

REQUEST FOR DRB APPROVAL FOR:
PRICE RESIDENCE

DRB21-0722
FINAL SUBMITTAL: 9/7/2021

NOVEMBER 2021 AGENDA

1649 W 22ND STREET, MIAMI BEACH, FL 33140



CLIENT
STEVEN PRICE
TINA PRICE

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
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LANDSCAPE ARCHITECT
CLAD
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SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT
1649 W 22ND STREET, MIAMI BEACH, FL 33140

WAIVER REQUESTED:

1. REQUEST TO WAIVE THE MAXIMUM BUILDING HEIGHT FROM 24'-0"
TO 28'-0".

2. REQUEST TO WAIVE SIDE COURTYARD REQUIREMENTS GREATER
THAN 60' IN LENGTH, ON THE WEST AND EAST SIDES OF THE
PROPERTY.

ADDITIONAL REQUEST:

ALLOW SIDE PROPERTY WALLS TO BE SOLID TO 7' HIGH ABOVE
ADJUSTED GRADE, IN LIEU OF 3" OPEN PICKETS AT TOP 3 FEET.

PRICE RESIDENCE
1649 22ND STREET, MIAMI BEACH,
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seal



9/7/2021

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AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES MASSING

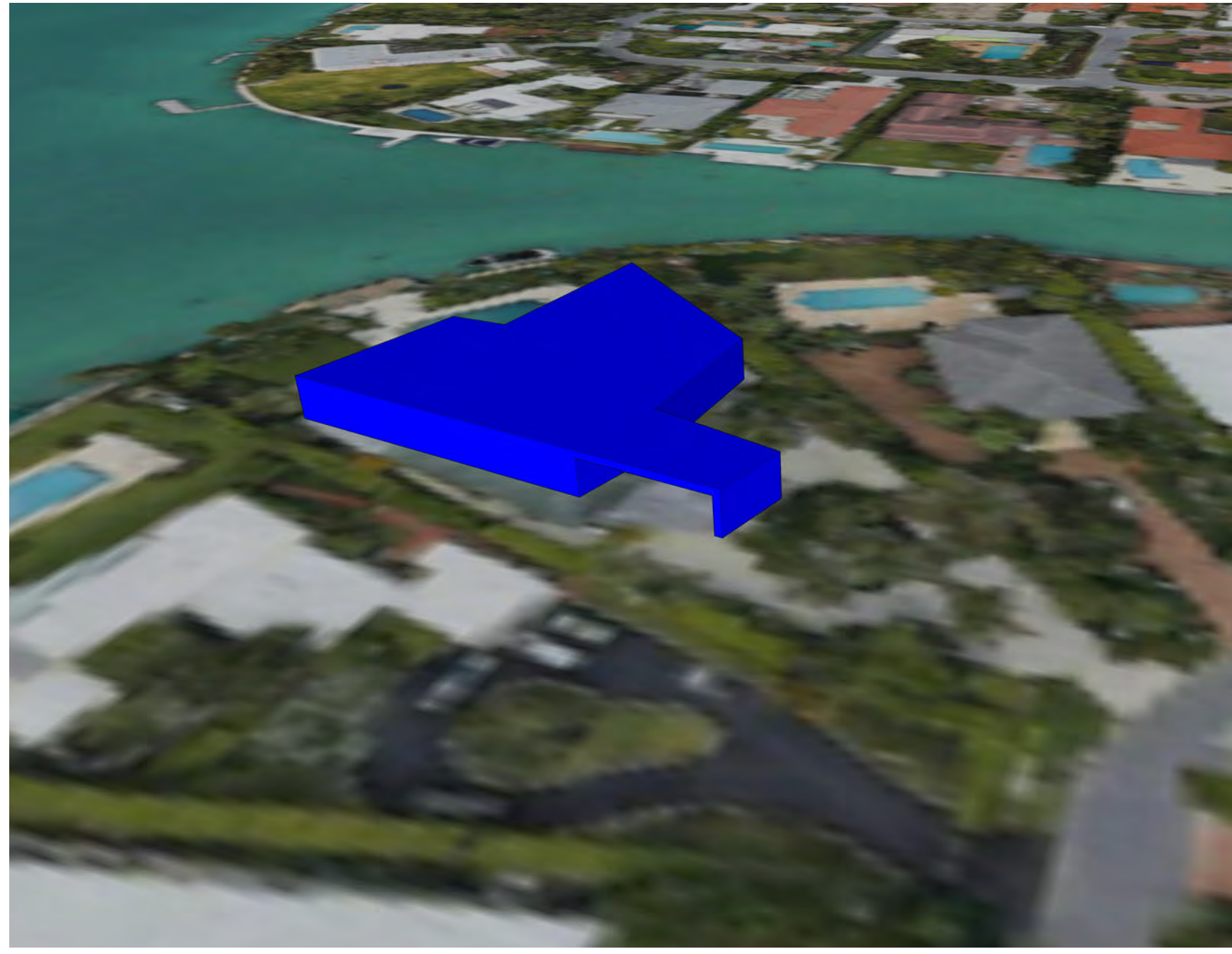
RESIDENCE 2 (BLUE)

2142 BAY AVENUE, MIAMI BEACH

LOT SIZE: 25,671 SF

FOOTPRINT: 7,871 SF

UNIT SIZE: 31%



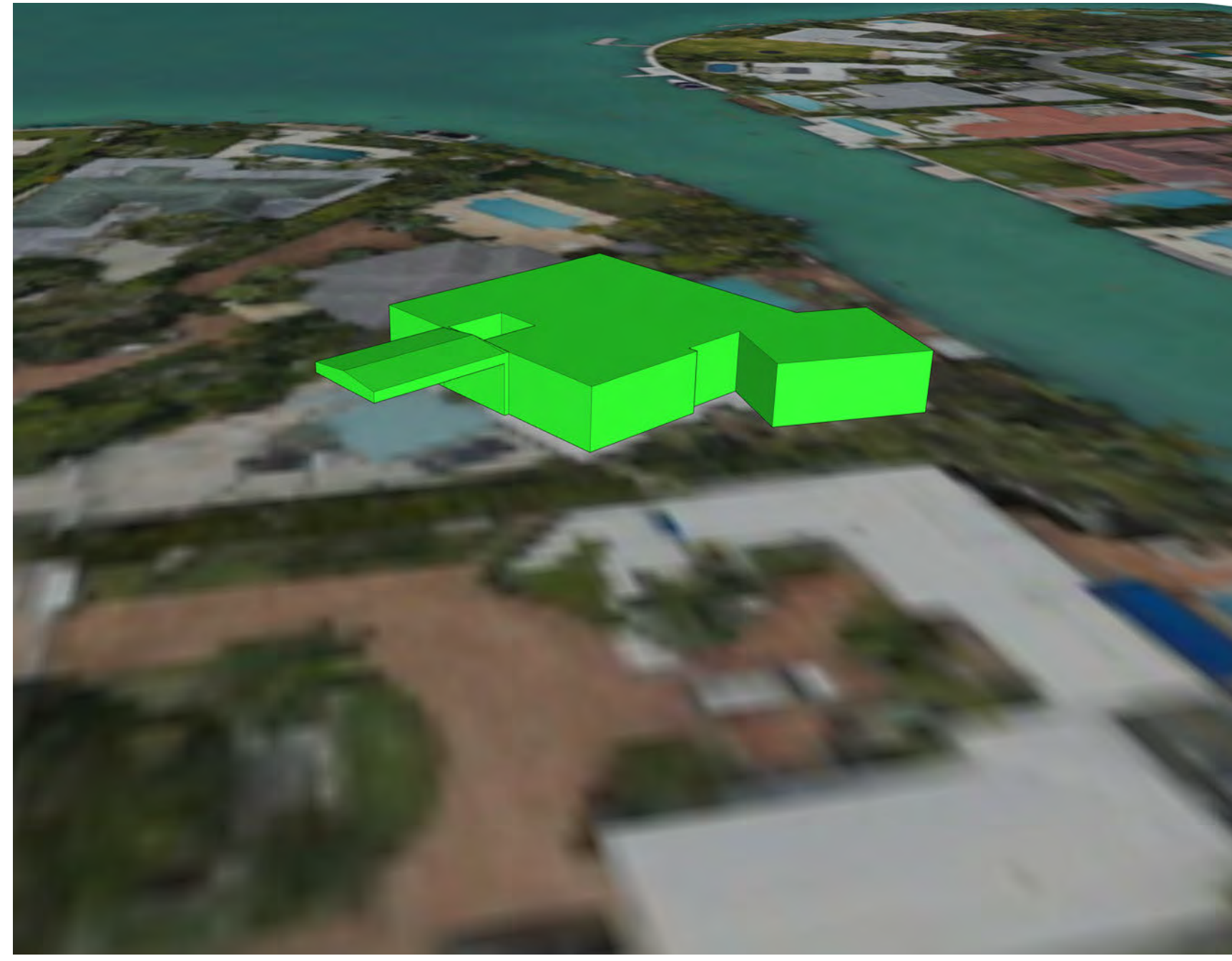
RESIDENCE 3 (GREEN)

1645 W 22ND STREET, MIAMI BEACH

LOT SIZE: 15,250 SF

FOOTPRINT: 2,758 SF

UNIT SIZE: 18%



PROPOSED RESIDENCE (RED)

1649 22ND STREET, MIAMI BEACH, FL 33140

LOT SIZE: 21,497 SF

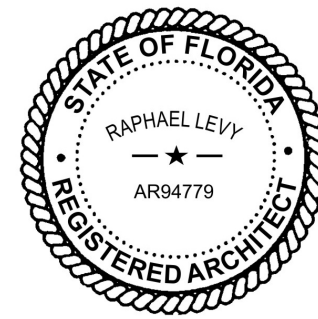
FOOTPRINT: 10,385 SF

UNIT SIZE: 48%



PRICE RESIDENCE
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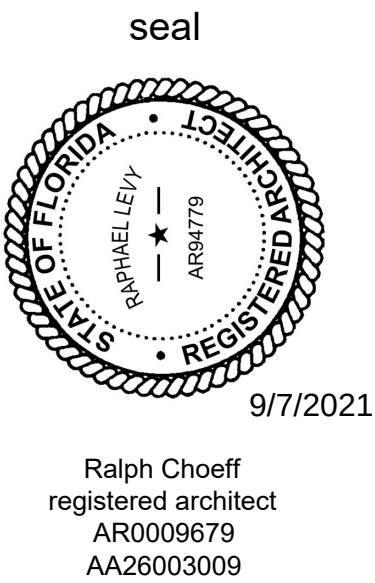
MASSING STUDIES

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PROPOSED RESIDENCE - FILE No. DRB21-0722

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	1649 W 22nd Street, Miami Beach, FL 33140			
2	Folio number(s):	02-3228-001-1920			
3	Board and file numbers :				
4	Year built:	NOW	Zoning District:		RS-3
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD:		4.67' NGVD
6	Adjusted grade (Flood+Grade/2):	6.33' NGVD	Free board:		8'+3' (11' N.G.V.D.)
7	Lot Area:	21,497 SF			
8	Lot width (AVG.):	95'-11"	Lot Depth (AVG.):		227.935'
9	Max Lot Coverage SF and %:	6,449.1 SF (30%)	Proposed Lot Coverage SF and %:		6,080.2 SF (28.3%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:		500 SF
11	Front Yard Open Space SF and %:	748 SF (50.5%)	Rear Yard Open Space SF and %:		3,976 (80%)
12	Max Unit Size SF and %:	10,748.5 SF (50%)	Proposed Unit Size SF and %:		10,385.2 SF (48%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		6,080.2 SF
			Proposed Second Floor Unit Size:		4,214 SF
14			Garage Portion to Count:		306 SF
			Cabana		106.2 SF
15					
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		1033 SF (24.5%)
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		33'-10.5"	
20	Front Second level:	30'-0"		84'-0"	
21	Side 1:	12'-0"		12'-4"	
22	Side 2:	12'-0"		12'-6"	
23	Rear:	34'-3"		43'-5.5"	
24	Accessory Structure Side 1:	7'-6"		12'-4"	
25	Accessory Structure Side 2 :	7'-6"		97'-4"	
26	Accessory Structure Rear:	17'-1 1/2"		17'-1 1/2"	
27	Sum of Side yard :	24'-0"		24'-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 + 8'			
2	FIRM Map Number	12086C0317L			
3	Base Flood Elevation (BFE):	8.00' NGVD			
4	Proposed Flood Design Elevation:	9.00' 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				

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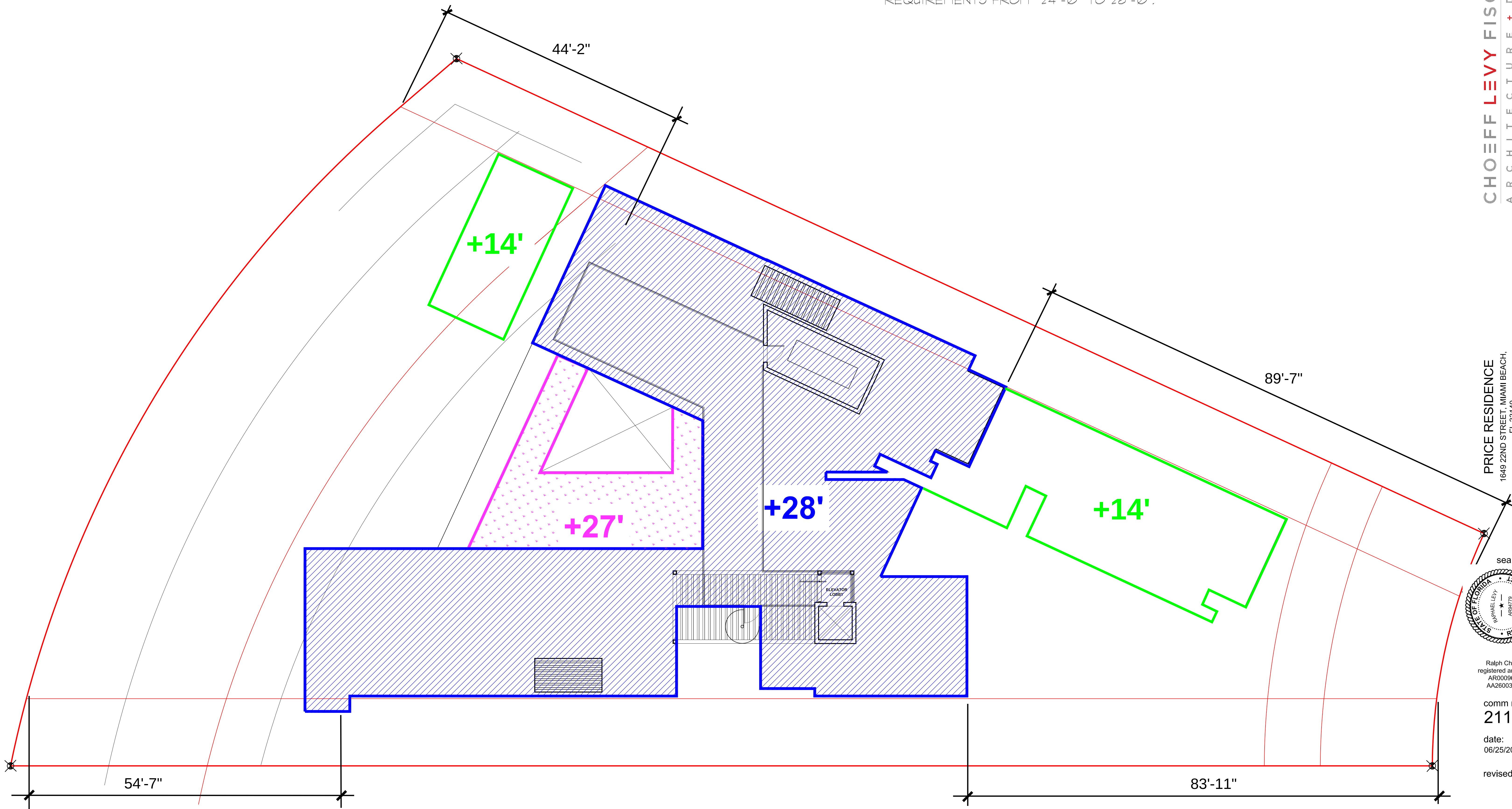
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WAIVER REQUEST #1

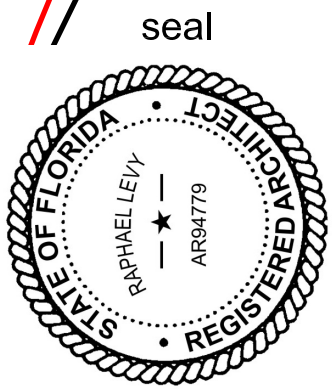
REQUEST TO WAIVE SIDE COURTYARD
REQUIREMENTS FROM 24'-0" TO 28'-0".



ROOF HEIGHTS
SCALE: 1/8" = 1'-0"

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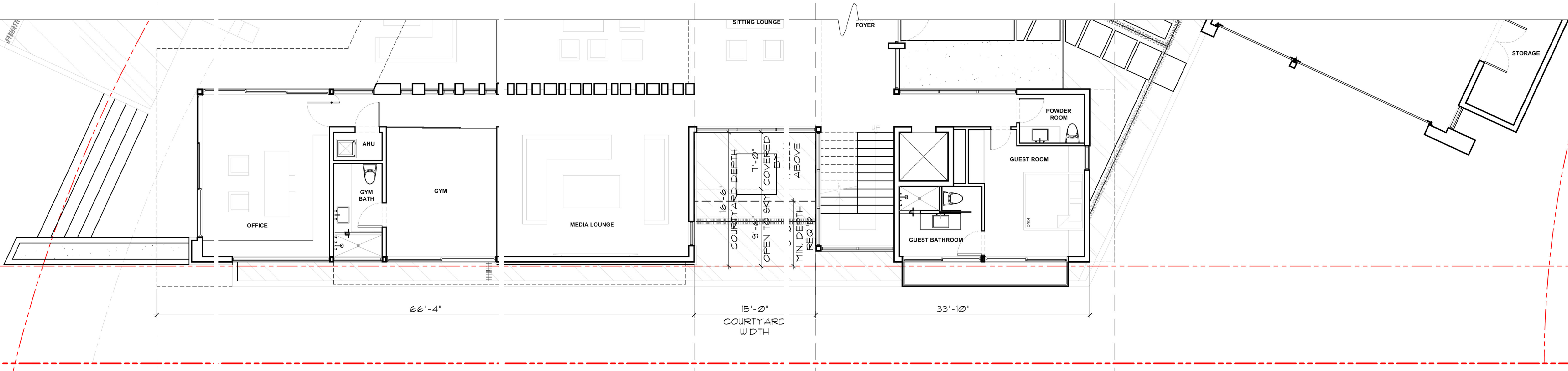
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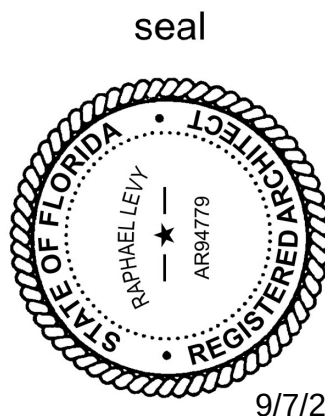
WAIVER REQUEST #2A

REQUEST TO WAIVE SIDE COURTYARD
REQUIREMENTS FOR 2 STORY ELEVATIONS
GREATER THAN 60' IN LENGTH ON THE WEST SIDE
OF THE PROPERTY.

WEST COURTYARD	
LOT SIZE:	21,497 SQFT
COURTYARD AREA, MIN.:	215 SQFT (1%)
WEST COURTYARD AREA: 248 SQFT (1.15%)	



SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



EAST COURTYARD, 1ST FLOOR
LOT SIZE: 21,497 SQFT
COURTYARD AREA, MIN.: 215 SQFT (1%)

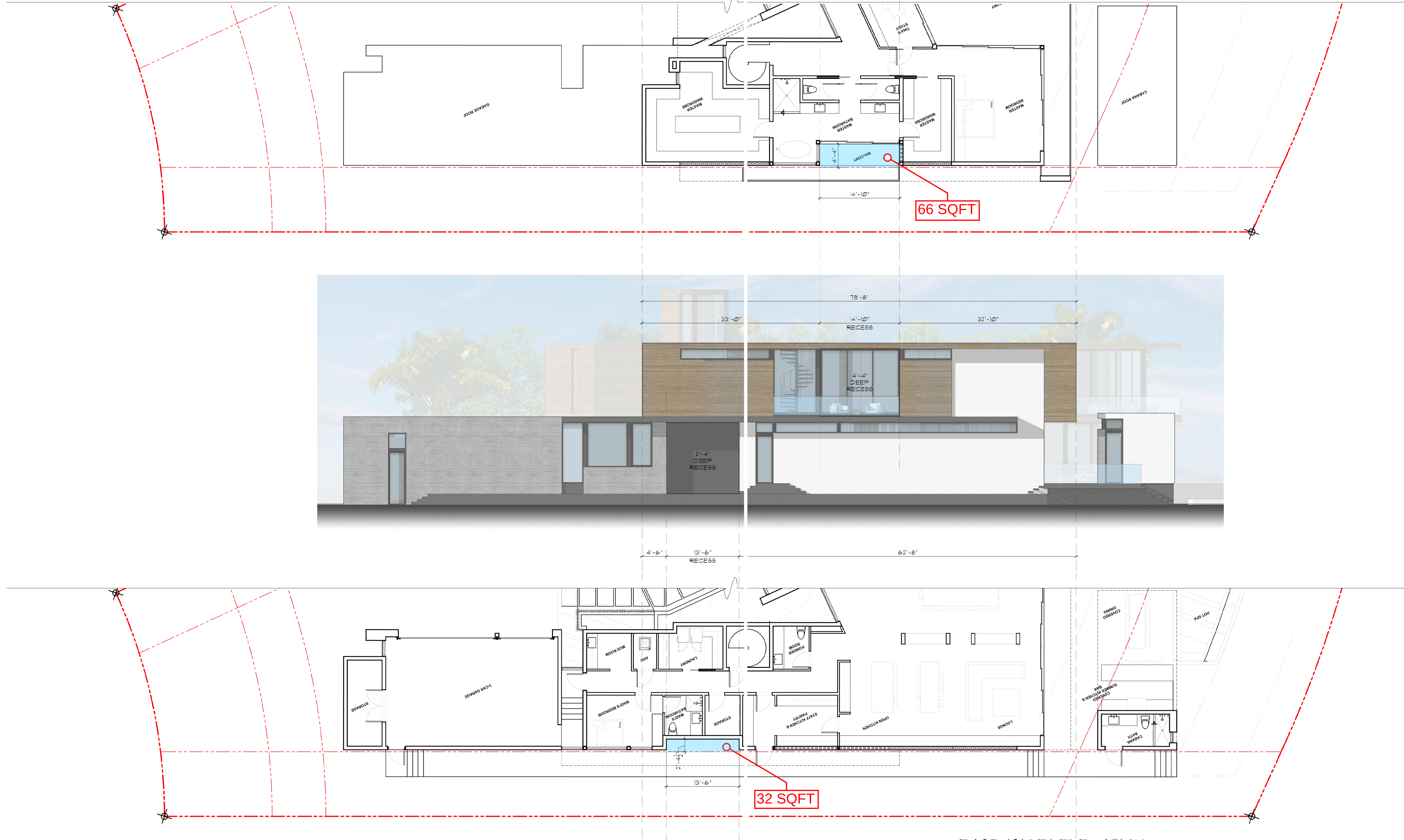
EAST COURTYARD AREA: 32 SQFT (0.15%)

EAST COURTYARD, 2ND FLOOR
LOT SIZE: 21,497 SQFT
COURTYARD AREA, MIN.: 215 SQFT (1%)

EAST COURTYARD AREA: 66 SQFT (0.37%)

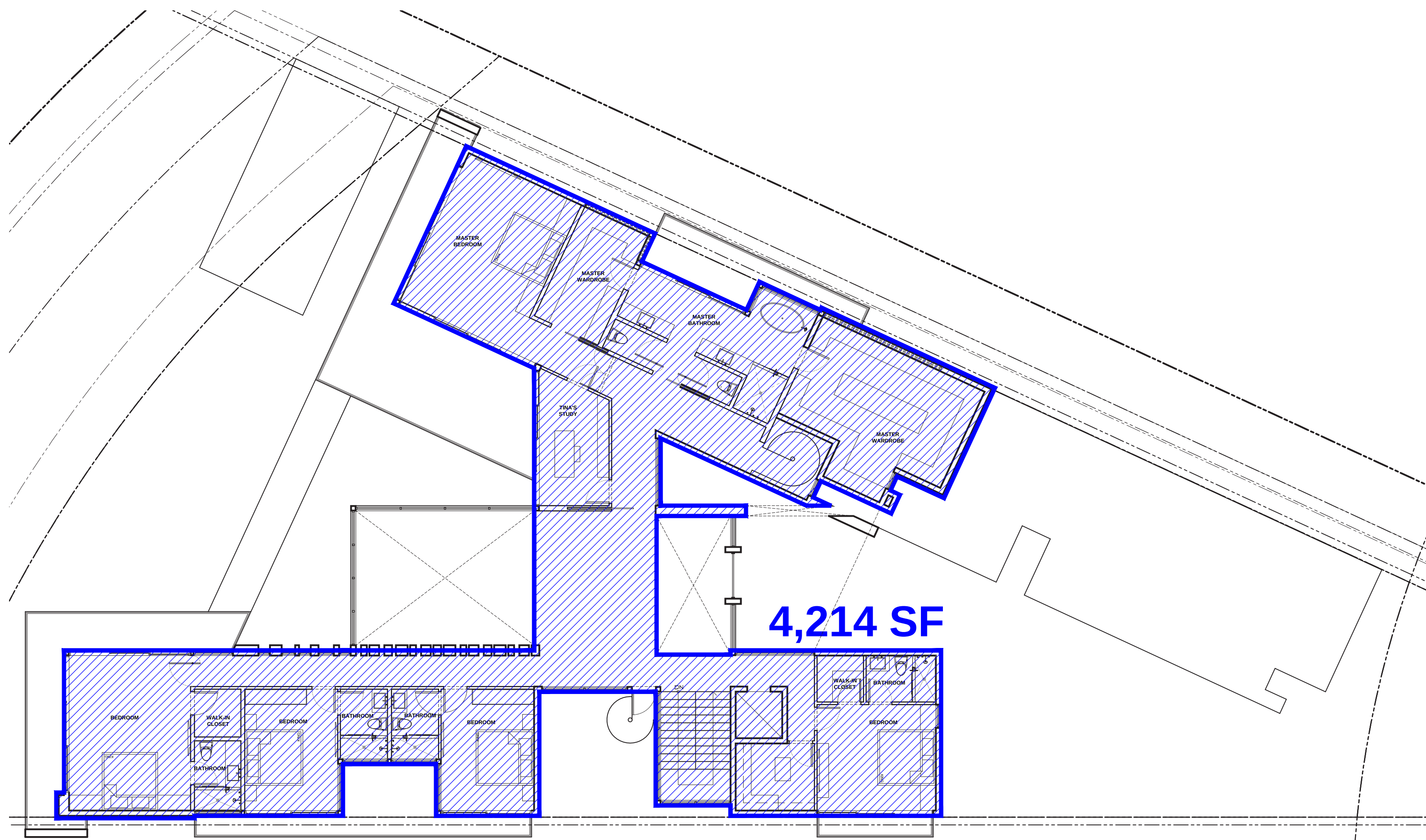
WAIVER REQUEST #2B

REQUEST TO WAIVE SIDE COURTYARD
REQUIREMENTS FOR 2 STORY ELEVATIONS
GREATER THAN 60' IN LENGTH ON THE EAST SIDE
OF THE PROPERTY.

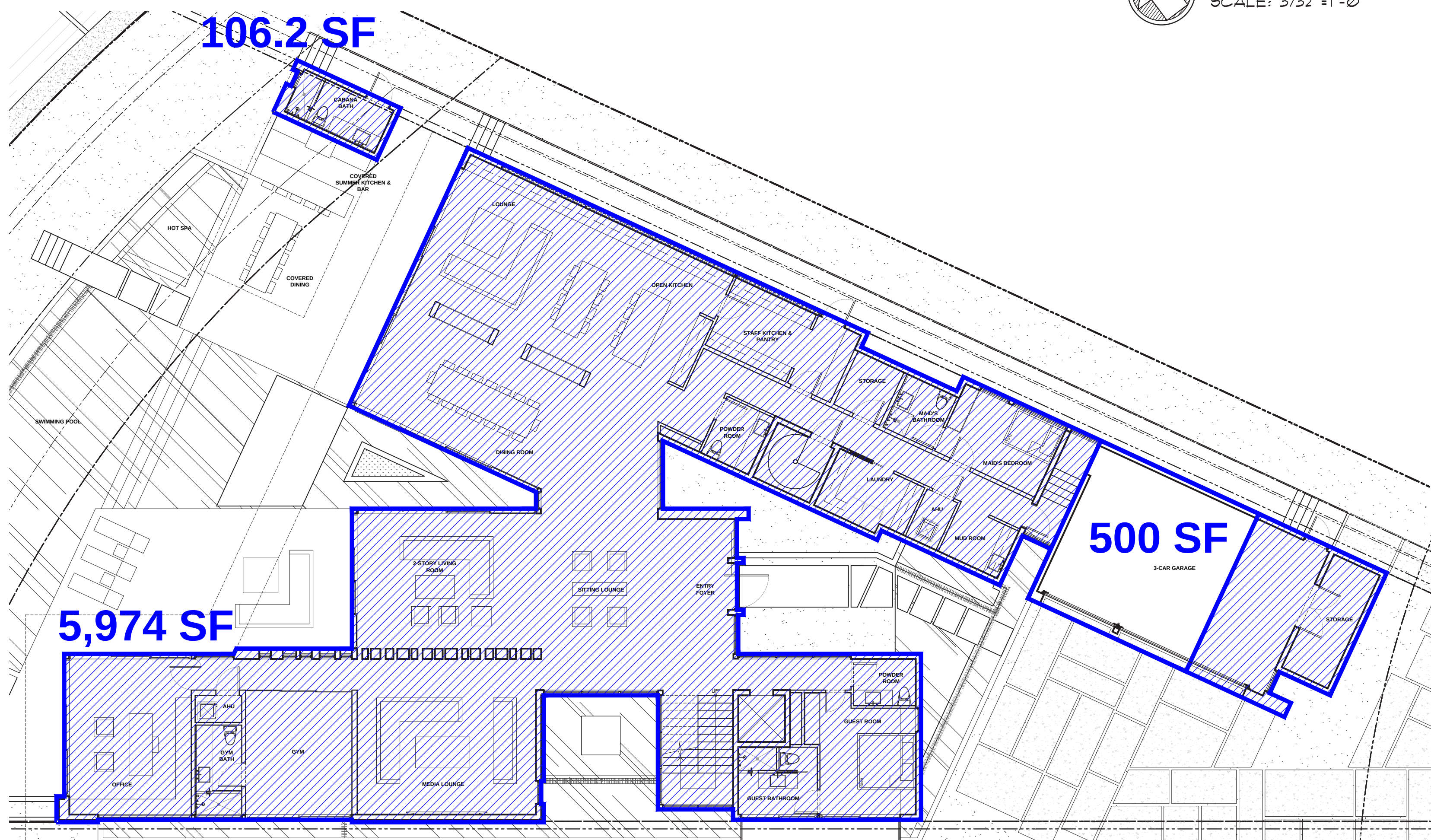


EAST (SIDE) ELEVATION

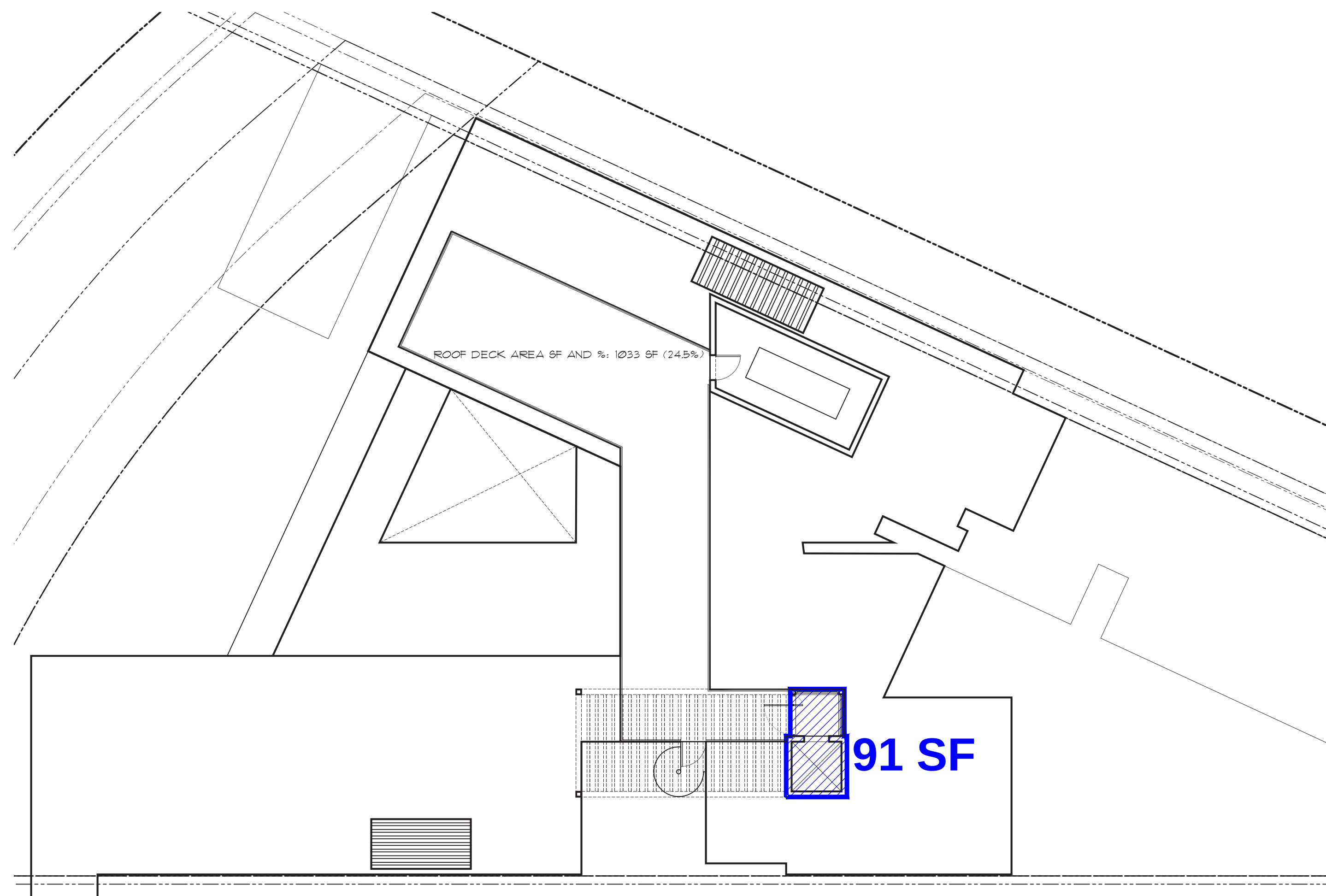
SCALE: 1/8" = 1'-0"



UNIT SIZE
SECOND FLOOR
SCALE: 3/32" = 1'-0"



UNIT SIZE
FIRST FLOOR
SCALE: 3/32" = 1'-0"



UNIT SIZE
ROOF DECK
SCALE: 3/32" = 1'-0"

UNIT SIZE :

LOT SIZE: _____ 21,497 S.F.

FIRST FLOOR _____ 6,080.2 S.F.

SECOND FLOOR _____ 4,214 S.F.

ROOF DECK _____ 91 S.F.

TOTAL PROPOSED _____ 10,385.2 S.F.
48%

MAX UNIT / LOT SIZE _____ 10,748.5 S.F.
(50% MAX)

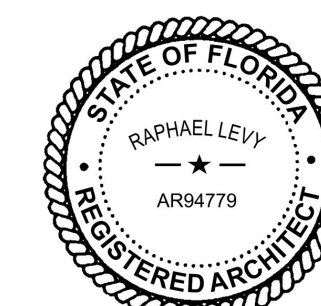
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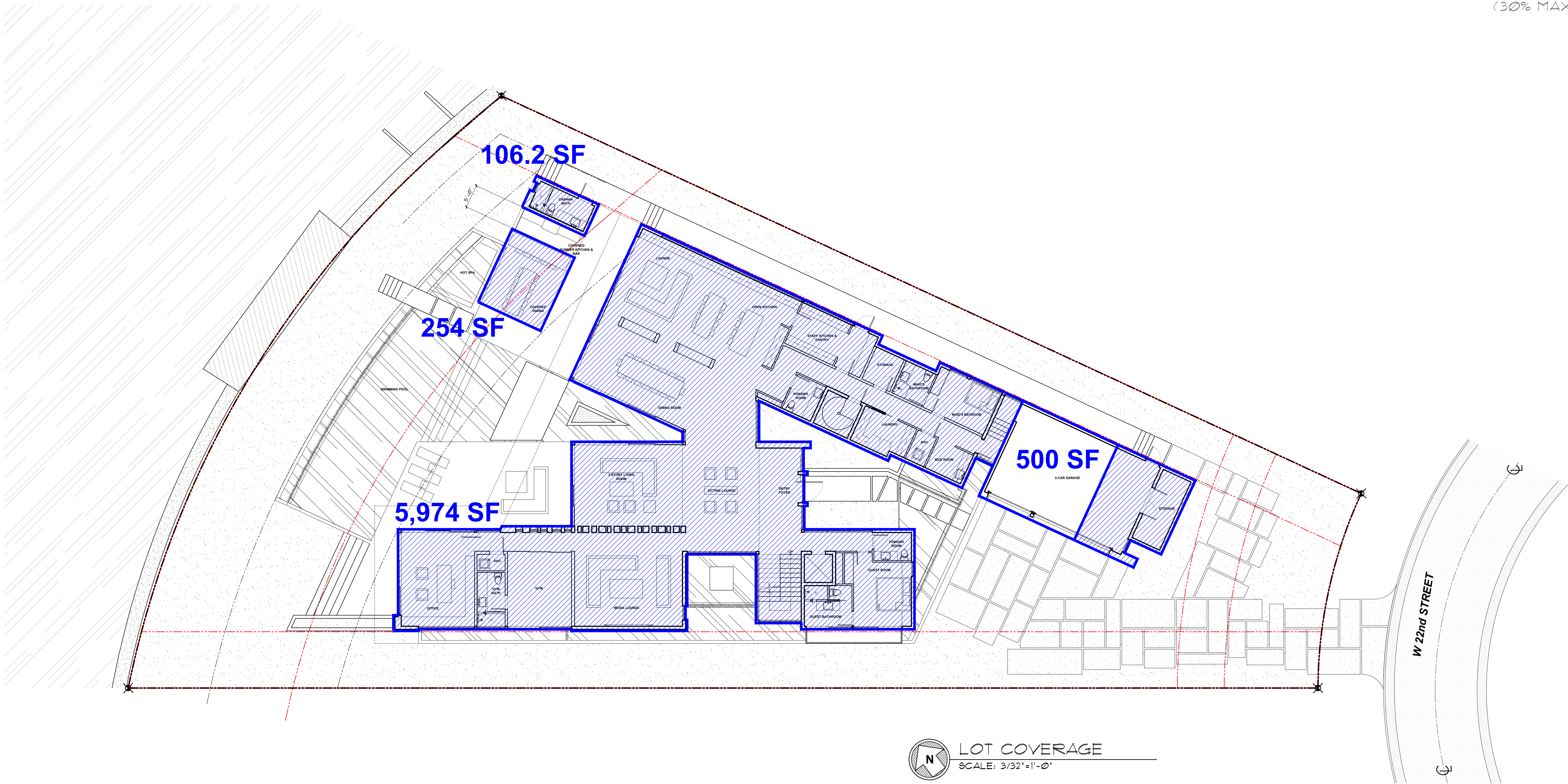
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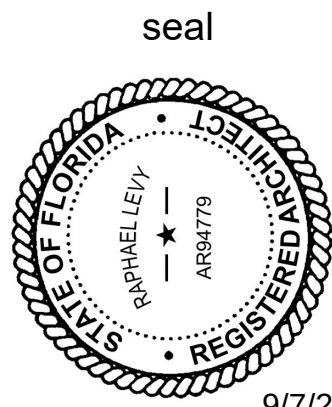
A-008

LOT COVERAGE:

LOT SIZE:	21,497 S.F.
FIRST FLOOR	5,974 S.F.
CABANA	106.2 S.F.
COVERED TERRACE EXCEEDING 5'	254 S.F.
TOTAL	6,334.02 S.F. 29.5%
MAX LOT COVERAGE	6,449.1 S.F. (30% MAX)



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FRONT YARD CALCULATIONS

AREA:	1,480 S. F.	100%
IMPERVIOUS AREA:	732 S. F.	49.5%
PERVIOUS AREA:	748 S. F.	50.5% (50% MIN)

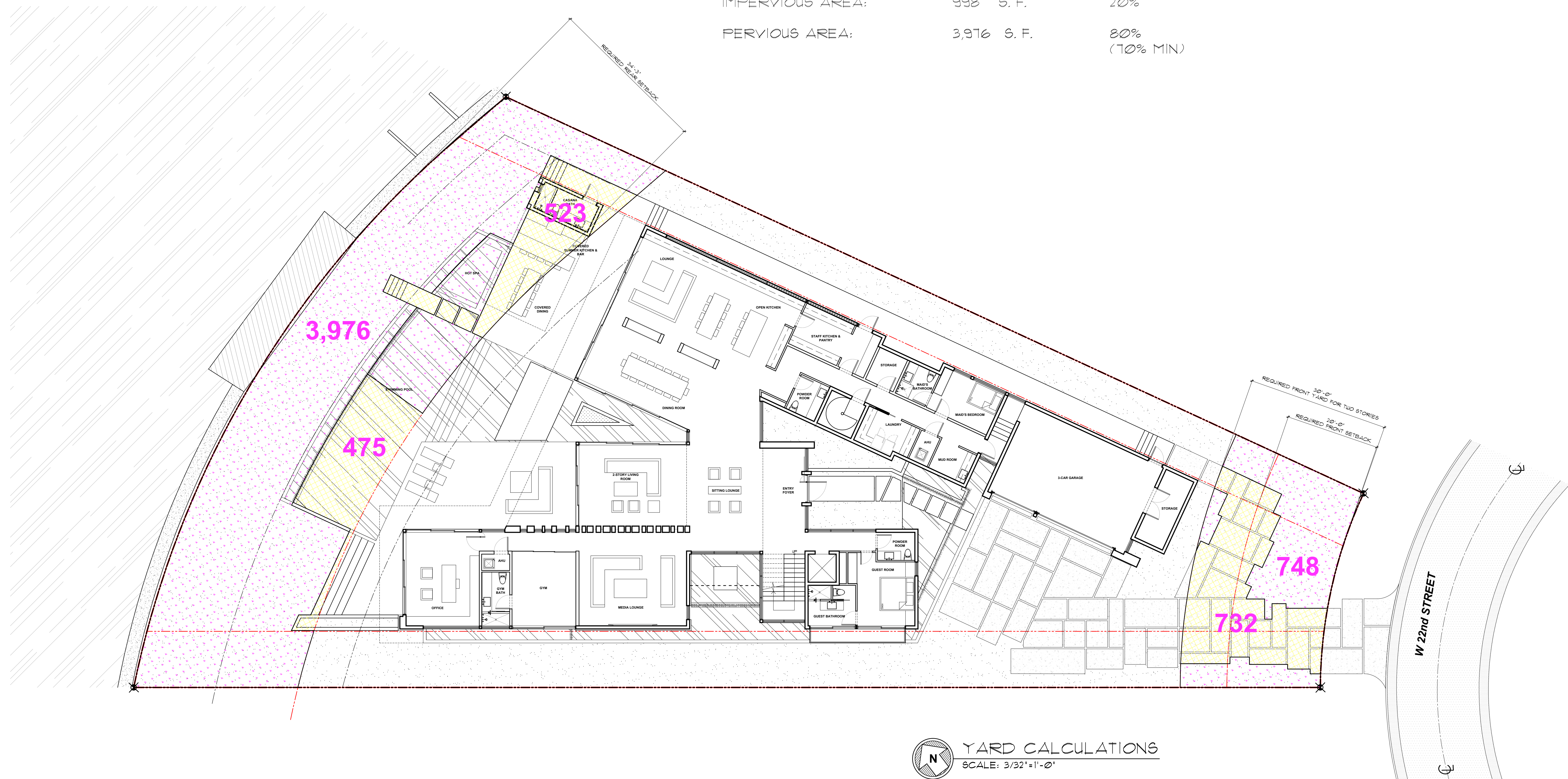
REAR YARD CALCULATIONS

AREA:	4,974 S. F.	10
IMPERVIOUS AREA:	998 S. F.	2
PERVIOUS AREA:	3,976 S. F.	8
		(

LEGEND

 IMPERVIOUS AREA:

PERVIOUS AREA:



 YARD CALCULATIONS
SCALE: 3/32" = 1'-0"

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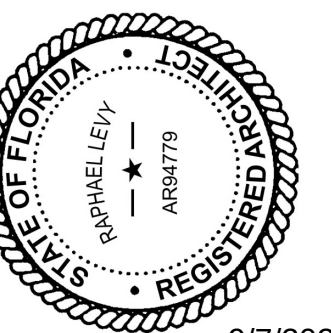
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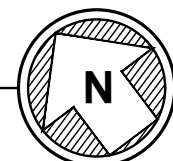
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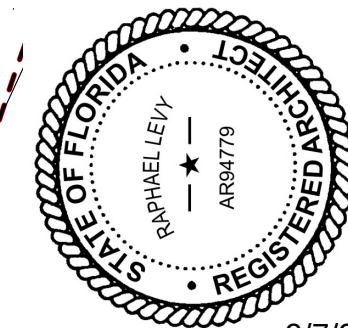
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A-100

1 SITE PLAN
A-100 Scale: 3/32" = 1'-0"



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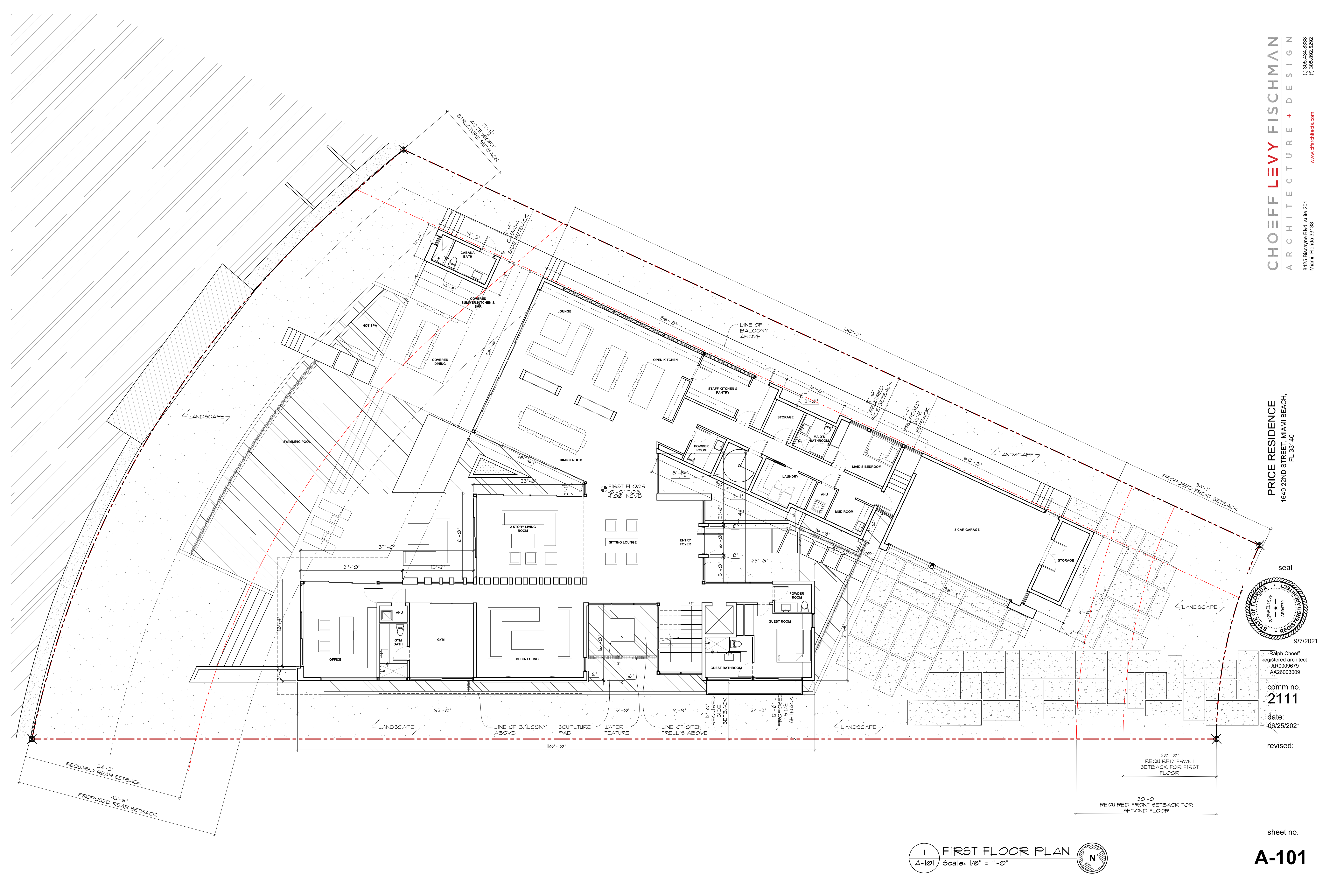
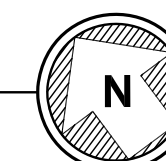
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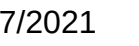
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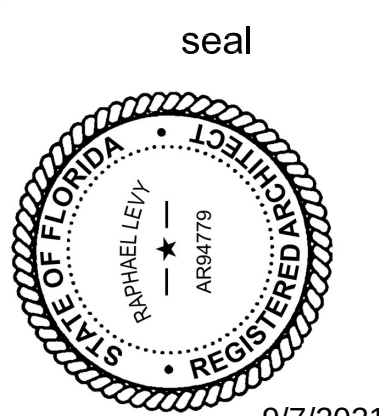
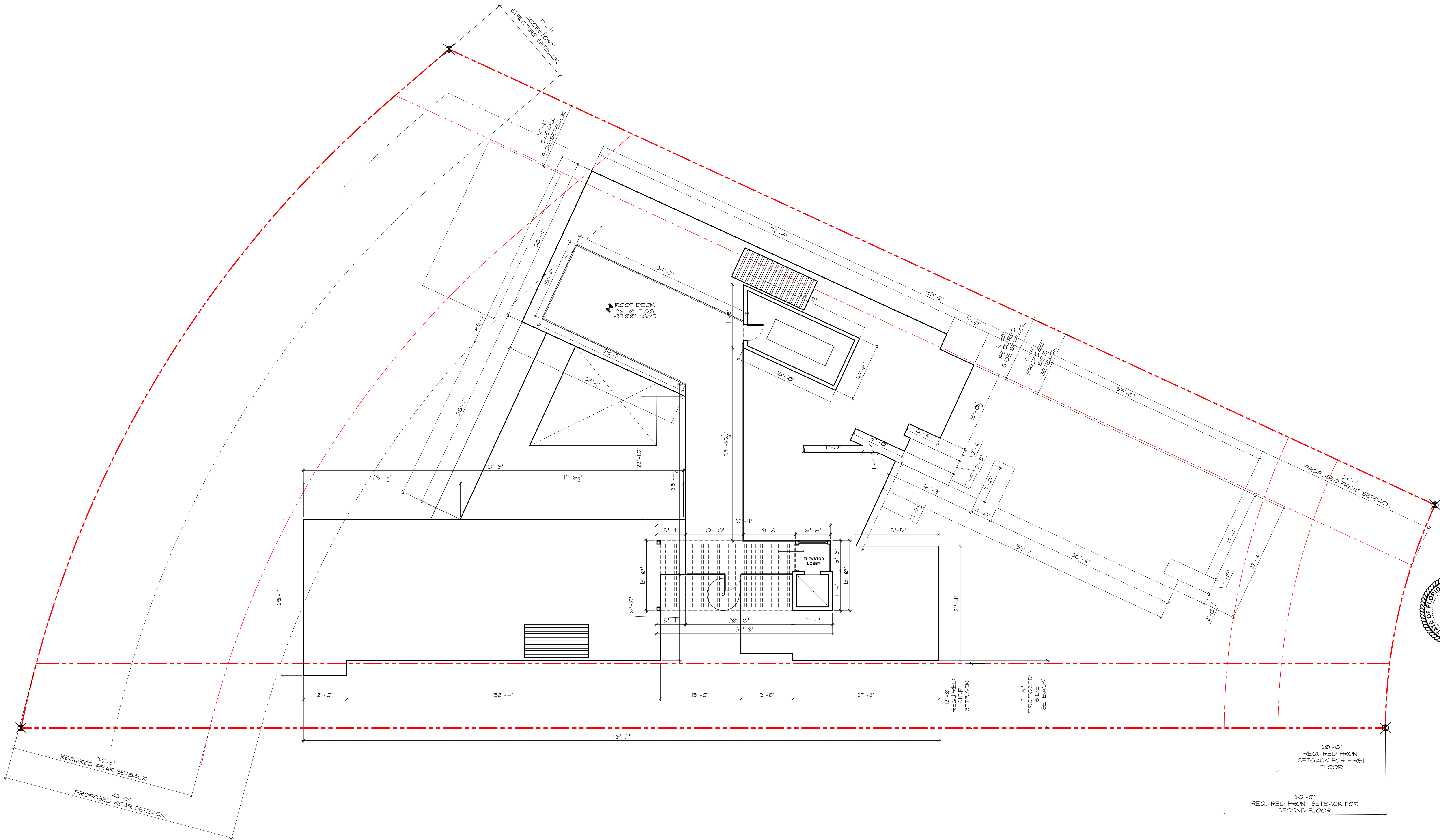
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UPDATE BACKGROUND



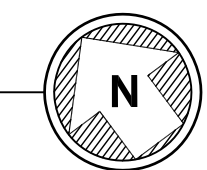
PRICE RESIDENCE
1649 22ND STREET, MIAMI BEACH,
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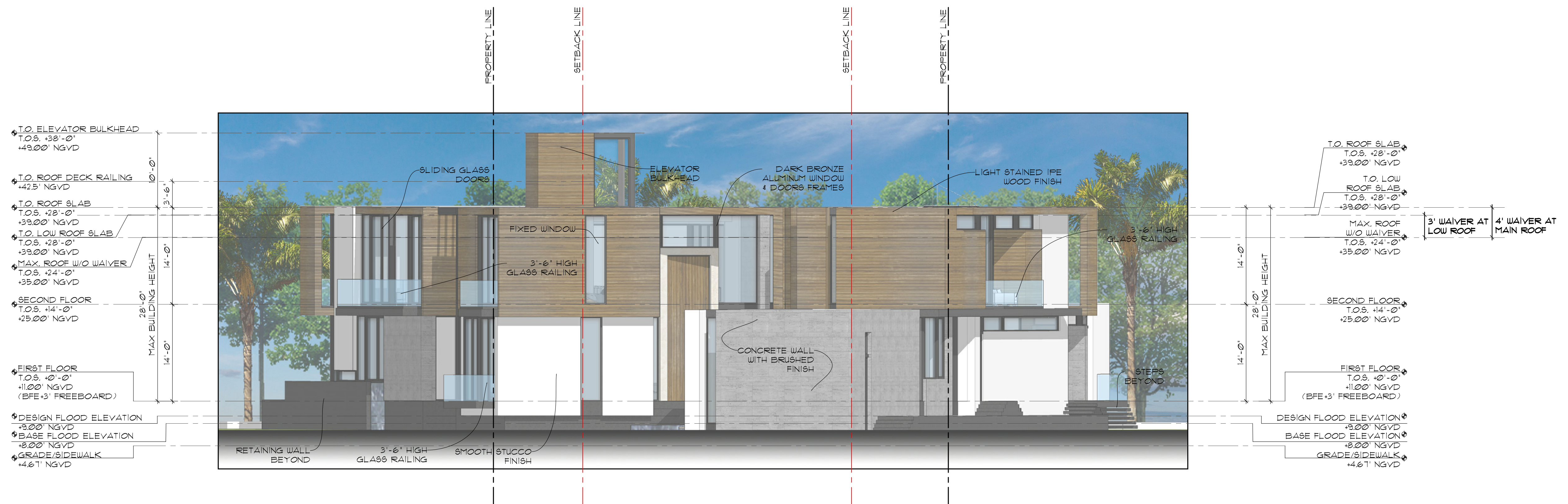
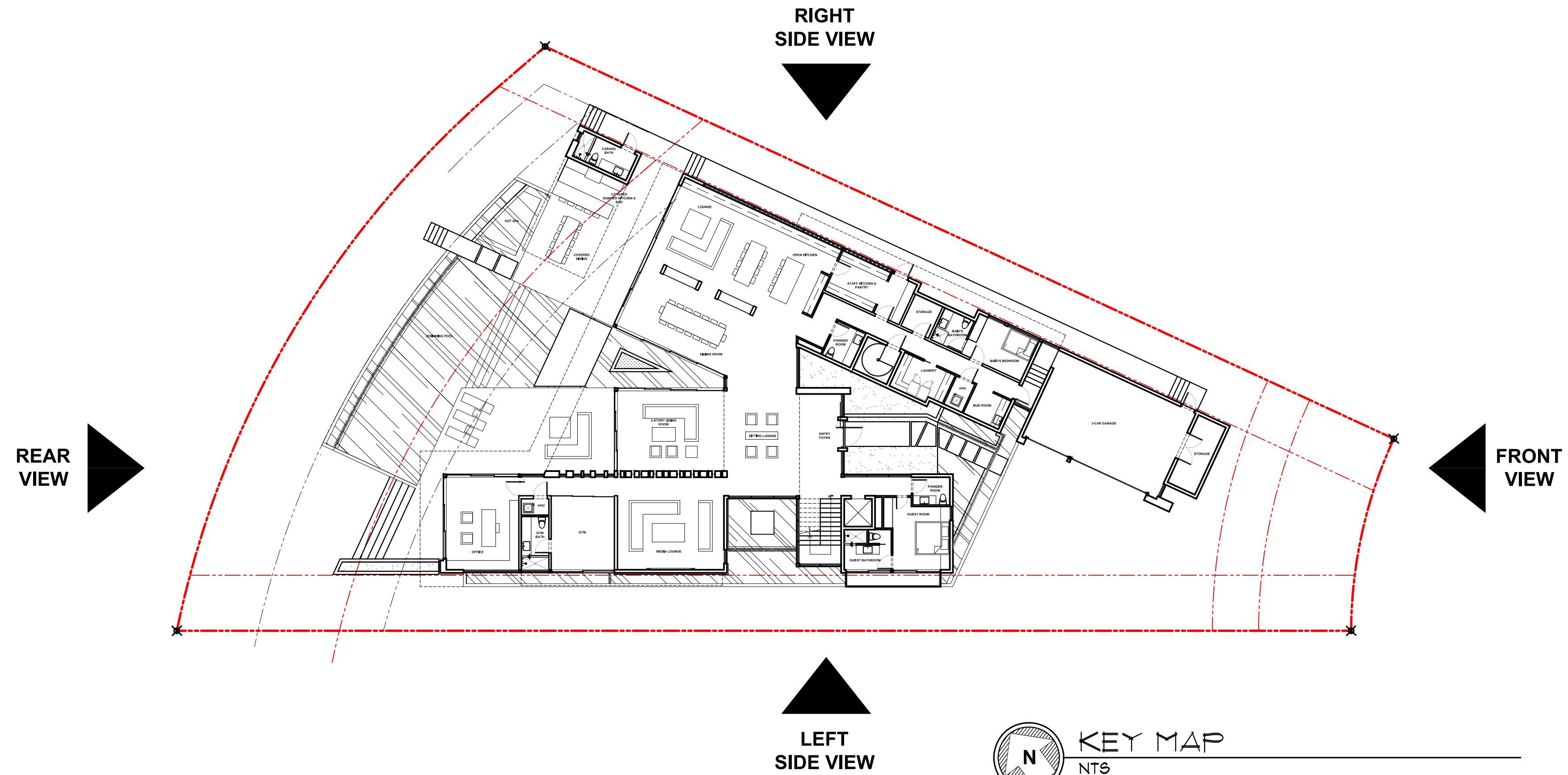
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A-103

1 ROOF PLAN
A-103 Scale: 1/8" = 1'-0"



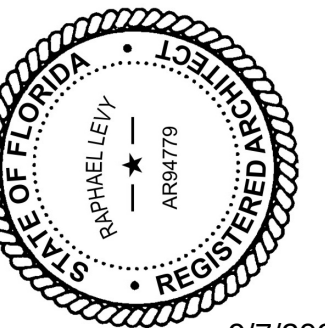


SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

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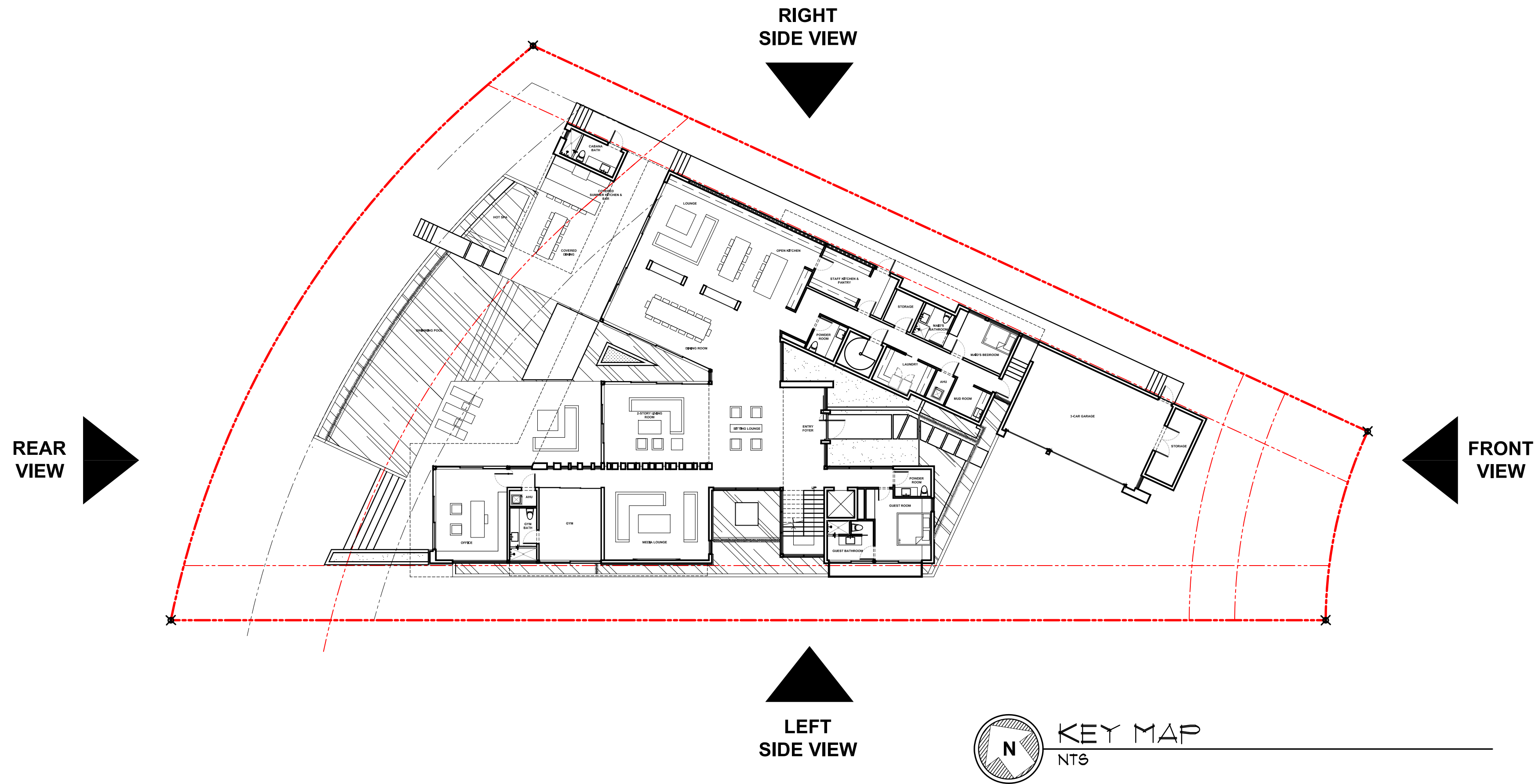
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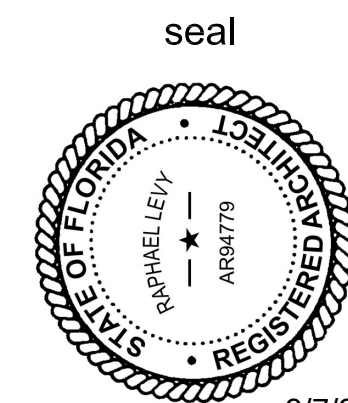
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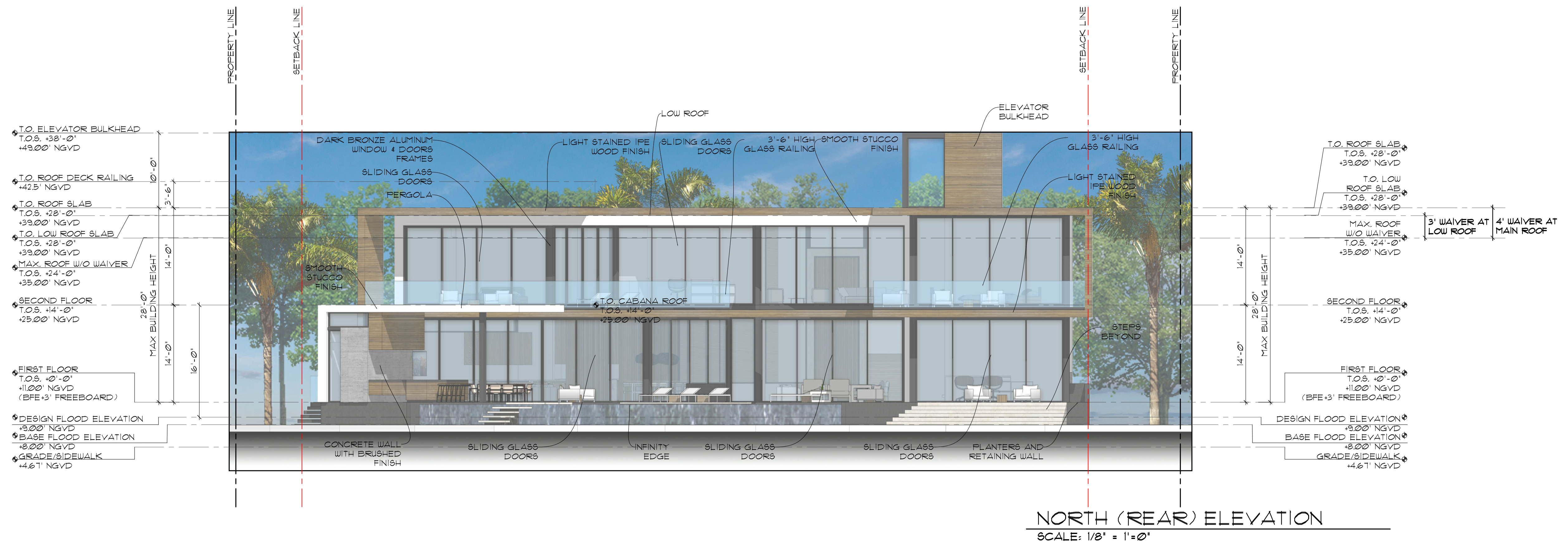
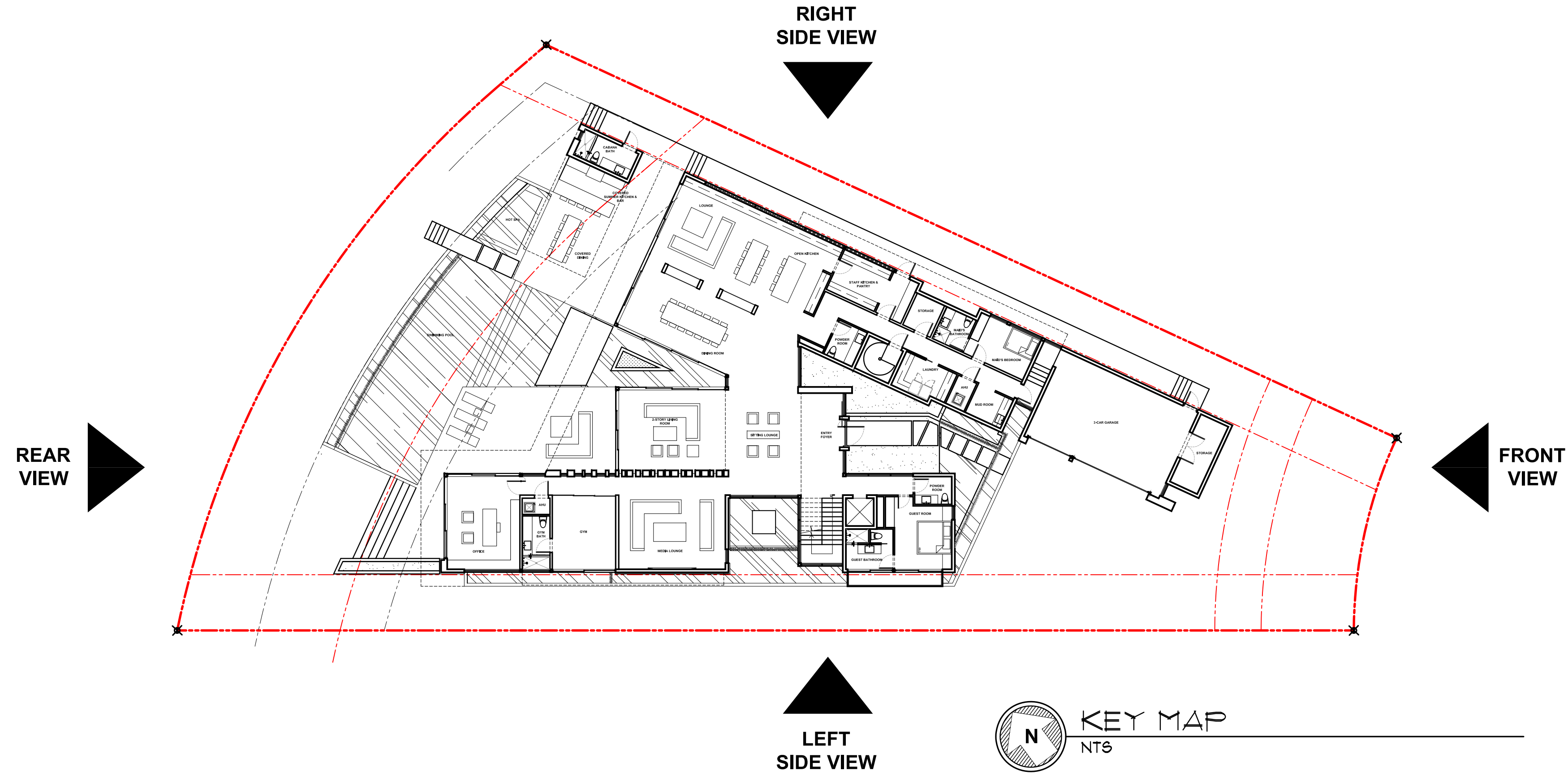
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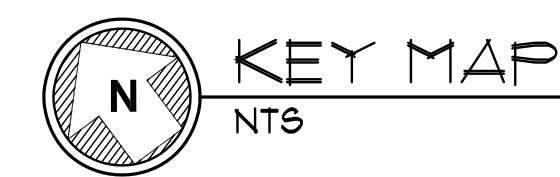
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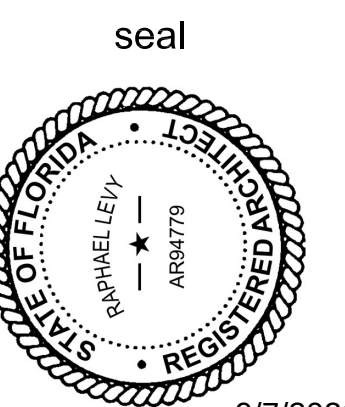
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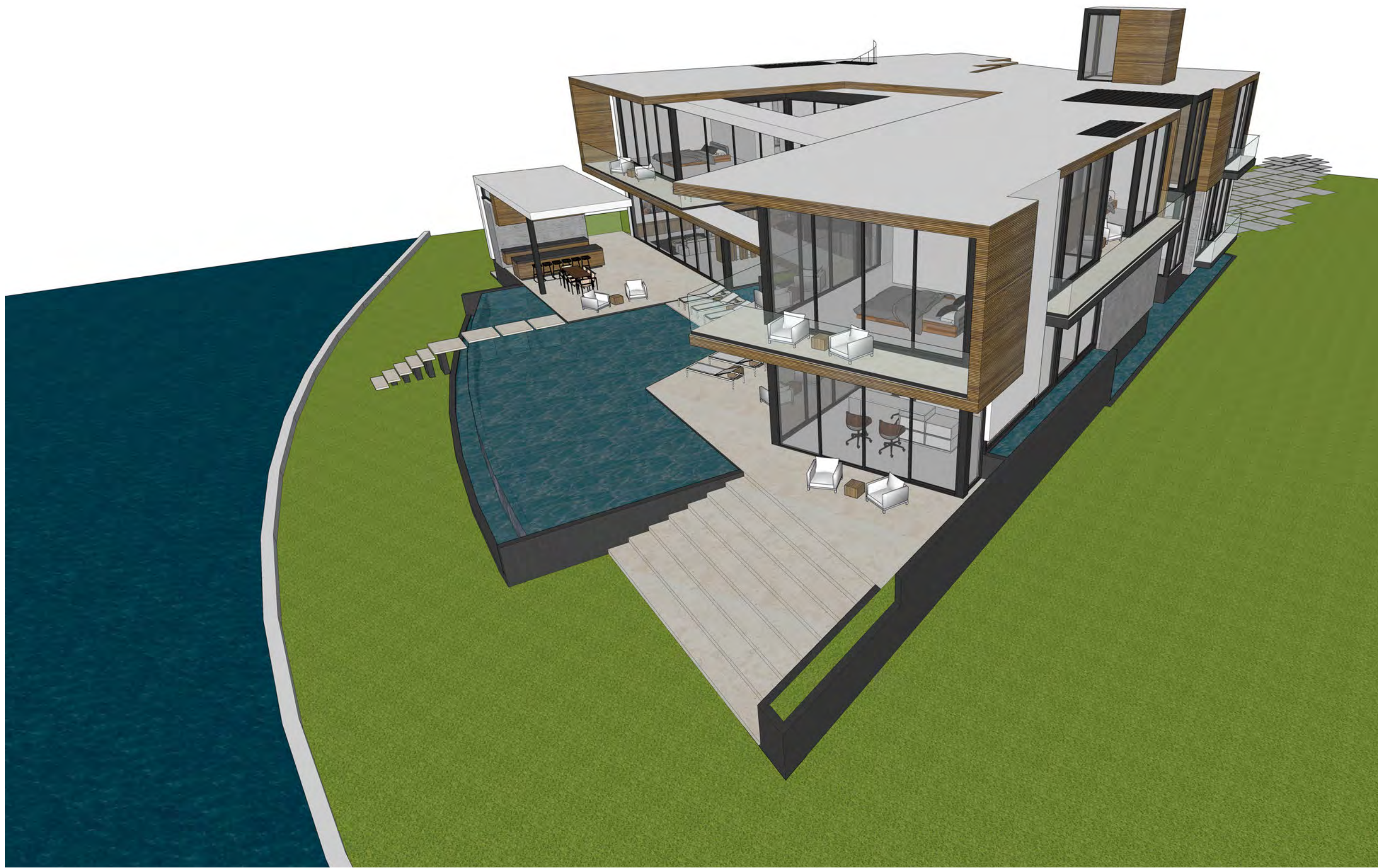
A-303



SOUTHEAST BIRD'S EYE LEVEL VIEW



NORTHEAST BIRD'S EYE LEVEL VIEW



SOUTHWEST BIRD'S EYE LEVEL VIEW



NORTHWEST BIRD'S EYE LEVEL VIEW



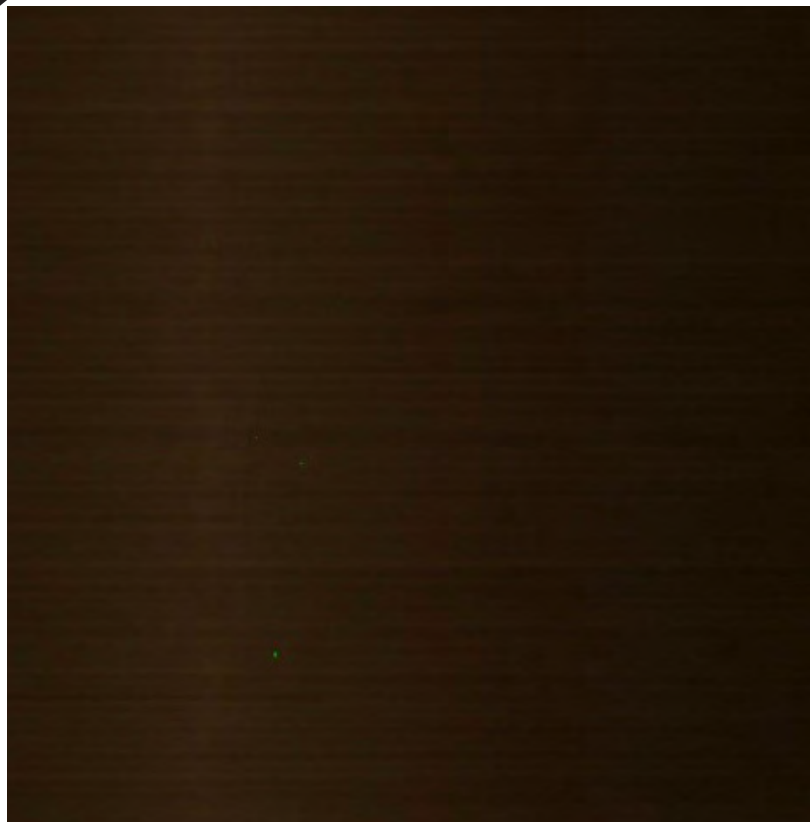
SMOOTH STUCCO



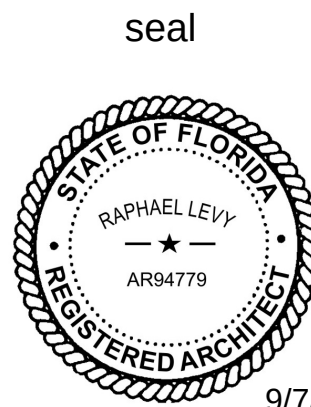
TARIMATEC WOOD CLADDING



NATURAL CONCRETE FINISH



DARK BRONZE ALUMINUM
FINISH



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Front Rendering

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Front Rendering



Side Rendering



Side Rendering

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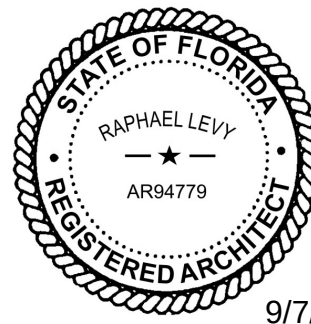
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Rear Rendering



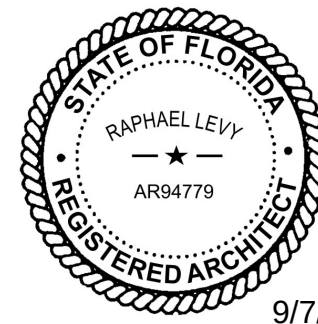


Rear Rendering

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