# REQUEST FOR MODIFICATION TO DRB FILE: #23165 DILIDO ISLAND RESIDENCE

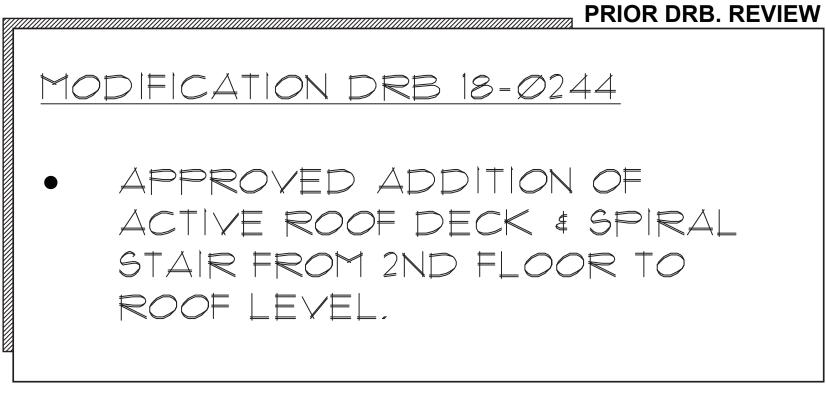
## 122 W. DILIDO DR.



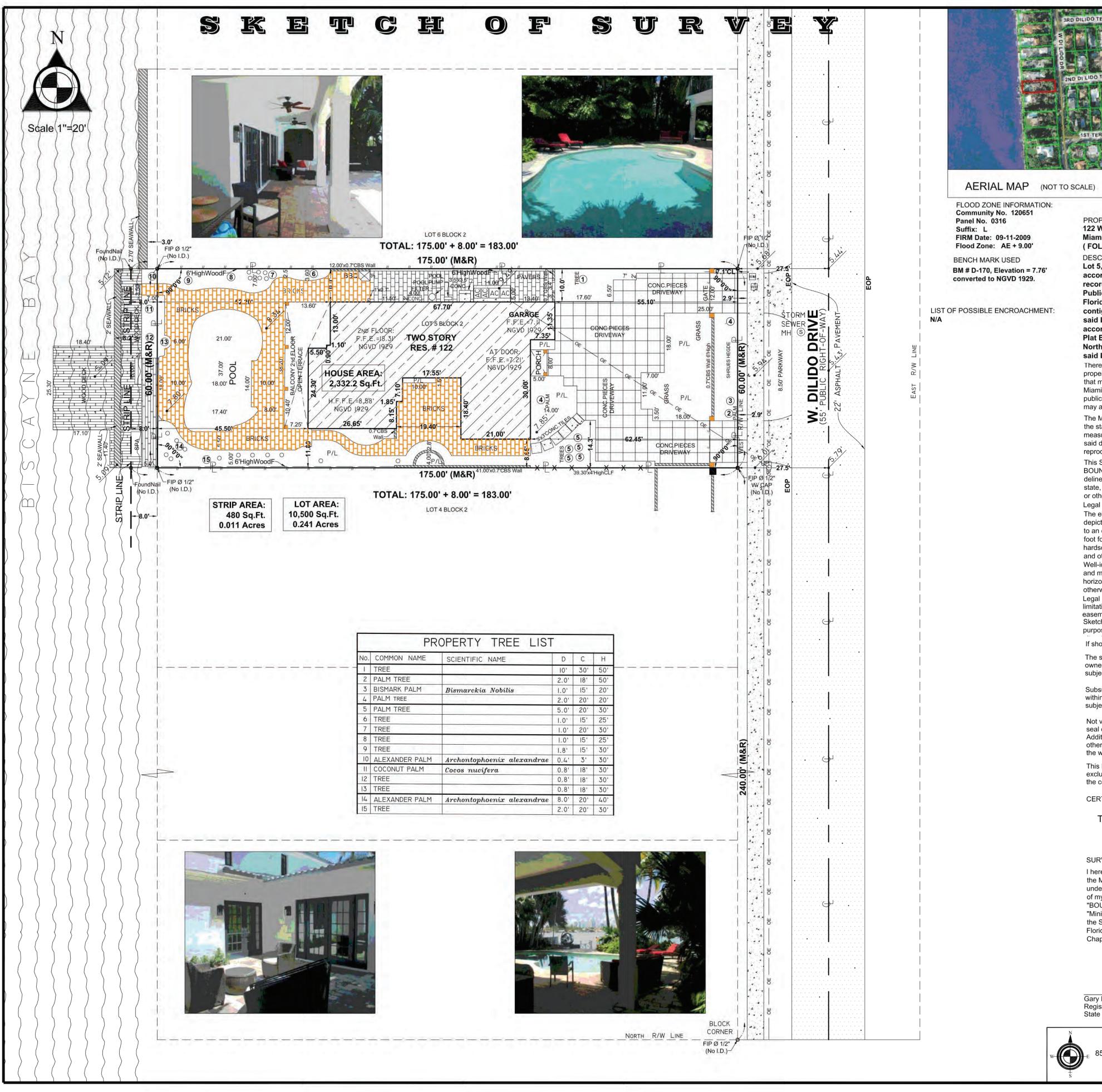
# DRB - FIRST SUBMITTAL NOVEMBER 12, 2018

## MIAMI BEACH, FLORIDA









			TO SCALE)	
	PROPERTY ADDRESS:			
	122 W DI LIDO Drive, Miami Beach, Fl. 33139			
	(FOLIO No. 02 - 3232 - 0	11 - 0140 )		
	DESCRIPTION Lot 5, Block 2, of "PLAT	OF DI LIDO ",		
	according to the map or recorded in Plat Book 8,	plat thereof, as	ш	
	<b>Public Records of Miami</b>	-Dade County,	G WELL AANHOL OLE POLE	
	Florida, together with an contiguous to the Weste	the second se	ING WE	
	said Lot 5, Block 2, PLAT according to the plat the		- GAS MONITIRING WELL - STORM DRAIN MANHOLE WOOD UTILITY POLE - CONC. UTILITY POLE CATCH BASIN	
	Plat Book 8, Page 36, lyir Northerly and Southerly	ng between the	GAS MO STORM E VOOD UT CONC. I CONC. I	
	said Lot 5 extended Wes	terly.		
	There may be legal restriction property that are not shown	on the Map of Survey	MW - MH - OUP - OU	
	that may be found in the Pul Miami-Dade County, or the	records of any other	© ⊙ ∂ Ē <b>]</b>	
	public and private entities as may appear.	s their jurisdictions		
	The Map of Survey is intend the stated graphic scale in E		SIDEWALK SIDEWALK TELEPHONE SERVICE BOX TY CABLE SERVICE BOX TULILITY & DRAINAGE EASEMENT UTILITY & MAINTENANCE EASEMENT UTILITY POLE WATER WELL WATER MELL	
	measurement. Attention is b said drawing may be altered	rought to the fact that	LLK LICK LIC BE SERVICE LIC SERVICE BC & DRAINAGE EASEMENT & MAINTENAN METER METER METER	
	reproduction process.		SIDEWALK SIDEWALK TCERLEPHONE SEI TV CABLE SERV TUTILITY & DRAIN EASEMENT UTILITY & MAIN EASEMENT EASEMENT EASEMENT WATER WELL	
	This Survey was conducted BOUNDARY SURVEY only	and is not intended to	= SIDE/ = TV C/ = UTILI = UTILI = UTILI = UTILI = UTILI = WATE = WATE	
	delineate the regulatory juris state, regional or local agen		NWK TV U.D.E. U.M.E. W/M W/M	
	or other entity. Legal description was furnis	hed by the client.		
	The elevations of well-identi depicted on this survey and	fied features as		
	to an estimated vertical posi	tional accuracy of 1/10		
	foot for natural ground surfa hardscape surfaces, includir	ng pavements, curbs	TY LINE DED NCE NAV MANHOLE N PIPE NO K LINE	
	and other man-made features Well-identified features as d	epicted on this survey	C ROPERTY LINE ECORDED ADIUS ADIUS ADIUS ADIUS CARANA IGHT OF WAY EWER MANHOI ECTION ET RON PIPE N ET BACK LINE TORY	
	and map were measured to horizontal positional accurac			
	otherwise shown. Legal Description subject to		ATIOI PL RAD. SEC. SEC. STY.	
	limitations, restrictions, reserves, easements.		ABBREVIATION Phr = 1 (R) = 1	
	Sketch of Survey cannot be purposes. Surveyor not resp		BRI ALDA	
	If shown elevations are refe	erred to N.G.V.D. of 1929		
	The surveyor makes no rep ownership, possession or o		VEY AE	
	subject property by any enti	ty or individual.	SURVEY SURVEY NLLE FRED FENTINE FAD ELECTRIC SCALE EAD ELECTRIC DOK NENT REFEREN	
	Subsurface improvements a within, upon, across, abuttir		DF SUF AN HOLE ANUMENT L TIONAL GE TI TO SCAL ERHEADE AT BOOK RMANENT GE	
	subject property were not lo	ocated and are not shown.	- >>> zzodddd	
	Not valid without the signat seal of a Florida Licensed		GEND MH MM M.G. V.D.= N.G. V.D.= P.G. P.B. P.G. P.B. P.C.P.	
	Additions and deletions to other than the signing party			
	the written consent of the si This Map of Survey has be		L Ou	
	exclusive use of the entities the certification does not ex	s named herein and	GHT POLE ANGLE ANGLE C SERVICE C METER ( METER ( DRILL HOLL DRILL HOLL DRILL HOLL C METER ( MAIL C MAIL C ER C MAIL C ER C MAIL	
	CERTIFY TO:	tend to any unnamed party.	DNC. LI DNC. LI DNCRE ECTRI JUND I DUND I DUND I DUND N XS MET PC SHT PC	
	Travel Charter Bu	isiness, LTD.	CCP CCP CONC CONC CONC CONC CONC CONC CO	
			PAD	
	SURVEYOR'S CERTIFICA	TION:	98.28.8	
	I hereby certify: That this "E the Map of Survey resulting		CONDITIONIN CONDITIONIN MINIUM FENO MINIUM FENO MINIUM FENO CONDER CCH BASIN VCRETE BLOO CCUTURE CCH BASIN VCRETE BLOO CONDISTANC CAR DISTANC CAR DISTANC	
	under my direction and is tr of my knowledge and belie	rue and correct to the best	ARC LE ARC LE AIR CC AIR CC AIR CC ALUMII BUILDI BUOCK CONCF CONF CON	
	"BOUNDARY SURVEY" m	neets the intent of the	ເດີ . ດີ ແມ່ນ ແມ່ນ ແມ່ນ ແມ່ນ ແມ່ນ ແມ່ນ ແມ່ນ ແມ່ນ	
	"Minimum Technical Stand the State of Florida", pursu	ant to Rule 5J17 of the		
	Chapter 472.027 of the Flo	e and its implementing Rule, rida Statutes.	Proffesional Liability	
			Insurance.	
			FIELD DATE <u>01-16-2014</u> REVISIONS: UP-DATED: 04-10-2015	
		04-10-2015		
	Gary B. Castel, P.L.S. Registered Surveyor and Ma	apper No. 4129	DRAWN A.V.I.	
	State of Florida.		SHEET No. 1/1	
N	Land Surveyor	rs & Mapper	JOB No.:	
$\bigcirc$	– <sub>E</sub> 8567 Coral Way, Miam	i, FLORIDA 33155	01-09-14-A	
÷s s	Telephone: 786	6-290-4184	01 00 14 //	
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LOCATION MAP (NOT TO SCALE)

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## EXISTING ZONING CALCULATIONS

## MIAMIBEACH

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

### SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

# *   1 Address:   122 W. Dilido Dr. Miami Beach, FL 33139	
2 Folio number(s): 02-3232-011-0140	
Board and file numbers : Design Review Board #: 23165	
4 Year built: 1937 Zoning District: RS-3	
Based Flood Elevation: 9.00' NGVD Grade value in NGVD: 5.85' NGV	D
Adjusted grade (Flood+Grade/2): 7.43' NGVD Free board:	
7 Lot Area: 10,500 SF	
Lot width: 60'-0" Lot Depth: 175'-0"	
Max Lot Coverage SF and %: 3,150 SF (30%) Proposed Lot Coverage SF and 9	%: 2,880 SF (27.4%)
.0 Existing Lot Coverage SF and %: 2,335 SF (22.2%) Lot coverage deducted (garage-	storage) SF: 455 SF
11 Front Yard Open Space SF and %: 600 SF (50%) Rear Yard Open Space SF and %	: 1,357 SF (86.2%)
12 Max Unit Size SF and %: 5,250 SF (50%) Proposed Unit Size SF and %: 4,	730 SF (45%)
13Existing First Floor Unit Size:2,335 SFProposed First Floor Unit Size: 2	,619 SF
14Existing Second Floor Unit SizeProposed Second Floor volumet % (Note: to exceed 70% of the fi main home require DRB Approv151,679 SFProposed Second Floor Unit Size16Proposed Roof Deck Area SF and Maximum is 25% of the enclose immediately below):	rst floor of the al) 2,111 SF (80.6%) SF and % :2,111 SF d % (Note:
Required Existing	Proposed Deficiencies
<sup>7</sup> Height: 24'-0" or 28'-0" 19'-3"	24'-0"
<sup>8</sup> Setbacks:	
19 Front First level: 20'-0" 55'-1" 20'-0	1
20   Front Second level:   30'-0"   67'-5"   48'-4"	
20   Front Second level:   30'-0"   67'-5"   48'-4"     21   Side 1:   7'-6"   11'-6"   7'-6"	
20   Front Second level:   30'-0"   67'-5"   48'-4"     21   Side 1:   7'-6"   11'-6"   7'-6"     22   Side 2 or (facing street):   7'-6"   10'-0"   7'-6"	
20   Front Second level:   30'-0"   67'-5"   48'-4'     21   Side 1:   7'-6"   11'-6"   7'-6"     22   Side 2 or (facing street):   7'-6"   10'-0"   7'-6"	
20   Front Second level:   30'-0"   67'-5"   48'-4'     21   Side 1:   7'-6"   11'-6"   7'-6"     22   Side 2 or (facing street):   7'-6"   10'-0"   7'-6"     23   Rear:   26'-3"   45'-7"   39'-8"     Accessory Structure Side 1:   7'-6"   n/a   7'-6"	
20   Front Second level:   30'-0"   67'-5"   48'-4'     21   Side 1:   7'-6"   11'-6"   7'-6"     22   Side 2 or (facing street):   7'-6"   10'-0"   7'-6"     23   Rear:   26'-3"   45'-7"   39'-8"     Accessory Structure Side 1:   7'-6"   n/a   7'-6"     24   Accessory Structure Side 2 or (facing street):   7'-6"   10'-0"   10'-0"	
20   Front Second level:   30'-0"   67'-5"   48'-4'     21   Side 1:   7'-6"   11'-6"   7'-6"     22   Side 2 or (facing street):   7'-6"   10'-0"   7'-6"     23   Rear:   26'-3"   45'-7"   39'-8"     24   Accessory Structure Side 1:   7'-6"   n/a   7'-6"     24   Accessory Structure Side 2 or (facing street) :   13'-11/2"   n/a   13'-11	'   '
20   Front Second level:   30'-0"   67'-5"   48'-4'     21   Side 1:   7'-6"   11'-6"   7'-6"     22   Side 2 or (facing street):   7'-6"   10'-0"   7'-6"     23   Rear:   26'-3"   45'-7"   39'-8'     Accessory Structure Side 1:   7'-6"   n/a   7'-6"     24   Accessory Structure Side 2 or (facing street) :   13'-11/2"   n/a   13'-11     25   Accessory Structure Rear:   13'-1 1/2"   n/a   13'-11     26   Sum of Side yard :   15'-0"   21'-6"   15'-0"	'   '
20   Front Second level:   30'-0"   67'-5"   48'-4'     21   Side 1:   7'-6"   11'-6"   7'-6"     22   Side 2 or (facing street):   7'-6"   10'-0"   7'-6"     23   Rear:   26'-3"   45'-7"   39'-8'     Accessory Structure Side 1:   7'-6"   n/a   7'-6"     24   Accessory Structure Side 2 or (facing street) :   13'-11/2"   n/a   13'-11     25   Accessory Structure Rear:   13'-11/2"   n/a   13'-11     26   Sum of Side yard :   15'-0"   21'-6"   15'-0"	

		Required	Existing	P
17	Height:	24'-0" or 28'-0"	19'-3"	
18	Setbacks:			
19	Front First level:	20'-0"	55'-1"	20'-0"
20	Front Second level:	30'-0"	67'-5"	48'-4"
21	Side 1:	7'-6"	11'-6"	7'-6"
22	Side 2 or (facing street):	7'-6"	10'-0"	7'-6"
23	Rear:	26'-3"	45'-7"	39'-8"
	Accessory Structure Side 1:	7'-6"	n/a	7'-6"
24	Accessory Structure Side 2 or (facing street) :			
25	Accessory Structure Rear:	13'-1 1/2"	n/a	13'-11"
26	Sum of Side yard :	15'-0"	21'-6"	15'-0"
27	Located within a Local Historic District?			,
28	Designated as an individual Historic Sing	gle Family Residence Site?		· · · · · · · · · · · · · · · · · · ·
29	Determined to be Architecturally Signifi	cant?		

Notes:

If not applicable write N/A

All other data information should be presented like the above format

## **PROPOSED ZONING CALCULATIONS**



TEN #	Zoning Information				
	Address:	122 W. Dilido Dr. Miami Beach, FL 33139			
-	Folio number(s):	02-3232-011-0140			
	Board and file numbers :	Design Review Board #:	Design Review Board #: 18-0244		
Ļ	Year built:	193	37 Zoning District: RS-3		
	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD	: 5.85' NGVD	
)	Adjusted grade (Flood+Grade/2):	7.43' NGVD	Free board:		
,	Lot Area:	10,500 SF			
1	Lot width:	60'-0''	Lot Depth: 175'-0"		
	Max Lot Coverage SF and %:	3,150 SF (30%)	Proposed Lot Coverag	ge SF and %: 2,922 SF (27.8%)	
0	Existing Lot Coverage SF and %:	2,335 SF (22.2%)	Lot coverage deducte	ed (garage-storage) SF: 455 SF	
.1	Front Yard Open Space SF and %:	600 SF (50%)	Rear Yard Open Space	e SF and %: 1,357 SF (86.2%)	
2	Max Unit Size SF and %:	5,250 SF (50%)	Proposed Unit Size SF	and %: 4,975 SF (47.4%)	
3	Existing First Floor Unit Size:	2,335 SF	Proposed First Floor L	Jnit Size: 2,659 SF	
.4	Existing Second Floor Unit Size	1.670.65	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 2,111 SF (80.6%)		
.6		1,679 SF	Proposed Second Floor Unit Size SF and %:2,147 SF Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		
				Area SF and % :530 SF 24.7%)	
		Required	Existing	Proposed	Deficiencies
7	Height:	24'-0" or 28'-0"	19'-3"	34'-0"	
8	Setbacks:				
9	Front First level:	20'-0"	55'-1"	20'-0"	
0	Front Second level:	30'-0"	67'-5"	48'-4"	
1	Side 1:	7'-6"	11'-6"	7'-6"	
2	Side 2 or (facing street):	7'-6"	10'-0"	7'-6"	
3	Rear:	26'-3"	45'-7"	39'-8"	
4	Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) :	7'-6"	n/a	7'-6"	
5	Accessory Structure Rear:	13'-1 1/2"	n/a	13'-11"	
6	Sum of Side yard :	15'-0"	21'-6"	15'-0"	
.7	Located within a Local Historic District?			Yes or <b>no</b>	
27 28	Located within a Local Historic District? Designated as an individual Historic Sing	le Family Residence Site?		Yes or <b>no</b> Yes or <b>no</b>	

#### Notes:

If not applicable write N/A

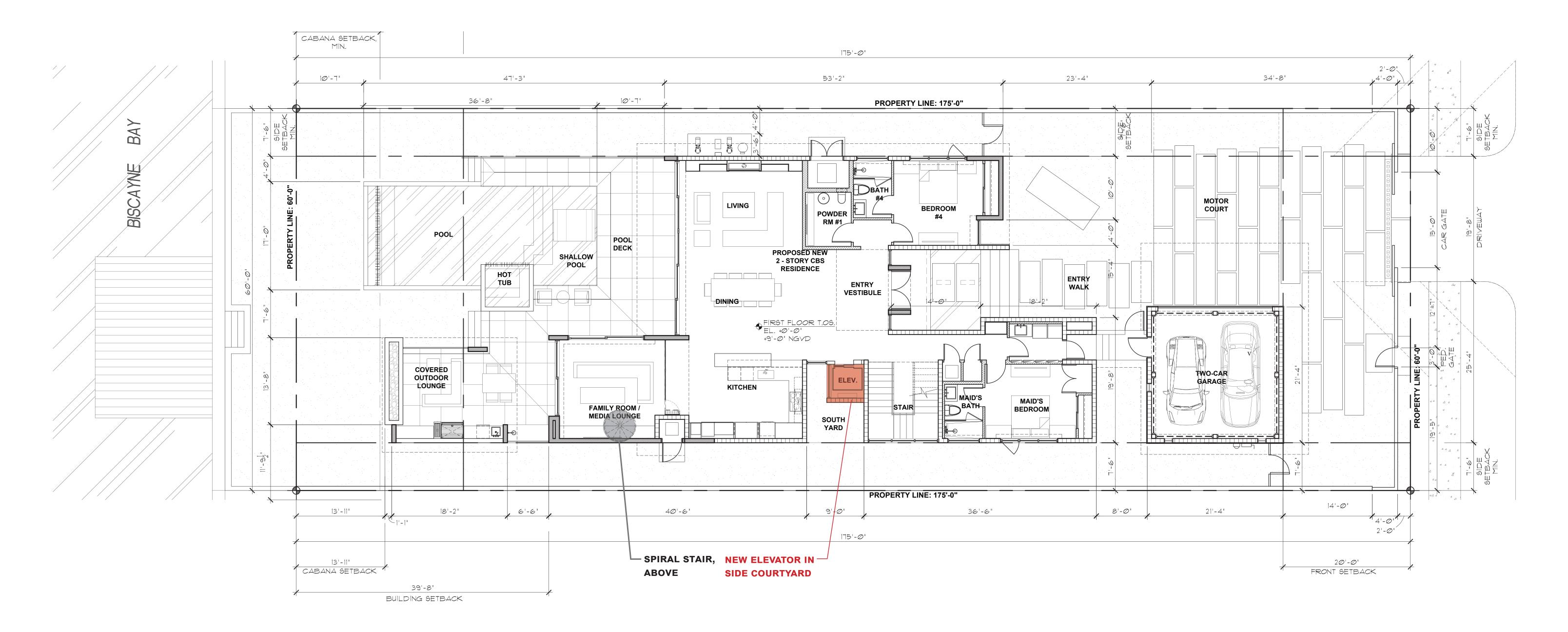
All other data information should be presented like the above format

## MIAMIBEACH

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

### **SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**





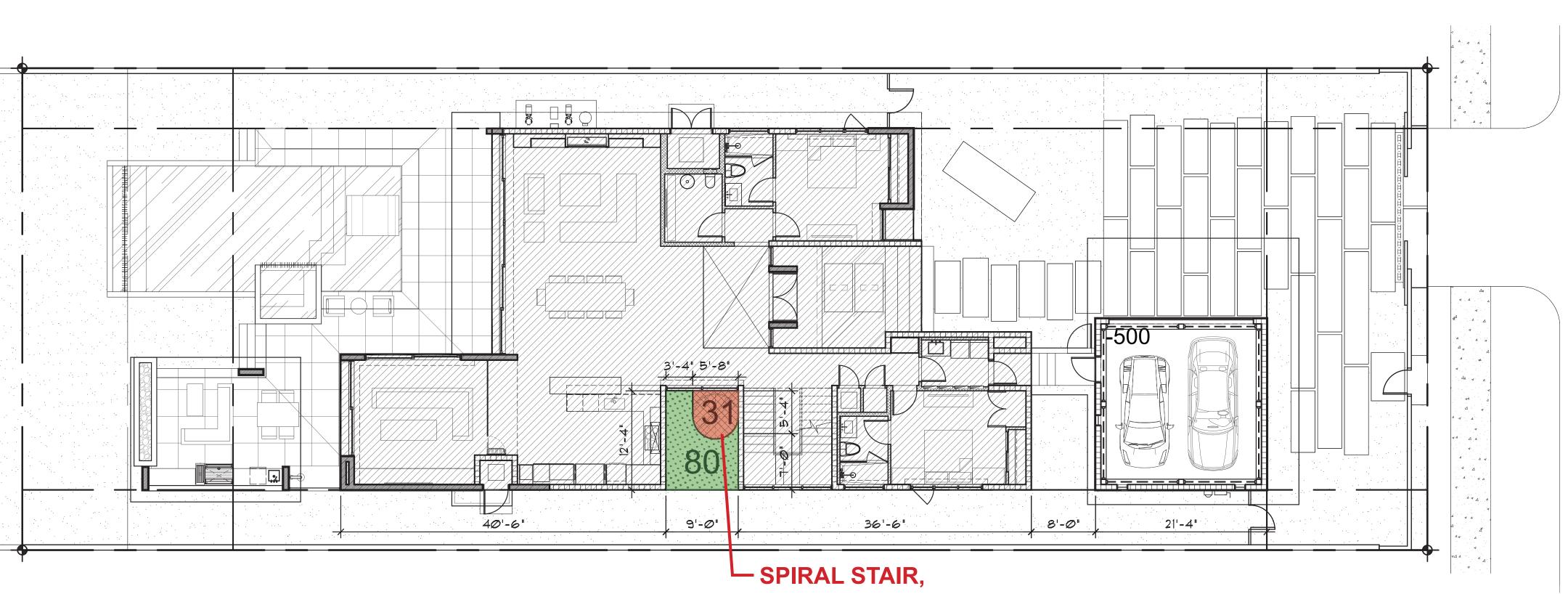
THIS APPLICATION IS REQUESTING A MODIFICATION TO DRB APPROVALS DRB18-0244 AND 23165, TO PER-MIT AN ADDITION OF AN ELEVATOR HOISTWAY IN A REQUIRED COURTYARD PER MIAMI ZONING CODE OF ORDINANCE 142-106(2)(D), TO PROVIDE VERTICAL CIRCULATION THROUGH THE RESIDENCE, INCLUDING 2 FLOORS AND A ROOF DECK. IN ORDER TO MITIGATE THE IMPACT OF THE ELEVATOR BULKHEAD TO THE SOUTHERN NEIGHBOR, A TALL LANDSCAPE BUFFER IS PROPOSED IN THE SIDEYARD BY THE COURTYARD.

ROOF ACCESS BY ELEVATOR WILL REQUIRE A QUALIFIED MEANS OF EGRESS. AN ALUMINUM EXTERIOR SPIRAL STAIR IS PROPOSED AT THE OUTDOOR LOUNGE, ON THE SOUTH WEST SIDE OF THE RESIDENCE TO FULFILL THIS REQUIREMENT.

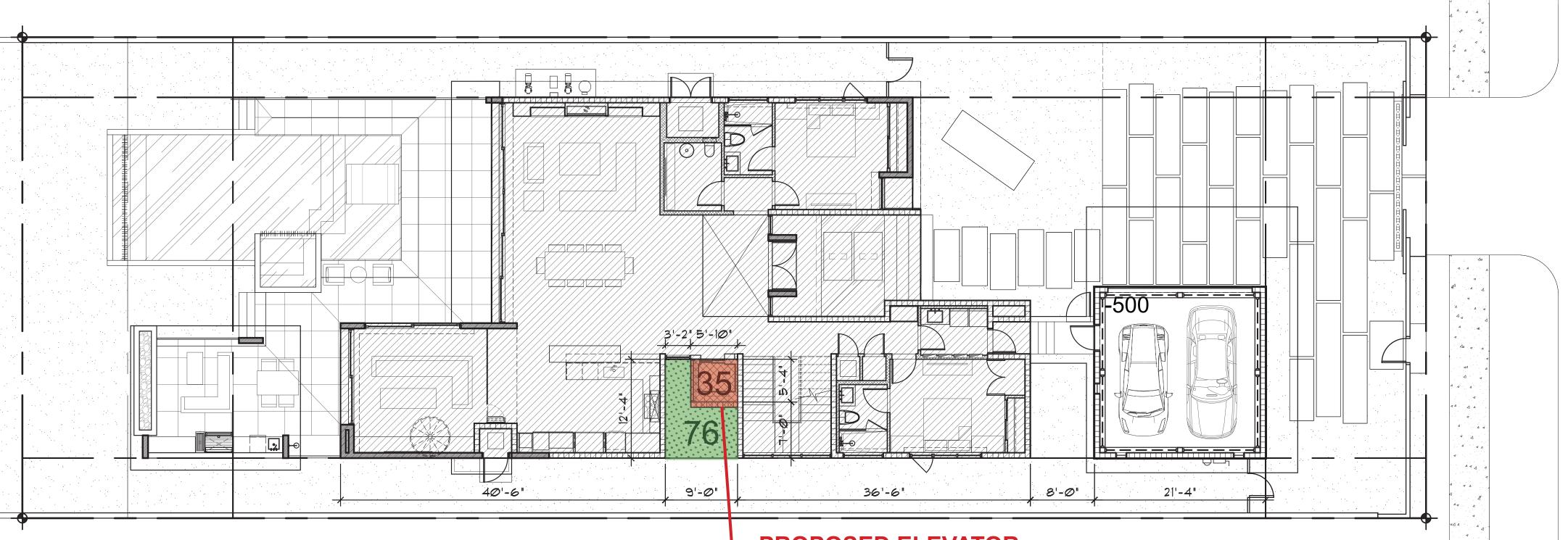


SIDE COURTYARD AREA, APPROVED PER I	ORB JUNE 2018
LOT SIZE:	10,500 S.F. (100%)
COURTYARD AREA REQUIRED, MIN .:	1Ø5 S.F. (1.Ø%)
COURTYARD AREA PROVIDED:	8Ø S.F. (Ø.76%)

SIDE COURTYARD AREA, PROPOSED	
LOT SIZE:	10,500 S.F. (100%)
COURTYARD AREA REQUIRED, MIN .:	1Ø5 S.F. (1.Ø%)
COURTYARD AREA PROVIDED:	76 S.F. (Ø.72%)
TOTAL DECREASE OF OPEN COURTYARD AREA:	4 S.F.





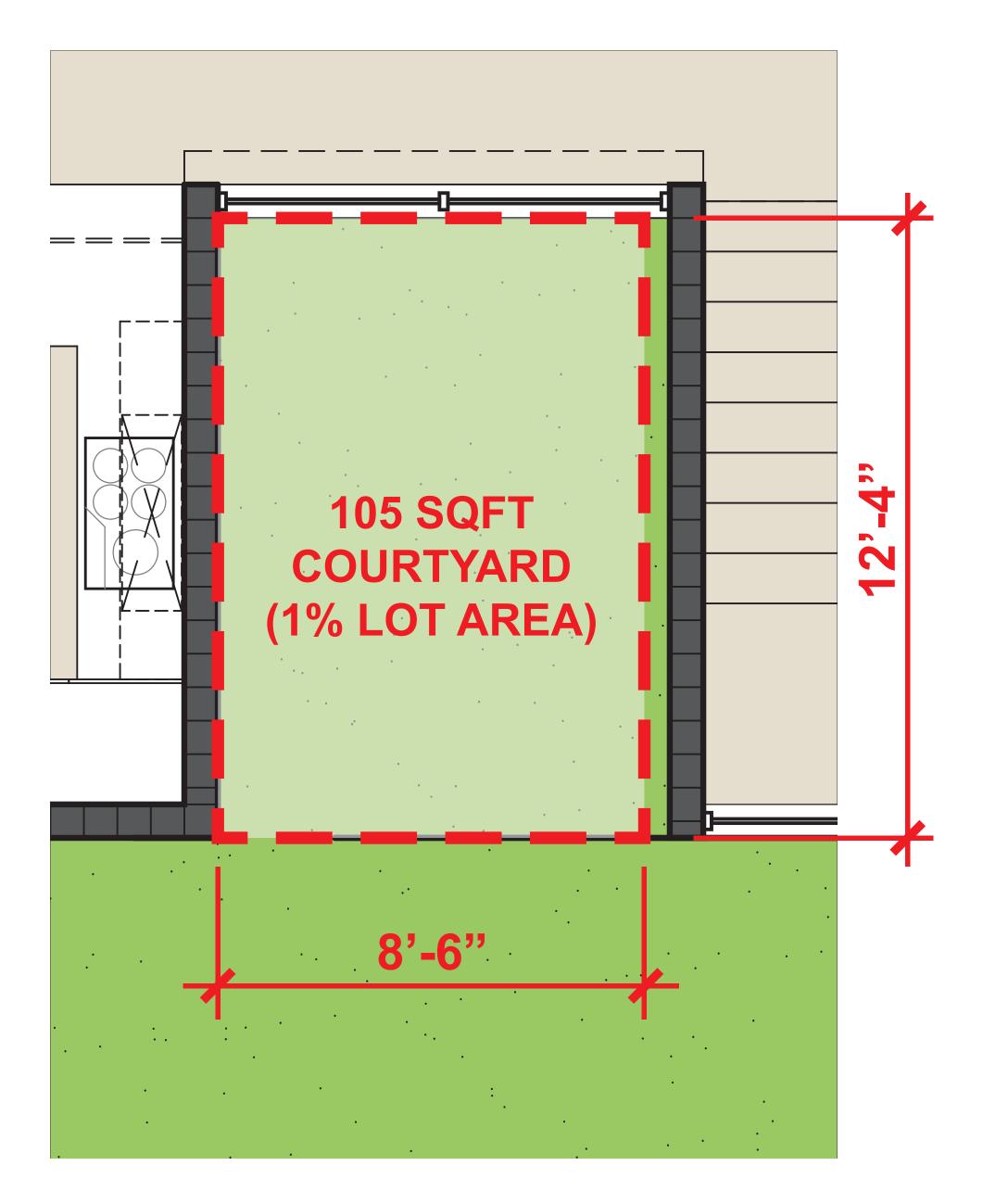


**ENCLOSURE** 

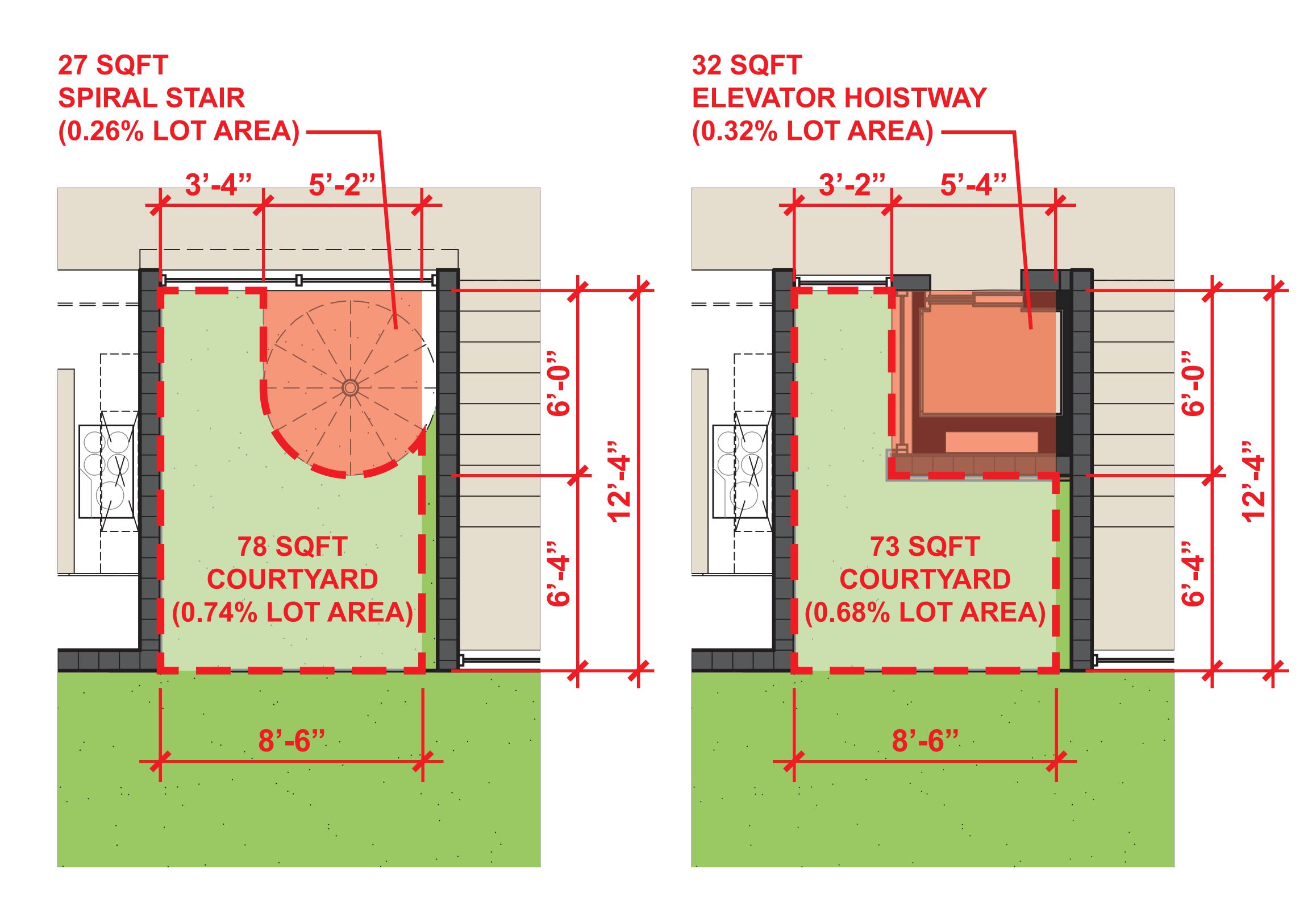


# PROPOSED ELEVATOR

#### 10,500 SQFT LOT AREA: COURTYARD AREA, MIN. 105 SQFT, 1% COURTYARD AREA, PROVIDED 111 SQFT, 1.06%



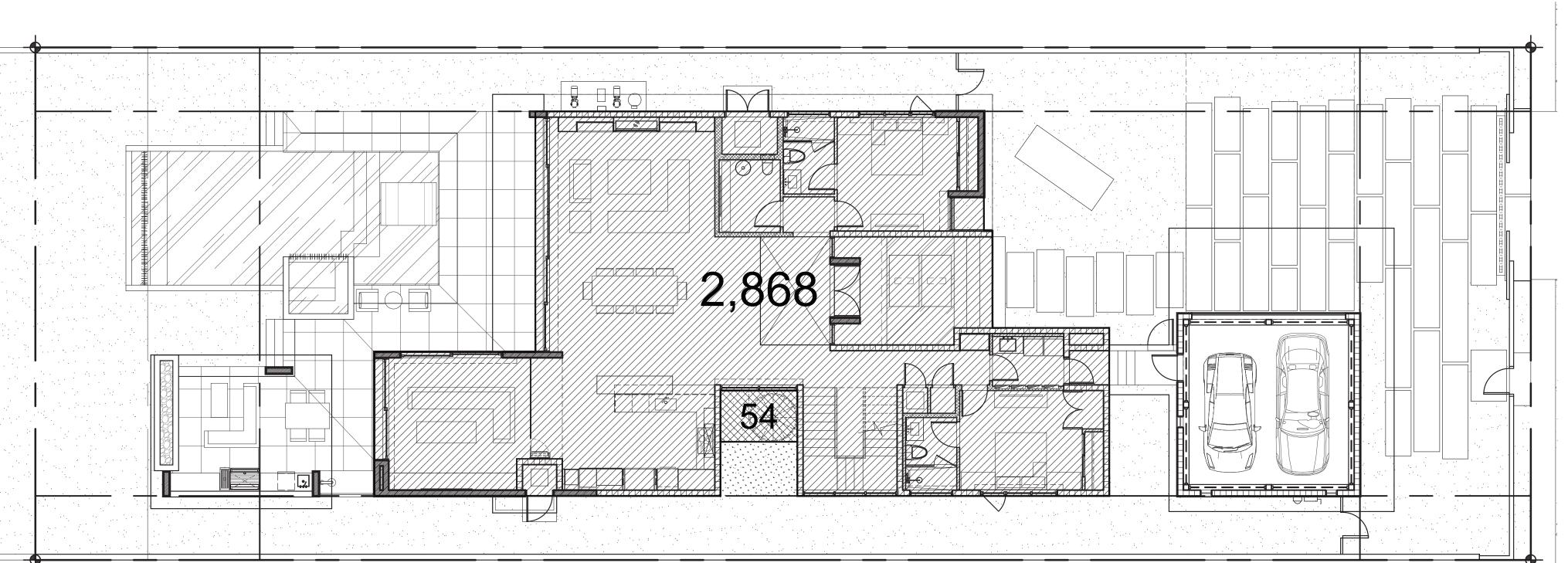
IN JUNE 2018, THE DRB APPROVED A WAIVER TO PROVIDE AN OPEN COURTYARD PER THE REQUIRED MININUM AREA ONLY FOR A SPIRAL STAIR THAT EXTENDED FROM THE 2ND FLOOR TO THE ROOF. SUCH A SPIRAL STAIR WOULD OCCUPY 27 SQUARE FEET OF THE REQUIRED OPEN COURTYARD. THE ELEVATOR WOULD OCCUPY ONLY 31 SQUARE FEET OF THE REQUIRED COURTYARD, A SLIGHT INCREASE IN AREA OF 4 SQUARE FEET OVER THE SPIRAL STAIR THAT THE DRB APPROVED IN JUNE 2018.

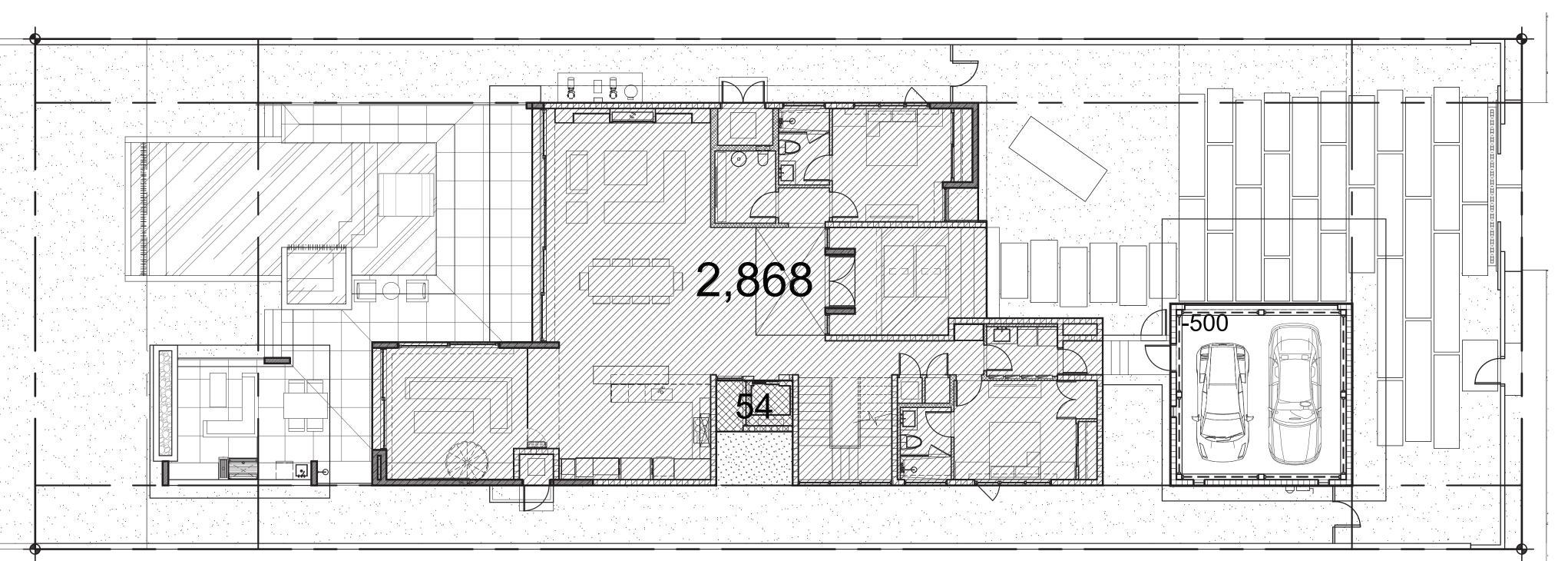




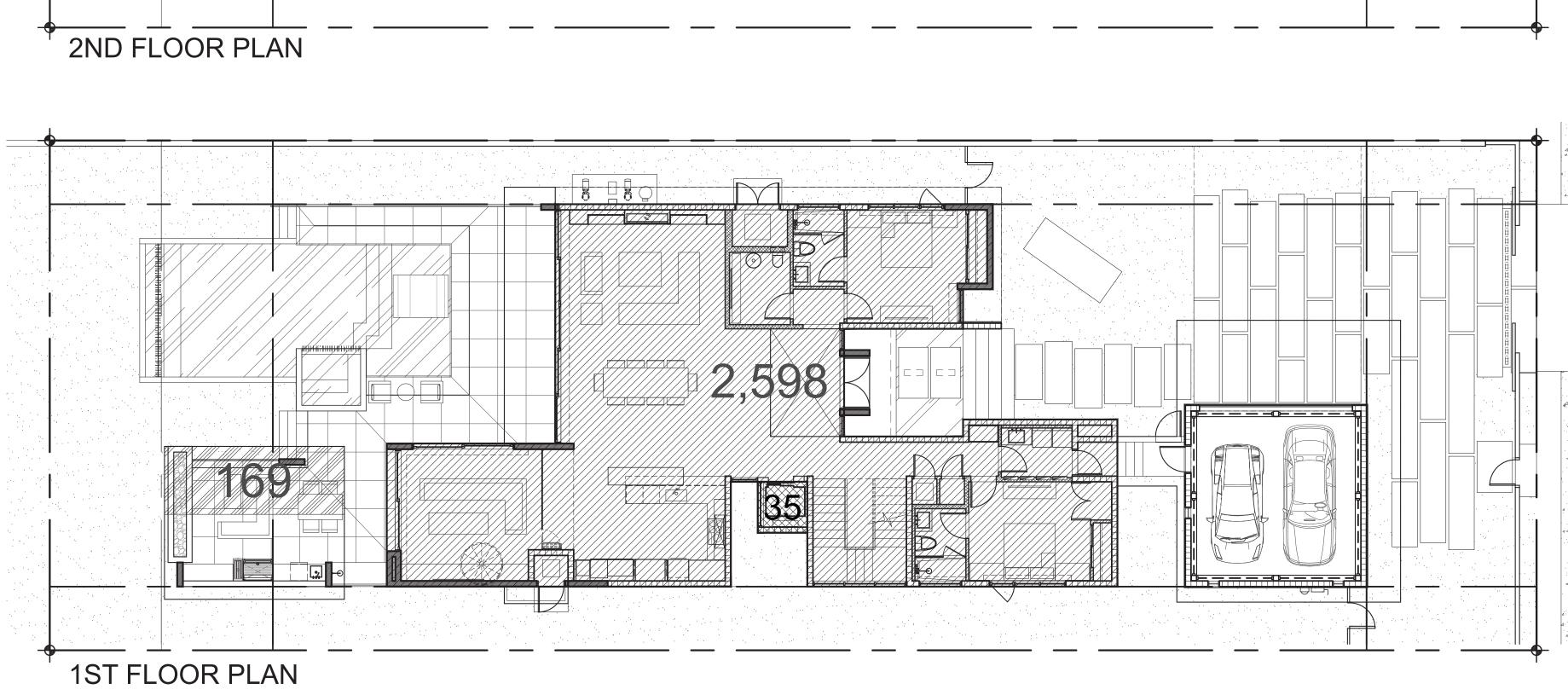
LOT COVERAGE, APPROVED PER DRB	JUNE 2018
LOT SIZE:	10,500 S.F. (100%)
BUILDING LOT COVERAGE:	2,868 S.F. (27.3%)

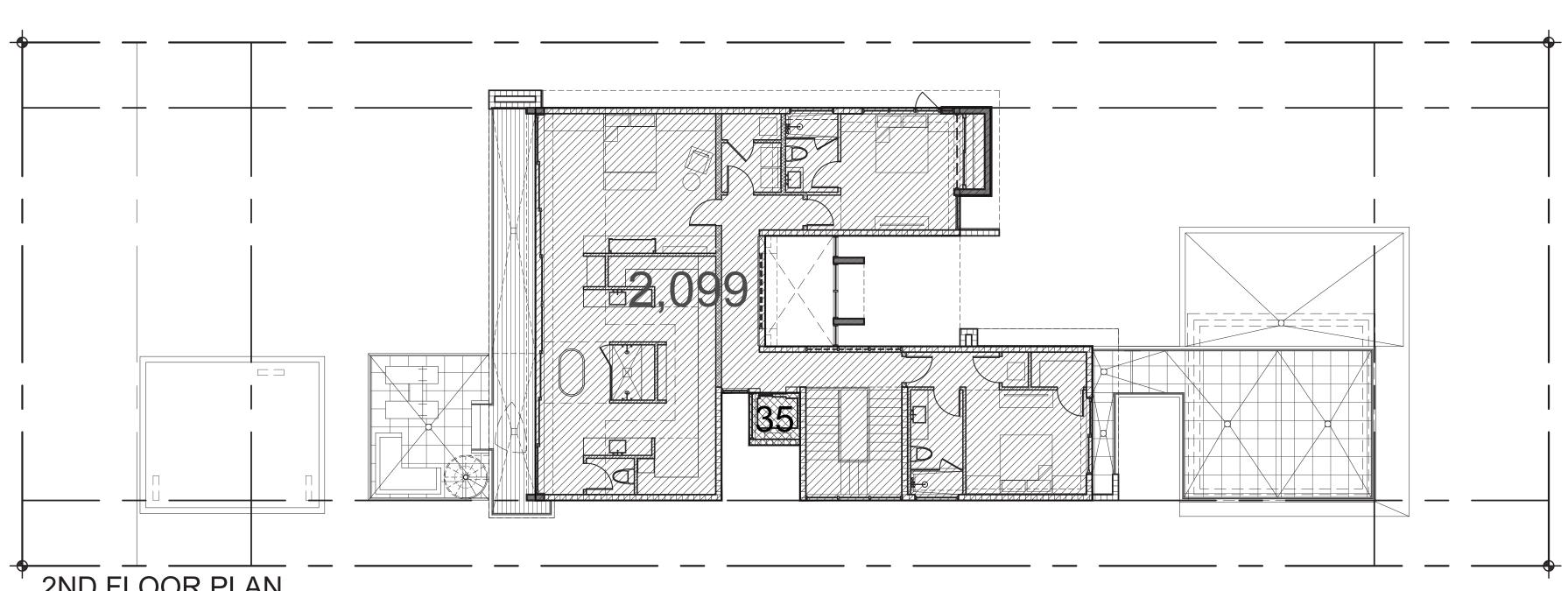
LOT COVERAGE, PROPOSED	
LOT SIZE:	10,500 S.F. (100%)
BUILDING LOT COVERAGE:	2,922 S.F. (27.8%)
TOTAL INCREASE TO LOT COVERAGE:	54 S.F. (Ø.5%)

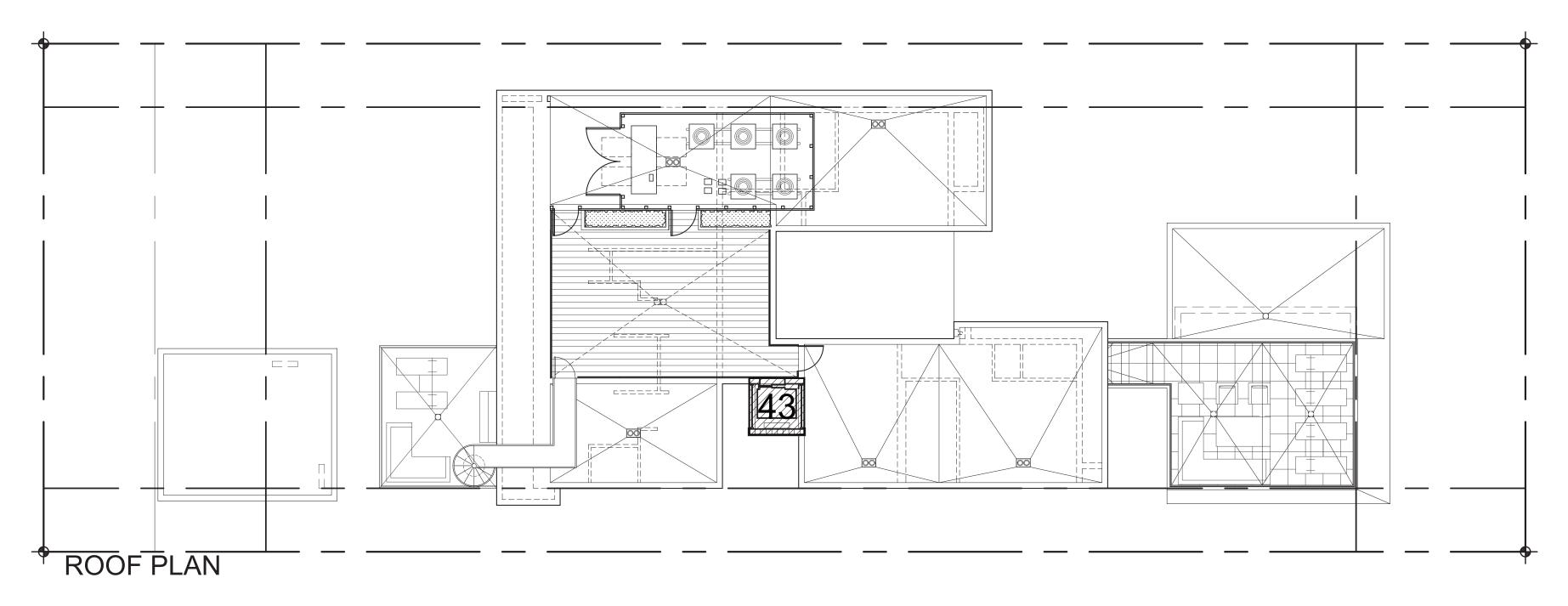












UNIT SIZE, APPROVED PER DRB JUNE 2018

MAIN HOUSE: FIRST FLOOR SECOND FLOOR CABANA TOTAL:	2,598 S. F. 2,099 S. F. 169 S. F. 4,866 S. F.
GARAGE (NON A/C) (455 - 500)	Ø S.F.
TOTAL (NON AC):	Ø S.F.
TOTAL UNIT SIZE :	4,866 S.F. (46.3%)

UNIT SIZE, PROPOSED

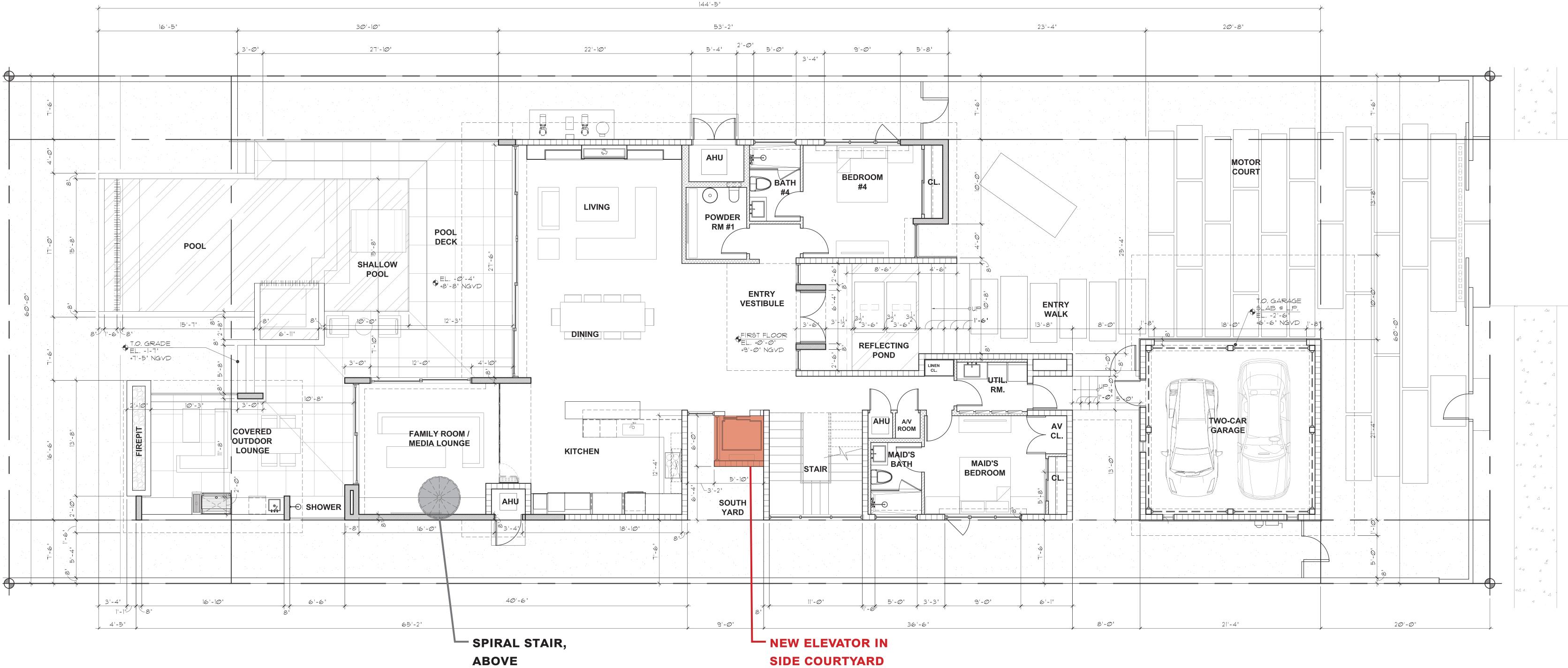
MAIN HOUSE: FIRST FLOOR SECOND FLOOR ROOF CABANA TOTAL:	2,633 S. F. 2,134 S. F. 43 S. F. 169 S. F. 4,979 S. F.
GARAGE (NON A/C) (455 - 500)	ØS.F.
TOTAL (NON AC):	Ø S.F.
TOTAL UNIT SIZE :	4,979 S.F. (47,4%)

113 S.F.

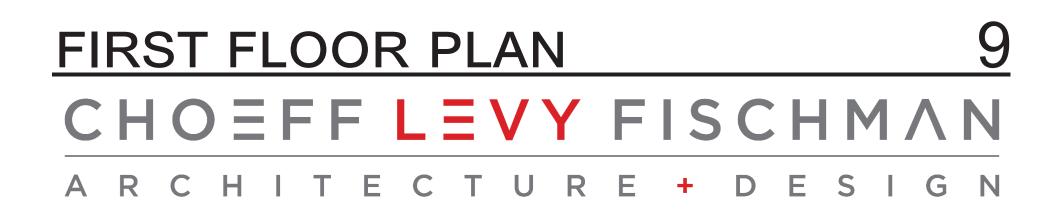
(1.02%)

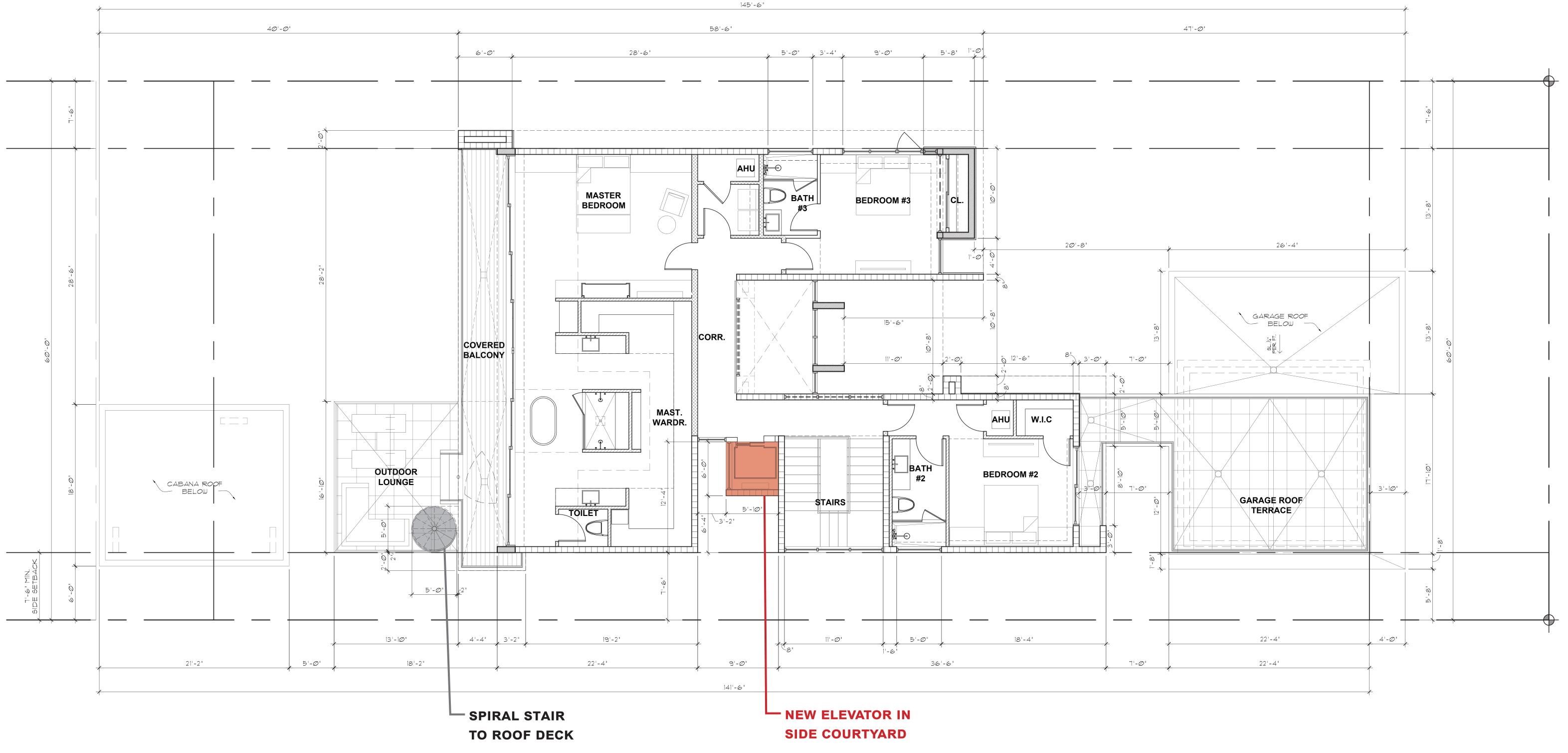
TOTAL INCREASE:

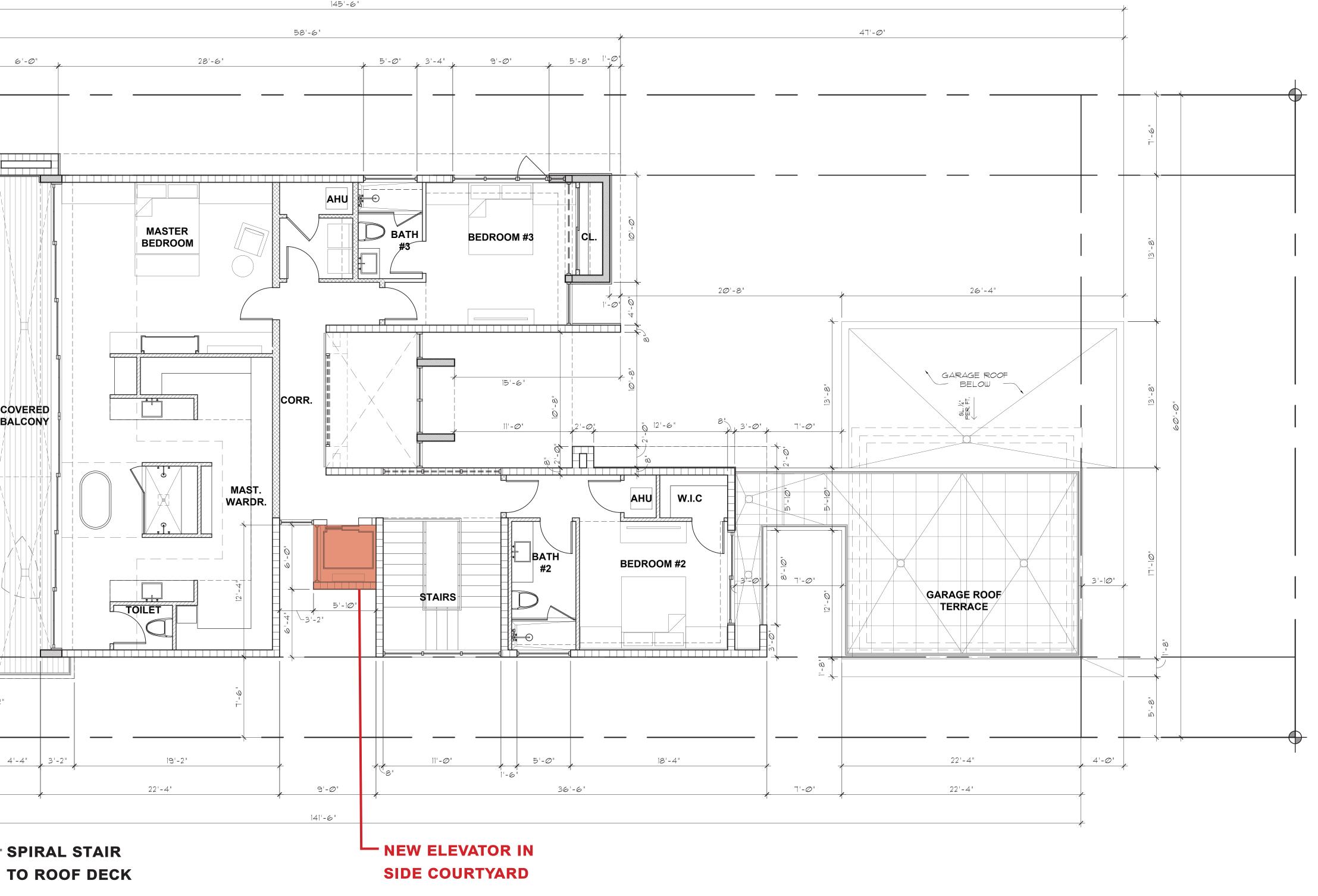




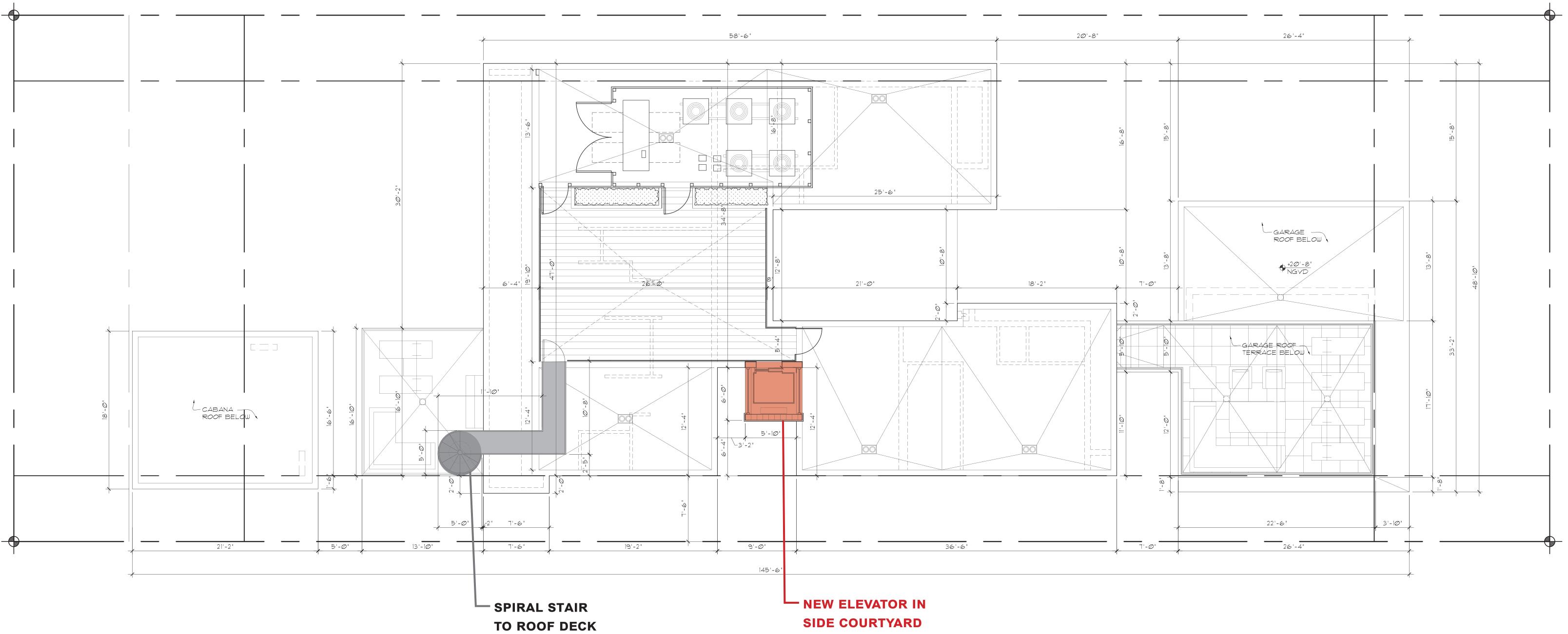
144'-5"



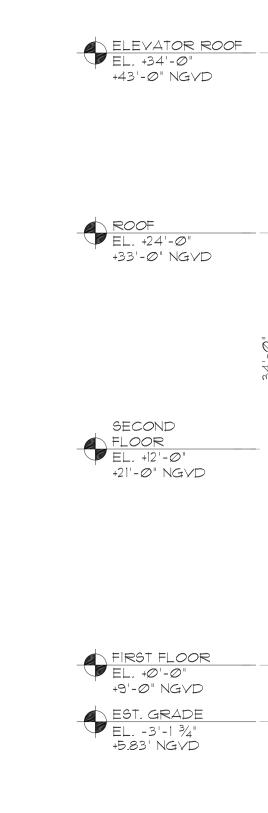


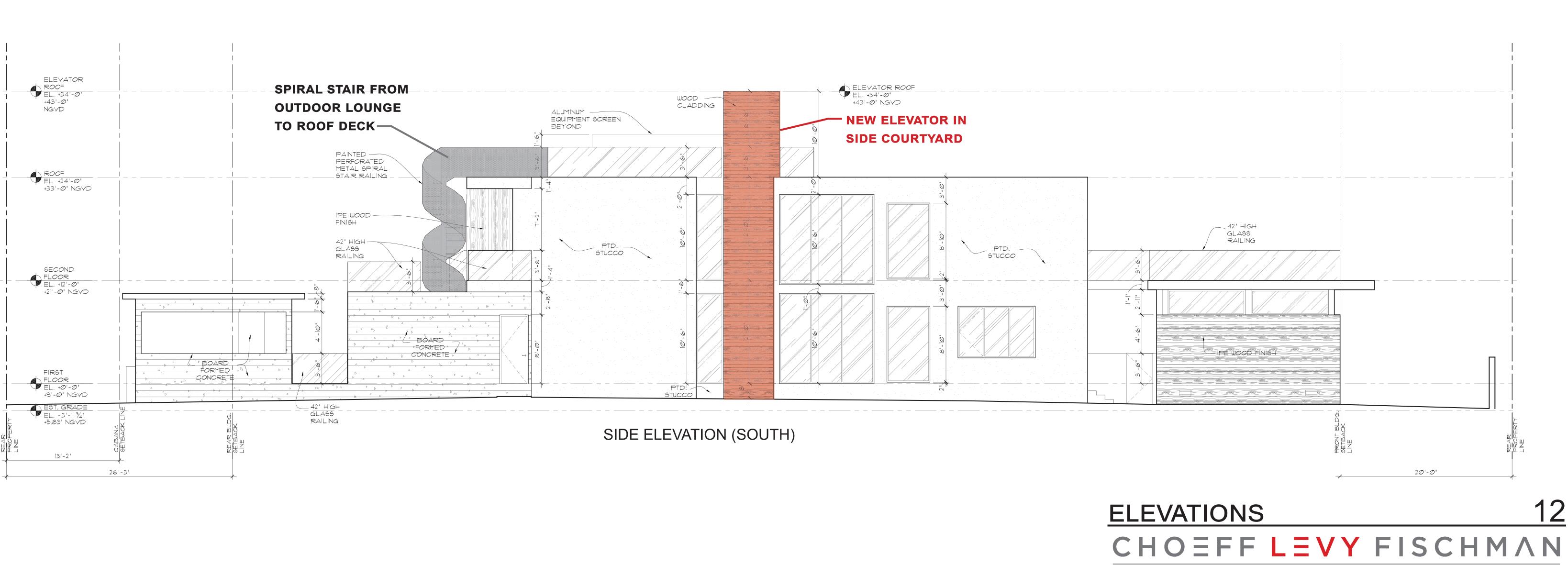


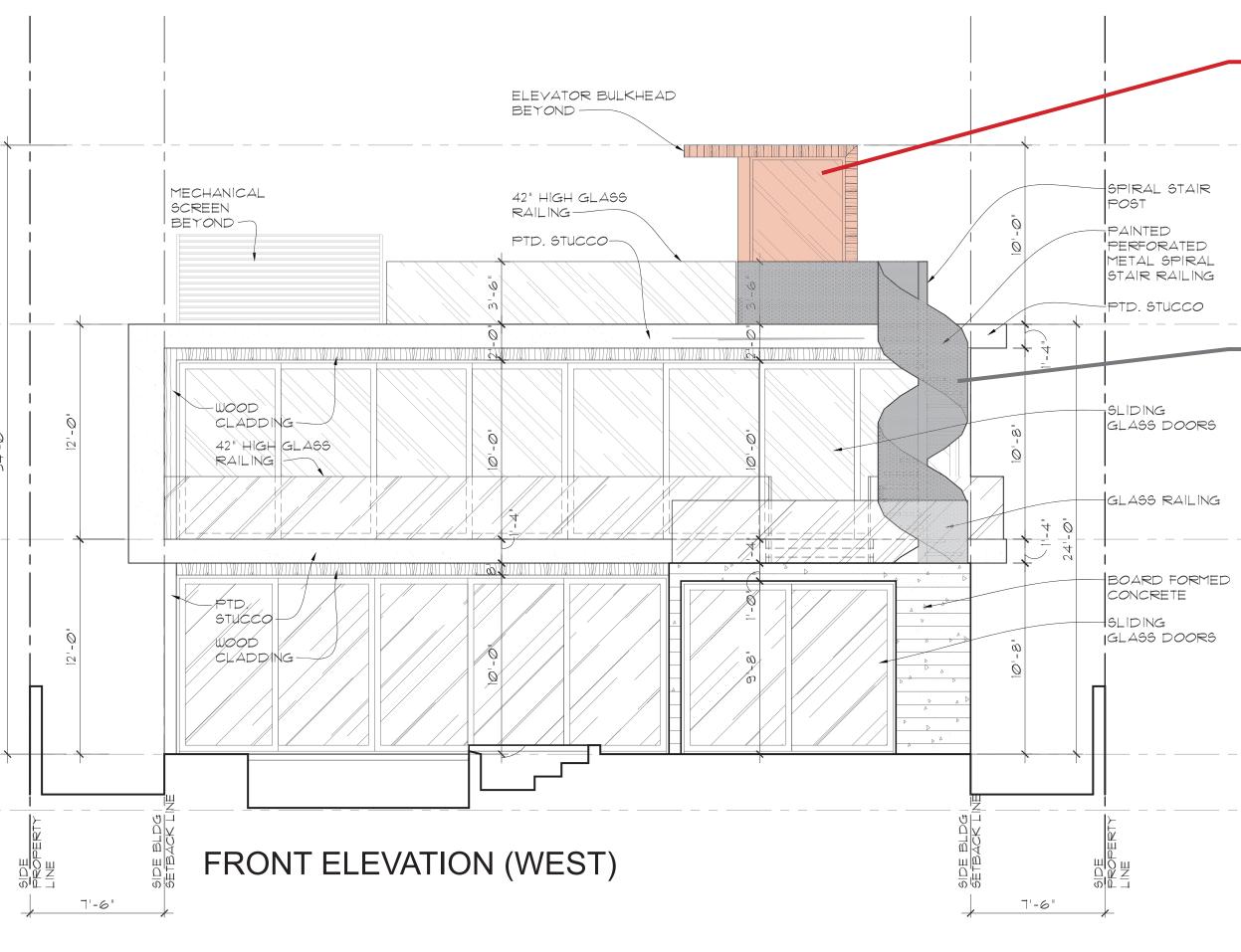












### - NEW ELEVATOR IN SIDE COURTYARD, BEYOND

### SPIRAL STAIR FROM **OUTDOOR LOUNGE TO ROOF DECK**

A R C H I T E C T U R E + D E S I G N





## VIEW OF WEST ELEVATION



VIEW OF SOUTH ELEVATION





VIEW TOWARDS EAST FROM ROOF DECK`



VIEW OF EAST ELEVATION





AERIAL VIEW OF SPIRAL STAIR



VIEW OF SPIRAL STAIR FROM ROOF DECK



VIEW OF SPIRAL STAIR FROM POOL DECK

