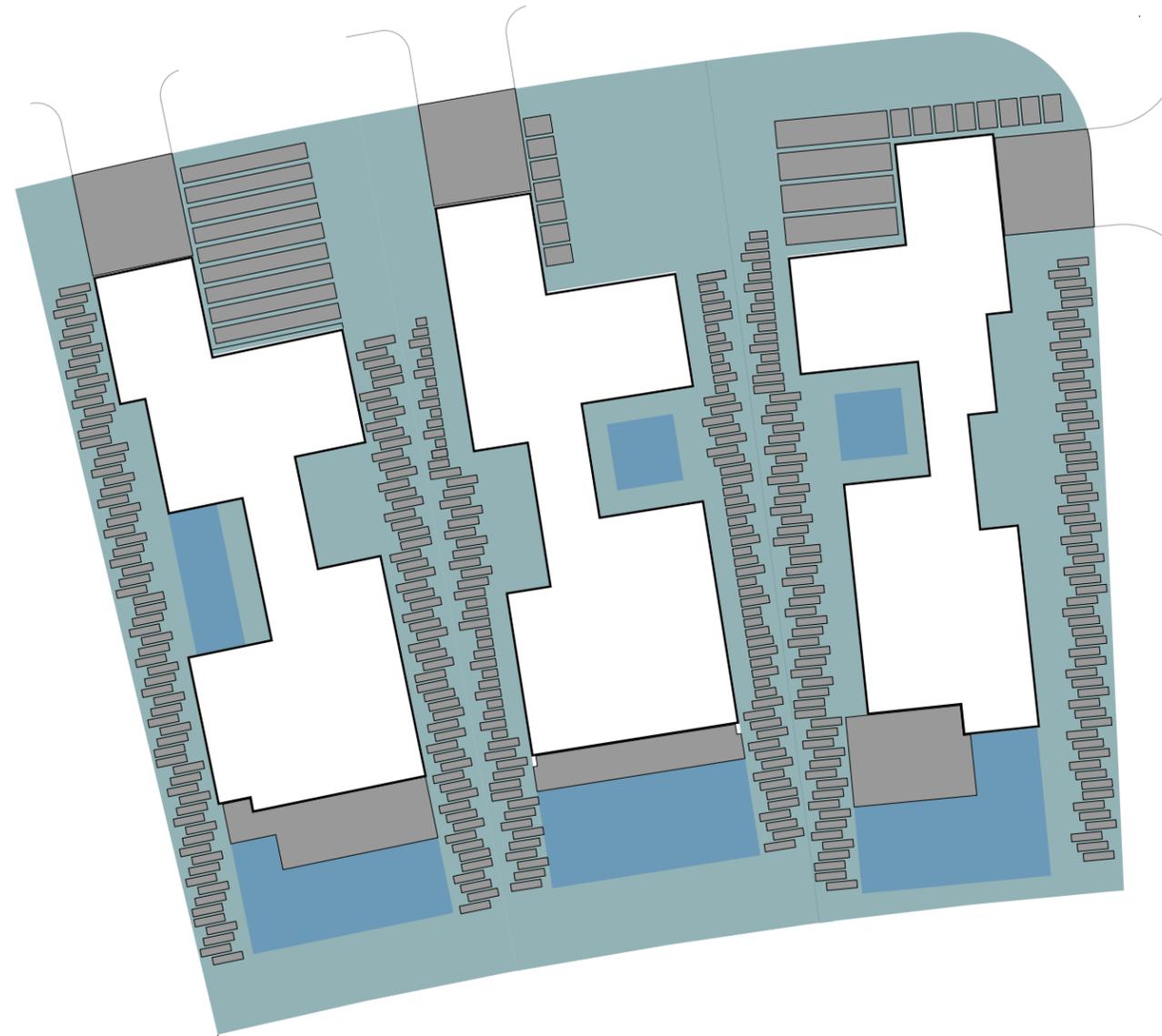
DRAWING NUMBER:

A-12

PROPOSAL: SPLIT LOTS



900 S SHORE DR



LOT 8 - POROSITY & HARDSCAPE	
GREENERY	4,038 SQFT
HARDSCAPE	2,643 SQFT
WATER	935 SQFT

LOT 9 - POROSITY & HARDSCAPE	
GREENERY	4,896 SQFT
HARDSCAPE	1,631 SQFT
WATER	960 SQFT

LOT 10 - POROSITY & HARDSCAPE	
GREENERY	4,751 SQFT
HARDSCAPE	2,054 SQFT
WATER	958 SQFT



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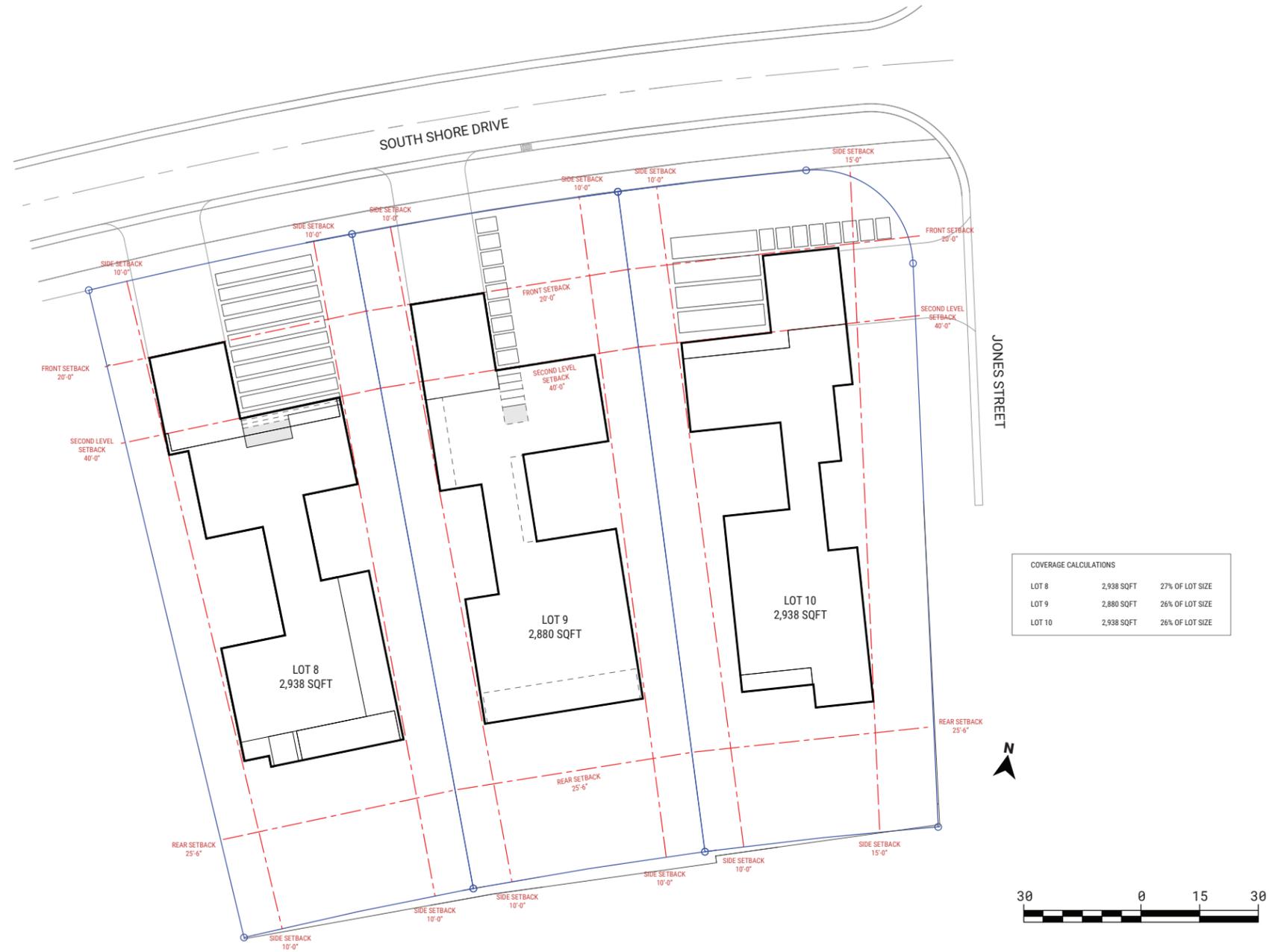
LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:
**PROPOSED PROGRAM COVERAGE
 DIAGRAMS**

DRAWING NUMBER:
A-20



900 S SHORE DR



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DESIGN ARCHITECT: LEGEARD STUDIO

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LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:
LOT COVERAGE DIAGRAMS

DRAWING NUMBER:
A-21.1



900 S SHORE DR



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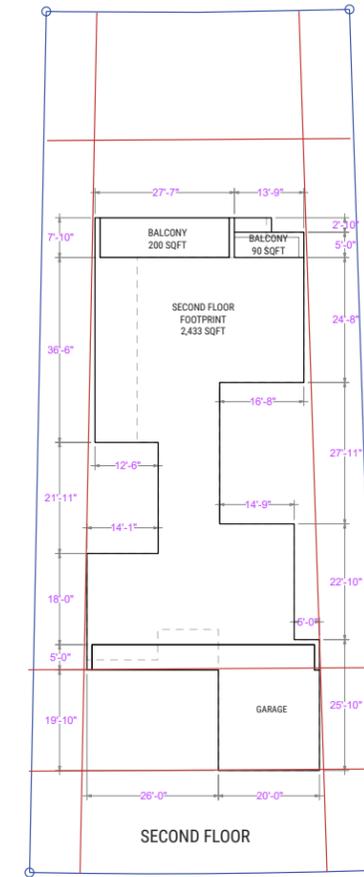
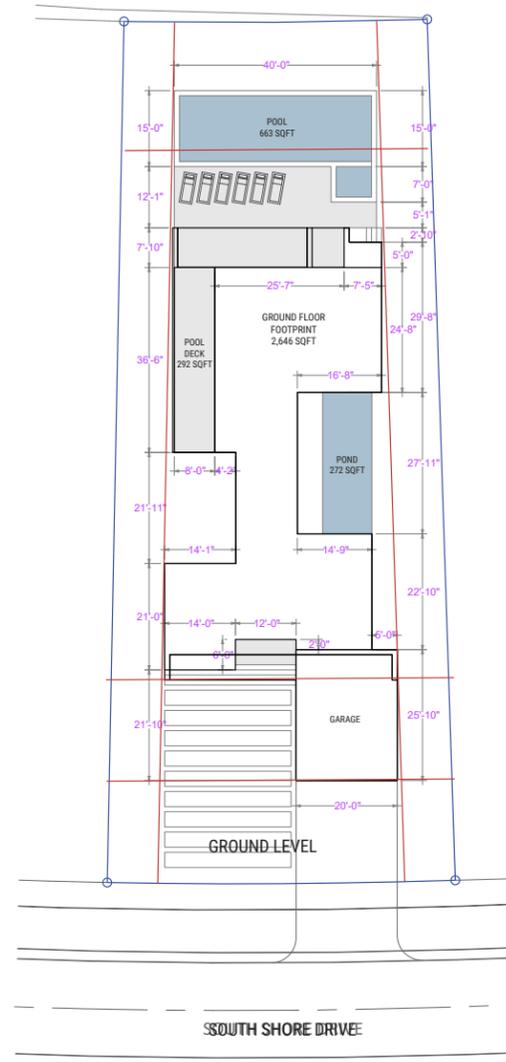
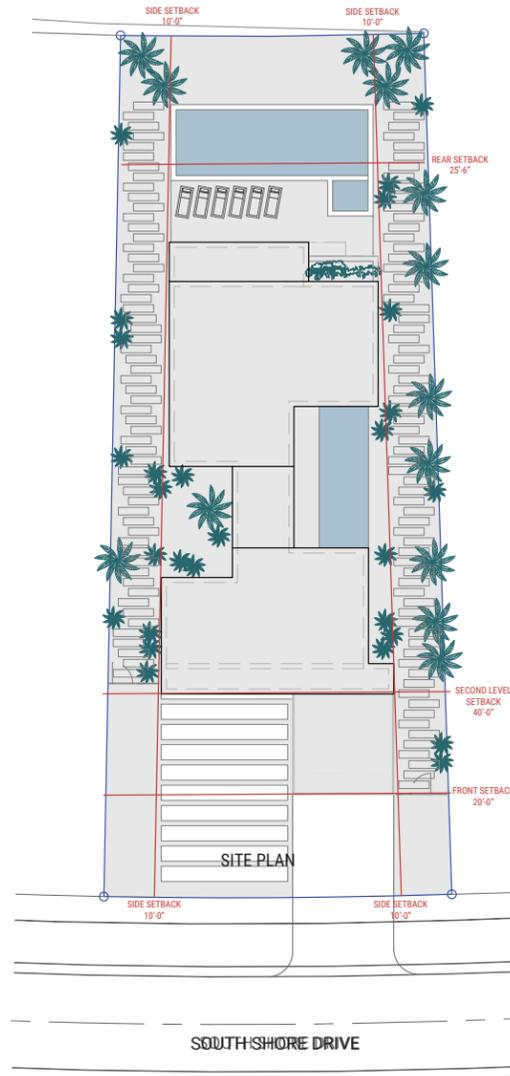
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ARCHITECT OF RECORD: DN'A DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:
LOT PERVIOUS CONDITIONS

DRAWING NUMBER:
A-22



LOT SIZE	10,954 SQFT
LOT COVERAGE	2,938 SQFT (30% 3,286 SQFT ALLOWED)
TOTAL UNIT SIZE	5,371 SQFT (50% 5,477 SQFT ALLOWED)
AREA BREAKDOWN	LEVEL 1 - LIVABLE AREA 2,146 SQFT LEVEL 1 - GARAGE 500 SQFT LEVEL 1 - POOL DECK 292 SQFT LEVEL 2 - LIVABLE AREA 2,433 SQFT LEVEL 2 - BALCONY 987 SQFT



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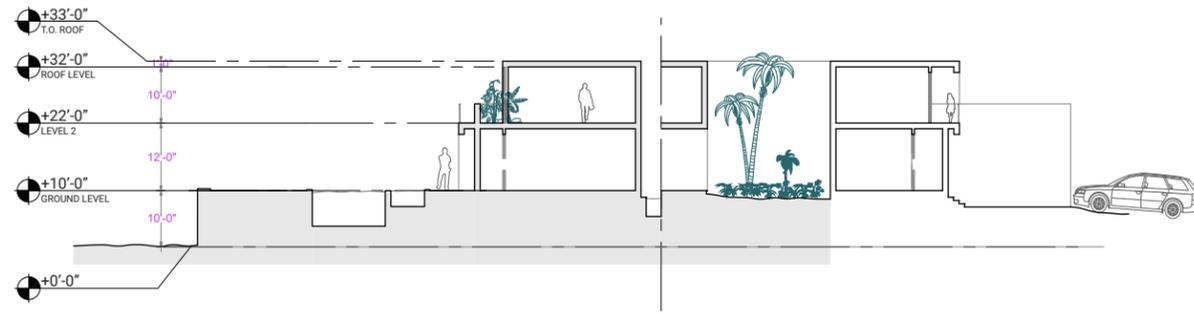
SQUARE FOOTAGE DIAGRAMS
LOT 8 - L1 & L2

DRAWING NUMBER:

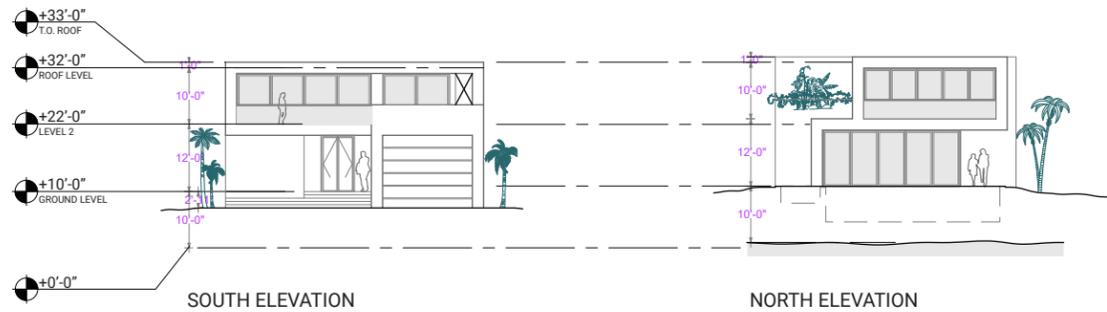
A-23



900 S SHORE DR

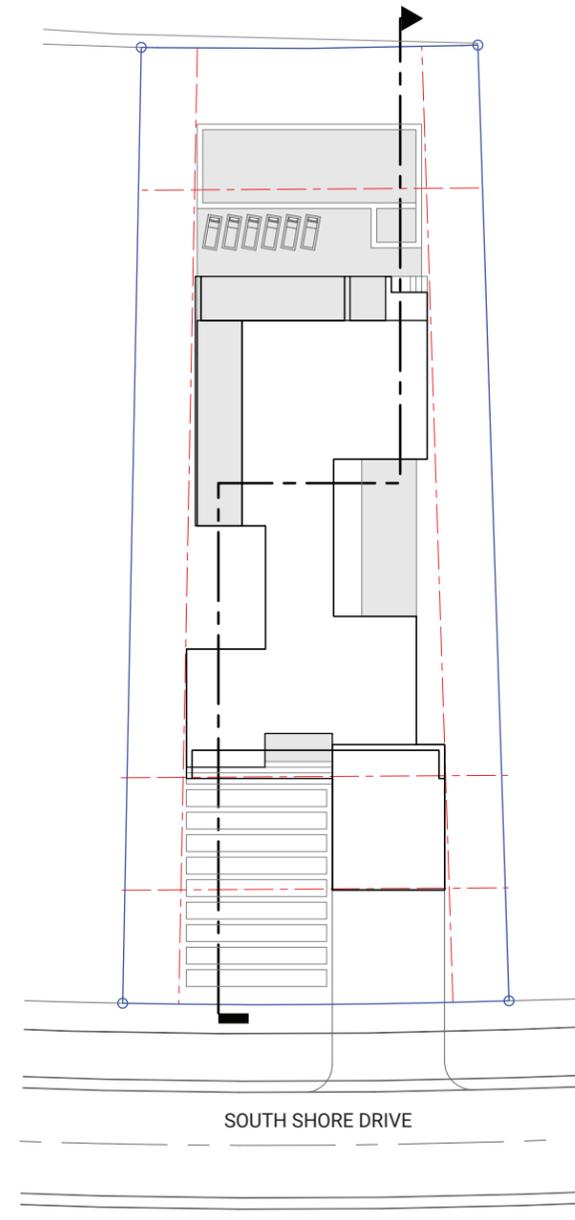


LONGITUDINAL SECTION



SOUTH ELEVATION

NORTH ELEVATION



SOUTH SHORE DRIVE

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LANDSCAPE ARCHITECT: TBD

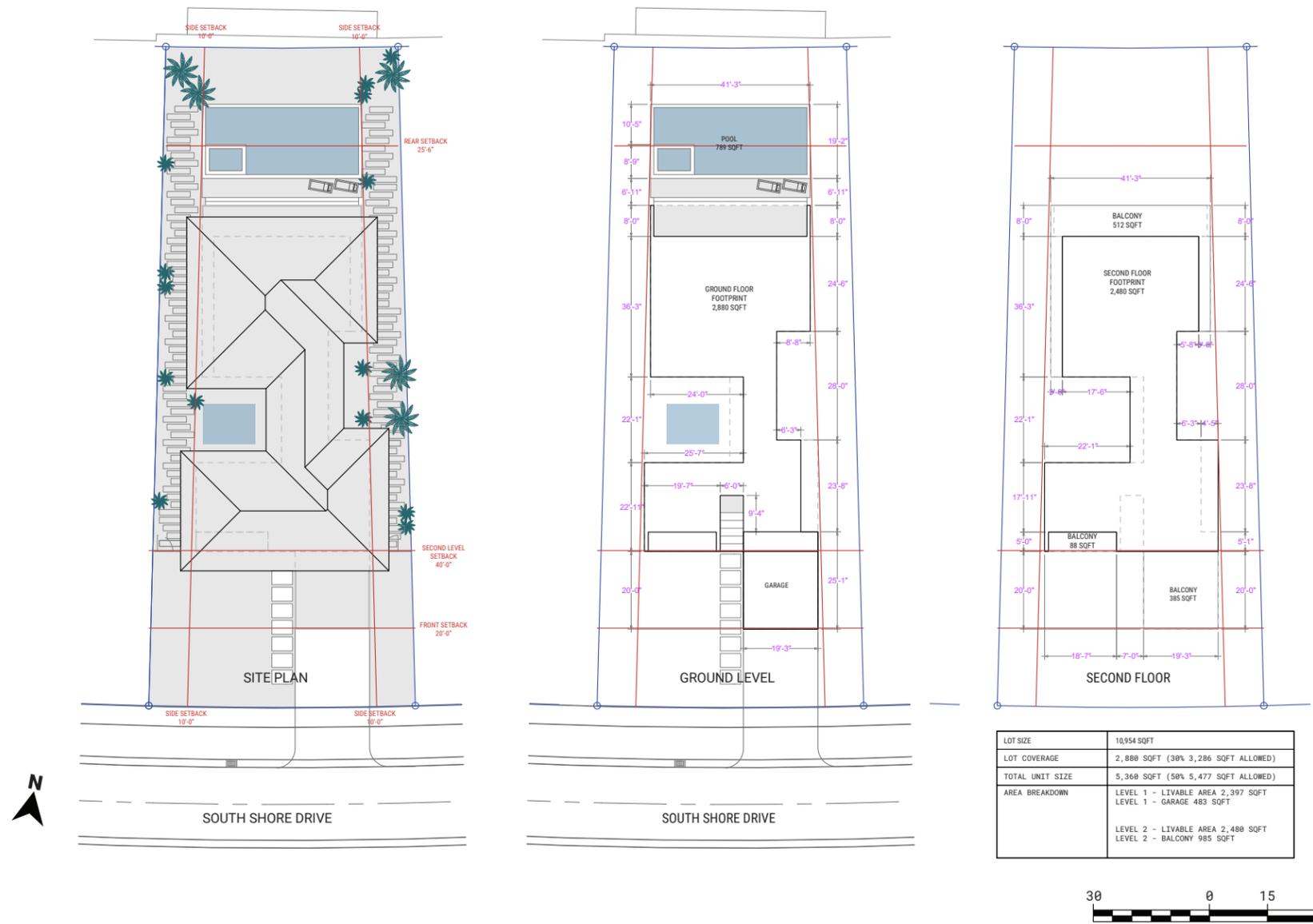
DRAWING TITLE:
LOT 8 SECTION

DRAWING NUMBER:

A-24



900 S SHORE DR



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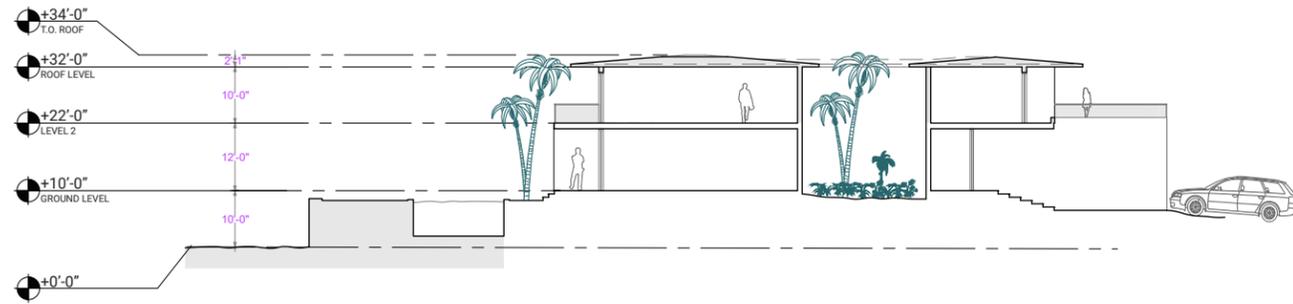
LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:
SQUARE FOOTAGE DIAGRAMS
LOT 9 - L1 & L2

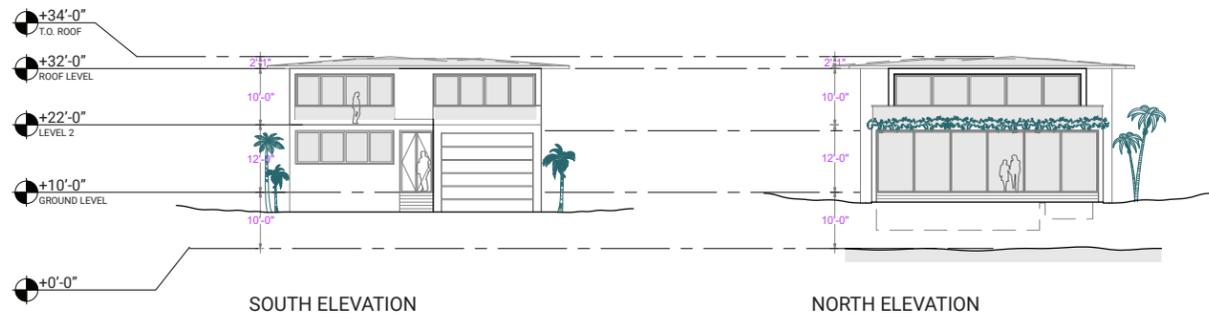
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A-25



900 S SHORE DR

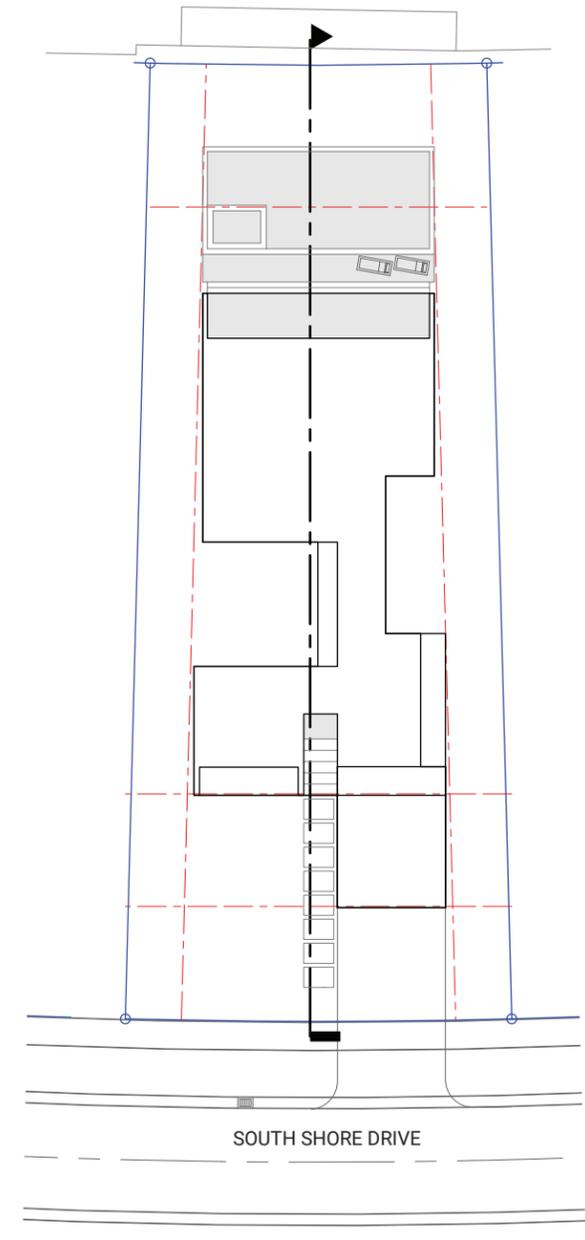


LONGITUDINAL SECTION



SOUTH ELEVATION

NORTH ELEVATION



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DRAWING TITLE:
LOT 9 SECTION

DRAWING NUMBER:

A-26



OWNER'S NAME: LUIS JOSE MOLLA

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ARCHITECT OF RECORD: DN'A DESIGN & ARCHITECTURE

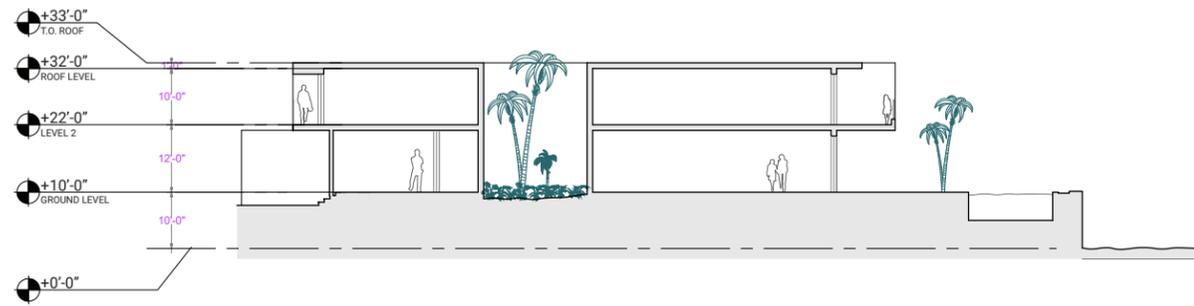
LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:
SQUARE FOOTAGE DIAGRAMS
 LOT 10 - L1 & L2

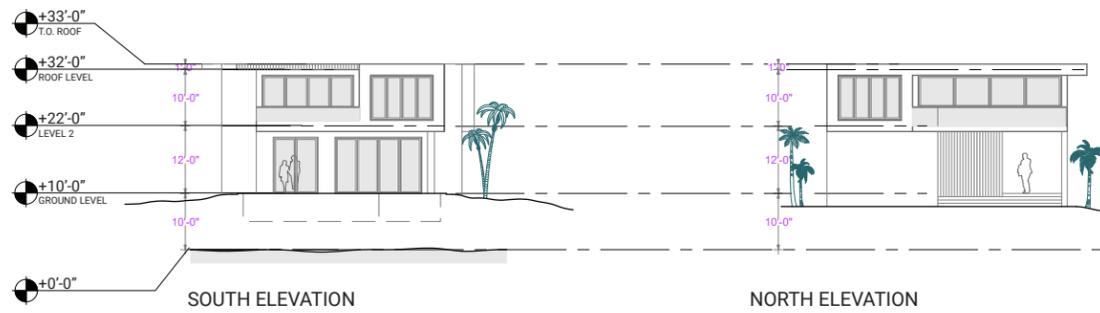
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 A-27



900 S SHORE DR

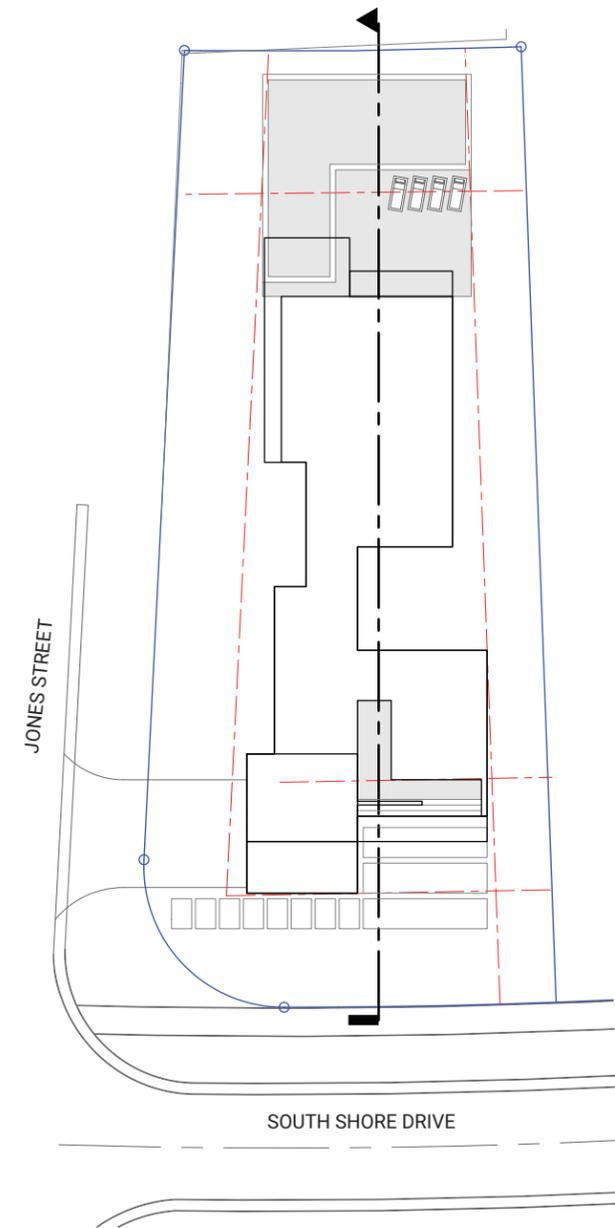


LONGITUDINAL SECTION



SOUTH ELEVATION

NORTH ELEVATION



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ARCHITECT OF RECORD: DN'A DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:
LOT 10 SECTION

DRAWING NUMBER:

A-28