



225 N HIBISCUS DRIVE RESIDENCE

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 08.08.2022
DRB22-0852

OCTOBER 4TH 2022 DESIGN REVIEW BOARD

NEW SINGLE FAMILY RESIDENCE

DESIGN REVIEW BOARD

225 N HIBISCUS DRIVE

MIAMI BEACH, FLORIDA

CLIENT

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CONSULTANTS

SCOPE OF WORK

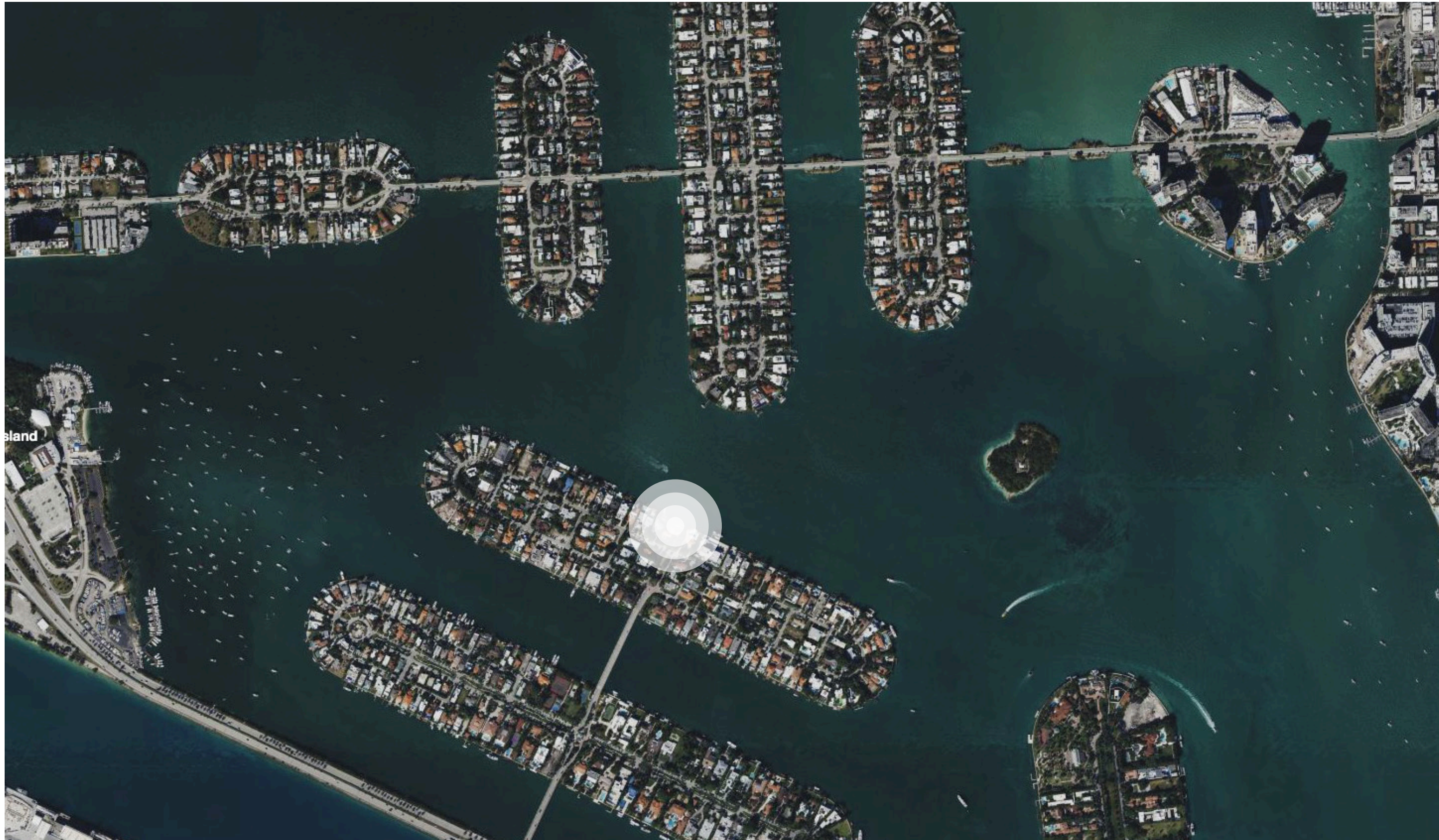
- NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE,
POOL, TERRACES, PROPERTY WALLS AND FENCING,
DRIVEWAY, AND LANDSCAPING

1) WAIVER REQUEST FOR 4' ADDITIONAL HEIGHT FOR RS-3
PROPERTY THROUGH DRB REVIEW AND APPROVAL



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NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY





NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY





NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY STREETScape



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



205 N HIBISCUS DRIVE



191 N HIBISCUS DRIVE



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



180 N HIBISCUS DRIVE



200 N HIBISCUS DRIVE



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



115 E PALM MIDWAY



118 W PALM MIDWAY



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



7

230 N HIBISCUS DRIVE



8

250 N HIBISCUS DRIVE



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



265 N HIBISCUS DRIVE



255 N HIBISCUS DRIVE



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



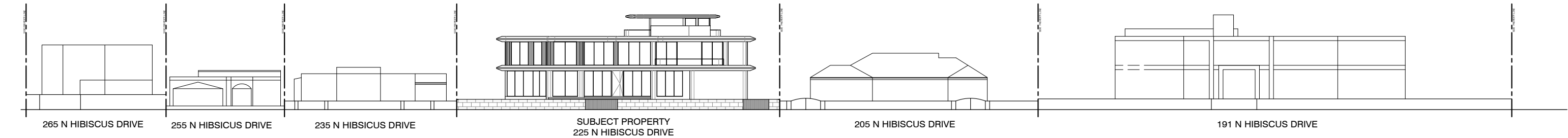
235 N HIBISCUS DRIVE



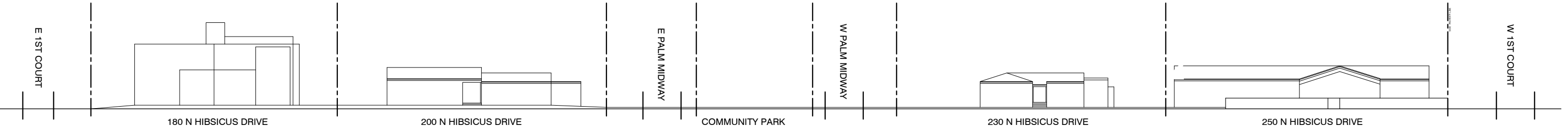
COMMUNITY PARK



CONTEXTUAL STREETSCAPES



1 CONTEXTUAL NORTH STREET ELEVATION
NTS



2 CONTEXTUAL SOUTH STREET ELEVATION
NTS

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	225 N HIBISCUS DRIVE, MIAMI BEACH, FL 33140			
2	Folio number(s):	02-3232-006-0471			
3	Board and file numbers :	DRB22-0852			
4	Year built:	1934	Zoning District:	RS-3	
5	Based Flood Elevation:	+10'-0" NGVD	Grade value in NGVD:	6.2' NGVD	
6	Adjusted grade (Flood+Grade/2):	8.1' NGVD	Free board:	+2.5	
7	Lot Area:	26,787sf			
8	Lot width:	150'	Lot Depth:	178'-2"	
9	Max Lot Coverage SF and %:	8,036sf (30%)	Proposed Lot Coverage SF and %:	8,036sf (30%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,706sf (56.9%)	Rear Yard Open Space SF and %:	3,156sf (70.5%)	
12	Max Unit Size SF and %:	13,394sf (50%)	Proposed Unit Size SF and %:	13,394f (50%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	7,267sf	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A	
15		N/A	Proposed Second Floor Unit Size SF and % :	6,037sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,497sf (24.9%)	
		Required		Proposed	Deficiencies
17	Height:	24'-0"		28'-0"	+4'
18	Setbacks:				
19	Front First level:	20'-0"		20'-0" (GARAGE)	N/A
20	Front Second level:	30'-0"		46'-10.5"	N/A
21	Side 1:	EAST 15'(10% LOT DEPTH)		EAST 15'	N/A
22	Side 2 or (facing street):	WEST 22'-6"		WEST 22'-6"	
23	Rear:	26'-3"		36'-9"	N/A
	Accessory Structure Side 1:	7'-6"		7'-6"	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	N/A
25	Accessory Structure Rear:	13'-1.5"		13'-1.5"	N/A
26	Sum of Side yard :	37'-6"		37'-6"	
27	Located within a Local Historic District?			no	
28	Designated as an individual Historic Single Family Residence Site?			no	
29	Determined to be Architecturally Significant?			no	
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

WAIVER DIAGRAM

