

# NEW RESIDENCE

SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140



**DENIO  
MADERA  
DESIGN**

LUXURY RESIDENTIAL ARCHITECTURE & DESIGN  
305.401.1236



1035 NORTH MIAMI AVENUE, SUITE 406  
MIAMI FLORIDA 33136  
create@gonzalezarchitecture.com  
WWW.GONZALEZARCHITECTURE.COM

## SCOPE OF WORK

1. DEMOLISH EXISTING POOL AND REMOVE EXISTING LANDSCAPE PER LANDSCAPE ARCHITECT'S PLANS
2. ARCHITECTURE NEW CONSTRUCTION:
  - 2.1. NEW GATE AND FENCE AND NEW COACH HOUSE
  - 2.2. NEW MAIN HOUSE AND NEW GAZEBO
  - 2.3. NEW POOL (UNDER SEPARATE PERMIT)
  - 2.4. NEW LANDSCAPING
3. FRONT YARD SETBACK VARIANCE FOR FRONT COACH HOUSE
4. WAIVER FOR ADDITIONAL OPEN SPACE ON NORTH AND SOUTH SIDES OF MAIN HOUSE.

# FINAL SUBMITTAL

DRB20-0615, 2687 FLAMINGO DR. DECEMBER 7, 2020

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### LANDSCAPE ARCHITECTURE

- L000 RENDERINGS
- L100 EXISTING TREE DISPOSITION PLAN
- L101 EXISTING TREE DISPOSITION PLAN
- L200 PROPOSED PLANTING PLAN
- L201 PROPOSED PLANTING MATERIAL BOARD
- L300 PROPOSED LANDSCAPE LIGHTING PLAN

DIGITALLY SIGNED BY:

Digitally signed by Enrique R Gonzalez  
DN: c=US, o=Gonzalez Architecture P.A.,  
ou=A01410C0000016F7C49189700007D75,  
cn=Enrique R Gonzalez  
Date: 2020.12.06 18:32:26 -05'00'  
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ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT



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11-16-2020  
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**A000**



# ZONING DATA SHEET

## MIAMI BEACH

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

### SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET



01 LOCATION PLAN AERIAL  
SCALE: N.T.S



ITEM #	Zoning Information			
1	Address:	2687 FLAMINGO DRIVE, MIAMI BEACH, FLORIDA 33140		
2	Folio number(s):	02-3226-002-0090		
3	Board and file numbers :			
4	Year built:	VACANT	Zoning District:	RS-2
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	6.40' NGVD
6	Adjusted grade (Flood+Grade/2):	7.20' NGVD	Free board:	1'-0" (9.00' NGVD)
7	Lot Area:	22,883 SF		
8	Lot width:	105'-11"	Lot Depth:	232'-6"
9	Max Lot Coverage SF and %:	6,865 SF (30%)	Proposed Lot Coverage SF and %:	6,491 SF (28.4%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	359 SF
11	Front Yard Open Space SF and %:	1,397 SF (66.7%)	Rear Yard Open Space SF and %:	2,464 SF (70.8%)
12	Max Unit Size SF and %:	11,442 SF (50%)	Proposed Unit Size SF and %:	11,339 SF (49.66%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	5,691 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)	N/A
15			Proposed Second Floor Unit Size SF and %:	5,548 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

	Required	Existing	Proposed	Deficiencies	
17	Height:	31'-0"	N/A	30'-10"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	N/A	20'-0"	N/A
20	Front Second level:	40'-0"	N/A	20'-0"	20'-0"
21	Side 1:	10'-7"	N/A	10'-8"	N/A
22	Side 2 or (facing street):	15'-11"	N/A	16'-2"	N/A
23	Rear:	34'-10"	N/A	69'-6"	N/A
	Accessory Structure Side 1:	7'-6"	N/A	12'-9"	N/A
24	Accessory Structure Side 2 or (facing street) :	7'-6"	N/A	18'-10"	N/A
25	Accessory Structure Rear:	17'-5"	N/A	20'-1"	N/A
26	Sum of Side yard :	26'-6"	N/A	26'-10"	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

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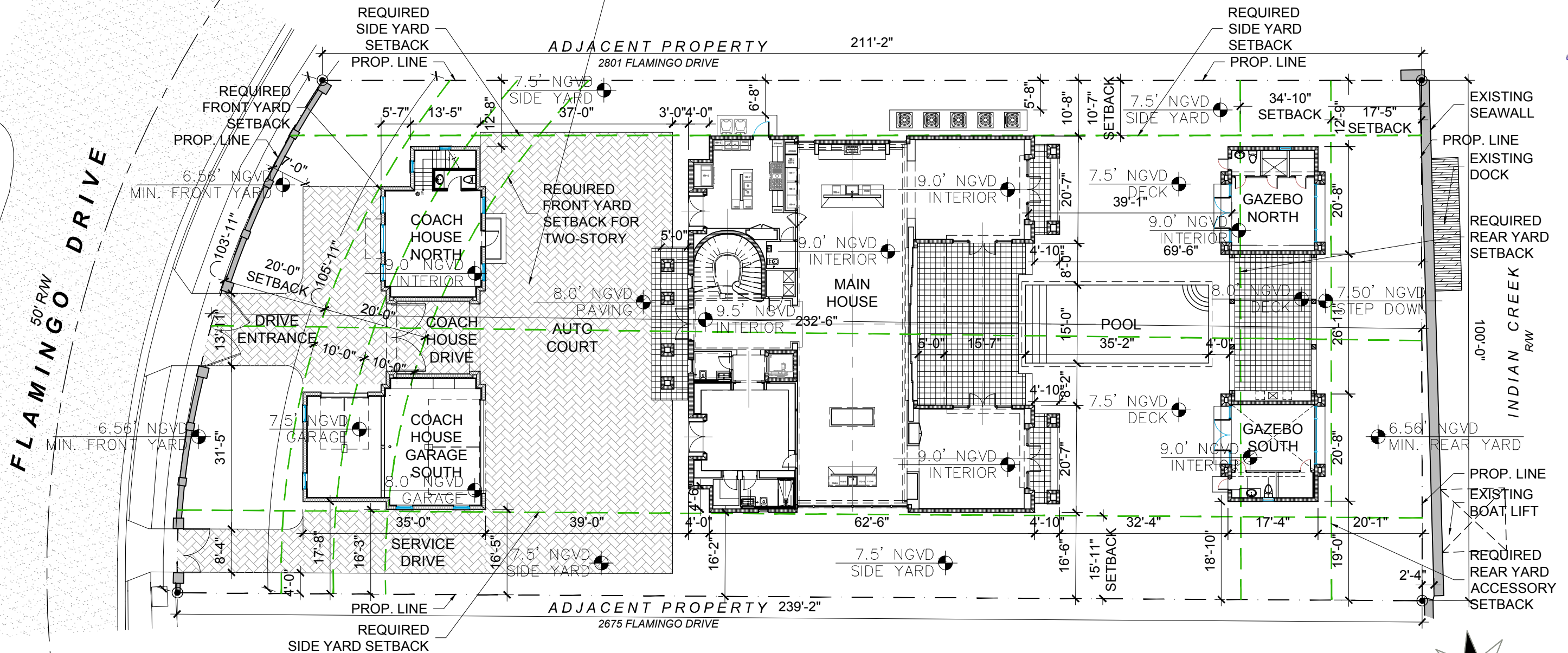
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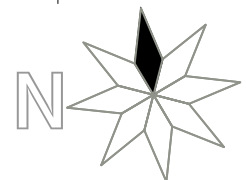
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**NOTE:** COMPLY WITH URBAN HEAT ISLAND ORDINANCE SEC 142-1132: DRIVEWAYS AND PARKING AREAS THAT RE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT.



**01 PROPOSED GROUND LEVEL SITE PLAN**  
SCALE: 1" = 20'-0"



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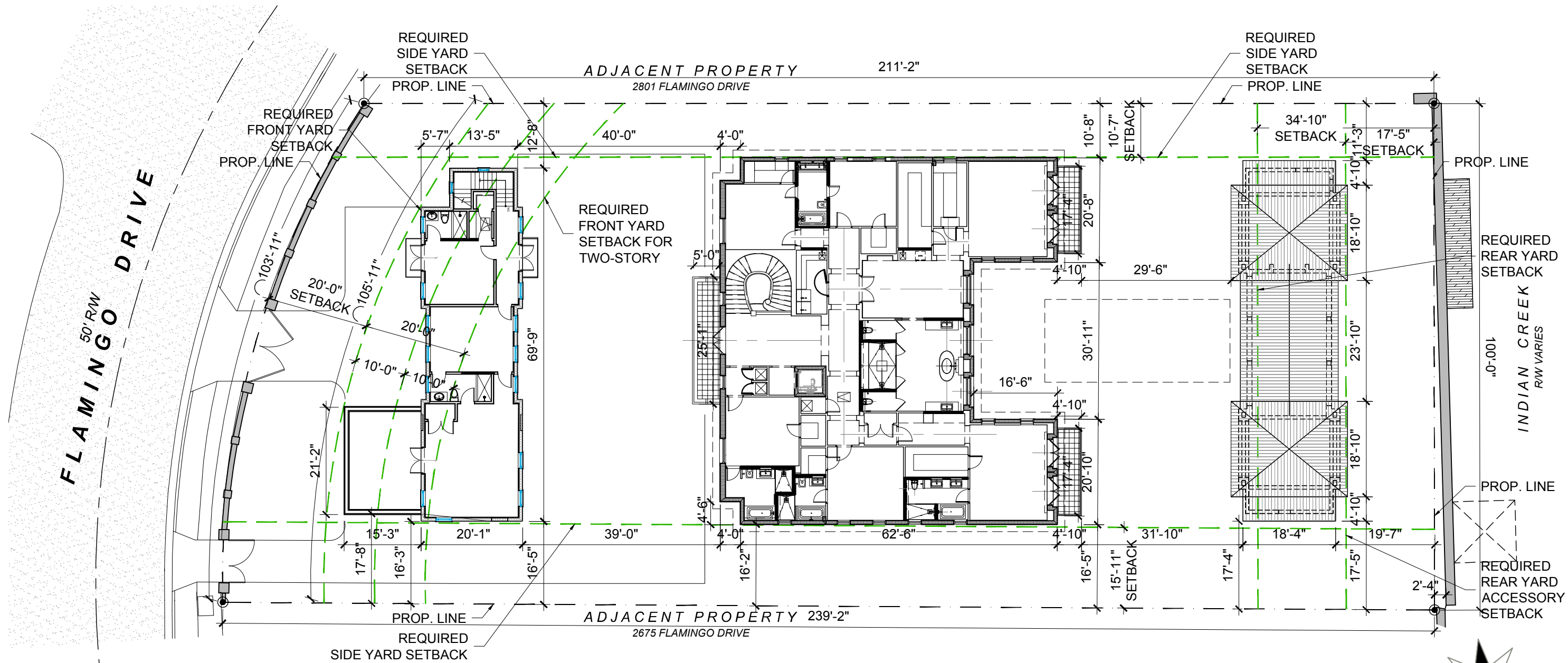


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**A005**



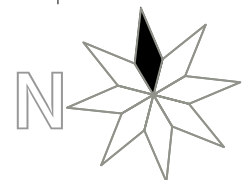
FLAMINGO DRIVE  
50' R/W

ADJACENT PROPERTY  
2801 FLAMINGO DRIVE  
211'-2"

ADJACENT PROPERTY  
2675 FLAMINGO DRIVE  
239'-2"

INDIAN CREEK  
R/W VARIES  
100'-0"

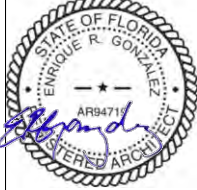
**01 PROPOSED SECOND LEVEL SITE PLAN**  
SCALE: 1" = 20'-0"



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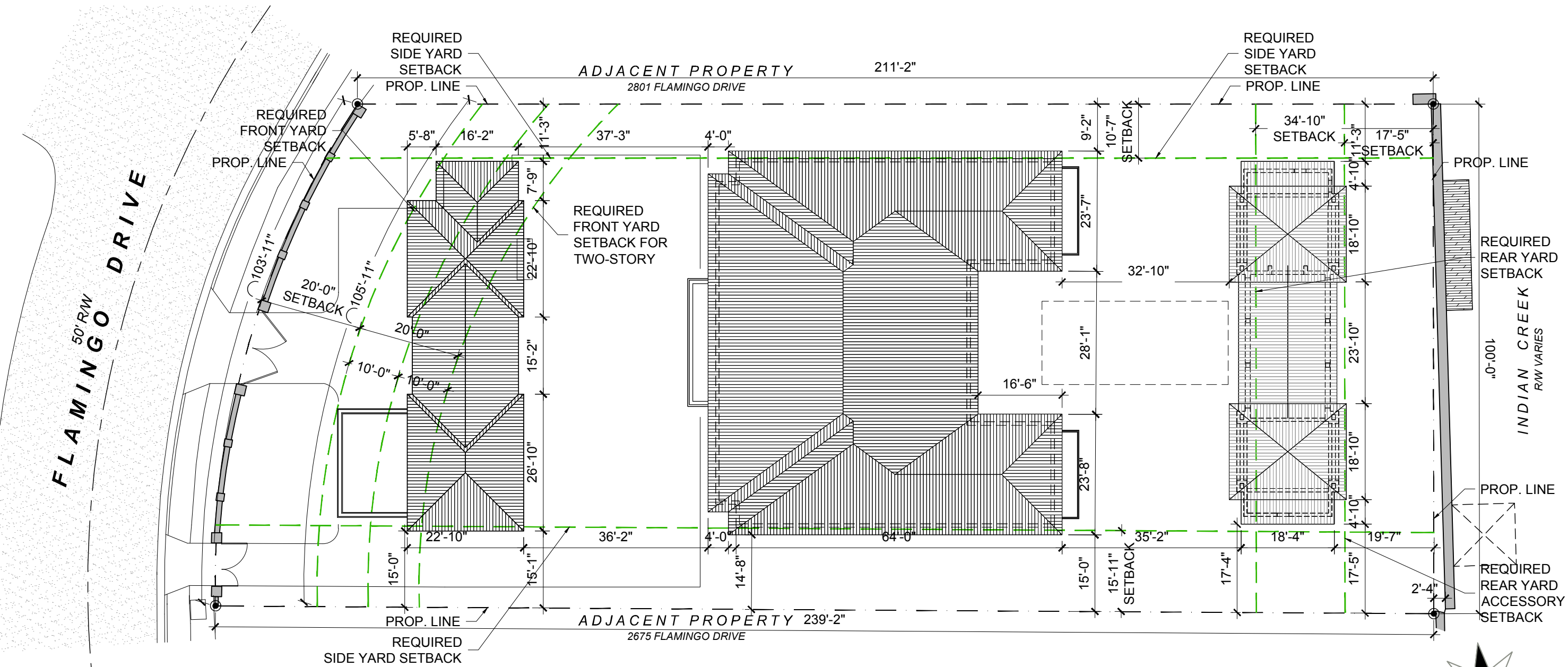
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**A006**



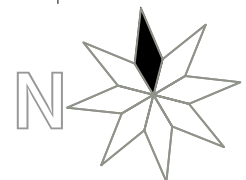
**FLAMINGO DRIVE**  
50' R/W

ADJACENT PROPERTY  
2801 FLAMINGO DRIVE  
211'-2"

ADJACENT PROPERTY  
2675 FLAMINGO DRIVE  
239'-2"

INDIAN CREEK  
R/W VARIES  
100'-0"

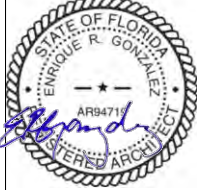
**01 PROPOSED ROOF SITE PLAN**  
SCALE: 1" = 20'-0"



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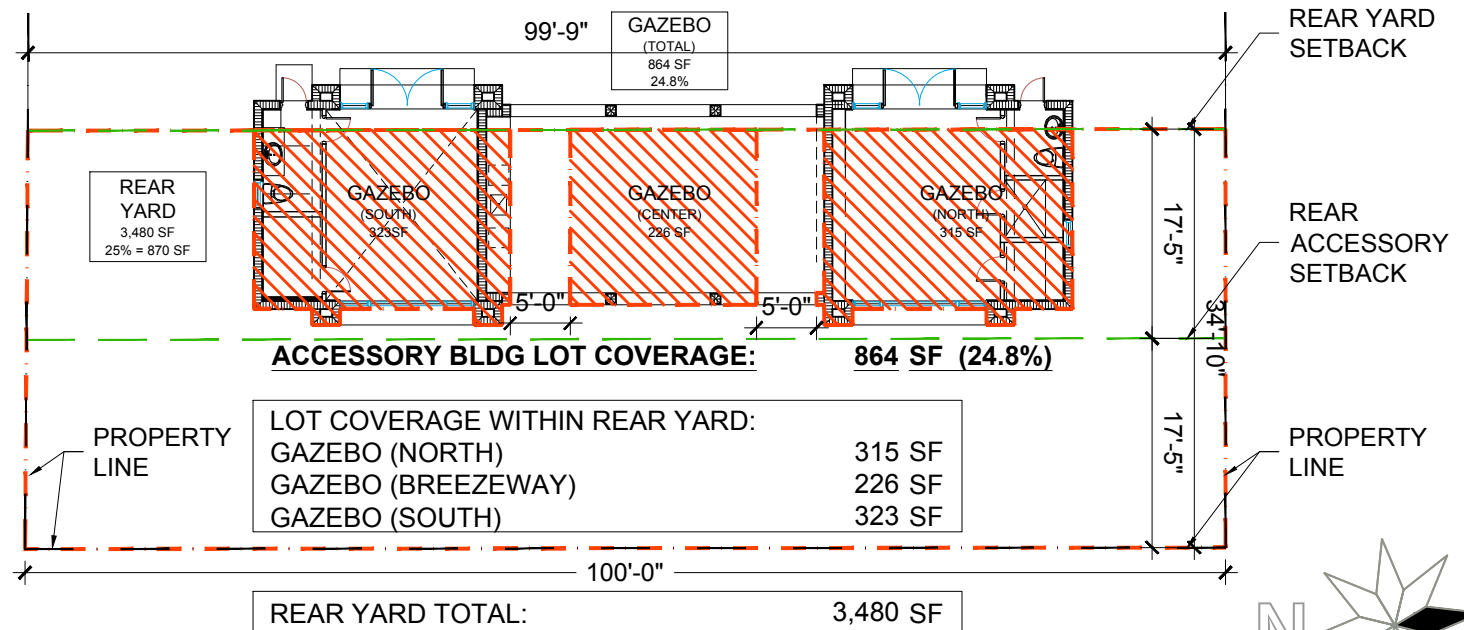
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**A007**



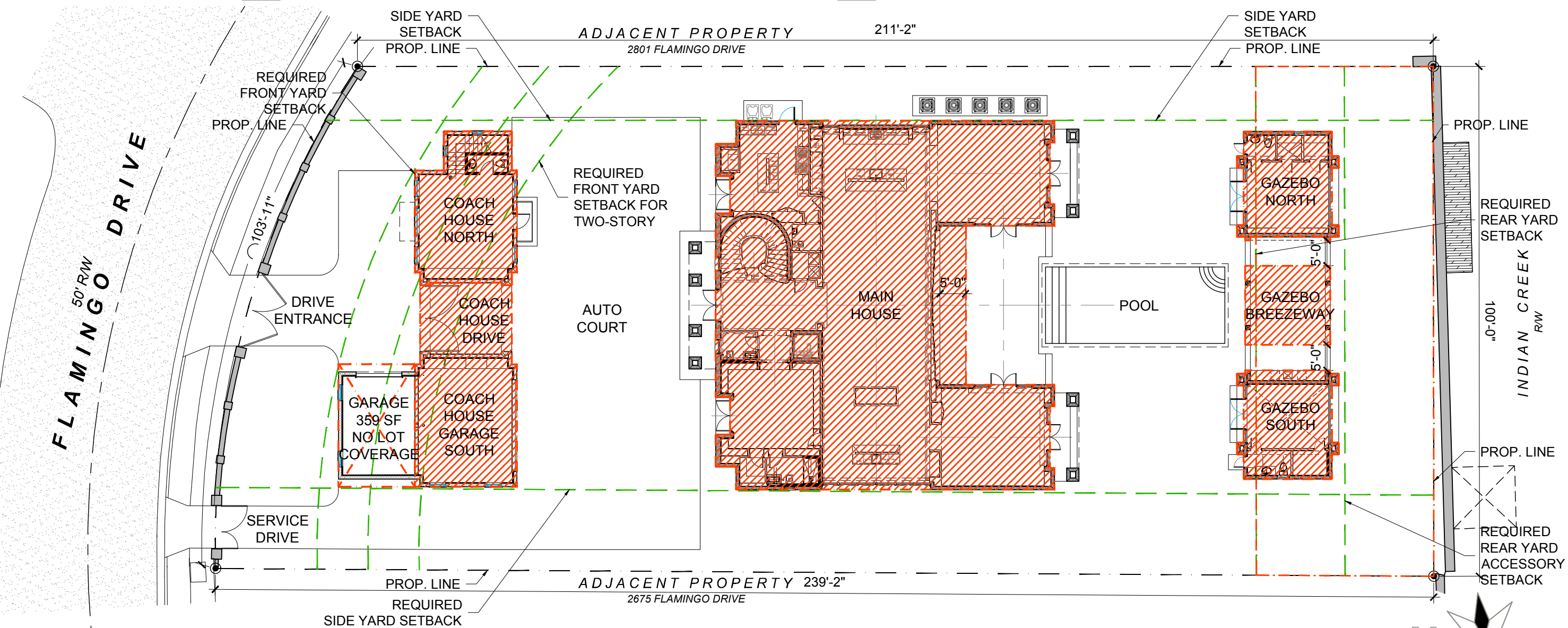
**LOT COVERAGE:** **6,491 SF (28.4%)**

MAIN HOUSE FIRST LEVEL:	4,170 SF
MAIN HOUSE SECOND LEVEL:	--- SF
COACH HOUSE 1ST LEVEL:	1,308 SF
GARAGE 1ST LEVEL:	INCL SF
GARAGE COVERED DRIVE:	INCL SF
COACH HOUSE 2ND LEVEL:	INCL SF
GAZEBO (NORTH)	372 SF
GAZEBO (BREEZEWAY)	259 SF
GAZEBO (SOUTH)	382 SF



**03 LOT COVERAGE CALCULATIONS**  
SCALE: 1" = 20'-0"

**02 LOT COVERAGE ACCESSORY BUILDING**  
SCALE: 1/16" = 1'-0"



**01 LOT COVERAGE**  
SCALE: 1" = 20'-0"

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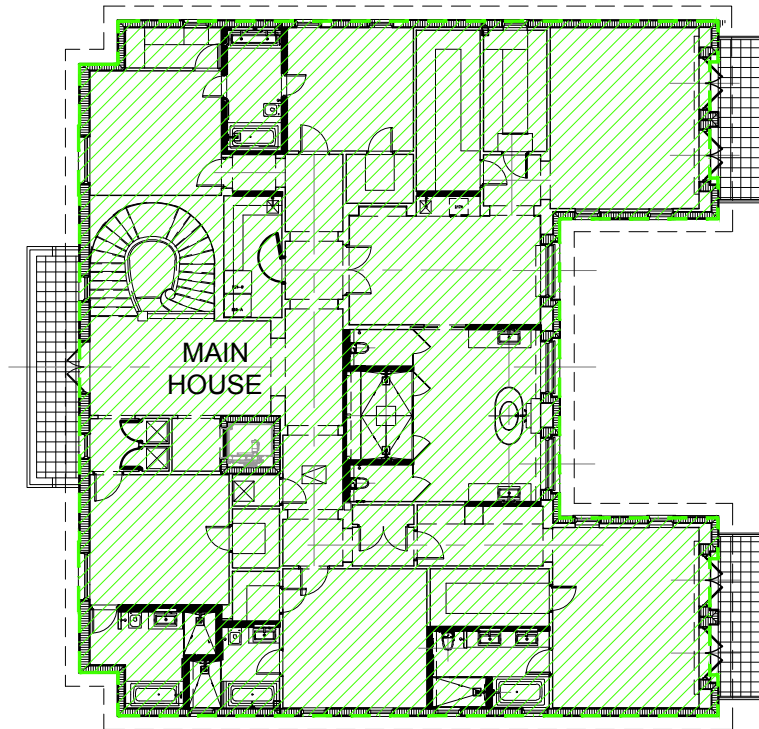
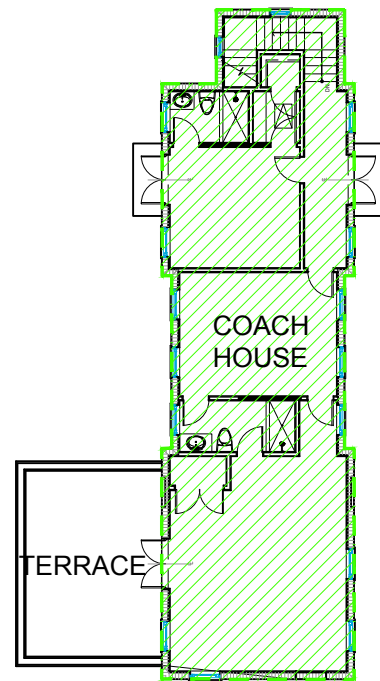
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**A008**



## UNIT SIZE PROPOSED

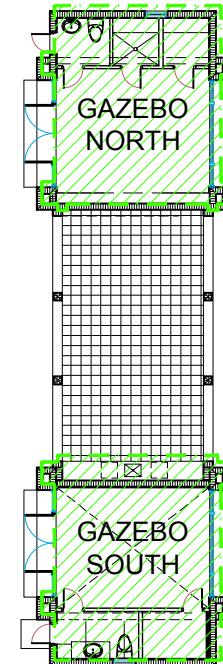
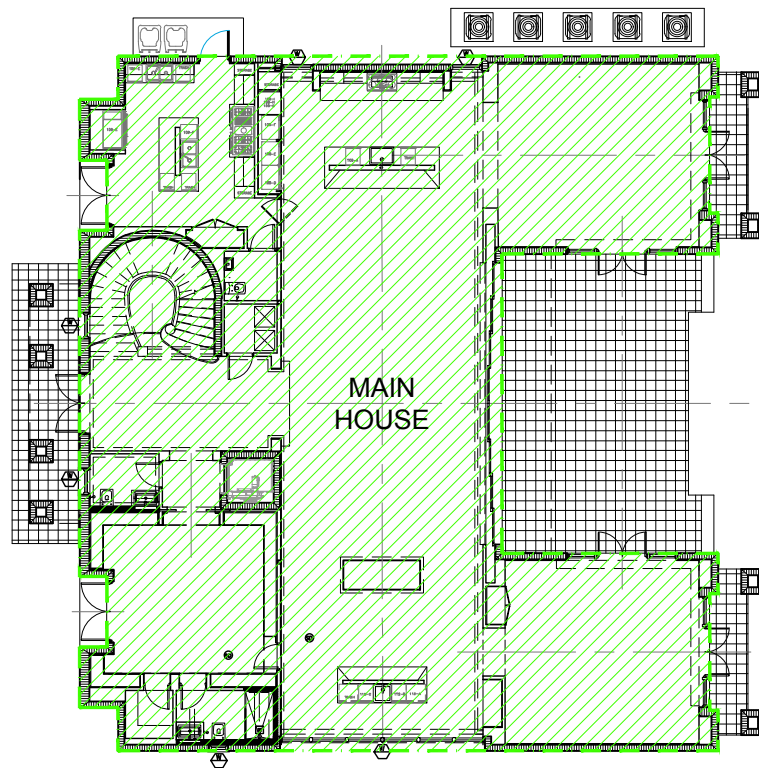
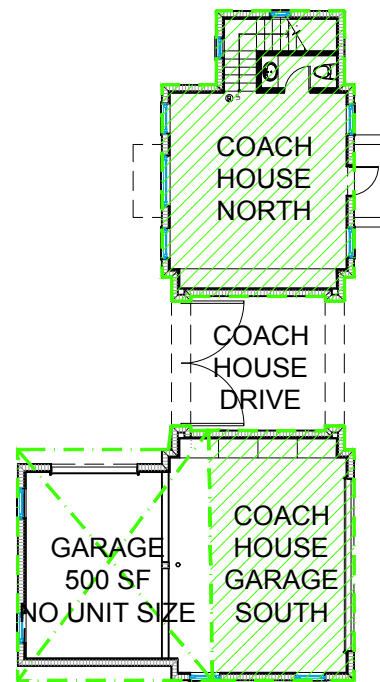
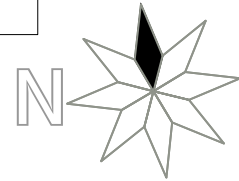
MAXIMUM ALLOWED:  
50% OF LOT AREA  
22,883 SF X 50% = 11,441 SF

### PROPOSED UNIT SIZE

GROUND FLOOR	5,791 SF
SECOND FLOOR	5,548 SF
TOTAL:	11,339 SF
LOT AREA:	22,883 SF
UNIT SIZE:	49.66 %

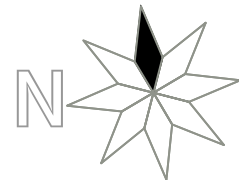
## 02 UNIT SIZE SECOND LEVEL

SCALE: 1" = 20'-0"



## 01 UNIT SIZE GROUND LEVEL

SCALE: 1" = 20'-0"



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**A009**



## FRONT YARD

### PROPOSED PERVIOUS OPEN SPACE

FRONT YARD AREA:	2,096 SF
EXCLUDE DRIVEWAY AND PATHWAYS:	(699) SF
PERVIOUS OPEN SPACE:	1,397 SF
% OPEN:	1,397 SF / 2,096 SF = 66.7%

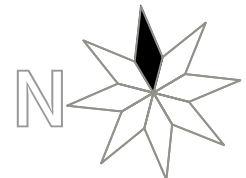
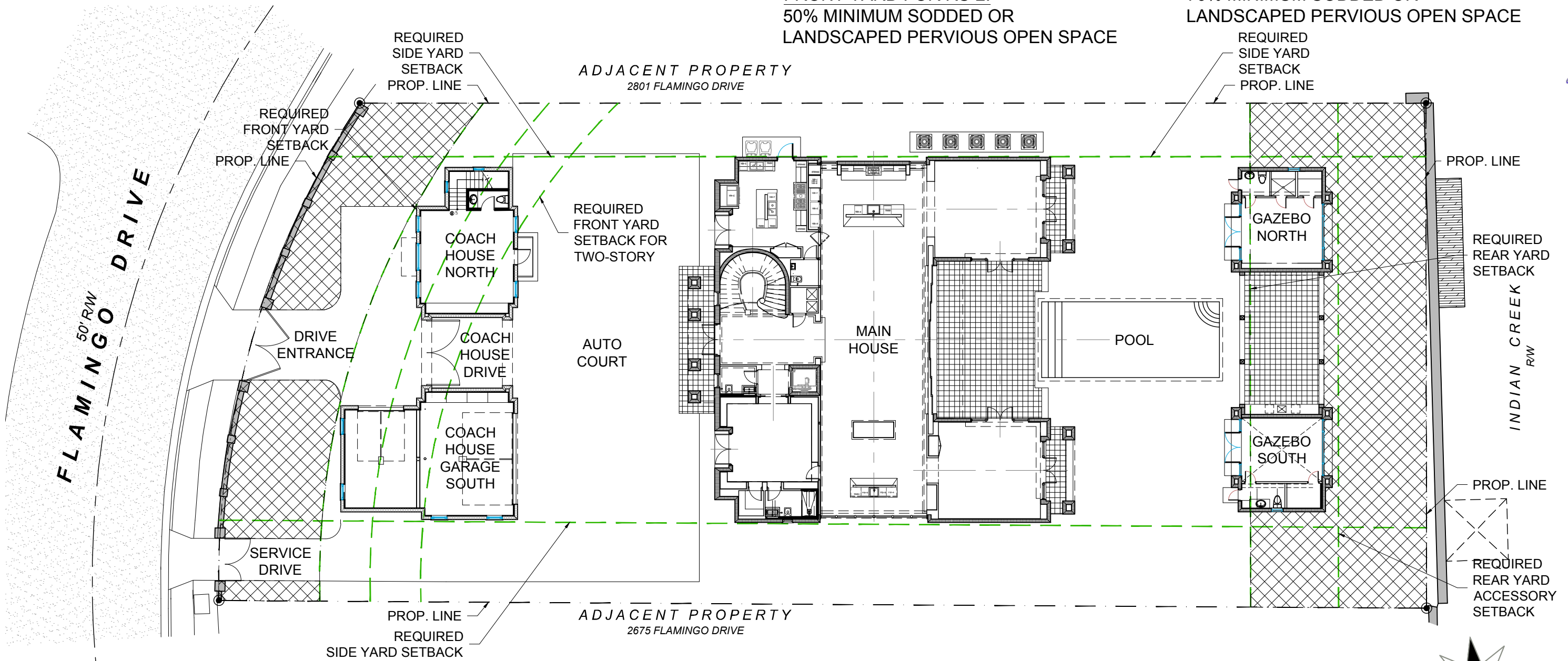
FRONT YARD FOR RS-2:  
50% MINIMUM SODDED OR  
LANDSCAPED PERVIOUS OPEN SPACE

## REAR YARD

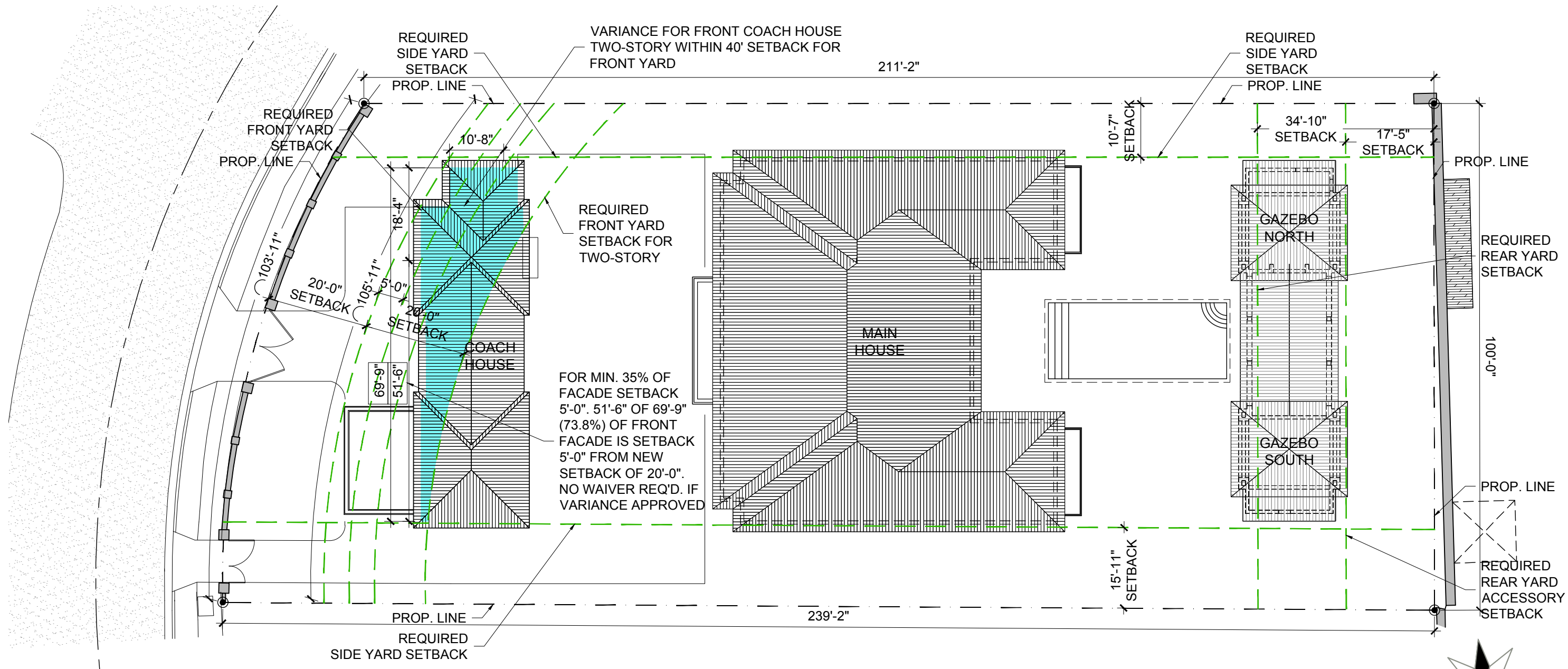
### PROPOSED PERVIOUS OPEN SPACE

REAR YARD AREA:	3,479 SF
EXCLUDE ACSRY STR.:	(1,015) SF
PERVIOUS OPEN SPACE:	2,464 SF
% OPEN:	2,464 SF / 3,479 SF = 70.8%

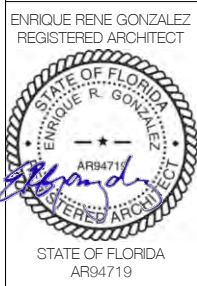
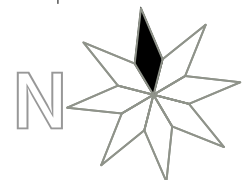
REAR YARD FOR RS-2:  
70% MINIMUM SODDED OR  
LANDSCAPED PERVIOUS OPEN SPACE







**01 PROPOSED VARIANCE DIAGRAM SITE PLAN**  
SCALE: 1" = 20'-0"

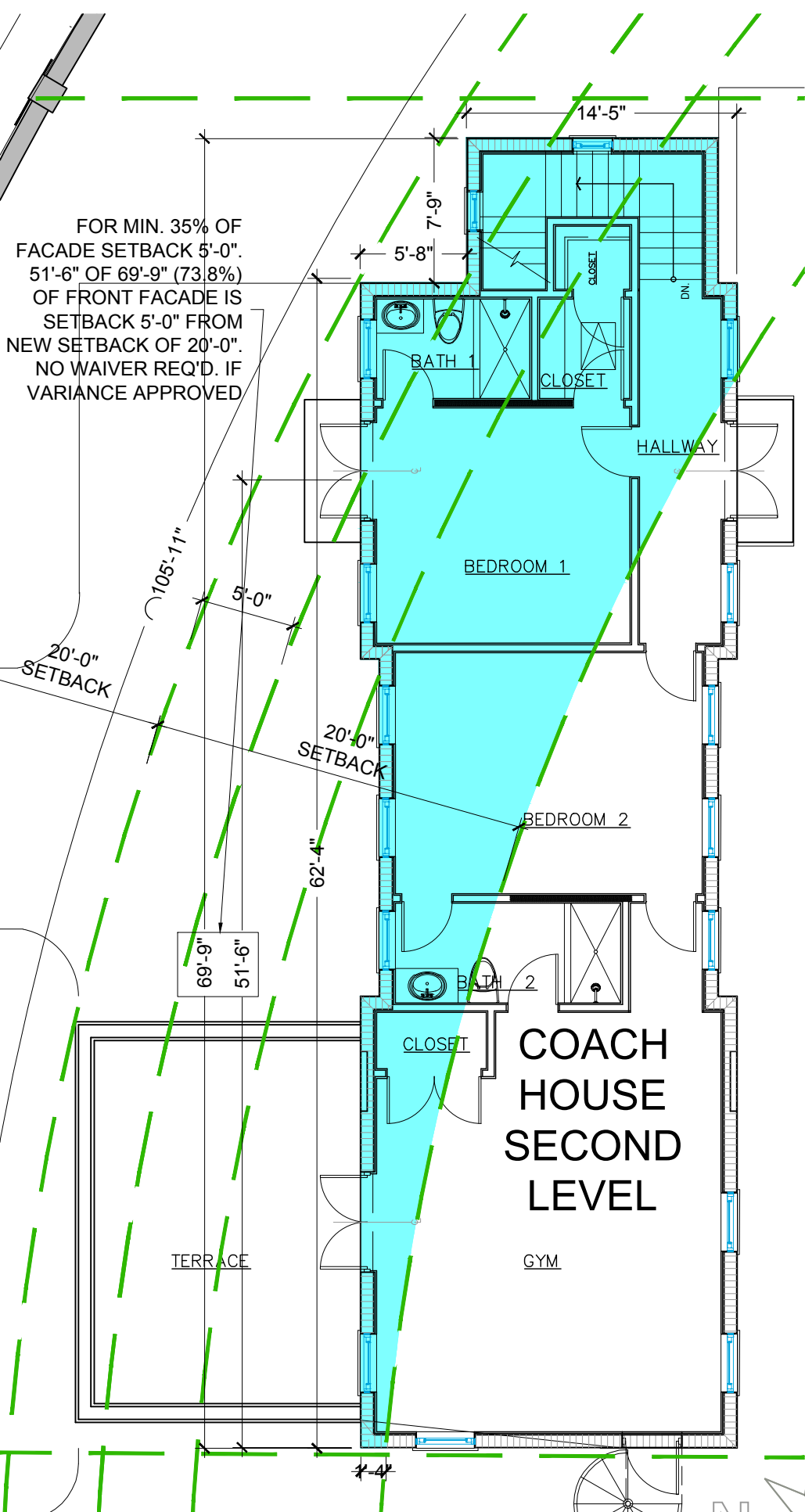


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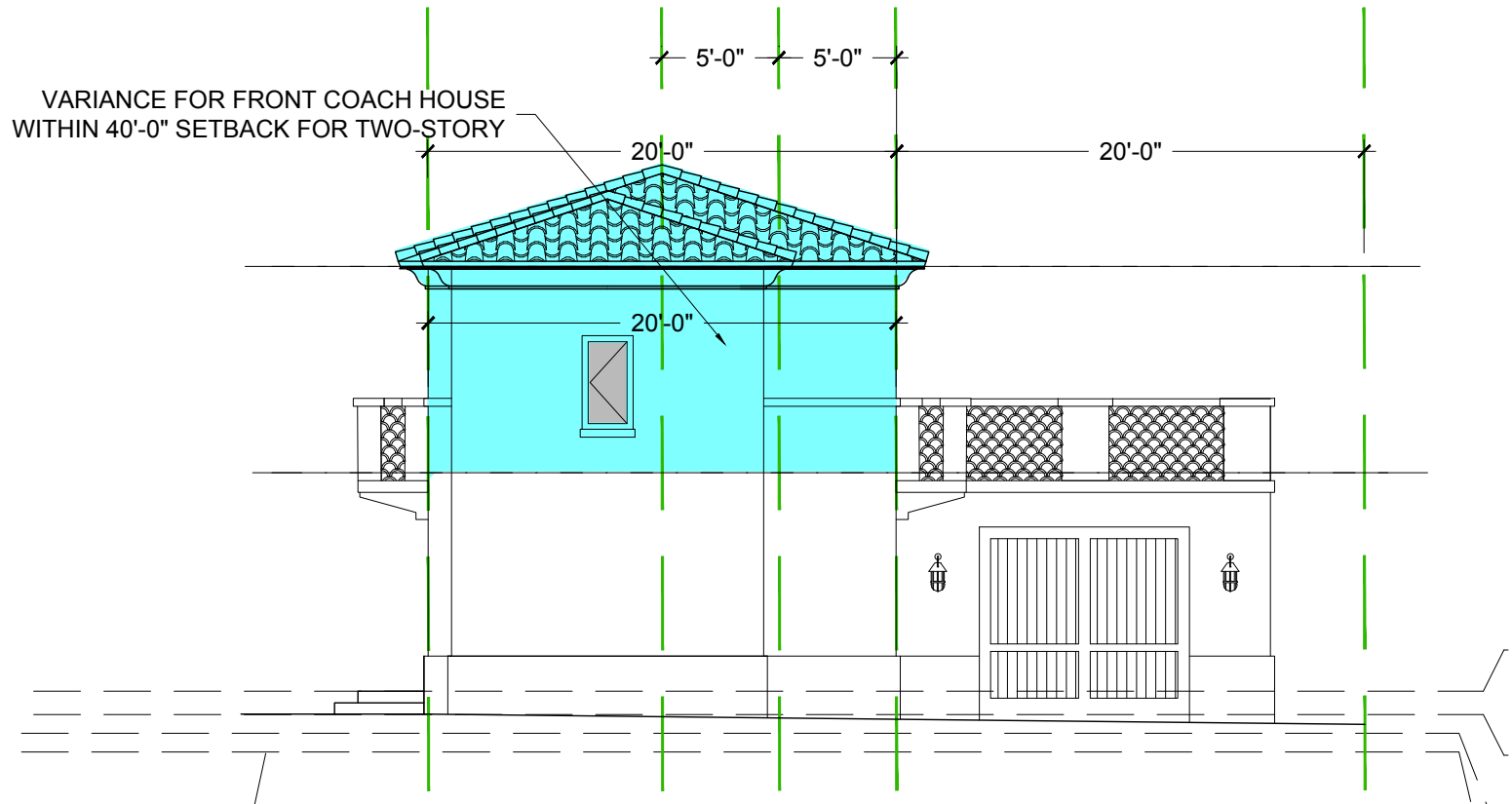
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**A011**

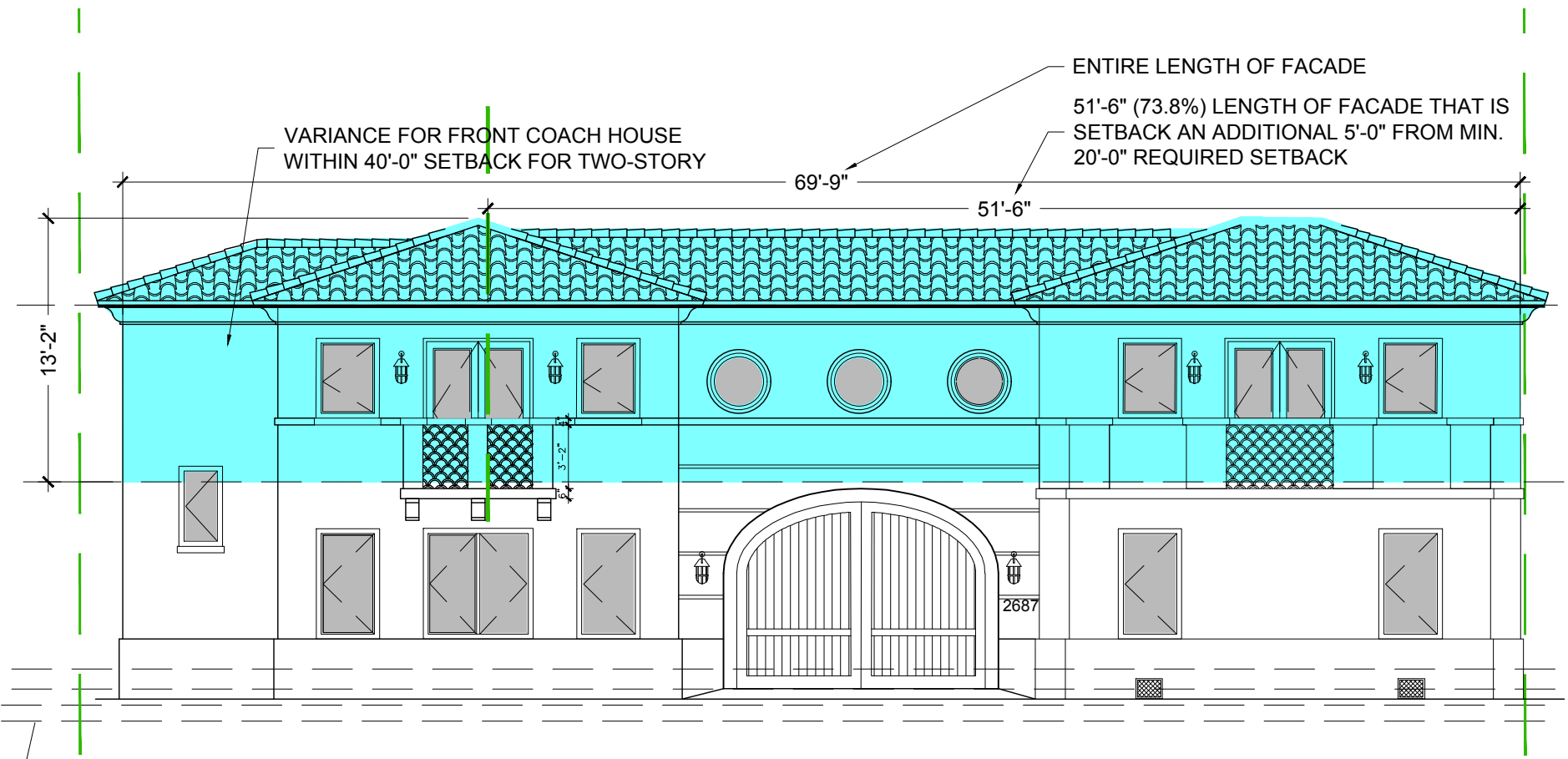




**01 VARIANCE DIAGRAM ENL. PLAN**  
SCALE: 1/8" = 1'-0"



**02 COACH HOUSE VARIANCE NORTH ELEVATION DIAGRAM**  
SCALE: 1/8" = 1'-0"



**03 COACH HOUSE VARIANCE WEST ELEVATION DIAGRAM**  
SCALE: 1/8" = 1'-0"

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**G/A**  
GONZALEZ ARCHITECTURE

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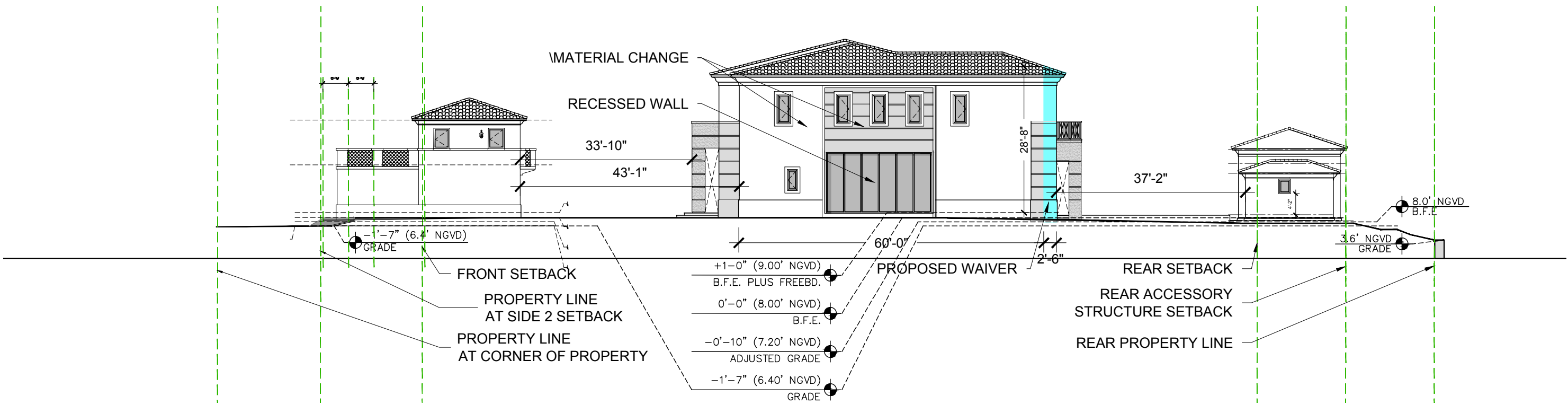
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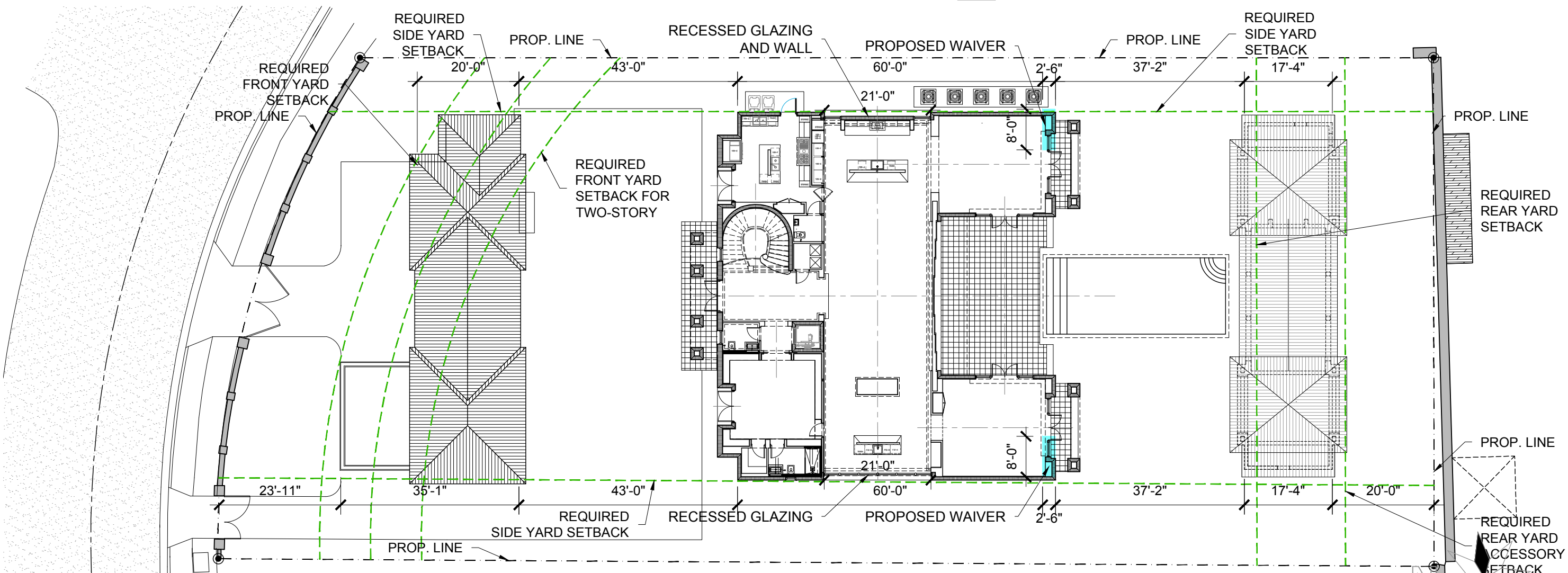
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**A012**





**01 WAIVER DIAGRAM ELEVATION**  
SCALE: 1" = 20'-0"



**01 WAIVER DIAGRAM SITE PLAN**  
SCALE: 1" = 20'-0"

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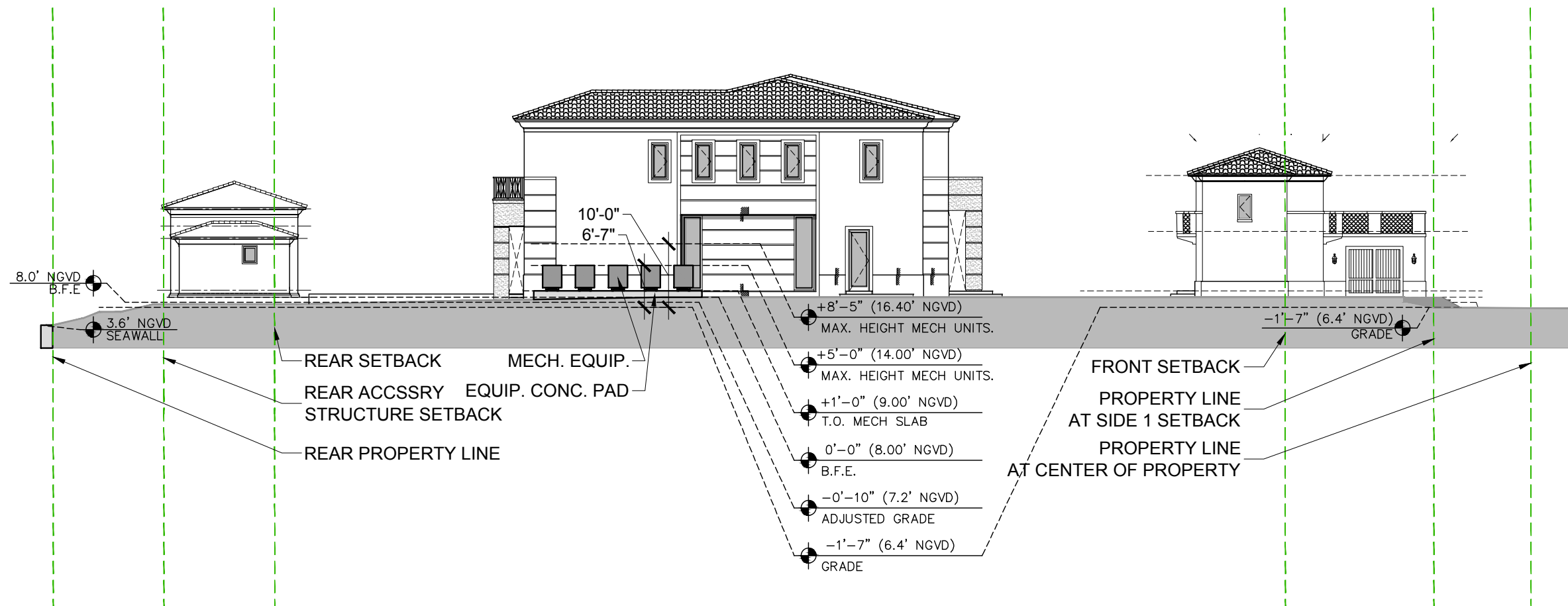
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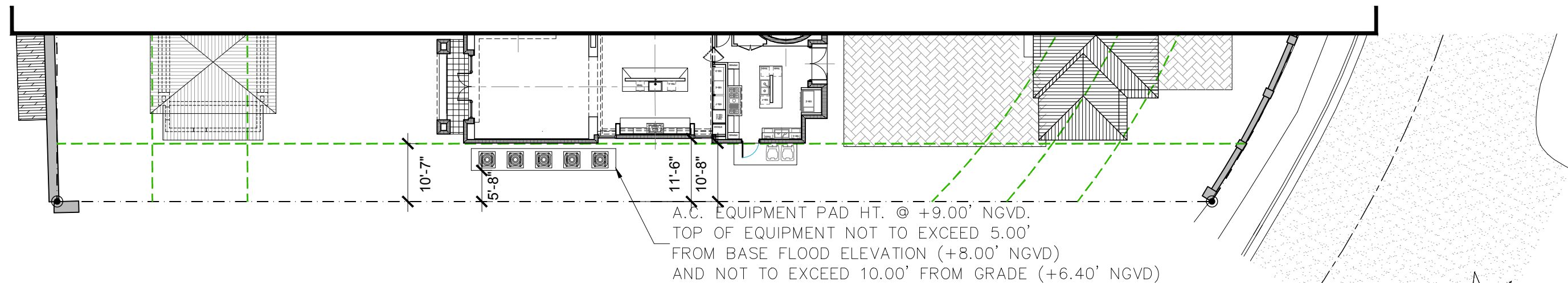
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**A013**

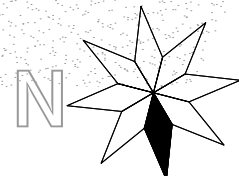




**02 SITE SECTION AT MECHANICAL EQUIPMENT**  
 SCALE: 1" = 20'-0"  
 SECTION LOOKING SOUTH



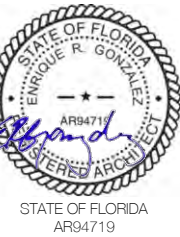
**01 SITE PLAN SECTION AT MECHANICAL EQUIPMENT**  
 SCALE: 1" = 20'-0"



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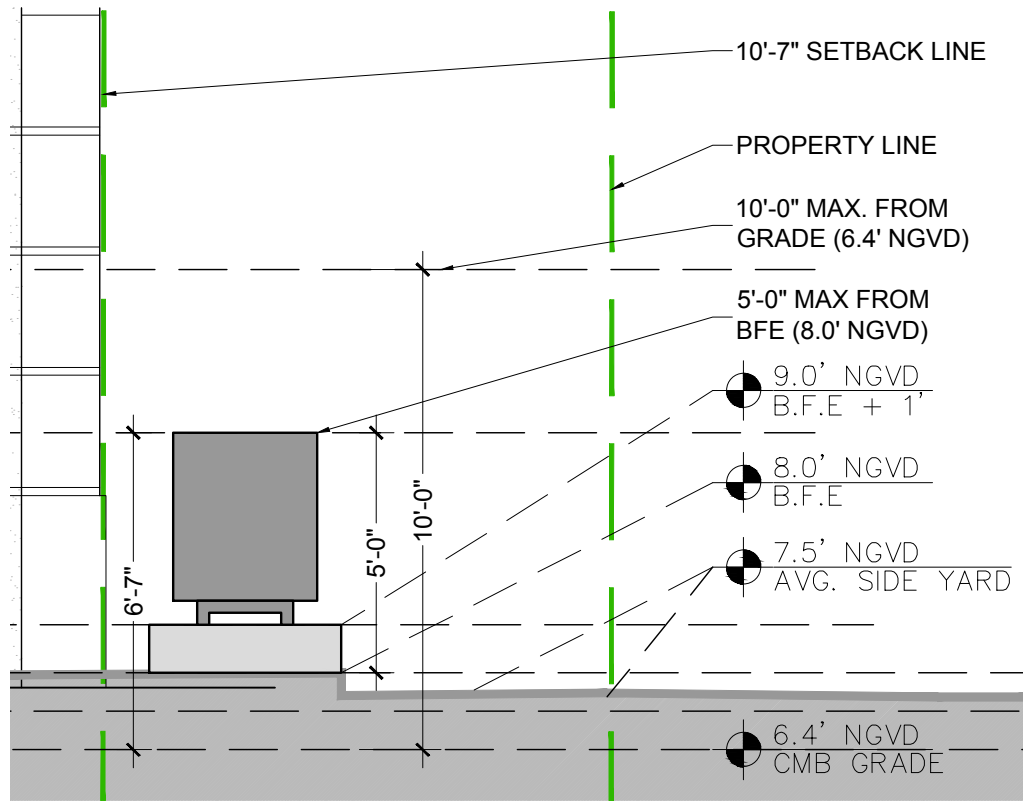


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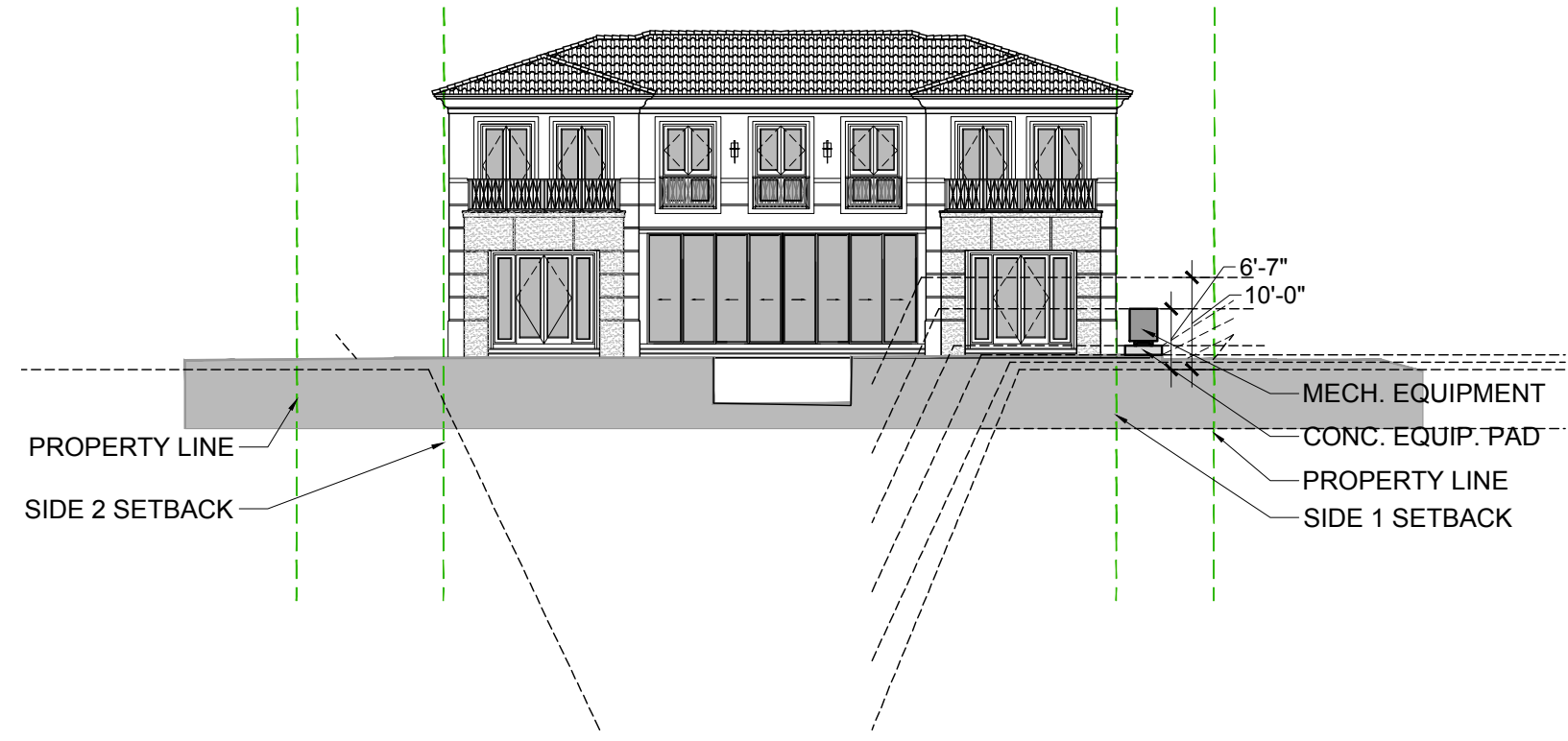
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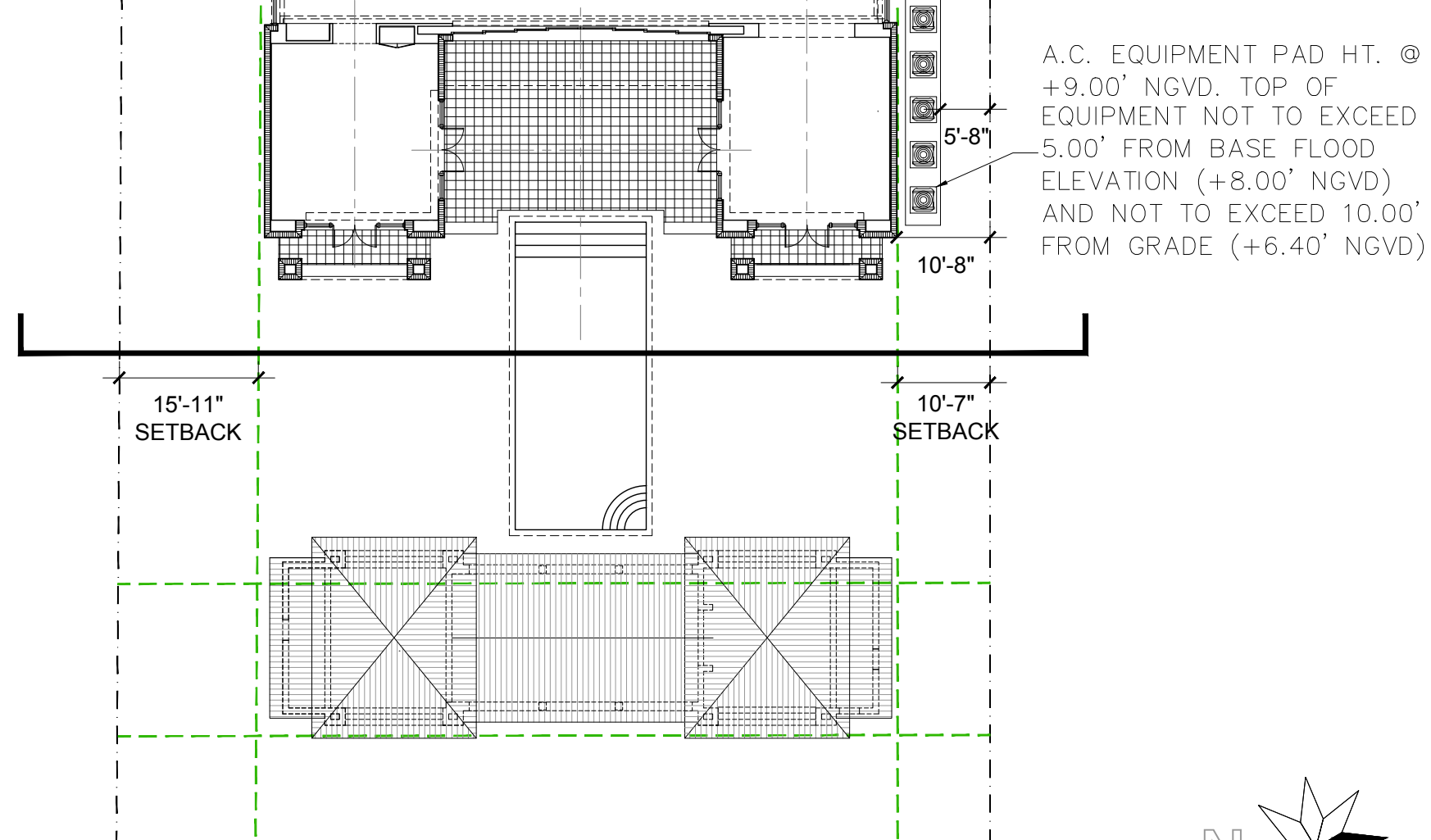
**A014**



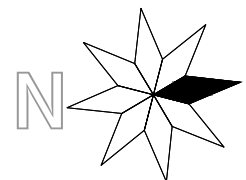
**03 ENLARGED SECTION SIDE YARD**  
 SCALE: 1/4" = 1'-0" SECTION LOOKING SOUTH



**02 SITE SECTION AT MECHANICAL EQUIPMENT SIDE YARD**  
 SCALE: 1" = 20'-0" SECTION LOOKING SOUTH



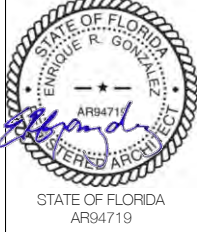
**01 SITE PLAN SECTION AT MECHANICAL EQUIPMENT SIDE YARD**  
 SCALE: 1" = 20'-0"



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**NEW RESIDENCE**  
 SINGLE FAMILY DWELLING  
 2687 FLAMINGO DRIVE  
 MIAMI BEACH, FLORIDA 33140

11-16-2020  
 FIRST SUB

12-07-2020  
 FINAL SUB

**A015**





01 SE AXONOMETRIC (LOOKING NORTH WEST)



02 NE AXONOMETRIC (LOOKING SOUTH WEST)



03 NW AXONOMETRIC (LOOKING SOUTH EAST)



04 SW AXONOMETRIC (LOOKING NORTH EAST)

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AR94719

**NEW RESIDENCE**  
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2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

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12-07-2020  
FINAL SUB

**A023**





01 RENDERING AT 2687 FLAMINGO DRIVE (LOOKING SOUTH EAST)

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**NEW RESIDENCE**  
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2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

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FIRST SUB

12-07-2020  
FINAL SUB

**A024**





01 RENDERING AT MAIN HOUSE ENTRANCE FROM AUTOCOURT (LOOKING SOUTH EAST)

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**NEW RESIDENCE**

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 2687 FLAMINGO DRIVE  
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 FIRST SUB

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**A025**





01 RENDERING AT GAZEBO AND MAIN HOUSE REAR FROM INDIAN CREEK (LOOKING WEST)

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AR94719

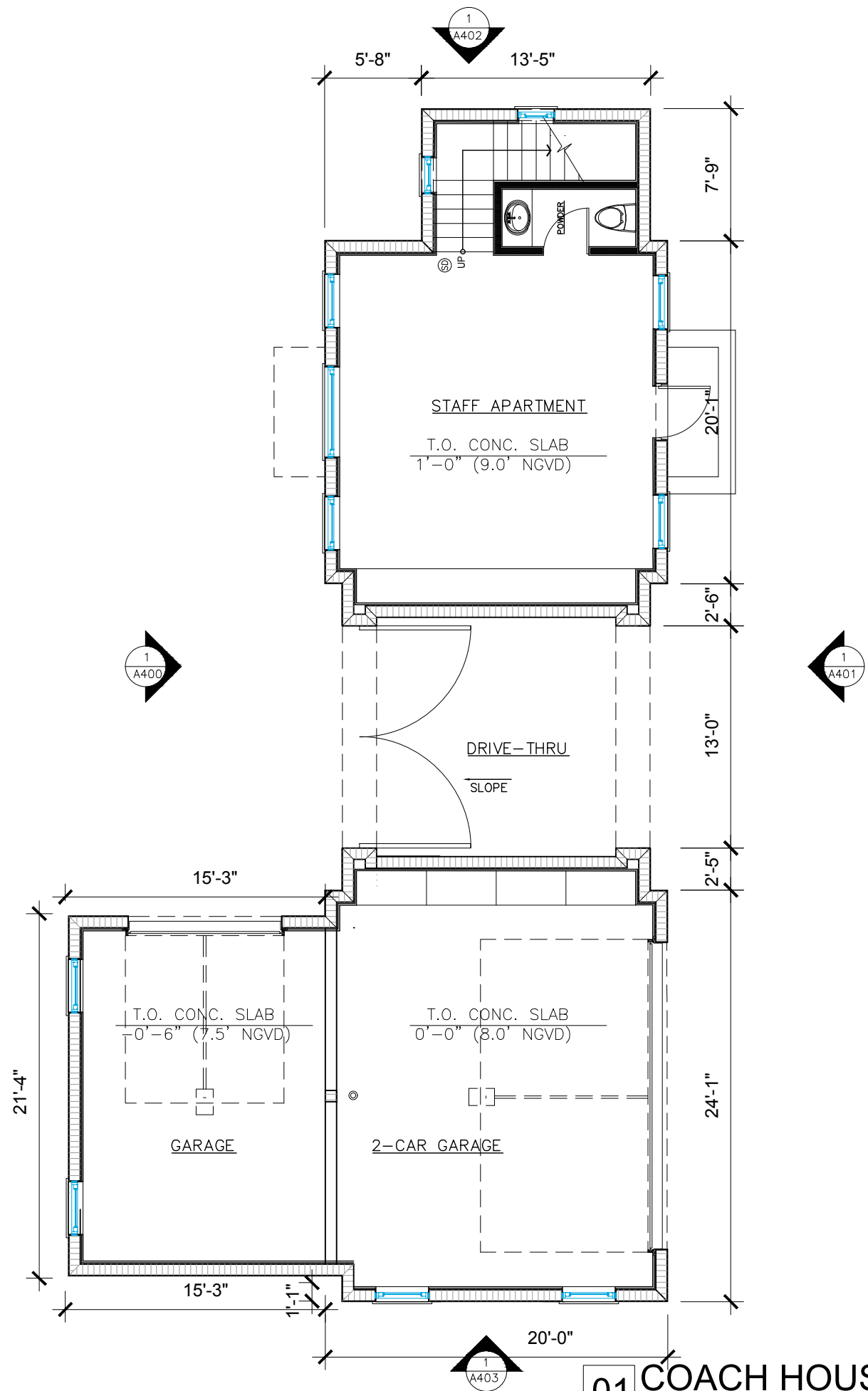
**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A026**





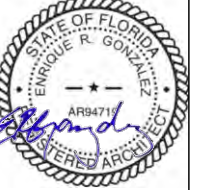
**01 COACH HOUSE GROUND LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"



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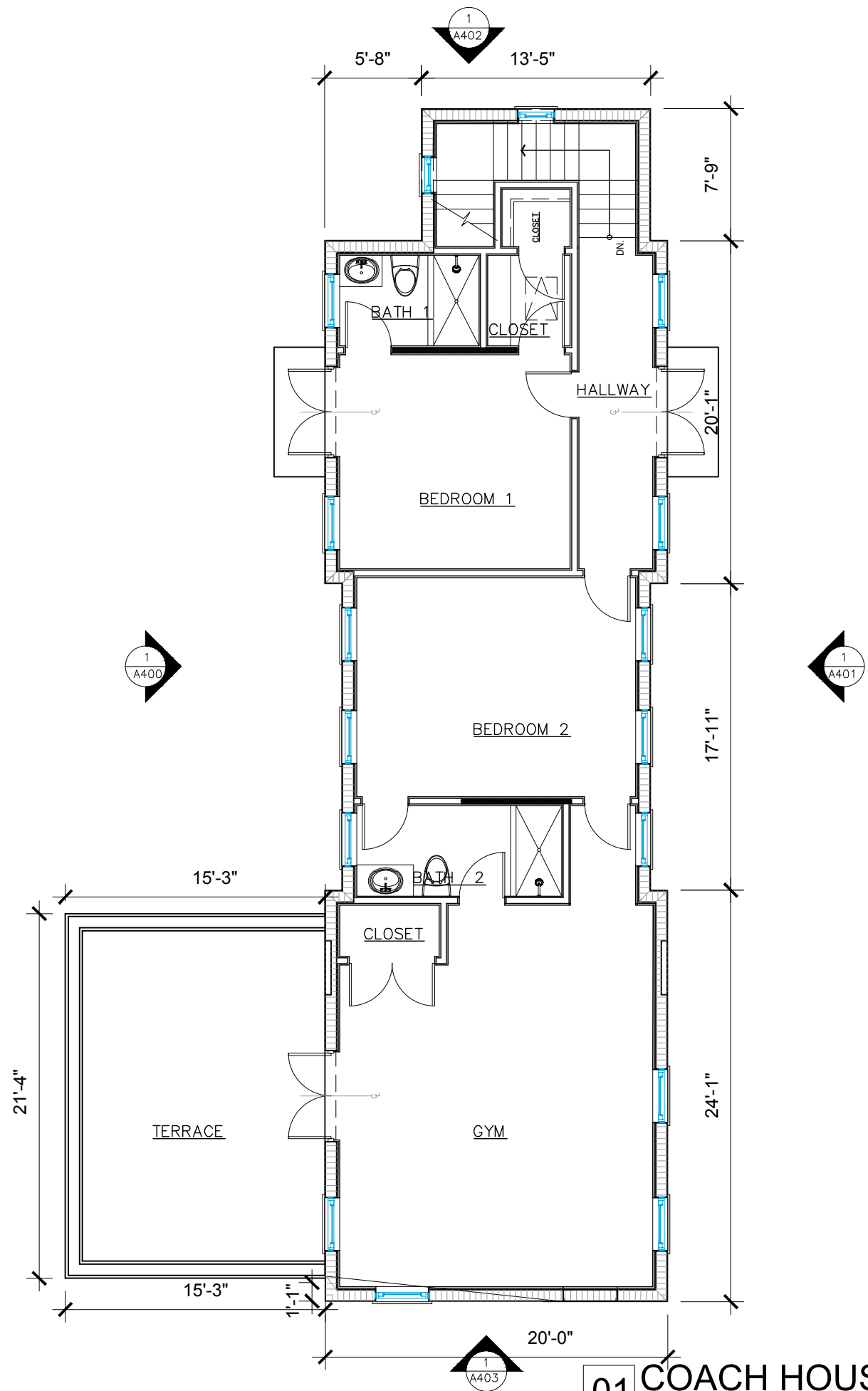
STATE OF FLORIDA  
 AR94719

**NEW RESIDENCE**  
 SINGLE FAMILY DWELLING  
 2687 FLAMINGO DRIVE  
 MIAMI BEACH, FLORIDA 33140

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**A100**



**01 COACH HOUSE SECOND LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



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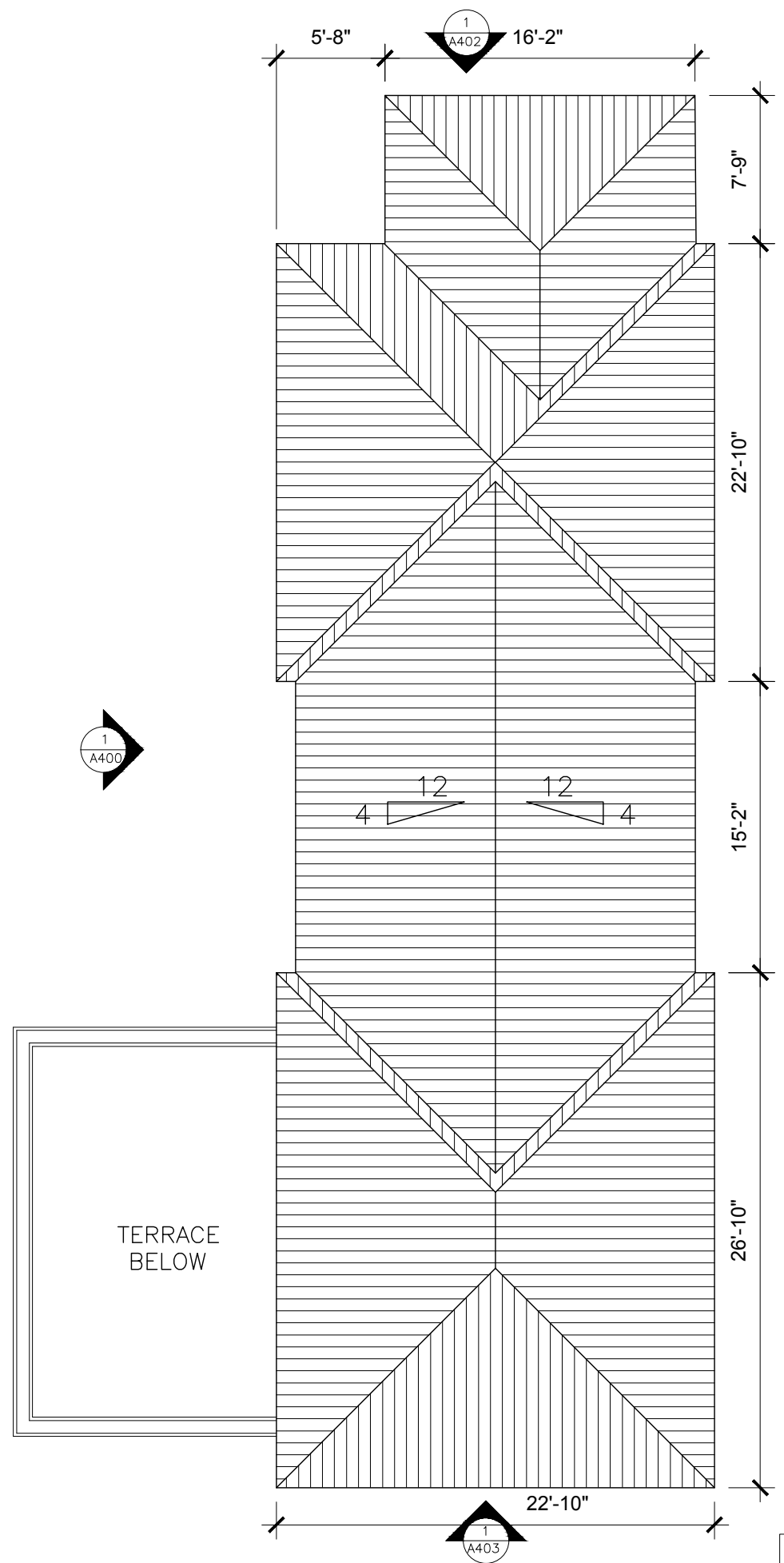
**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

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**A101**





**01 COACH HOUSE ROOF PLAN**  
SCALE: 1/8" = 1'-0"



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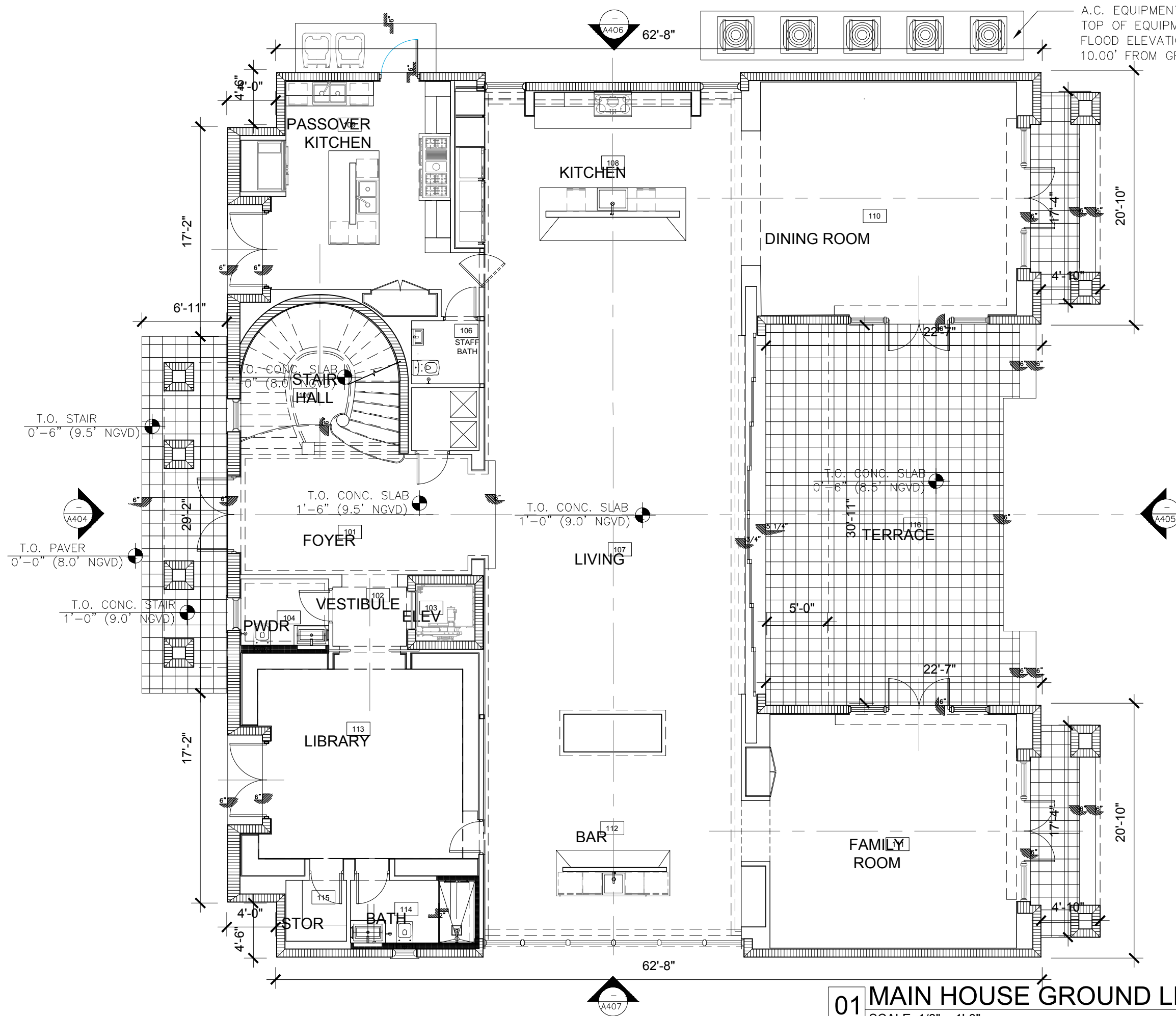
STATE OF FLORIDA  
AR94719

**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

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12-07-2020  
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**A102**



A.C. EQUIPMENT PAD HT. @ +9.00' NGVD.  
 TOP OF EQUIPMENT NOT TO EXCEED 5.00' FROM BASE  
 FLOOD ELEVATION (+8.00' NGVD) AND NOT TO EXCEED  
 10.00' FROM GRADE (+6.4' NGVD)

**01 MAIN HOUSE GROUND LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"



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 ENRIQUE R. GONZALEZ  
 AR9471  
 STATE OF FLORIDA  
 AR94719

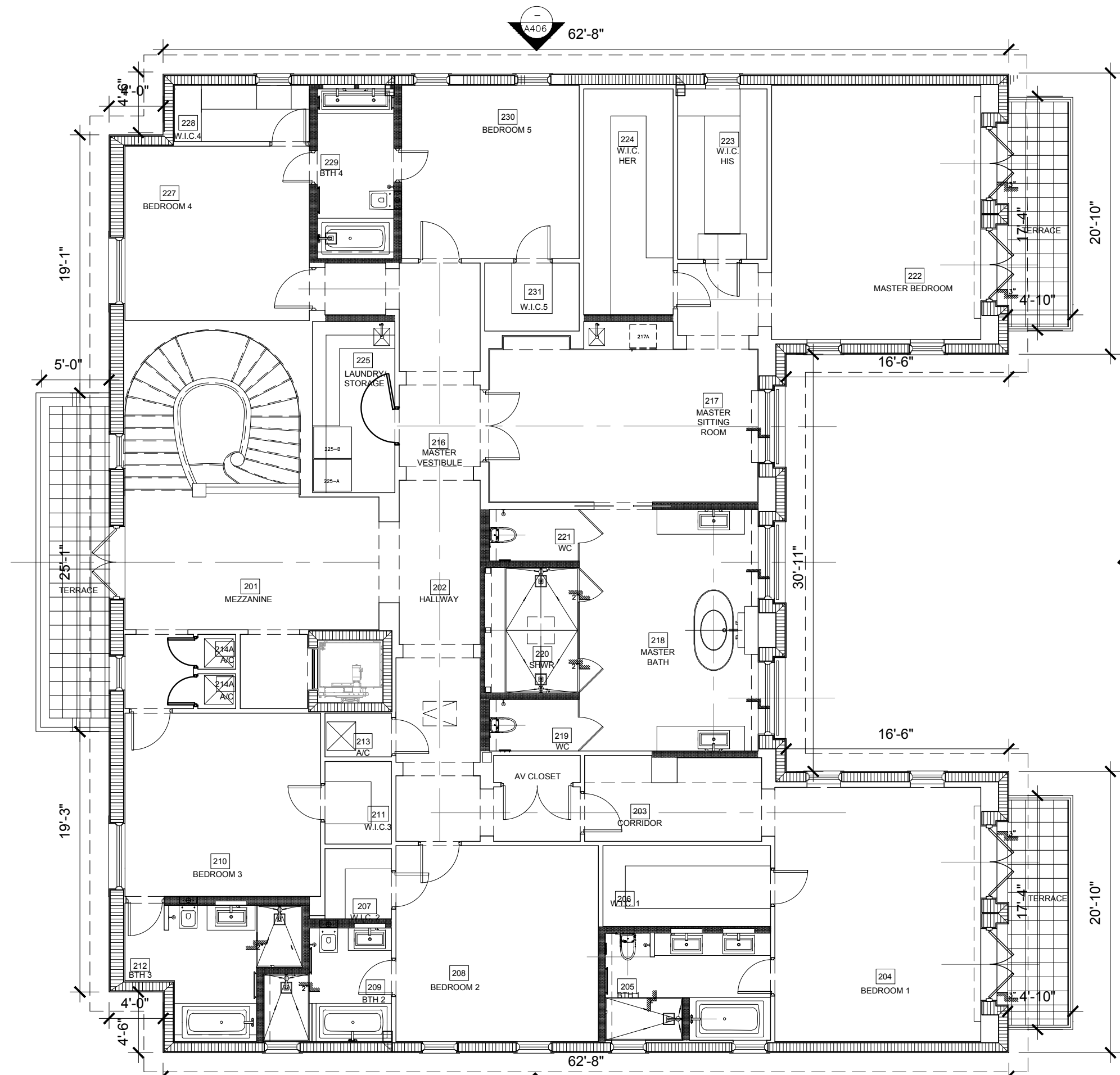
**NEW RESIDENCE**  
 SINGLE FAMILY DWELLING  
 2687 FLAMINGO DRIVE  
 MIAMI BEACH, FLORIDA 33140

11-16-2020  
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**A103**





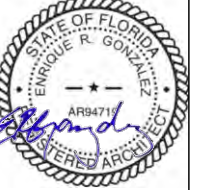
**01 MAIN HOUSE SECOND LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"



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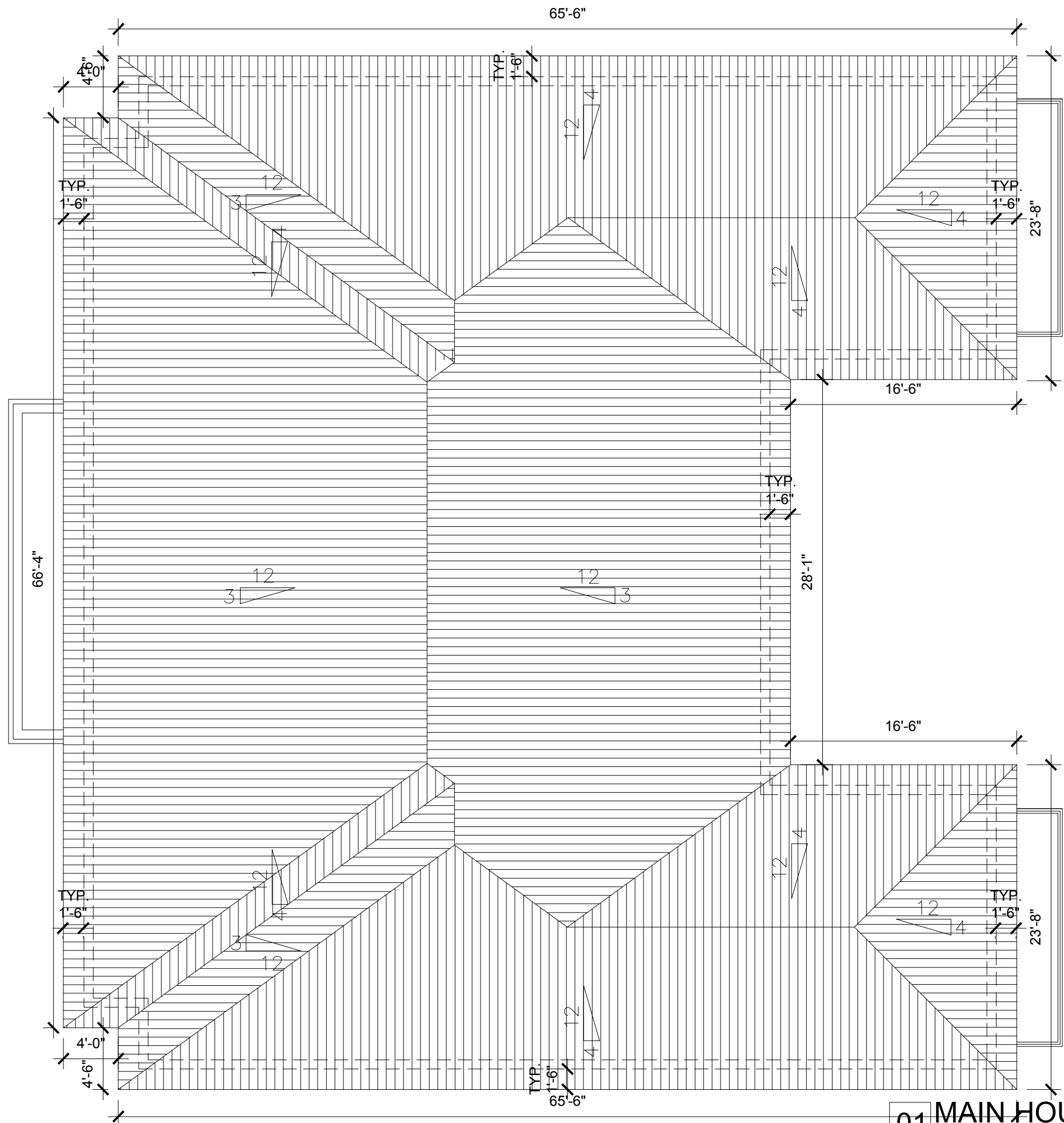
STATE OF FLORIDA  
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**NEW RESIDENCE**  
 SINGLE FAMILY DWELLING  
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**A104**



**01 MAIN HOUSE ROOF PLAN**  
SCALE: 1/8" = 1'-0"



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AR94719

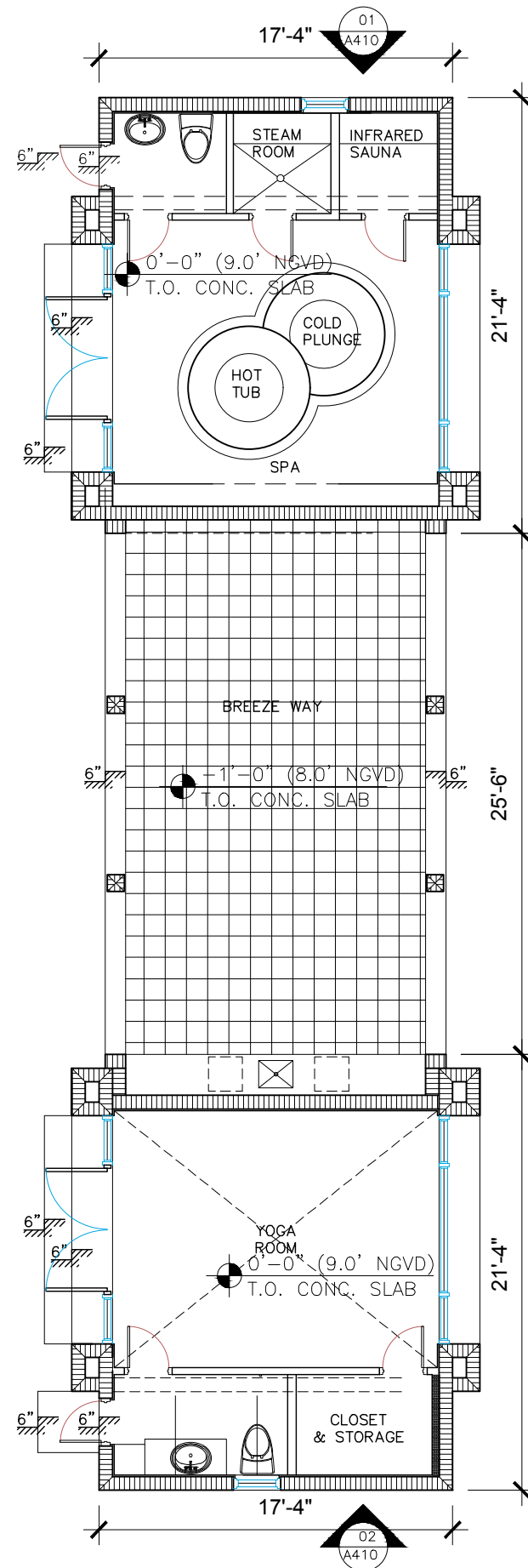
**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A105**





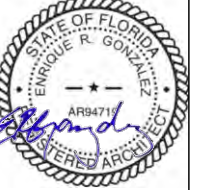
**01** GAZEBO GROUND LEVEL PLAN  
SCALE: 1/8" = 1'-0"



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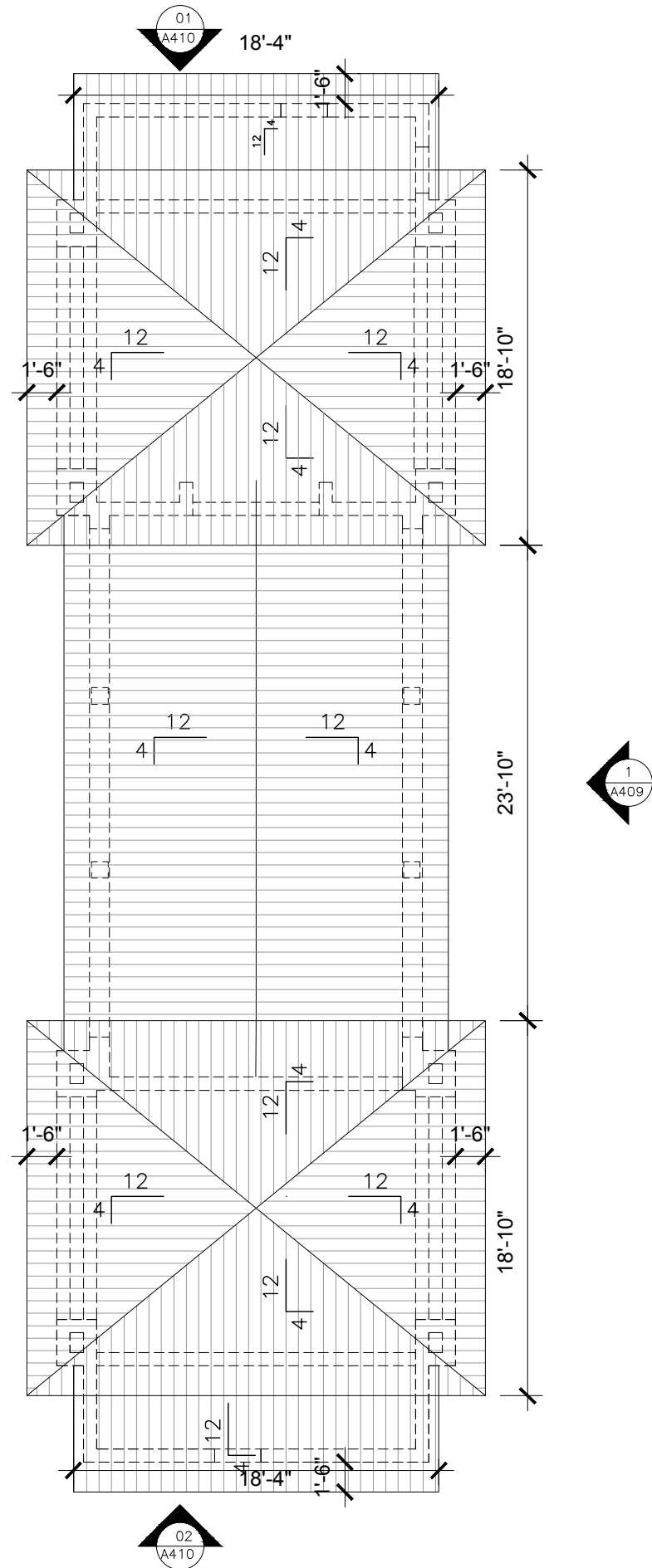
**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A106**



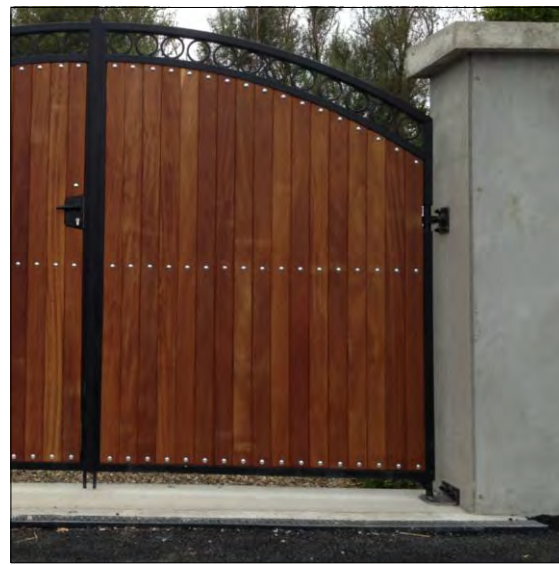


**01** GAZEBO ROOF PLAN  
SCALE: 1/8" = 1'-0"



<p><b>NEW RESIDENCE</b> SINGLE FAMILY DWELLING 2687 FLAMINGO DRIVE MIAMI BEACH, FLORIDA 33140</p>	<p>11-16-2020 FIRST SUB</p> <p>12-07-2020 FINAL SUB</p>
<p>1035 N. MIAMI AVENUE SUITE 406 MIAMI, FLORIDA 33136 TELE: 305.440.4314 gonzalezarchitecture.com create@gonzalezarchitecture.com</p>	<p><b>A107</b></p>





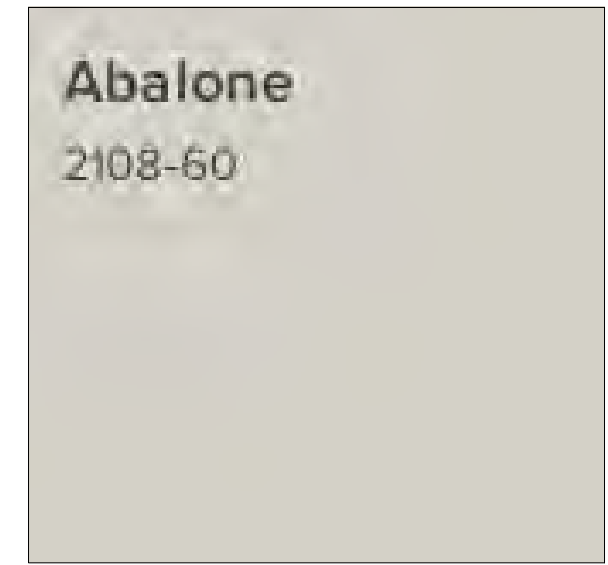
TEAK / ALUM GATES



STACKED CLAY TILE



KEYSTONE CLADDING



STUCCO FINISH  
PAINT: ABALONE BM2108-60

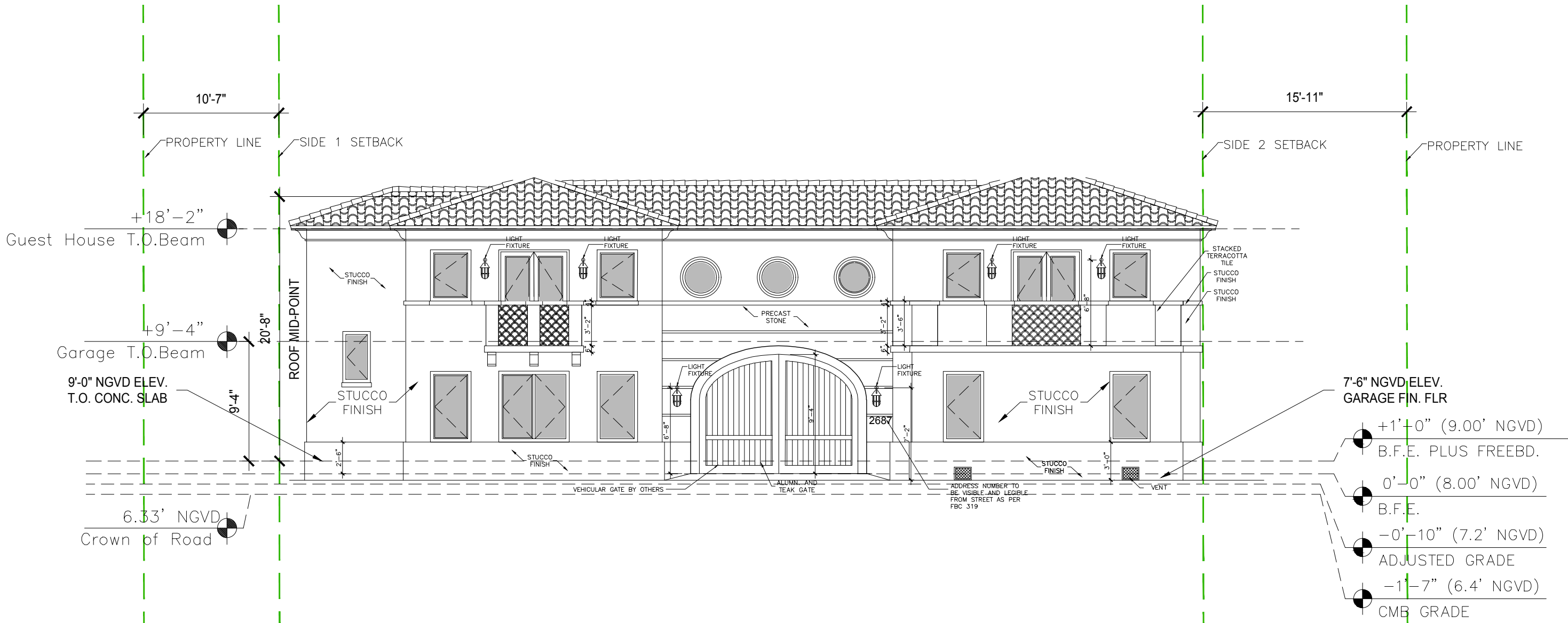
Abalone  
2108-60

**02 MATERIALS**  
SCALE: N.T.S.

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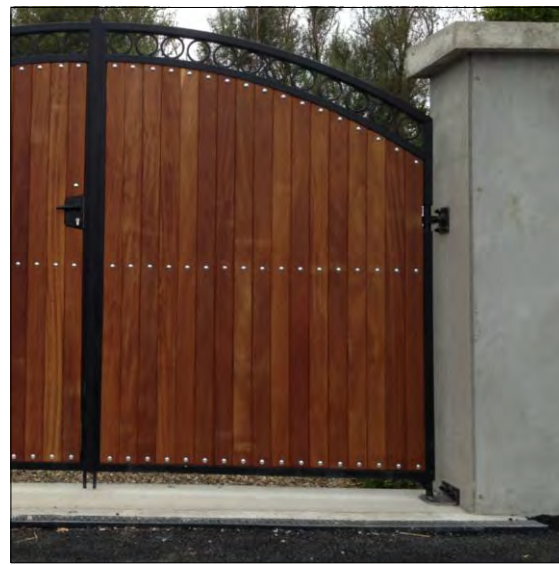
**01 COACH HOUSE WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB  
12-07-2020  
FINAL SUB

**A400**





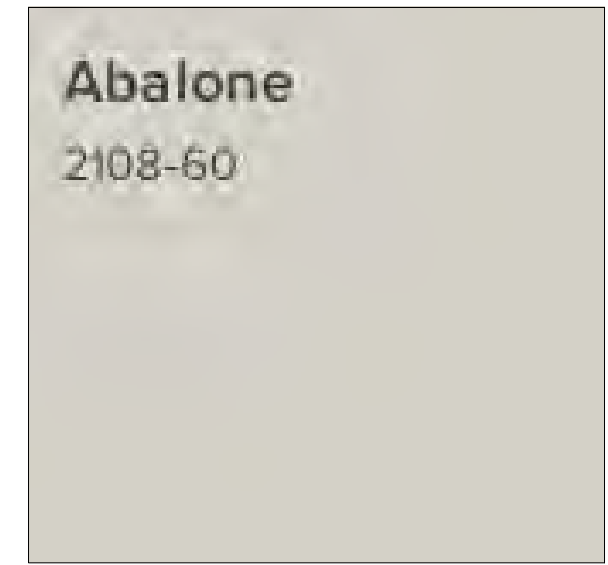
TEAK / ALUM GATES



STACKED CLAY TILE



KEYSTONE CLADDING



STUCCO FINISH  
PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.

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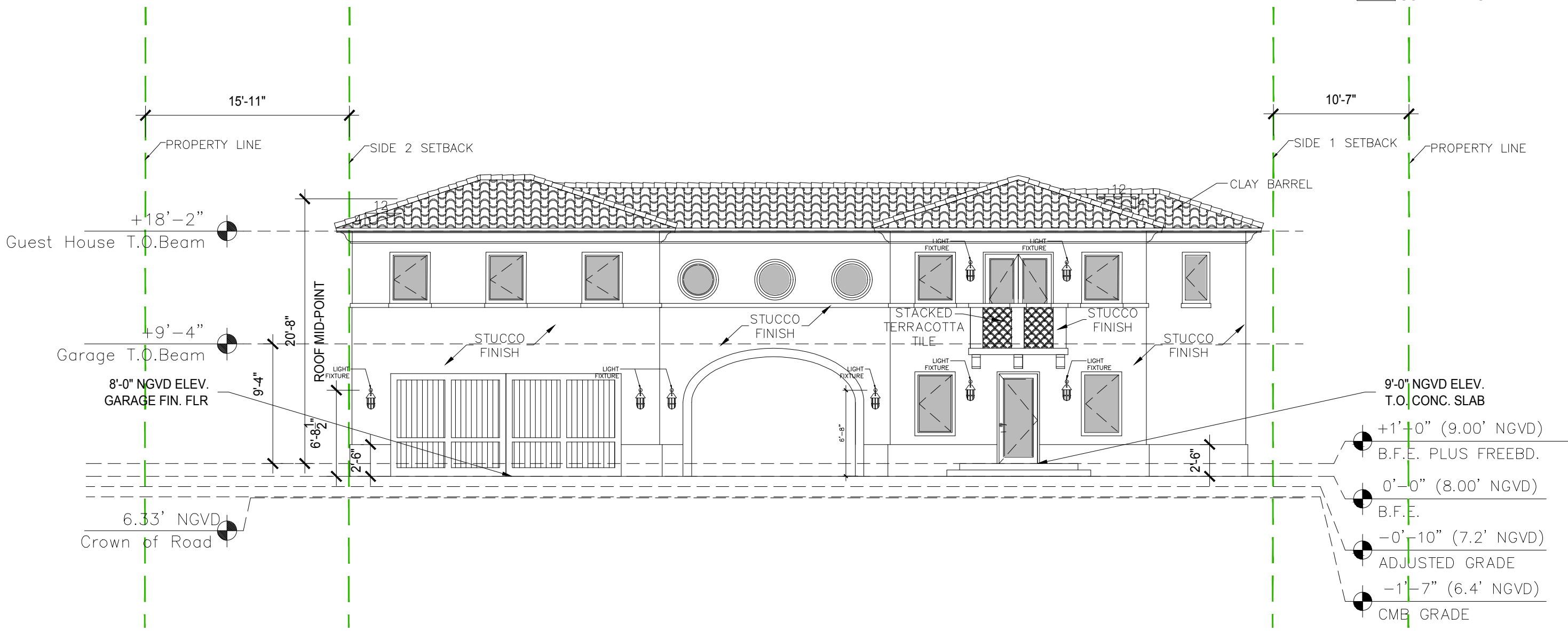
STATE OF FLORIDA  
AR94719

**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

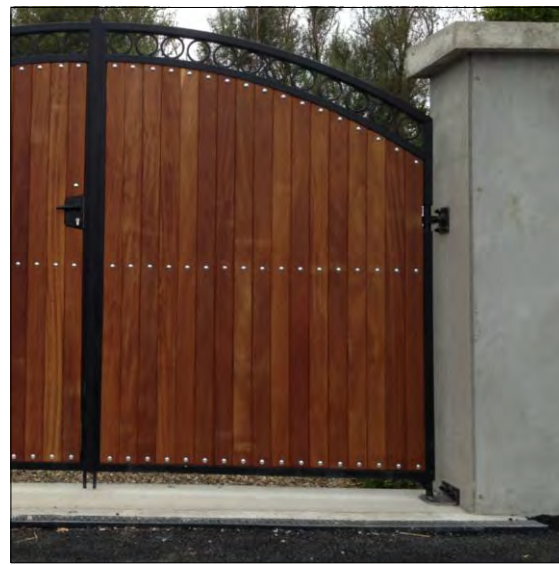
12-07-2020  
FINAL SUB

**A401**



**01 COACH HOUSE EAST ELEVATION**  
SCALE: 1/8" = 1'-0"





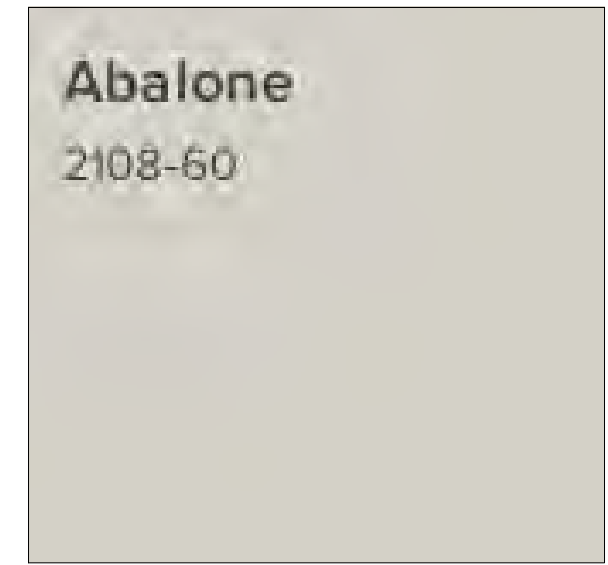
TEAK / ALUM GATES



STACKED CLAY TILE



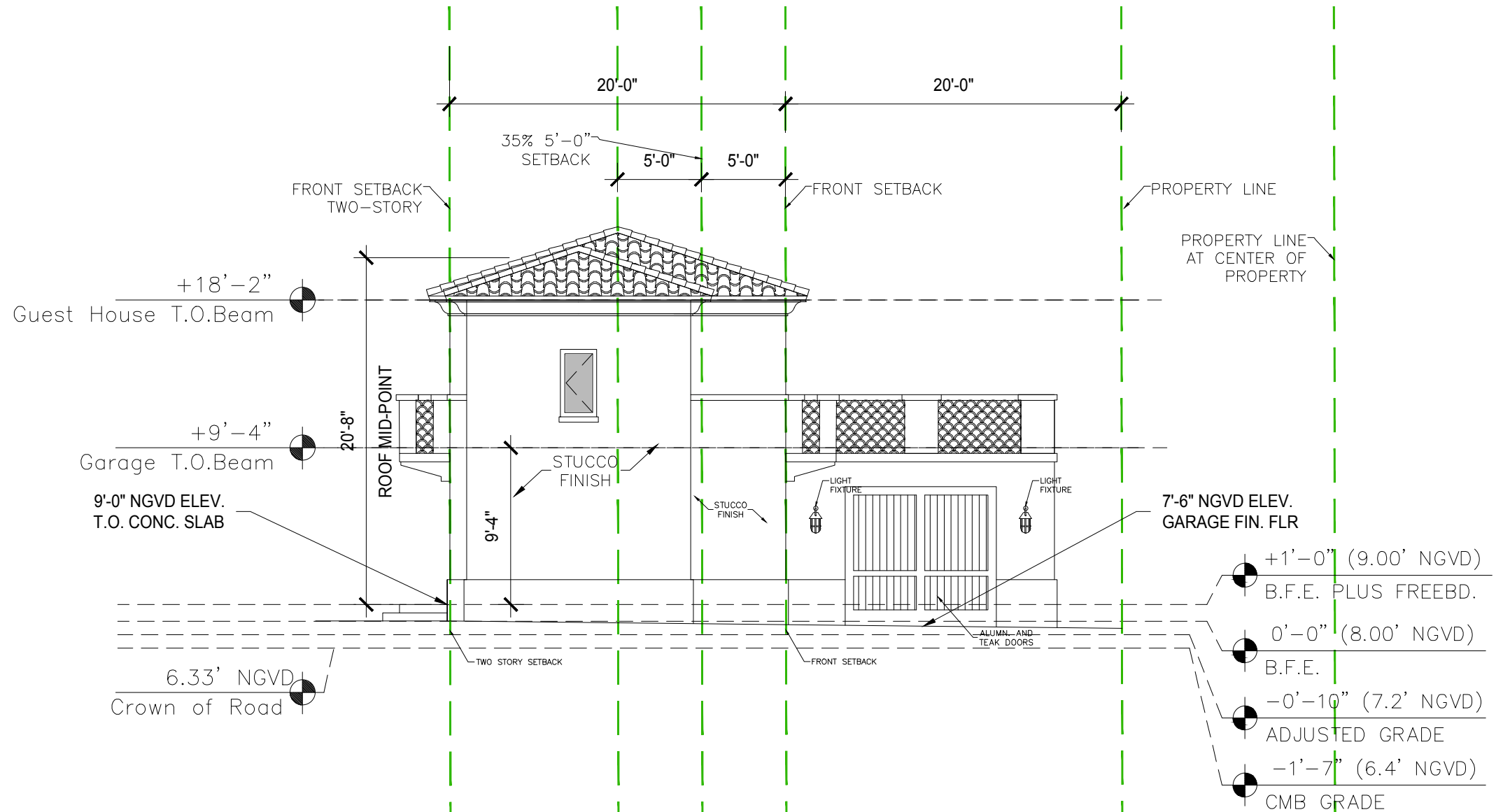
KEYSTONE CLADDING



STUCCO FINISH  
PAINT: ABALONE BM2108-60

Abalone  
2108-60

**02 MATERIALS**  
SCALE: N.T.S.



**01 COACH HOUSE NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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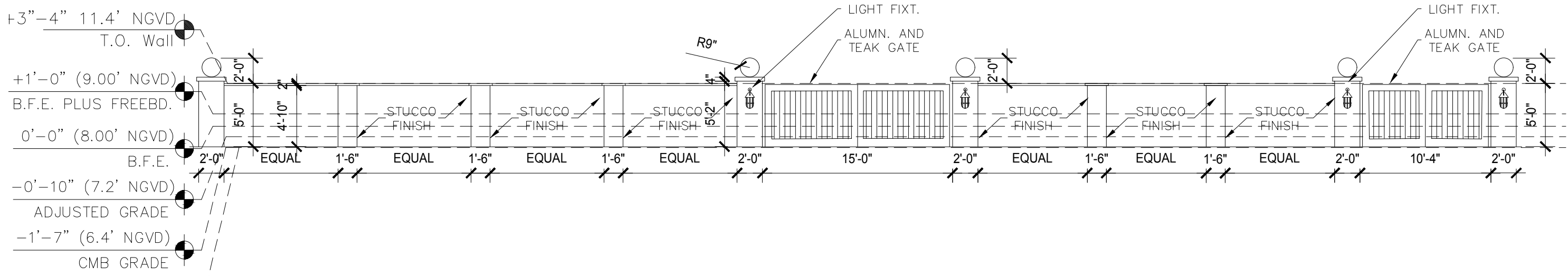


**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

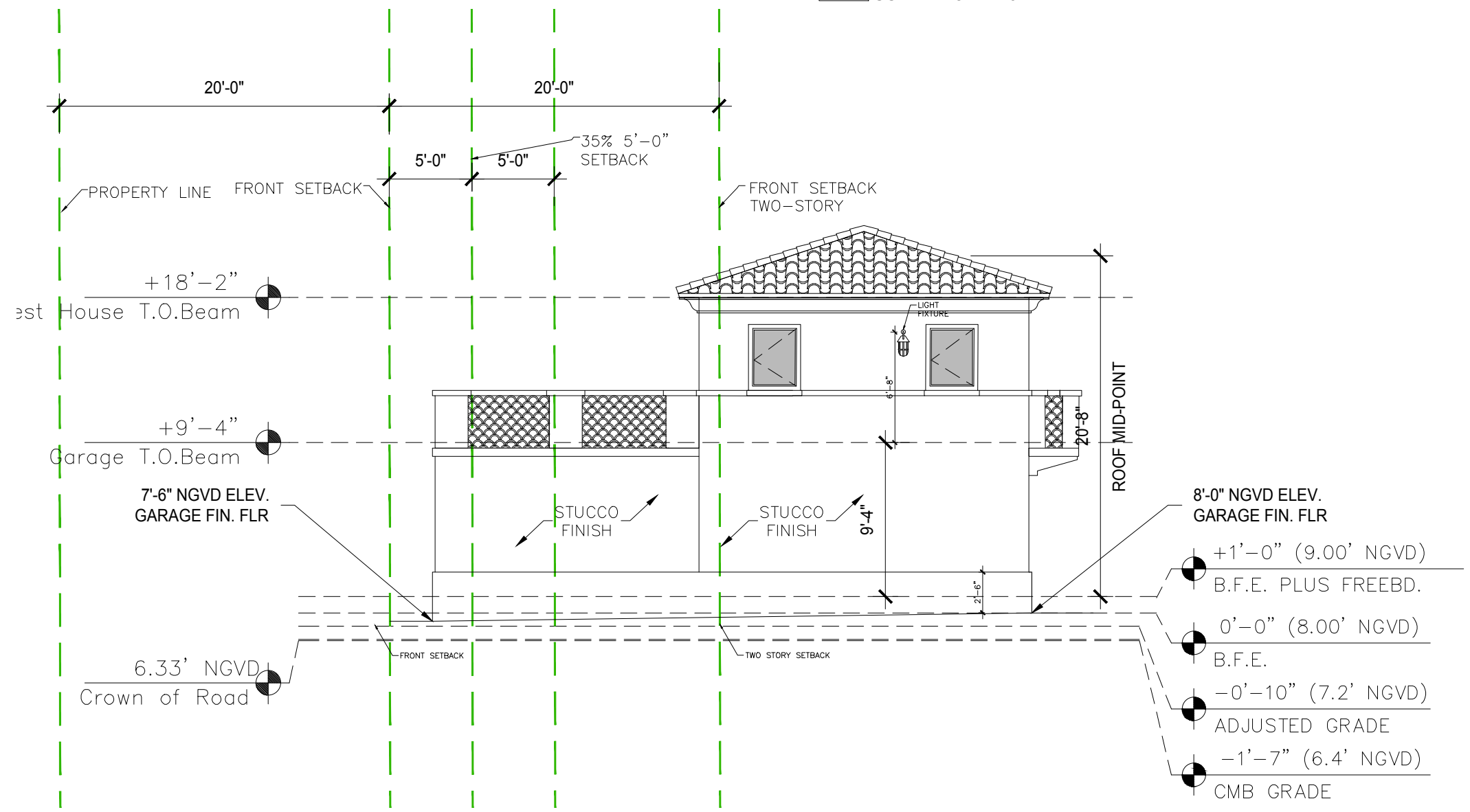
11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A402**



**02 FENCE WALL & GATE ELEVATION**  
SCALE: 1/8" = 1'-0"



**01 COACH HOUSE SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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**G.A.**

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 ENRIQUE R. GONZALEZ  
 AR94719  
 REGISTERED ARCHITECT  
 STATE OF FLORIDA  
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**NEW RESIDENCE**  
 SINGLE FAMILY DWELLING  
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 MIAMI BEACH, FLORIDA 33140

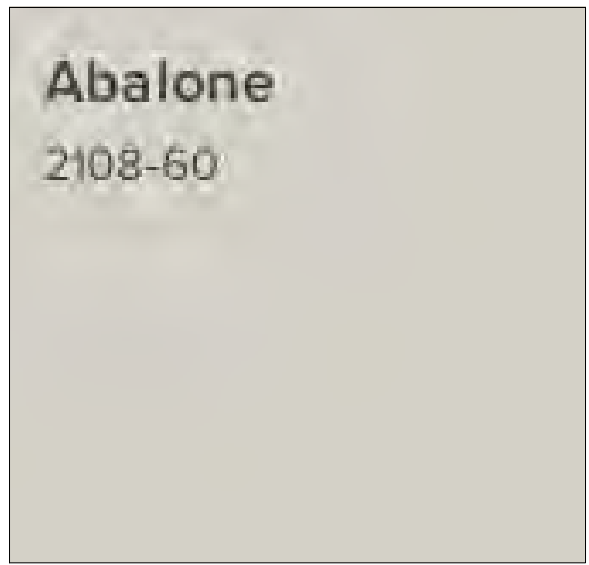
11-16-2020  
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 12-07-2020  
 FINAL SUB

**A403**

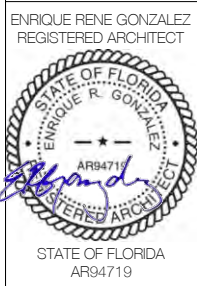




KEYSTONE CLADDING



STUCCO FINISH  
PAINT: ABALONE BM2108-60

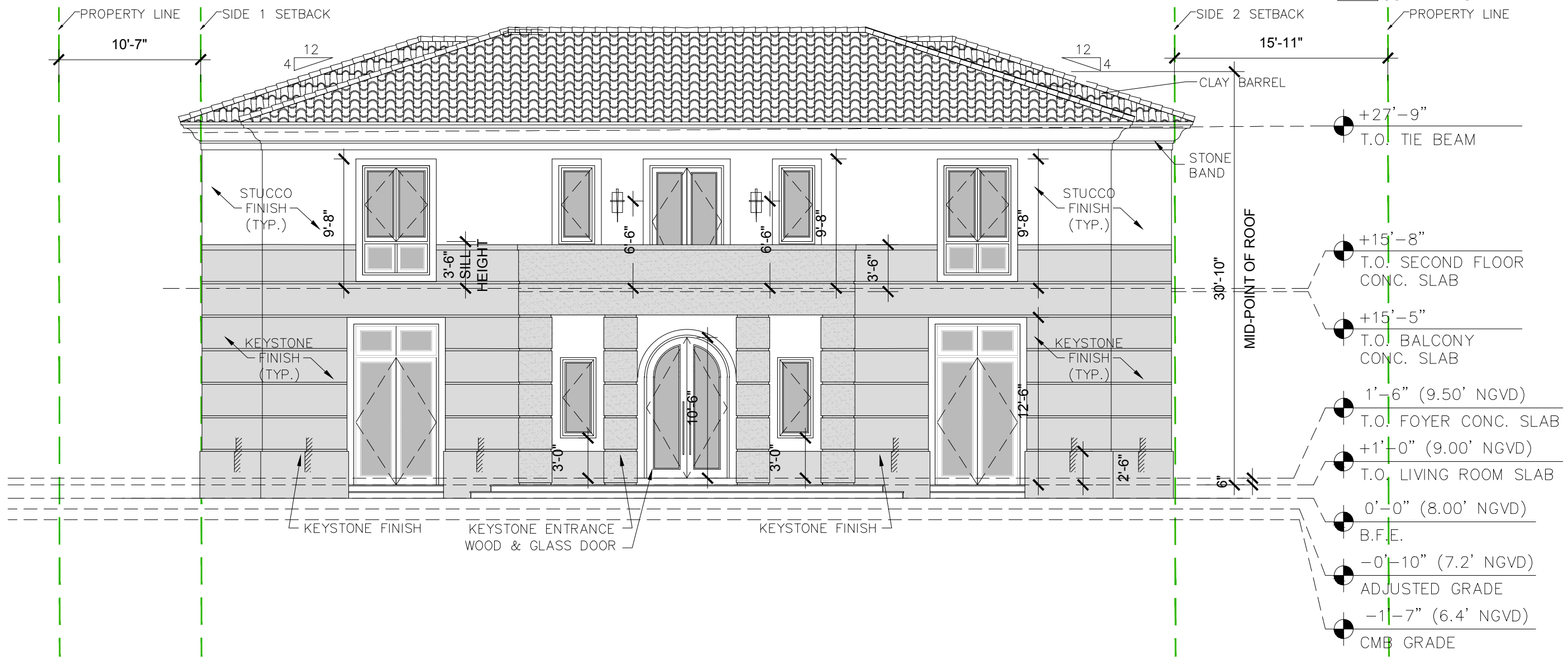


**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

11-16-2020  
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12-07-2020  
FINAL SUB

**A404**

**02 MATERIALS**  
SCALE: N.T.S.



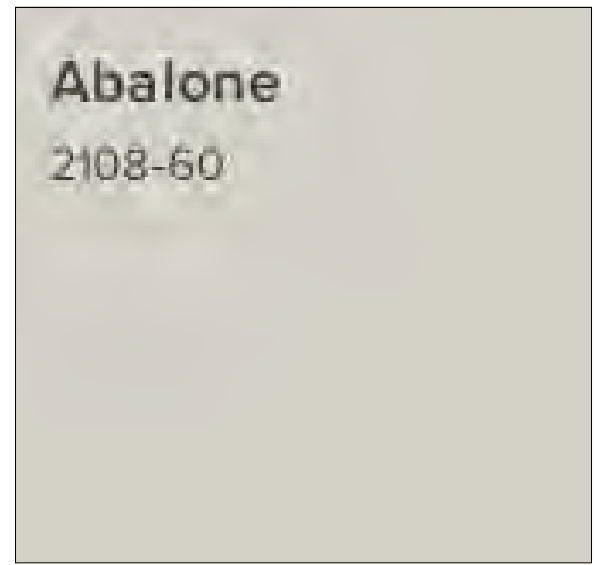
**01 MAIN HOUSE WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



WROUGHT IRON DECO RAILING



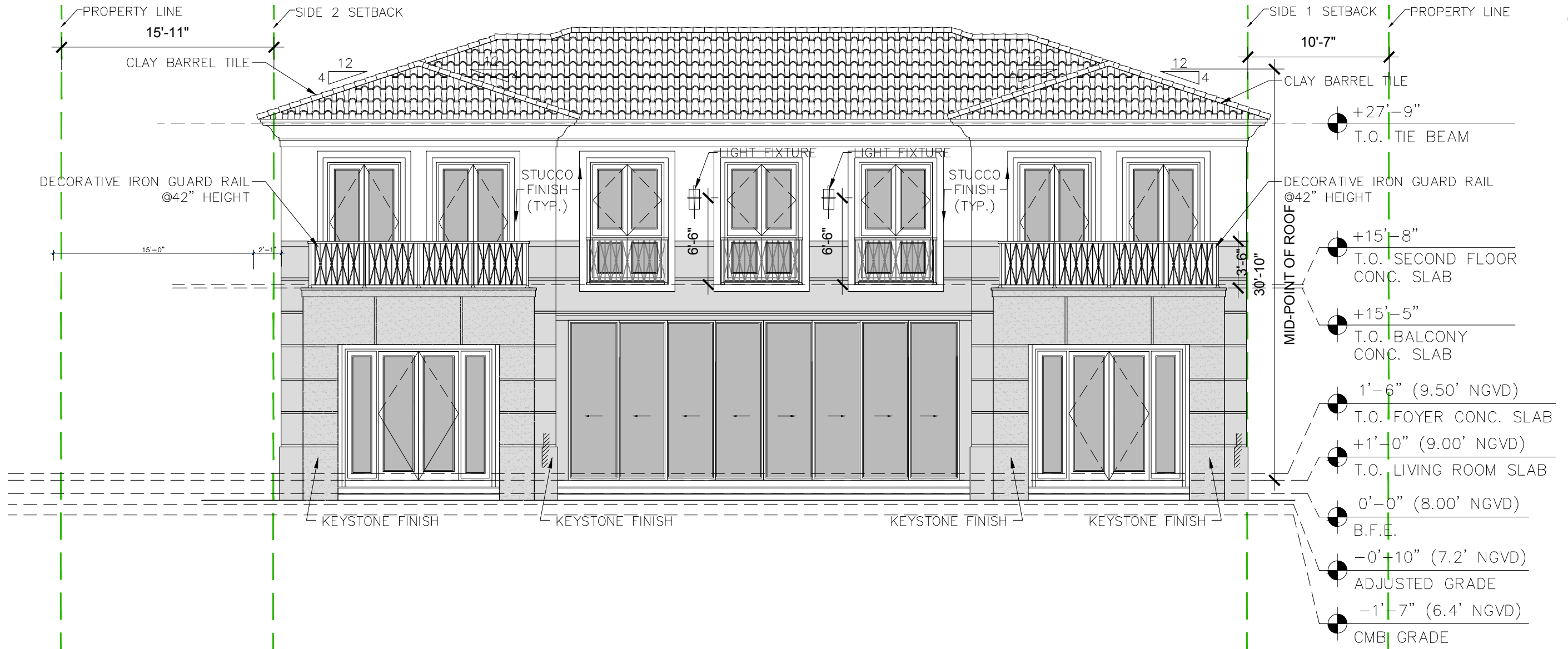
KEYSTONE CLADDING



STUCCO FINISH  
PAINT: ABALONE BM2108-60

Abalone  
2108-60

**02 MATERIALS**  
SCALE: N.T.S.



**01 MAIN HOUSE EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

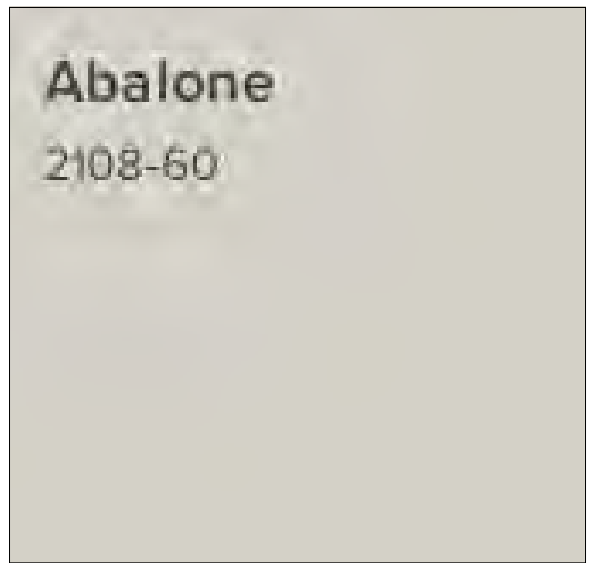




WROUGHT IRON DECO RAILING



KEYSTONE CLADDING



Abalone  
2108-60

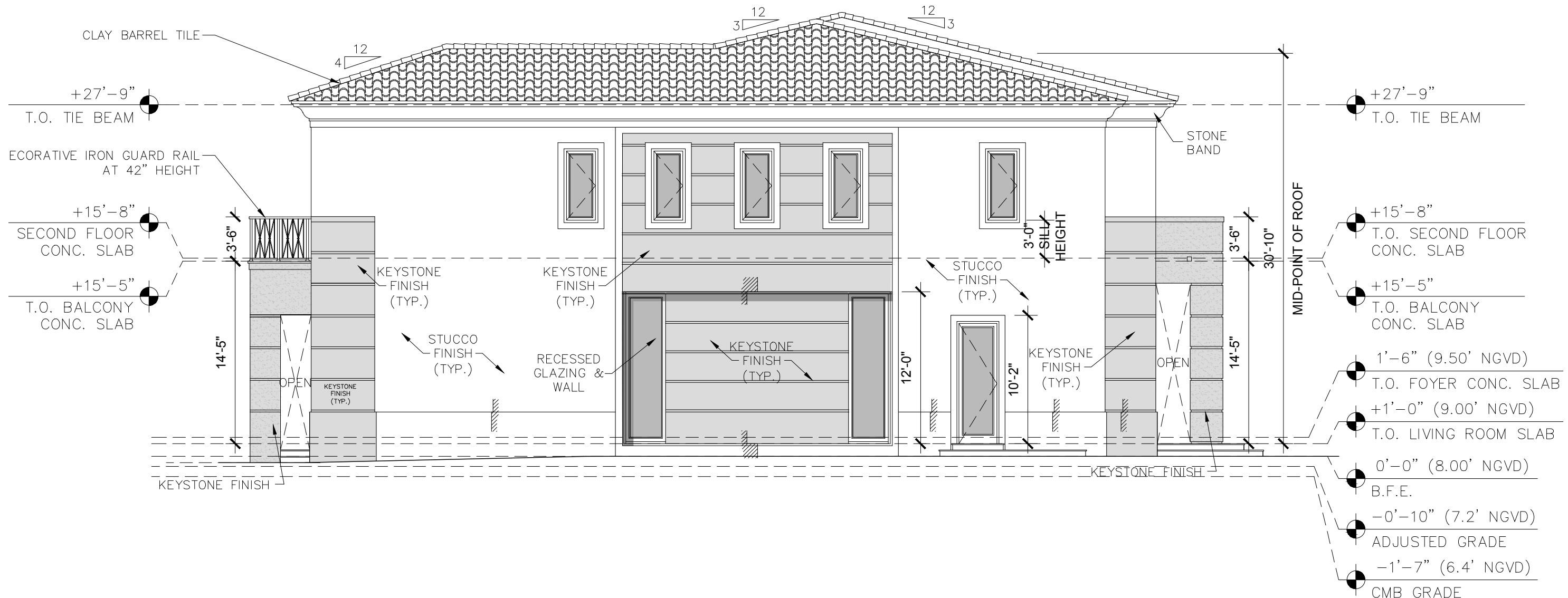
STUCCO FINISH  
PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.

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AR94719



**01 MAIN HOUSE NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**NEW RESIDENCE**  
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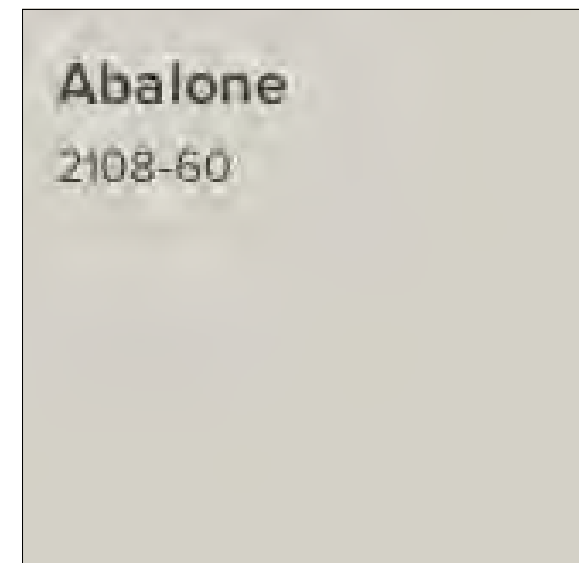
**A406**



WROUGHT IRON DECO RAILING

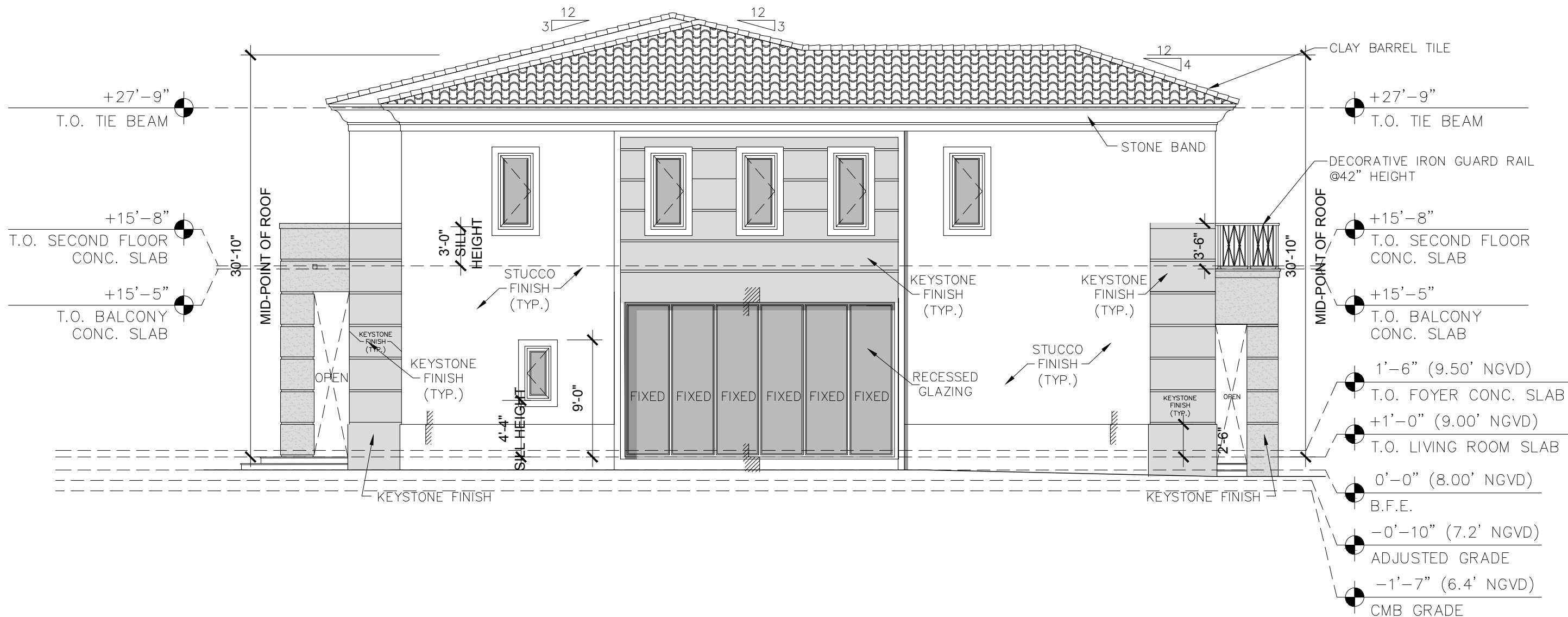


KEYSTONE CLADDING



STUCCO FINISH  
PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.



**01 MAIN HOUSE SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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**NEW RESIDENCE**  
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11-16-2020  
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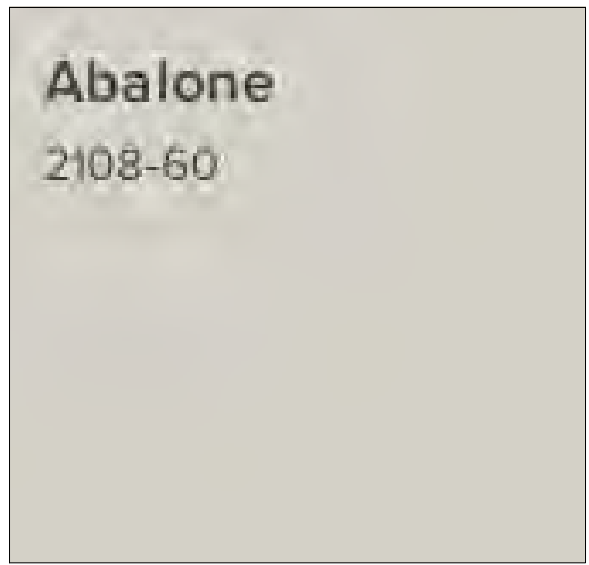
12-07-2020  
FINAL SUB

**A407**





KEYSTONE CLADDING



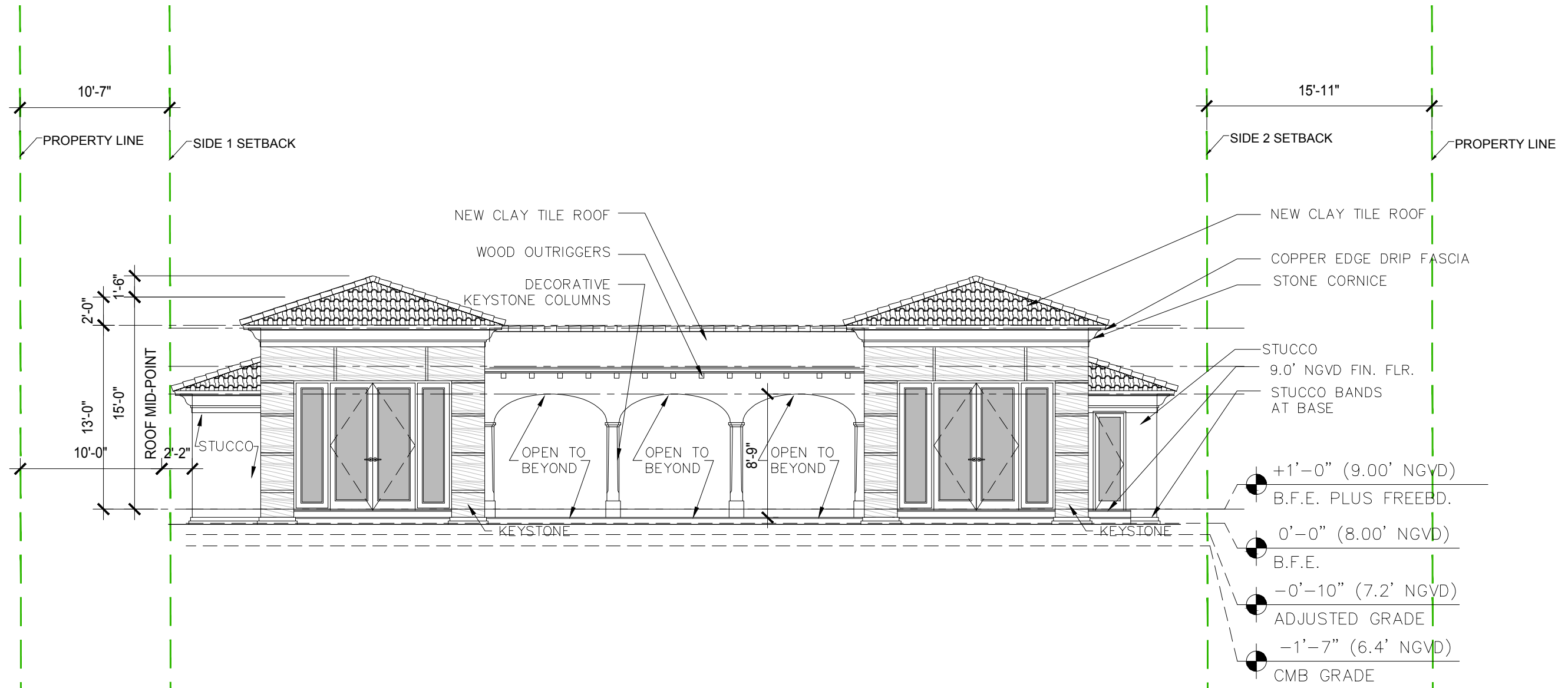
STUCCO FINISH  
PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.

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**01 GAZEBO WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
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MIAMI BEACH, FLORIDA 33140

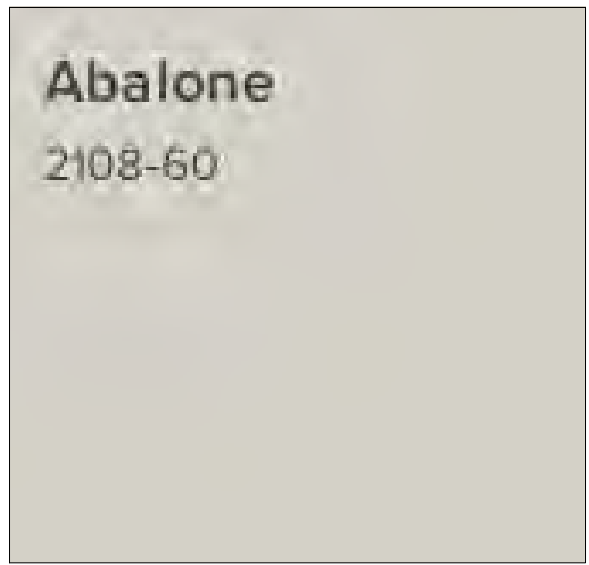
11-16-2020  
FIRST SUB

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FINAL SUB

**A408**



KEYSTONE CLADDING

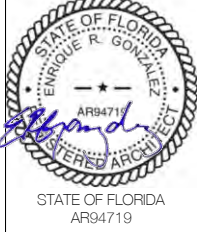


STUCCO FINISH  
PAINT: ABALONE BM2108-60

**02 MATERIALS**  
SCALE: N.T.S.



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT

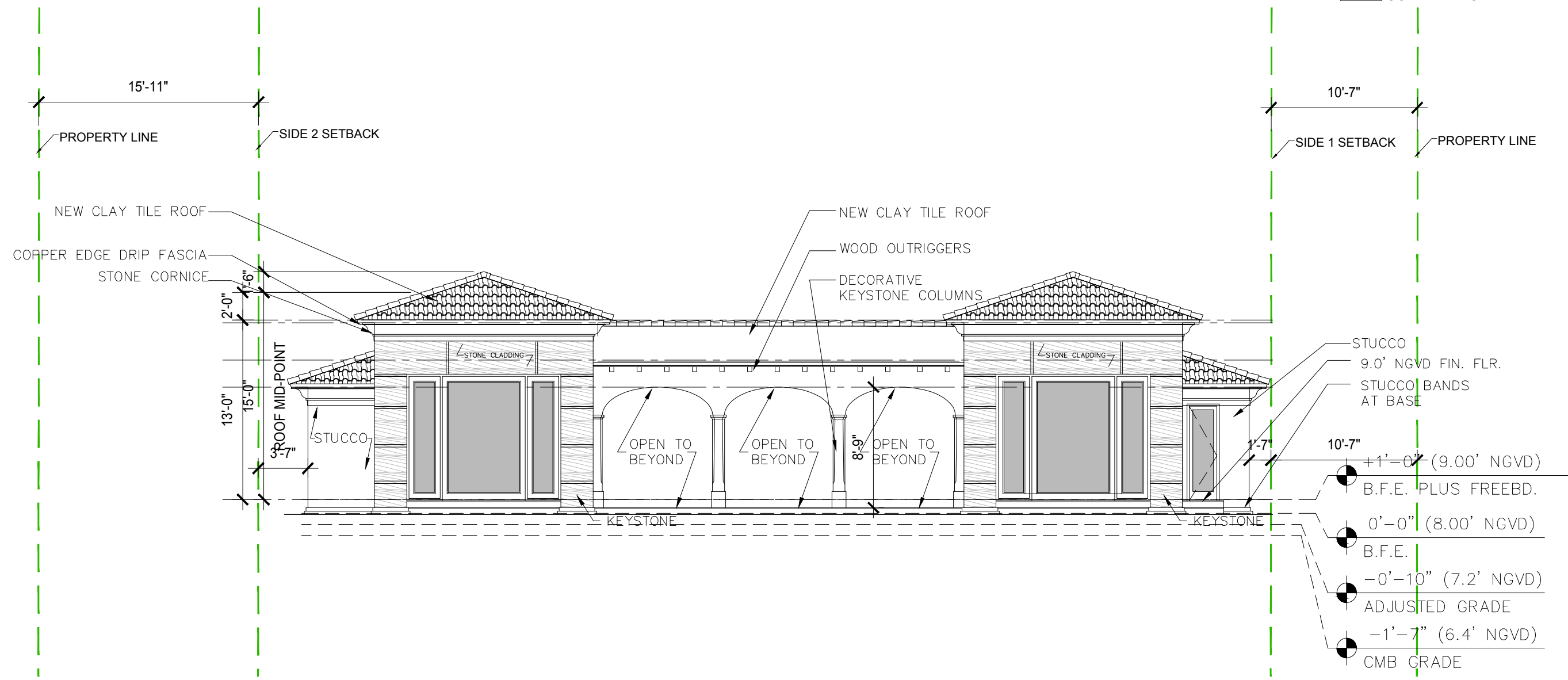


**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A409**

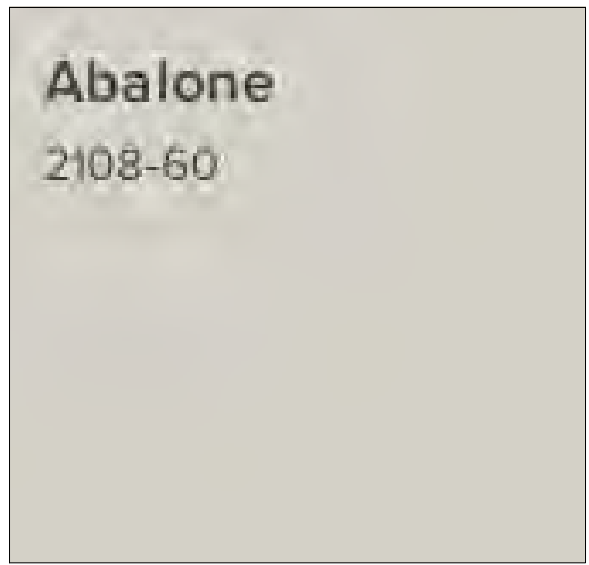


**01 GAZEBO EAST ELEVATION**  
SCALE: 1/8" = 1'-0"





KEYSTONE CLADDING



STUCCO FINISH  
PAINT: ABALONE BM2108-60

**03 MATERIALS**  
SCALE: N.T.S.

1035 N. MIAMI AVENUE  
SUITE 406  
MIAMI, FLORIDA 33136  
TELE: 305.440.4314  
gonzalezarchitecture.com  
create@gonzalezarchitecture.com



ENRIQUE RENE GONZALEZ  
REGISTERED ARCHITECT

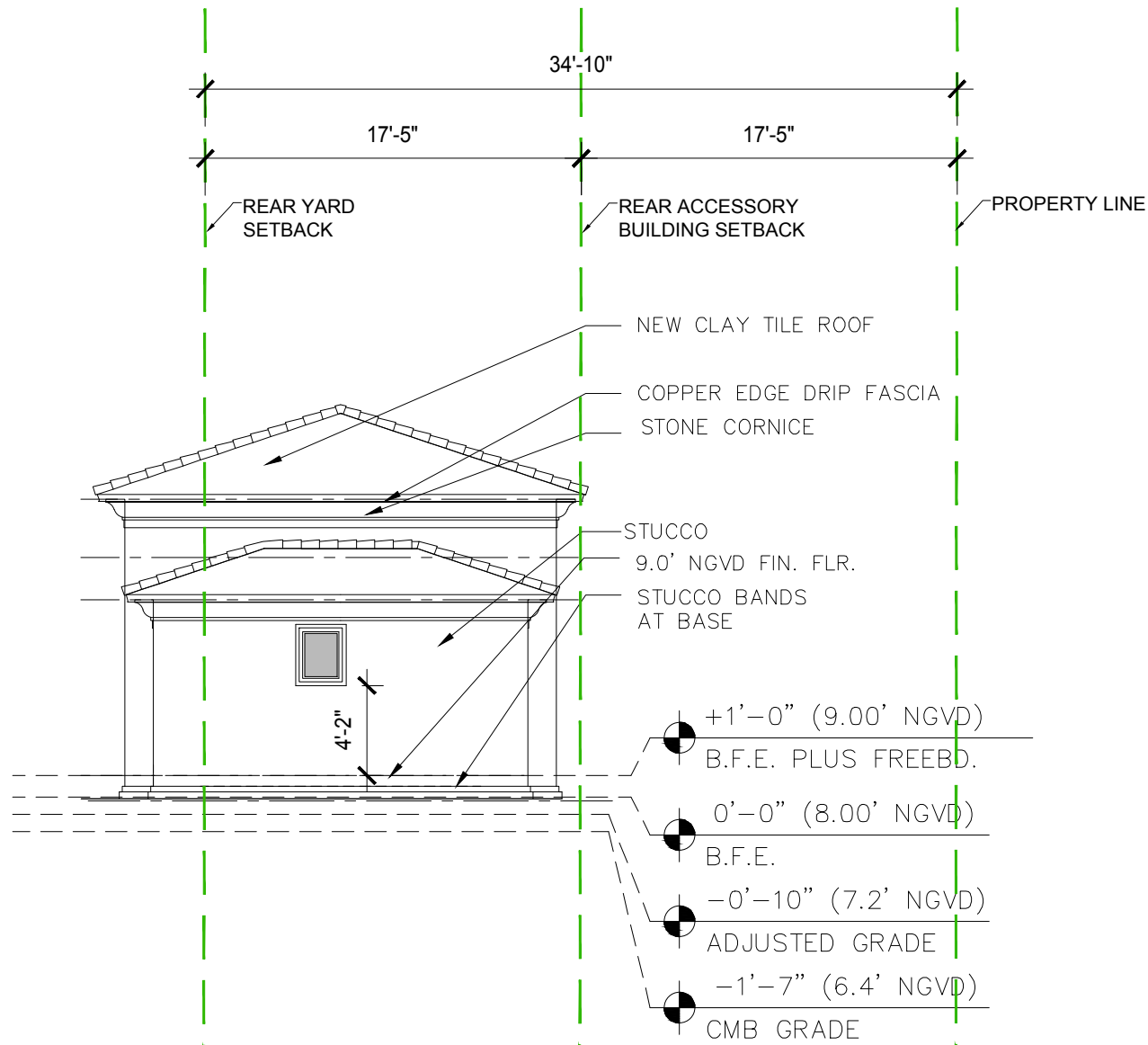


**NEW RESIDENCE**  
SINGLE FAMILY DWELLING  
2687 FLAMINGO DRIVE  
MIAMI BEACH, FLORIDA 33140

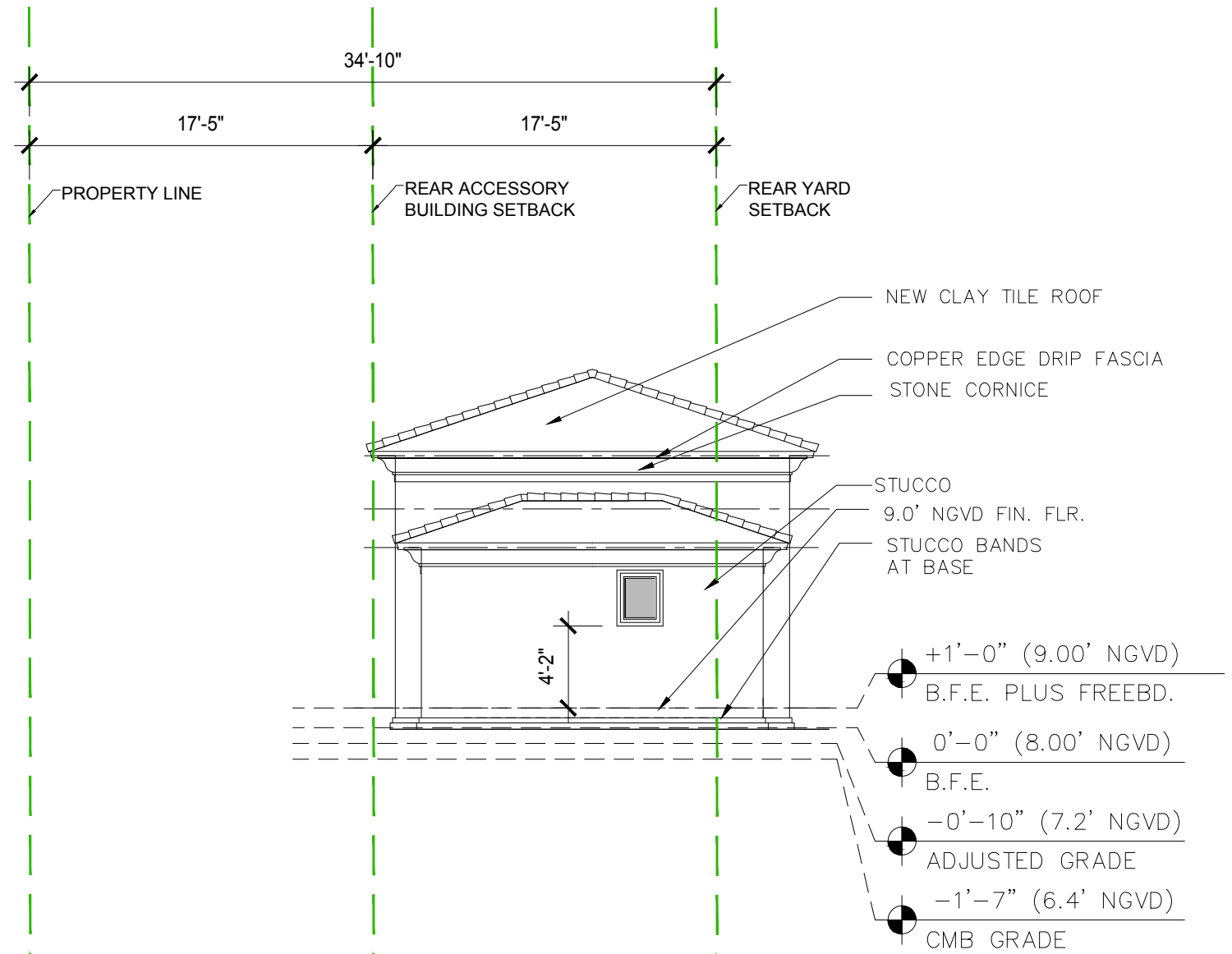
11-16-2020  
FIRST SUB

12-07-2020  
FINAL SUB

**A410**



**02 GAZEBO SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**01 GAZEBO NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"