420 W 51 ST. RESIDENCE

420 W 51 ST.
MIAMI BEACH, FL 33140

FOLIO #02-3222-022-1570
FILE. NO PB21-0447
PLANNING BOARD PRESENTATION- 07/27/2021

ARCHITECT

KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.

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

Rev.	Date	Rev.	Date

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PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

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Consultant:
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Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

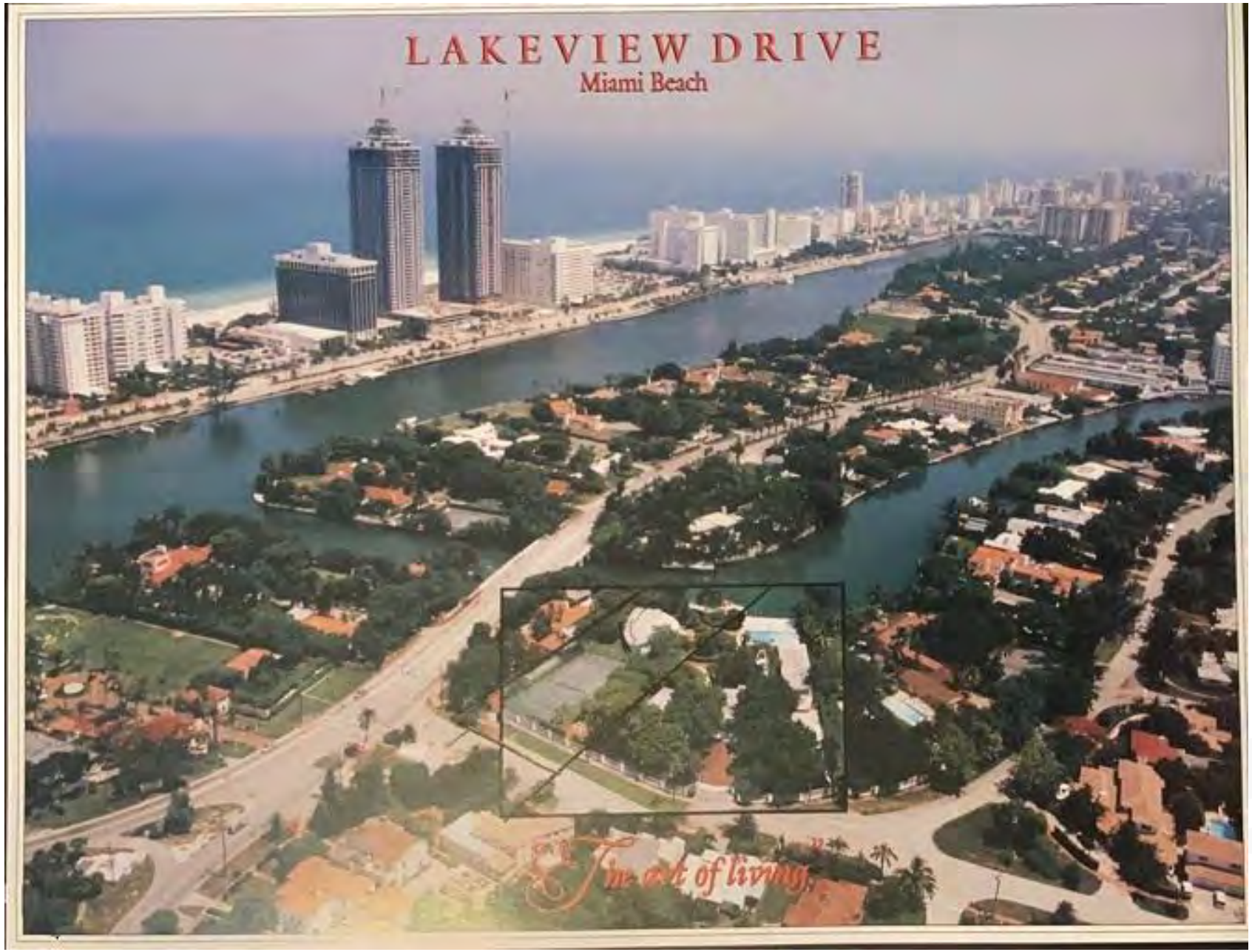
STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

KOBI KARP
Lic. # AR0012578

KOBI KARP

COVER

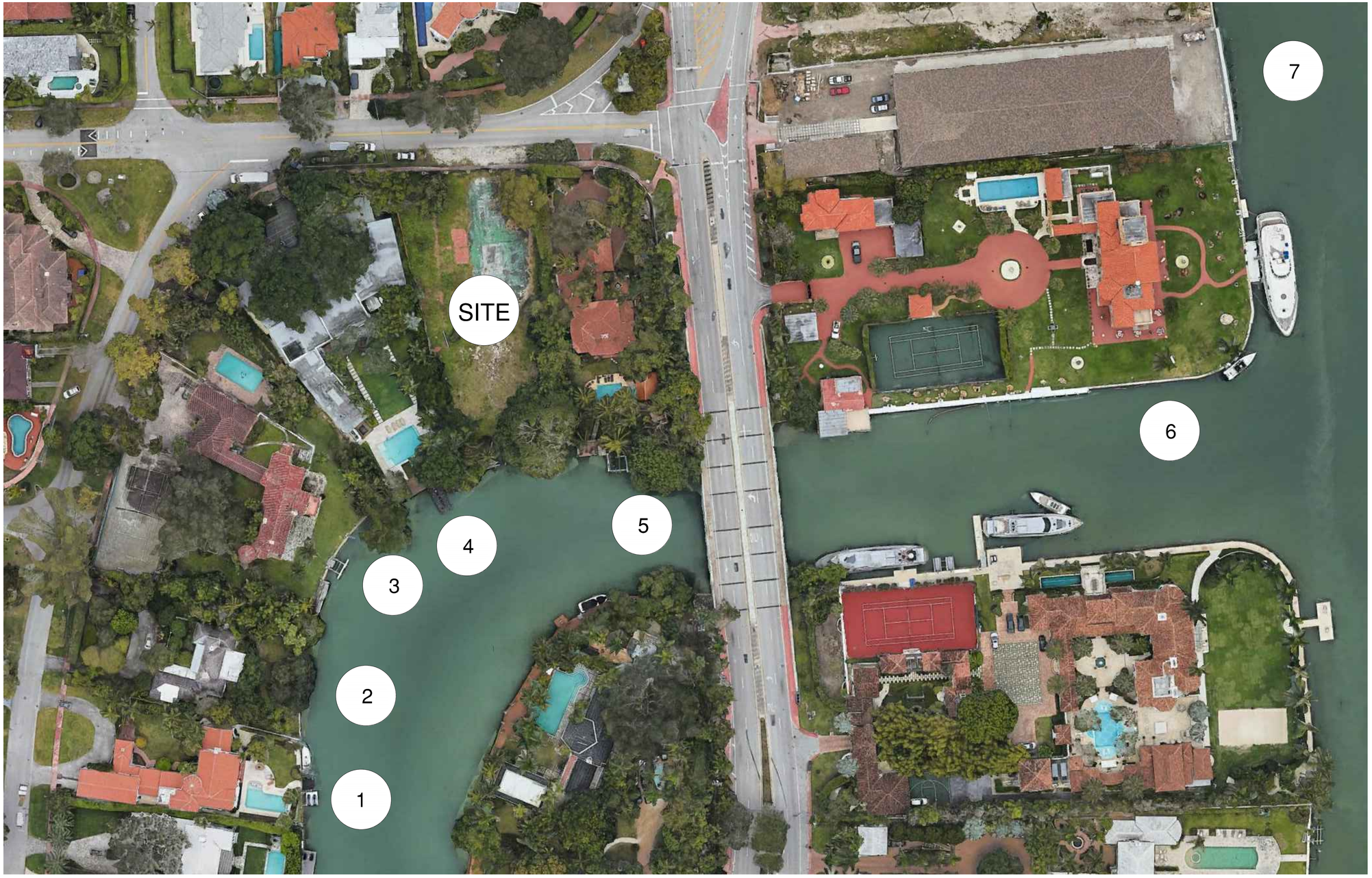
Date	06-01-2021	#1
Scale		
Project	2144	



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

#1.5

LOCATION MAP 1



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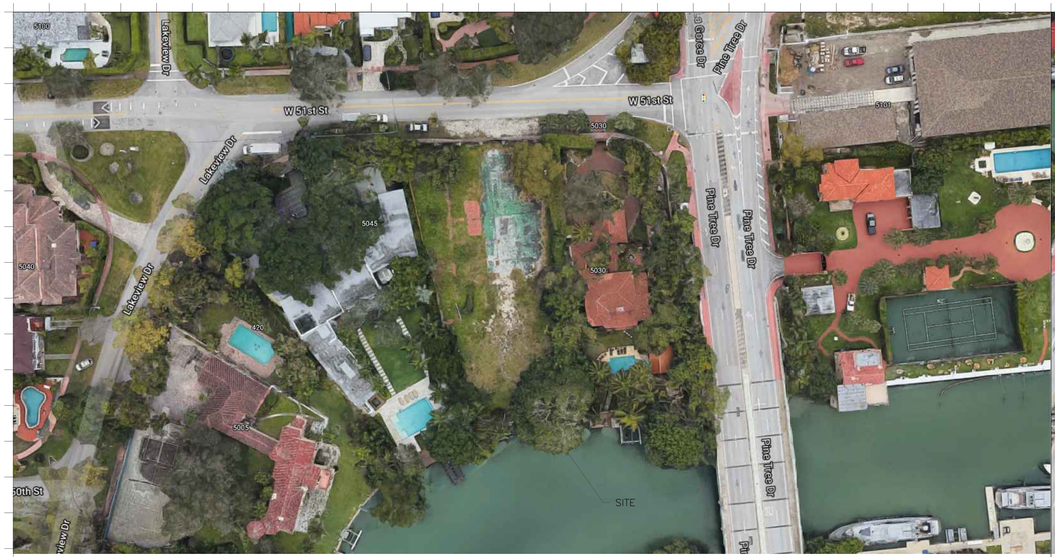
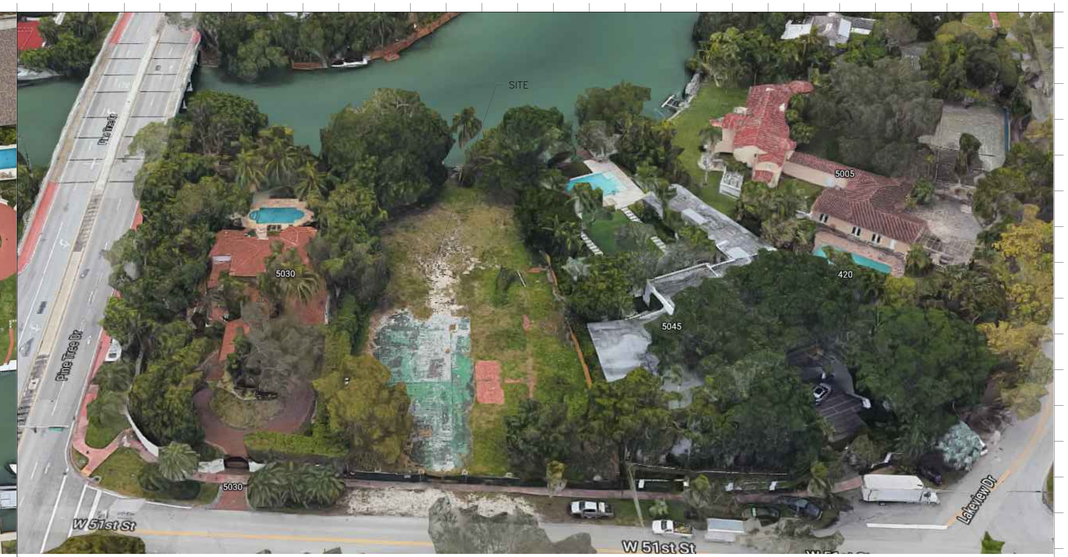
NEIGHBORHOOD MAP

Date	06-01-2021	#2
Scale		
Project	2144	

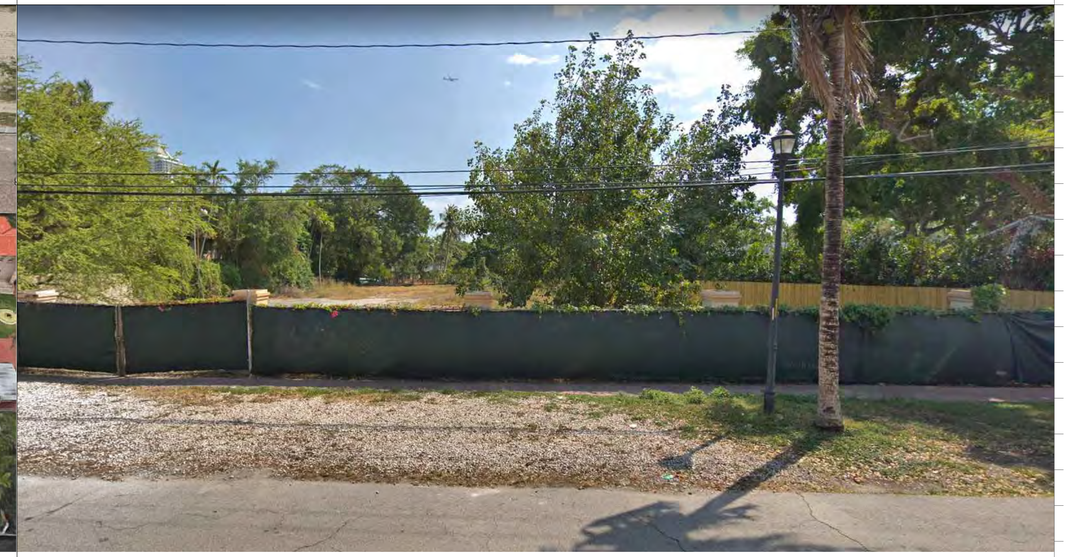


SITE AERIAL



SITE AERIAL - FRONT

SITE AERIAL - REAR



SITE - STREET VIEW

Rev.	Date	Rev.	Date

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CONTEXTUAL ANALYSIS

Date	06-01-2021	#3
Scale		
Project	2144	

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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Rev.	Date	Rev.	Date

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PLANNING BOARD

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KOBI KARP
Lic. # AR0012578

K O B I
K A R P

CONTEXTUAL ANALYSIS

Date	06-01-2021	#4
Scale		
Project	2144	

1

4969 LAKEVIEW DR

2

4985 LAKEVIEW DR

3

5005 LAKEVIEW DR

4

5045 LAKEVIEW DR

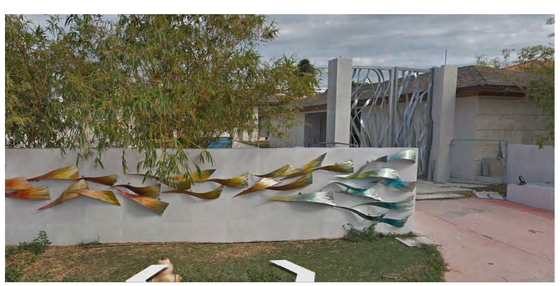
5

5030 PINETREE DR

6

5011 PINETREE DR

7



5101 PINETREE DR

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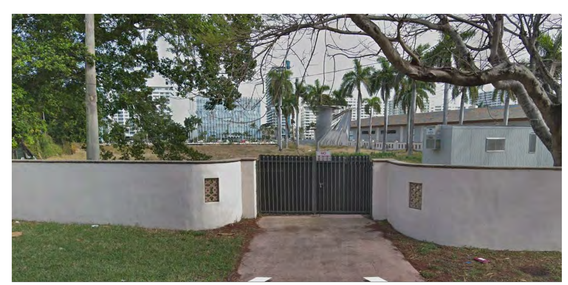

5111 PINETREE DR

SITE

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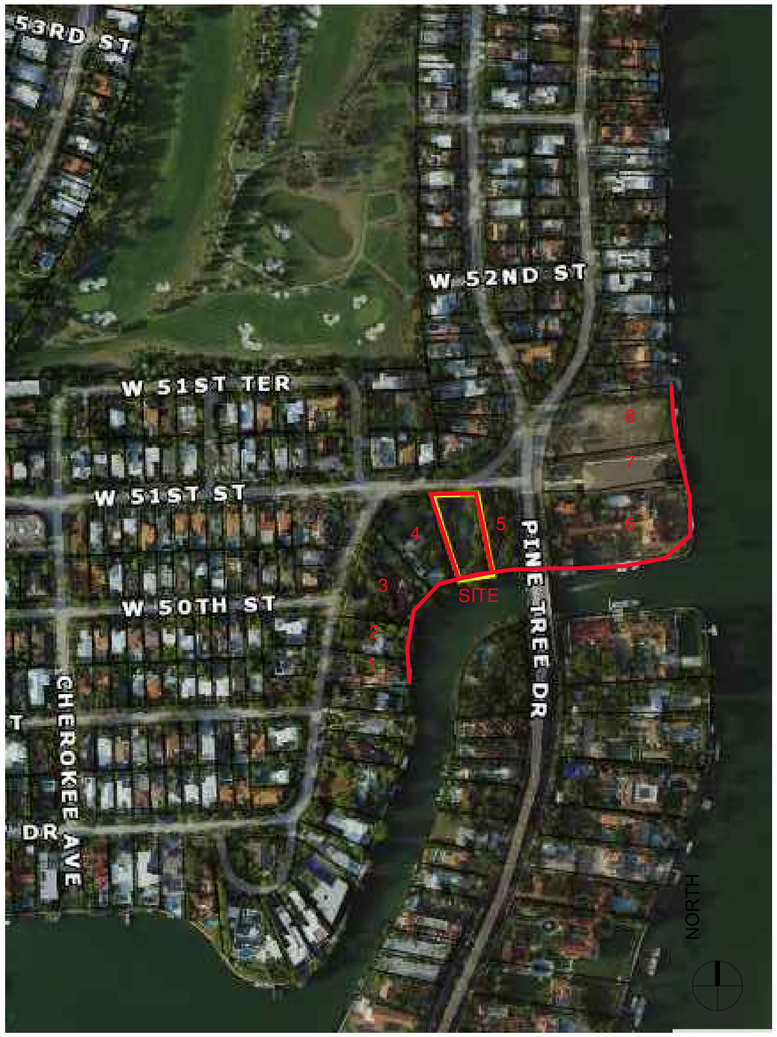
CONTEXTUAL ANALYSIS

Date	06-01-2021	#5
Scale		
Project	2144	



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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PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

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STATE OF FLORIDA
KOBI KARP
AR0012578
REGISTERED ARCHITECT

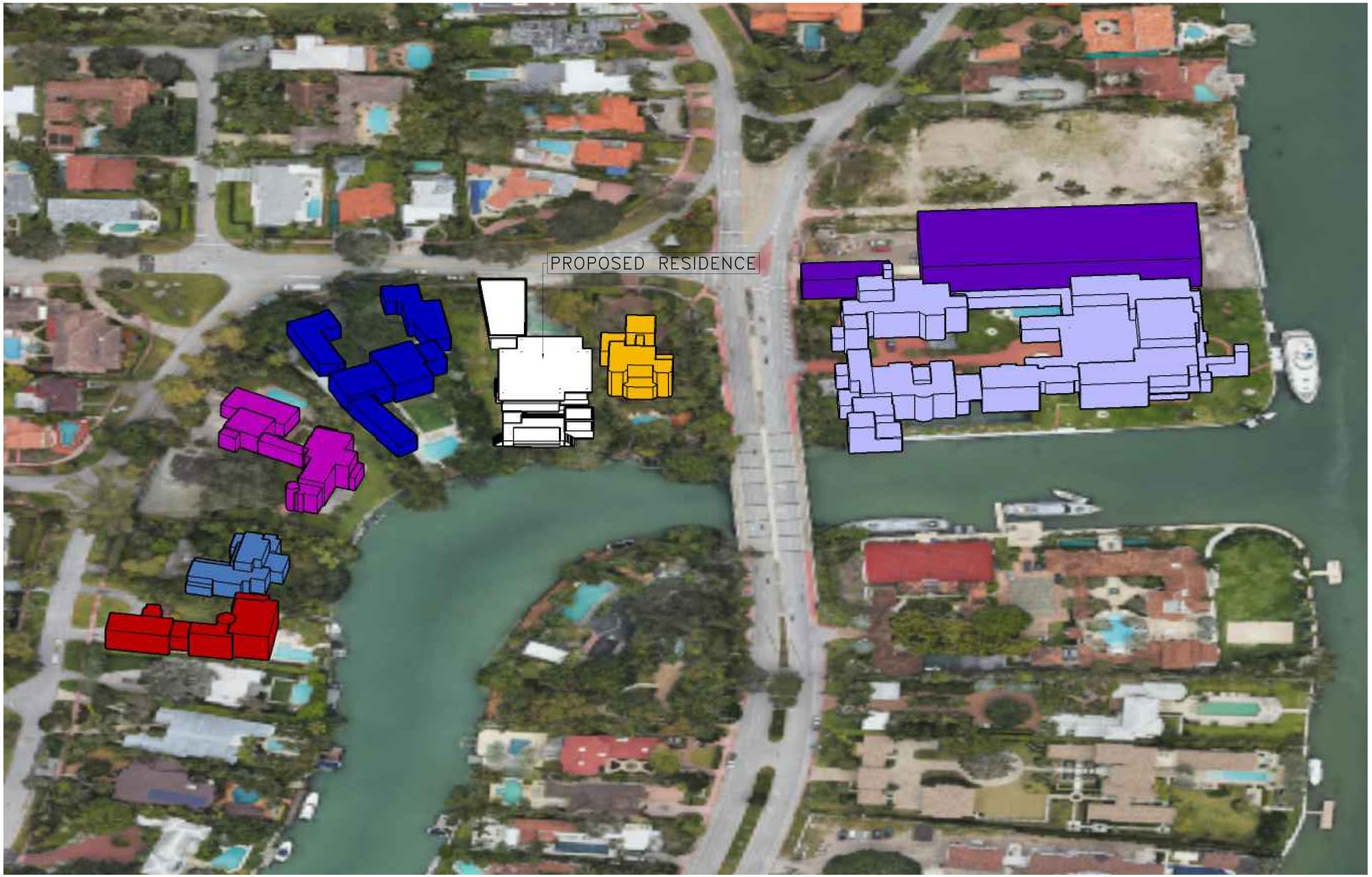
KOBI KARP
Lic. # AR0012578

CONTEXTUAL ANALYSIS

Date	06-01-2021	#6
Scale		
Project	2144	

PROPOSED RESIDENCE

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



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PLANNING BOARD

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KOBI KARP
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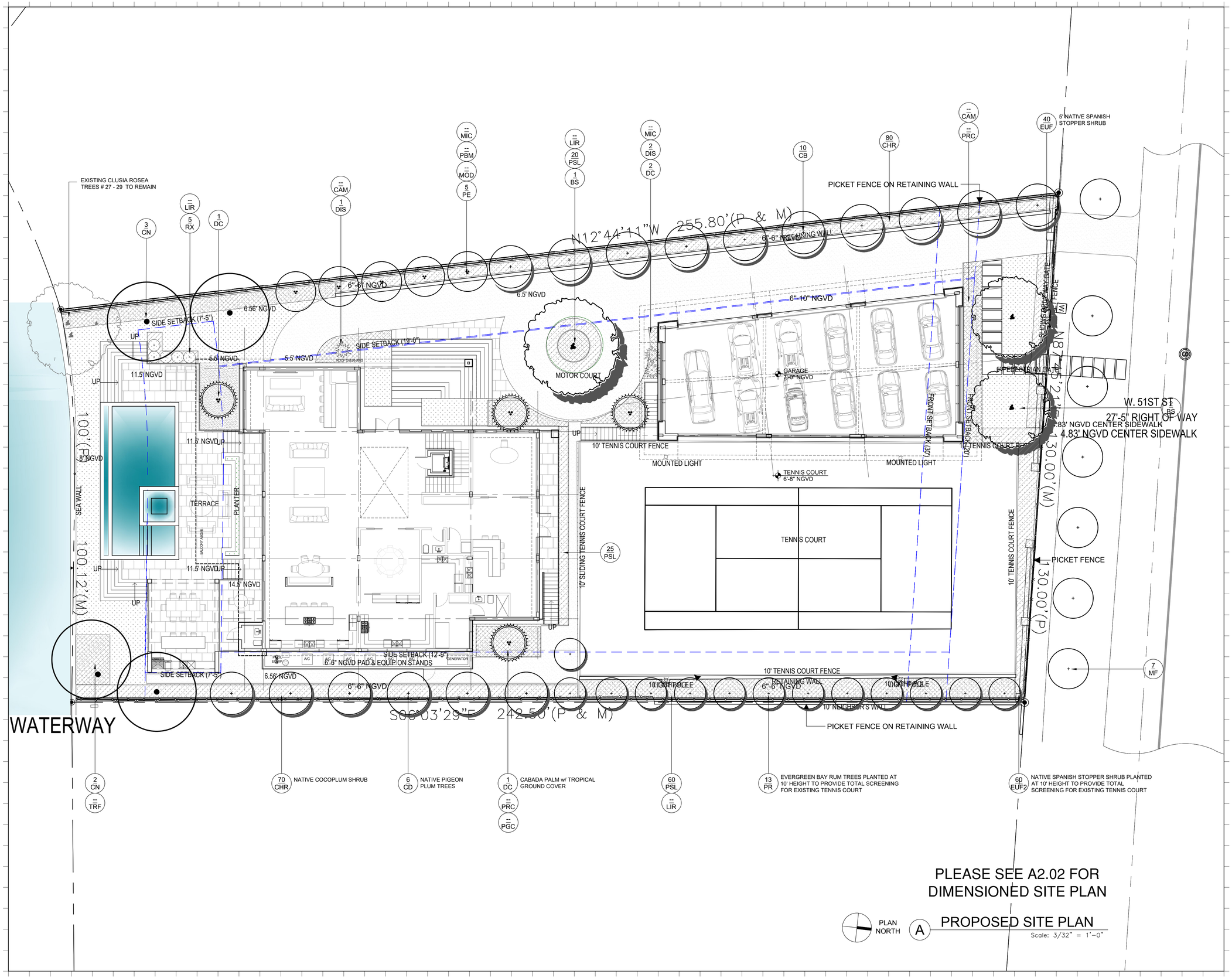
Lic. # AR0012578

KOBI KARP

NEIGHBORHOOD MASSING

Date	06-01-2021	#7
Scale		
Project	2144	



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DRB

420 W 51st St

MIAMI BEACH, FL 33140

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STATE OF FLORIDA
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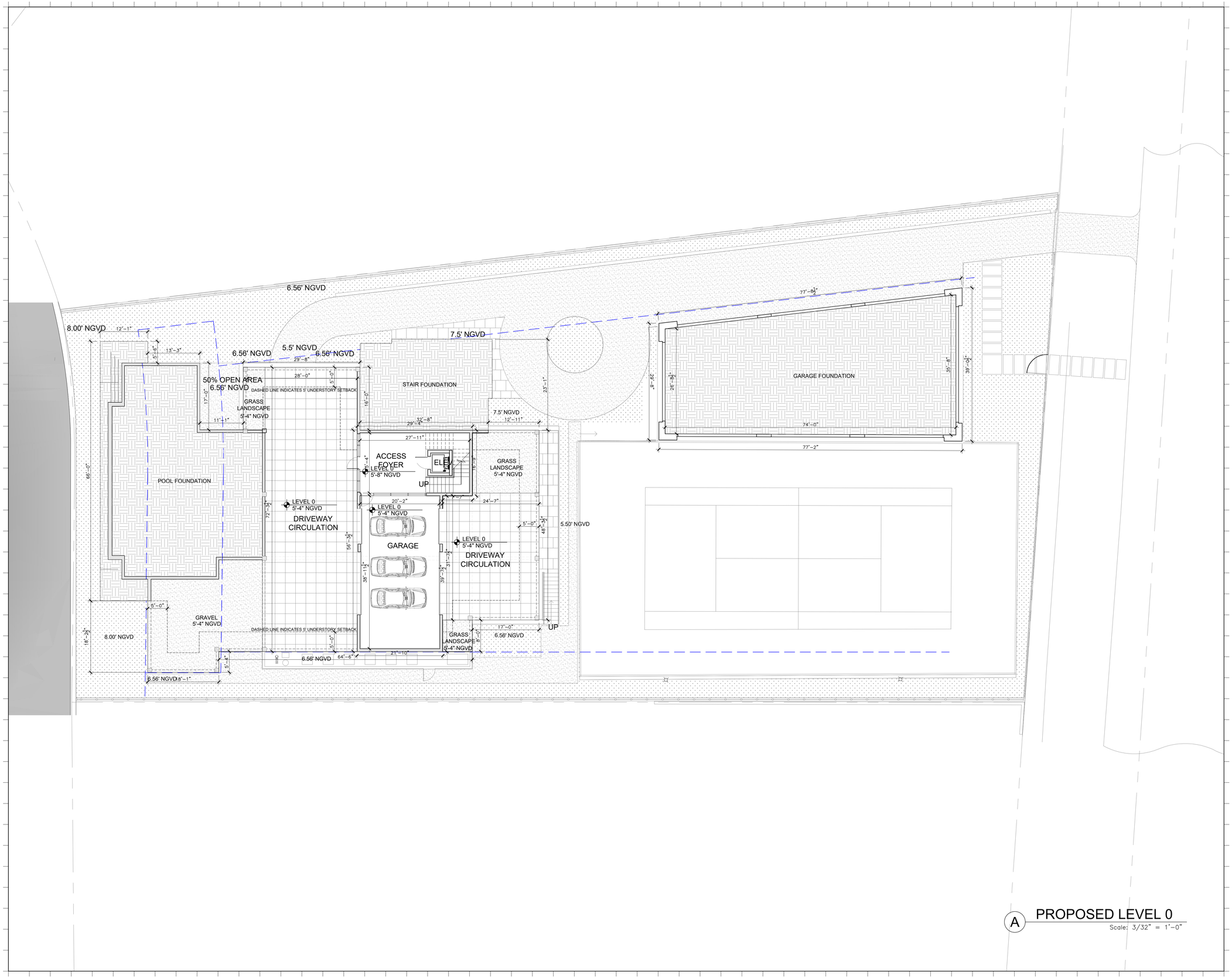
PROPOSED PLAN

Date	07-05-2021	#8
Scale		
Project	2144	



A PROPOSED LEVEL 0

Scale: 3/32" = 1'-0"

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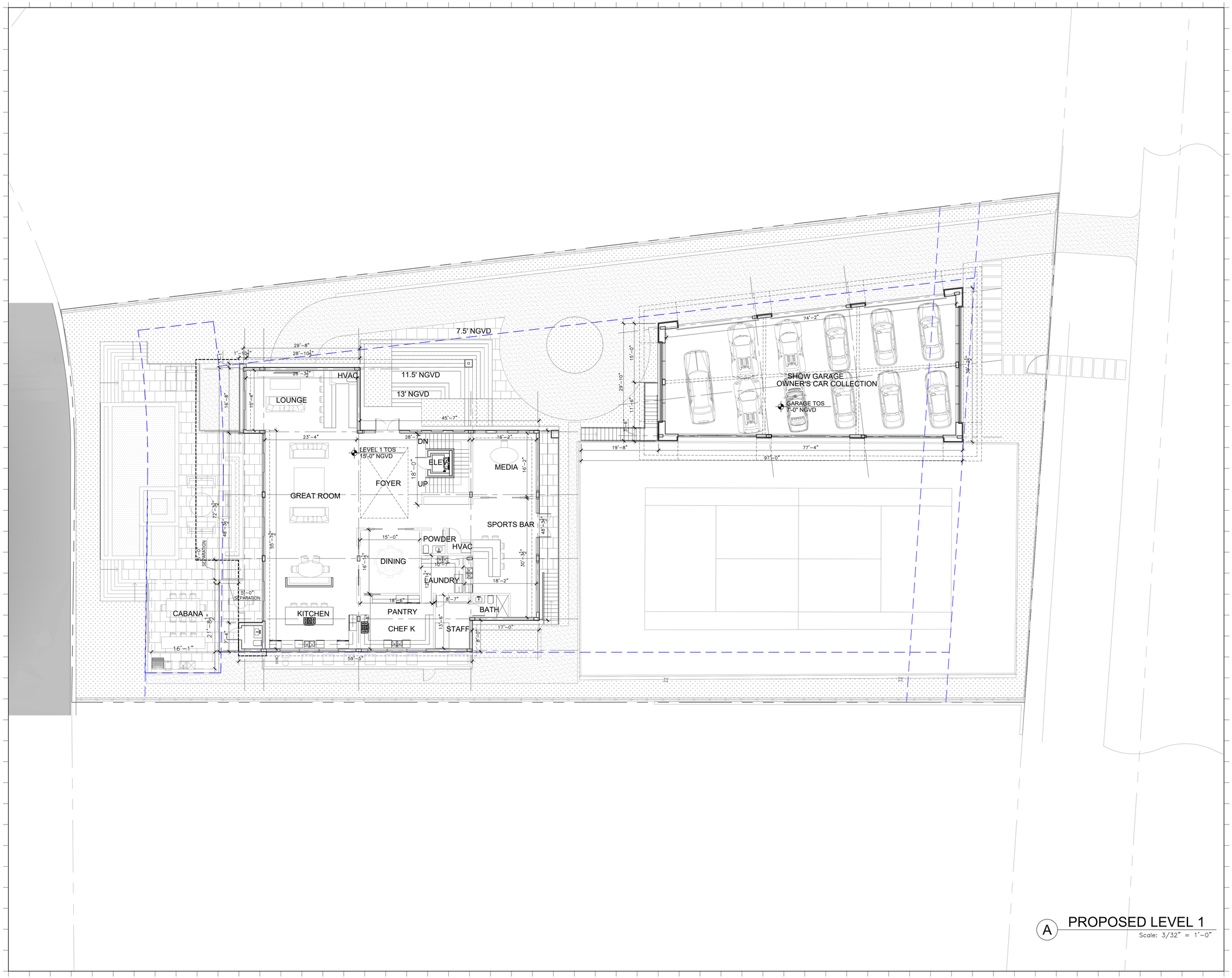
PROPOSED PLAN

Date	07-05-2021	#9
Scale		
Project	2144	



A PROPOSED LEVEL 1

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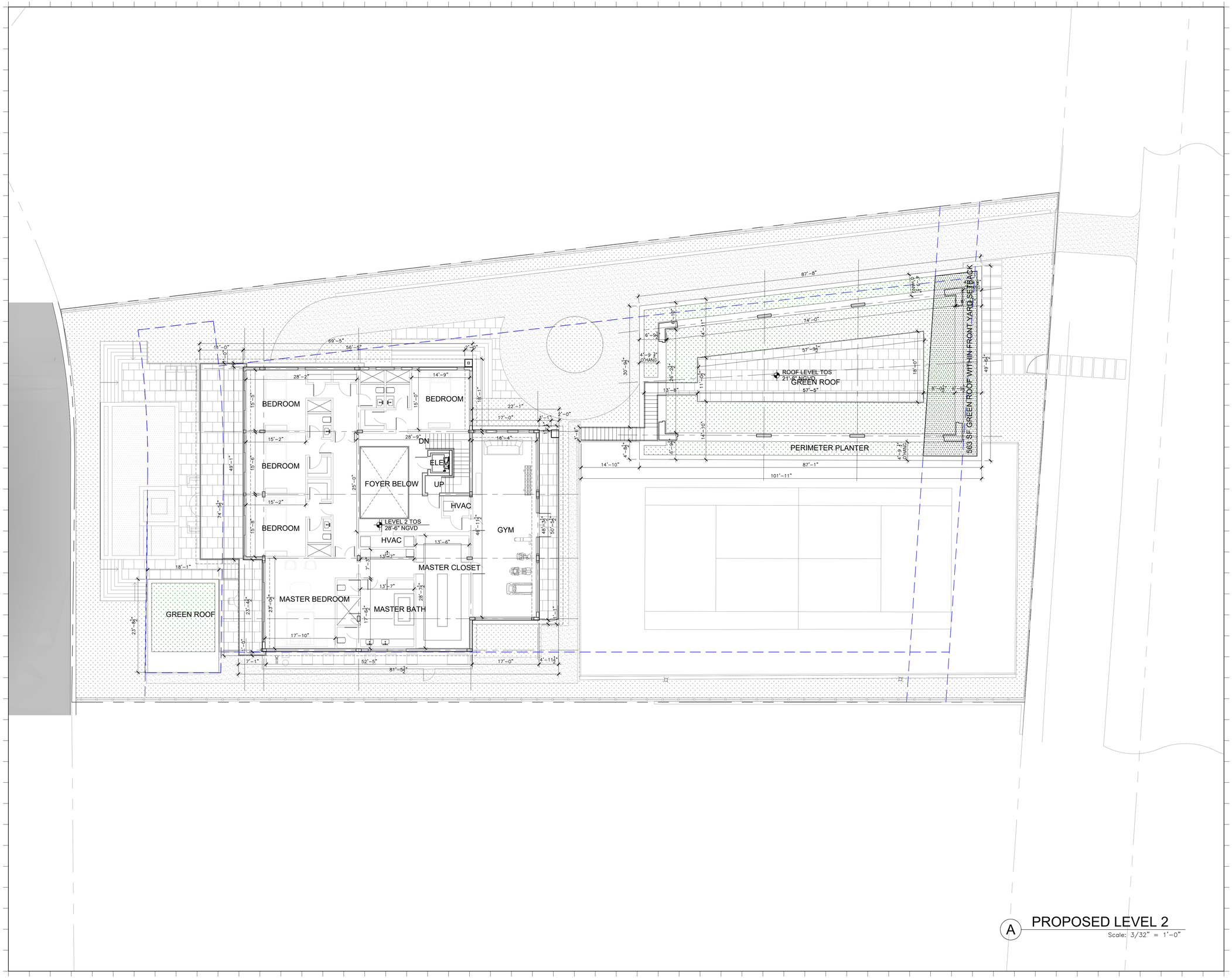
PROPOSED PLAN

Date	07-05-2021	#10
Scale		
Project	2144	



A PROPOSED LEVEL 2

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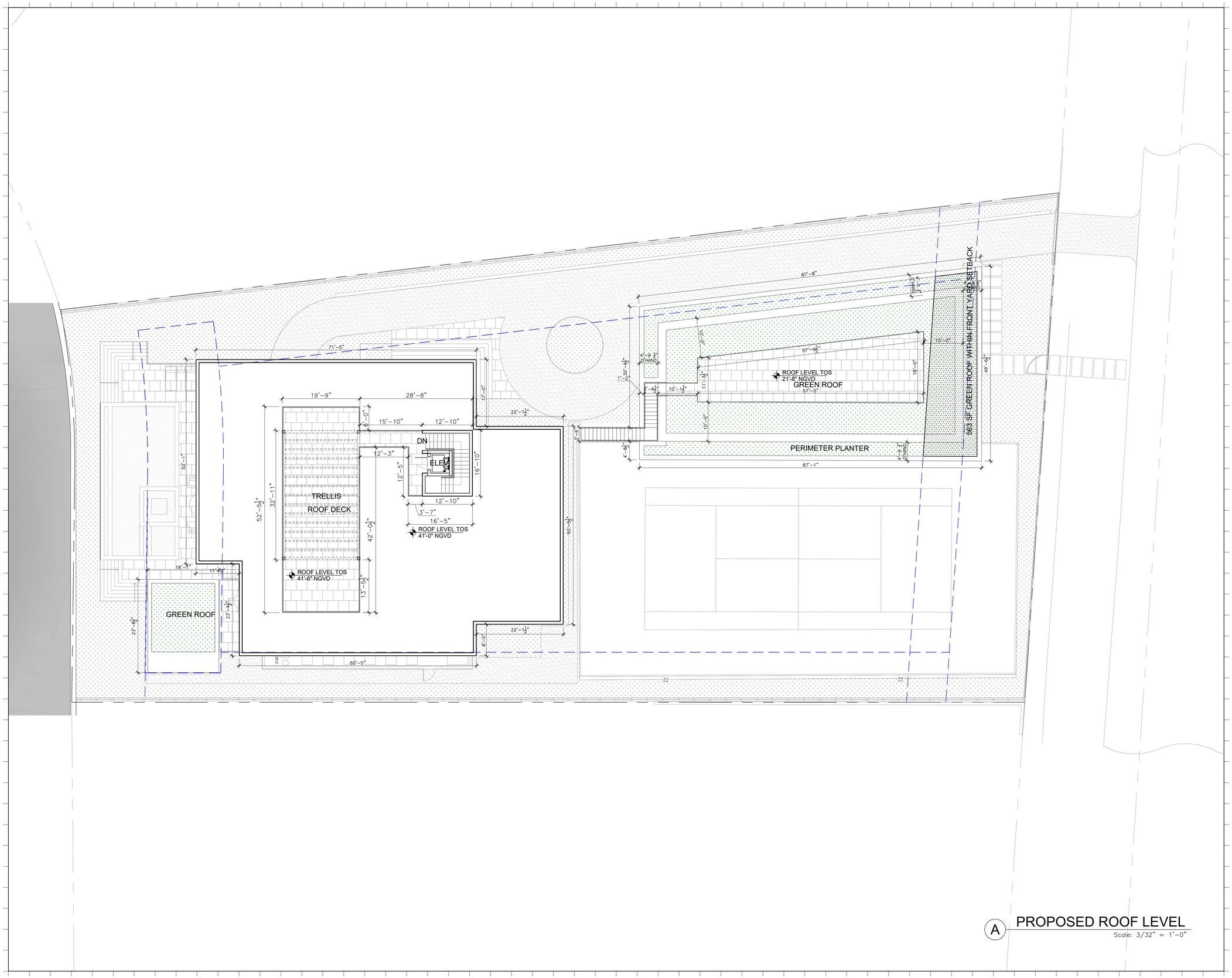
PROPOSED PLAN

Date	07-05-2021	#11
Scale		
Project	2144	



A PROPOSED ROOF LEVEL

Scale: 3/32" = 1'-0"

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PROPOSED ROOF PLAN

Date	07-05-2021	#12
Scale		
Project	2144	

#13

420 W 51 St.- MIAMI BEACH, FL

AXONOMETRIC NW VIEW

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420 W 51 St.- MIAMI BEACH, FL

#15

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420 W 51 St.- MIAMI BEACH, FL

#16

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#17

420 W 51 St.- MIAMI BEACH, FL

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#18

#19

420 W 51 St.- MIAMI BEACH, FL

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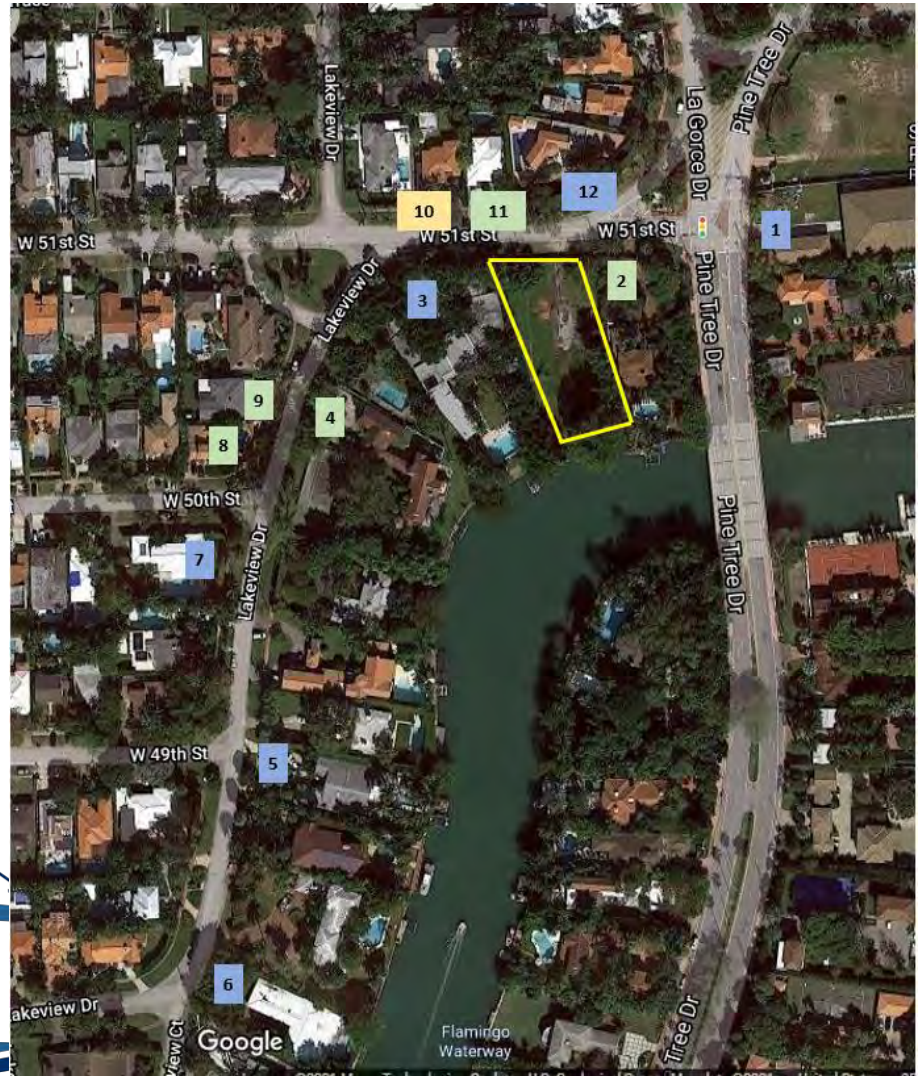
Neighbor Support and Outreach as of 07/23/2021
PB21-0447 and DRB21-0687: 420 W 51 St



No.	Property Address	Owner	Status
1	5101 Pine Tree Drive	Richard Meruelo	Support Letter
2	5030 Lakeview Drive	Avi Klein	Support Letter forthcoming
3	5045 Lakeview Drive	Jonathan Saxton	Support Letter
4	5005 Lakeview Drive	Michael D. Farkas	Support Letter forthcoming
5	4901 Lakeview Drive	Marte Singerman	Support Letter
		Paul Singerman	Support Letter
6	4801 Lakeview Drive	Carol S. Rappaport	Support Letter
		Robert Rappaport	Support Letter
7	510 W. 50 Street	Joanie Stein	Verbal support at Zoom meeting Support Letter forthcoming
8	5000 Lakeview Drive	Adrian Gonzalez	Support Letter
9	5014 Lakeview Drive	Heather Pachter	Verbal support at Zoom meeting Support Letter forthcoming
10	445 W51 Street	Veronica E. Sanmartino	Invited to Zoom
11	435 W 51 Street	Jeffrey Meier	Verbal support at Zoom meeting Support Letter forthcoming
		Eric Eddy	Verbal support at Zoom meeting Support Letter forthcoming
12	5100 La Gorce Drive	Paul Lobkovich	Support Letter

July 9, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0447** – Modification of Planning Board Order No. 1472 and
DRB21-0687 – Design Review and Variances for New Single-Family Residence and Tennis Court Located at 420 W 51 Street
- LETTER OF SUPPORT

Dear Board Members:

I am the owner of 4801 Lakeview Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the two above-referenced applications associated with approval of a new single-family home and tennis court at 420 W 51 Street. I reviewed the plans and renderings of the proposed home and understand the requests, including the variances needed for the tennis court at its current location. The home is beautifully-designed, will greatly improve the existing vacant condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,

Signature

Robert Rappaport
Print name

July 7, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0447** – Modification of Planning Board Order No. 1472 and
DRB21-0687 – Design Review and Variances for New Single-Family Residence and Tennis Court Located at 420 W 51 Street
- LETTER OF SUPPORT

Dear Board Members:

I am the owner of 5045 Lakeview Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the two above-referenced applications associated with approval of a new single-family home and tennis court at 420 W 51 Street. I reviewed the plans and renderings of the proposed home and understand the requests, including the variances needed for the tennis court at its current location. The home is beautifully-designed, will greatly improve the existing vacant condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,

Jonathan Saxton

Signature

Jonathan Saxton

July 9, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0447** – Modification of Planning Board Order No. 1472 and
DRB21-0687 – Design Review and Variances for New Single-Family Residence and Tennis Court Located at 420 W 51 Street
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Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,

Carol S. Rappaport

Signature

Carol S. Rappaport
Print name

July 9, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0447** – Modification of Planning Board Order No. 1472 and
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Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,

Signature

Marie Singerman
Print name

July 21, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0447** – Modification of Planning Board Order No. 1472 and
DRB21-0687 – Design Review and Variances for New Single-Family Residence and Tennis Court Located at 420 W 51 Street
- LETTER OF SUPPORT

Dear Board Members:

I am the owner of 3100 La Gorce Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the two above-referenced applications associated with approval of a new single-family home and tennis court at 420 W 51 Street. I reviewed the plans and renderings of the proposed home and understand the requests, including the variances needed for the tennis court at its current location. The home is beautifully-designed, will greatly improve the existing vacant condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,

Signature

Paul Lobkovich
Print name

July 9, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0447** – Modification of Planning Board Order No. 1472 and
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Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,

Signature

Paul Singerman
Print name

#21

6/29/ 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0447** – Modification of Planning Board Order No. 1472 and
DRB21-0687 – Design Review and Variances for New Single-Family Residence and Tennis Court Located at 420 W 51 Street
- LETTER OF SUPPORT

Dear Board Members:

I am the owner of 5101 Pinetree Dr, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the two above-referenced applications associated with approval of a new single-family home and tennis court at 420 W 51 Street. I reviewed the plans and renderings of the proposed home and understand the requests, including the variances needed for the tennis court at its current location. The home is beautifully-designed, will greatly improve the existing vacant condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,

Signature

Richard Menendez

Print name

July 21, 2021

Planning Board Members
Design Review Board Members
c/o Thomas Mooney, Planning Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **PB21-0447** – Modification of Planning Board Order No. 1472 and
DRB21-0687 – Design Review and Variances for New Single-Family Residence and Tennis Court Located at 420 W 51 Street
- LETTER OF SUPPORT

Dear Board Members:

I am the owner of 5000 Lakeview Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant's representative regarding the two above-referenced applications associated with approval of a new single-family home and tennis court at 420 W 51 Street. I reviewed the plans and renderings of the proposed home and understand the requests, including the variances needed for the tennis court at its current location. The home is beautifully-designed, will greatly improve the existing vacant condition, and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and all associated requests, and ask the Planning Board and the Design Review Board to approve the applications.

Sincerely,

Signature

Adrian Gonzalez
Print name

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

PB21-0447: Proposed Conditions

2. The existing tennis court on lot 17 shall remain and/or be rebuilt in its location. ~~All improvements (tennis court and fence,~~ The accessory structure~~,~~ and walkways~~)~~ which are presently existing on lot 17 and that portion of the existing dock, sufficient to meet the required 7.5 feet side setback from lot 16, shall be removed at the time of issuance of a building permit for the construction of single family dwelling on lot 17.

3. The single family dwelling unit to be constructed on the building parcel created by this lot split on Lot 17 shall be limited to no more than ~~4,650 square feet of total floor area~~ 44% unit size.

7. "No variances shall be permitted for new structures proposed to be constructed on Lot 16 ~~on either of the two resulting building parcels~~."

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

420 W 51 St.- MIAMI BEACH, FL

#25

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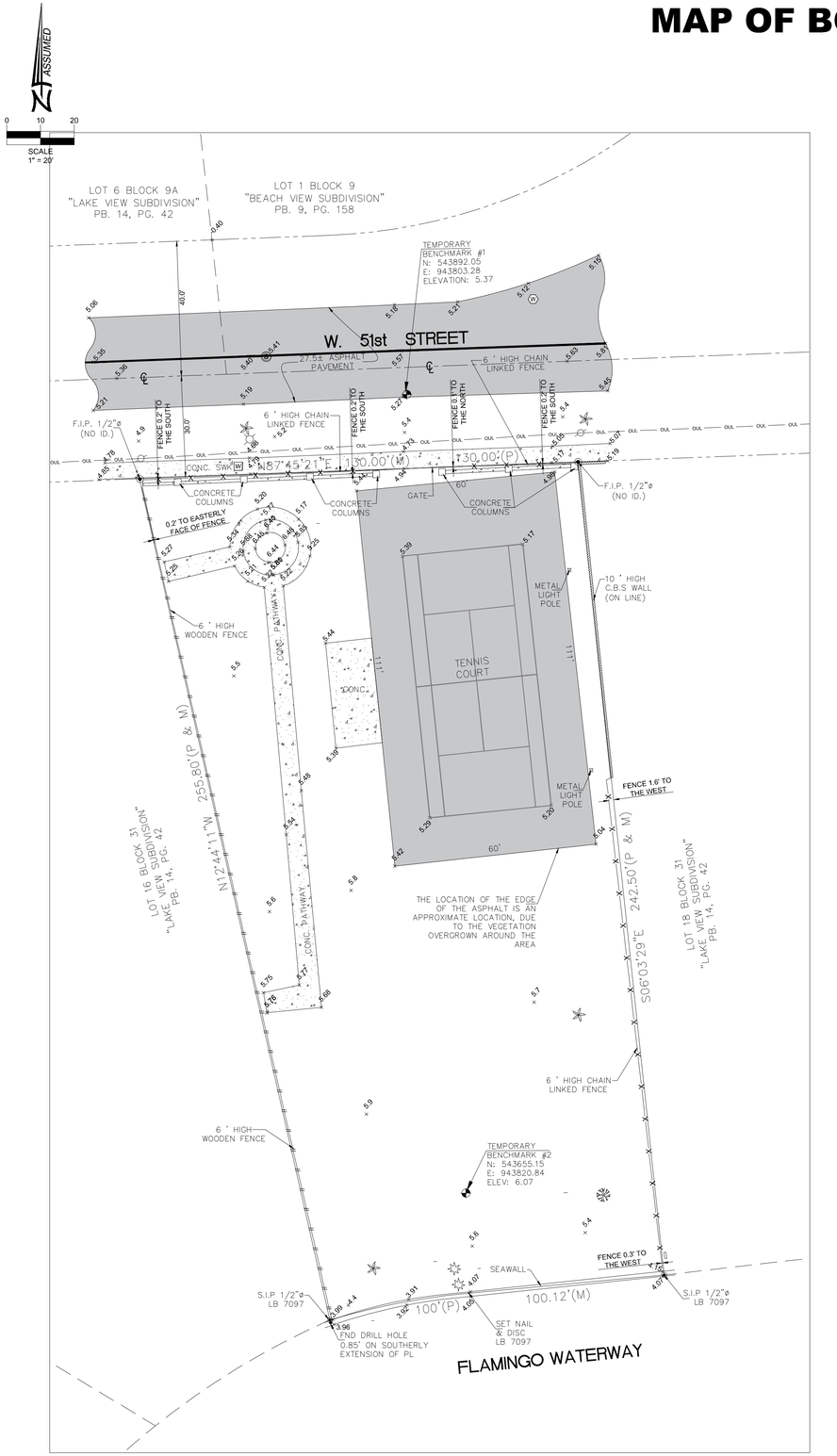
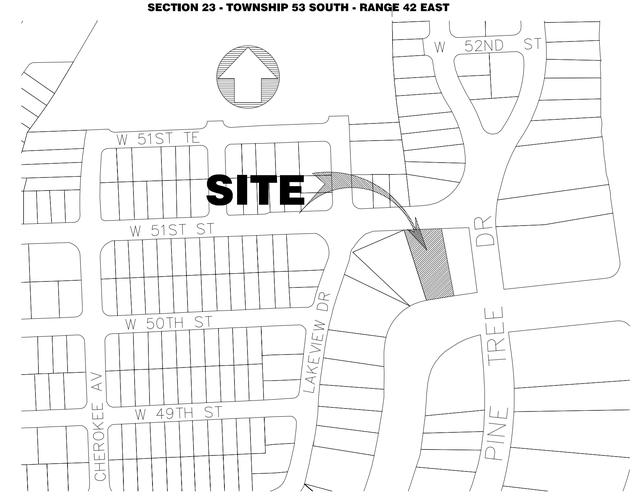
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



LEGEND:

DRWY	= DRIVEWAY	(M)	= MEASURED VALUE	WM	= WATER METER		= RIGHT OF WAY LINE
UE	= UTILITY EASEMENT	(P)	= PLAT RECORD VALUE		= LIGHT POLE		= LOT LINE
A	= ARC DISTANCE	RES.	= RESIDENCE	FH	= FIRE HYDRANT		= EASEMENT LINE
BLDG.	= BUILDING	R/W	= RIGHT OF WAY	E	= ELECTRIC BOX		= WOOD FENCE
℄	= CENTER LINE	SEC.	= SECTION	CATV	= CABLE TV BOX		= CHAIN LINK FENCE
CONC.	= CONCRETE	SWK	= SIDEWALK	WV	= WATER VALVE		= OVERHEAD UTILITY LINE
P.C.	= POINT OF CURVATURE	P.G.	= PAGE	MH	= MANHOLE		= BRICK
F.N.D.	= FOUND NAIL/DISK	P.O.B.	= POINT OF BEGINNING		= WOODEN POWER POLE		= CONCRETE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	△	= CENTRAL ANGLE	T	= TELEPHONE MANHOLE		= PAVEMENT
P.B.	= PLAT BOOK		= TRAFFIC SIGN	8.38	= ELEVATION		= CBS WALL
P.C.P.	= PERMANENT CONTROL POINT		= CATCH BASIN (INLET)	BL.	= BLOCK		= TREE
R	= RADIUS	F.F.E.	= FINISH FLOOR ELEVATION	N.T.S.	= NOT TO SCALE		= PALM
S.I.R.	= SET IRON REBAR	D	= DRAINAGE MANHOLE				= COCONUT PALM
F.N.	= FOUND NAIL	S	= SANITARY SEWER MANHOLE				
F.I.P.	= FOUND IRON PIPE		= DRAINAGE CATCH BASIN				
F.I.R.	= FOUND IRON REBAR						

SECTION 23 - TOWNSHIP 53 SOUTH - RANGE 42 EAST



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey was on March 4, 2021.

SECTION 2) 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.

Property Address and Tax Folio Number:
420 W 51st Street, Miami Beach, Florida, 33140
Folio No.: 02-3222-022-1570

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "LAKE VIEW SUBDIVISION", recorded in Plat Book 14, at Page 42, Miami-Dade County Records.

Warranty Deed, dated July 31th, 2001, recorded in Official Records Book 19827, Page 3375, Miami-Dade County Records.

Bearings as shown hereon are based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of N87°45'21"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE" (Elevation of 8 feet), as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0309, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number A-34, Elevation 14.34 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary and Topographic Survey was prepared at the request of and certified to:

Paul Bloch

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Raul Izquierdo, PSM
For the Firm
Registered Surveyor and Mapper LS6099
State of Florida
Date: March 30, 2021

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
HADONNE
1985 NW 88th Court, Suite 101 - Doral, Fl 33172 - P: +1(305)266-1188 - F: +1(305)207-6845 - W: www.hadonne.com

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
for
PAUL BLOCH
of
420 W 51 ST MIAMI BEACH, FL 33140

REVISIONS
1 2 3 4 5 6 7 8 9 10

Field Book:	FILE
DRAWN BY:	JA
TECH BY:	RI
QA/QC BY:	JS
Job No.:	21018

1/1

MIAMIBEACH

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	DRB FINAL SUBMITTAL SET - DRB-21-0687 - 07/05/2021		
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 :	DRB-21-0687		
4	Year built:	N/A	Zoning District:	RS-2
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	4.83' NGVD
6	Adjusted grade (Flood+Grade/2):	6.415' NGVD	Free board:	13'-0" NGVD
7	Lot Area:	28,317 SF		
8	Lot width:	127'-7"	Lot Depth:	249' - 2"
9	Max Lot Coverage SF and %:	8,495 SF (30.00%)	Proposed Lot Coverage SF and %:	7,981 (28.18%)
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 %:	1,465 (38.09%) VARIANCE REQ.	Rear Yard Open Space SF and %:	1,317 SF (70.12%)
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
15			Proposed Second Floor Unit Size SF and % :	4,668 SF (16.48%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,160 SF (24.85%)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	28'- FLAT ROOFS		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		126'-0"	
20	Front Second level:	30'-0"		126'-0"	
21	Side 1:	19' MIN.		22'-2"	
22	Side 2 or (facing street):	12'-9" MIN.		12'-10"	
23	Rear:	15% OF 249'-2" = 37'-4"		42'-7"	
	Accessory Structure Side 1:	7'-6"		N/A	
24	Accessory Structure Side 2 or (facing street) :	7'-6"		N/A	
25	Accessory Structure Rear:	12'-0"		N/A	
26	Sum of side yard :	31'-9" (25% OF LOT WIDTH)		31'-9"	
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or 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.

INDEX

SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
S	SURVEY
A0.01	INDEX OF DRAWINGS AND DATA SHEET
A0.02	IMAGE KEY
A0.03	EXISTING SITE IMAGES
A0.04	CONTEXTUAL IMAGES
A0.05	CONTEXTUAL IMAGES
A1.01	RENDERING
A1.02	RENDERING
A1.03	RENDERING
A1.10	ZONING DIAGRAM
A1.11	ZONING DIAGRAM
A1.12	ZONING DIAGRAM
A1.13	ZONING DIAGRAM
A1.14	ZONING DIAGRAM
A1.15	ZONING DIAGRAM
A1.16	VARIANCE DIAGRAM
A1.17	ENLARGED TENNIS COURT
A1.18	50% UNDERSTORY DIAGRAM
A1.20	CONTEXT ELEVATIONS
A2.01	SITE PLAN
A2.02	SETBACK DIMENSION DIAGRAM
A3.00	LEVEL 0 (UNDERSTORY) FLOOR PLAN
A3.01	LEVEL 1 FLOOR PLAN
A3.02	LEVEL 2 FLOOR PLAN
A3.03	ROOF LEVEL PLAN
A3.10	ENLARGED LEVEL 0 FLOOR PLAN
A3.11	ENLARGED LEVEL 1 FLOOR PLAN
A3.12	ENLARGED LEVEL 2 FLOOR PLAN
A3.13	ENLARGED ROOF LEVEL PLAN
A4.01	ELEVATION
A4.02	ELEVATION
A4.03	ELEVATION
A4.10	RENDERED ELEVATION
A4.11	RENDERED ELEVATION
A4.12	RENDERED ELEVATION
A4.13	AXONOMETRICS
A4.14	AXONOMETRICS
A5.01	SECTIONS
A5.02	SECTIONS
A5.03	SITE SECTIONS

Rev.	Date	Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP AIA, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AIA. (c) 2020

DRB

420 W 51st St

MIAMI BEACH, FL 33140

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA KOBI KARP AR0012578 REGISTERED ARCHITECT

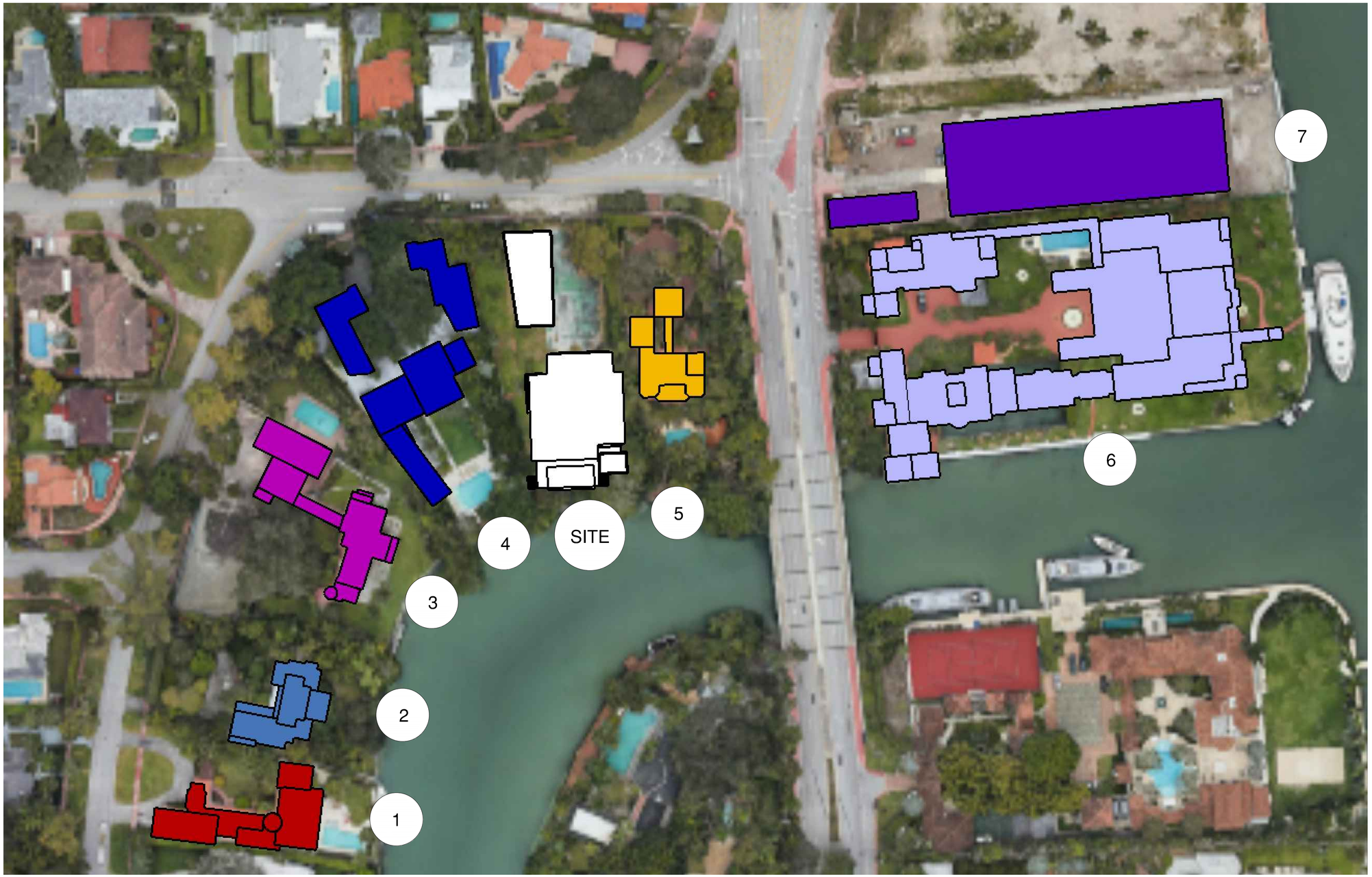
KOBI KARP
Lic. # AR0012578

KOBI KARP

INDEX

Date 07-05-2021	Sheet No. A0.01
Scale	
Project 2144	

LOCATION MAP 2



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Rev.	Date	Rev.	Date

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PLANNING BOARD

100% Submission

420 W 51st St

MIAMI BEACH, FL 33140

Owner:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Consultant:
Name
Address
Address
Tel:
Email

Architect of Record:
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KOBI KARP
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NEIGHBORHOOD MAP

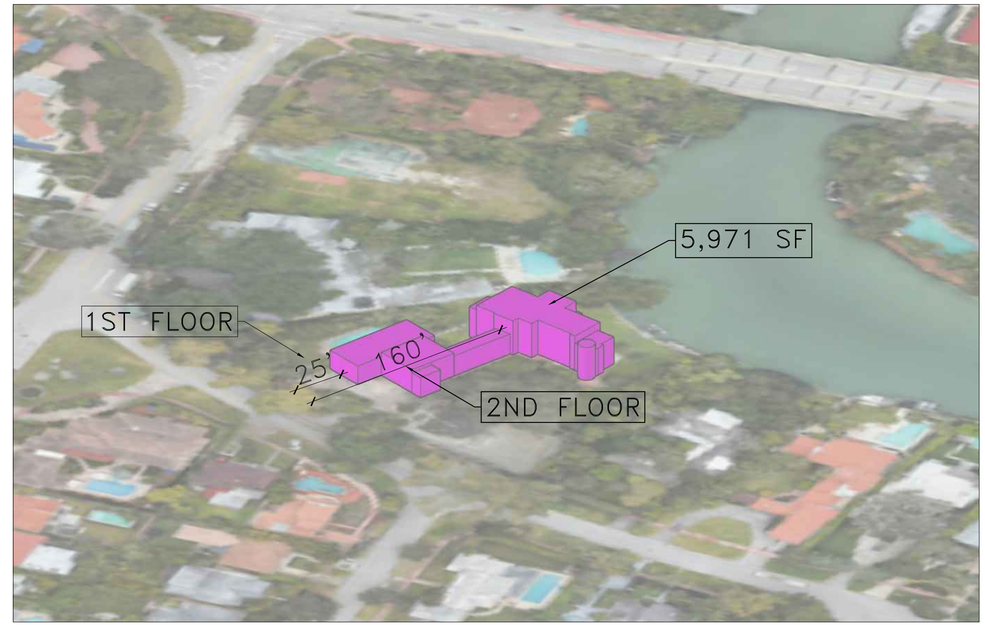
Date	06-01-2021	Sheet No.
Scale		A0.07
Project	2144	

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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PLANNING BOARD

100% Submission

420 W 51st St

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MASSING STUDIES

Date	06-01-2021	Sheet No.
Scale		A0.09
Project	2144	

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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MASSING STUDIES

Date	06-01-2021	Sheet No.
Scale		A0.10
Project	2144	

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

Date	06-01-2021	Sheet No.
Scale		A0.11
Project	2144	

MASSING AERIAL - NW

MASSING AERIAL - NE

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MASSING AERIAL

Date	06-01-2021	Sheet No.
Scale		A0.12
Project	2144	

MASSING AERIAL - SW

MASSING AERIAL - SE

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MASSING AERIAL

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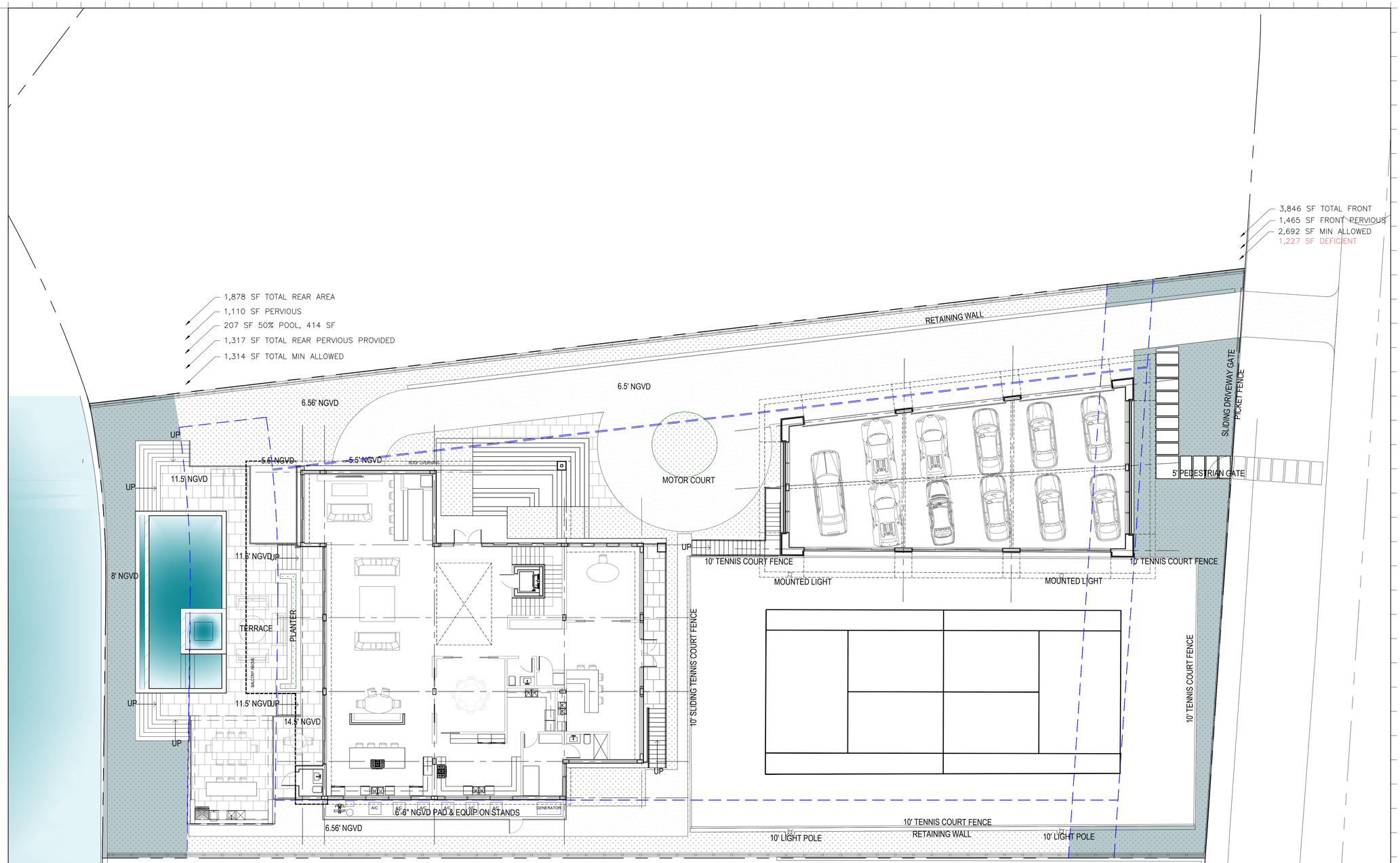
Scale		A0.13
Project	2144	



PROPOSED PERVIOUS CALCULATION
REQUIRED FRONT YARD (30'-0" SETBACK)
3,846 SF = 2,692 SF (70%) MIN. PERVIOUS SPACE REQUIRED
1,465 (38.09%) PERVIOUS SPACE PROPOSED (1,227 SF DEFICENT)
VARIANCE WILL BE REQUIRED
REQUIRED REAR YARD
1,878 SF = 1,314 SF (70%) MIN. PERVIOUS SPACE REQUIRED
1,317 SF (70.12%) PERVIOUS SPACE PROPOSED

1 PERVIOUS CALCULATIONS

Scale: 3/32" = 1'-0"

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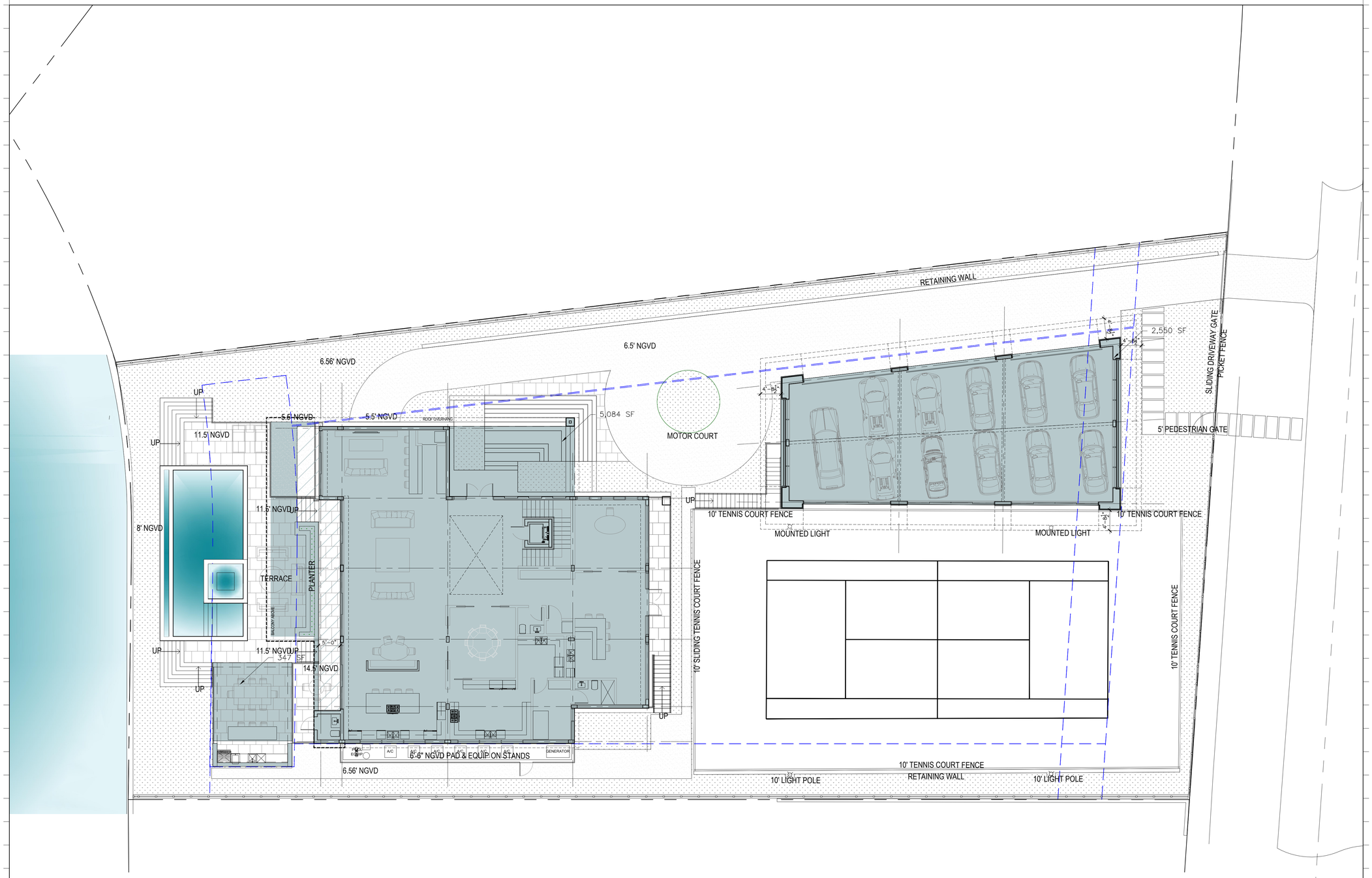
ZONING DIAGRAMS

Date	07-05-2021	Sheet No.
Scale		A1.10
Project	2144	



PROPOSED LOT COVERAGE CALCULATION	
LOT SIZE	
28,317 SF	
MAXIMUM LOT COVERAGE	
8,495 SF (30.00%)	
MAIN RESIDENCE	5,084 SF
DETACHED GARAGE	2,550 SF
CABANA	347 SF
TOTAL	**7,981 SF (28.18%)**

1 LOT COVERAGE

Scale: 3/32" = 1'-0"

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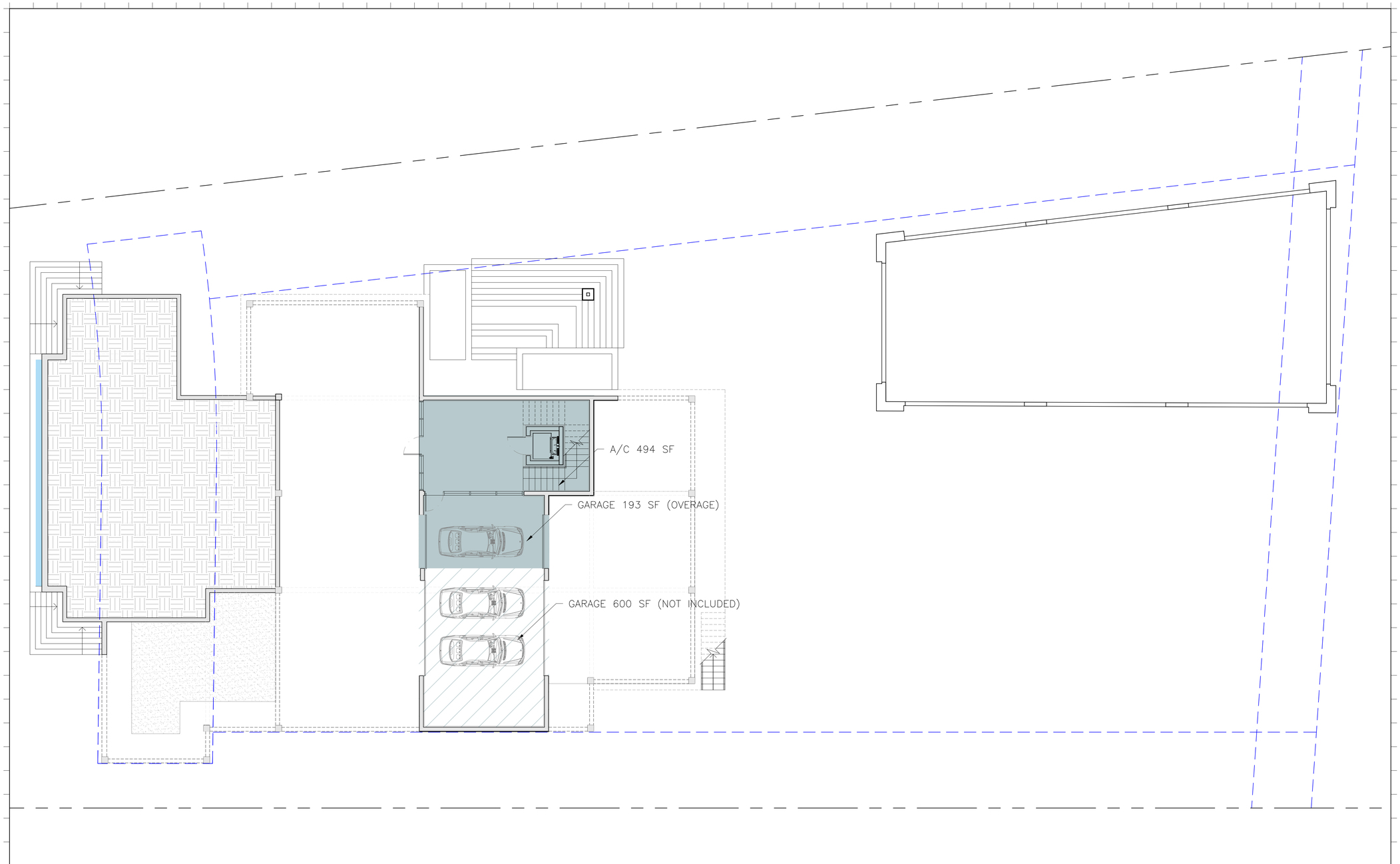
ZONING DIAGRAMS

Date	07-05-2021	Sheet No.
Scale		A1.11
Project	2144	



PROPOSED TOTAL UNIT SIZE CALCULATION	
LEVEL 0 ACCESS	494 SF
LEVEL 0 GARAGE	600 SF (NOT INCL.)
LEVEL 0 GARAGE OVERAGE	193 SF
LEVEL 1 MAIN RESIDENCE	4,373 SF
LEVEL 1 CABANA	24 SF
LEVEL 1 DETACHED GARAGE	2,550 SF
LEVEL 2 MAIN RESIDENCE	4,668 SF
LEVEL ROOF	44 SF
TOTAL	12,393 SF (43.76%)

PROPOSED UNIT SIZE CALCULATION LEVEL 0	
MAIN RESIDENCE ACCESS	494 SF
GARAGE	600 SF
GARAGE OVERAGE	193 SF
TOTAL	687 SF

LOT SIZE = 28,317 SF
MAIN RESIDENCE = 9,843 SF (34.76%)
DETACHED GARAGE = 2,550 SF (9.00)

1 UNIT SIZES

Scale: 1/8" = 1'-0"

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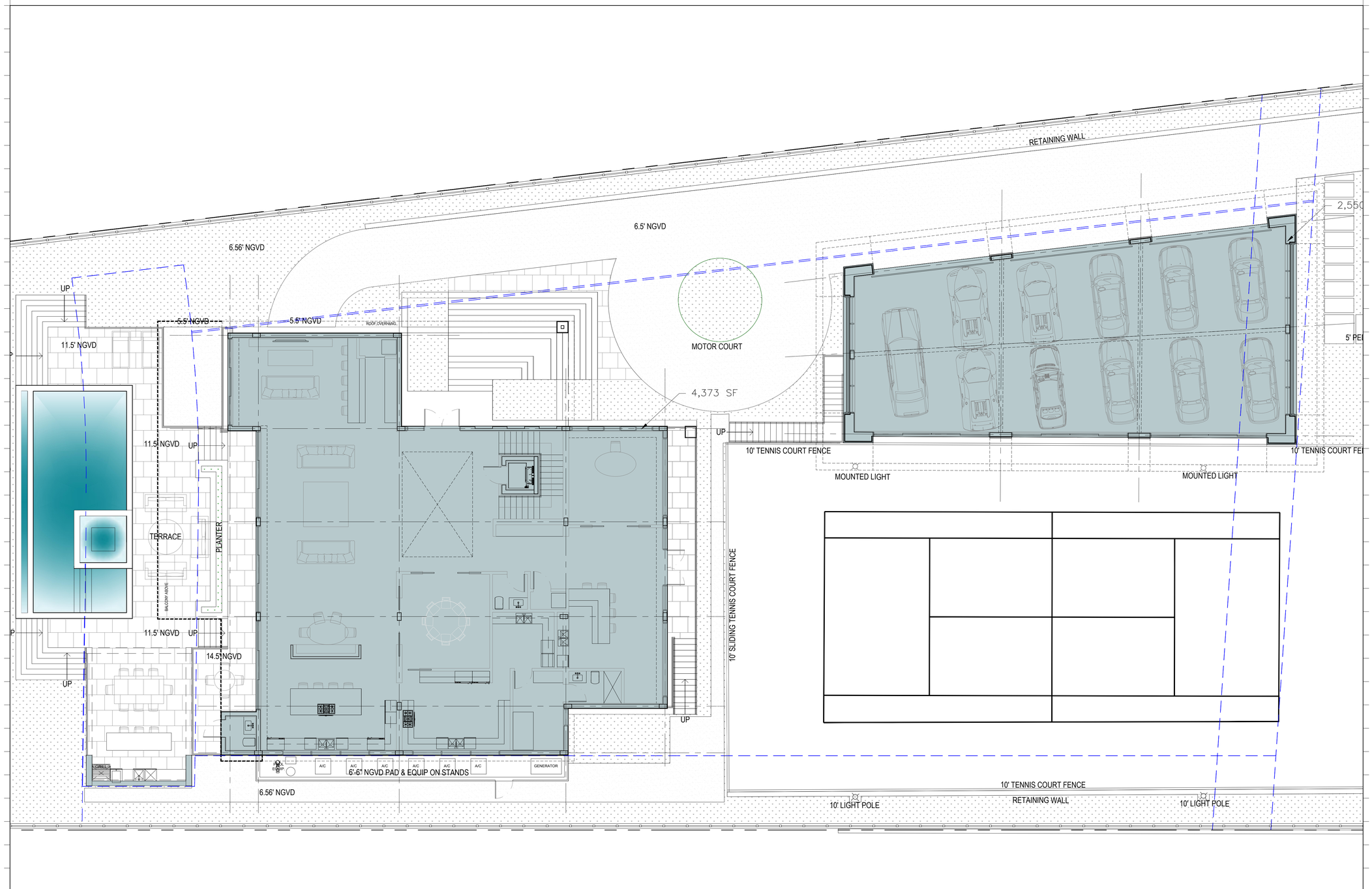
Date	07-05-2021	Sheet No.
Scale		A1.12
Project	2144	



PROPOSED UNIT SIZE CALCULATION LEVEL 1		
MAIN RESIDENCE	4,373 SF	
CABANA	95 SF	
DETACHED GARAGE	2,550 SF	
TOTAL	7,018 SF	(24.78%)

1 UNIT SIZES

Scale: 1/8" = 1'-0"

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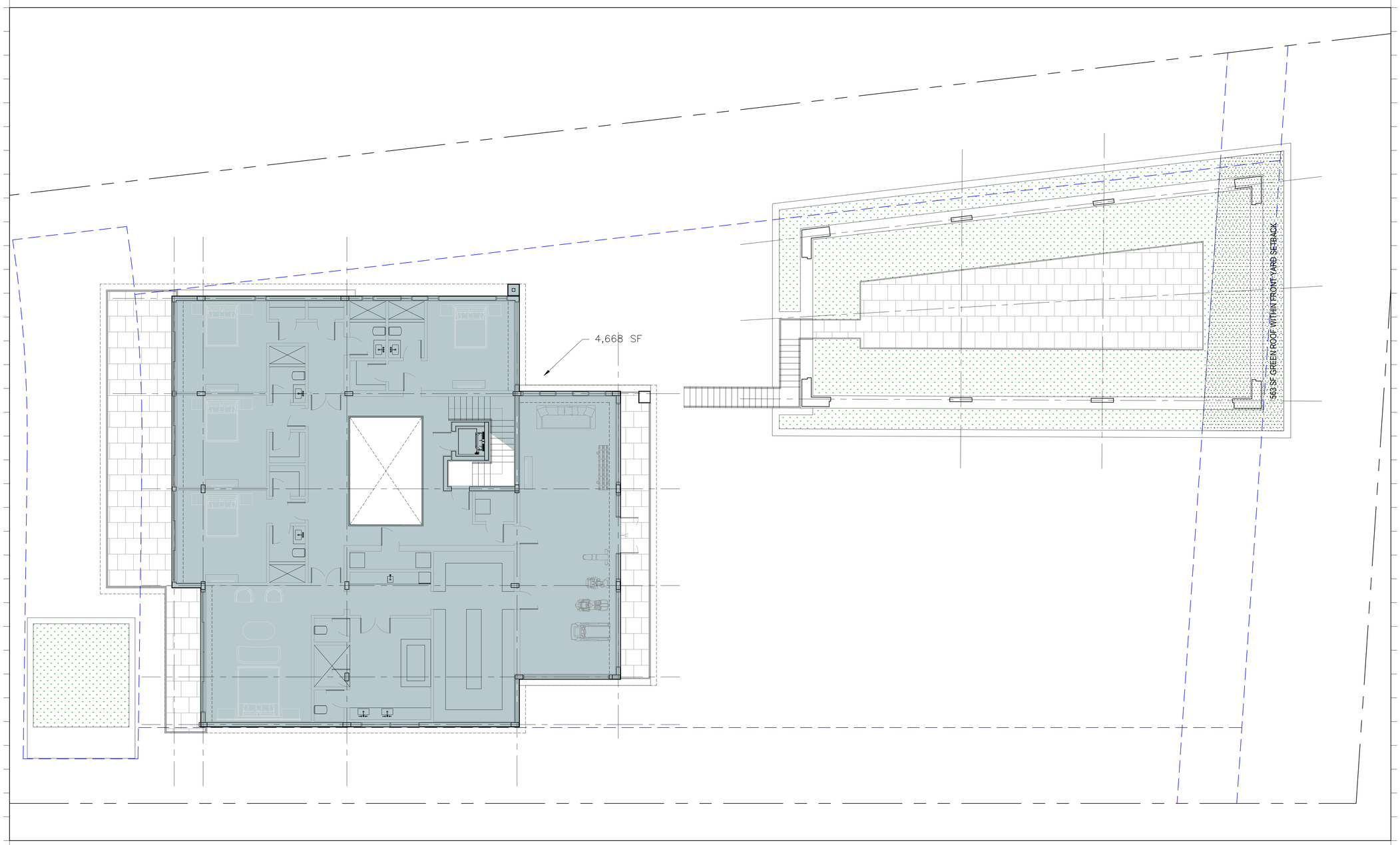
Date	07-05-2021	Sheet No.
Scale		A1.13
Project	2144	



PROPOSED UNIT SIZE CALCULATION LEVEL 2		
MAIN RESIDENCE	4,668 SF	
TOTAL	4,668 SF	(16.48%)

1 UNIT SIZES

Scale: 1/8" = 1'-0"

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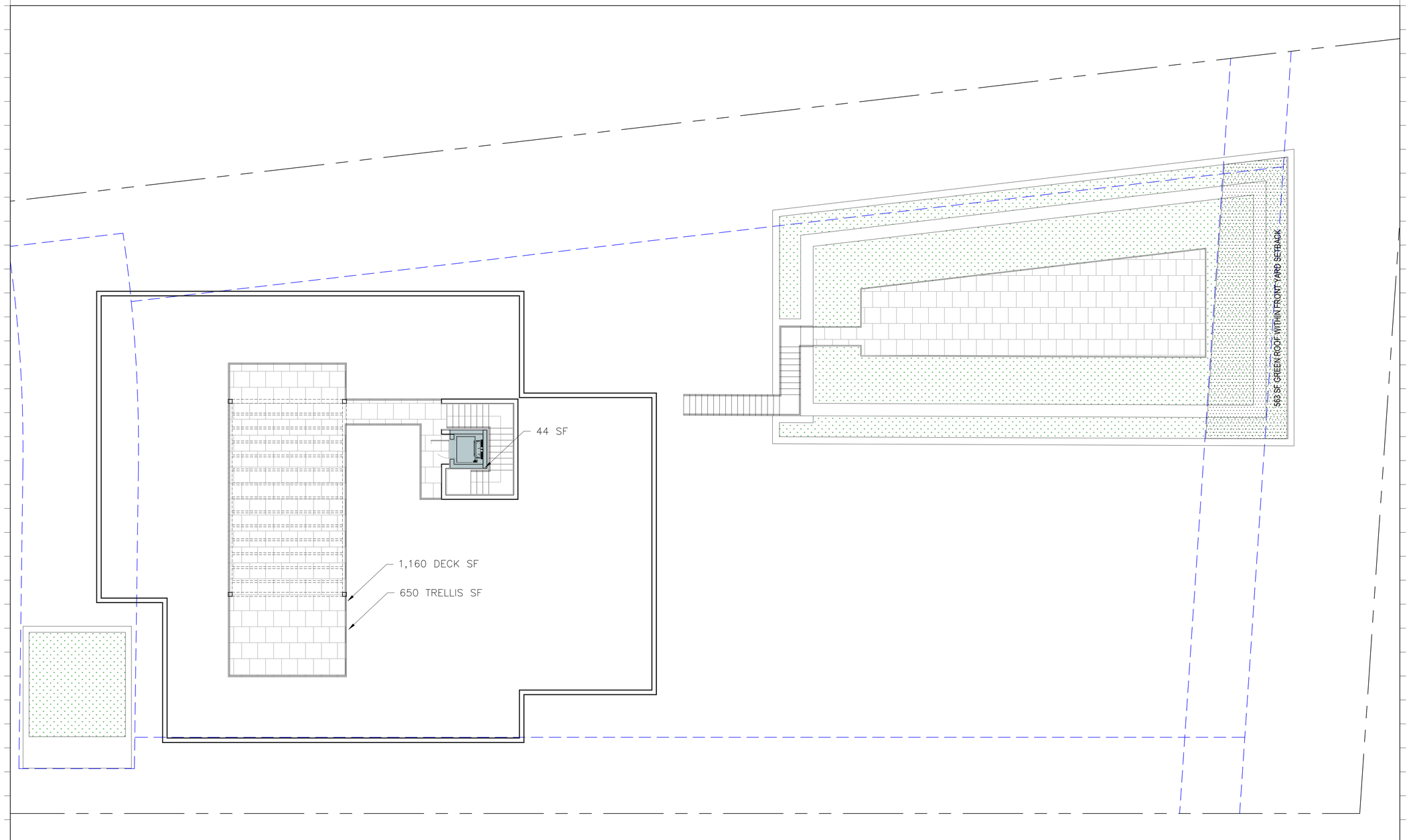
Date	07-05-2021	Sheet No.
Scale		A1.14
Project	2144	



PROPOSED UNIT SIZE CALCULATION ROOF LEVEL	
ELEVATOR BULKHEAD	44 SF
TOTAL	44 SF

PROPOSED ROOF DECK CALCULATION		
SECOND FLOOR ENCLOSED AREA	4,668 SF	
MAX USEABLE ROOF DECK ALLOWED	1,167 SF	(25.00%)
TOTAL PROPOSED USEABLE ROOF DECK	1,160 SF	(24.85%)
MAXIMUM TRELLIS 20%	985 SF	(20.00%)
PROPOSED TRELLIS	650 SF	(13.92%)

1 UNIT SIZES

Scale: 1/8" = 1'-0"

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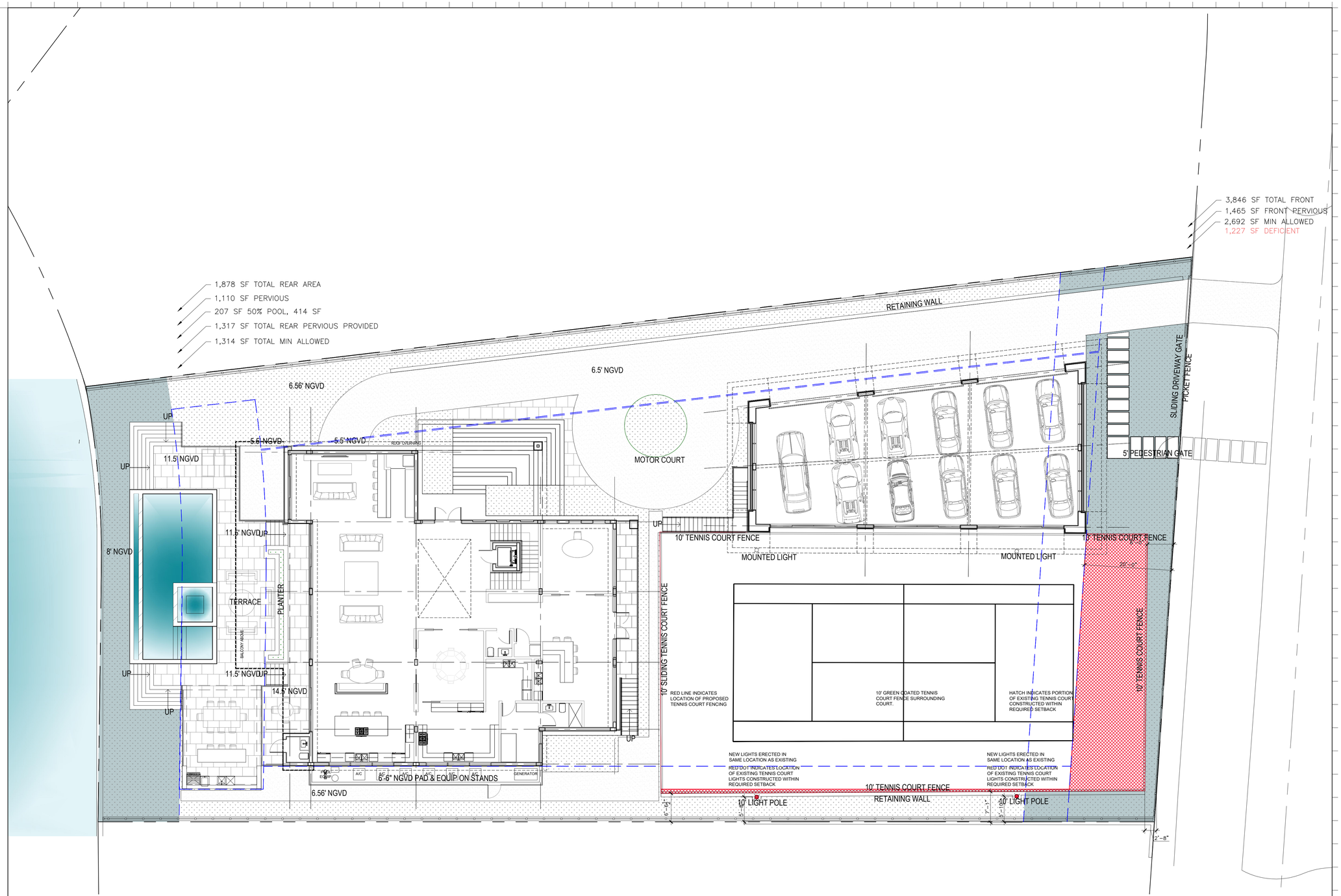
Project	2144	



VARIANCES REQUESTED:
LIGHT POLE HEIGHT (SEE A1.17)
LIGHT POLE SETBACK (SEE A1.17)
FRONT SETBACK TENNIS COURT (SEE A1.17)
SIDE SETBACK TENNIS COURT (SEE A1.17)
TENNIS COURT FENCE HEIGHT (SEE A1.17)
FRONT YARD PERVIOUS (SEE A1.10)

1 VARIANCE AREA LOCATIONS

Scale: 3/32" = 1'-0"

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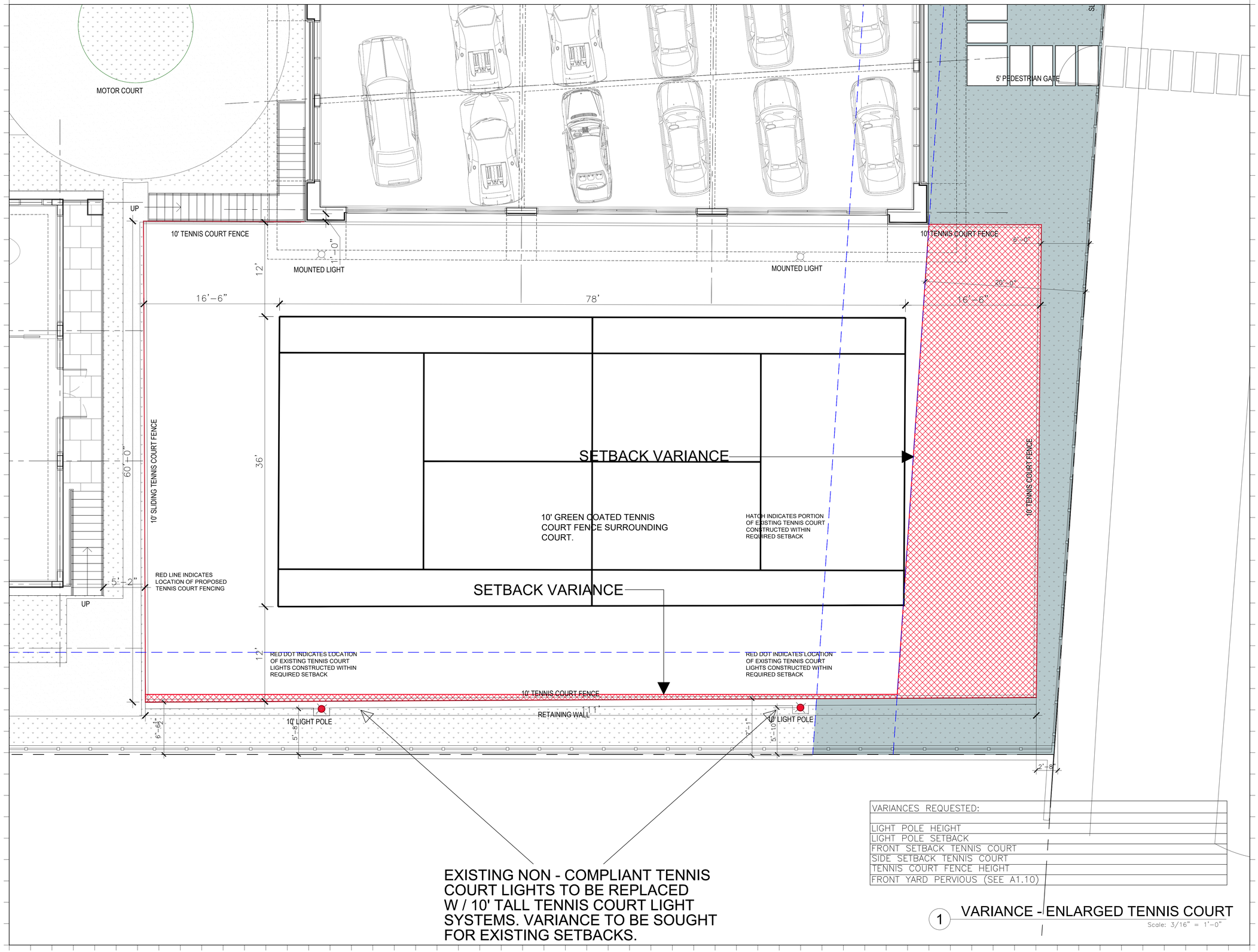
Project	2144	



EXISTING NON - COMPLIANT TENNIS COURT LIGHTS TO BE REPLACED W / 10' TALL TENNIS COURT LIGHT SYSTEMS. VARIANCE TO BE SOUGHT FOR EXISTING SETBACKS.

VARIANCES REQUESTED:
LIGHT POLE HEIGHT
LIGHT POLE SETBACK
FRONT SETBACK TENNIS COURT
SIDE SETBACK TENNIS COURT
TENNIS COURT FENCE HEIGHT
FRONT YARD PERVIOUS (SEE A1.10)

1 VARIANCE - ENLARGED TENNIS COURT

Scale: 3/16" = 1'-0"

Rev.	Date	Rev.	Date

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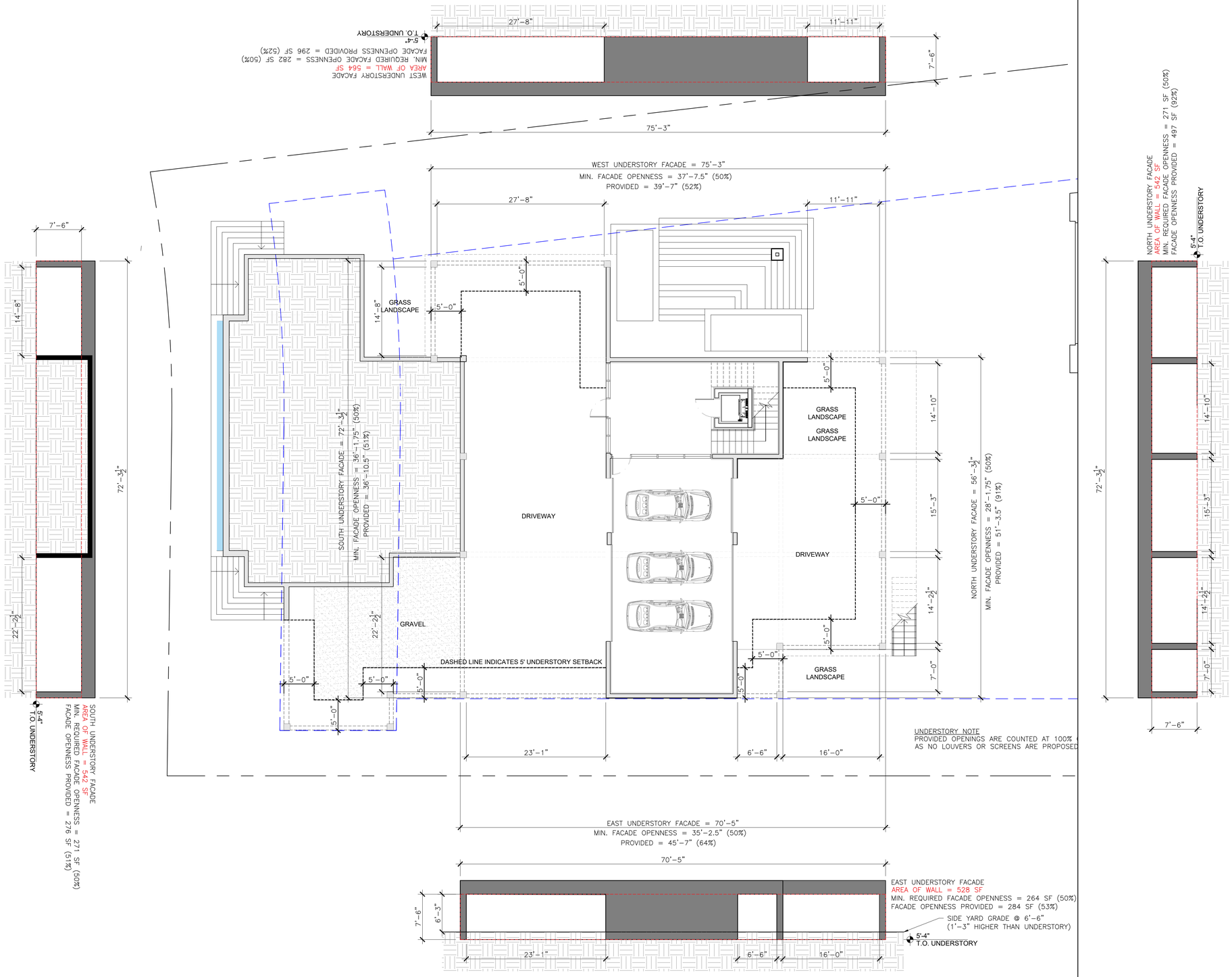
ZONING DIAGRAMS

Date	07-05-2021	Sheet No.
Scale		A1.17
Project	2144	



1 50% UNDERSTORY DIAGRAMS

Scale: 3/32" = 1'-0"

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Rev.	Date	Rev.	Date

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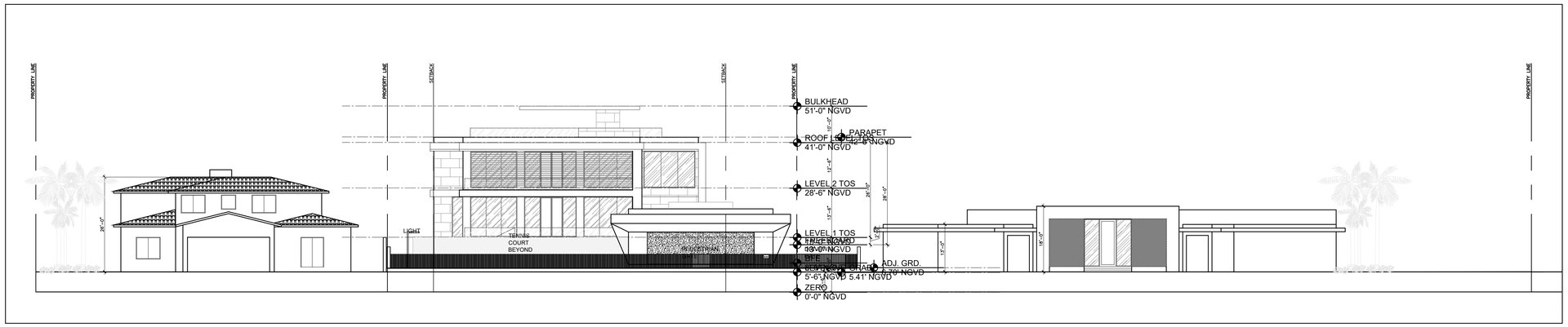
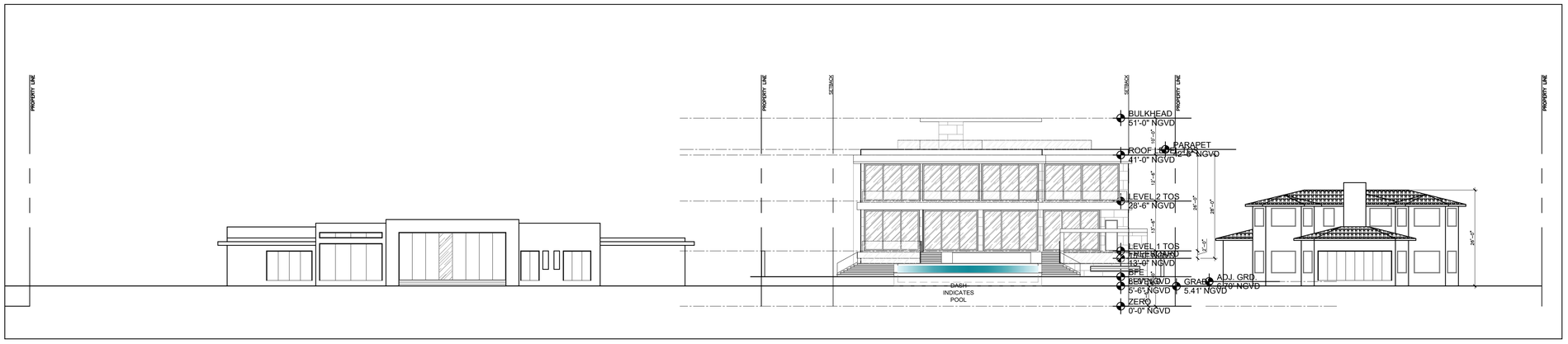
UNDERSTORY DIAGRAM

Date	07-05-2021	Sheet No.
Scale		A1.18
Project	2144	



1 CONTEXT ELEVATIONS (FRONT)

Scale: 1/16" = 1'-0"



2 CONTEXT ELEVATIONS (REAR)

Scale: 1/16" = 1'-0"

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Rev.	Date	Rev.	Date

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CONTEXT ELEVATIONS

Date	07-05-2021	Sheet No.
Scale		A1.20
Project	2144	

ELEVATION MATERIAL LEGEND

1 - STONE

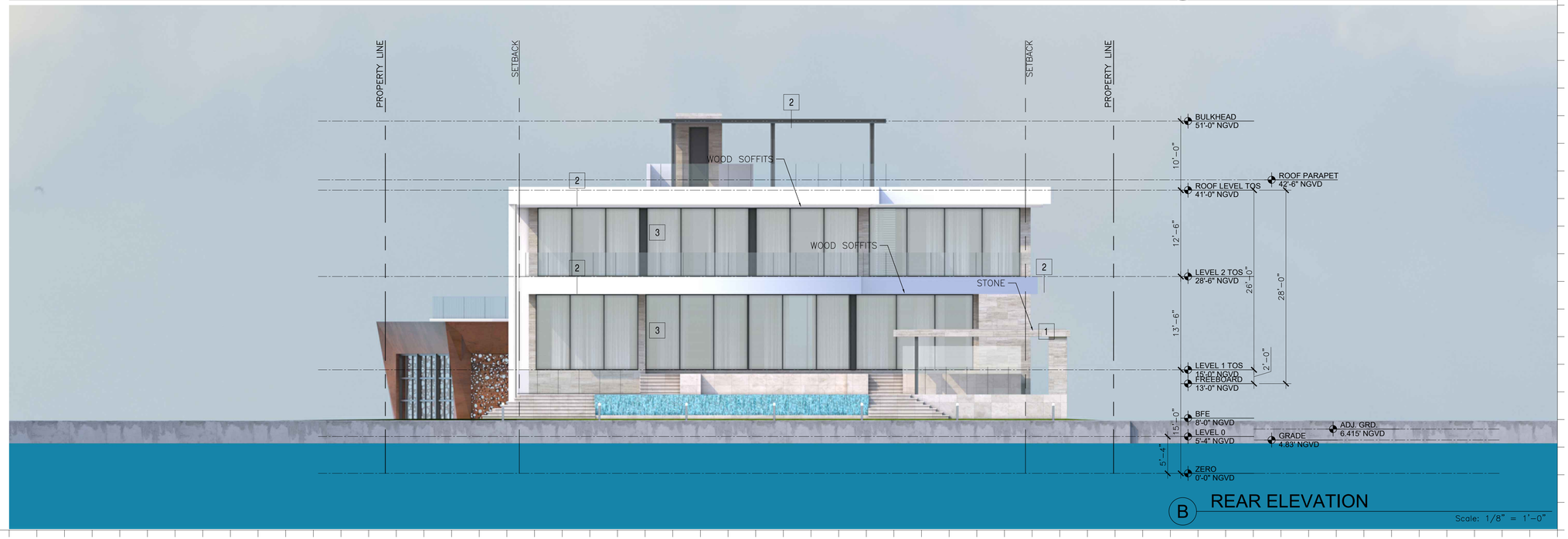
2 - WOOD

3 - METAL FINISH

4 - LOUVERED SCREEN

A FRONT ELEVATION

Scale: 1/8" = 1'-0"



B REAR ELEVATION

Scale: 1/8" = 1'-0"

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RENDERED ELEVATIONS

Date	07-05-2021	Sheet No.
Scale		A4.10
Project	2144	

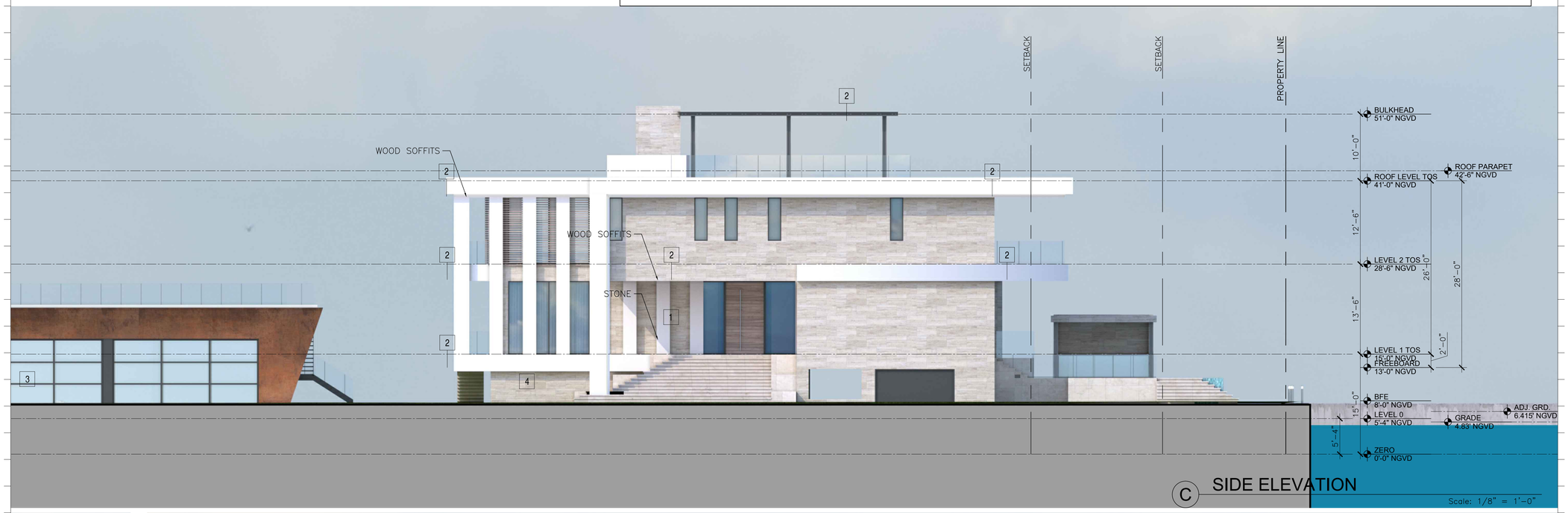
ELEVATION MATERIAL LEGEND

1 - STONE

2 - WOOD

3 - METAL FINISH

4 - LOUVERED SCREEN



C SIDE ELEVATION

Scale: 1/8" = 1'-0"

D SIDE ELEVATION

Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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RENDERED ELEVATIONS

Date	07-05-2021	Sheet No.
Scale		A4.11
Project	2144	

ELEVATION MATERIAL LEGEND

1 - STONE

2 - WOOD

3 - METAL FINISH

4 - LOUVERED SCREEN

E ENTRY SIDE ELEVATION (FULL LOT VIEW)

Scale: 3/32" = 1'-0"

E FRONT ELEVATION SHOW GARAGE STRUCTURE

Scale: 1/8" = 1'-0"

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RENDERED ELEVATIONS

Date	07-05-2021	Sheet No.
Scale		A4.12
Project	2144	