



# 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 - 11/08/2021

## 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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## DRB

420 W 51st St

MIAMI BEACH, FL 33140

### Owner:

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### Consultant:

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### Consultant:

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## COVER

|         |            |           |
|---------|------------|-----------|
| Date    | 11-08-2021 | Sheet No. |
| Scale   |            | A0.00     |
| 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 %:                                                                                                       | 7,828 (27.64%)                 |
| 10     | Existing Lot Coverage SF and %: | N/A                                                | Lot coverage deducted (garage-storage) SF:                                                                                            | 7,228 (25.52%)                 |
| 11     | Front Yard Open Space SF and %: | 1,877 (48.80%) VARIANCE REQ.                       | Rear Yard Open Space SF and %:                                                                                                        | 2,722 SF (70.33%)              |
| 12     | Max Unit Size SF and %:         | *11,950 SF (42.20%) - PB21-0447                    | Proposed Unit Size SF and %:                                                                                                          | 11,639 SF (41.10%)             |
| 13     | Existing First Floor Unit Size: | N/A                                                | Proposed First Floor Unit Size:                                                                                                       | 6,546 SF (23.11%)              |
| 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<br>PER ORDINANCE 2020-4359 |
|        |                                 |                                                    | Proposed Second Floor Unit Size SF and % :                                                                                            | 4,529 SF (15.99%)              |
| 16     |                                 |                                                    | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):                                 | 1,037 SF (22.89)               |

|    | Zoning Information / Calculations                                                       | Required                      | Existing | Proposed                           | Deficiencies |
|----|-----------------------------------------------------------------------------------------|-------------------------------|----------|------------------------------------|--------------|
| 17 | Height:                                                                                 | 28'- FLAT ROOFS               |          | 28'-0"                             |              |
| 18 | Setbacks:                                                                               |                               |          |                                    |              |
| 19 | Front First level:                                                                      | 20'-0"                        |          | 130'9"                             |              |
| 20 | Front Second level:                                                                     | 30'-0"                        |          | 130'-9"                            |              |
| 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'-10"                            |              |
|    | 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.

| 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                |
| A0.06        | NEIGHBORHOOD MAP                 |
| A0.07        | CONTEXT ANALYSIS                 |
| A0.08        | CONTEXT ANALYSIS                 |
| A0.09        | NEIGHBORHOOD MASSING             |
| 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                    |

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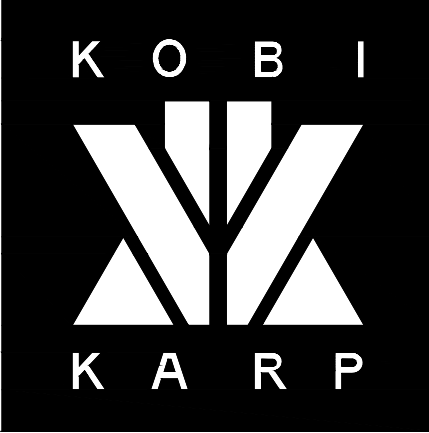
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Consultant:  
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INDEX

|         |            |           |
|---------|------------|-----------|
| Date    | 11-08-2021 | Sheet No. |
| Scale   |            | A0.01     |
| Project | 2144       |           |



N

1

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                      |
| N5 - 5005 LAKEVIEW                      |
| N6 - 4985 LAKEVIEW                      |
| N7 - 4969 LAKEVIEW                      |



C1 - W 51ST ST (VIEW TO EAST)



C2 - W 51ST ST (VIEW TO WEST)

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IMAGE KEY

|         |            |           |
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| Date    | 11-08-2021 | Sheet No. |
| Scale   |            | A0.02     |
| Project | 2144       |           |



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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| Rev. | Date | Rev. | Date |
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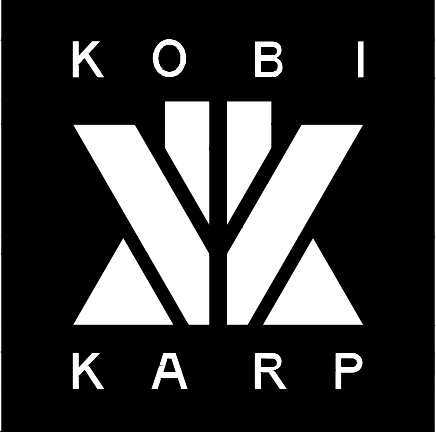
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SITE IMAGES

|         |            |           |
|---------|------------|-----------|
| Date    | 11-08-2021 | Sheet No. |
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| Project | 2144       |           |



N1 - 5030 PINETREE



N2 - 5045 LAKEVIEW



N3 - 5101 PINETREE



N4 - 5011 PINETREE

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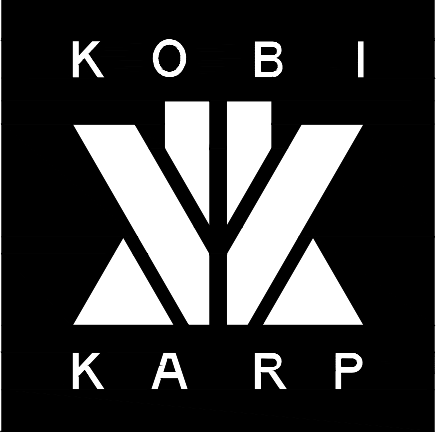
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CONTEXT IMAGES

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| Project | 2144       |           |