

PENROD RESIDENCE



PROJECT DATA:

PROJECT ADDRESS:  
317 N. COCONUT LANE  
MIAMI BEACH, FLORIDA 33139

LEGAL DESCRIPTION:  
LOT 1, IN BLOCK 2A, OF AMENDED RIVIERA AND  
THE FIRST AND SECOND ADDITIONS THERETO,  
ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 32, AT PAGE 37, OF THE  
PUBLIC RECORDS OF MIAMI-DADE COUNTY,  
FLORIDA.  
OR 20948-3342 12 2002 4

ZONING DATA:  
ZONING CLASSIFICATION: R6-4  
PROPERTY USE: 0100-SINGLE FAMILY  
FLOOD ZONE: AE-9 - EL. 9 FT

SCOPE OF WORK:  
DESIGN REVIEW BOARD APPROVAL FOR NEW  
2-STORY SINGLE FAMILY HOME TO REPLACE  
EXISTING 2-STORY PRE-1942 HOME.

WAIVER FOR ADDITIONAL OPEN SPACE FOR NORTH  
SIDE 2-STORY ELEVATION AND FOR 35% PORTION  
OF FRONT 2-STORY ELEVATION AT FEWER THAN 5'  
SETBACK

VARIANCE FOR SETBACKS ALONG SOUTH SIDE OF  
LOT FACING STREET TO BE 7'-6" AND FOR THE SUM  
OF THE SIDE YARDS TO BE 15'-0"

DRB FILE No. DRB21-0747

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Nov 08, 2021 - 10:18am

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

"ITEM #"	Zoning Information			
1	Address:	317 Coconut Lane, Miami Beach, FL 33140		
2	Folio number:	02-4205-002-0010		
3	Board and file numbers:	DRB21-0747		
4	Year built:	"Building 1: 1925 Building 2: 1925"	Zoning District:	RS-4 - Residential, Single-Family
5	Base Flood Elevation:	AE 9.00 N.G.V.D.	Grade Value in N.G.V.D.:	4.64'
6	Adjusted grade (Flood+Grade/2):	6.82'	"Free Board: (+12'" Minimum)"	EL. 10.0' N.G.V.D.
7	Lot Area (East of Sea Wall):	8,492 SF		
8	Lot width:	58'-4"	Lot Depth:	145'-0"
9	Maximum Lot Coverage SF and %:	"2,547.6 SF (30%) Two Story Home"	Proposed Lot Coverage SF and %:	2,523 SF (29.71%)
10	Existing Lot Coverage SF and %:	2,590 SF (30.50%)	Lot Coverage deducted (garage storage) SF:	N/A
11	Front Yard Open Space SF and %:	1,283 SF 696 SF (54.25%)	Rear Yard Open Space SF and %:	1,636 SF 1,241 SF (75.86%)
12	Maximum Unit Size SF and %:	4,246 SF (50%)	Proposed Unit Size SF and %:	4,219 SF (49.68%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,864 SF
14	Existing Second Floor Unit Size:	N/A	Proposed Second Floor Setback 5' further for minimum 35%. The provided is: range 4'-5" to 4'-11". Waiver requested.	Waiver Requested
15			Proposed Second Floor Unit Size SF and %:	2,355 SF (126% of First Floor)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	153 SF (6.5%)

		Required / Allowed	Existing	Proposed	Deficiencies
17	Height:	27'-0" (Sloped Roof)	N/A	26'-10 3/4"	
18	Setbacks:		N/A		
19	Front - One Story Structure:	20'-0"	0'-8"	N/A	
20	Front - Two Story Structure:	30'-0"	N/A	30'-4"	
21	Side - Facing Street:	15'-0"	11'-6"	7'-10"	Variance Requested
22	Side - Interior:	7'-6" (Minimum)	5'-3"	7'-10"	
23	Rear:	21'-9"	34'-8"	24'-5"	
24	Accessory Structure Side (Interior):	7'-6"	0'-8"	N/A	
25	Accessory Structure Rear:	7'-6"	N/A	N/A	
26	Sum of Side Yards:	22'-6" (25% of Lot)	22'-6" (25% of Lot)	15'-8"	Variance Requested

27	Located within a Local Historic District?	Yes or No	No
28	Designated as an individual Historic Single Family Residence Site?	Yes or No	No
29	Determined to be Architectural Significant?	Yes or No	TBD



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A-002





(E) CONTEXT ELEVATION, EXISTING



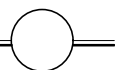
(P) CONTEXT ELEVATION, PROPOSED



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A-011





(E) CONTEXT ELEVATION, EXISTING



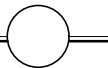
(P) CONTEXT ELEVATION, PROPOSED



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CONTEXT ELEVATION



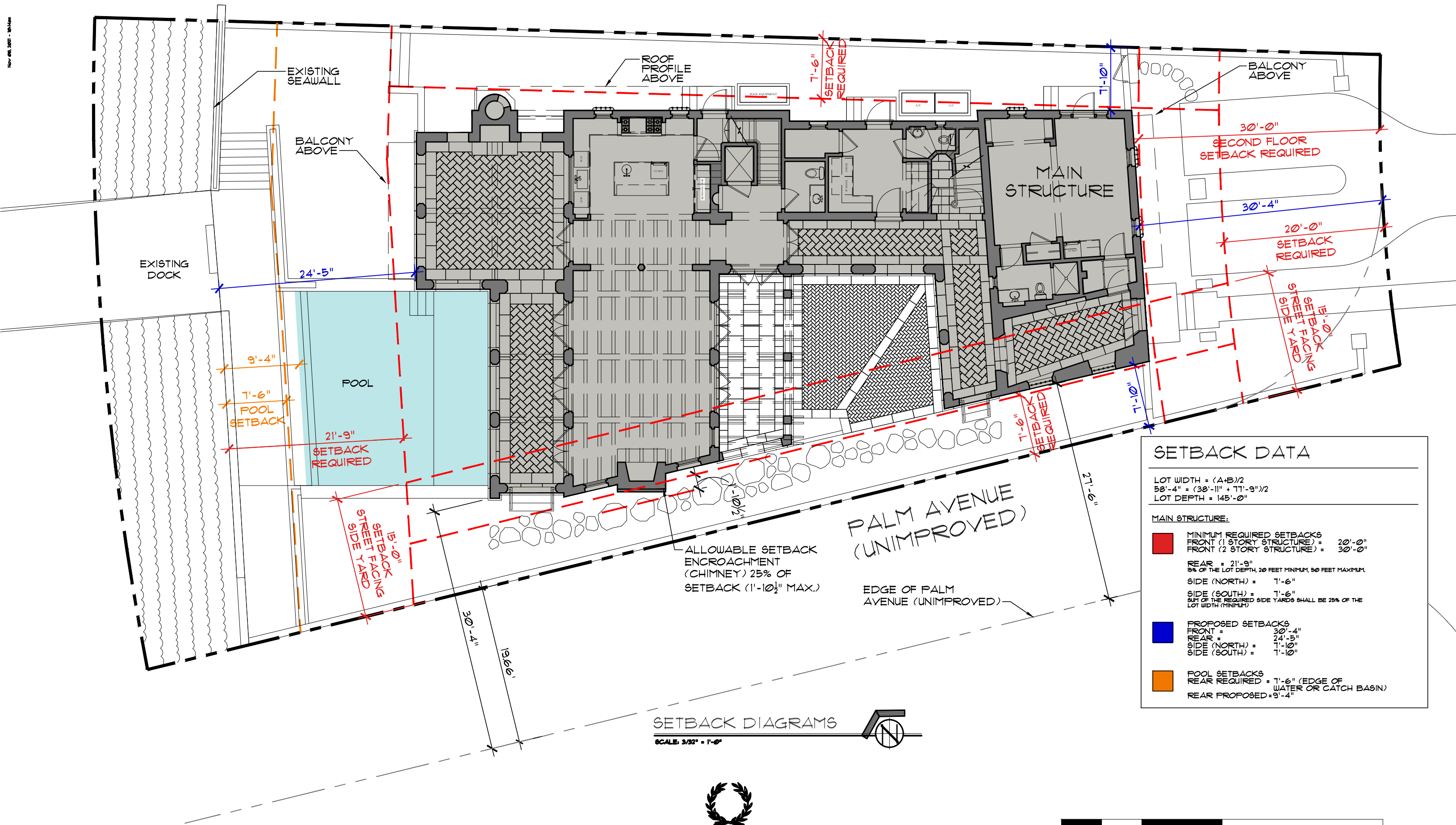
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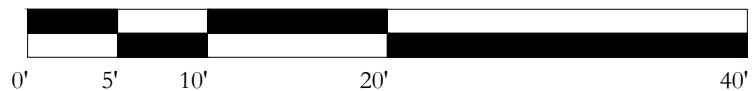
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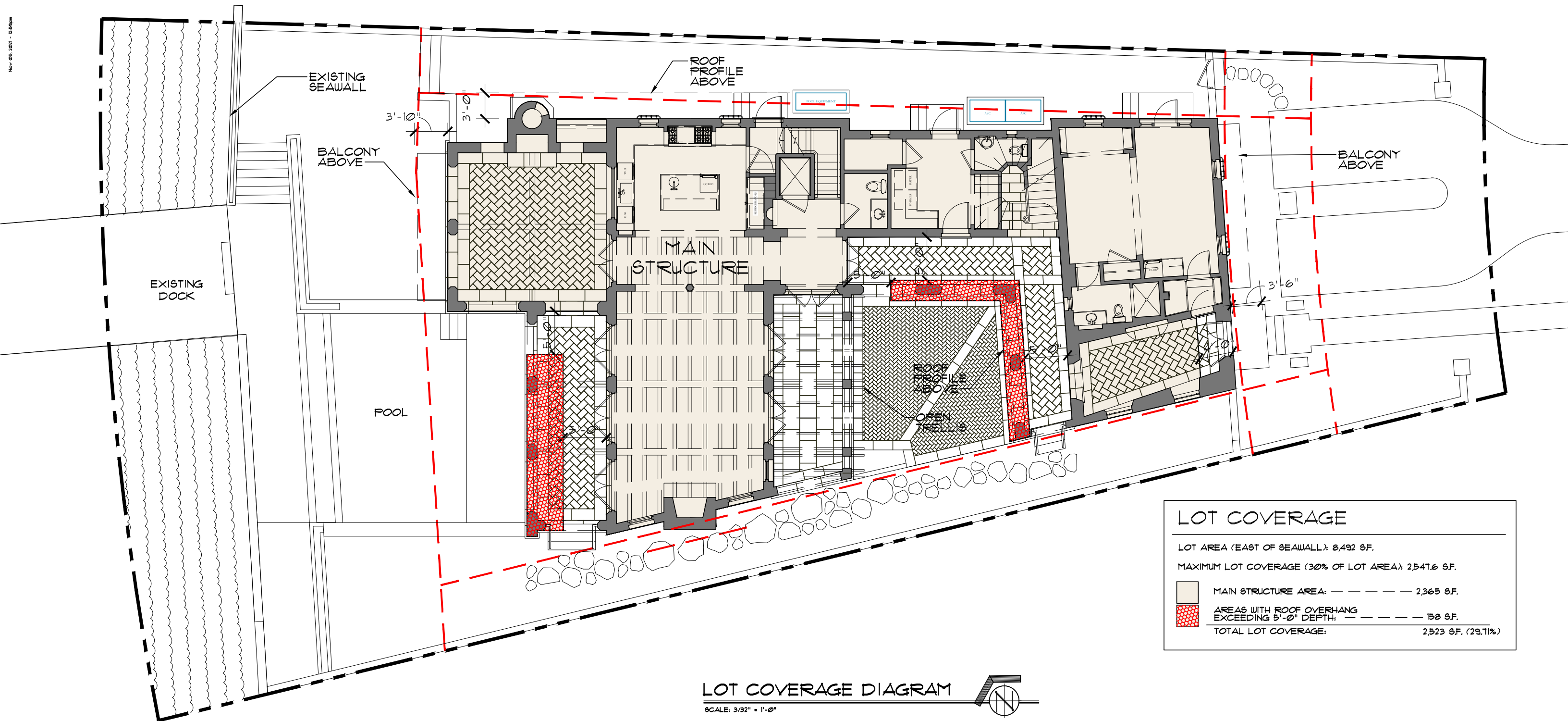
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A-103



Nov 08, 2021 - 03:43pm



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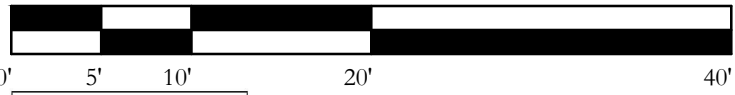
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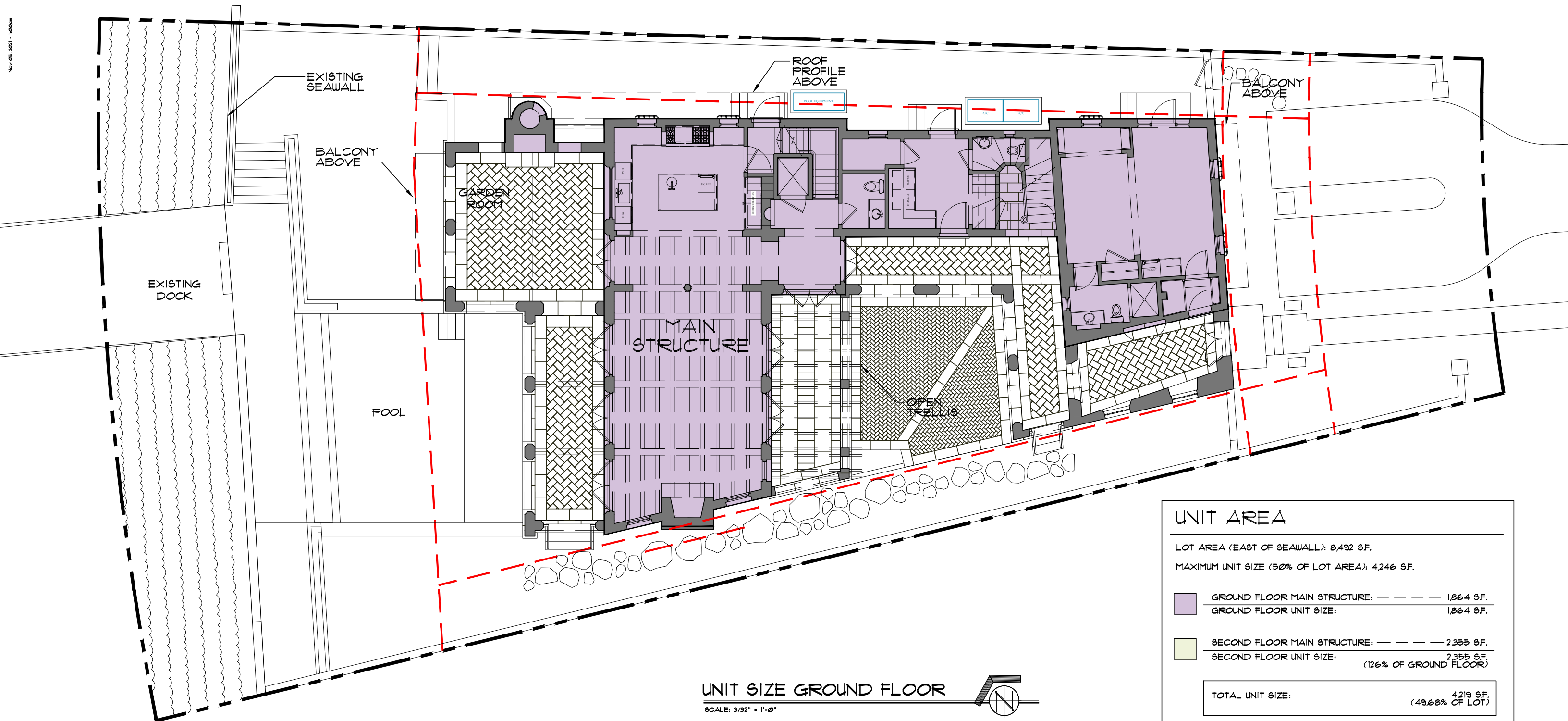


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Nov 08, 2021 - 1:00pm



UNIT AREA	
LOT AREA (EAST OF SEAWALL): 8,492 SF.	
MAXIMUM UNIT SIZE (50% OF LOT AREA): 4,246 SF.	
<div></div> GROUND FLOOR MAIN STRUCTURE: — — — — 1,864 SF.	
GROUND FLOOR UNIT SIZE:	1,864 SF.
<div></div> SECOND FLOOR MAIN STRUCTURE: — — — — 2,355 SF.	
SECOND FLOOR UNIT SIZE:	2,355 SF. (126% OF GROUND FLOOR)
TOTAL UNIT SIZE:	4,219 SF. (49.68% OF LOT)

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0' 5' 10' 20' 40'

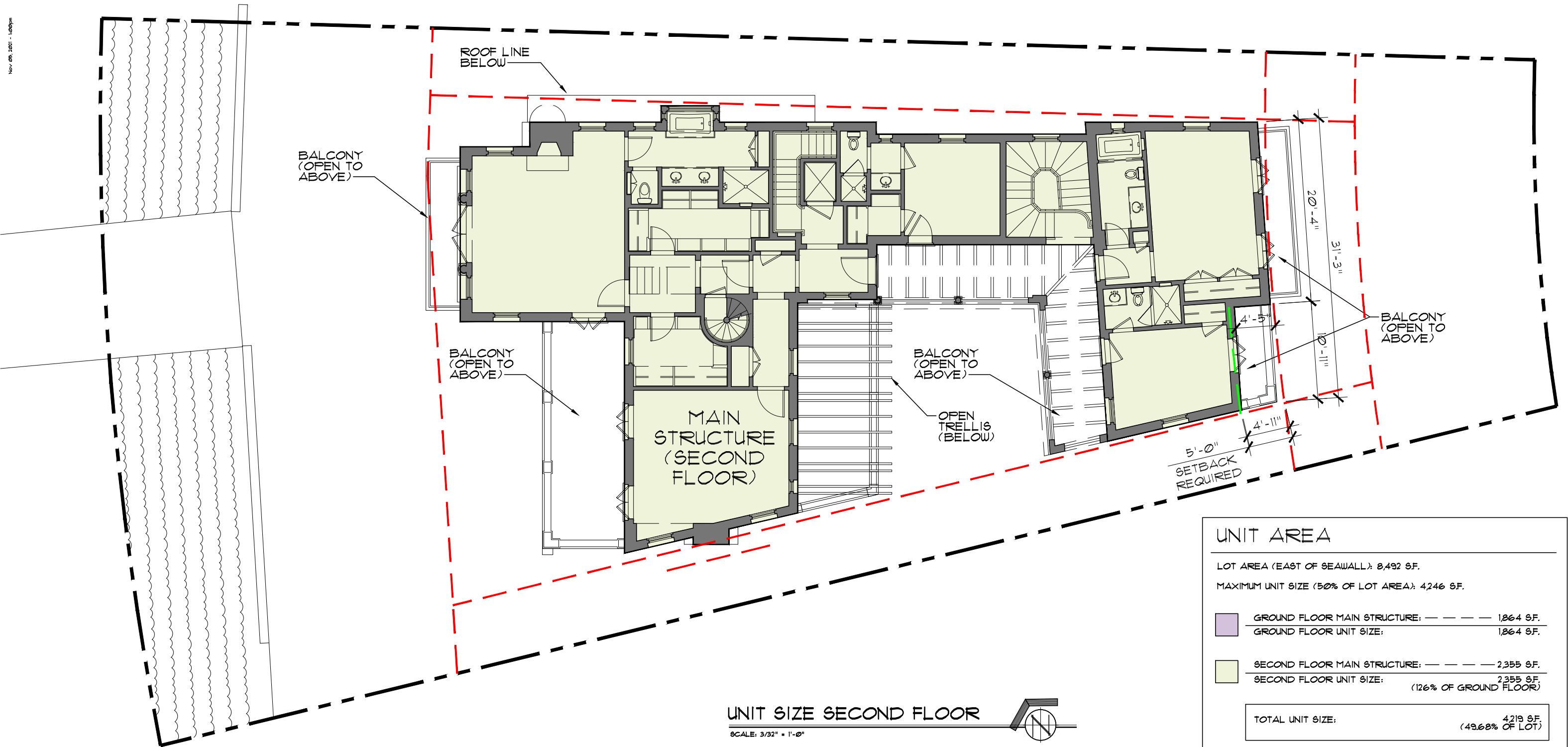


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UNIT SIZE SECOND FLOOR

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

UNIT AREA

LOT AREA (EAST OF SEAWALL): 8,492 SF.  
MAXIMUM UNIT SIZE (50% OF LOT AREA): 4,246 SF.

GROUND FLOOR MAIN STRUCTURE: — — — — 1,864 SF.  
GROUND FLOOR UNIT SIZE: 1,864 SF.

SECOND FLOOR MAIN STRUCTURE: — — — — 2,355 SF.  
SECOND FLOOR UNIT SIZE: 2,355 SF.  
(126% OF GROUND FLOOR)

TOTAL UNIT SIZE: 4,219 SF.  
(49.68% OF LOT)

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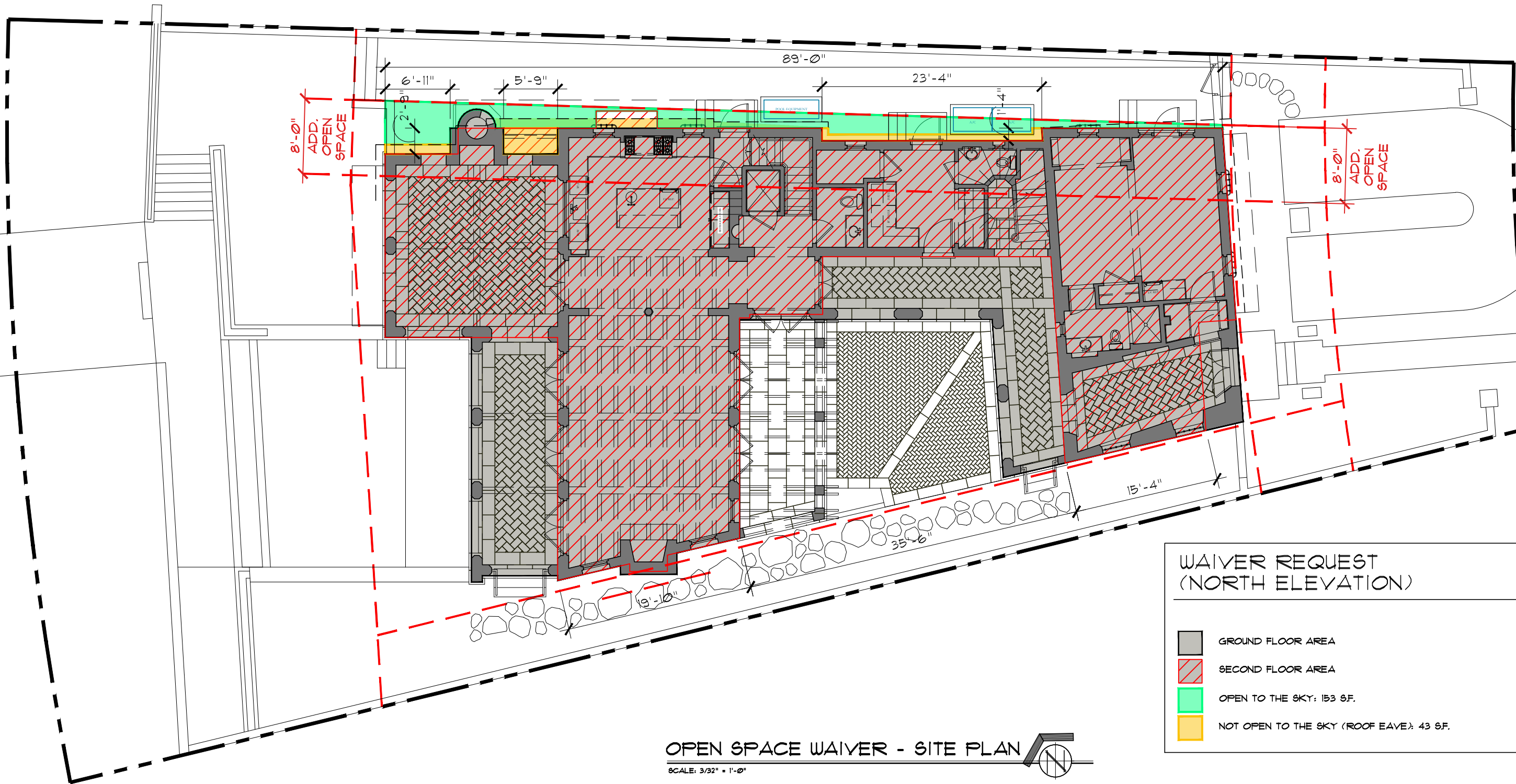


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A-106.1









OPEN SPACE WAIVER - NORTH ELEVATION (Perspective) 

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

**WAIVER REQUEST  
(NORTH ELEVATION)**

	OPEN TO THE SKY (FURTHEST FROM SETBACK)
	OPEN TO THE SKY (CLOSEST TO SETBACK)
	NOT OPEN TO THE SKY (ROOF EAVE)
	ELEMENTS UNDER CANOPY (NOT OPEN TO SKY)



OPEN SPACE WAIVER - NORTH ELEVATION 

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



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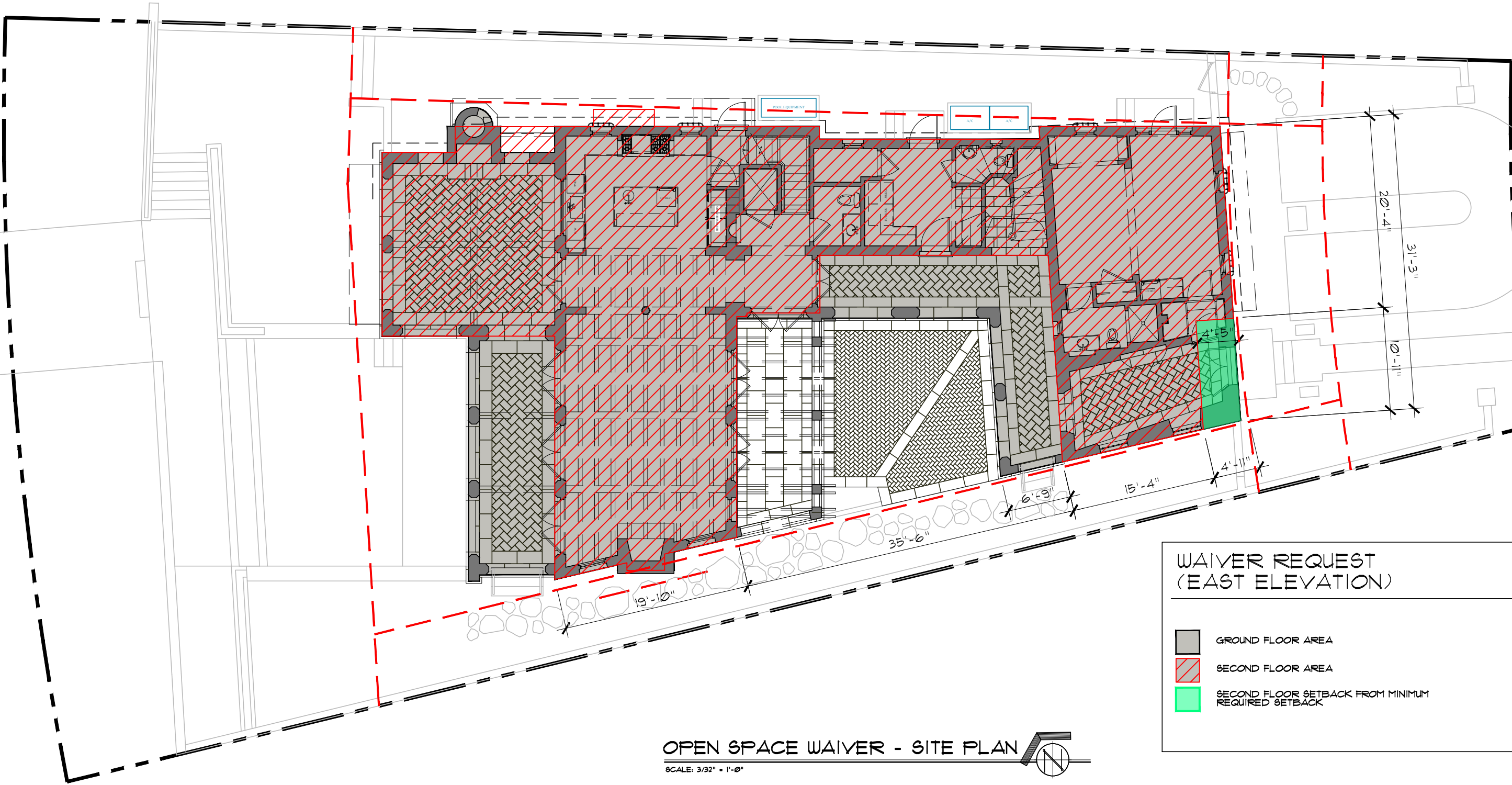


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Nov 08, 2021 - 10:07pm



WAIVER REQUEST  
(EAST ELEVATION)

GROUND FLOOR AREA

SECOND FLOOR AREA

SECOND FLOOR SETBACK FROM MINIMUM  
REQUIRED SETBACK

OPEN SPACE WAIVER - SITE PLAN

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



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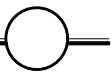
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OPEN SPACE WAIVER - EAST ELEVATION (Perspective)

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



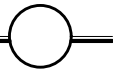
WAIVER REQUEST  
(EAST ELEVATION)

-  OPEN TO THE SKY (FURTHEST FROM SETBACK)
-  OPEN TO THE SKY (CLOSEST TO SETBACK)



OPEN SPACE WAIVER - EAST ELEVATION

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



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A-106.4



Nov 08, 2021 - 10:34am

EDGE OF PALM AVENUE  
(UNIMPROVED)

PALM AVENUE (UNIMPROVED)

STRUCTURES ON  
NEIGHBORING PROPERTIES

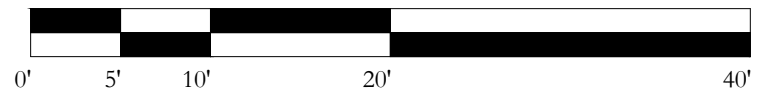
STRUCTURES ON  
NEIGHBORING PROPERTIES

SIDE SETBACK VARIANCE DIAGRAM - SITE PLAN

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

### VARIANCE REQUEST (SOUTH ELEVATION)

- GROUND FLOOR AREA
- SECOND FLOOR AREA
- 15'-0" STREET FACING SIDEYARD SETBACK ENCROACHMENT (396 sf.)



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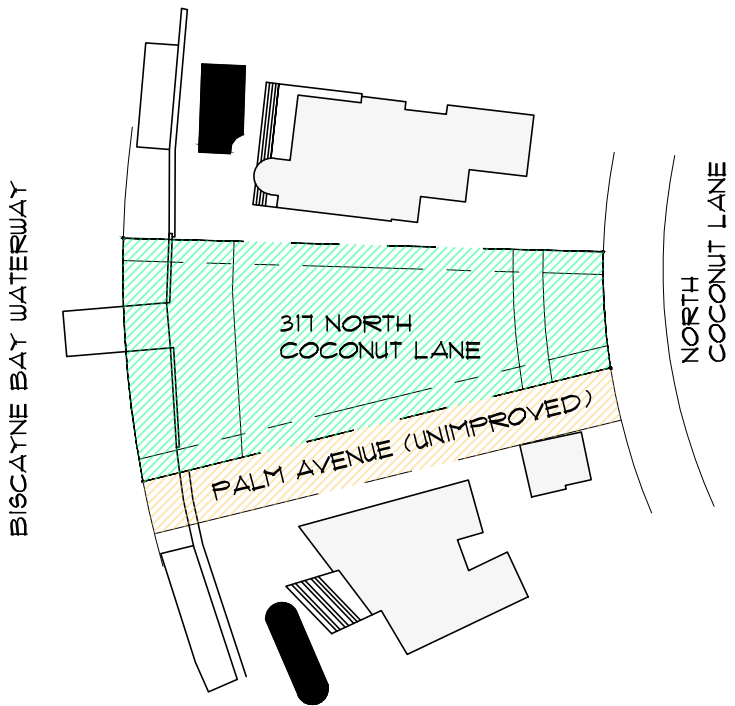
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OPEN SPACE WAIVER - SOUTH ELEVATION (Perspective)

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

VARIANCE REQUEST  
(SOUTH ELEVATION)



15'-0" STREET FACING SIDEYARD SETBACK  
ENCROACHMENT



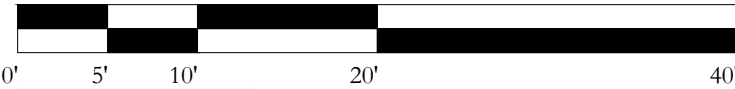
OPEN SPACE VARIANCE - SOUTH ELEVATION

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



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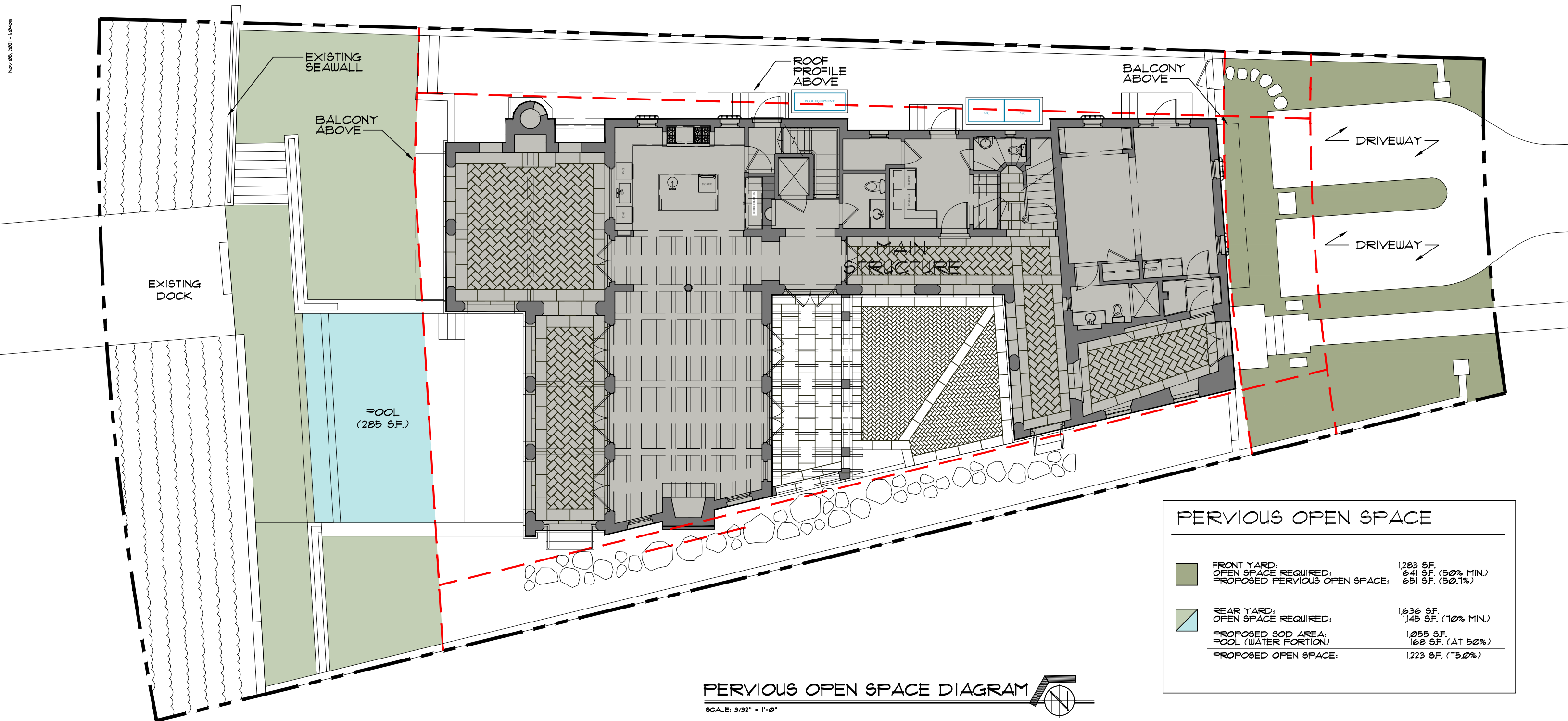
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FINAL SUBMITTAL | MIAMI BEACH, FLORIDA | NOVEMBER 8, 2021



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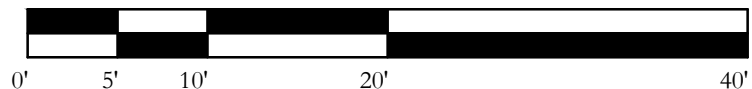
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Nov 08, 2021 - 10:41pm



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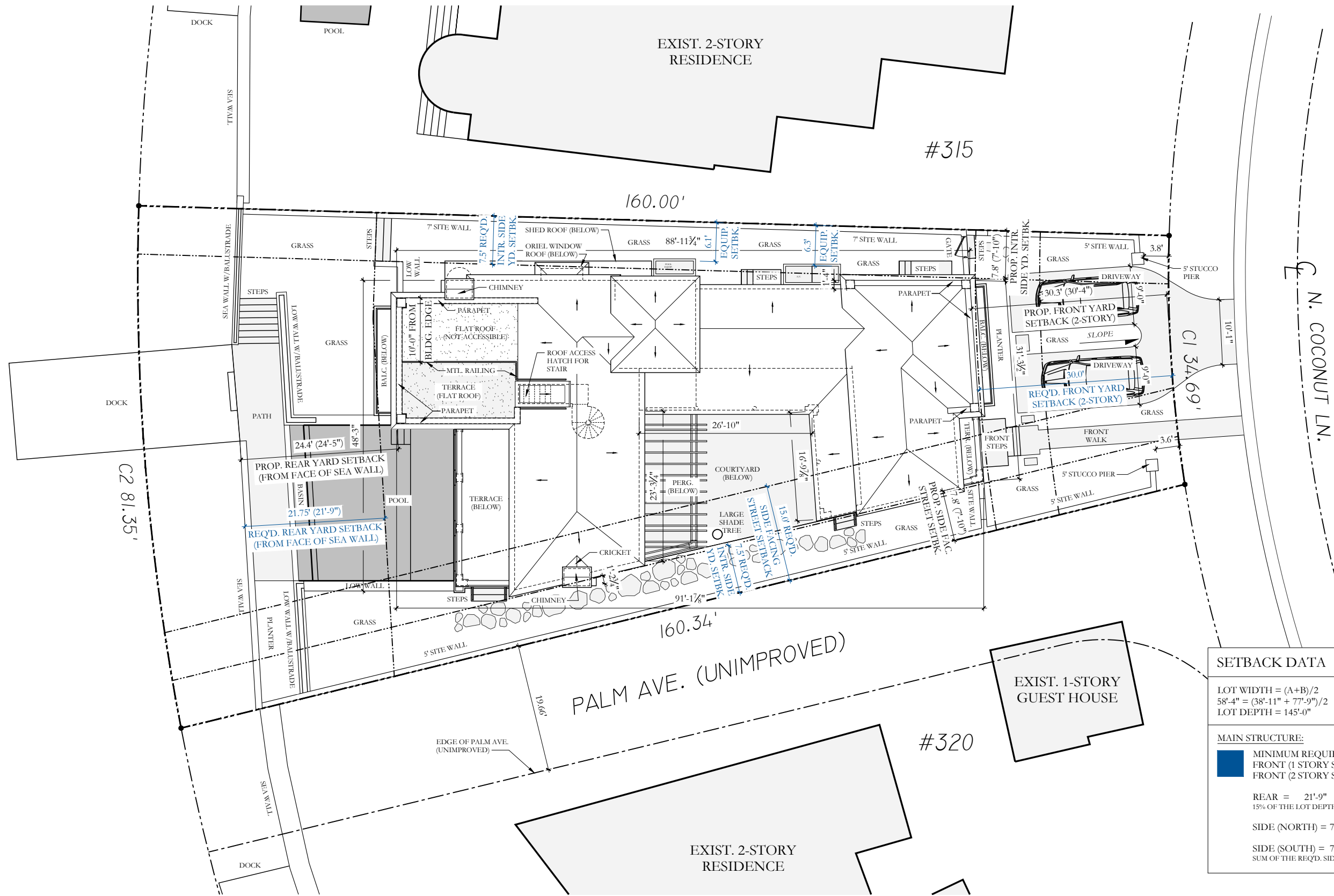
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BISCAYNE BAY WATERWAY (N.A.P.)

NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



SETBACK DATA	
LOT WIDTH = (A+B)/2 58'-4" = (38'-11" + 77'-9")/2 LOT DEPTH = 145'-0"	
MAIN STRUCTURE:	
<div></div>	MINIMUM REQUIRED SETBACKS: FRONT (1 STORY STRUCTURE) = 20'-0" FRONT (2 STORY STRUCTURE) = 30'-0"
	REAR = 21'-9" 15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM
	SIDE (NORTH) = 7'-6"
	SIDE (SOUTH) = 7'-6" SUM OF THE REQ'D. SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MIN.)

1 PROPOSED SITE PLAN W/ROOF PLAN  
1/16"=1'-0"

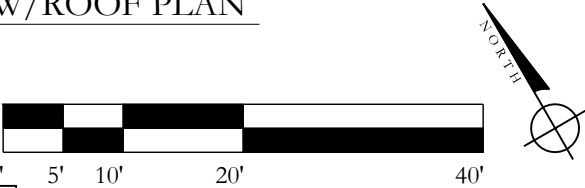


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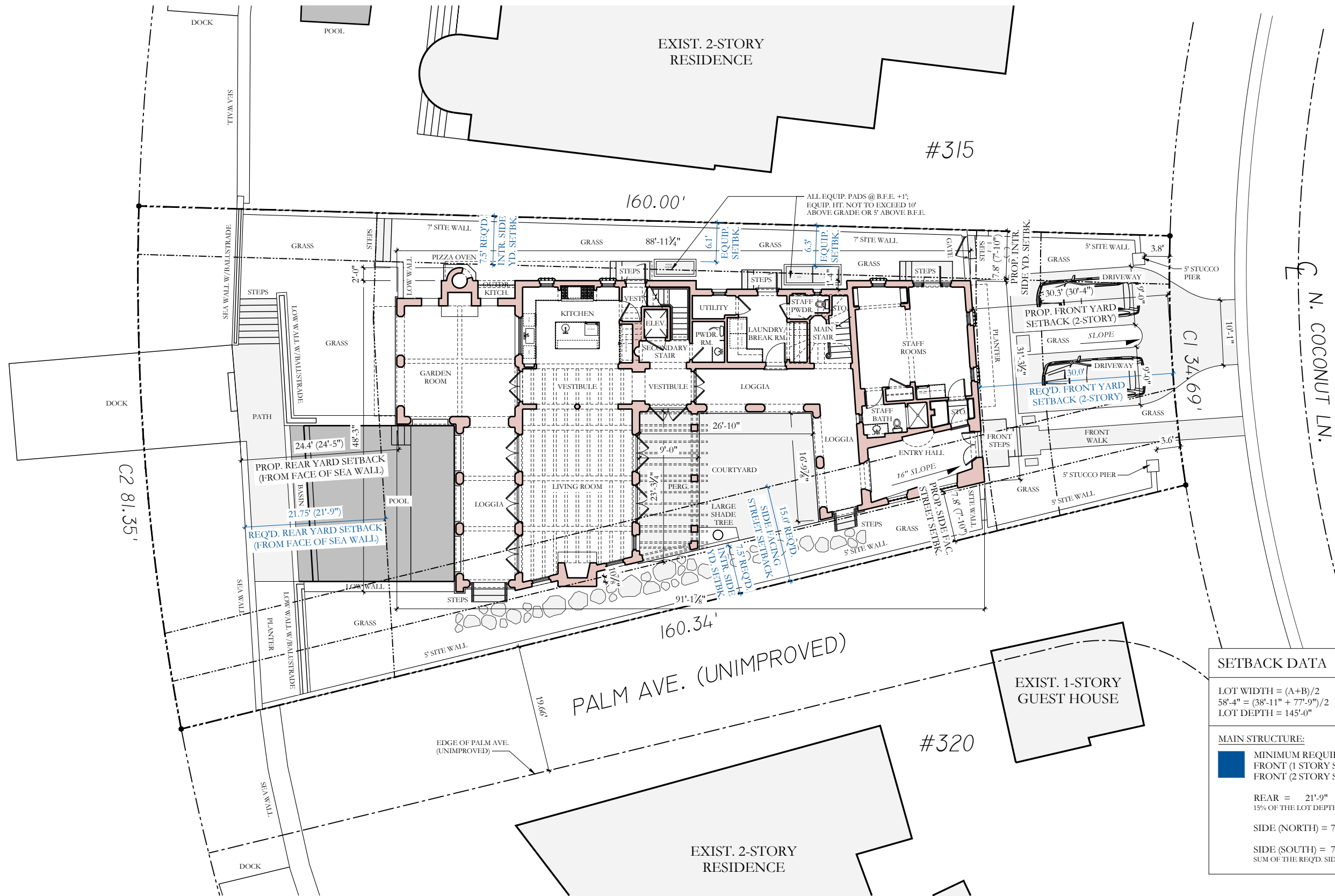
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A-200

BISCAYNE BAY WATERWAY (N.A.P.)



NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS

SETBACK DATA	
LOT WIDTH = (A+B)/2 58'-4" = (38'-11" + 77'-9")/2 LOT DEPTH = 145'-0"	
MAIN STRUCTURE:	
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	REAR = 21'-9" 15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM
	SIDE (NORTH) = 7'-6"
	SIDE (SOUTH) = 7'-6" SUM OF THE REQ'D. SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MIN.)

PALM AVE. (UNIMPROVED)

EXIST. 1-STORY  
GUEST HOUSE

EXIST. 2-STORY  
RESIDENCE

1 PROPOSED SITE PLAN W/FIRST FLOOR PLAN  
1/16"=1'-0"



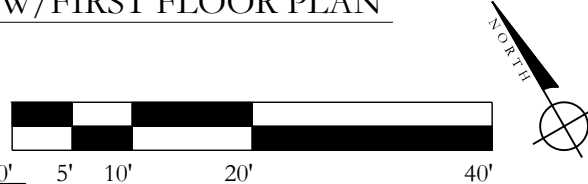
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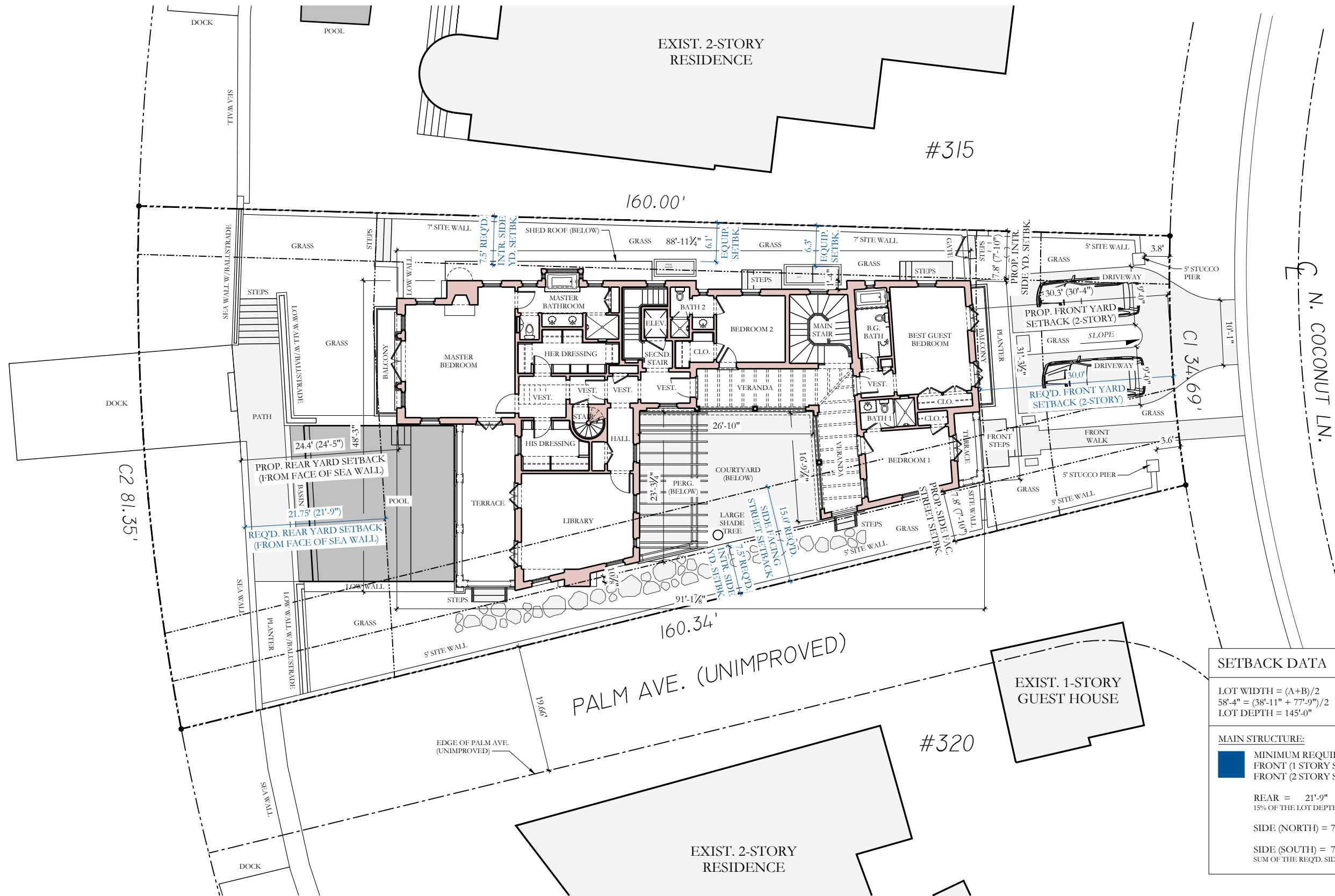
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A-201



BISCAYNE BAY WATERWAY (N.A.P.)



NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS

SETBACK DATA	
LOT WIDTH = (A+B)/2 58'-4" = (38'-11" + 77'-9")/2 LOT DEPTH = 145'-0"	
MAIN STRUCTURE:	
<div></div>	MINIMUM REQUIRED SETBACKS: FRONT (1 STORY STRUCTURE) = 20'-0" FRONT (2 STORY STRUCTURE) = 30'-0"
	REAR = 21'-9" 15% OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM
	SIDE (NORTH) = 7'-6"
	SIDE (SOUTH) = 7'-6" SUM OF THE REQ'D. SIDE YARDS SHALL BE 25% OF THE LOT WIDTH (MIN.)

1 PROPOSED SITE PLAN W/SECOND FLOOR PLAN  
1/16"=1'-0"



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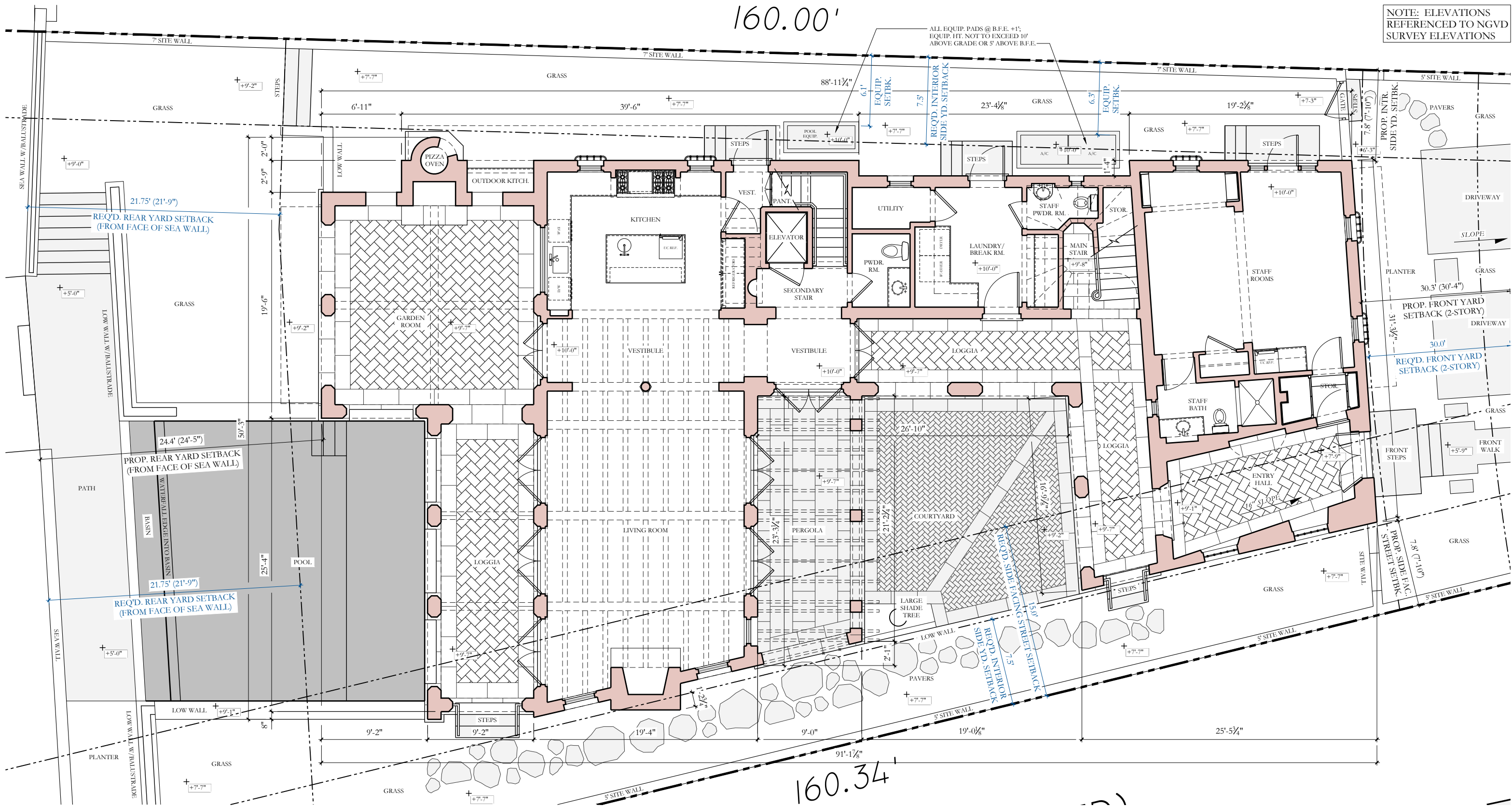
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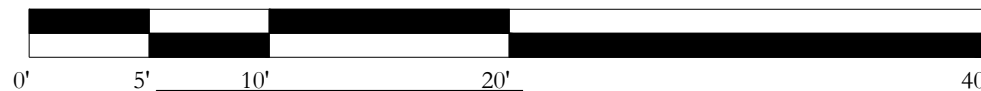
NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



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1 PROPOSED FIRST FLOOR PLAN  
1/8"=1'-0"



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A-210

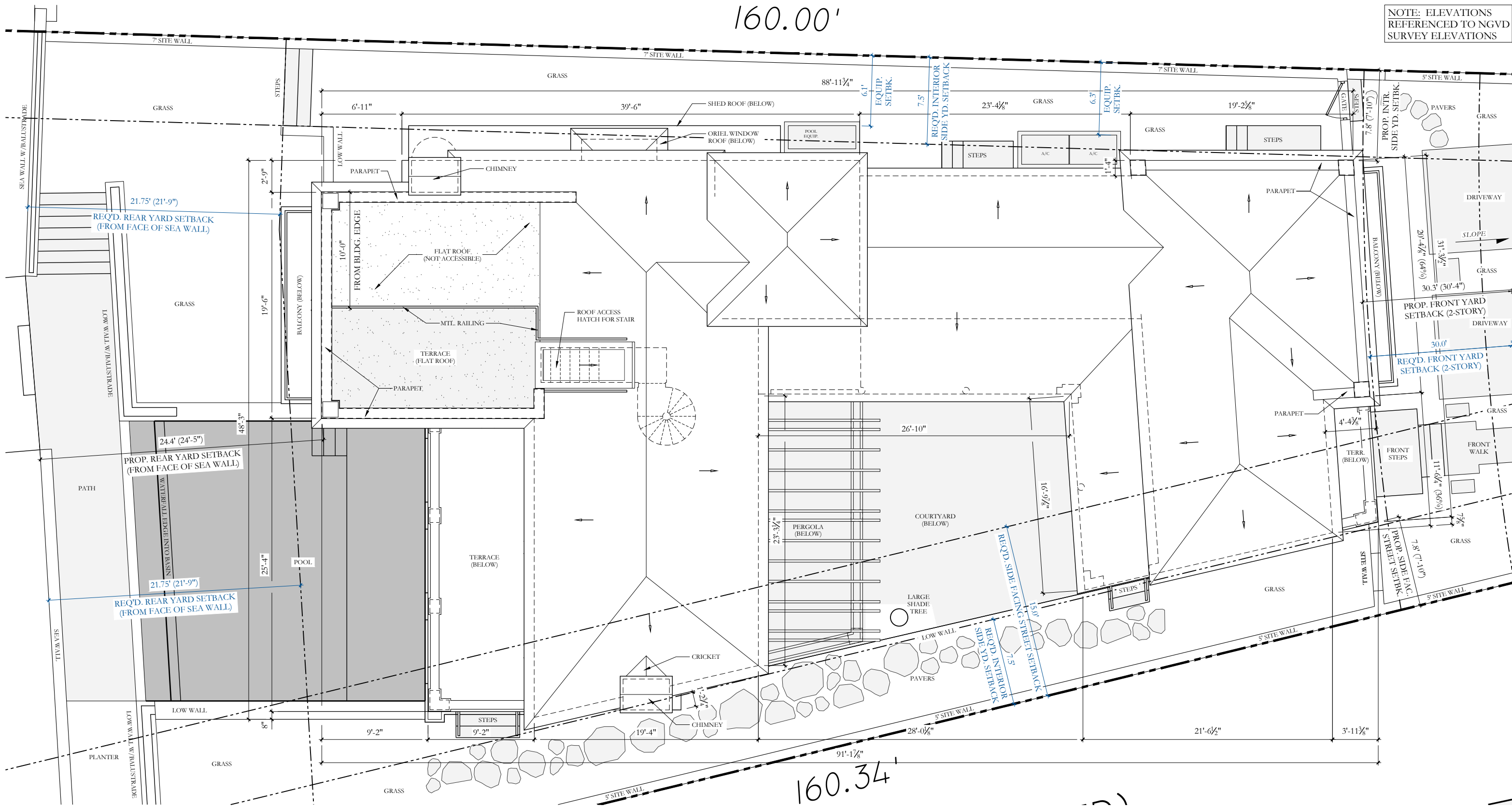


160.00'



A-211

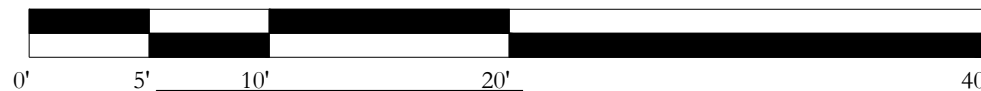
NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



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1 PROPOSED ROOF PLAN  
1/8"=1'-0"



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1 PROPOSED EAST (STREET) ELEVATION  
1/8"=1'-0"



2 PROPOSED WEST (WATER) ELEVATION  
1/8"=1'-0"

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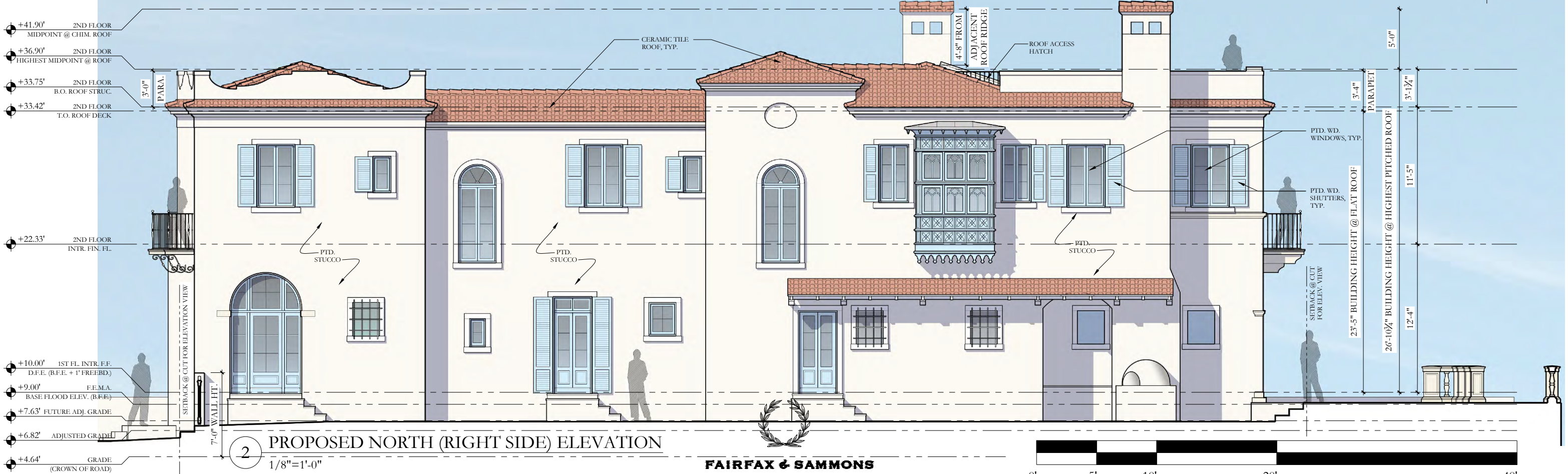
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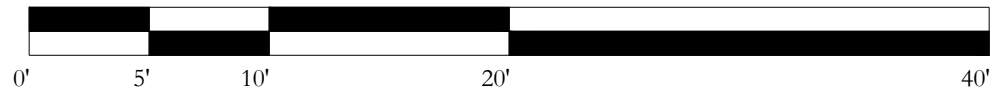


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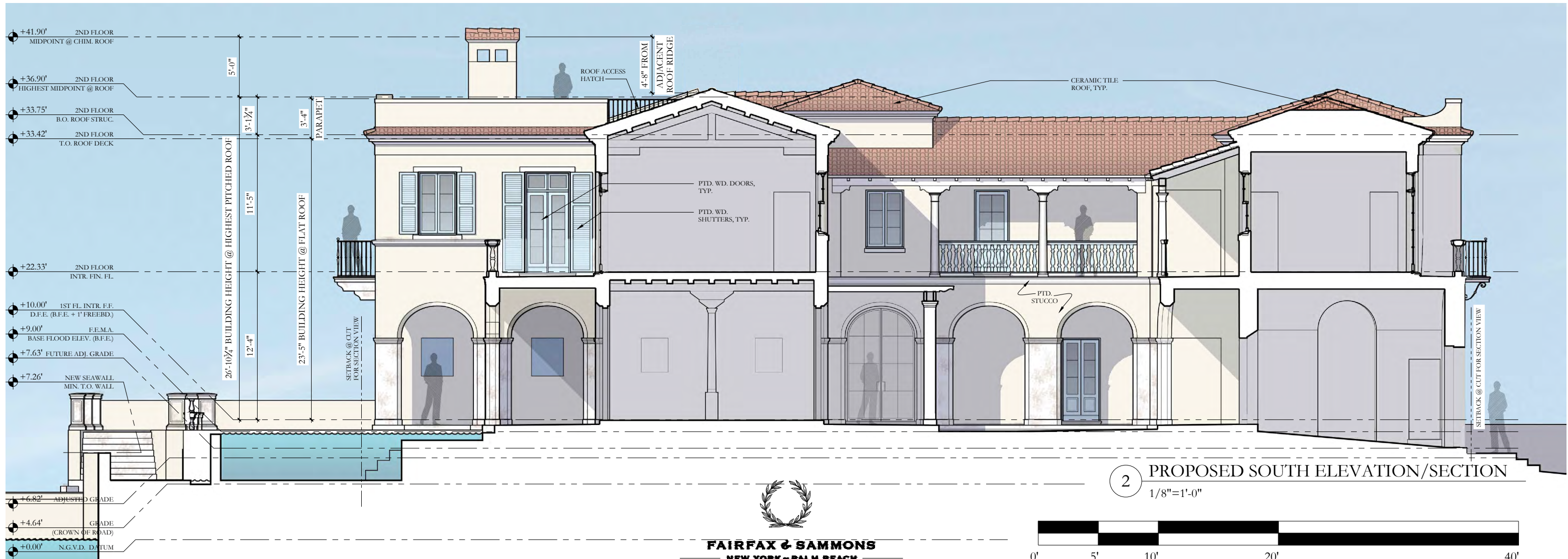
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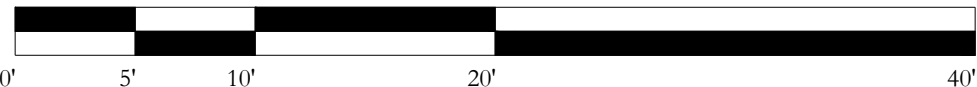
NOTE: ELEVATIONS  
REFERENCED TO NGVD  
SURVEY ELEVATIONS



1 PROPOSED SOUTH SITE SECTION  
1/16"=1'-0"



2 PROPOSED SOUTH ELEVATION/SECTION  
1/8"=1'-0"



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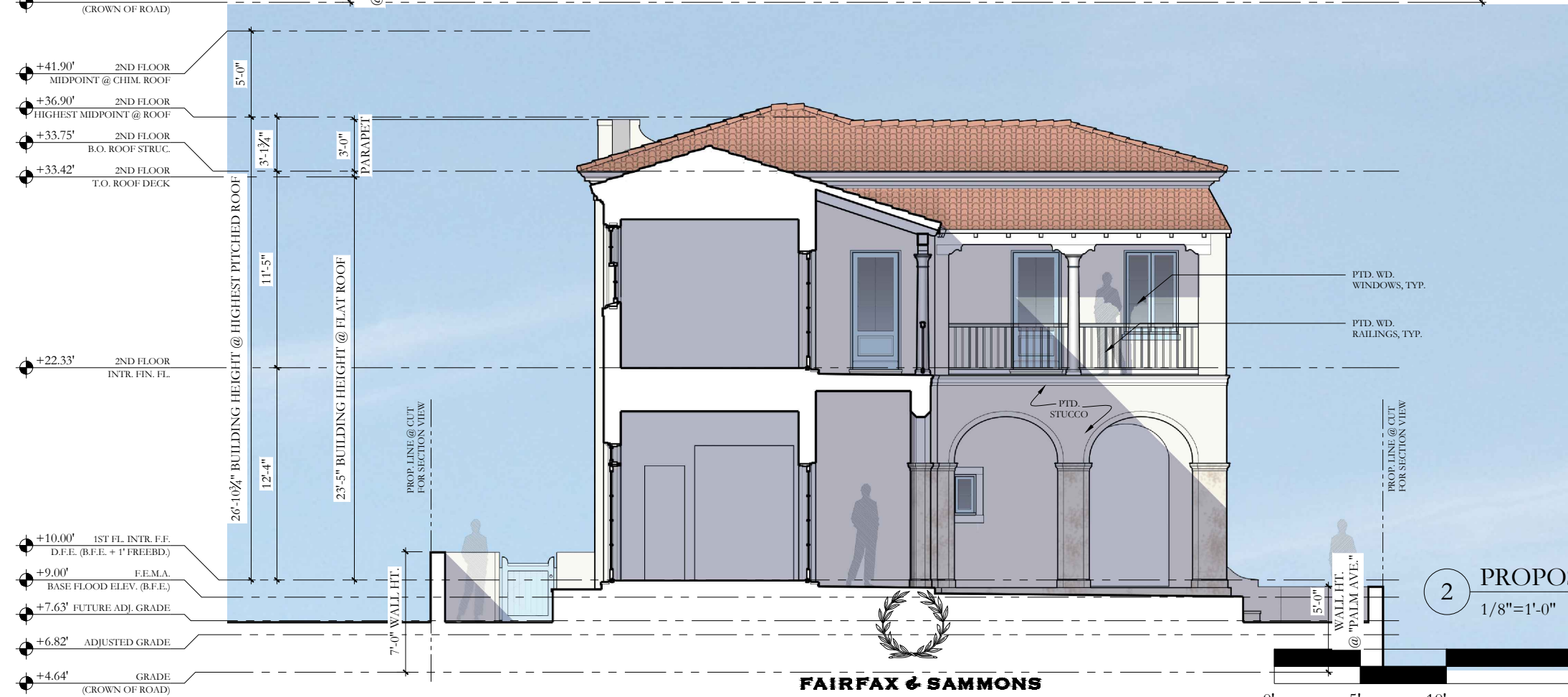
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NOTE: ELEVATIONS  
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SURVEY ELEVATIONS



1 PROPOSED EAST ELEVATION/SECTION  
1/8"=1'-0"



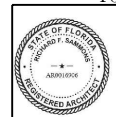
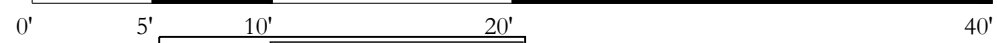
2 PROPOSED WEST ELEVATION/SECTION  
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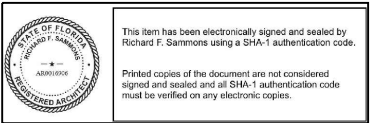
1 3D RENDERING - VIEW FROM EAST (STREET)



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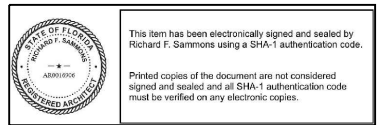


1 3D RENDERING - VIEW FROM EAST (STREET)



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A-402





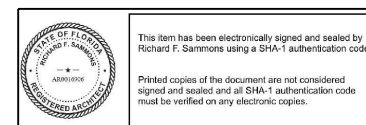
1 3D RENDERING - AERIAL VIEW FROM SOUTHEAST



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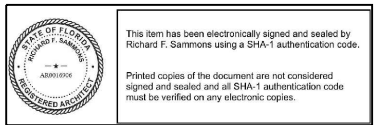
1 3D RENDERING - ENLARGED AERIAL VIEW FROM S.E.



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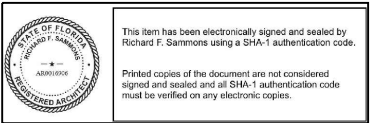
1 3D RENDERING - GROUND LEVEL VIEW FROM SOUTH



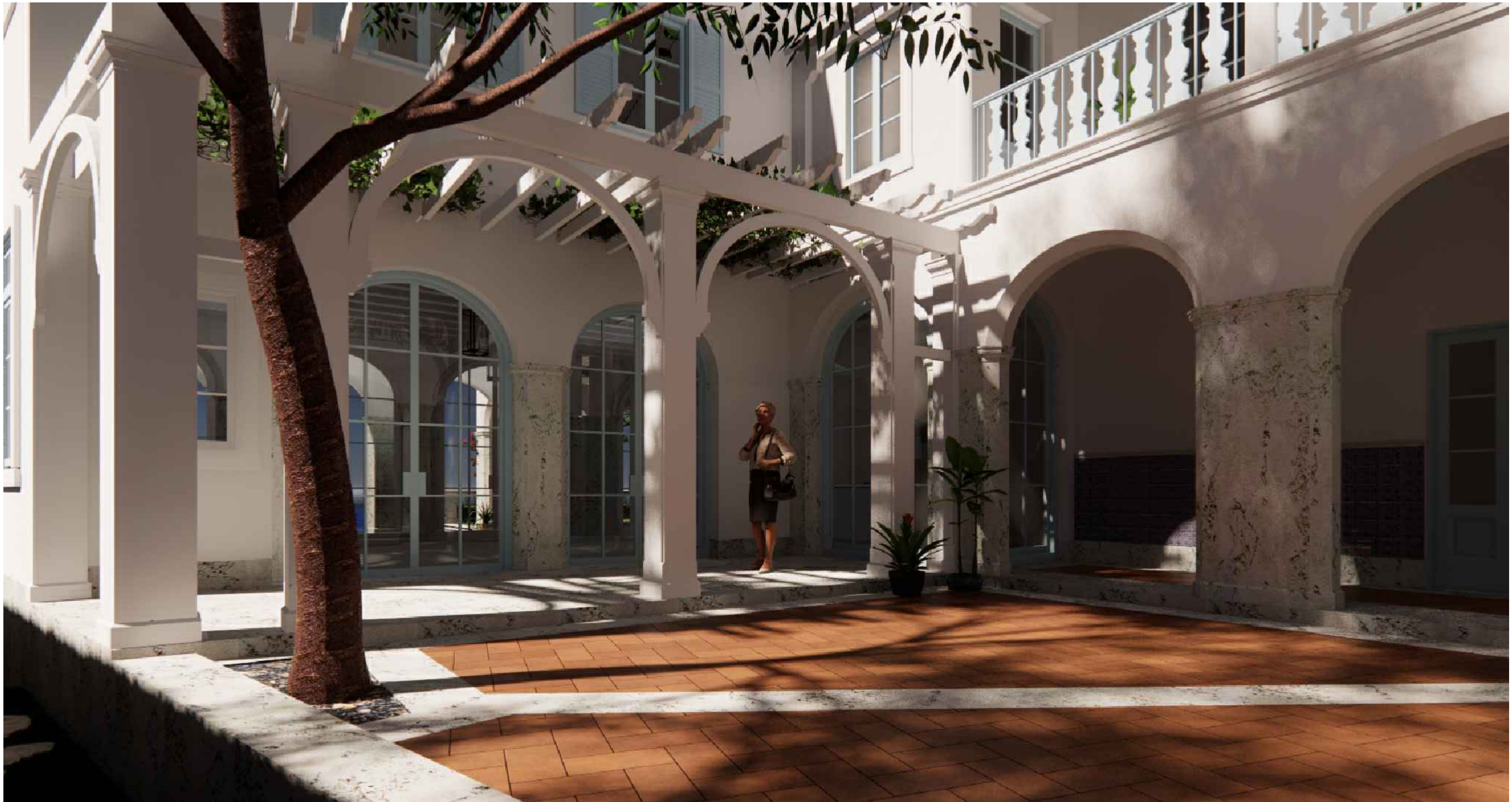
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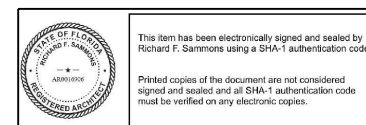
1 3D RENDERING - GROUND LVL. CTYD. VIEW FROM S.E.



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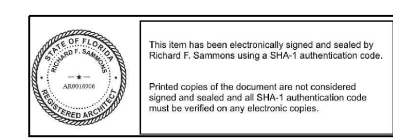
1 3D RENDERING - AERIAL VIEW FROM SOUTHWEST



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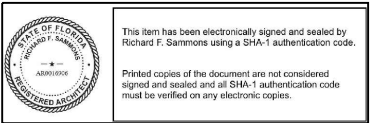
1 3D RENDERING - VIEW FROM WEST



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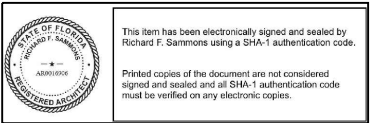
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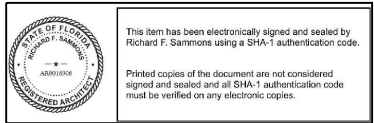
1 3D RENDERING - AERIAL VIEW FROM WEST



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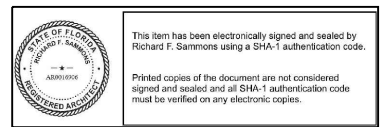


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1 3D RENDERING - AERIAL VIEW FROM NORTH

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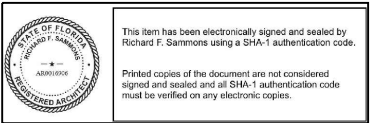
1 3D RENDERING - VIEW FROM NORTHEAST



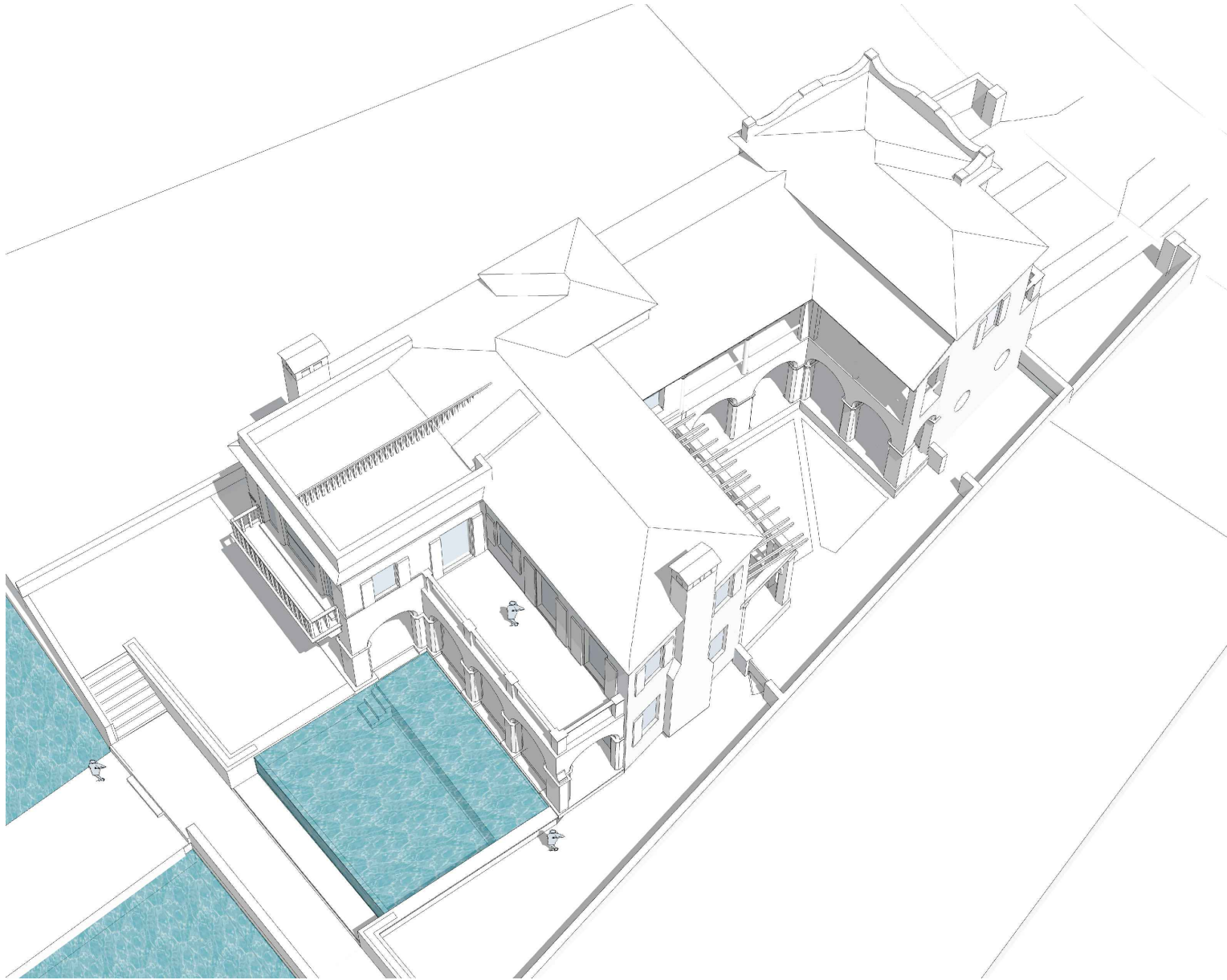
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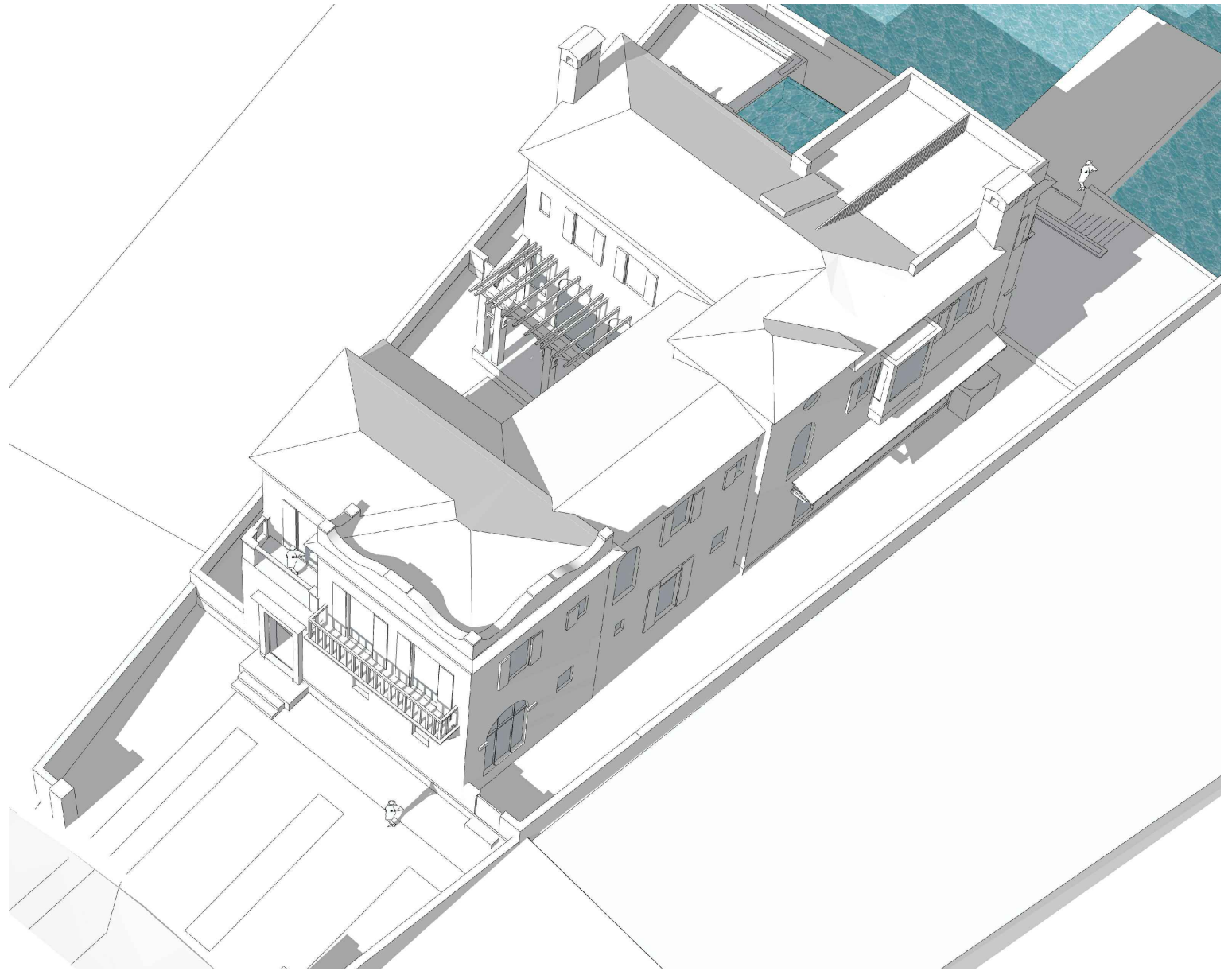
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1 MASSING AXONOMETRIC - VIEW FROM SOUTHWEST



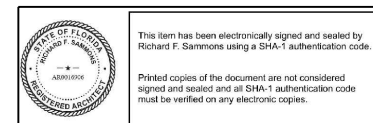
1 MASSING AXONOMETRIC - VIEW FROM NORTHEAST



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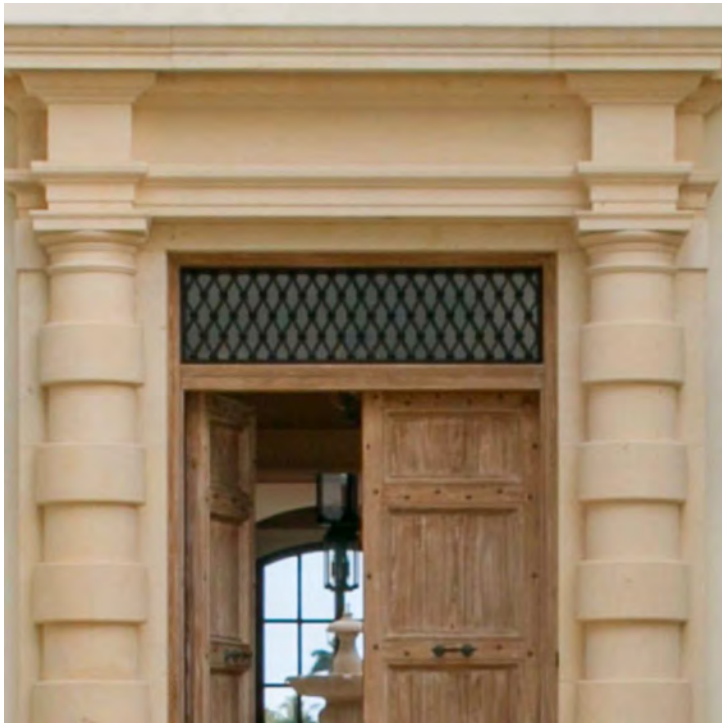
PAINTED STUCCO WALLS & DETAILS (WHITE)



CLAY BARREL TILE ROOF



PAINTED WINDOWS, DOORS, & SHUTTERS (LIGHT BLUE)



STONE SURROUNDS & DETAILS;  
LIMED WOOD & METAL GRILLE FRONT DOOR



COQUINA PAVERS



BRICK PAVERS



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