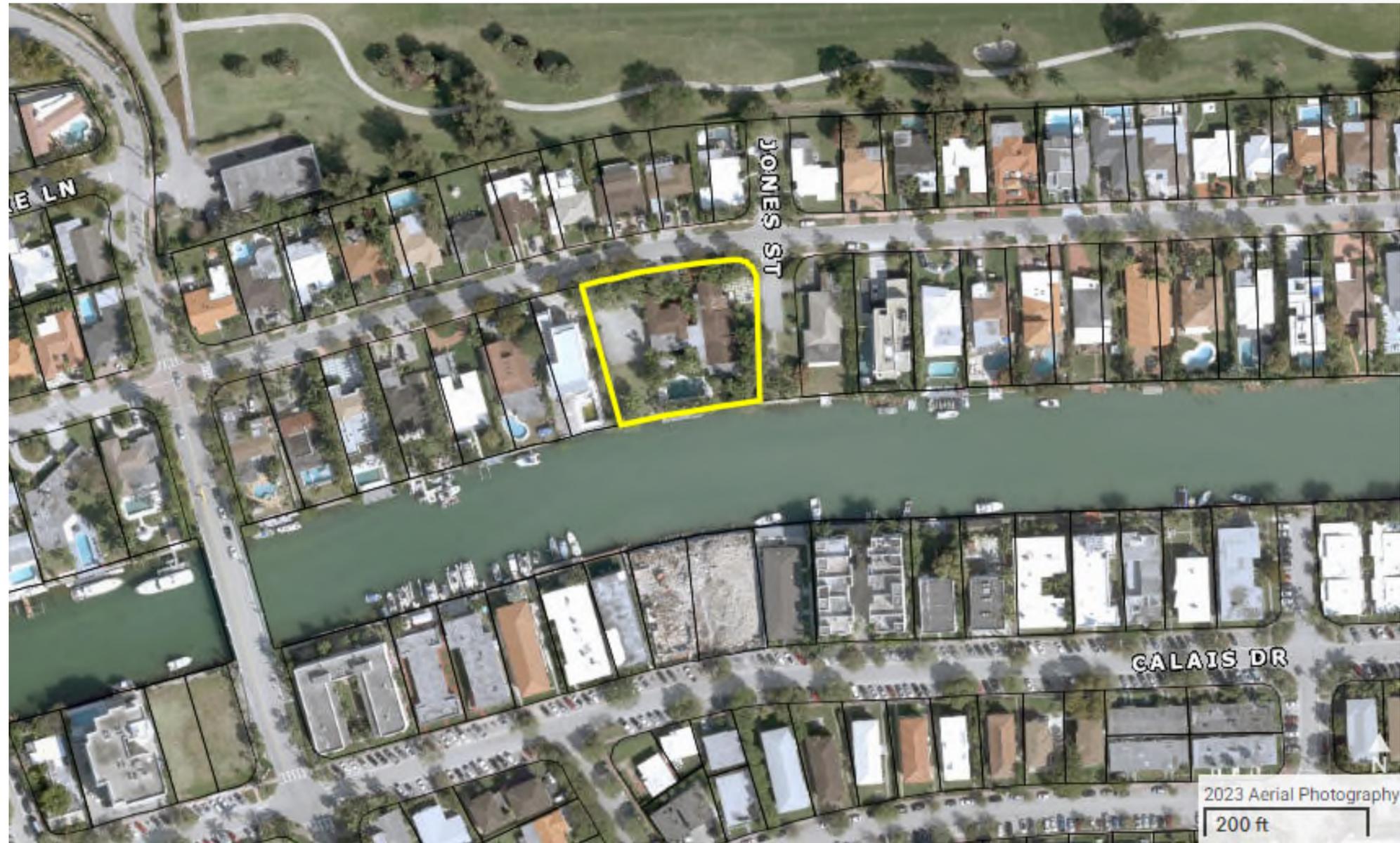


PB23-0647: 900, 910, 920 S Shore Drive Lot Split

Planning Board Meeting - April 25, 2024
Items 9 and 10

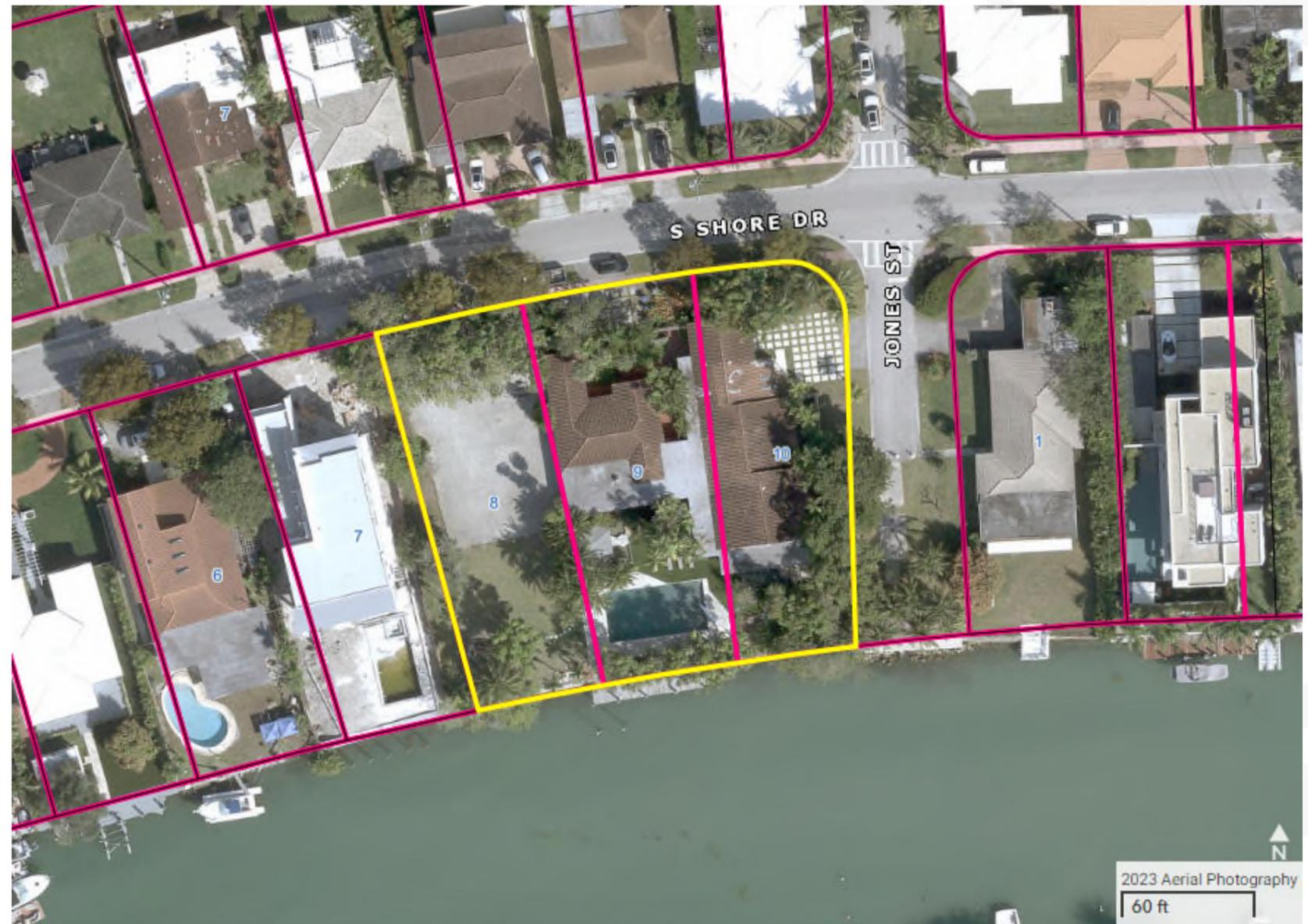


Context – 900 S Shore Drive

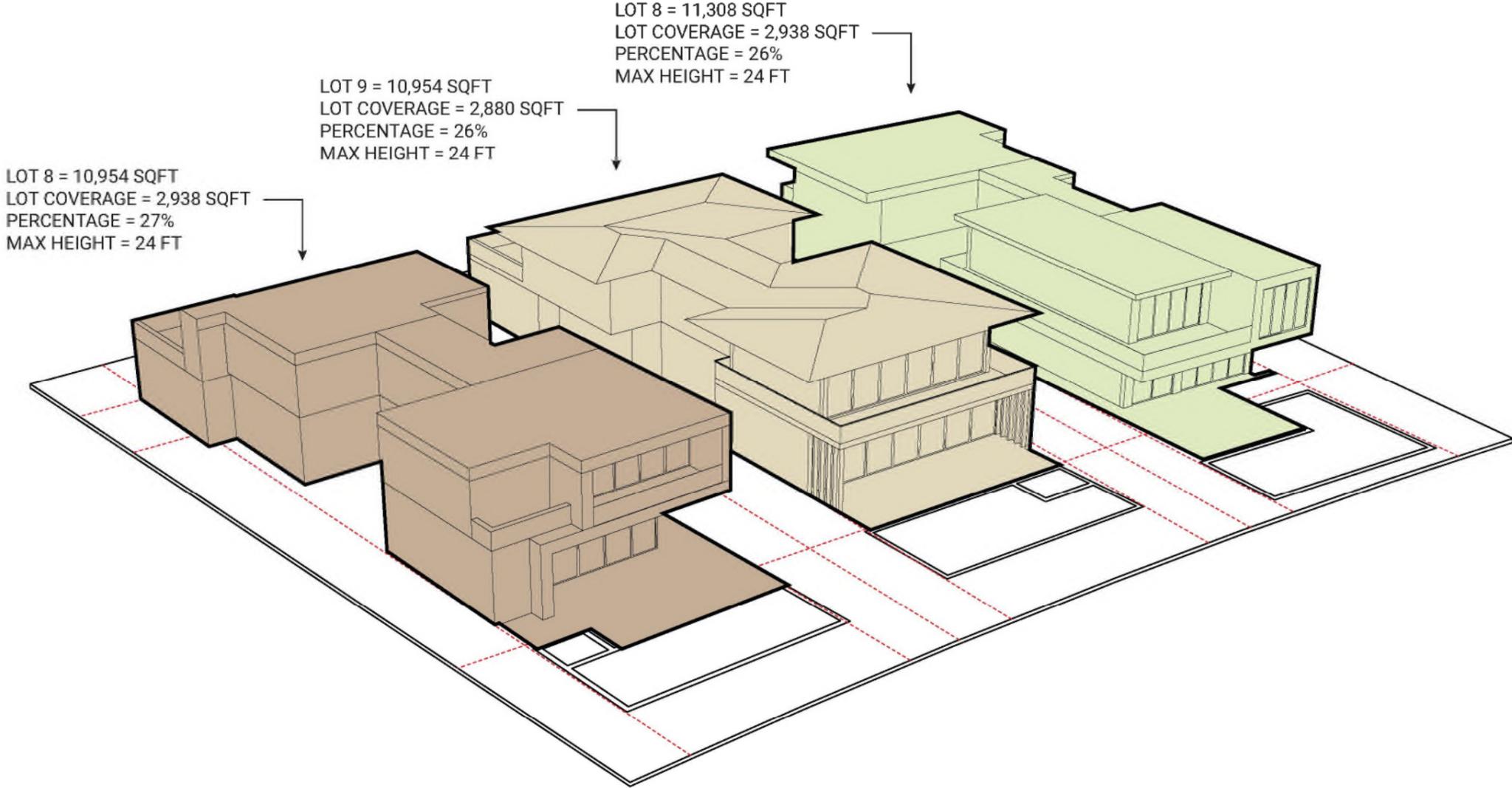


Summary of Proposed Lot Split

- **Lot Area: 33,367 SF**
- **3 Proposed Lots:**
 - Lot 8: 10,954 SF
 - Lot 9: 10,954 SF
 - Lot 10: 11,308 SF
- **Standard Lot: 10,200 SF**



Proposed Homes



Neighborhood Outreach

NO.	Property Address	Owner
1.	880 S. Shore DR	Start Miami, LLC.
2.	875 S. Shore DR	Daniel Okun
3.	930 S. Shore DR	Starfish Homes, LLC.
4.	901 S. Shore DR	Caryle Henry Blayne Coffin & Jennifer Coffin
5.	911 S. Shore DR	Mathild Invest, LLC
6.	915 S. Shore DR	Miguel Mayta & Gerarda Mayta
7.	925 S. Shore DR	Shirley Rico



Area Analysis



Area Analysis

Address	Year Built	Unit Size (SF)	Lot Size (SF)	Unit Size %	Unit Size + 20% Allowance (SF)*	Unit Size + 20% Allowance %	Floors
990 S SHORE DR	1960	2,735	11,050	25%	3,282	30%	1
980 S SHORE DR	1955	2,751	11,050	25%	3,301	30%	1
970 S SHORE DR	1955	3,044	11,050	28%	3,653	33%	1
960 S SHORE DR	1953	2,912	11,050	26%	3,494	32%	1
950 S SHORE DR	1951	2,431	11,050	22%	2,917	26%	1
940 S SHORE DR	1952	4,373	10,979	40%	5,248	48%	2
880 S SHORE DR	1955	3,172	11,220	28%	3,806	34%	1
860 S SHORE DR	2021	6,335	13,600	47%	6,800	50%	2
850 S SHORE DR	1950	2,481	10,200	24%	2,977	29%	1
840 S SHORE DR	1950	2,750	9,350	29%	3,300	35%	1
830 S SHORE DR	1951	3,295	10,200	32%	3,954	39%	2
820 S SHORE DR	1940	2,117	11,050	19%	2,540	23%	1
810 S SHORE DR	1956	3,681	11,050	33%	4,417	40%	1
790 S SHORE DR	1950	2,572	11,050	23%	3,086	28%	1
780 S SHORE DR	1950	2,591	10,200	25%	3,109	30%	1
770 S SHORE DR	2021	5,100	10,200	50%	5,100	50%	2
760 S SHORE DR	1950	2,686	10,200	26%	3,223	32%	2
750 S SHORE DR	1959	3,040	10,965	28%	3,648	33%	1
740 S SHORE DR	1959	2,854	11,475	25%	3,425	30%	1
730 S SHORE DR	1960	3,266	11,475	28%	3,919	34%	1
720 S SHORE DR	1948	3,180	10,472	30%	3,816	36%	1
710 S SHORE DR	2014	5,100	10,200	50%	5,100	50%	2
700 S SHORE DR	1950	2,235	10,200	22%	2,682	26%	1
690 S SHORE DR	1950	2,880	10,200	28%	3,456	34%	1
680 S SHORE DR	1951	2,985	10,200	29%	3,582	35%	1
672 S SHORE DR	2017	5,100	10,200	50%	5,100	50%	2
670 S SHORE DR	1947	2,902	10,200	28%	3,482	34%	1
660 S SHORE DR	1947	2,654	10,200	26%	3,185	31%	1
650 S SHORE DR	1950	2,670	10,200	26%	3,204	31%	1
630 S SHORE DR	1952	2,397	10,200	24%	2,876	28%	1
620 S SHORE DR	1952	2,472	10,200	24%	2,966	29%	1
600 S SHORE DR	1951	3,367	11,230	30%	4,040	36%	1
930 S SHORE DR			10,866				
610 S SHORE DR			10,200				

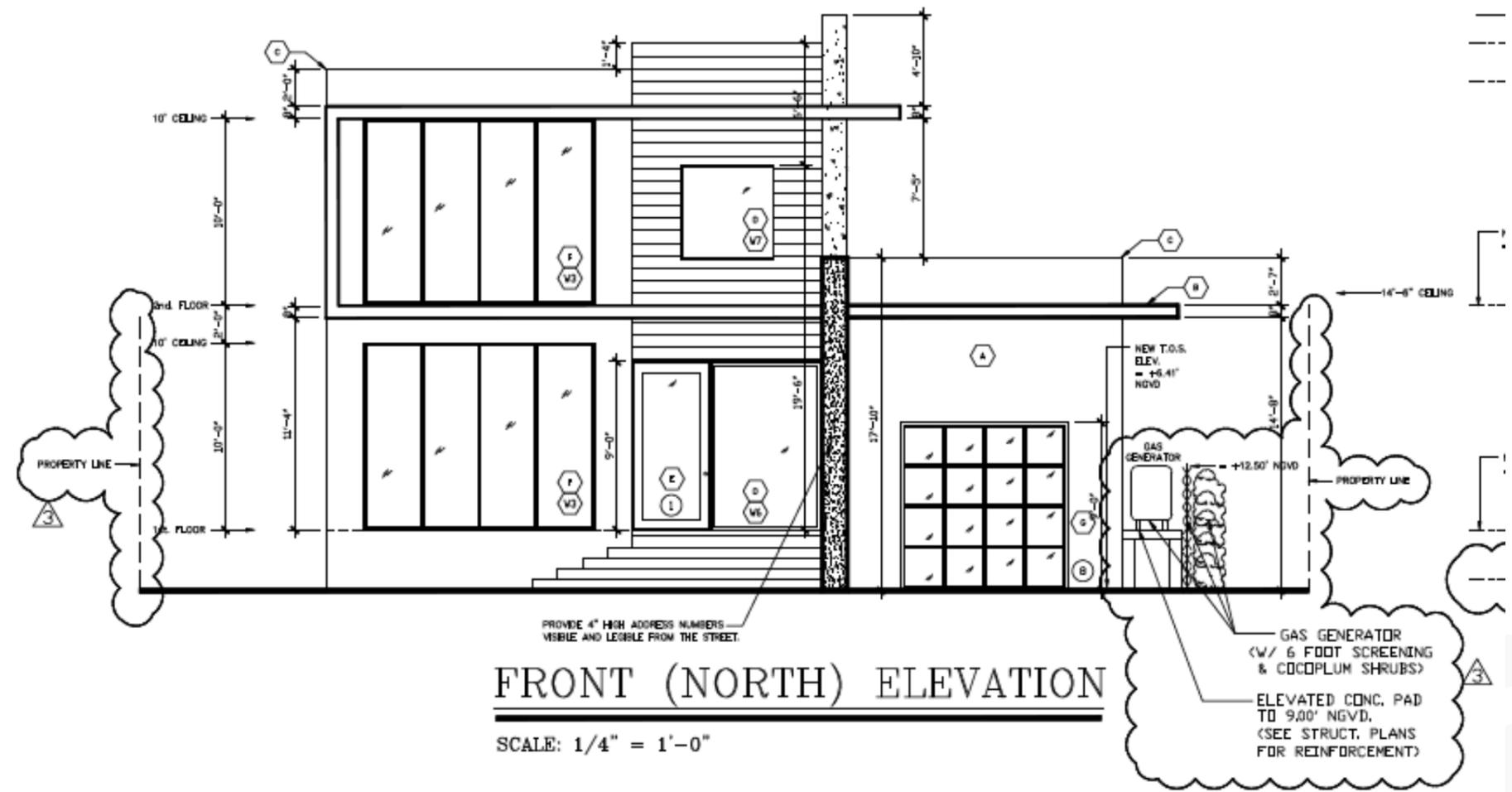


Context - 930 S Shore Drive

Lot Size: 10,866 SF

**Unit Size: 5,866 SF
(54%)**

**Lot Coverage: 3,032
(28%)**



Context - 860 S Shore Drive

Lot Size: 13,600 SF

**Unit Size: 6,335 SF
(47%)**



Context - 770 S Shore Drive

Lot Size: 10,200 SF

**Unit Size: 5,100 SF
(50%)**



Proposed Homes





900 S SHORE DR



OWNER'S NAME: LUIS JOSE MOLLA

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

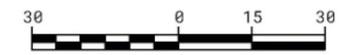
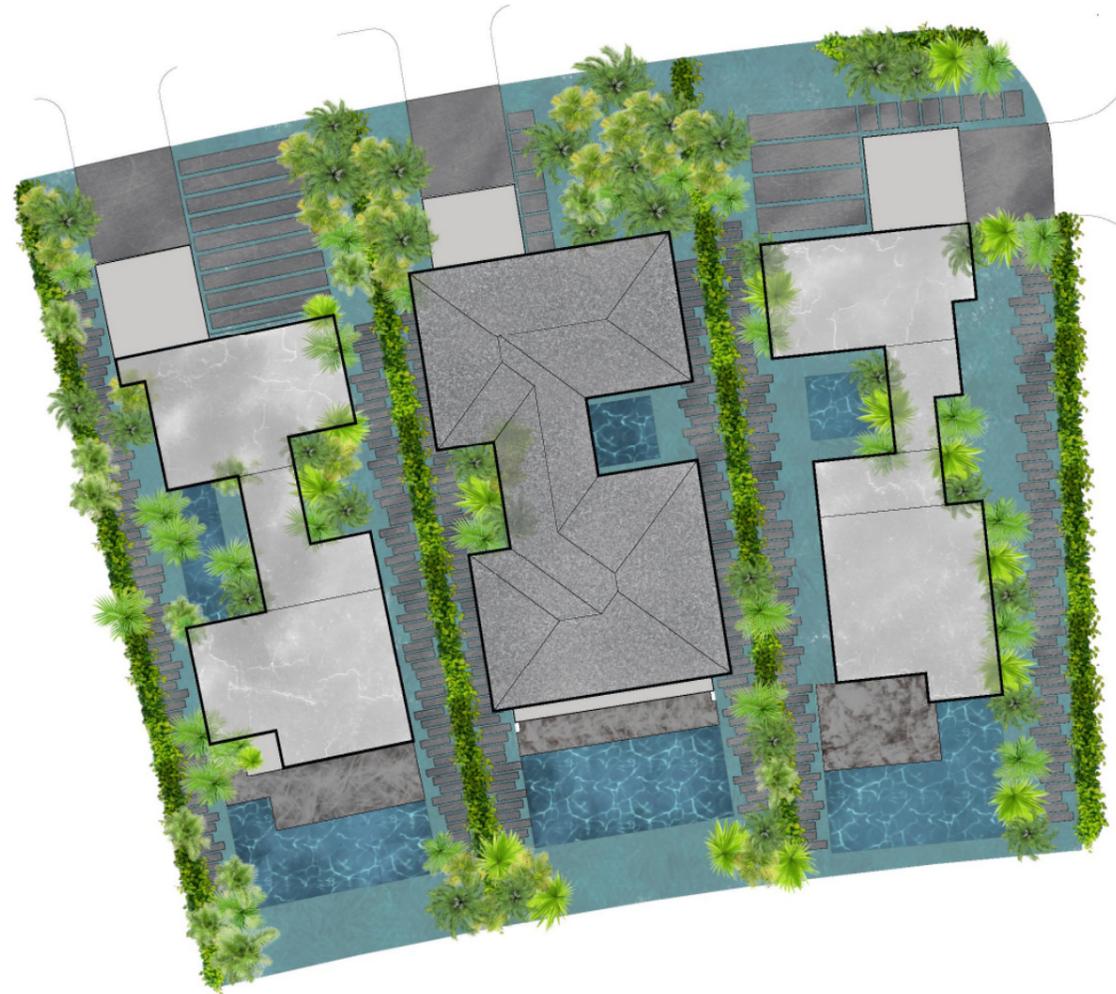
DESIGN ARCHITECT: LEGEARD STUDIO

ARCHITECT OF RECORD: DN'A DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT: TBD

DRAWING TITLE:
AERIAL VIEW -
3D BIRDSEYE DIAGRAM

DRAWING NUMBER:
A-30



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

DRAWING TITLE:
ILLUSTRATED LANDSCAPE PLAN

DRAWING NUMBER:



900 S SHORE DR



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:
RENDERINGS -
STREET CONTEXT

DRAWING NUMBER:
A-34



900 S SHORE DR



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:
RENDERINGS -
WATERFRONT

DRAWING NUMBER:
A-35

Modified Condition of Approval

- **Condition B.1.g.** The maximum unit size for each lot shall be limited to the lesser of ~~45%~~ 50% or the maximum permitted at the administrative level at the time of building permit, as per Section 7.2.2.3 of the Resiliency Code, as may be revised from time to time

Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

Info@brzoninglaw.com