

HIBISCUS ISLAND NEIGHBORHOOD HEIGHTS STUDY



370 S HIBISCUS



380 S HIBISCUS



369 S HIBISCUS



355 S HIBISCUS



428 N HIBISCUS



409 N HIBISCUS



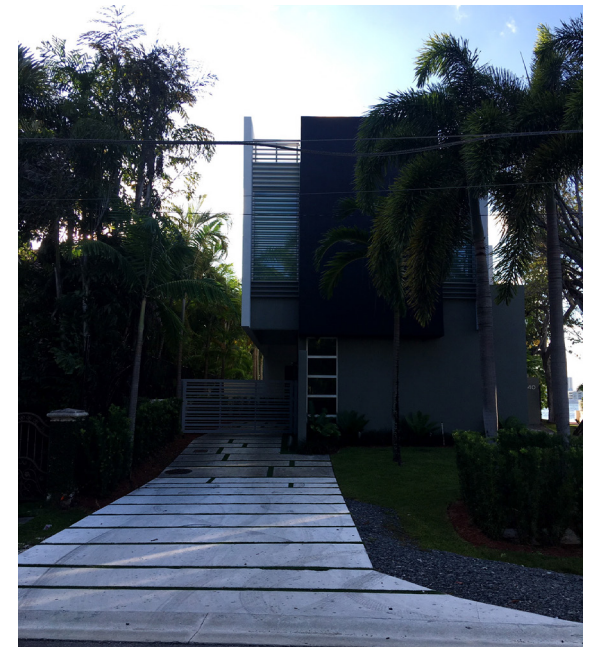
421 N HIBISCUS



420 N HIBISCUS

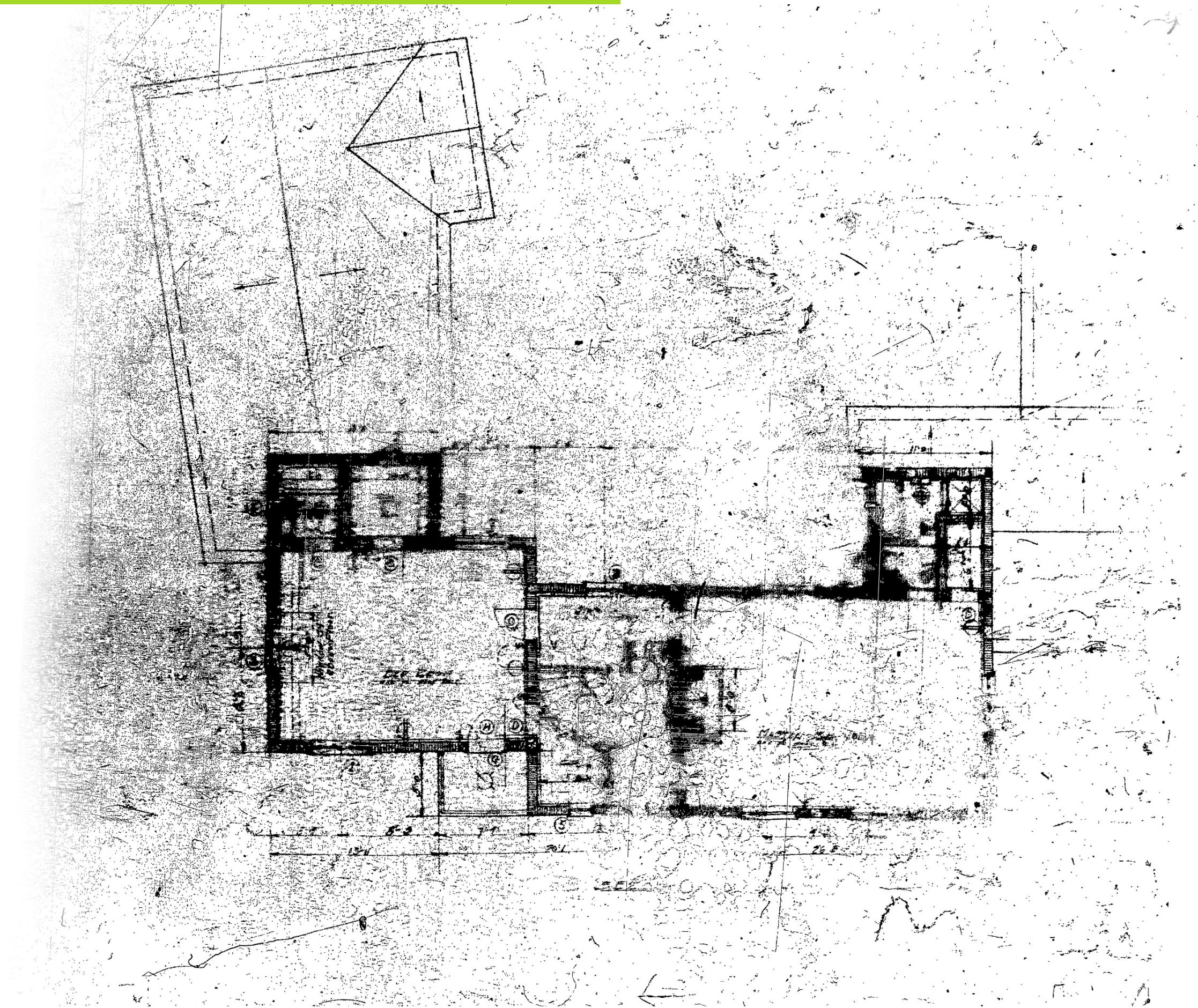


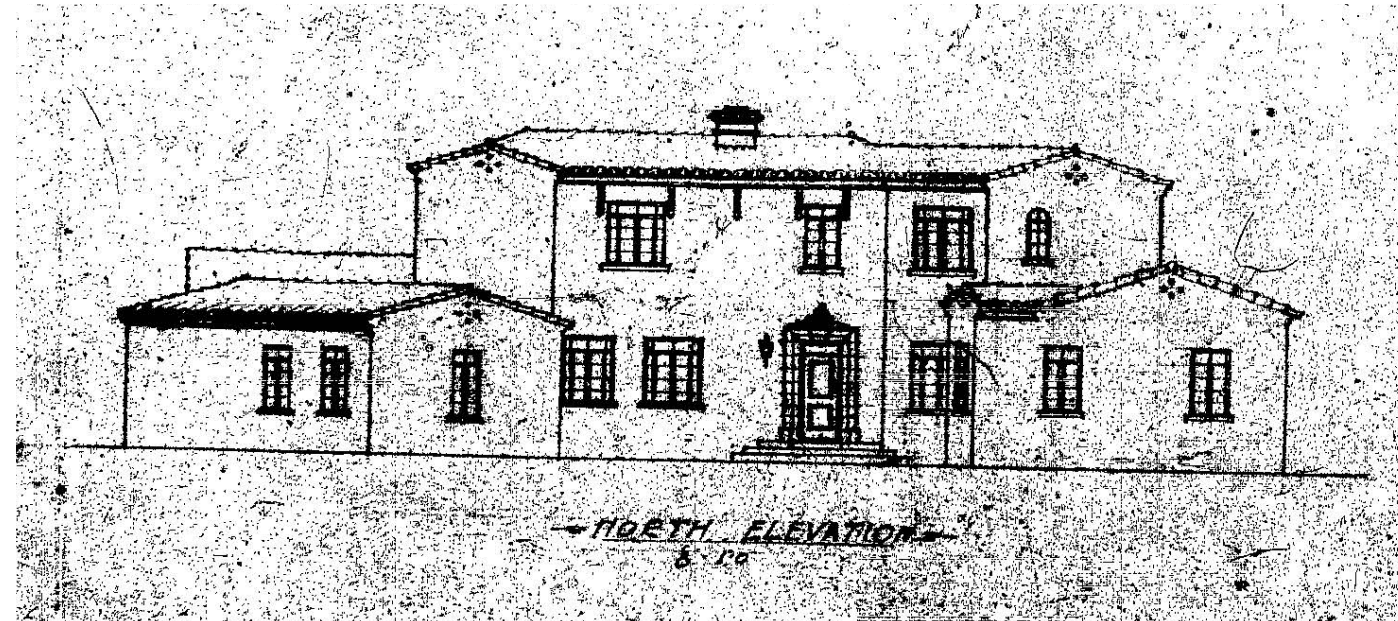
437 N HIBISCUS



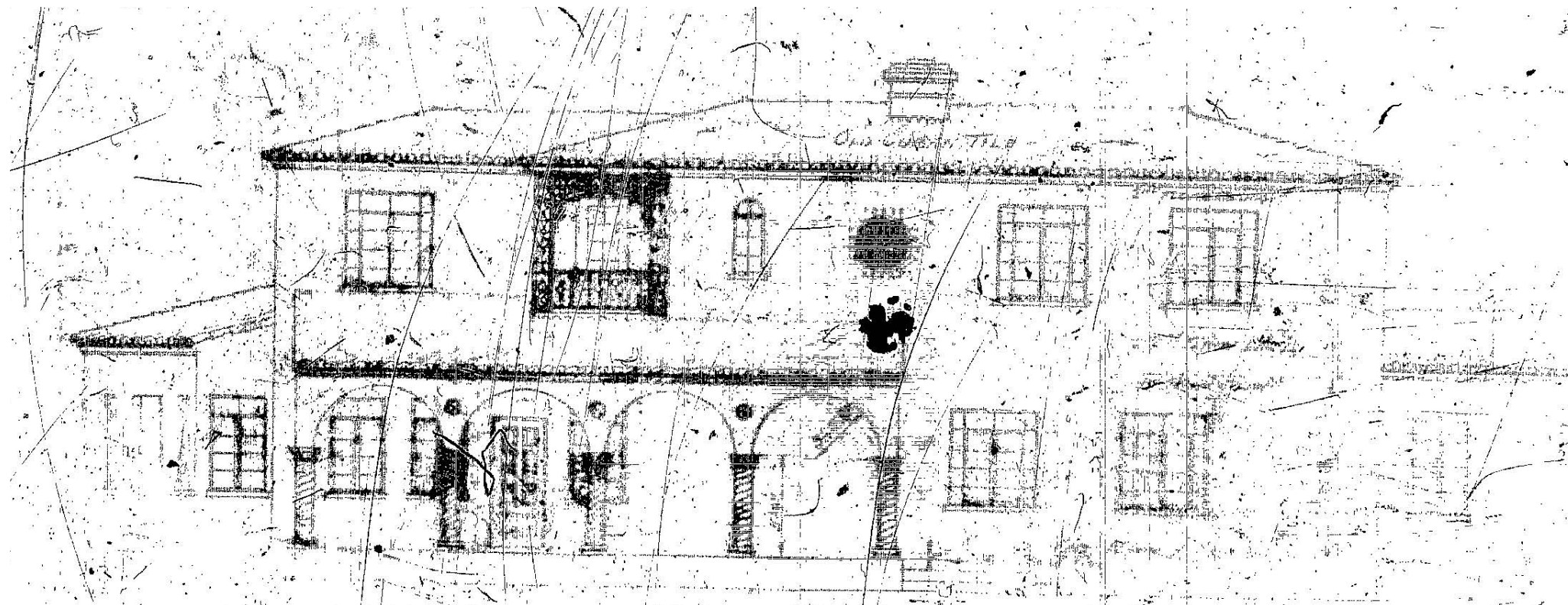
440 N HIBISCUS

EXISTING FLOOR PLAN

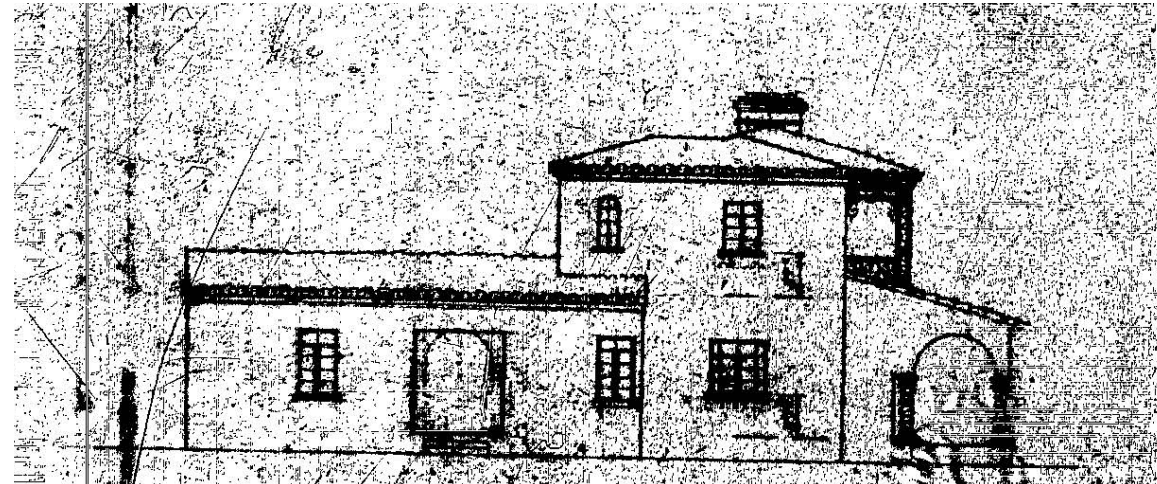




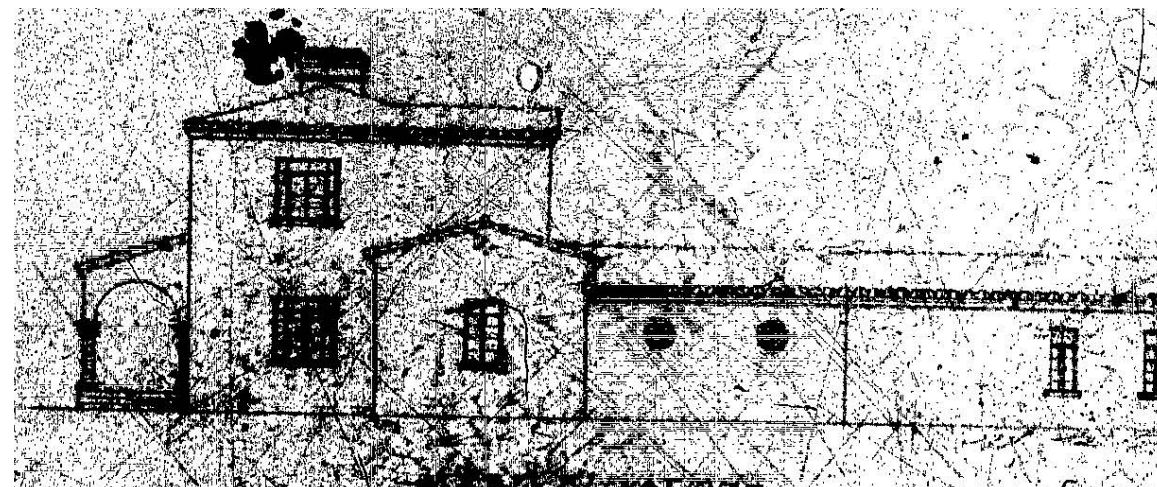
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

EXISTING LOT COVERAGE



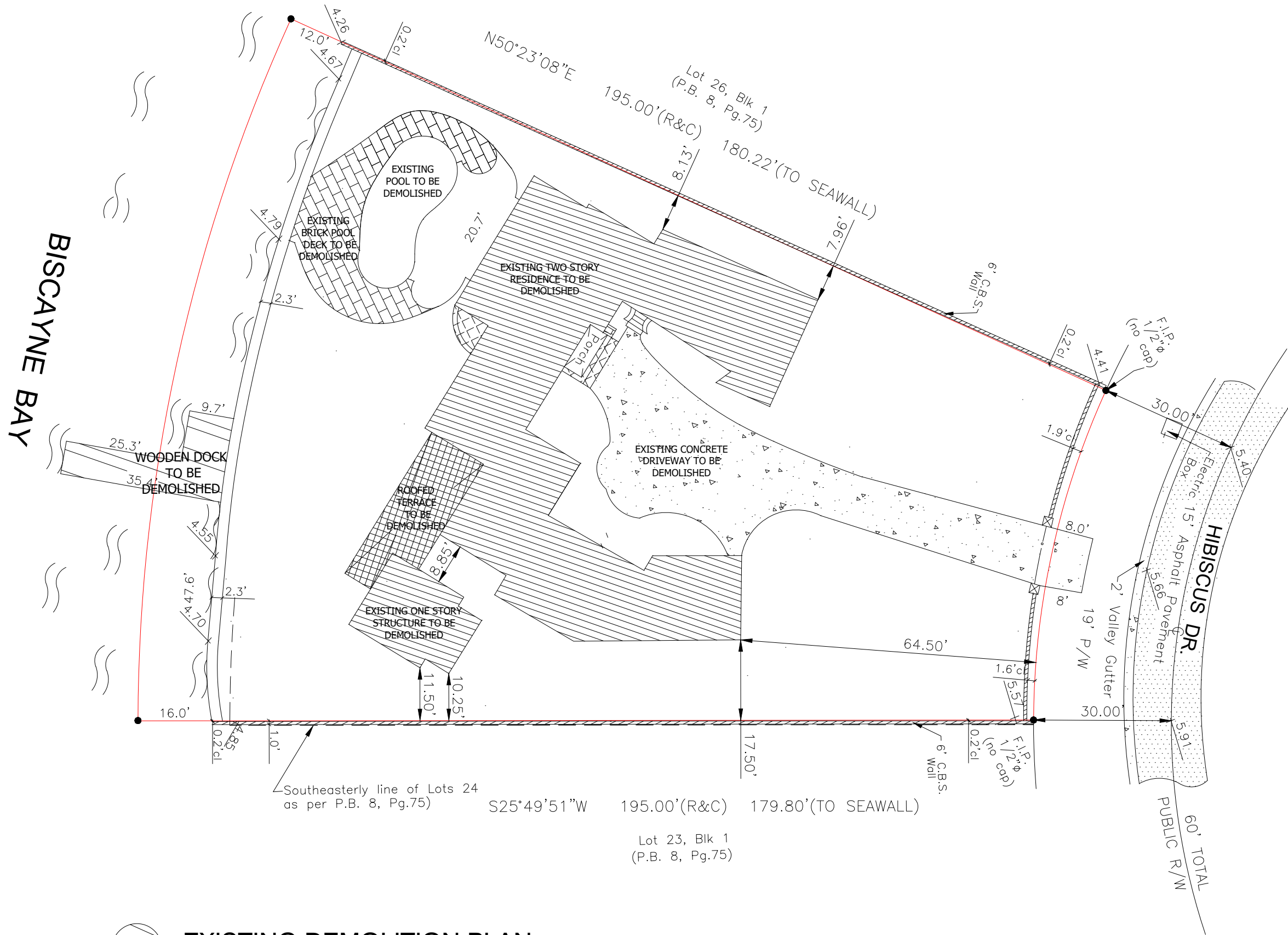
LOT COVERAGE

LOT SIZE: 19,687sf

ALLOWED LOT COVERAGE: 5,906.1sf (30%)

EXISTING LOT COVERAGE: 4,156.07sf (21.1%)

DEMOLITION PLAN



EXISTING DEMOLITION PLAN

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:	1937	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 %:	5,829.73sf (29.61%)	
10	Existing Lot Coverage SF and %:	TBD	Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	1,095.51sf (70.00%)	Rear Yard Open Space SF and %:	2,830.38sf (72.50%)	
12	Max Unit Size SF and %:	9,843.50sf (50%)	Proposed Unit Size SF and %:	9,805.74sf (49.81%)	
13	Existing First Floor Unit Size:	TBD	Proposed First Floor Unit Size:	5,563.88sf	
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)	4,638.10sf (83.20%)	
15		TBD	Proposed Second Floor Unit Size SF and % :	3,974.95sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	986.88sf (24.83%)	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" (28'-0" w/DRB)	TBD	26'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	TBD	20'-0"	N/A
20	Front Second level:	30'-0"	N/A	30'-0"	N/A
21	Side 1:	14.05'	TBD	14.05'	N/A
22	Side 2 or (facing street):	14.05'	TBD	14.05'	N/A
23	Rear:	26.09'	TBD	26.09'	N/A
	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	N/A
26	Sum of Side yard :	28.10'	TBD	28.10'	3'-0"
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					