

420 W 51 ST. RESIDENCE

420 W 51 ST.
 MIAMI BEACH, FL 33140
 FOLIO #02-3222-022-1570
 FILE. NO PB21-0447
 PLANNING BOARD SET - 06/01/2021



420 W 51 St.- MIAMI BEACH, FL

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 KOBI KARP ARCHITECTURE
 AND INTERIOR DESIGN, INC.

571 NW 28TH ST
 MIAMI, FL 33127
 T: 305.573.1818

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PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

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COVER

Date	06-01-2021	Sheet No.	A0.00
Scale			
Project	2144		



Planning Department, 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	420 W 51 ST, MIAMI BEACH, FL 33140		
2	Folio number(s):	02-3222-022-1570	LAKE VIEW SUB	
3	Board and file numbers :	NOT APPLICABLE		
4	Year built:	N/A	Zoning District:	RS-2
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	5.41' NGVD
6	Adjusted grade (Flood+Grade/2):	6.70' NGVD	Free board:	13'-0" NGVD
7	Lot Area:	28,317 SF		
8	Lot width:	115'-0"	Lot Depth:	249' - 2"
9	Max Lot Coverage SF and %:	8,495 SF (30.00%)	Proposed Lot Coverage SF and %:	8,481 (29.95%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	7,981 (28.18%)
11	Front Yard Open Space SF and %:	1,634 (42.5%) VARIANCE REQ.	Rear Yard Open Space SF and %:	1,343 SF (71.5%)
12	Max Unit Size SF and %:	14,158 SF (50.00%)	Proposed Unit Size SF and %:	12,393 SF (43.76%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	7,018 SF (24.78%)
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 requires Board Approval)	N/A PER ORDINANCE 2020-4359
			Proposed Second Floor Unit Size SF and % :	4,668 SF (16.48%)
15			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,160 SF (24.85%)
16				

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24'- FLAT ROOFS		26'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		126'-0"	
20	Front Second level:	30'-0"		126'-0"	
21	Side 1:	16' MIN.		22'-2"	
22	Side 2 or (facing street):	12'-8" MIN.		12'-10"	
23	Rear:	15% OF 249'-2" = 37'-4"		42'-7"	
24	Accessory Structure Side 1:	7'-6"		N/A	
	Accessory Structure Side 2 or (facing street) :	7'-6"		N/A	
25	Accessory Structure Rear:	12'-0"		N/A	
26	Sum of side yard :	28'-8" (25% OF LOT WIDTH)		31'-6"	
27	Located within a Local Historic District?			Yes or <input type="checkbox"/> No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or <input type="checkbox"/> No	
29	Determined to be Architecturally Significant?			Yes or <input type="checkbox"/> No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

LEGAL DESCRIPTION:

Lot 17, in Block 31, "LAKE VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 42, of the Public Records of Miami-Dade County Florida.

Containing 28,317 Square Feet or 0.65 Acres, more or less, by calculations.

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SITE

#	ADDRESS	LOT SIZE (SF)	ADJ. SF	UNIT SIZE	PLUS 20%	UNIT SIZE
1	4969 LAKEVIEW DR	19,530	5,684	29.1%	6,820.8	34.9%
2	4985 LAKEVIEW DR	20,500	3,329	16.2%	3994.8	19.5%
3	5005 LAKEVIEW DR	47,540	5,971	12.6%	7,165.2	15.1%
4	5045 LAKEVIEW DR	33,150	8,494	25.6%	10,192.8	30.7%
5	5030 PINE TREE DR	23,900	4,253	17.8%	5,103.6	21.4%
6	5011 PINE TREE DR	82,714	49,261	59.6%	49,628.4	60.0%
						NEW APPROVAL 2/2021 AND MAX OF 60% ONLY (NOT PLUS 20%)
7	5101 PINE TREE DR	40,300	16,313	40.5%	19,575.6	48.6%
						NEW HOME SIZE FROM 2020 PROP TAX RECORDS
8	5111 PINE TREE DR	68,876		0	0	0
						VACANT
AVERAGE		42,063.75	13,329.29	28.8%	14,640.17	32.9%

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CONTEXTUAL ANALYSIS

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1



4969 LAKEVIEW DR

2



4985 LAKEVIEW DR

3



5005 LAKEVIEW DR

4



5045 LAKEVIEW DR

5



5030 PINETREE DR

6



5011 PINETREE DR

7



5101 PINETREE DR

8



5111 PINETREE DR



SITE

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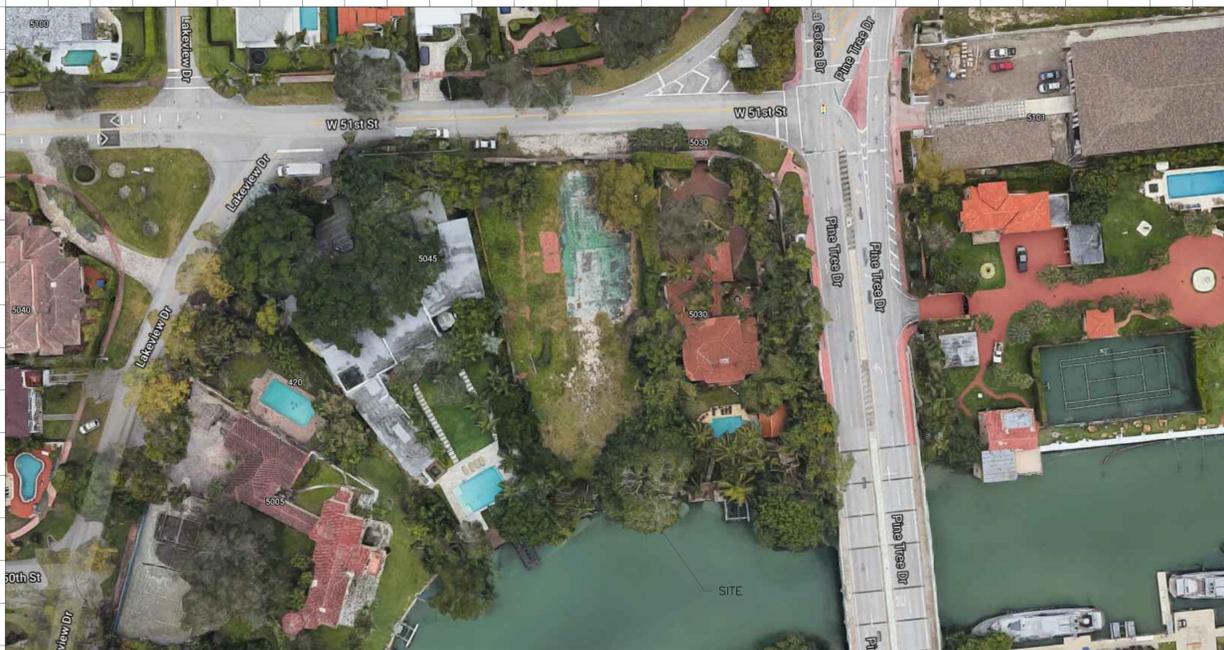
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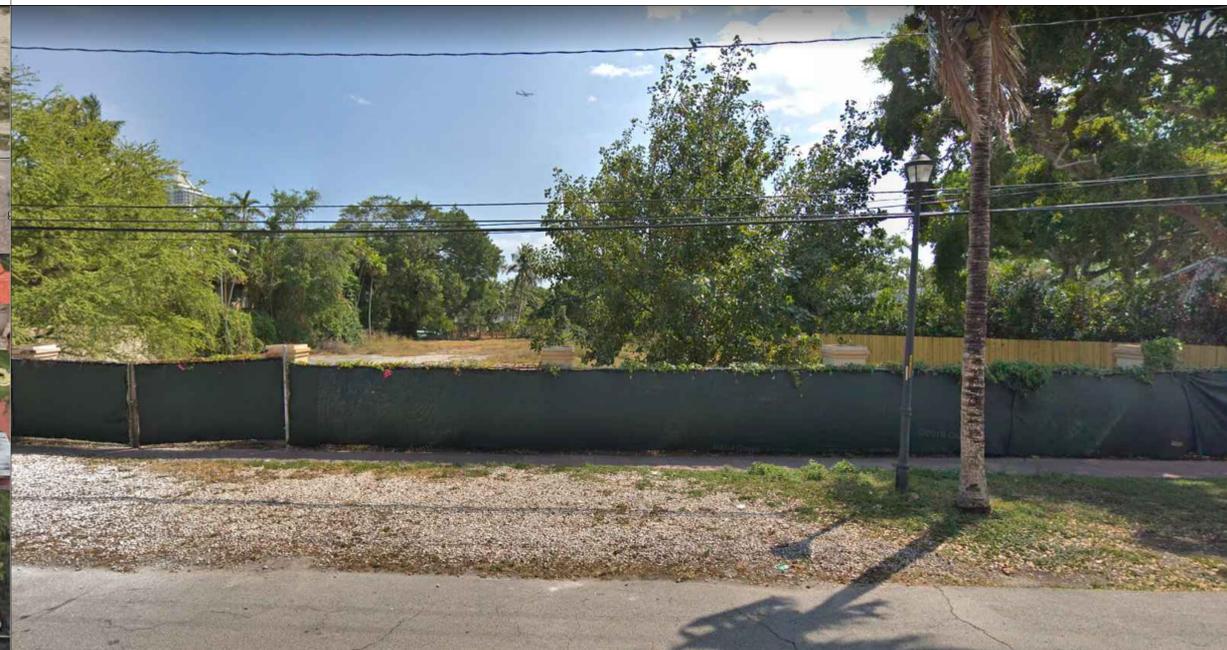
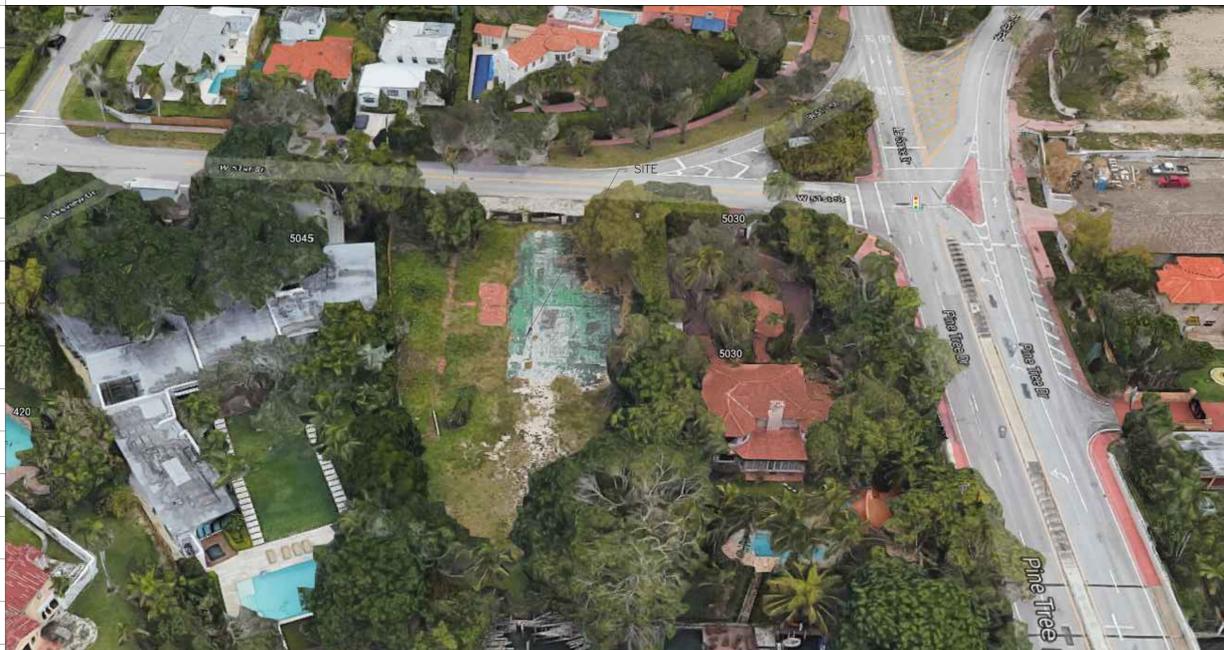
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SITE AERIAL

SITE AERIAL - FRONT



SITE AERIAL - REAR

SITE - STREET VIEW

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CONTEXTUAL ANALYSIS

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EXTERIOR VIEW FROM THE STREET



VIEW OF INTERIOR TENNIS COURT TO THE STREET



VIEW OF INTERIOR TENNIS COURT TO THE WATERWAY



VIEW OF WATERWAY

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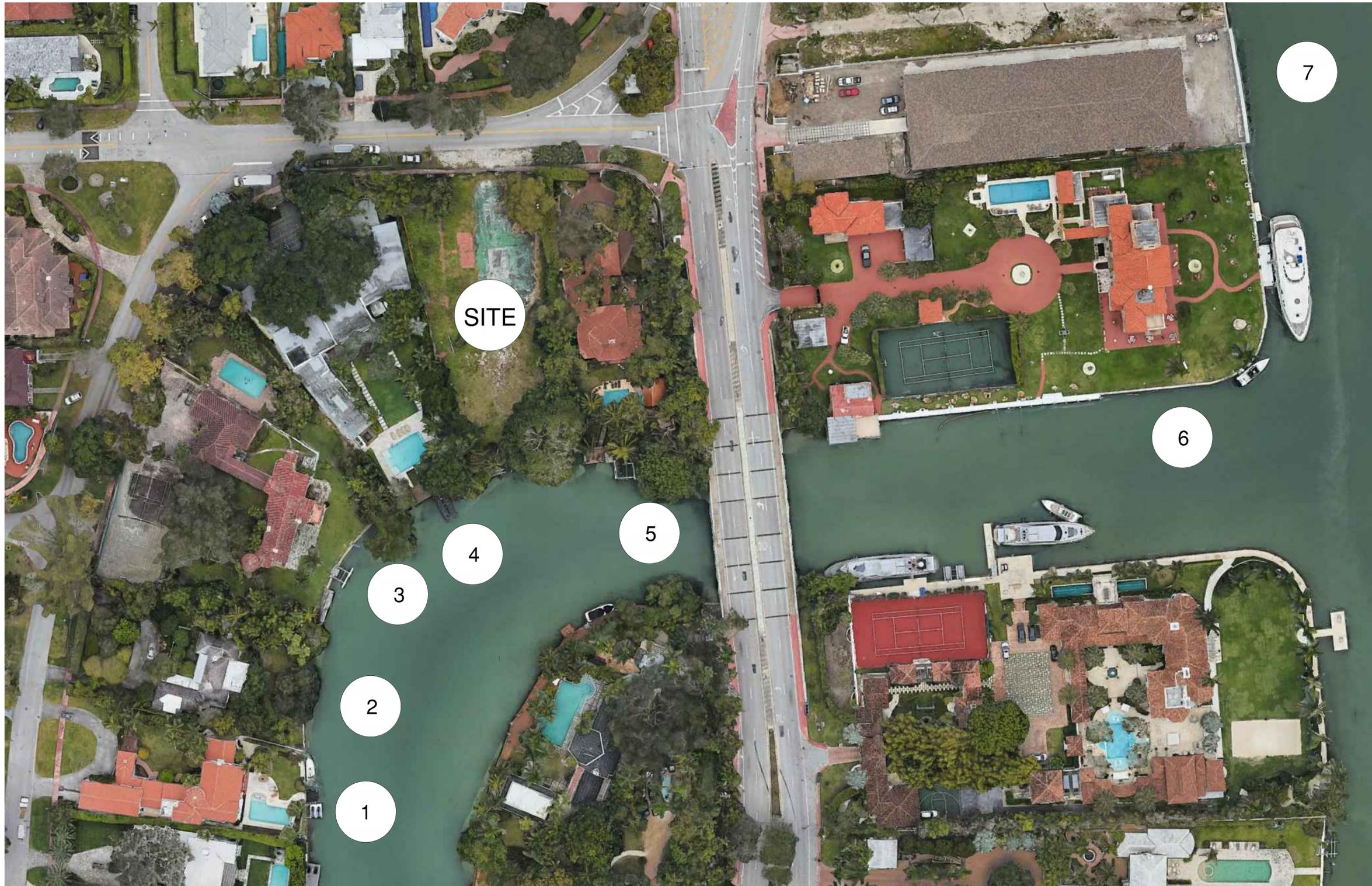
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CONTEXTUAL ANALYSIS

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LOCATION MAP 1



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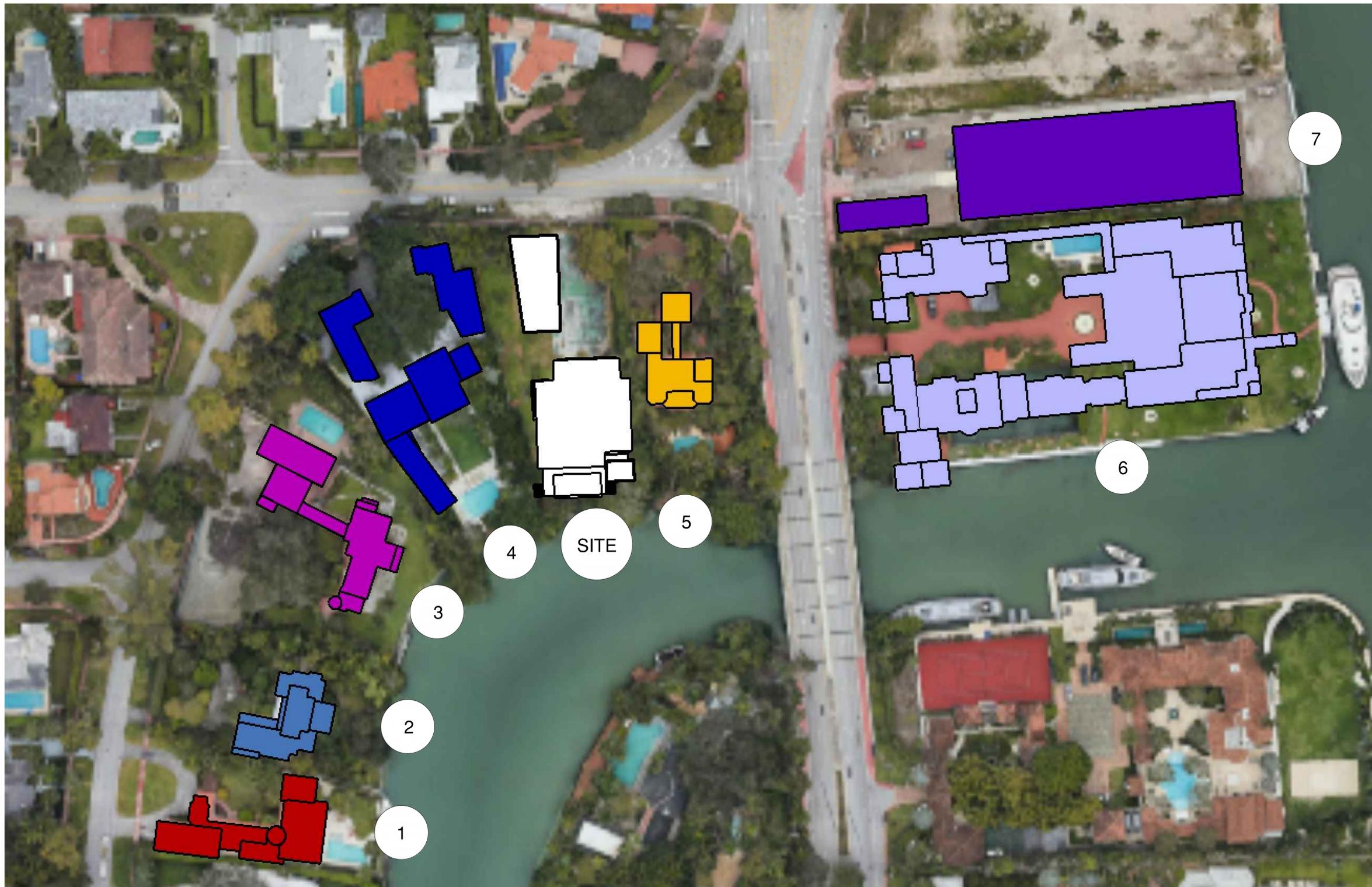
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NEIGHBORHOOD MAP

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LOCATION MAP 2



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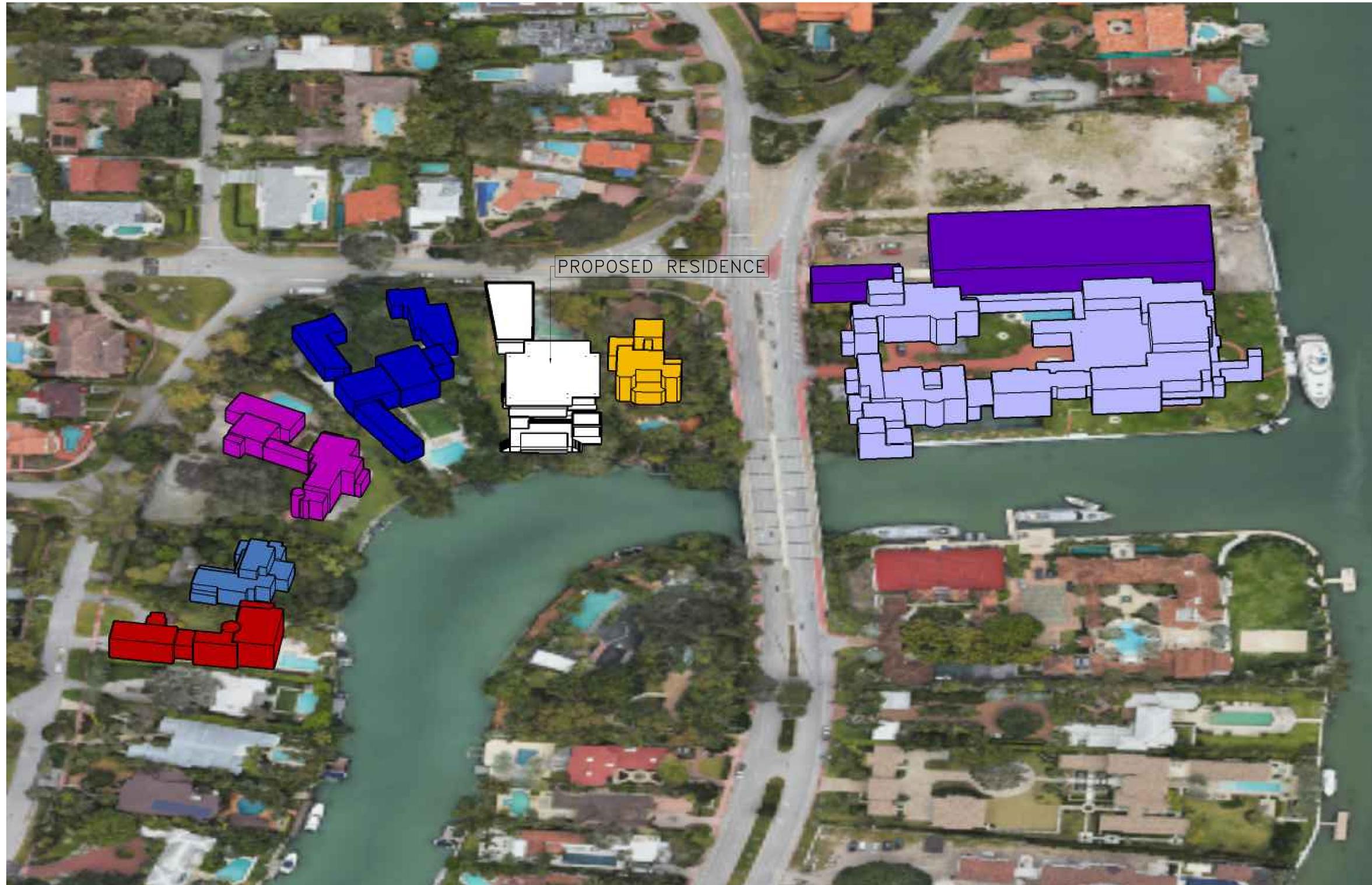


NEIGHBORHOOD MAP

Date	06-01-2021	Sheet No.	A0.07
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Project	2144		

PROPOSED RESIDENCE

420 W 51 ST
 LOT SIZE: 28,317 Sq.Ft



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NEIGHBORHOOD MASSING

Date	06-01-2021	Sheet No.	A0.08
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Project	2144		

RESIDENCE 1 - 4969 LAKEVIEW DR

LOT SIZE: 19,530 Sq.Ft
 ADJ. SF: 5,684 Sq.Ft
 PLUS 20%: 6,820.8 Sq.Ft



RESIDENCE 3 - 5005 LAKEVIEW DR

LOT SIZE: 47,540 Sq.Ft
 ADJ. SF: 5,971 Sq.Ft
 PLUS 20%: 7,165.2 Sq.Ft



RESIDENCE 2 - 4985 LAKEVIEW DR

LOT SIZE: 20,500 Sq.Ft
 ADJ. SF: 3,329 Sq.Ft
 PLUS 20%: 3,994 Sq.Ft



RESIDENCE 4 - 5045 LAKEVIEW DR

LOT SIZE: 33,150 Sq.Ft
 ADJ. SF: 8,494 Sq.Ft
 PLUS 20%: 10,192.8 Sq. Ft



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MASSING STUDIES

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RESIDENCE 5 - 5030 PINETREE DR

LOT SIZE: 23,900 Sq.Ft
 ADJ. SF: 4,253 Sq.Ft
 PLUS 20%: 5,103.6 Sq.Ft



RESIDENCE 7 - 5101 PINETREE DR

LOT SIZE: 40,300 Sq.Ft
 ADJ. SF: 16,313 Sq.Ft
 PLUS 20%: 19,575 Sq.Ft



RESIDENCE 6 - 5011 PINETREE DR - FUTURE RESIDENCE

LOT SIZE: 82,939 Sq.Ft
 ADJ. SF: 49,261 Sq.Ft
 PLUS 20%: 49,628.4 Sq.Ft



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PROPOSED RESIDENCE - 420 W 51 ST

LOT SIZE: 28,317 Sq.Ft
 ADJ. SF: 12,393 Sq.Ft
 PLUS 20%: 14,871.6 Sq.Ft



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MASSING AERIAL - NW



MASSING AERIAL - NE



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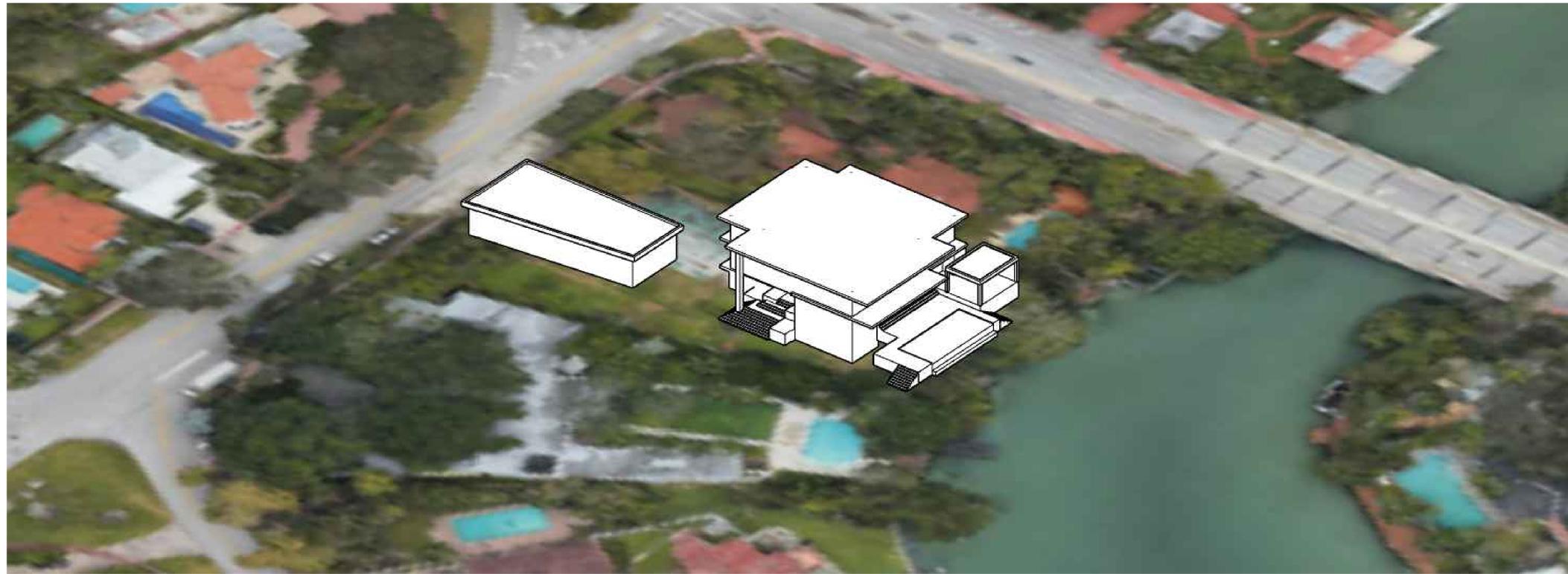
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MASSING AERIAL - SW



MASSING AERIAL - SE



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PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Consultant:
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Architect of Record:
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K A R P

KOBİ KARP
Lic. # AR0012578

MASSING AERIAL

Date	06-01-2021	Sheet No.	A0.13
Scale			
Project	2144		

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Rev.	Date	Rev.	Date

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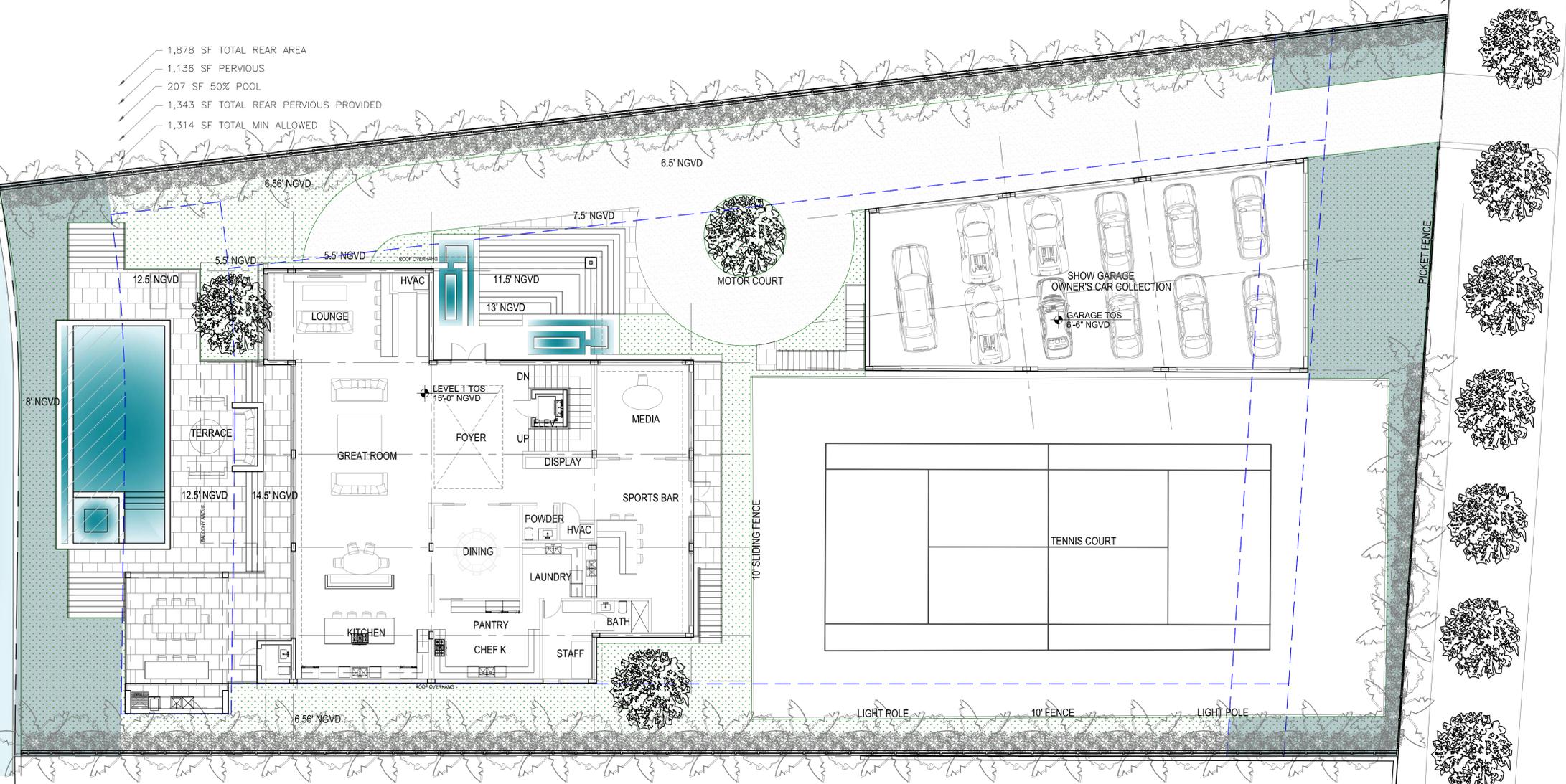


ZONING DIAGRAMS

Date	06-01-2021	Sheet No.	A1.01
Scale			
Project	2144		

1,878 SF TOTAL REAR AREA
1,136 SF PERVIOUS
207 SF 50% POOL
1,343 SF TOTAL REAR PERVIOUS PROVIDED
1,314 SF TOTAL MIN ALLOWED

3,846 SF TOTAL FRONT
1,634 SF FRONT PERVIOUS
2,692 SF MIN ALLOWED
1,058 SF DEFICIENT



PROPOSED PERVIOUS CALCULATION	
REQUIRED FRONT YARD (30'-0" SETBACK)	
3,846 SF = 2,692 SF (70%) MIN. PERVIOUS SPACE REQUIRED	
1,634 (42.5%) PERVIOUS SPACE PROPOSED	
VARIANCE WILL BE REQUIRED	
REQUIRED REAR YARD	
1,878 SF = 1,314 SF (70%) MIN. PERVIOUS SPACE REQUIRED	
1,343 SF (71.5%) PERVIOUS SPACE PROPOSED	

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ZONING DIAGRAMS

Date	06-01-2021	Sheet No.	A1.02
Scale			
Project	2144		



PROPOSED LOT COVERAGE CALCULATION	
LOT SIZE	28,317 SF
MAXIMUM LOT COVERAGE	8,495 SF (30.00%)
MAIN RESIDENCE	5,336 SF
DETACHED GARAGE	2,550 SF
CABANA	95 SF
TOTAL	7,981 SF (28.18%)

1 LOT COVERAGE
Scale: 3/32" = 1'-0"
PLAN NORTH