

REQUEST FOR DRB APPROVAL FOR:
DANDEKAR RESIDENCE

FINAL SUBMITTAL: 03/08/2021
MARCH 2021 AGENDA

450 W DILIDO DRIVE, MIAMI BEACH, FLORIDA 33139

DRB21-0643



CLIENT
ASHWIN DANDEKAR

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT
450 W DILIDO DRIVE, MIAMI BEACH, FL 33139

WAIVER REQUESTED:

1. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS
FOR THE OPEN-SPACE COURTYARD FOR THE
SOUTHEAST (LEFT) ELEVATION.

2. REQUEST TO WAIVE THE MAXIMUM BUILDING HEIGHT
FROM 24'-0" TO 26'-0".

PROPOSED RESIDENCE

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET						
ITEM #	Zoning Information					
1	Address:	450 WEST DILIDO DRIVE, MIAMI BEACH, FL 33139 Legal Description: LOT 4 & 8ft STRIP CONTIG TO SAME, ON BAY BLK 3, OR 17732-0181 0797 1				
2	Folio number(s):	02-3232-011-0330				
3	Board and file numbers :					
4	Year built:	NOW	Zoning District:		RS-3	
5	Based Flood Elevation:	AE 9.00	Grade value in NGVD:		4.25' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.60' NGVD	Free board:		9'+2' (11' N.G.V.D.)	
7	Lot Area:	10,770 SF				
8	Lot width (AVG.):	60'	Lot Depth (AVG.):		179.50'	
9	Max Lot Coverage SF and %:	3,231 SF (30%)	Proposed Lot Coverage SF and %:		3,230 SF (29.9%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:		500 SF	
11	Front Yard Open Space SF and %:	1,028 SF (57%)	Rear Yard Open Space SF and %:		1,266 SF (78.2%)	
12	Max Unit Size SF and %:	5,385 SF (50%)	Proposed Unit Size SF and %:		5,002 (46.4%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		2,536 SF	
			Proposed Second Floor Unit Size:		2,414 SF	
14			Proposed Roof Deck Unit Size:		52 SF	
15						
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		586 SF (24%)	
		Required	Existing	Proposed	Deficiencies	
17	Height:	24'-0" (28')		26'-0"	WAIVER REQUESTED	
18	Setbacks:					
19	Front First level:	20'-0"		22'-0"		
20	Front Second level:	30'-0"		43'-8"		
21	Side 1:	7'-6"		7'-6"		
22	Side 2:	7'-6"		7'-6"		
23	Rear:	27'-0"		43'-10"		
24	Accessory Structure Side 1:	7'-6"		9'-2"		
25	Accessory Structure Side 2 :	7'-6"		33'-4"		
26	Accessory Structure Rear:	13'-6"		23'-4"		
27	Sum of Side yard :	15'-0"		15'-0"		
28	Located within a Local Historic District?		No			
29	Designated as an individual Historic Single Family Residence Site?		No			
30	Determined to be Architecturally Significant?		No			
Notes:						
ITEM #	New Construction Floodplain Management Data					
1	Flood Zone:	AE + 9'				
2	FIRM Map Number	12086C0316L				
3	Base Flood Elevation (BFE):	9.00' NGVD				
4	Proposed Flood Design Elevation:	11.00' NGVD				
5	Crown of Road Elevation:					
6	Classification of Structure:	Category II				
7	Building Use:	Single-Family Residence				
8	Lowest Elev. of Equip					
9	Lowest Adjacent Grade					
10	Highest Adjacent Grade					

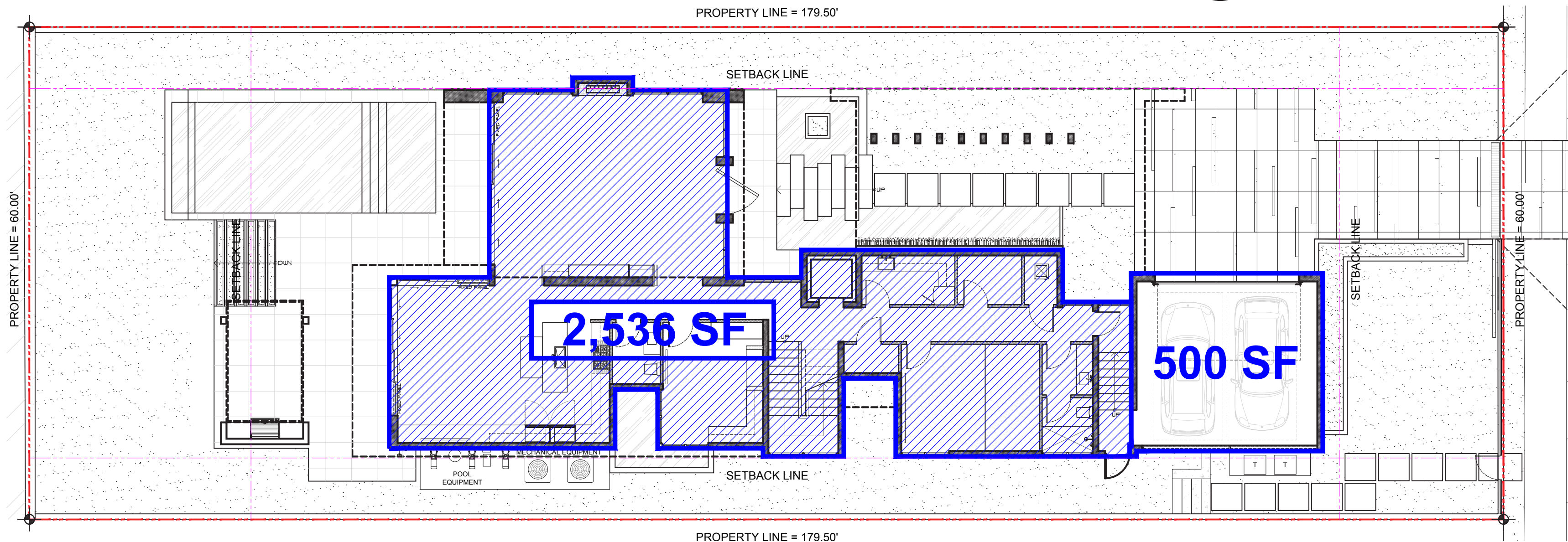
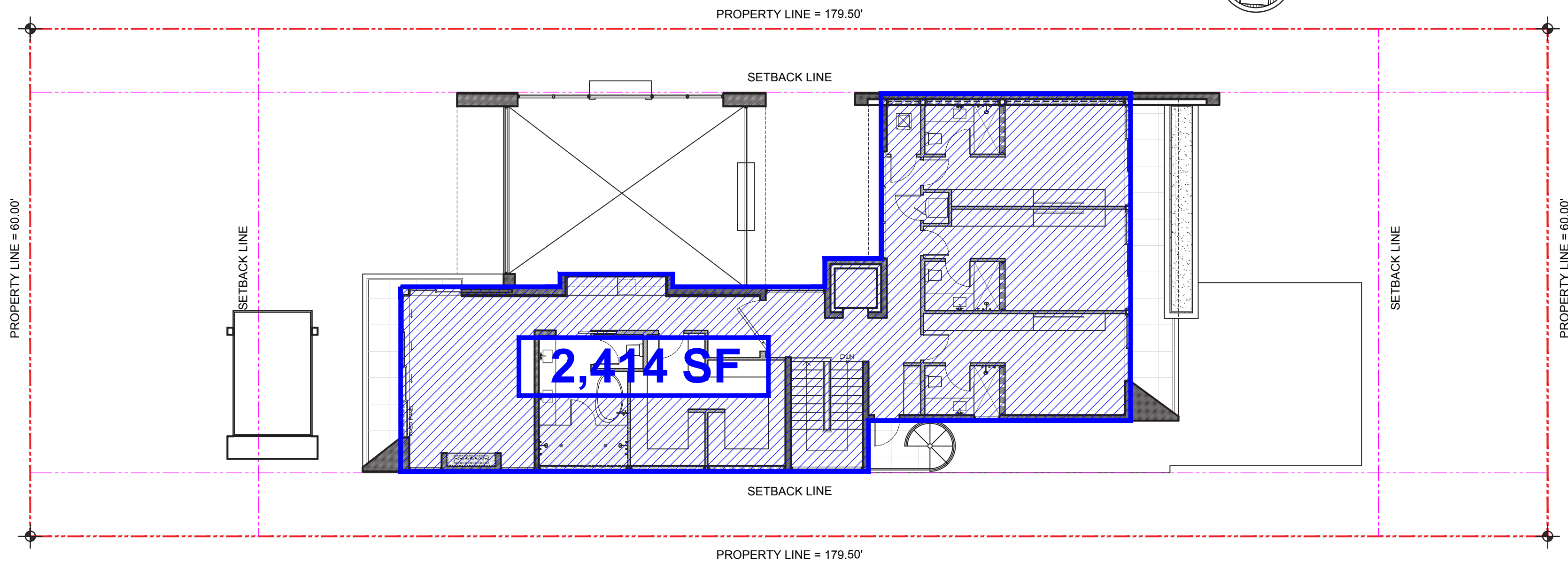
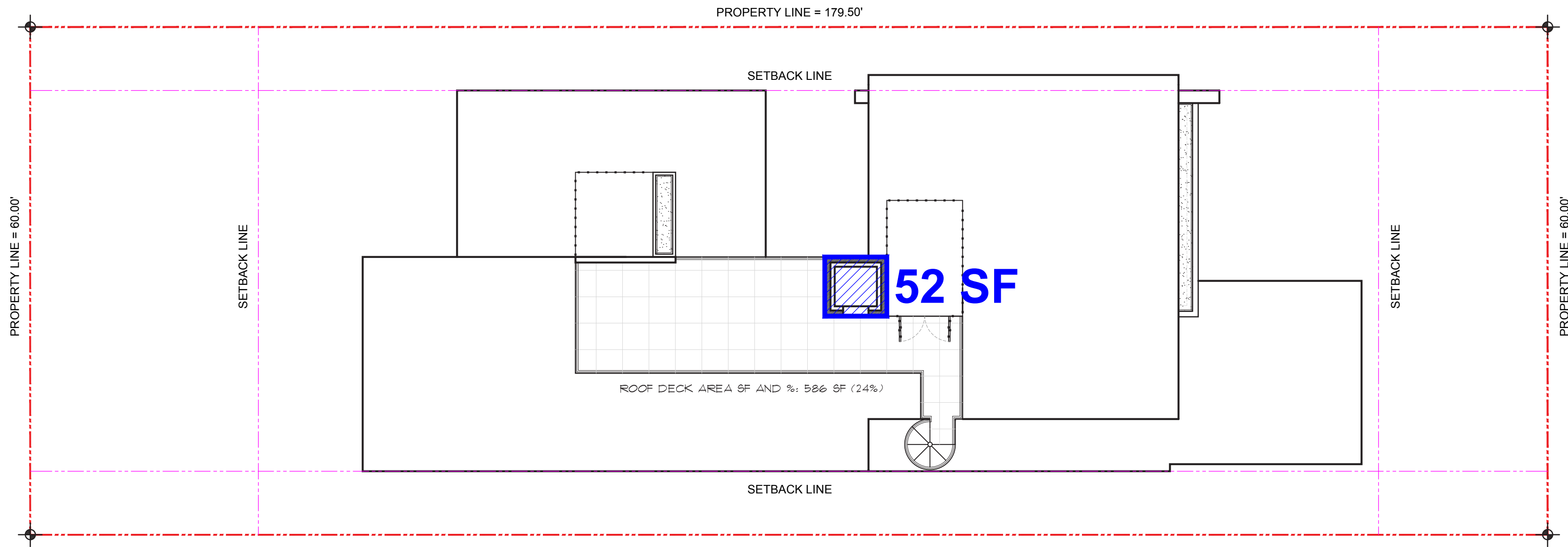
seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2061

date:
01/18/2021

revised:

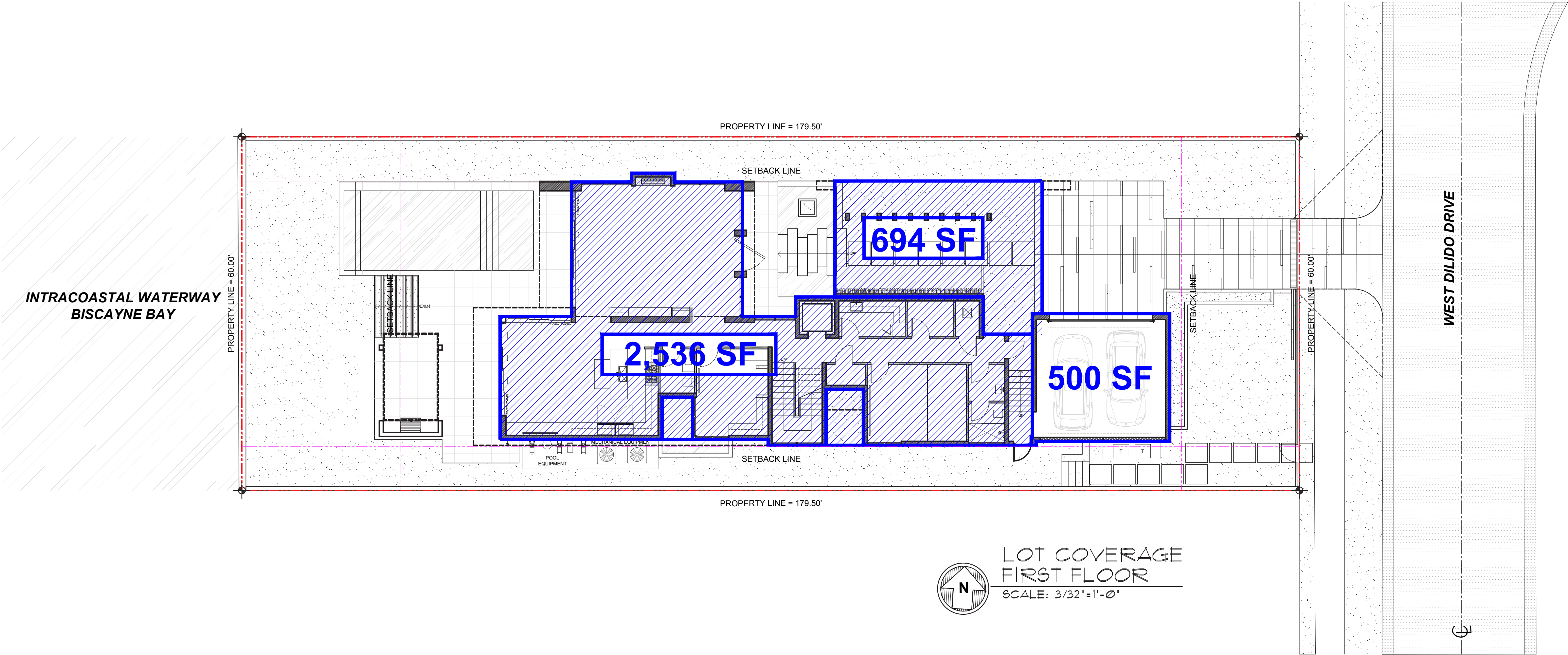


UNIT SIZE :

LOT SIZE:	10,110 S.F.
FIRST FLOOR	2,536 S.F.
SECOND FLOOR	2,414 S.F.
ROOF DECK	52 S.F.
TOTAL PROPOSED	5,002 S.F. 46.4%
MAX UNIT / LOT SIZE	5,385 S.F. (50% MAX)

LOT COVERAGE:

LOT SIZE:	10,110 S.F.
FIRST FLOOR	2,536 S.F.
A/C OVERHANGS	694 S.F.
TOTAL	3,230 S.F. 29.9%
MAX LOT COVERAGE	3,231 S.F. (30% MAX)



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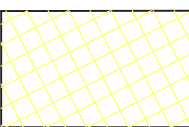
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FRONT YARD CALCULATIONS

AREA:	1,801 S. F.	100%
IMPERVIOUS AREA:	773 S. F.	43%
PERVIOUS AREA:	1,028 S. F.	57% (50% MIN)

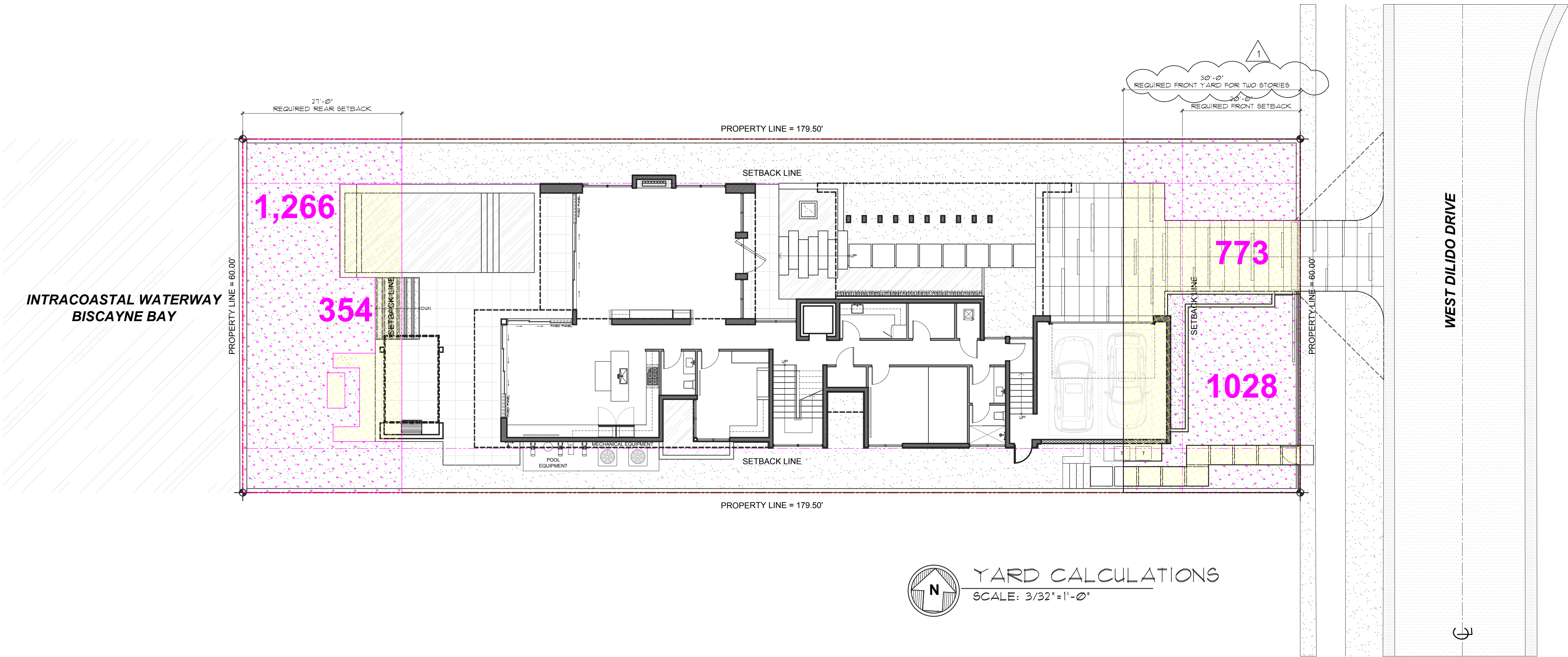
LEGEND

 IMPERVIOUS AREA:

 PERVIOUS AREA:

REAR YARD CALCULATIONS

AREA:	1,620 S. F.	100%
IMPERVIOUS AREA:	354 S. F.	21.8%
PERVIOUS AREA:	1,266 S. F.	78.2% (70% MIN)



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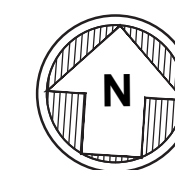
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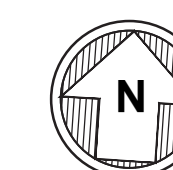
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DRB FIRST
SUBMITTAL
COMMENTS

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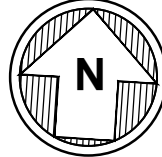
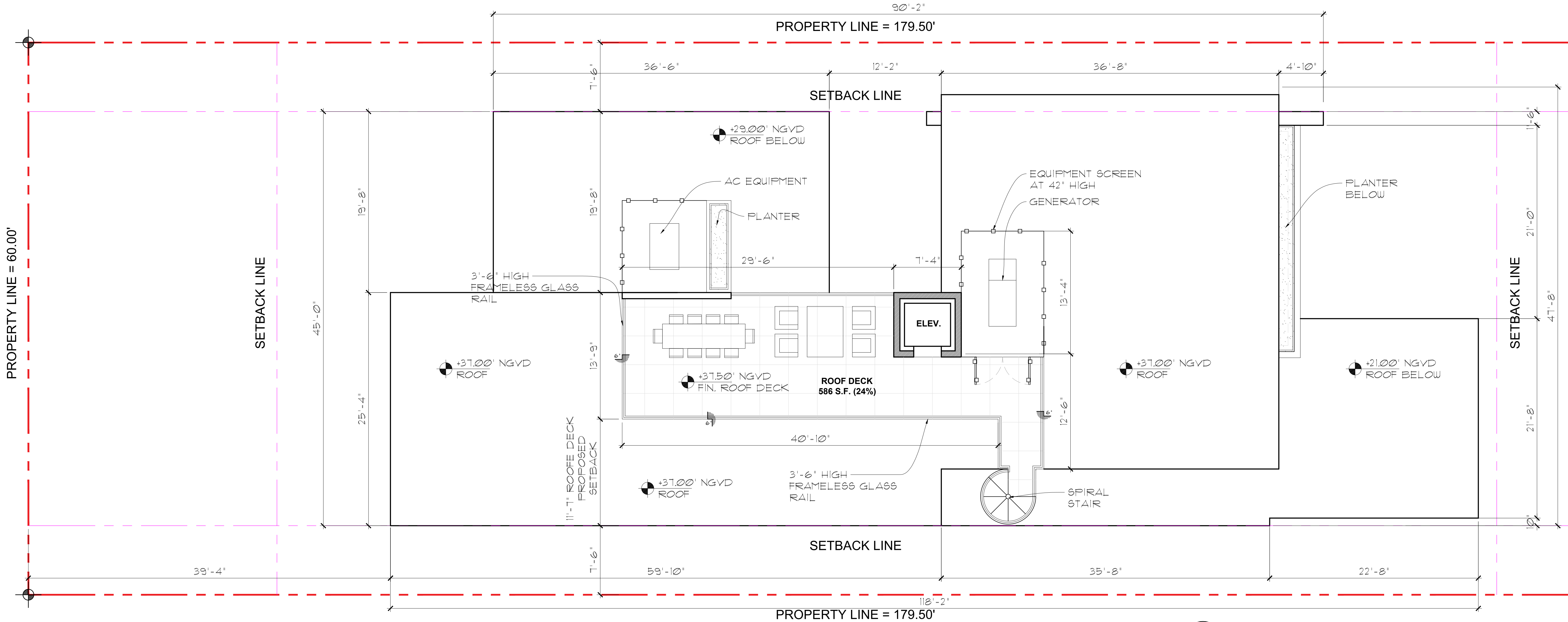
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SITE PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



ROOF PLAN
SCALE: 3/16" = 1'-0"

seal

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