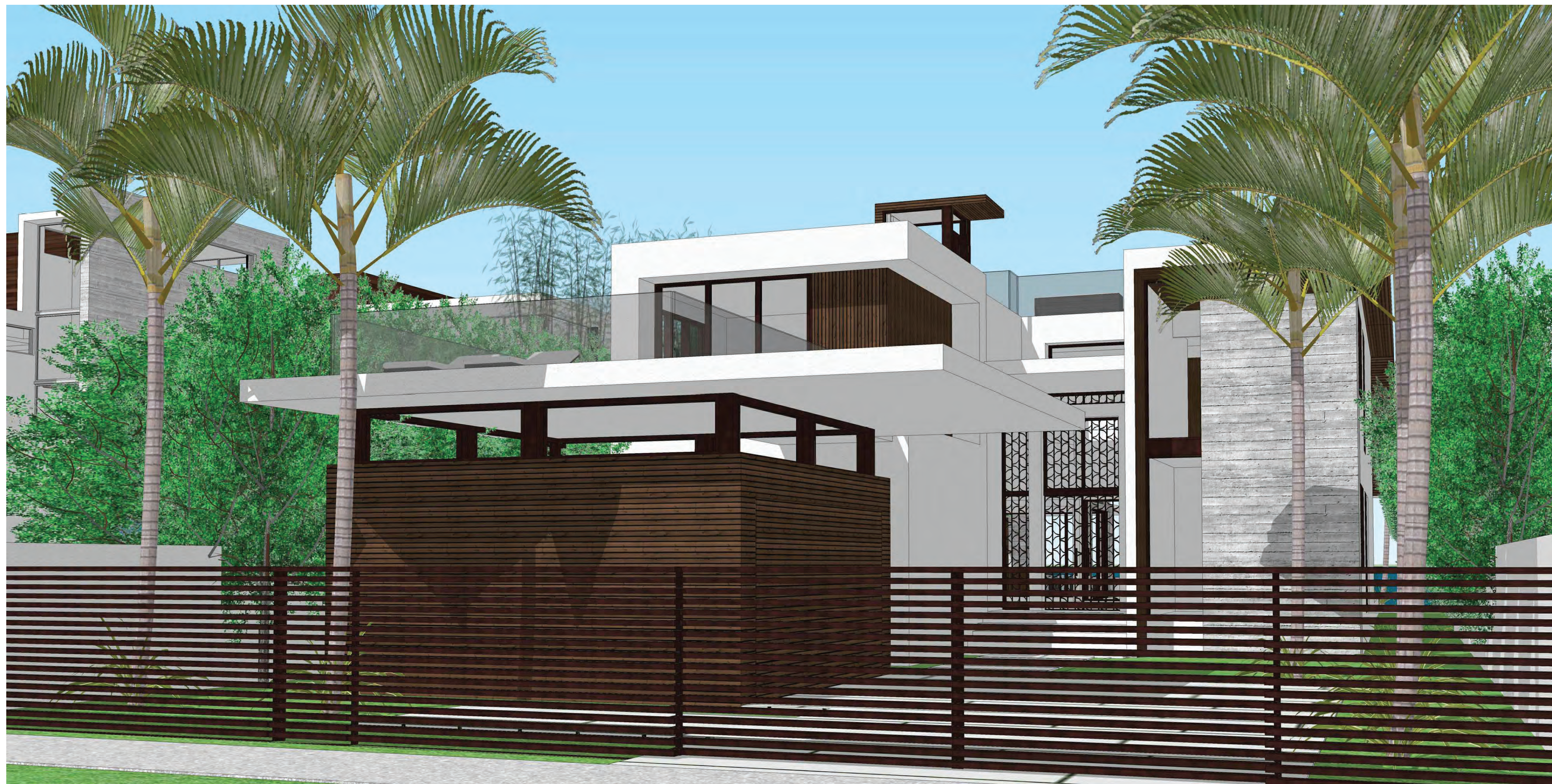


REQUEST FOR MODIFICATION TO DRB FILE: #23165
DILIDO ISLAND RESIDENCE

DRB - FIRST SUBMITTAL
NOVEMBER 12, 2018

122 W. DILIDO DR.

MIAMI BEACH, FLORIDA



SCOPE OF WORK

- REQUEST FOR MODIFICATION TO ADD AN ELEVATOR IN A SIDE COURTYARD.

PRIOR DRB. REVIEW

MODIFICATION DRB 18-0244

- APPROVED ADDITION OF ACTIVE ROOF DECK & SPIRAL STAIR FROM 2ND FLOOR TO ROOF LEVEL.

[illegible]

EXISTING ZONING CALCULATIONS



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:	122 W. Dilido Dr. Miami Beach, FL 33139	
2	Folio number(s):	02-3232-011-0140	
3	Board and file numbers :	Design Review Board #: 23165	
4	Year built:	1937	Zoning District: RS-3
5	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD: 5.85' NGVD
6	Adjusted grade (Flood+Grade/2):	7.43' NGVD	Free board:
7	Lot Area:	10,500 SF	
8	Lot width:	60'-0"	Lot Depth: 175'-0"
9	Max Lot Coverage SF and %:	3,150 SF (30%)	Proposed Lot Coverage SF and %: 2,880 SF (27.4%)
10	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%)
13	Existing First Floor Unit Size:	2,335 SF	Proposed First Floor Unit Size: 2,619 SF
14	Existing Second Floor Unit Size	1,679 SF	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%)
15			Proposed Second Floor Unit Size SF and % :2,111 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" or 28'-0"	19'-3"	24'-0"	
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?	Yes or no
28	Designated as an individual Historic Single Family Residence Site?	Yes or no
29	Determined to be Architecturally Significant?	Yes or no

Notes:
If not applicable write N/A
All other data information should be presented like the above format

PROPOSED ZONING CALCULATIONS



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

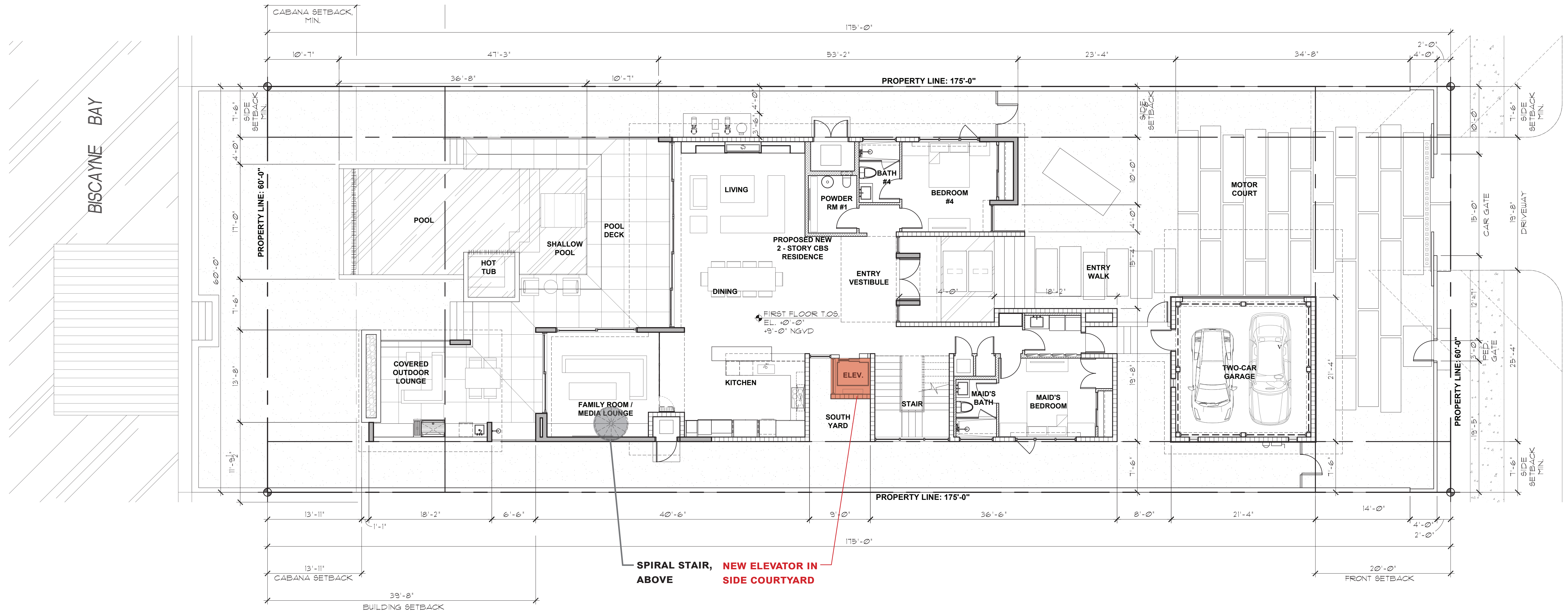
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:	122 W. Dilido Dr. Miami Beach, FL 33139	
2	Folio number(s):	02-3232-011-0140	
3	Board and file numbers :	Design Review Board #: 18-0244	
4	Year built:	1937	Zoning District: RS-3
5	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD: 5.85' NGVD
6	Adjusted grade (Flood+Grade/2):	7.43' NGVD	Free board:
7	Lot Area:	10,500 SF	
8	Lot width:	60'-0"	Lot Depth: 175'-0"
9	Max Lot Coverage SF and %:	3,150 SF (30%)	Proposed Lot Coverage SF and %: 2,922 SF (27.8%)
10	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 %: 4,975 SF (47.4%)
13	Existing First Floor Unit Size:	2,335 SF	Proposed First Floor Unit Size: 2,659 SF
14	Existing Second Floor Unit Size	1,679 SF	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%)
15			Proposed Second Floor Unit Size SF and % :2,147 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):
			Proposed Roof Deck Area SF and % :530 SF 24.7%)

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" or 28'-0"	19'-3"	34'-0"	
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?	Yes or no
28	Designated as an individual Historic Single Family Residence Site?	Yes or no
29	Determined to be Architecturally Significant?	Yes or no

Notes:
If not applicable write N/A
All other data information should be presented like the above format

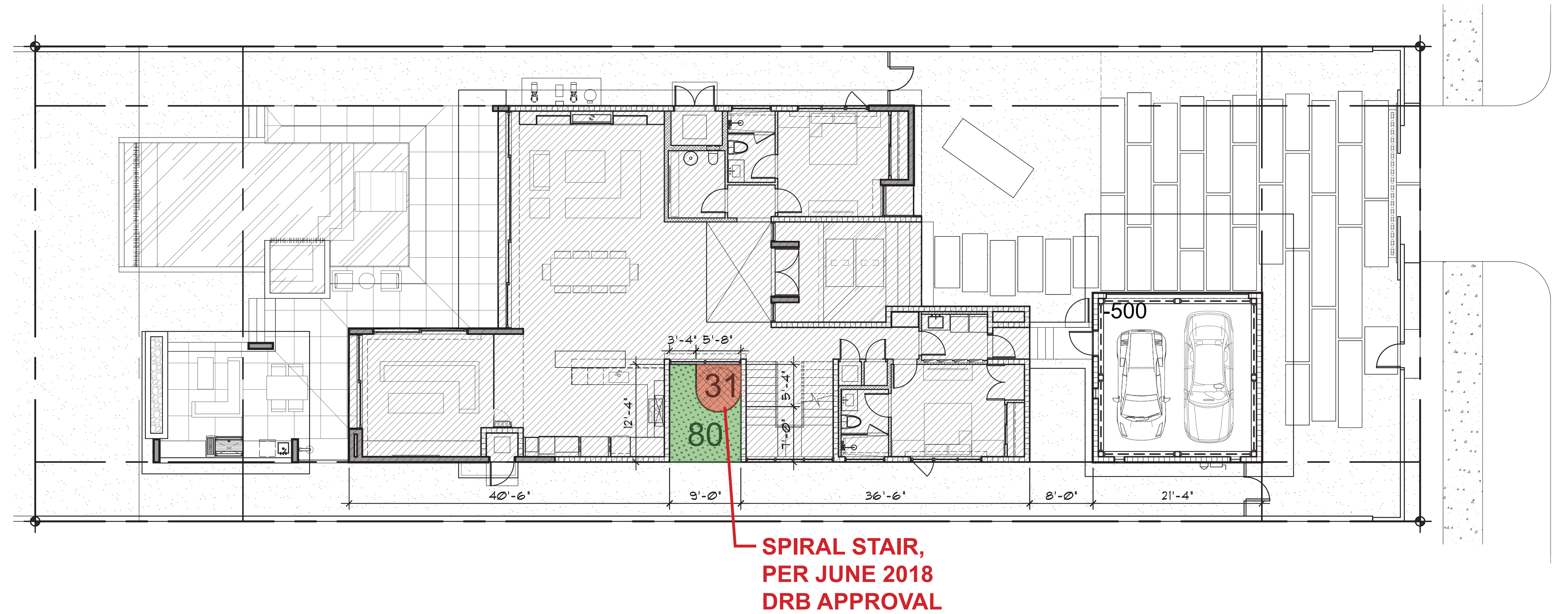


THIS APPLICATION IS REQUESTING A MODIFICATION TO DRB APPROVALS DRB18-0244 AND 23165, TO PERMIT AN ADDITION OF AN ELEVATOR HOISTWAY IN A REQUIRED COURTYARD PER MIAMI ZONING CODE OF ORDINANCE 142-106(2)(D), TO PROVIDE VERTICAL CIRCULATION THROUGH THE RESIDENCE, INCLUDING 2 FLOORS AND A ROOF DECK. IN ORDER 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.

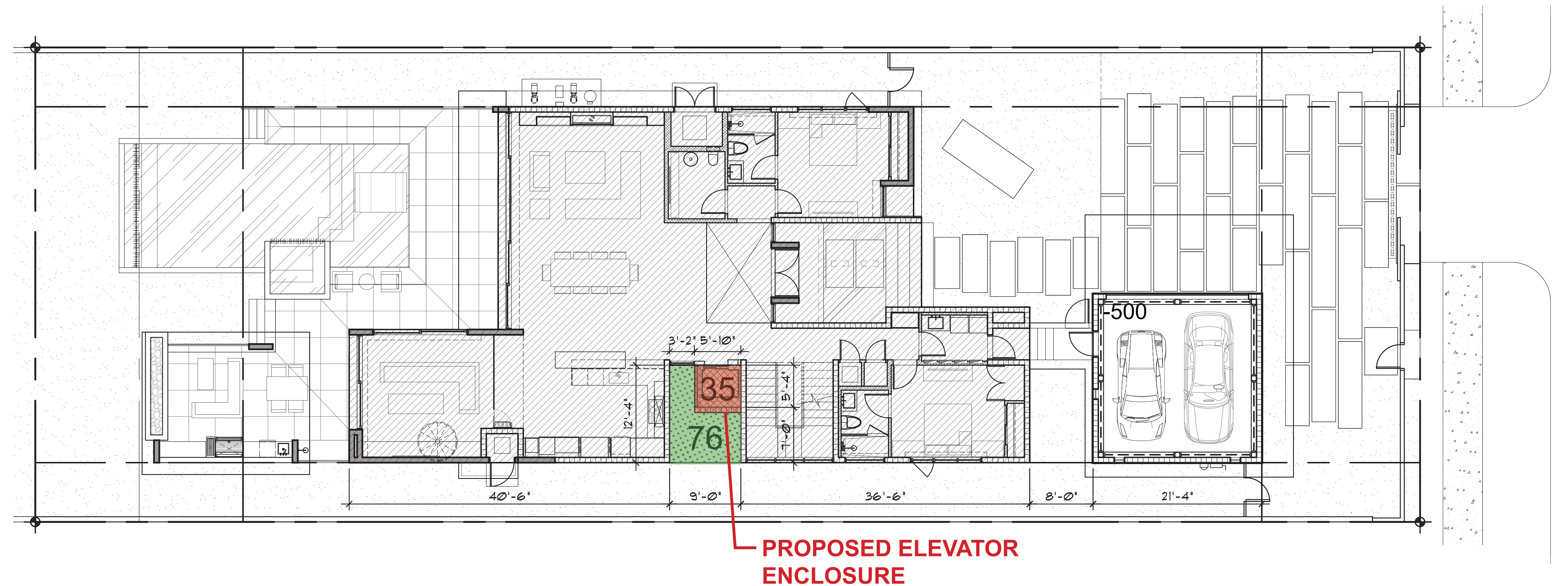
SIDE COURTYARD AREA, APPROVED PER DRB JUNE 2018

LOT SIZE:	10,500 S. F. (100%)
COURTYARD AREA REQUIRED, MIN.:	105 S.F. (1.0%)
COURTYARD AREA PROVIDED:	80 S.F. (0.76%)

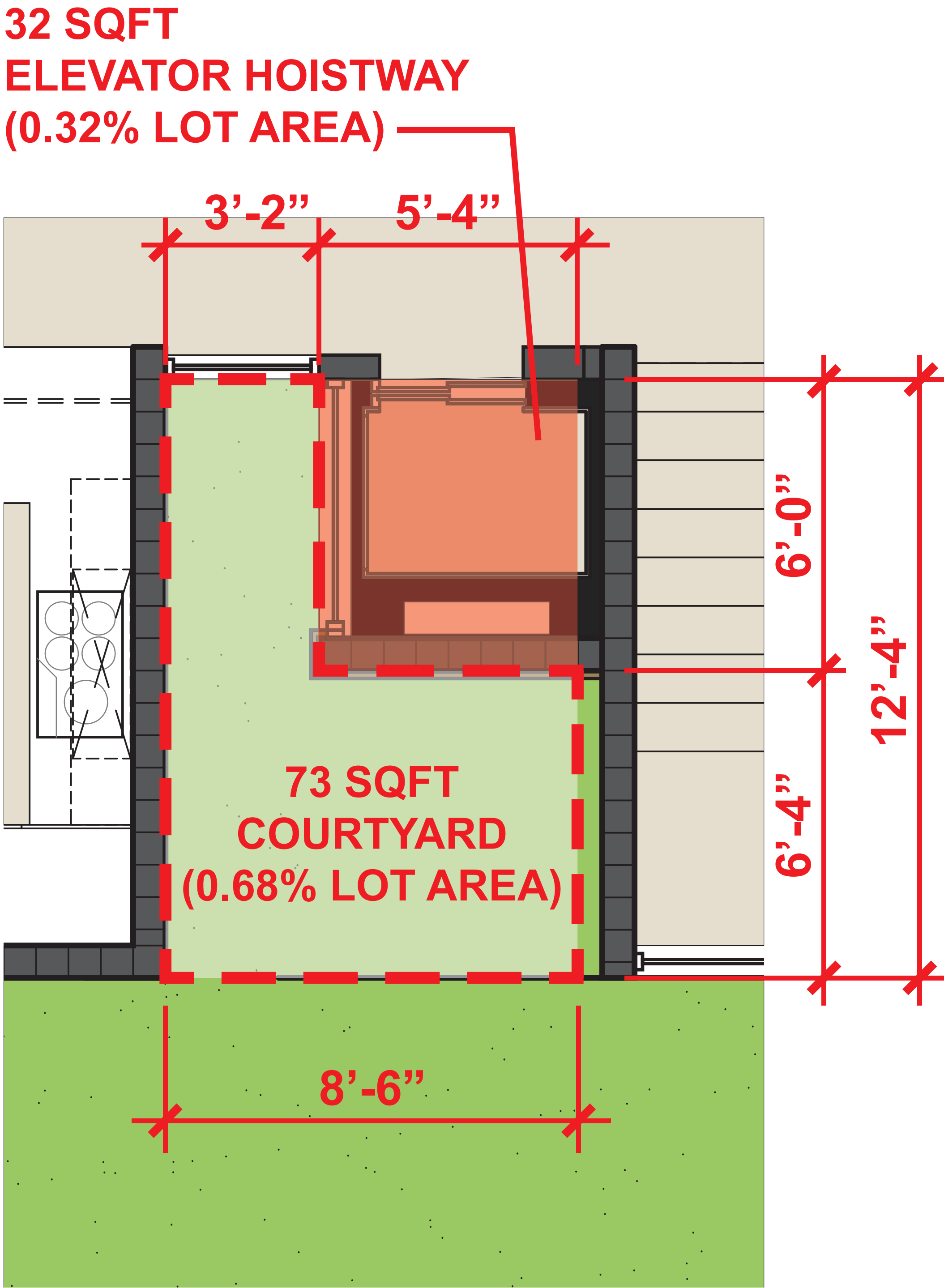
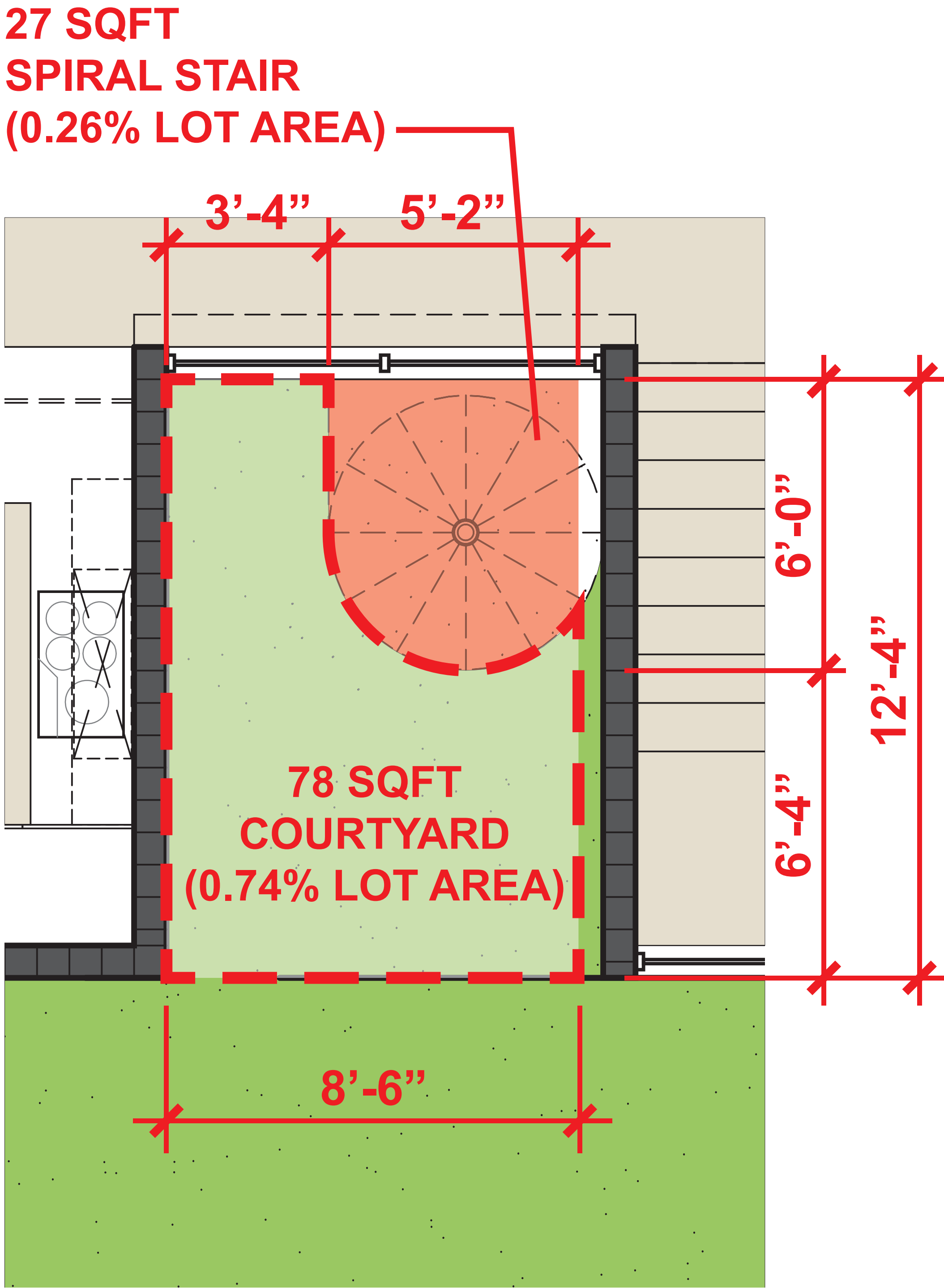
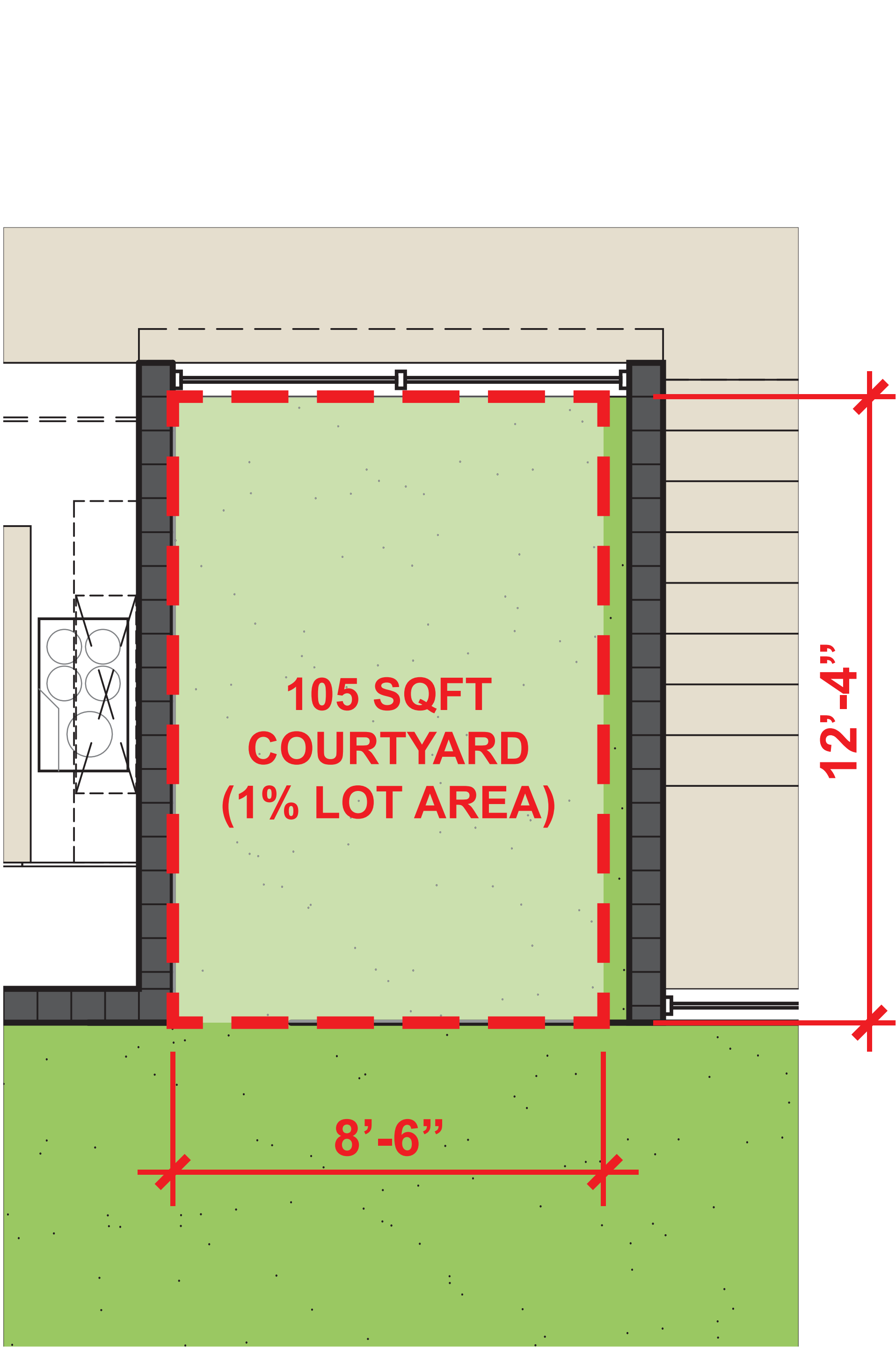


SIDE COURTYARD AREA, PROPOSED

LOT SIZE:	10,500 S. F. (100%)
COURTYARD AREA REQUIRED, MIN.:	105 S.F. (1.0%)
COURTYARD AREA PROVIDED:	76 S.F. (0.72%)
TOTAL DECREASE OF OPEN COURTYARD AREA:	4 S.F.



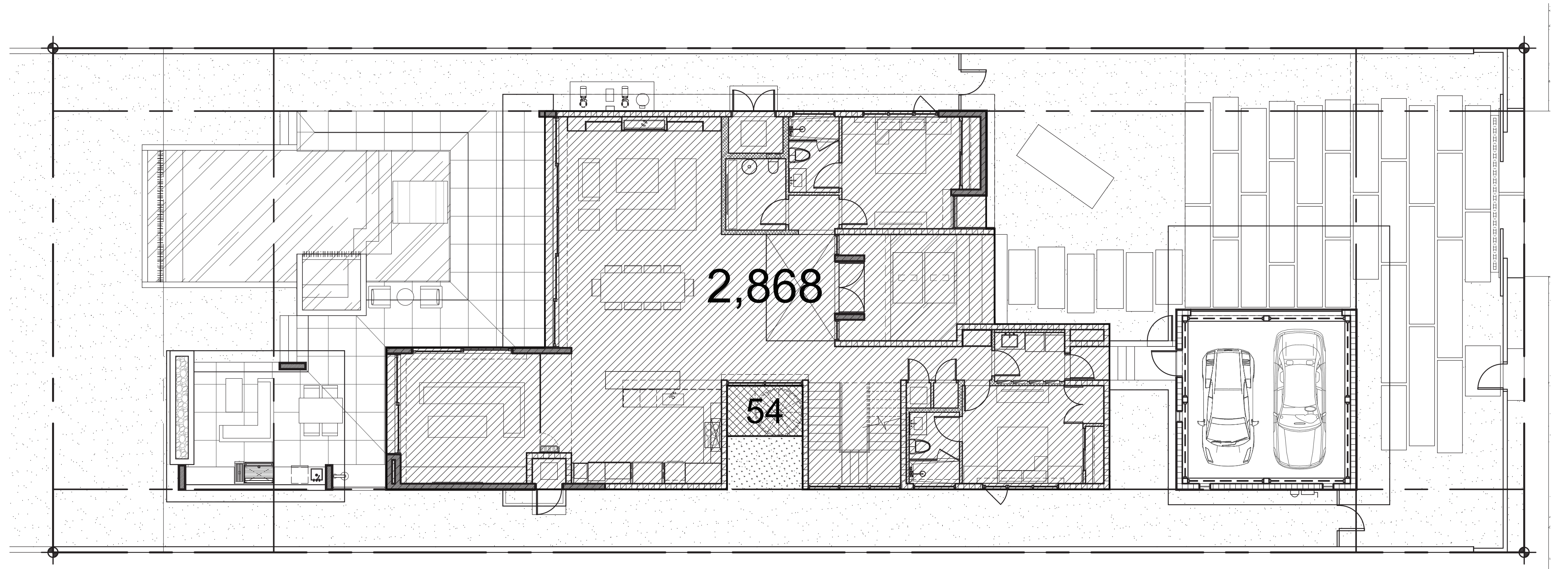
LOT AREA: 10,500 SQFT
COURTYARD AREA, MIN. 105 SQFT, 1%
COURTYARD AREA, PROVIDED 111 SQFT, 1.06%



IN JUNE 2018, THE DRB APPROVED A WAIVER TO PROVIDE AN OPEN COURTYARD PER THE REQUIRED MINIMUM 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.

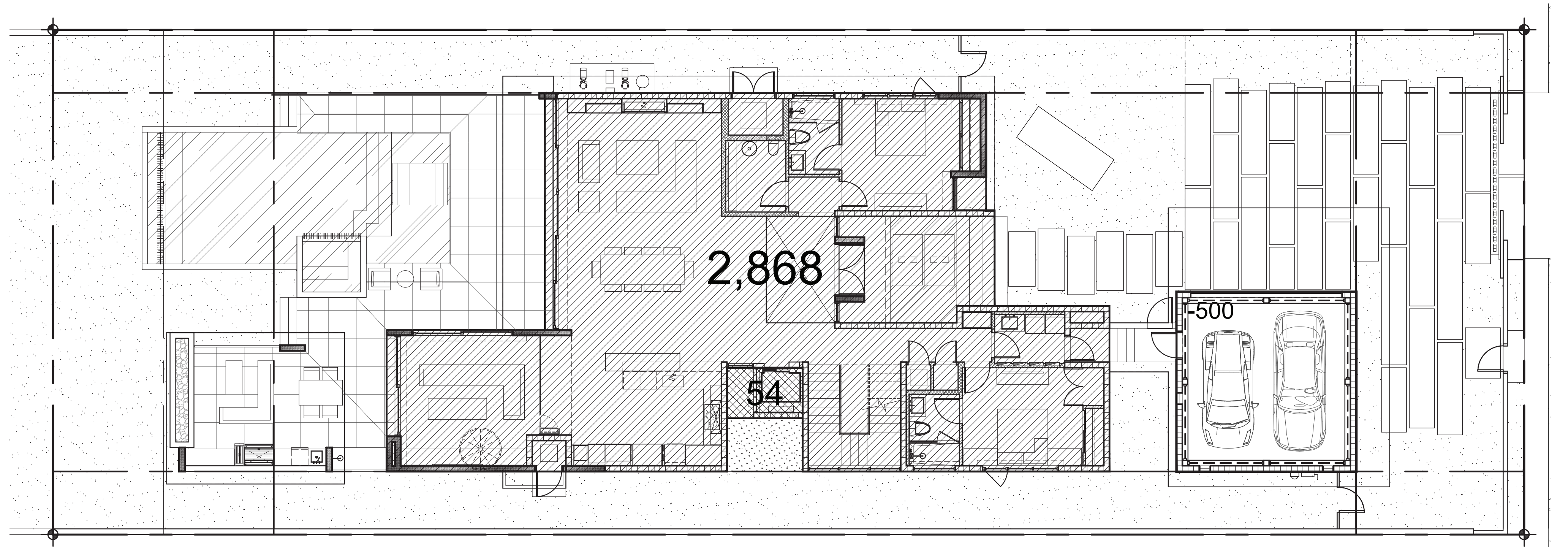
LOT COVERAGE, APPROVED PER DRB JUNE 2018

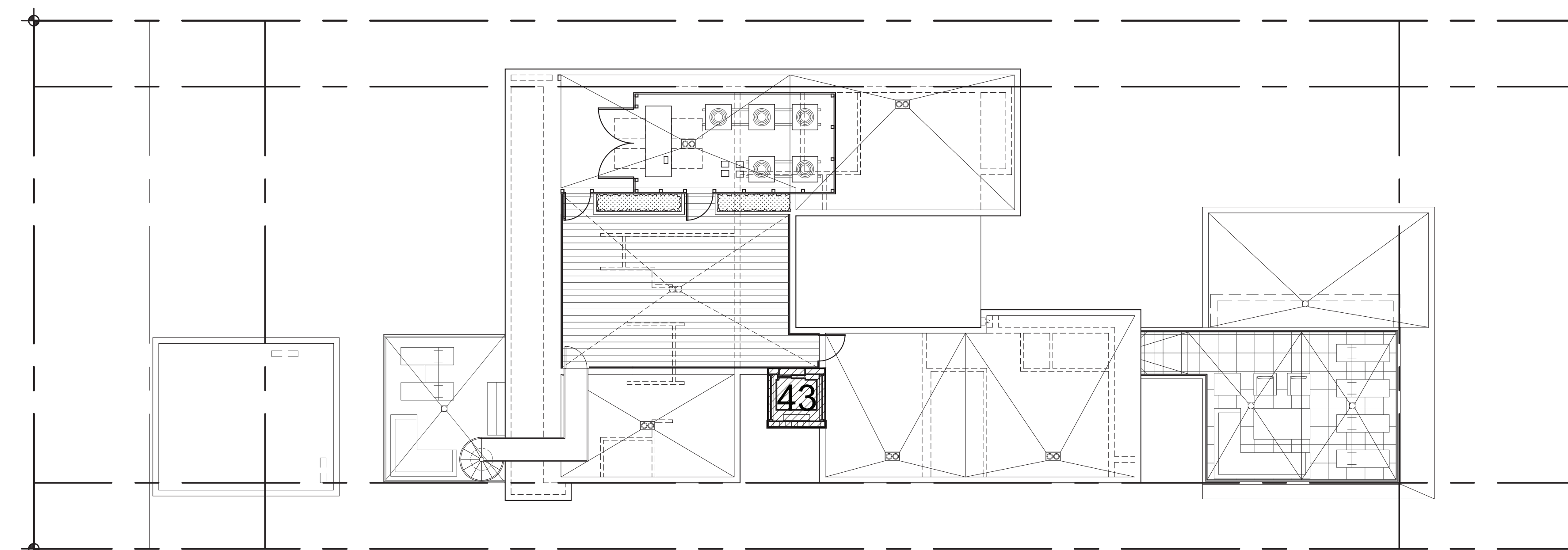
LOT SIZE:	10,500 S. F. (100%)
BUILDING LOT COVERAGE:	2,868 S.F. (27.3%)



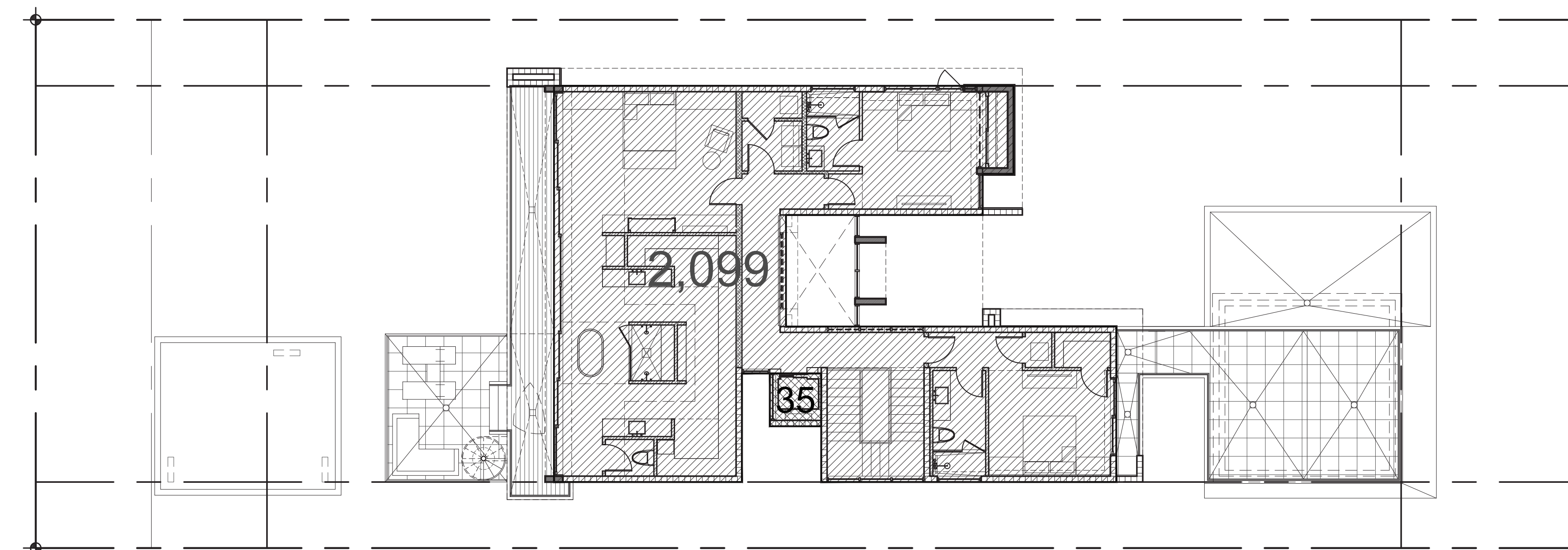
LOT COVERAGE, PROPOSED

LOT SIZE:	10,500 S. F. (100%)
BUILDING LOT COVERAGE:	2,922 S.F. (27.8%)
TOTAL INCREASE TO LOT COVERAGE:	54 S.F. (0.5%)

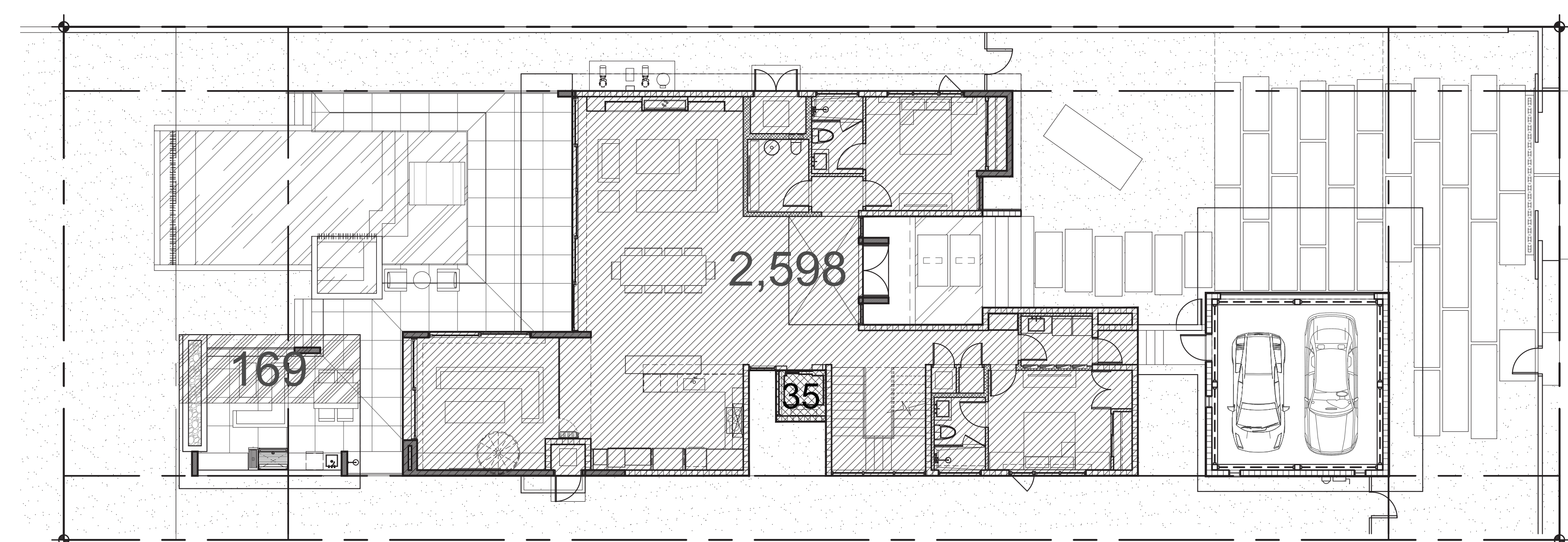




ROOF PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

UNIT SIZE, APPROVED PER DRB JUNE 2018

MAIN HOUSE:	
FIRST FLOOR	2,598 S. F.
SECOND FLOOR	2,099 S. F.
CABANA	169 S. F.
TOTAL:	4,866 S. F.

GARAGE (NON A/C) (455 - 500) 0 S.F.

TOTAL (NON AC): 0 S.F.

TOTAL UNIT SIZE : 4,866 S. F.
(46.3%)

UNIT SIZE, PROPOSED

MAIN HOUSE:	
FIRST FLOOR	2,633 S. F.
SECOND FLOOR	2,134 S. F.
ROOF	43 S. F.
CABANA	169 S. F.
TOTAL:	4,979 S. F.

GARAGE (NON A/C) (455 - 500) 0 S.F.

TOTAL (NON AC): 0 S.F.

TOTAL UNIT SIZE : 4,979 S. F.
(47.4%)

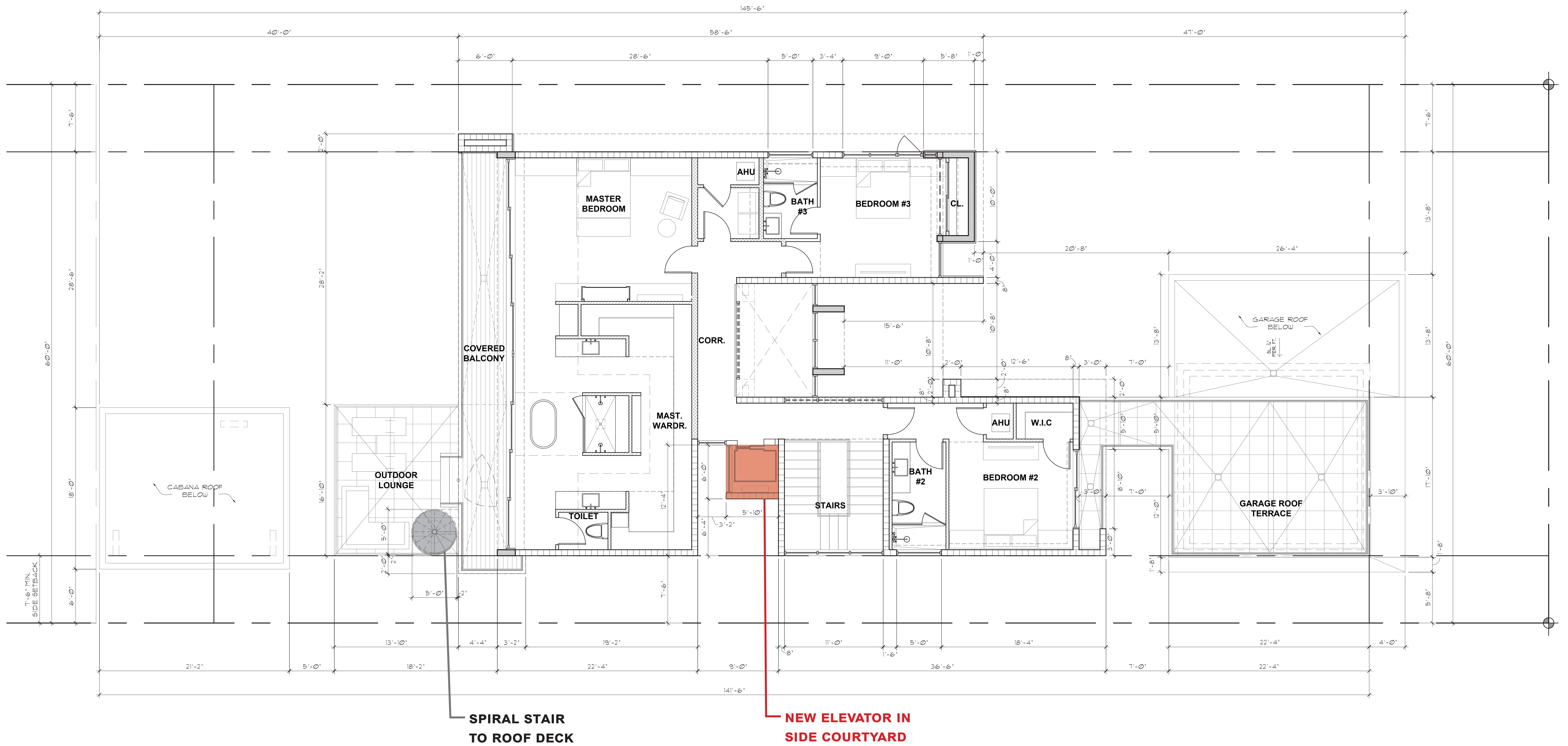
TOTAL INCREASE: 113 S.F.
(1.02%)

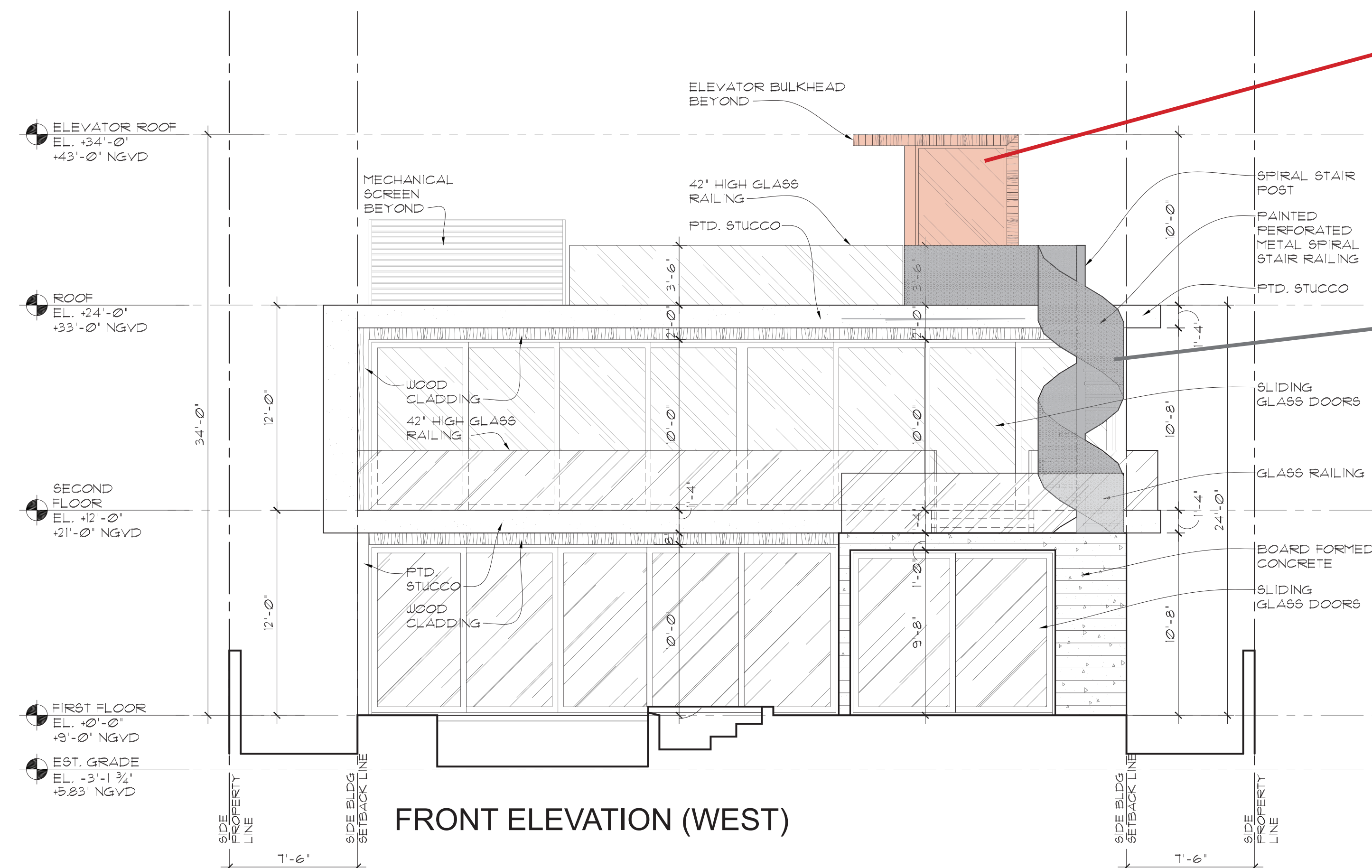
UNIT SIZE

8

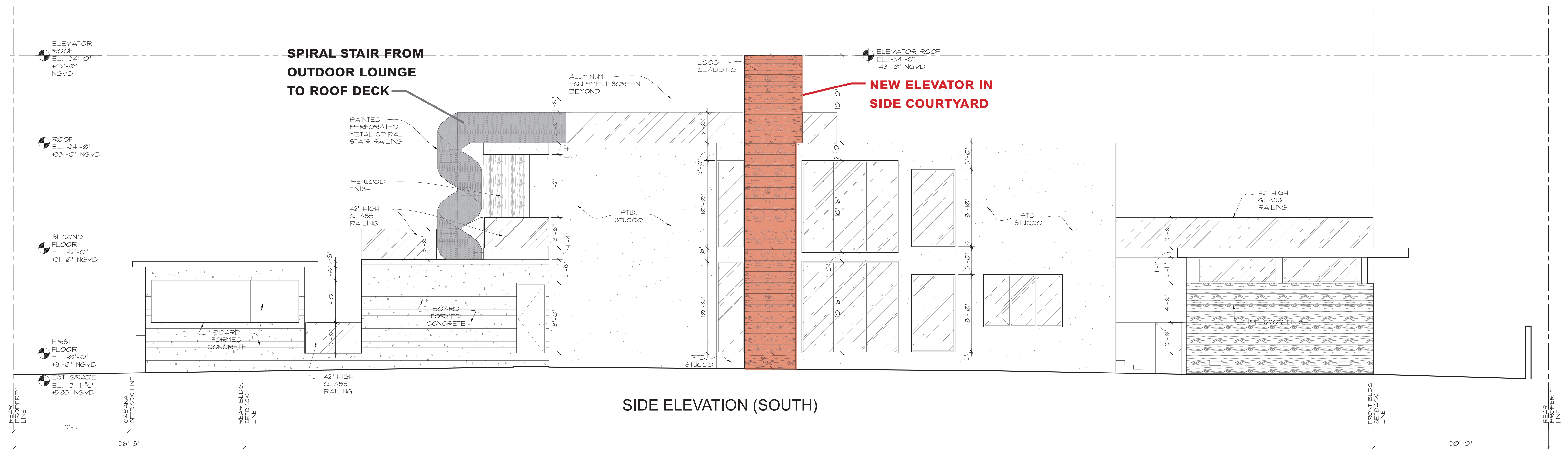
CHOEFF LEVY FISCHMAN

ARCHITECTURE + DESIGN





FRONT ELEVATION (WEST)

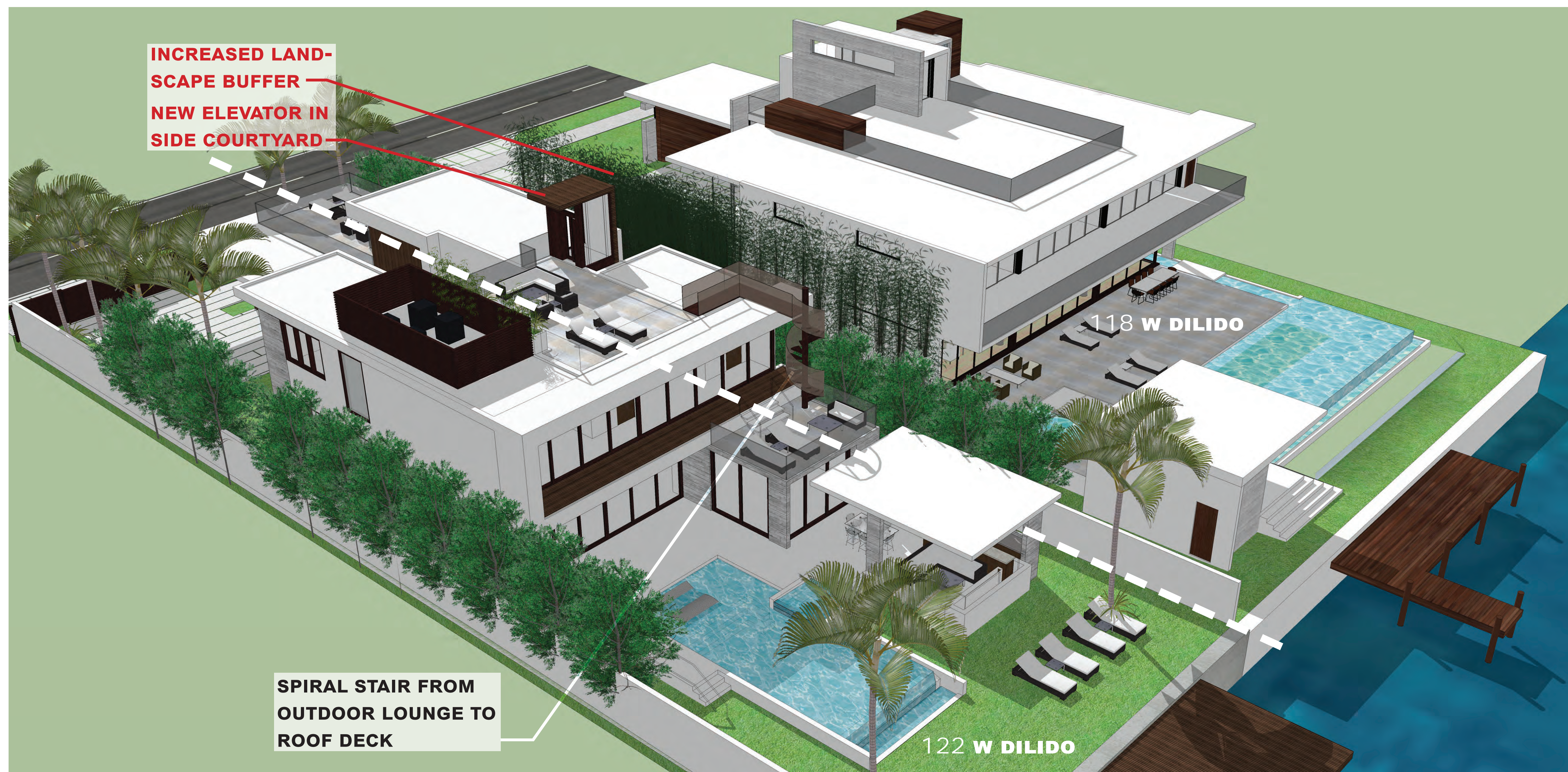


SIDE ELEVATION (SOUTH)

NEW ELEVATOR IN
SIDE COURTYARD,
BEYOND

SPIRAL STAIR FROM
OUTDOOR LOUNGE
TO ROOF DECK

NEW ELEVATOR IN
SIDE COURTYARD





VIEW OF SOUTH ELEVATION



VIEW TOWARDS EAST FROM ROOF DECK



VIEW OF WEST ELEVATION



VIEW OF EAST ELEVATION



AERIAL VIEW OF SPIRAL STAIR



VIEW OF SPIRAL STAIR FROM POOL DECK



VIEW OF SPIRAL STAIR FROM ROOF DECK