

HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS DR.
MIAMI | FL | 33139

FOLIO No. 02-3232-006-0110

SCOPE OF WORK

- LOT SPLIT

FULL LEGAL DESCRIPTION

HIBISCUS ISLAND PB 8-75
LOTS 11 & 12 & 20FT STR IN BAY
ADJ LOT 13 BLK 1
LOT SIZE 180.000 X 175
OR 15962-3993 0393 5



INDEX OF DRAWINGS

A-0	COVER SHEET
A-1	SITE LOCATION
A-2	SURVEY
A-3	LOT SPLIT SURVEY
A-4	EXISTING ZONING DATA
A-5	LOT SPLIT ZONING DATA
A-6	EXISTING SITE BOUNDARY
A-7	EXISTING LOT COVERAGE AND UNIT SIZE DIAGRAM
A-8	SINGLE LOT - LOT COVERAGE DIAGRAM 30%
A-9	PROPOSED LOT SPLIT
A-10	PROPOSED LOR COVERAGE AND UNIT SIZE DIAGRAM
A-11	SITE PLAN
A-12	SINGLE LOT ENVELOPE STUDY
A-13	LOT SPLIT ENVELOPE STUDY
A-14	MASSING STUDY SINGLE LOT
A-15	MASSING STUDY LOT SPLIT
A-16	CONTEXT IMAGES
A-17	CONTEXT IMAGES
A-18	EXISTING STRUCTURE EXTERIOR IMAGES
A-19	EXISTING STRUCTURE EXTERIOR IMAGES
A-20	EXISTING STRUCTURE INTERIOR IMAGES
A-21	PROPOSED HOUSE #1 - MOOD BOARD
A-22	PROPOSED HOUSE #2 - MOOD BOARD

FINAL SUBMITTAL

HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS ISLAND
SOUTH BEACH | FL | 33139

DRAWING

COVER SHEET

SHEET No.

A-0

DATE

08-23-18

ORION JET CENTER
14850 NW 44TH CT. SUITE 202
MIAMI, FLORIDA 33052
t| 305 673 2121 f| 305 673 4640
w| www.itecdesign.net



SITE 1



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

SINGLE FAMILY RESIDENTIAL - LOT SPLIT ZONING DATA SHEET - SITE 1

ITEM #	Zoning Information			
1	Address:	320 S Hibiscus Dr Miami Beach FL 33139		
2	Folio number(s):	02-3232-006-0110		
3	Board and file numbers :			
4	Year built:	1952	Zoning District:	RS-3
5	Based Flood Elevation:	+10.00' NGVD	Grade value in NGVD:	+4.38' NGVD
6	Adjusted grade (Flood+Grade/2):	+7.19' NGVD	Free board:	n/a
7	Lot Area:	16,096 SF		
8	Lot width:	Width 90.0'	Lot Depth:	Depth 178'-9" (TO CENTER OF SEA WALL)
9	Max Lot Coverage SF and %:	4,024 SF 25%	Proposed Lot Coverage SF and %:	4,720 SF 29.3% (THRU VARIANCE)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	1,801 SF 100%	Rear Yard Open Space SF and %:	1319.5 SF 100%
12	Max Unit Size SF and %:	6,438 SF 40%	Proposed Unit Size SF and %:	7,563 SF 47% (THRU VARIANCE)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	4,734 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3,313 SF 70% FIRST FLOOR
15				Proposed Second Floor Unit Size SF and % :
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	T.B.D

	Required	Existing	Proposed	Deficiencies
17	Height:	24' 0"above Flood	24' 0"above Flood	
18	Setbacks:			
19	Front First level:	20'-0"	20'-0"	n/a
20	Front Second level:	30'-0"	30'-0"	n/a
21	Side 1:	11'-3"	18'-0"	n/a
22	Side 2 or (facing street):	11'-4"	13'-9"	n/a
23	Rear:	20'-0"	26'-0"	n/a
	Accessory Structure Side 1:	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	n/a
26	Sum of Side yard :	22'-7"	22'-7"	n/a

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?	NO

Notes:

If not applicable write N/A

All other data information should be presented like the above format

SITE 2



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

SINGLE FAMILY RESIDENTIAL - LOT SPLIT ZONING DATA SHEET - SITE 1

ITEM #	Zoning Information			
1	Address:	320 S Hibiscus Dr Miami Beach FL 33139		
2	Folio number(s):	02-3232-006-0110		
3	Board and file numbers :			
4	Year built:	1952	Zoning District:	RS-3
5	Based Flood Elevation:	+10.00' NGVD	Grade value in NGVD:	+4.38' NGVD
6	Adjusted grade (Flood+Grade/2):	+7.19' NGVD	Free board:	n/a
7	Lot Area:	16,116 SF		
8	Lot width:	Width 90.0'	Lot Depth:	Depth 178'-9" (TO CENTER OF SEA WALL)
9	Max Lot Coverage SF and %:	4,029 SF 25%	Proposed Lot Coverage SF and %:	4,834 SF 30% (THRU VARIANCE)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	1,801 SF 100%	Rear Yard Open Space SF and %:	1,319.5 SF 100%
12	Max Unit Size SF and %:	6,446 SF 40%	Proposed Unit Size SF and %:	8,057 SF 50% (THRU VARIANCE)
13	Existing First Floor Unit Size:	N/A	Proposed Basement Unit Size:	260 SF
			Proposed First Floor Unit Size:	4,587 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3,210 SF 70% FIRST FLOOR
15				Proposed Second Floor Unit Size SF and % :
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	3,210 SF 70% FIRST FLOOR
				T.B.D

	Required	Existing	Proposed	Deficiencies
17	Height:	24' 0"above Flood	24' 0"above Flood	
18	Setbacks:			
19	Front First level:	20'-0"	30'-0"	n/a
20	Front Second level:	30'-0"	30'-0"	n/a
21	Side 1:	11'-3"	13'-0"	n/a
22	Side 2 or (facing street):	11'-4"	13'-0"	n/a
23	Rear:	26'-0"	64'-8"	n/a
	Accessory Structure Side 1:	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	n/a
26	Sum of Side yard :	22'-7"	22'-7"	n/a

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?	NO

Notes:

If not applicable write N/A

All other data information should be presented like the above format

HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS ISLAND
SOUTH BEACH | FL | 33139

DRAWING

LOT SPLIT ZONING DATA

SHEET No.

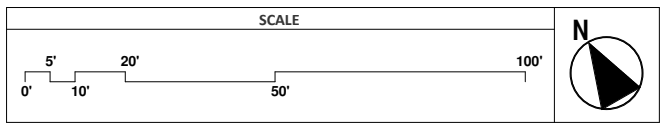
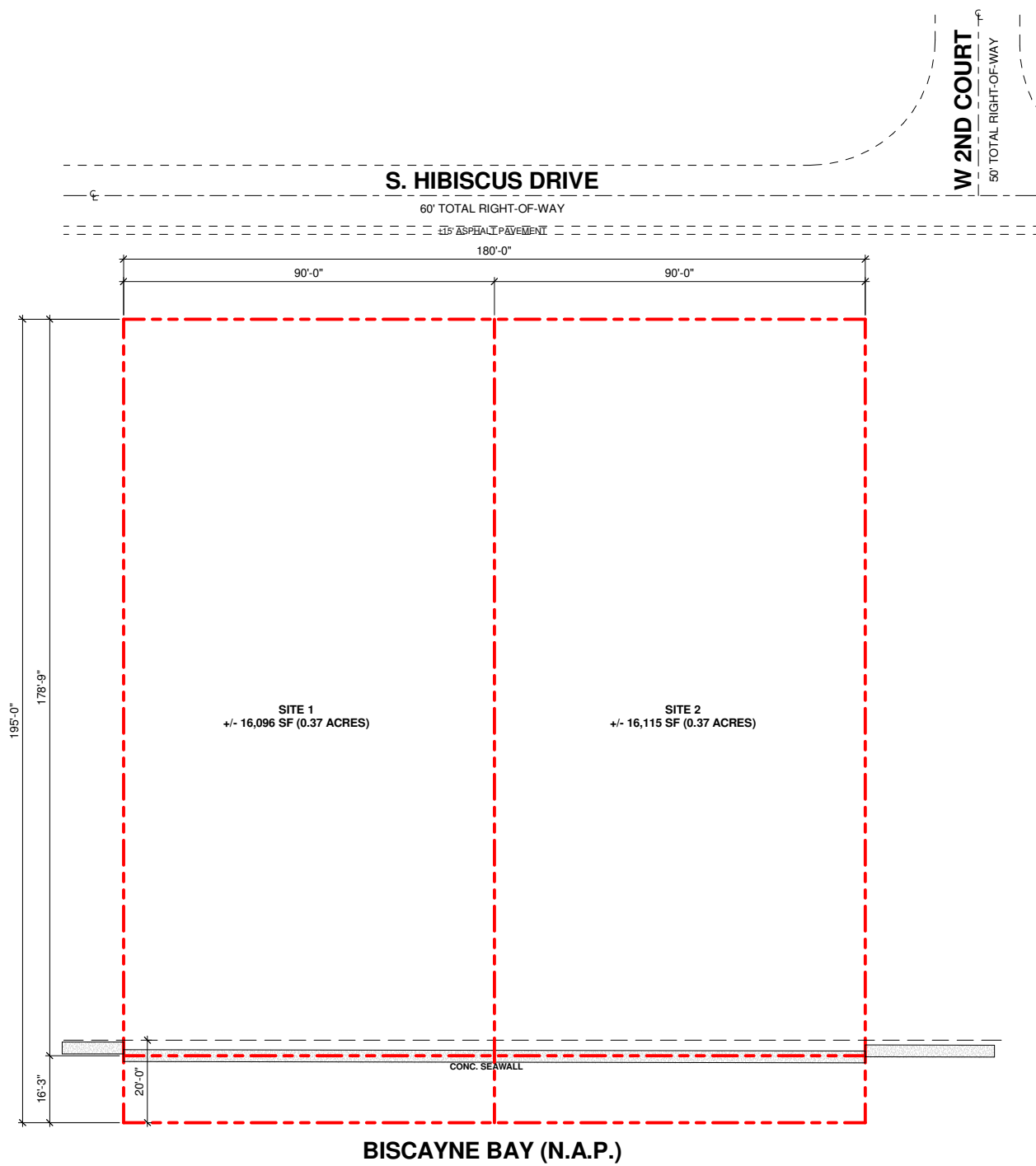
A-5

DATE

08-23-18

ORION JET CENTER
14850 NW 44TH CT, SUITE 202
MIAMI, FLORIDA 33052
t| 305 673 2121 f| 305 673 4640
w| www.itecdesign.net





HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS ISLAND
SOUTH BEACH | FL | 33139

DRAWING

PROPOSED LOT SPLIT

SHEET No.

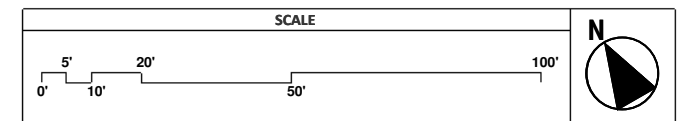
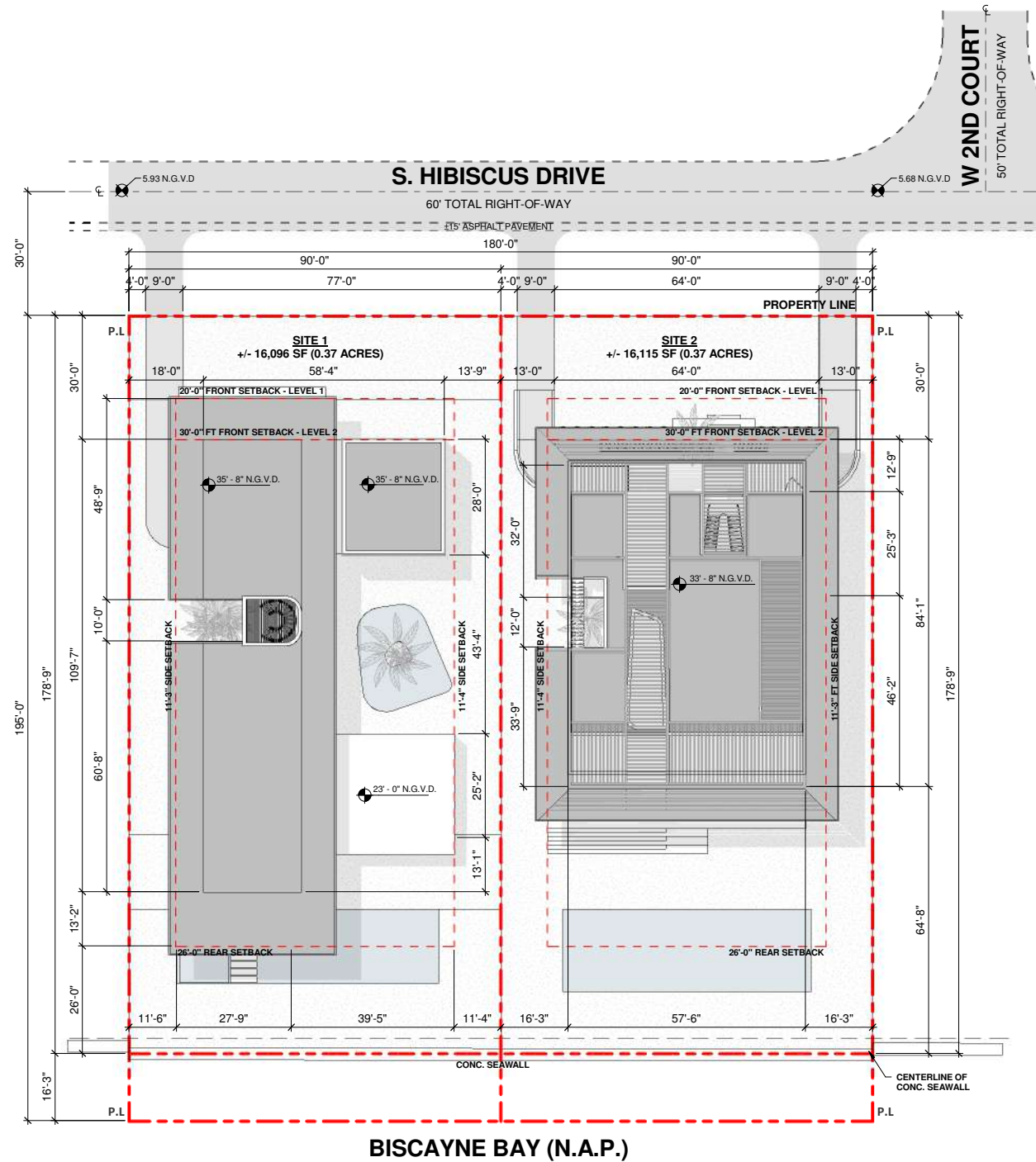
A-9

DATE

08-23-18

ORION JET CENTER
14850 NW 44TH CT, SUITE 202
MIAMI, FLORIDA 33052
t| 305 673 2121 f| 305 673 4640
w| www.itecdesign.net





HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS ISLAND
SOUTH BEACH | FL | 33139

DRAWING

PROPOSED SITE PLAN

SHEET No.

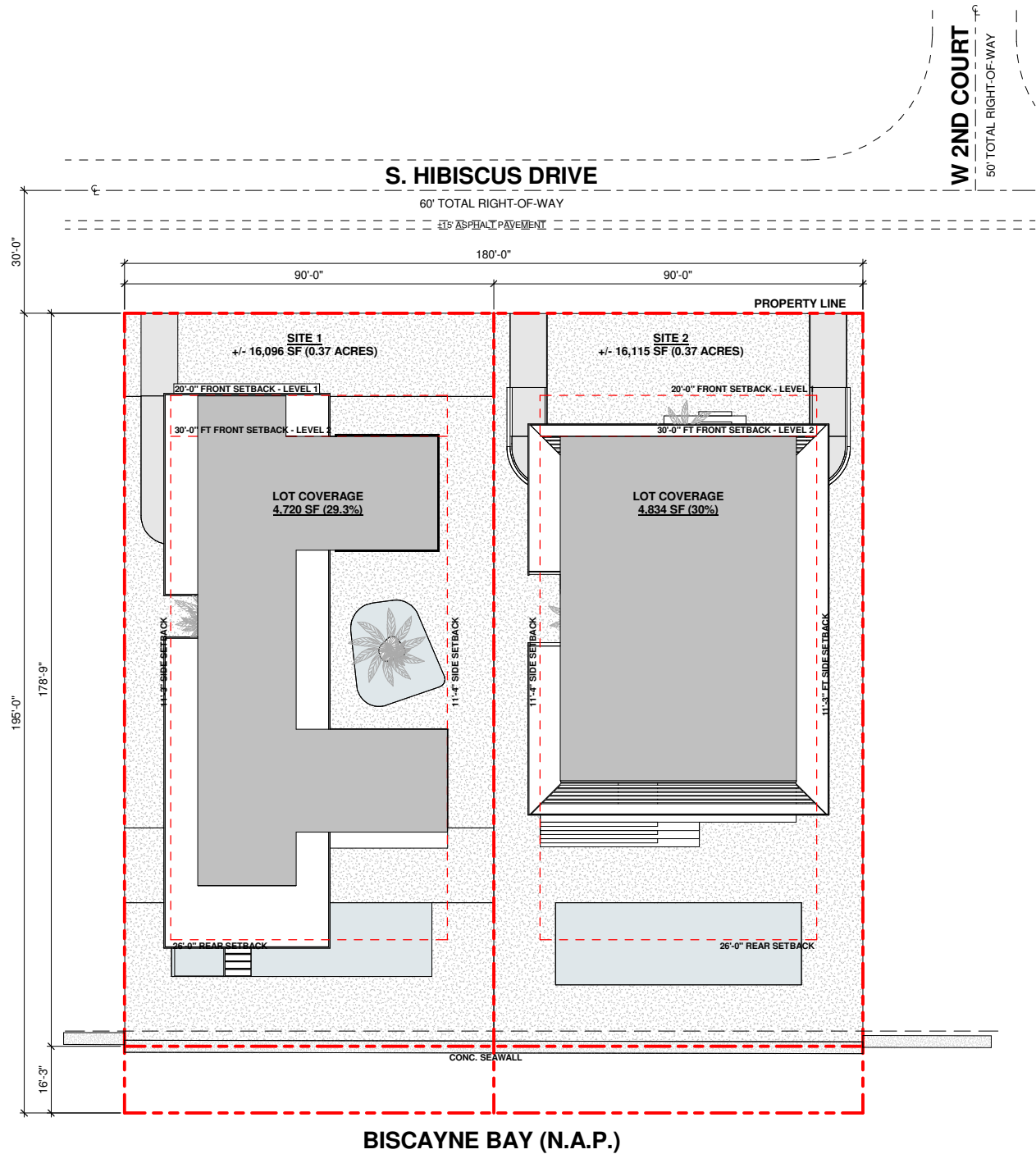
A-10

DATE

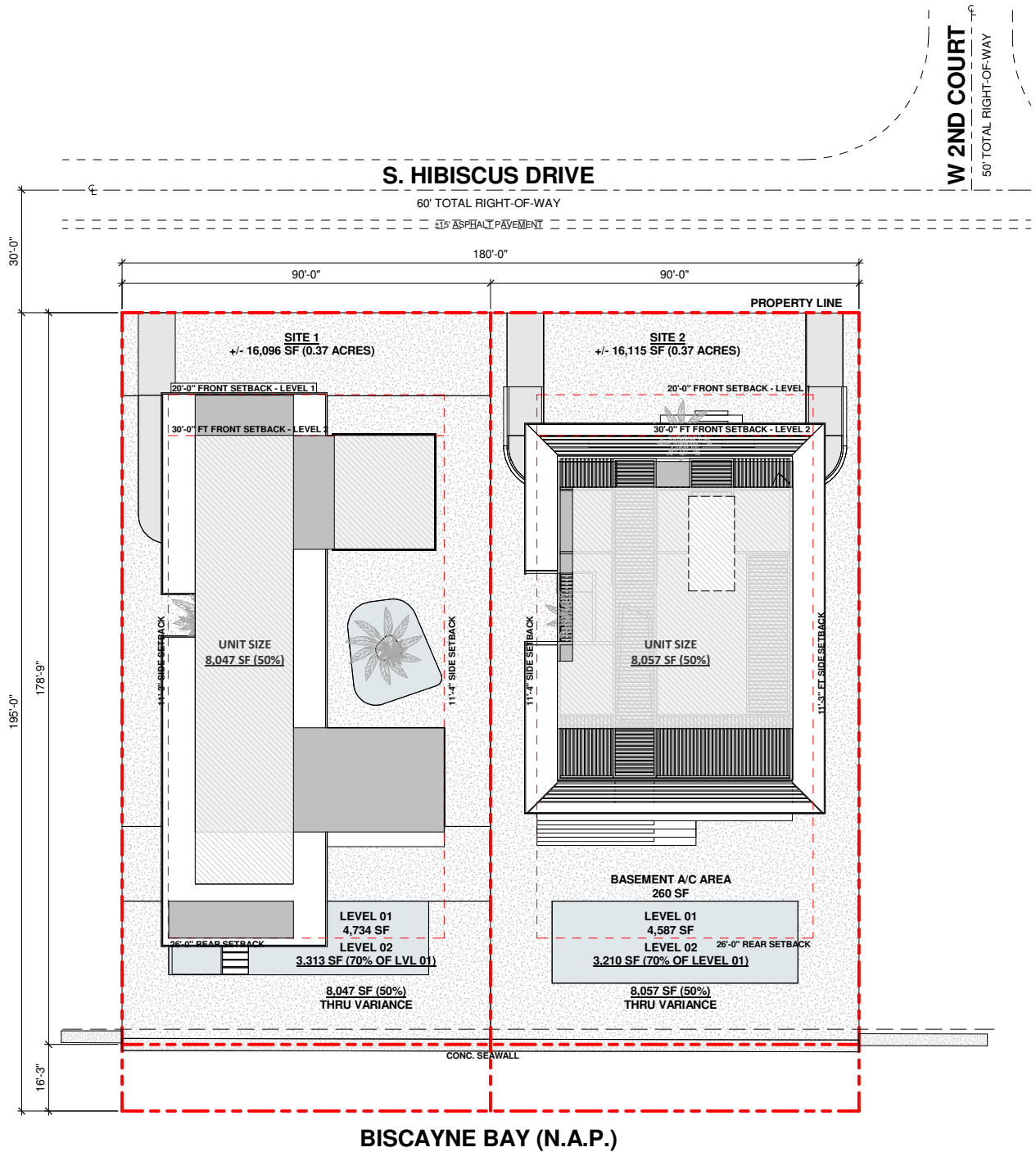
08-23-18

ORION JET CENTER
14850 NW 44TH CT. SUITE 202
MIAMI, FLORIDA 33052
t| 305 673 2121 f| 305 673 4640
w| www.itcdesign.net





LOT COVERAGE DIAGRAM (30%)			
	ALLOWED	PROVIDED	SCALE
SITE 1	25% LOT AREA 16,096 SF X 25 % = 4,024 SF	4,720 SF (29.3%) THRU VARIANCE	0'10'20'50'100' N
SITE 2	25% LOT AREA 16,115 SF X 25 % = 4,029 SF	4,834 SF (30%) THRU VARIANCE	



UNIT SIZE DIAGRAM (50%)			
	ALLOWED	PROVIDED	SCALE
SITE 1	40% LOT AREA 16,096 SF X 40 % = 6,438 SF	LEVEL 01 = 4,734 SF LEVEL 02 = 3,313 SF BASEMENT = 260SF 8,047 SF (50%) THRU VARIANCE	0'5'10'20'50'100' N
SITE 2	40% LOT AREA 16,115 SF X 40 % = 6,446 SF	LEVEL 01 = 4,587 SF LEVEL 02 = 3,210 SF 8,057 SF (50%) THRU VARIANCE	

HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS ISLAND

SOUTH BEACH | FL | 33139

DRAWING

PROPOSED LOT COVERAGE AND UNIT SIZE DIAGRAM

SHEET No.

A-11

DATE

08-23-18

ORION JET CENTER

14850 NW 44TH CT, SUITE 202

MIAMI, FLORIDA 33052

T| 305 673 2121 F| 305 673 4640

W| www.itecdesign.net

itecdesign

architecture + design



HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS ISLAND
SOUTH BEACH | FL | 33139

DRAWING

SINGLE LOT ENVELOPE STUDY

SHEET No.

A-12

DATE

08-23-18

ORION JET CENTER
14850 NW 44TH CT. SUITE 202
MIAMI, FLORIDA 33052
t| 305 673 2121 f| 305 673 4640
w| www.itecdesign.net





HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS ISLAND
SOUTH BEACH | FL | 33139

DRAWING

LOT SPLIT ENVELOPE STUDY

SHEET No.

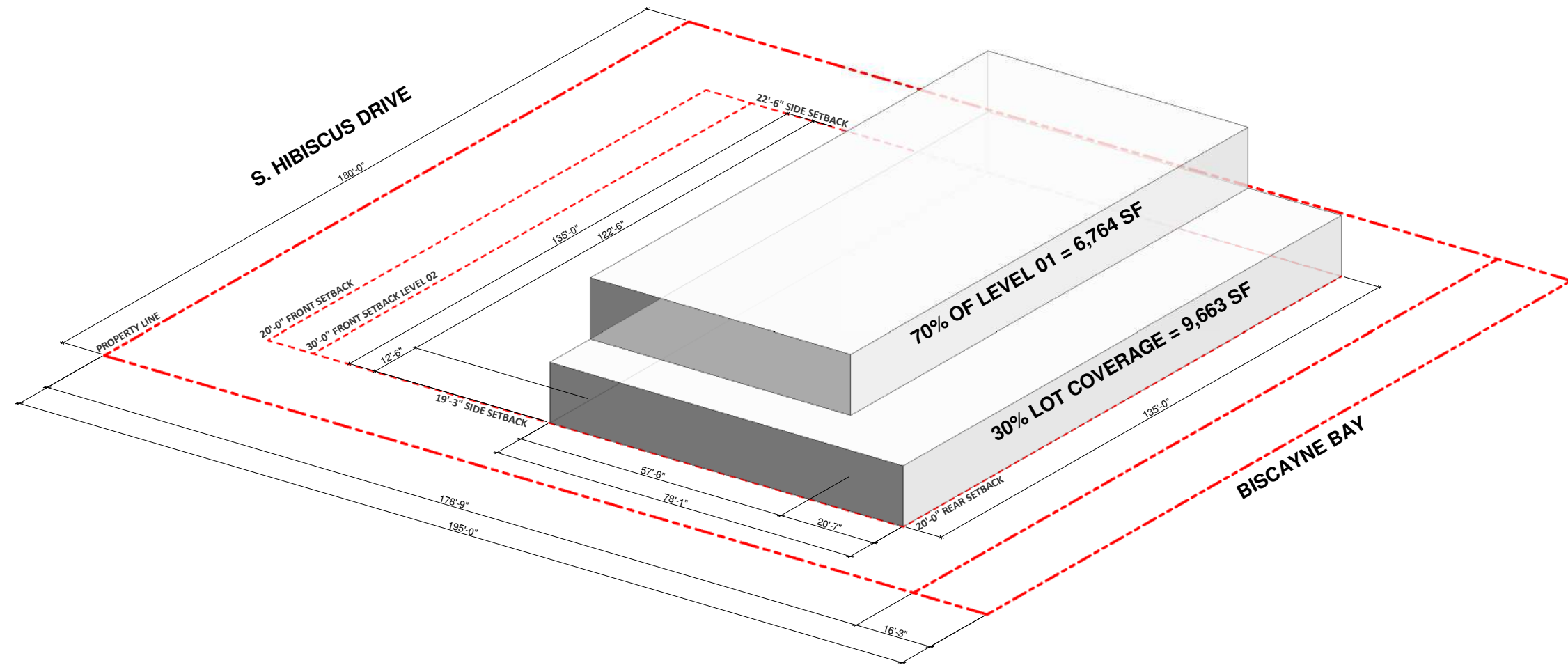
A-13

DATE

08-23-18

ORION JET CENTER
14850 NW 44TH CT, SUITE 202
MIAMI, FLORIDA 33052
t| 305 673 2121 f| 305 673 4640
w| www.itecdesign.net





HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS ISLAND
SOUTH BEACH | FL | 33139

DRAWING

MASSING STUDY SINGLE LOT

SHEET No.

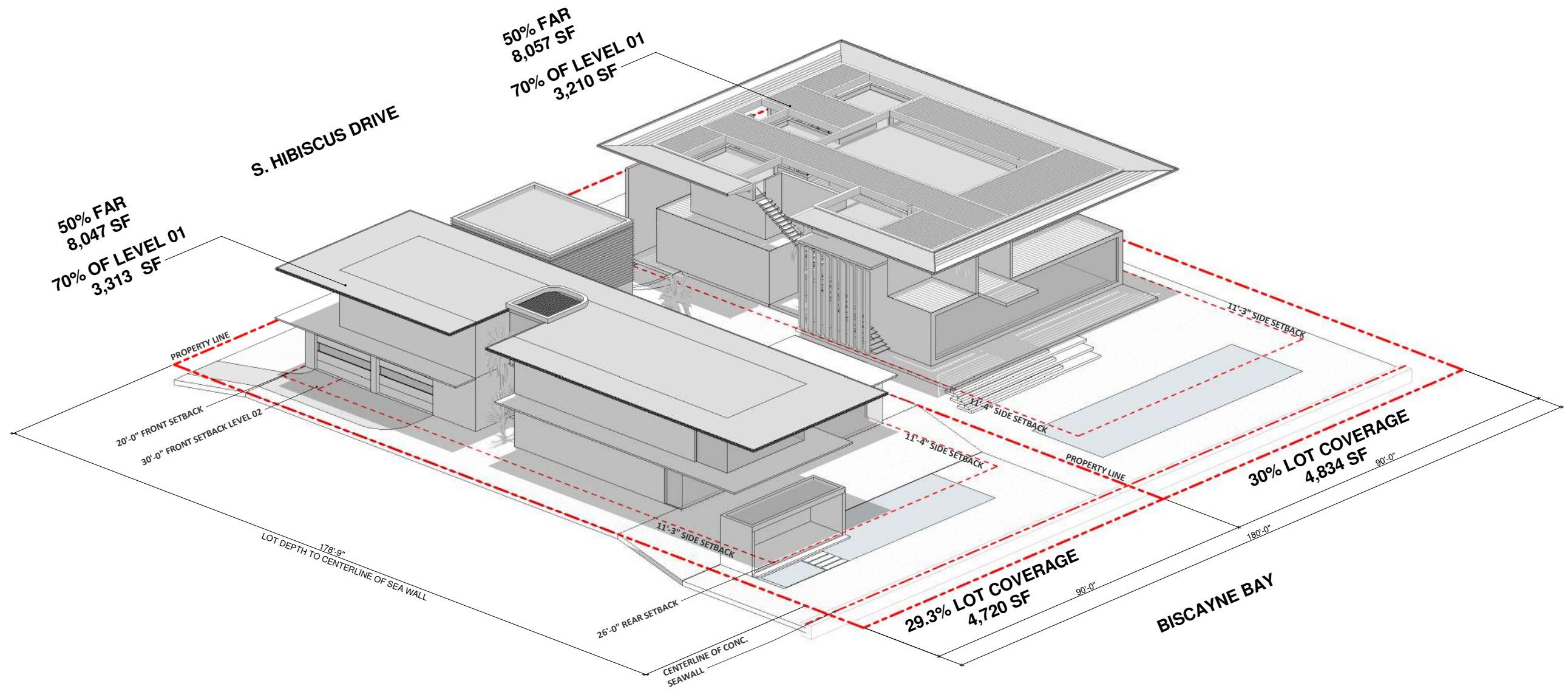
A-14

DATE

08-23-18

ORION JET CENTER
14850 NW 44TH CT. SUITE 202
MIAMI, FLORIDA 33052
t| 305 673 2121 f| 305 673 4640
w| www.itecdesign.net





HIBISCUS ISLAND LOT SPLIT APPLICATION

320 S. HIBISCUS ISLAND
SOUTH BEACH | FL | 33139

DRAWING

MASSING STUDY LOT SPLIT

SHEET No.

A-15

DATE

08-23-18

ORION JET CENTER
14850 NW 44TH CT. SUITE 202
MIAMI, FLORIDA 33052
t| 305 673 2121 f| 305 673 4640
w| www.itecdesign.net





