



420 W 51 St.- MIAMI BEACH, FL

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420 W. 51ST ST. RESIDENCE

420 W. 51ST ST., MIAMI BEACH, FL 33140

FOLIO #02-3222-022-1570

DRB FINAL SUBMITTAL SET - DRB-21-0687 - 08/02/2021

SCOPE OF WORK

- NEW 2 STORY HOME WITH UNDERSTORY ON LOT WITH EXISTING TENNIS COURT.
- REQUEST FOR VARIANCES FOR FRONT SETBACK FOR TENNIS COURT AND ASSOCIATED FENCE, AND FRONT YARD PERVIOUS OPEN SPACE

Rev.	Date	Rev.	Date

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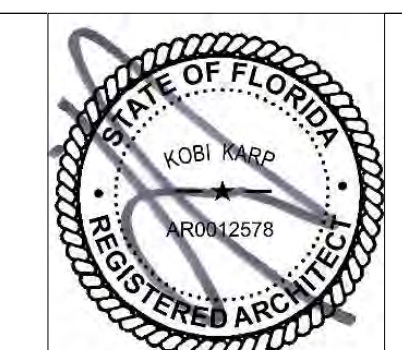
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COVER

Date	08-02-2021	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	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 %:	7,911 (27.93%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	7,911 (27.93%)
11	Front Yard Open Space SF and %:	1,421 (36.94%) VARIANCE REQ	Rear Yard Open Space SF and %:	2,710 SF (70.02%)
12	Max Unit Size SF and %:	14,158 SF (50.00%)	Proposed Unit Size SF and %:	11,880 SF (41.95%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	6,877 SF (24.28%)
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 % :	4,312 SF (15.22%)
15			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,071 SF (24.83)

	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'-0" MIN.		19'-1"	
22	Side 2 or (facing street):	12'-10.75" MIN.		12'-11"	
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'-10.75" (25% OF LOT WIDTH)		32'-0"	
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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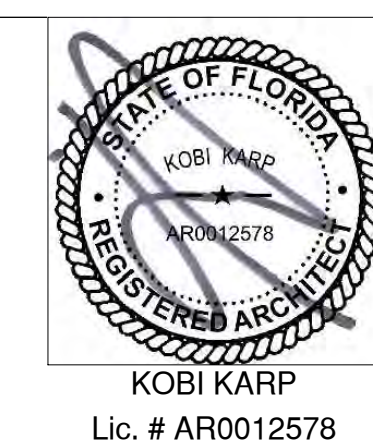
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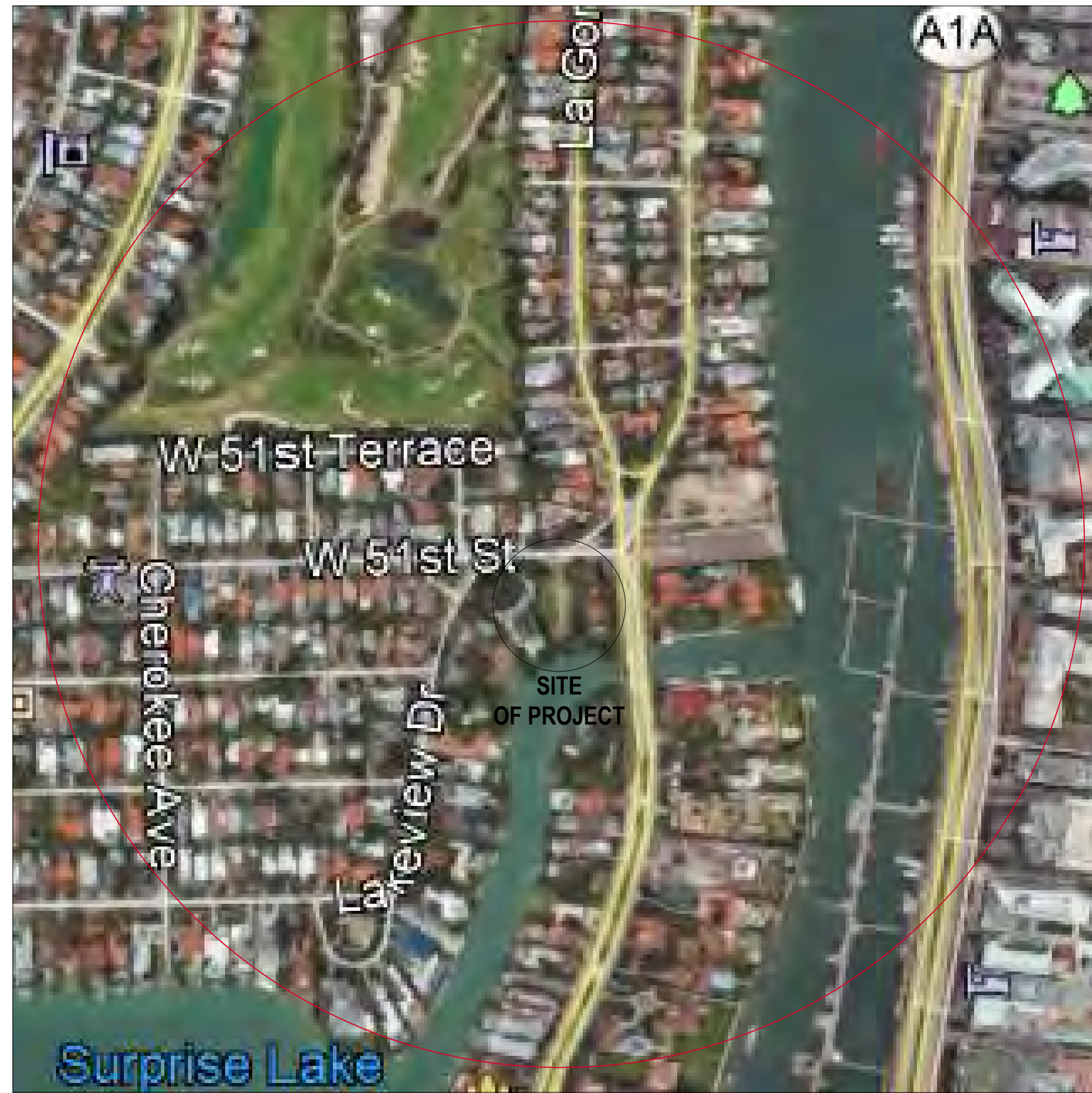
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1 HALF MILE RADIUS SITE LOCATION & IMAGE KEY PLAN
NO SCALE

420 W. 51ST. ST.



IMAGES ON SHEET A0.04-CONTEXT
C1 - W 51ST ST - LOOKING EAST
C2 - W 51ST ST - LOOKING WEST

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - SIDE YARD - EAST
E3 - SIDE YARD - WEST
E4 - REAR YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 5030 PINETREE
N2 - 5045 LAKEVIEW
N3 - 5101 PINETREE
N4 - 5011 PINETREE
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C1 - W 51ST ST (VIEW TO EAST)



C2 - W 51ST ST (VIEW TO WEST)

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IMAGE KEY

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E1 - 420 W 51ST ST VIEW TO FRONT



E2 - 420 W 51ST ST VIEW TO EAST SIDE



E3 - 420 W 51ST ST VIEW TO WEST SIDE



E4 - 420 W 51ST ST VIEW TO REAR

1 EXISTING CONDITIONS

NO SCALE

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SITE IMAGES

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N1 - 5030 PINETREE



N2 - 5045 LAKEVIEW



N3 - 5101 PINETREE



N4 - 5011 PINETREE

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CONTEXT IMAGES

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N6 - 4985 LAKEVIEW



N7 - 4969 LAKEVIEW



N5 - 5005 LAKEVIEW

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RENDERINGS

1 RENDERING FRONT VIEW
N.T.S.

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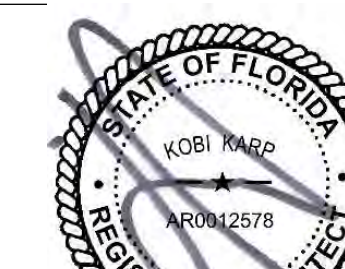
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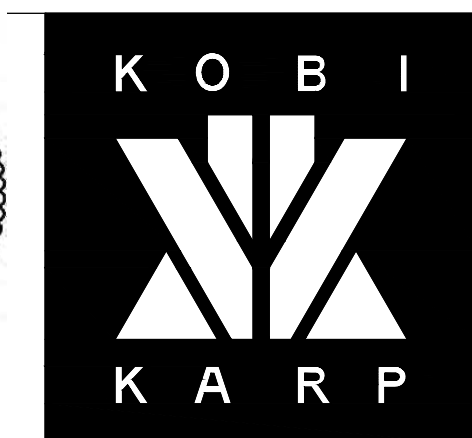
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RENDERINGS

2 RENDERING FRONT VIEW (CLOSE UP) N.T.S.

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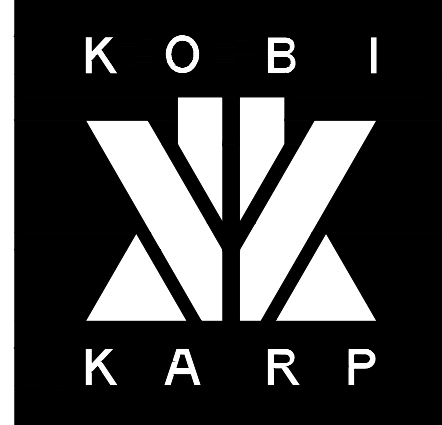
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3 RENDERING REAR VIEW
 N.T.S.



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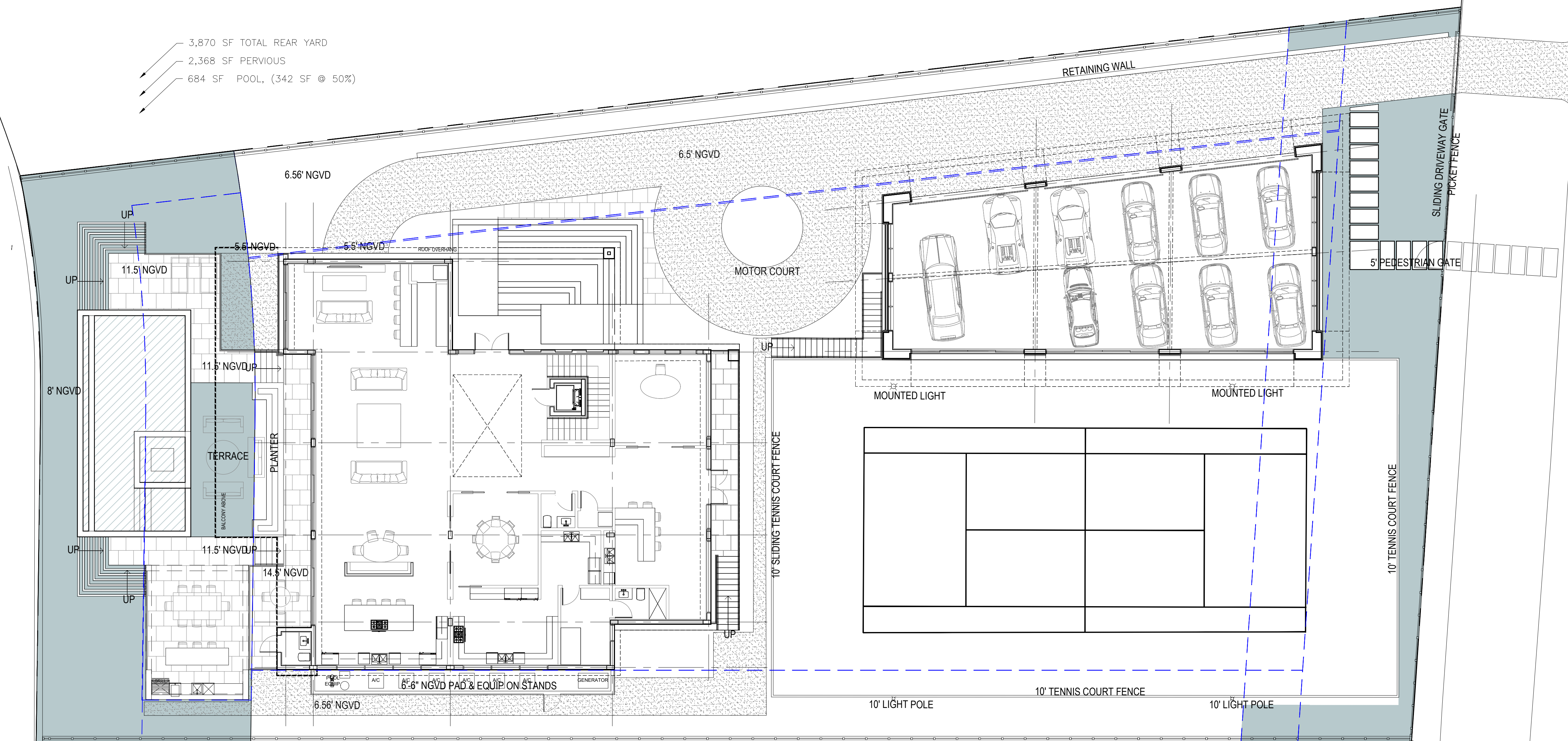
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3 RENDERING STREET VIEW
N.T.S.

3,870 SF TOTAL REAR YARD
 2,368 SF PERVIOUS
 684 SF POOL, (342 SF @ 50%)

3,846 SF TOTAL FRONT
 1,421 SF FRONT PERVIOUS
 2,692 SF MIN ALLOWED
 1,271 SF DEFICIENT



PROPOSED PERVIOUS CALCULATION	
REQUIRED FRONT YARD (30'-0" SETBACK)	
3,846 SF = 2,692 SF (70%) MIN. PERVIOUS SPACE REQUIRED	
1,421 (36.94%) PERVIOUS SPACE PROPOSED (1,271 SF DEFICIENT)	
VARIANCE WILL BE REQUIRED	
REQUIRED REAR YARD	
3,870 SF = 2,709 SF (70%) MIN. PERVIOUS SPACE REQUIRED	
2,710 SF (70.02%) PERVIOUS SPACE PROPOSED	

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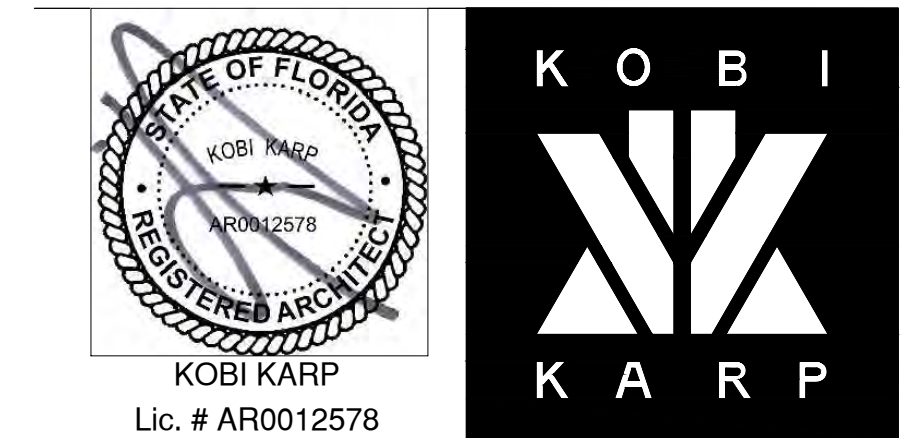
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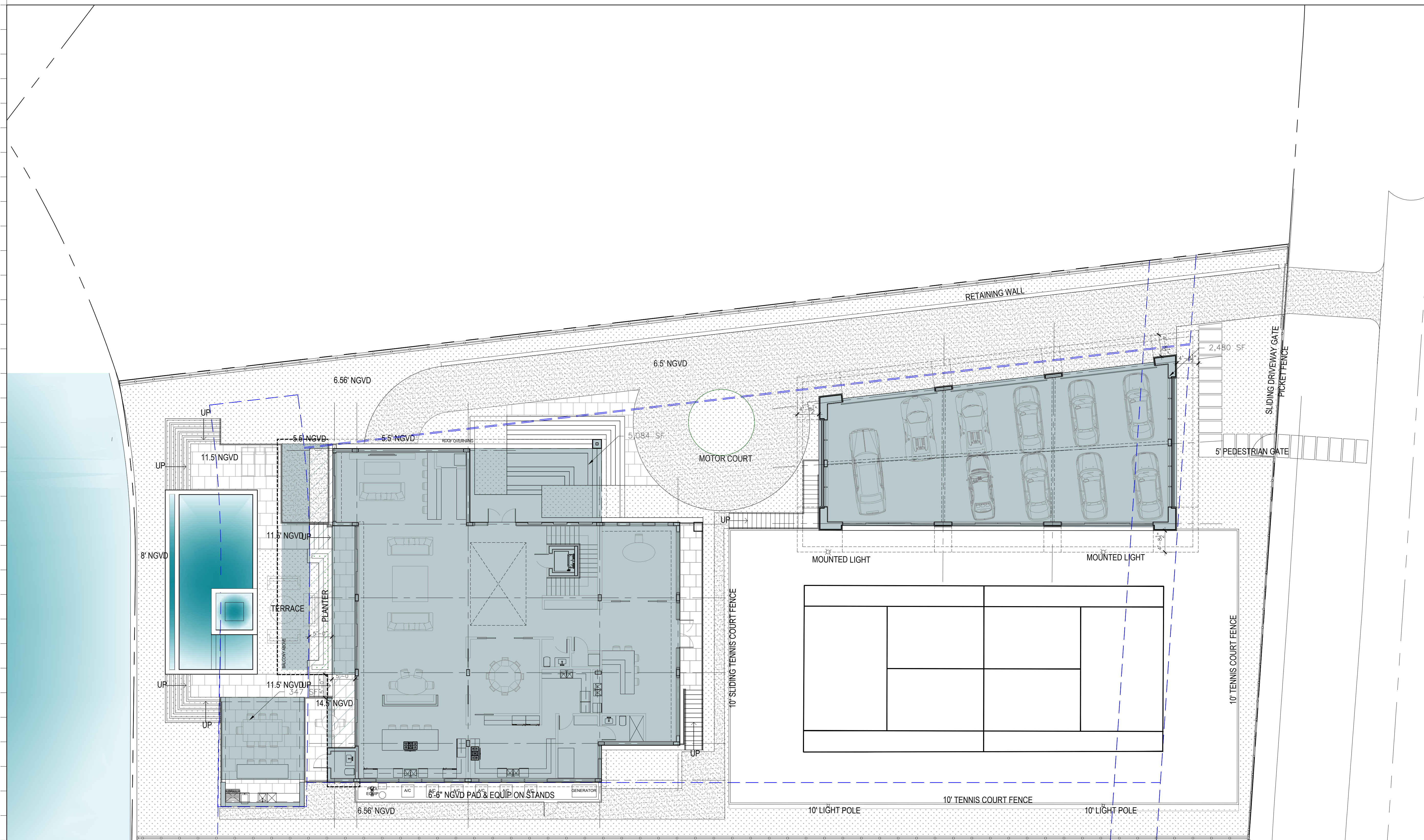
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ZONING DIAGRAMS

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

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PROPOSED LOT COVERAGE CALCULATION	
LOT SIZE	28,317 SF
MAXIMUM LOT COVERAGE	8,495 SF (30.00%)
MAIN RESIDENCE	5,084 SF
DETACHED GARAGE	2,480 SF
CABANA	347 SF
TOTAL	7,911 SF (27.93%)

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

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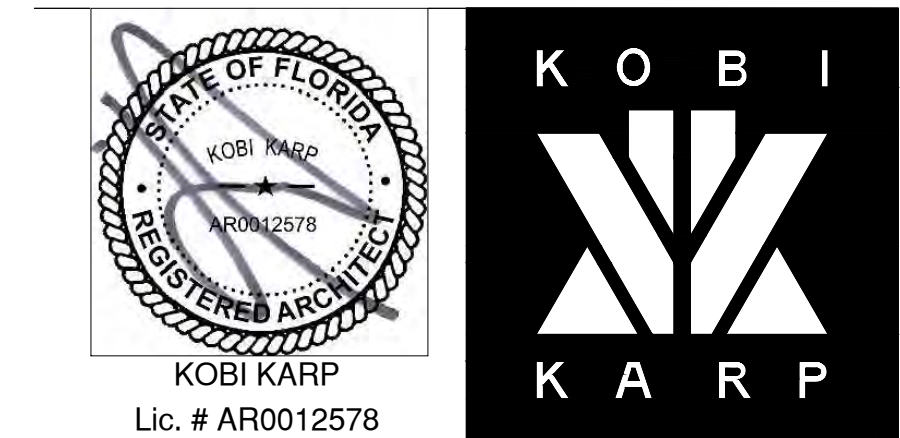
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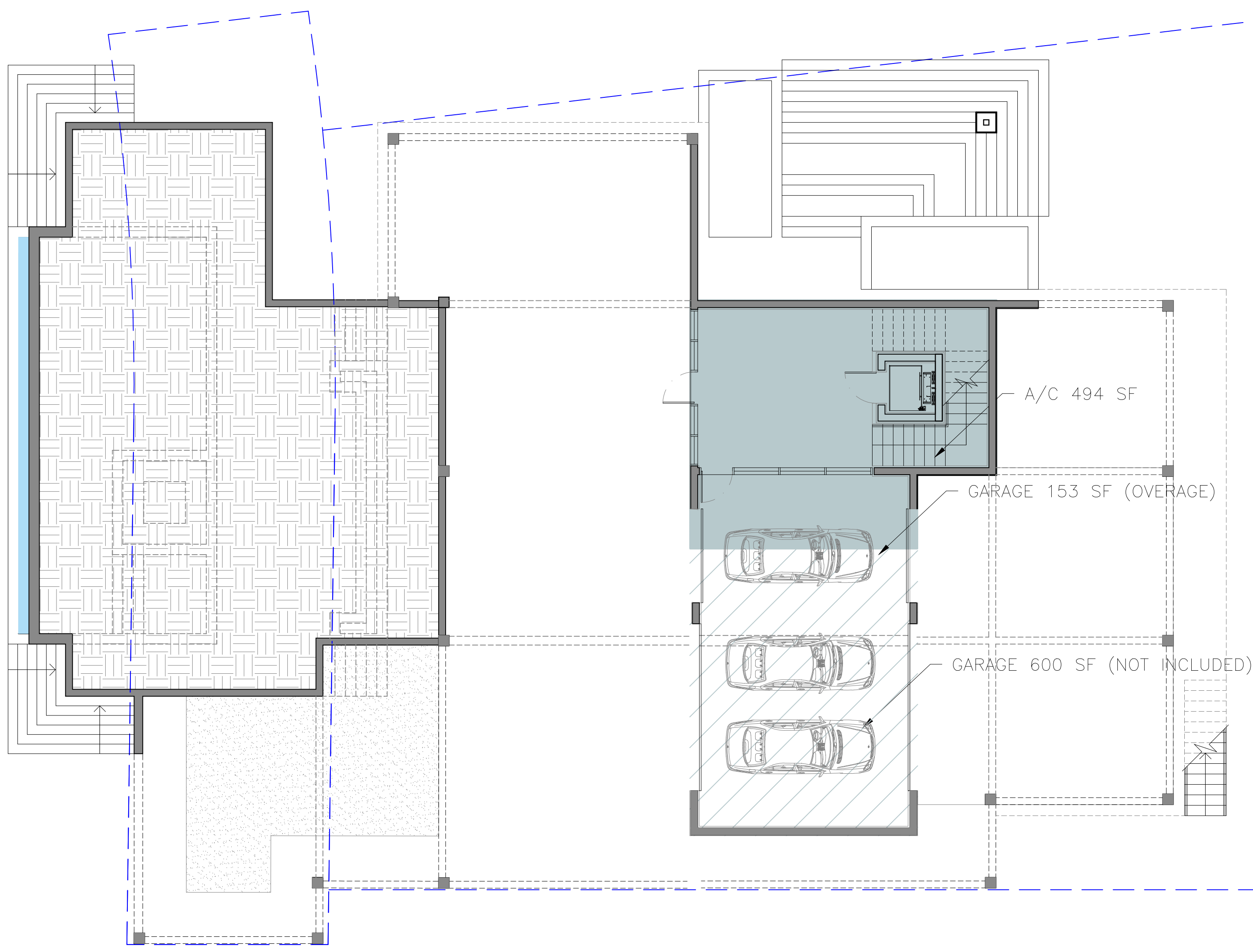
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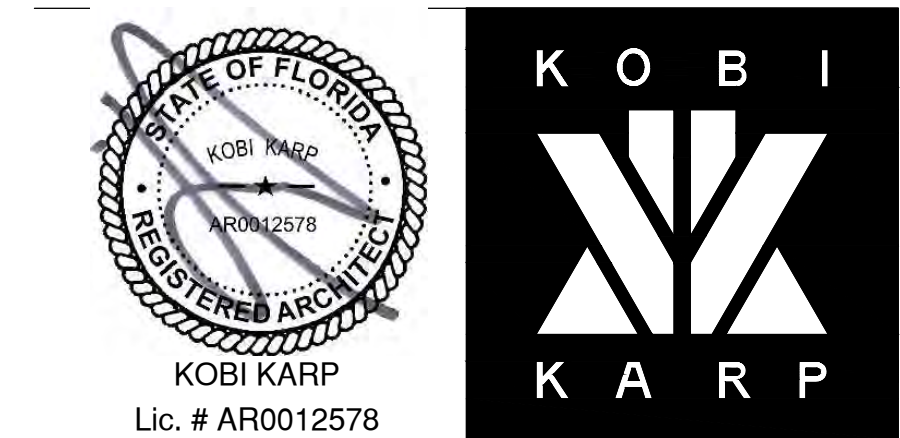
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PROPOSED TOTAL UNIT SIZE CALCULATION	
LEVEL 0 ACCESS	494 SF
LEVEL 0 GARAGE	600 SF (NOT INCL.)
LEVEL 0 GARAGE OVERAGE	153 SF
LEVEL 1 MAIN RESIDENCE	4,373 SF
LEVEL 1 CABANA	24 SF
LEVEL 1 DETACHED GARAGE	2,480 SF
LEVEL 2 MAIN RESIDENCE	4,312 SF
LEVEL ROOF	44 SF
TOTAL	11,880 SF (41.95%)

PROPOSED UNIT SIZE CALCULATION LEVEL 0	
MAIN RESIDENCE ACCESS	494 SF
GARAGE	600 SF
GARAGE OVERAGE	153 SF
TOTAL	647 SF

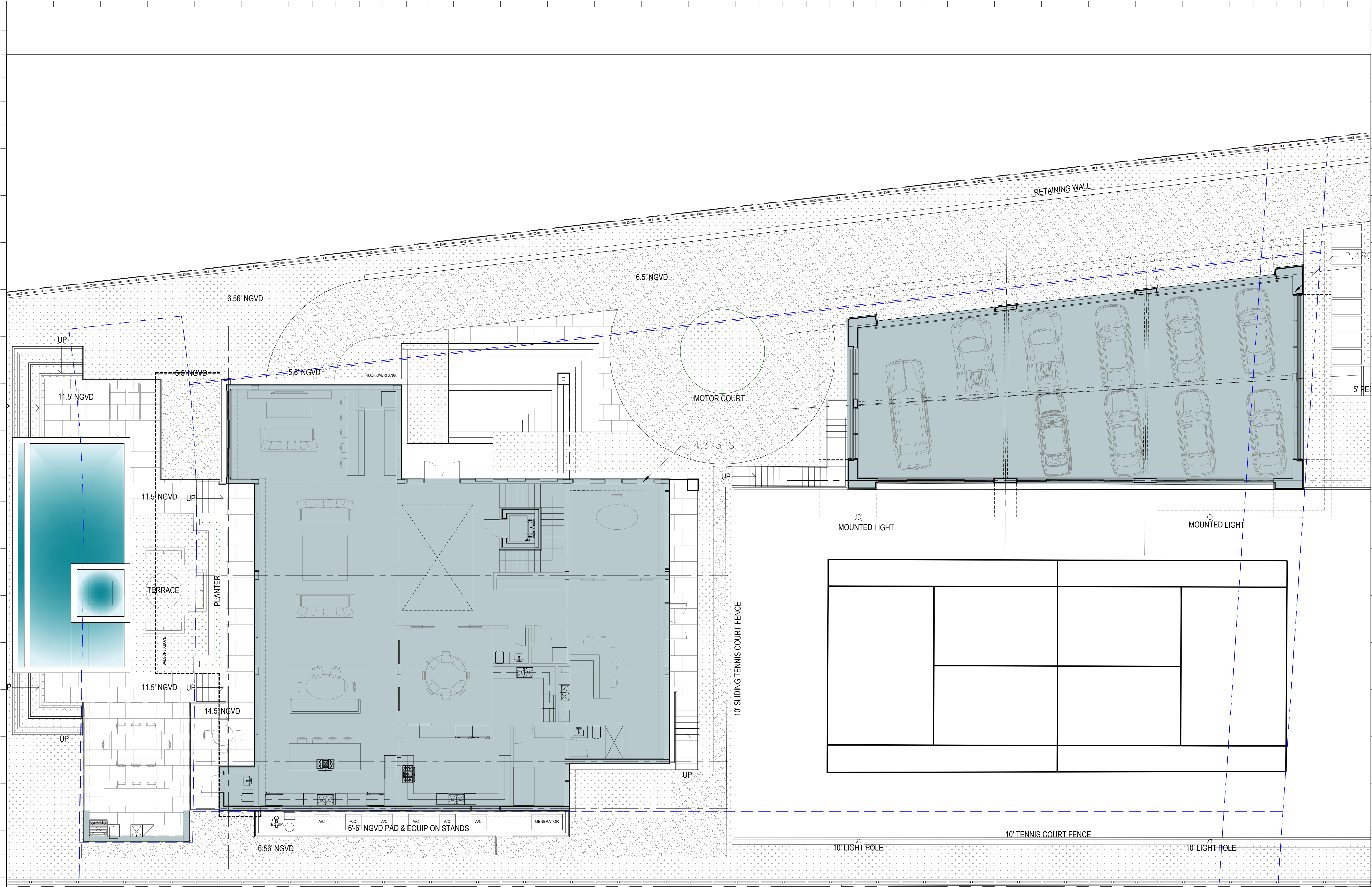
LOT SIZE = 28,317 SF
 MAIN RESIDENCE = 9,400 SF (33.19%)
 DETACHED GARAGE = 2,480 SF (8.76%)

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



ZONING DIAGRAMS

Date	08-02-2021	Sheet No.	A1.12
Scale			
Project	2144		



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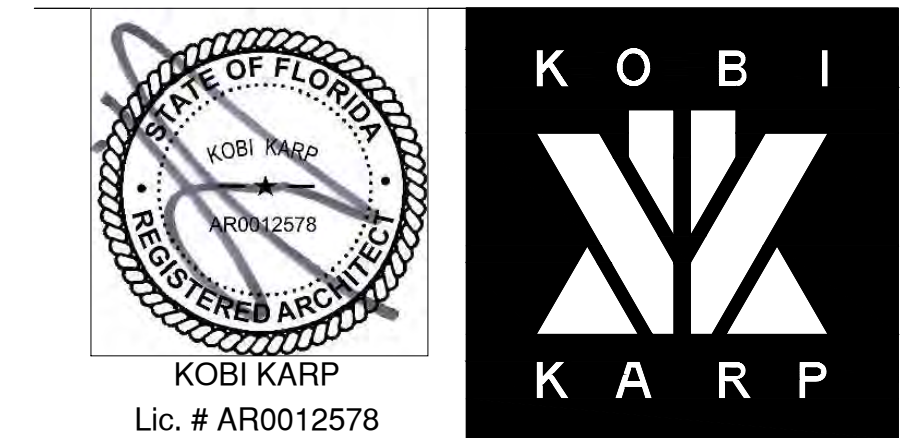
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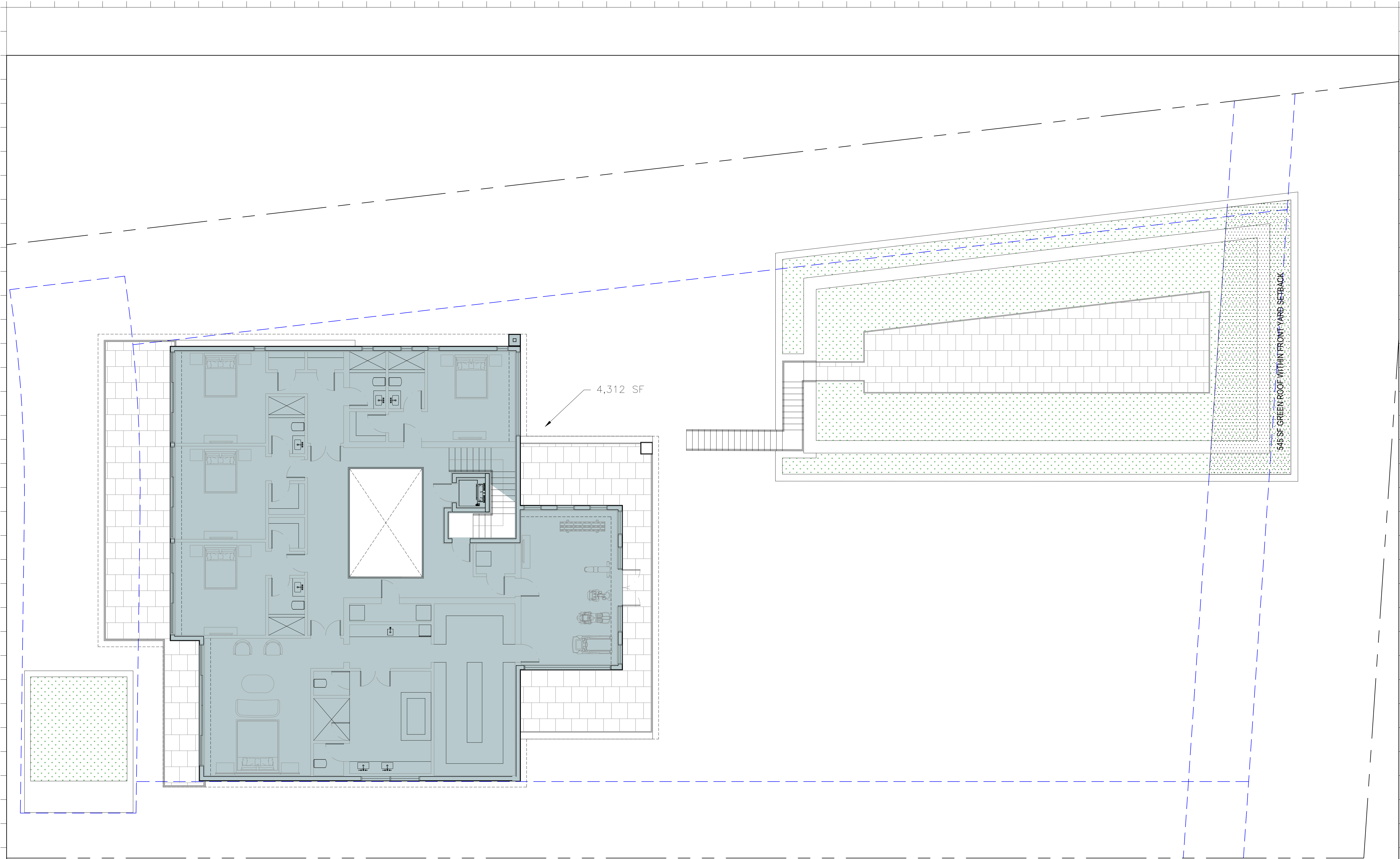


PROPOSED UNIT SIZE CALCULATION LEVEL 1	
MAIN RESIDENCE	4,373 SF
CABANA	24 SF
DETACHED GARAGE	2,480 SF
TOTAL	6,877 SF (24.28%)

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

ZONING DIAGRAMS

Date	08-02-2021	Sheet No.	A1.13
Scale			
Project	2144		



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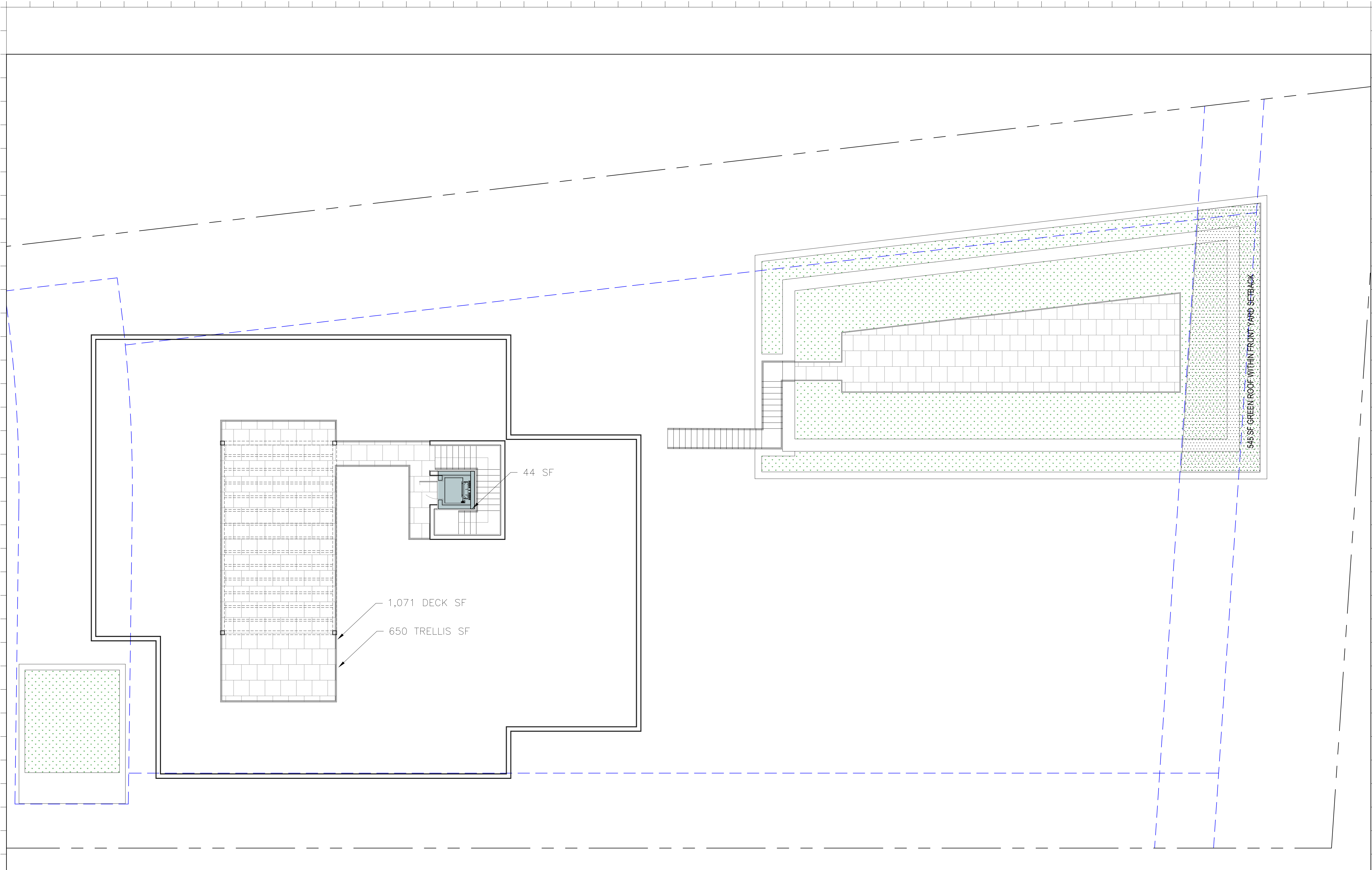


PROPOSED UNIT SIZE CALCULATION LEVEL 2		
MAIN RESIDENCE	4,312 SF	
TOTAL	4,312 SF	(15.22%)

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

ZONING DIAGRAMS

Date	08-02-2021	Sheet No.	A1.14
Scale			
Project	2144		



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ELEVATOR BULKHEAD	44 SF
TOTAL	44 SF

SECOND FLOOR ENCLOSED AREA	4,312 SF	
MAX USEABLE ROOF DECK ALLOWED	1,078 SF	(25.00%)
TOTAL PROPOSED USEABLE ROOF DECK	1,071 SF	(24.83%)
MAXIMUM TRELLIS 20%	862 SF	(20.00%)
PROPOSED TRELLIS	650 SF	(13.92%)

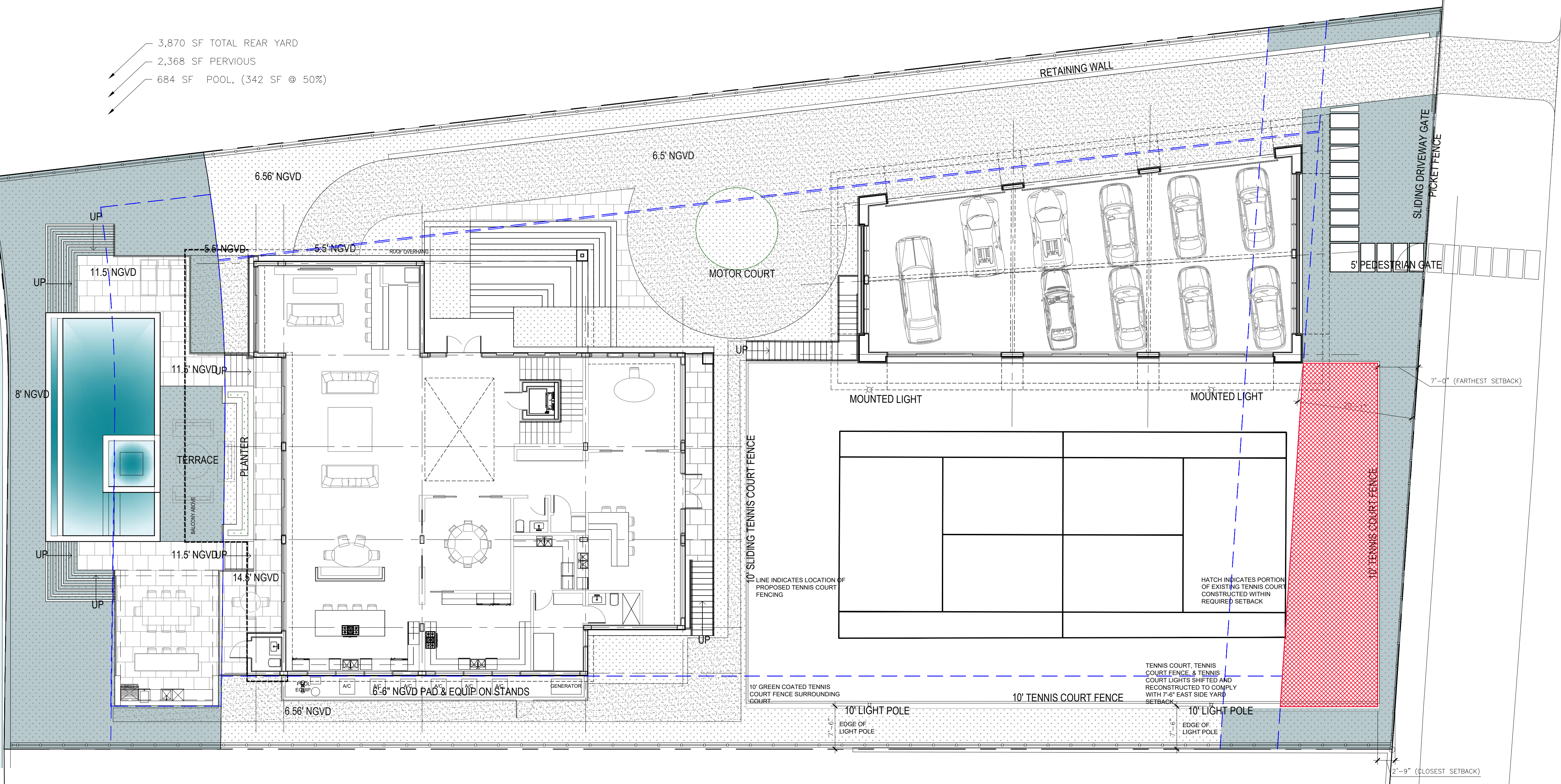
1 UNIT SIZES Scale: 1/8" = 1'-0"

ZONING DIAGRAMS

Date	08-02-2021	Sheet No.	A1.15
Scale			
Project	2144		

3,870 SF TOTAL REAR YARD
 2,368 SF PERVIOUS
 684 SF POOL, (342 SF @ 50%)

3,846 SF TOTAL FRONT
 1,421 SF FRONT PERVIOUS
 2,692 SF MIN ALLOWED
 1,271 SF DEFICIENT



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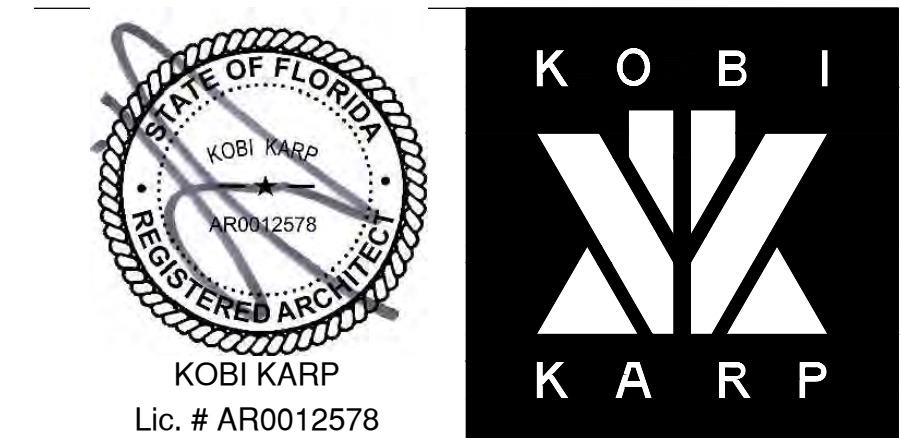
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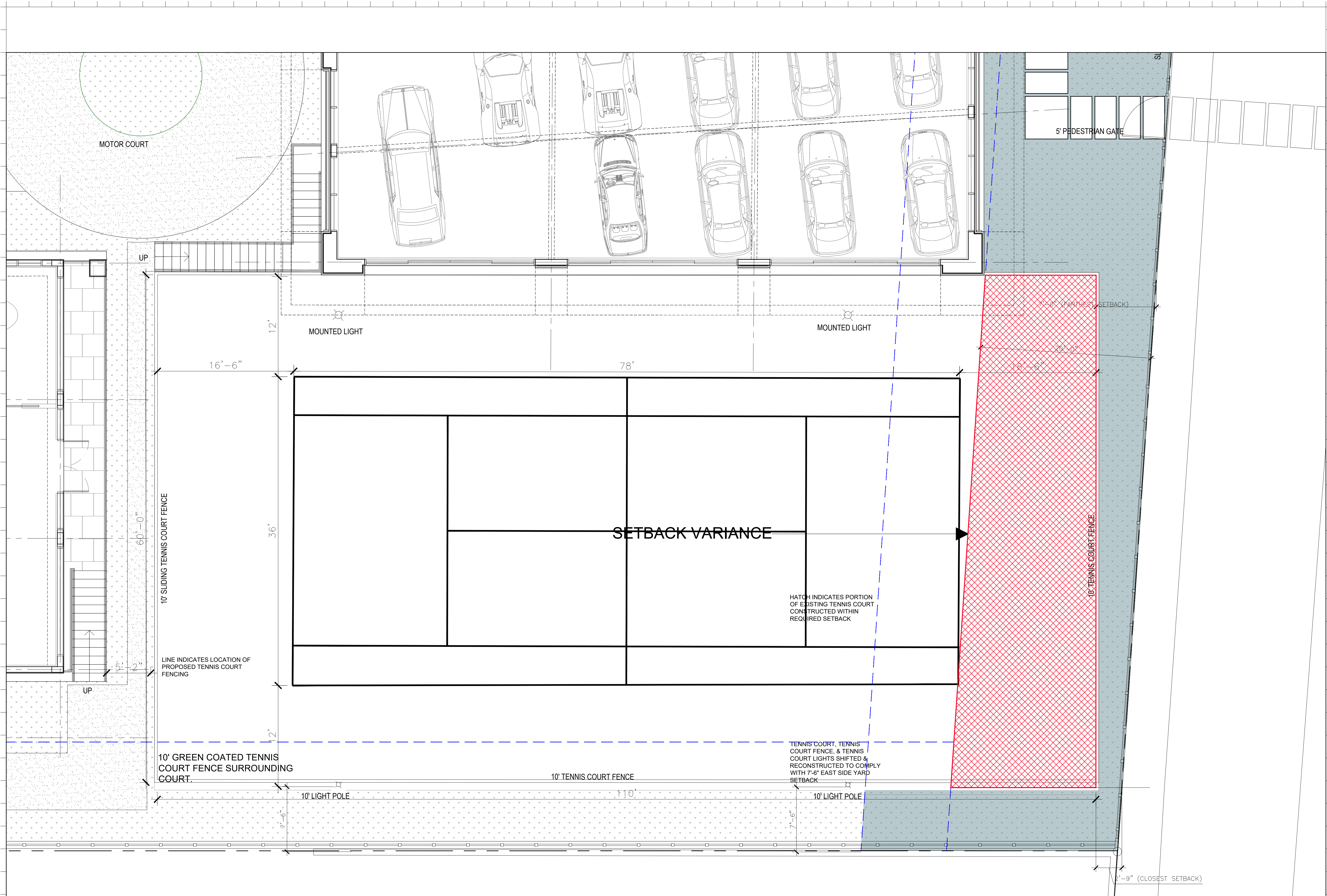


VARIANCES REQUESTED:	
FRONT SETBACK TENNIS COURT	(2'-9")
FRONT SETBACK TENNIS COURT FENCE	(2'-9")
FRONT YARD PERVIOUS (SEE A1.10)	(36.94% @ 30' SETBACK / 42.48% @ 20' SETBACK LINE)

1 VARIANCE AREA LOCATIONS
 Scale: 3/32" = 1'-0"

ZONING DIAGRAMS

Date	08-02-2021	Sheet No.
Scale		A1.16
Project	2144	



VARIANCES REQUESTED:
 FRONT SETBACK TENNIS COURT (2'-9")
 FRONT SETBACK TENNIS COURT FENCE (2'-9")
 FRONT YARD PERVIOUS (SEE A1.10)
 (36.94% @ 30' SETBACK / 42.48% @ 20' SETBACK LINE)

1 VARIANCE - ENLARGED TENNIS COURT
 Scale: 3/16" = 1'-0"

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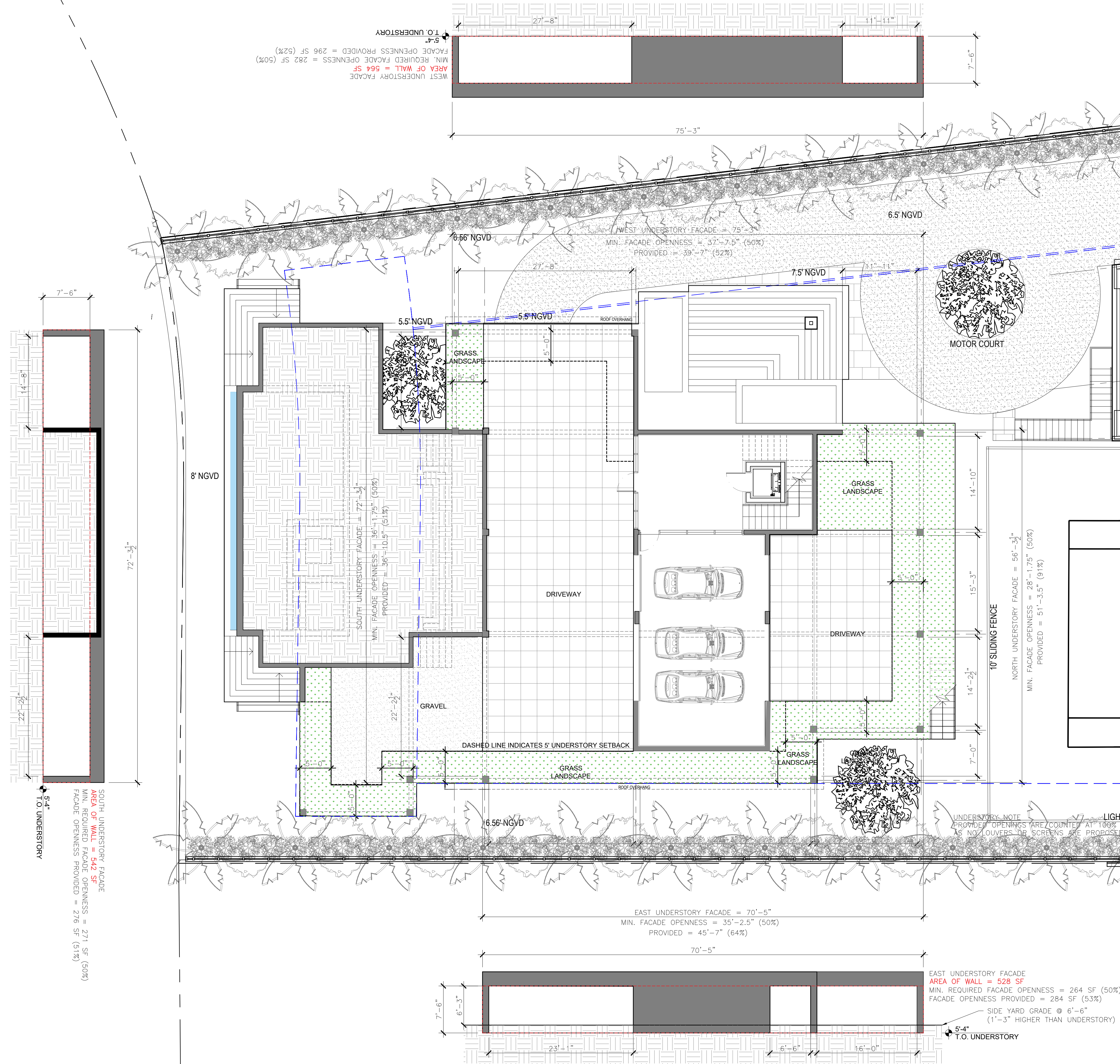
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ZONING DIAGRAMS

Date	08-02-2021	Sheet No.	A1.17
Scale			
Project	2144		



① 50% UNDERSTORY DIAGRAMS
 Scale: 3/32" = 1'-0"

Rev.	Date Rev.	Date

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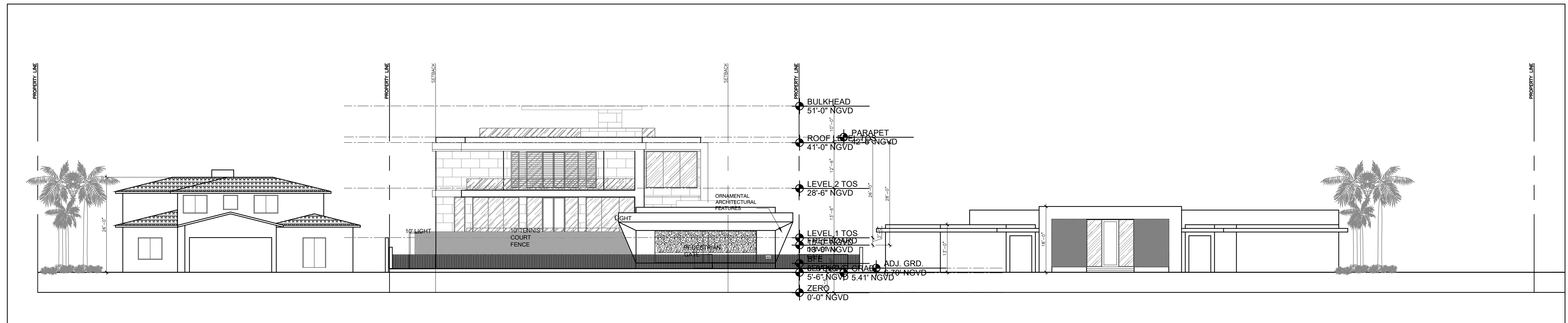
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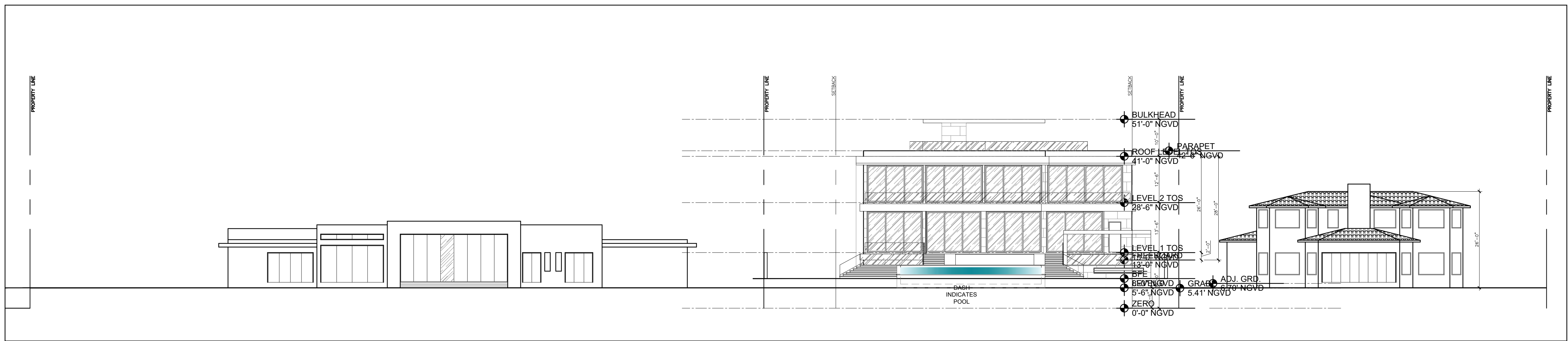


UNDERSTORY DIAGRAM

Date	08-02-2021	Sheet No.	A1.18
Scale			
Project	2144		



1 CONTEXT ELEVATIONS (FRONT)
Scale: 1/16" = 1'-0"



2 CONTEXT ELEVATIONS (REAR)
Scale: 1/16" = 1'-0"

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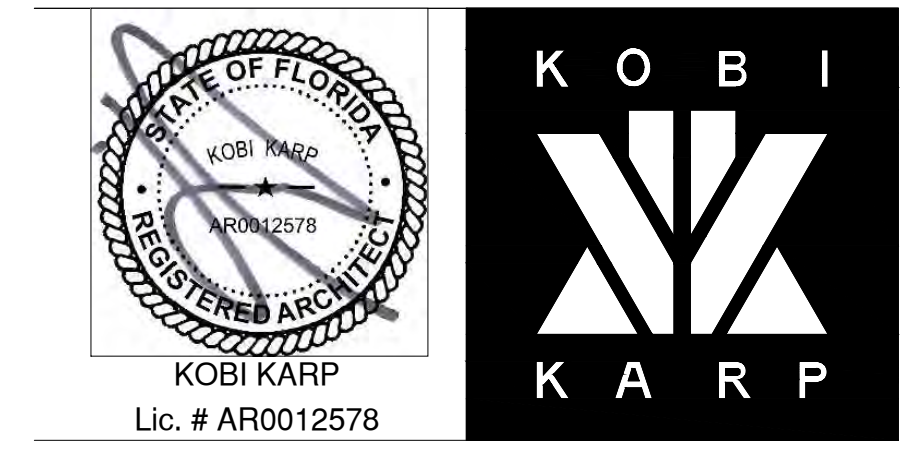
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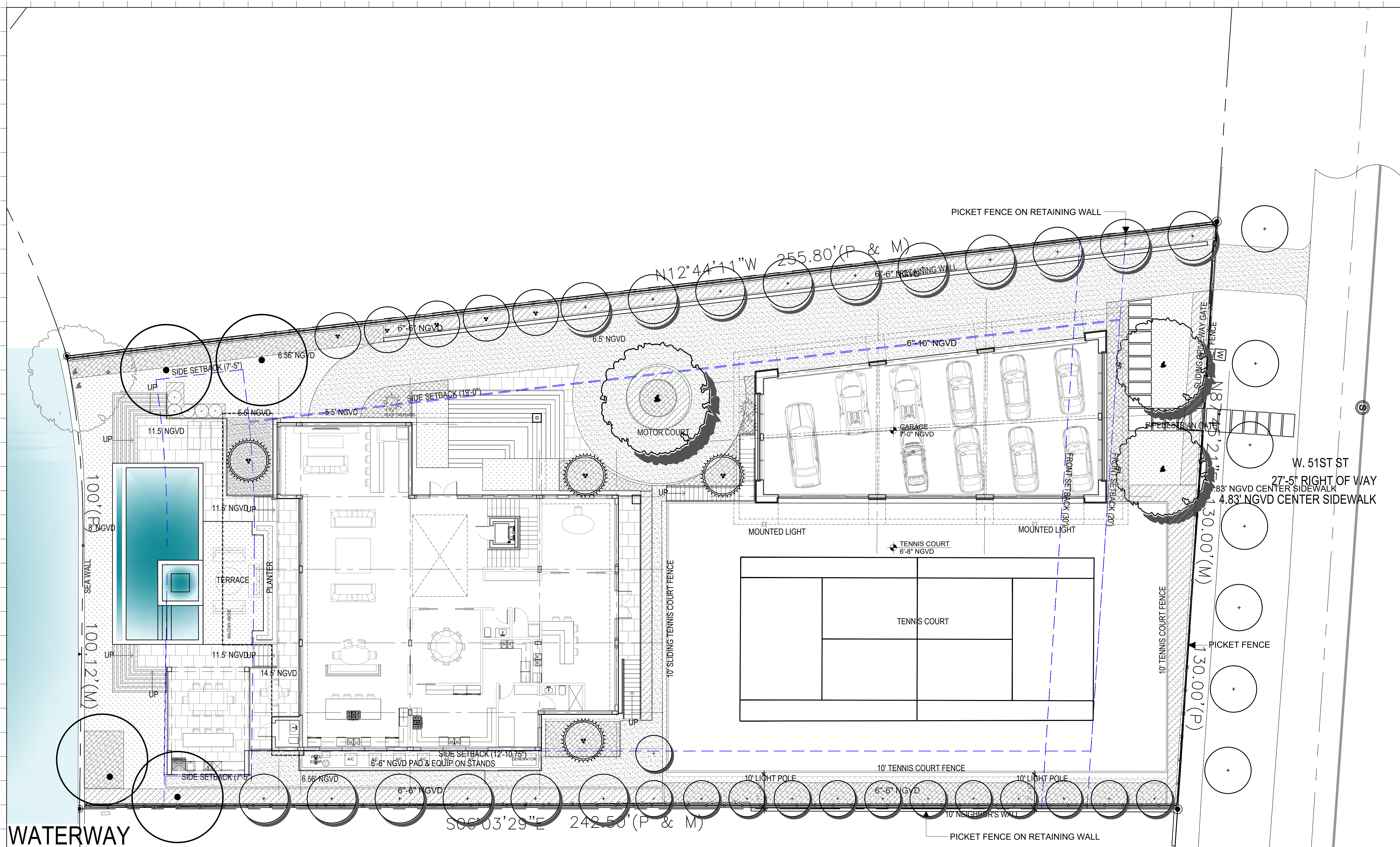
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CONTEXT ELEVATIONS

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Scale			
Project	2144		



WATERWAY

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PLEASE SEE A2.02 FOR
 DIMENSIONED SITE PLAN

PLAN NORTH **A** PROPOSED SITE PLAN
 Scale: 3/32" = 1'-0"

PROPOSED PLAN

Date	08-02-2021	Sheet No.	A2.01
Scale			
Project	2144		