

MIAMIBEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139
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November 20, 2020

Javier L. Vazquez
Berger Singerman
1450 Brickell Avenue, Suite 1900
Miami, FL 33131

**Subject: Request for Zoning Interpretation – Lot Width
6455 Pine Tree Drive Circle
Miami Beach, FL
Folio No. 02-3233-001-0700**

Dear Mr. Vazquez:



Please be advised that the subject property is currently zoned **RS-3, Single-Family Residential District** and has a future land use designation of **Single-Family Residential**. This district is designed to protect, and preserve the identity, image, environmental quality, privacy, attractive pedestrian streetscapes, and human scale and character of the single-family neighborhoods and to encourage and promote new construction that is compatible with the established neighborhood context.

In accordance with Section 142-102 of the Land Development Regulations of the Code of the City of Miami Beach, the main permitted use is **single-family detached dwellings**.

You have requested a formal interpretation regarding certain aspects of the subject property, as well as requirements for land board review. The following is a response to each such request:

Lot Width

Pursuant to Section 142-105(b)(1) of the City's Land Development Regulations (LDR's), the minimum lot width for a RS-3 zoned property is 60'-0" and is measured at the required front yard setback line and parallel to the front street line. Based on the survey provided, by American Services of Miami, Corp, dated January 17, 2018, the lot width for the subject property appears to be 44'-0".

Notwithstanding, Section 118-390(d) of the LDR's provides that the term "legally established" applies to a *lot that does not meet the lot frontage, lot width, lot depth, and/or lot area requirements of the current zoning district, provided that such lot **met the regulations in effect at***

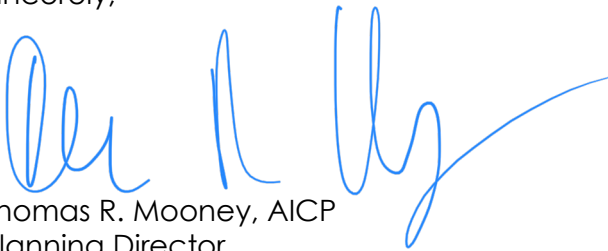
However, it appears that the subject property was subdivided prior to the adoption of the current lot split regulations in Sec. 118-321 of the LDR's. As such, Planning Board review of a lot split application would not be required for the subject property's existing configuration.

DRB Review

The subject property is not required to comply with Section 142-105(b)(9) of the City's Land Development Regulations, pertaining to DRB review of new construction on properties that have received Planning Board approval for a lot split.

If we may be of further assistance, please do not hesitate to contact this department again.

Sincerely,



Thomas R. Mooney, AICP
Planning Director

Zone1020-0649