ZONING DATA SHEET

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	503 E DILIDO DR MIAMI BEACH FL33139			
2	Folio number(s):	02-3232-011-0590			
3	Board and file numbers :				
4	Year built:	1940	Zoning District:		RS-3
5	Based Flood Elevation:	+9.0"NGVD	Grade value in NGVD:		3.93'
6	Adjusted grade (Flood+Grade/2):	6.47'FT	Free board:		+14'-0" NGVD
7	Lot Area:	10,500 sf			
8	Lot width:	60'	Lot Depth:		175'
9	Max Lot Coverage SF and %:	3,150 (30%)	Proposed Lot Coverage SF and %:		2,885 SF (27.4%)
10	Existing Lot Coverage SF and %:	XXX	Lot coverage deducted (garage-storage) SF:		500sf
11	Front Yard Open Space SF and %:	603 sf (50.25%)	Rear Yard Open Space SF and %:		1,111 SF (70.5%)
12	Max Unit Size SF and %:	5,250 SF (50%)	Proposed Unit Size SF and %:		5227 SF (49.8%)
13	Existing First Floor Unit Size:	XXX	Proposed First Floor Unit Size:		2885sf
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)		2,342SF (70%)
15		XXX	Proposed Second Floor Unit Size SF and % :		2342SF (45%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		580SF (24.5%)

		Required	Existing	Proposed	Deficiencies
17	**Height:**	**24'-0"**	**NA**	**28'-0"**	N/A
18	**Setbacks:**				
19	Front First level:	20'-0"	NA	20'	N/A
20	Front Second level:	30'-0"	N/A	48'-4"	N/A
21	Side 1:	7'-6"	NA	7'-6"	N/A
22	Side 2 or (facing street):	7'-6"	NA	4'-6"	3'-0"
23	Rear:	26'-3"	NA	37'-3"	N/A
	Accessory Structure Side 1:	10'-0"	N/A	10'-0"	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	15'-0"	N/A	15'-0"	N/A
26	Sum of Side yard :	15'-0"	NA	12'-0"	3'-0"
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

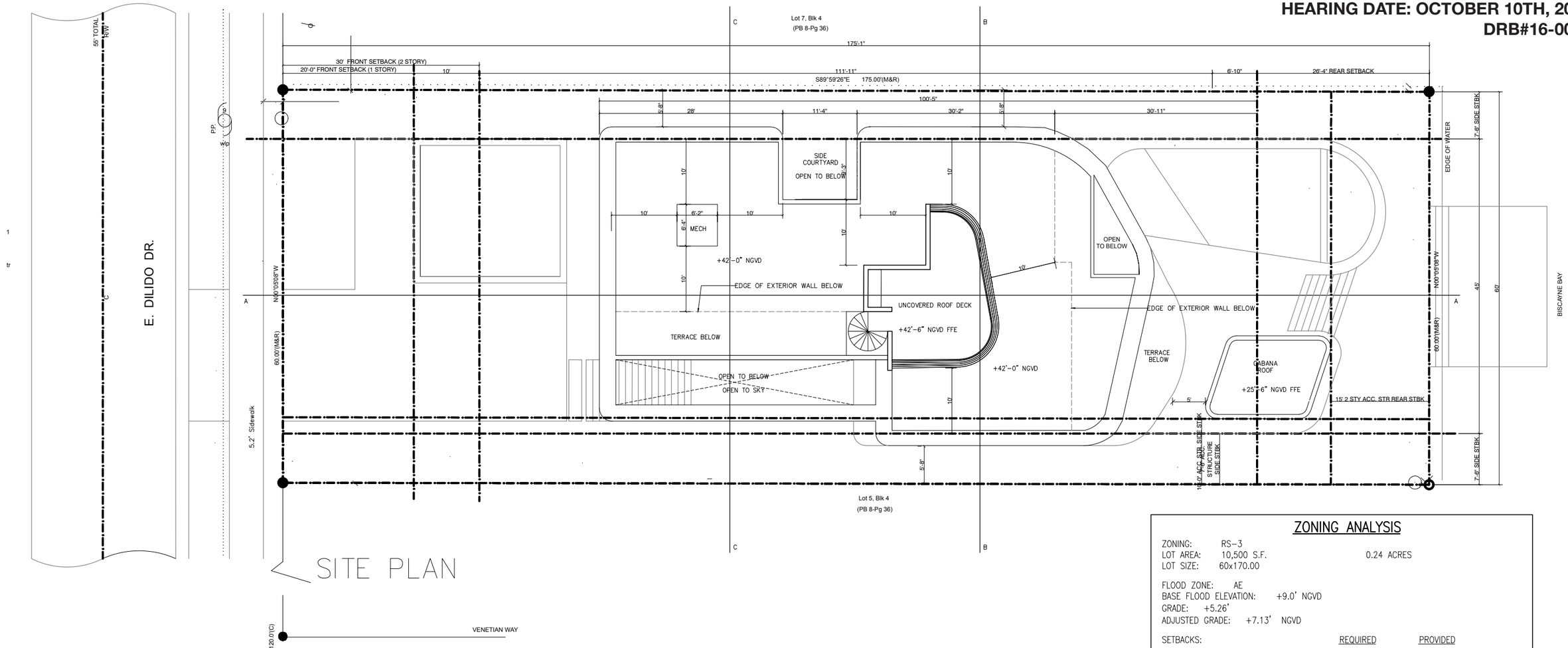
All other data information should be presented like the above format

PROPOSED BUILDING - SITE PLAN

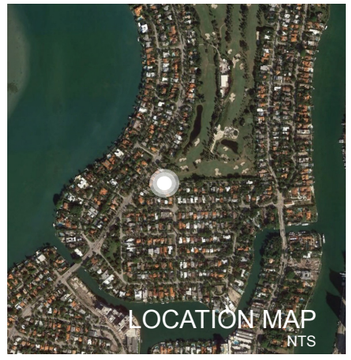
PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016

DRB#16-0050



SITE PLAN



CABANA VARIANCE ZONING ANALYSIS

ZONING: RS-3
LOT AREA: 10,500 S.F. 0.24 ACRES
LOT SIZE: 60x170.00

FLOOD ZONE: AE
BASE FLOOD ELEVATION: +9.0' NGVD
GRADE: +5.26'
ADJUSTED GRADE: +7.13' NGVD

ACCESORY STRUCTURE SETBACKS:	REQUIRED	PROVIDED
REAR (2 STORY)	15'-0"	15'-0"
SOUTH SIDE (2 STORY)	10'-0"	10'-0"
MAX. NUMBER OF STORIES	2	2
BUILDING HEIGHT	20'-0"	19'-4"
VOLUMETRIC RATIO	50%	100%

ZONING ANALYSIS

ZONING: RS-3
LOT AREA: 10,500 S.F. 0.24 ACRES
LOT SIZE: 60x170.00

FLOOD ZONE: AE
BASE FLOOD ELEVATION: +9.0' NGVD
GRADE: +5.26'
ADJUSTED GRADE: +7.13' NGVD

SETBACKS:	REQUIRED	PROVIDED
FRONT 2 STORY BUILDING	30'-0"	48'-4"
FRONT 1 STORY BUILDING	20'-0"	20'-0"
REAR (15% OF 175'-0")	26'-3"	37'-3"
NORTH SIDE	7'-6"	4'-6"
SOUTH SIDE	7'-6"	7'-6"
MIN. UNIT SIZE	1,800 SF	
MAX. UNIT SIZE (50% OF LOT AREA)	5,250SF (50%)	5,227SF (49.8%)
LOT COVERAGE	3,150SF (30%)	2,885SF (27.5%)
FRONT YARD OPEN SPACE (1,808 SF)	600 SF (50%)	603 SF (50.25%)
REAR YARD OPEN SPACE (3,838SF)	1,102 SF (70%)	1,111SF (70.5%)
MAX. NUMBER OF STORIES	2	2
BUILDING HEIGHT	24'-0"	28'-0"
MAX. BUILDING LENGTH WITHOUT VERT. BREAKS	60'-0"	30'-2"
PARKING	2 SPACES	2 SPACES
VOLUMETRIC RATIO IF LOT COVERAGE>25%	70%	70%

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

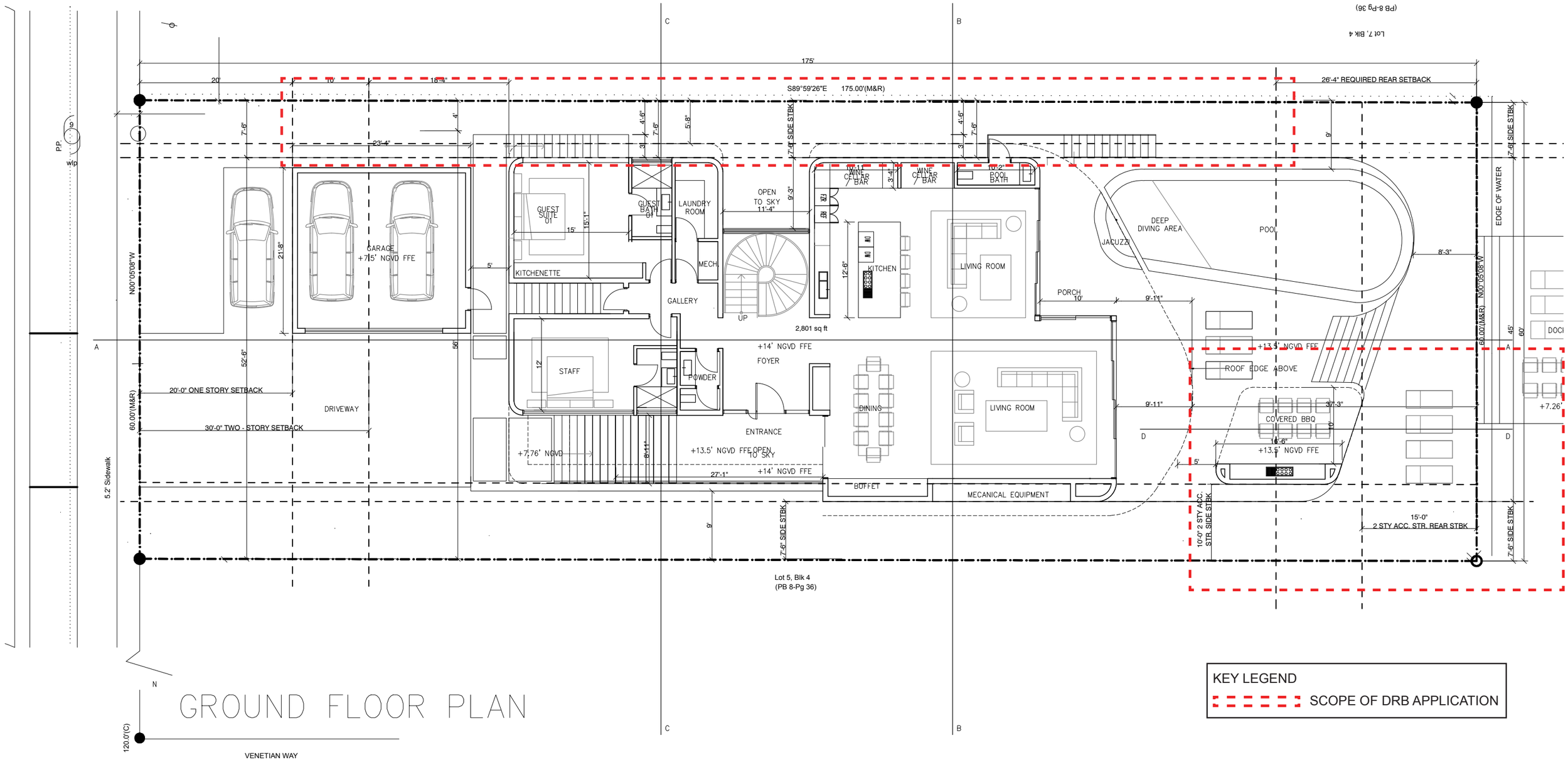
A-1.0

PROPOSED BUILDING - GROUND FLOOR PLAN

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016

DRB#16-0050



GROUND FLOOR PLAN

KEY LEGEND

SCOPE OF DRB APPLICATION

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

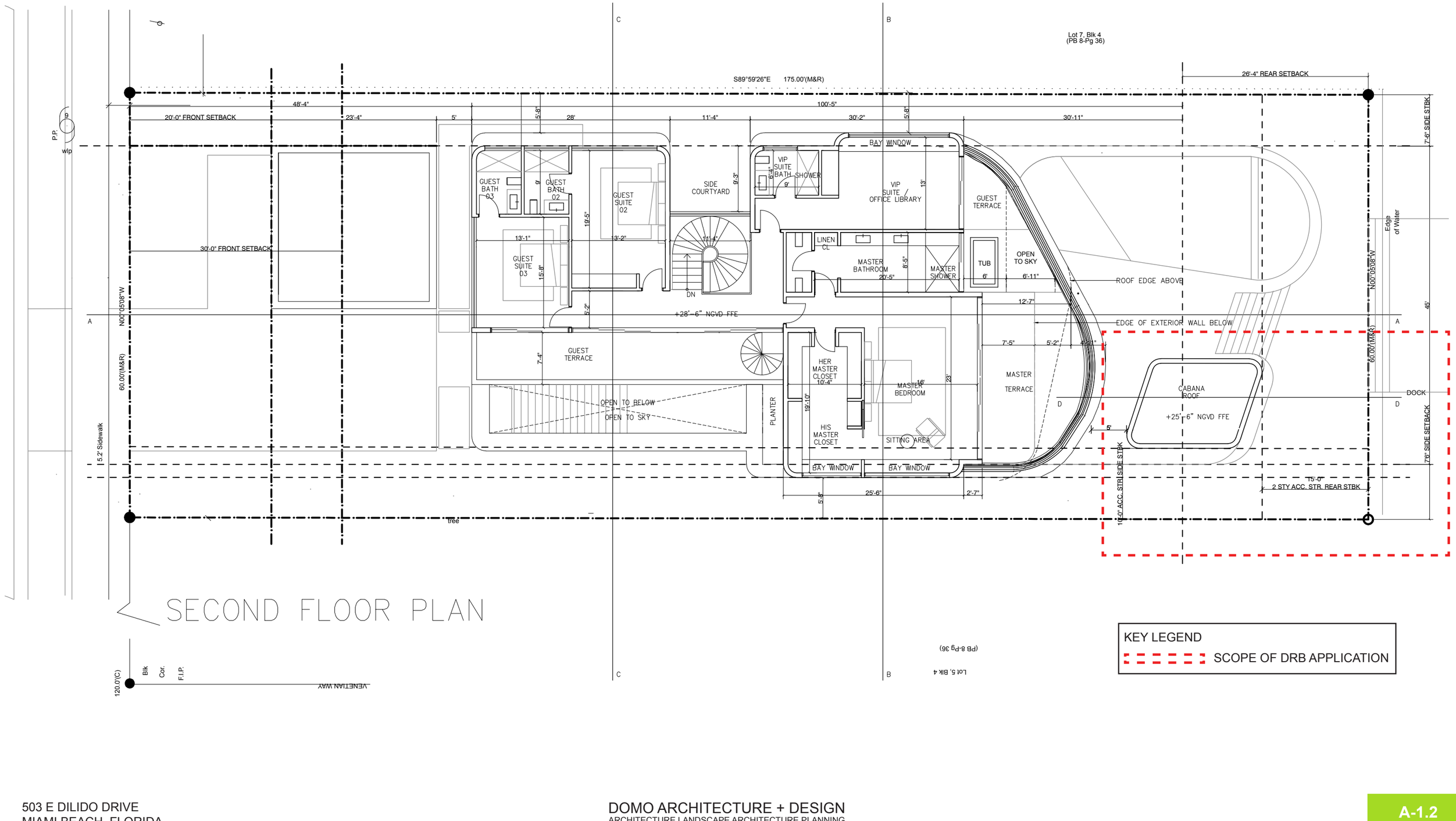
A-1.1

PROPOSED BUILDING - SECOND FLOOR PLAN

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016

DRB#16-0050



SECOND FLOOR PLAN

KEY LEGEND

SCOPE OF DRB APPLICATION

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
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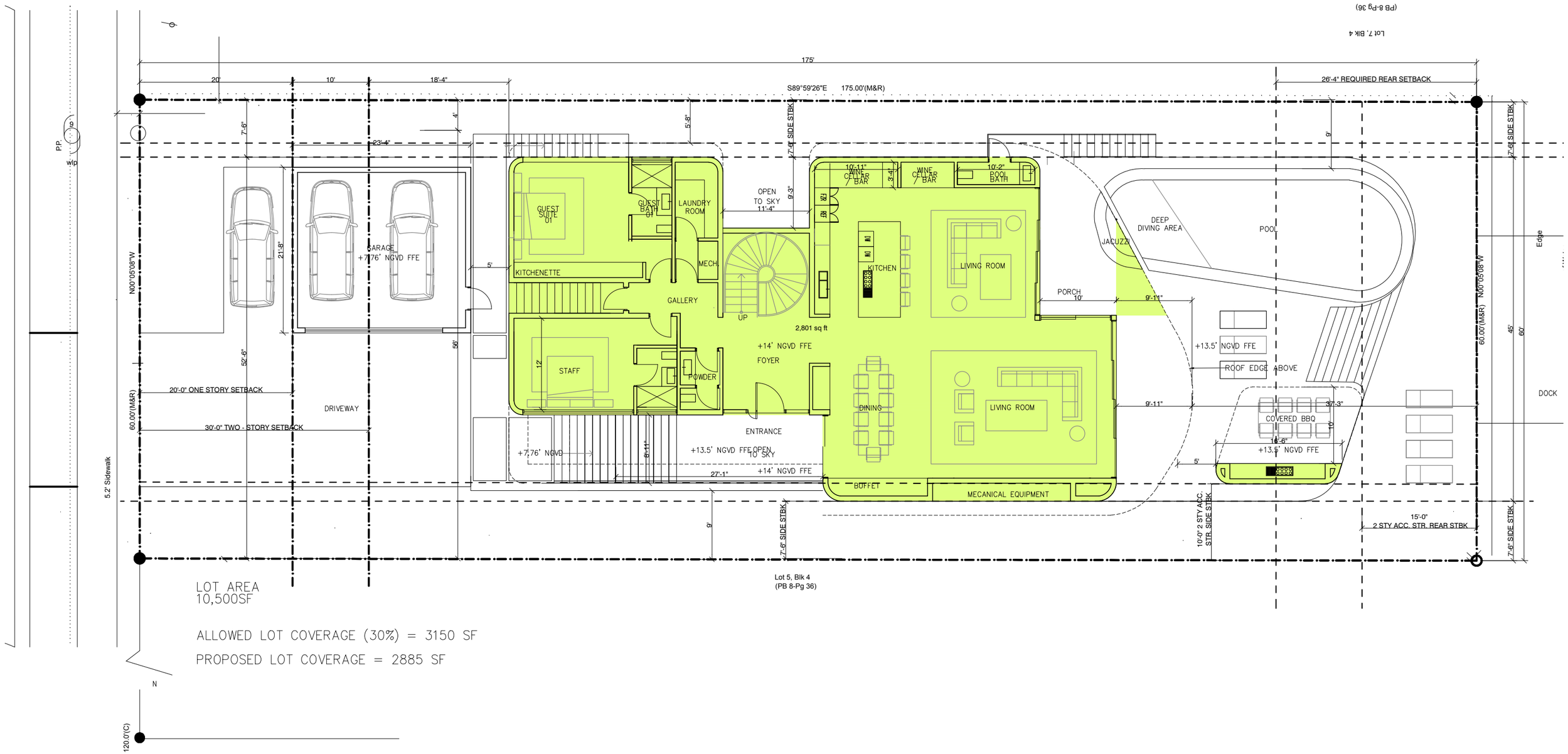
ZONING DIAGRAM - LOT COVEAGE

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016

DRB#16-0050



LOT AREA
10,500SF

ALLOWED LOT COVERAGE (30%) = 3150 SF

PROPOSED LOT COVERAGE = 2885 SF

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MIAMI BEACH, FLORIDA

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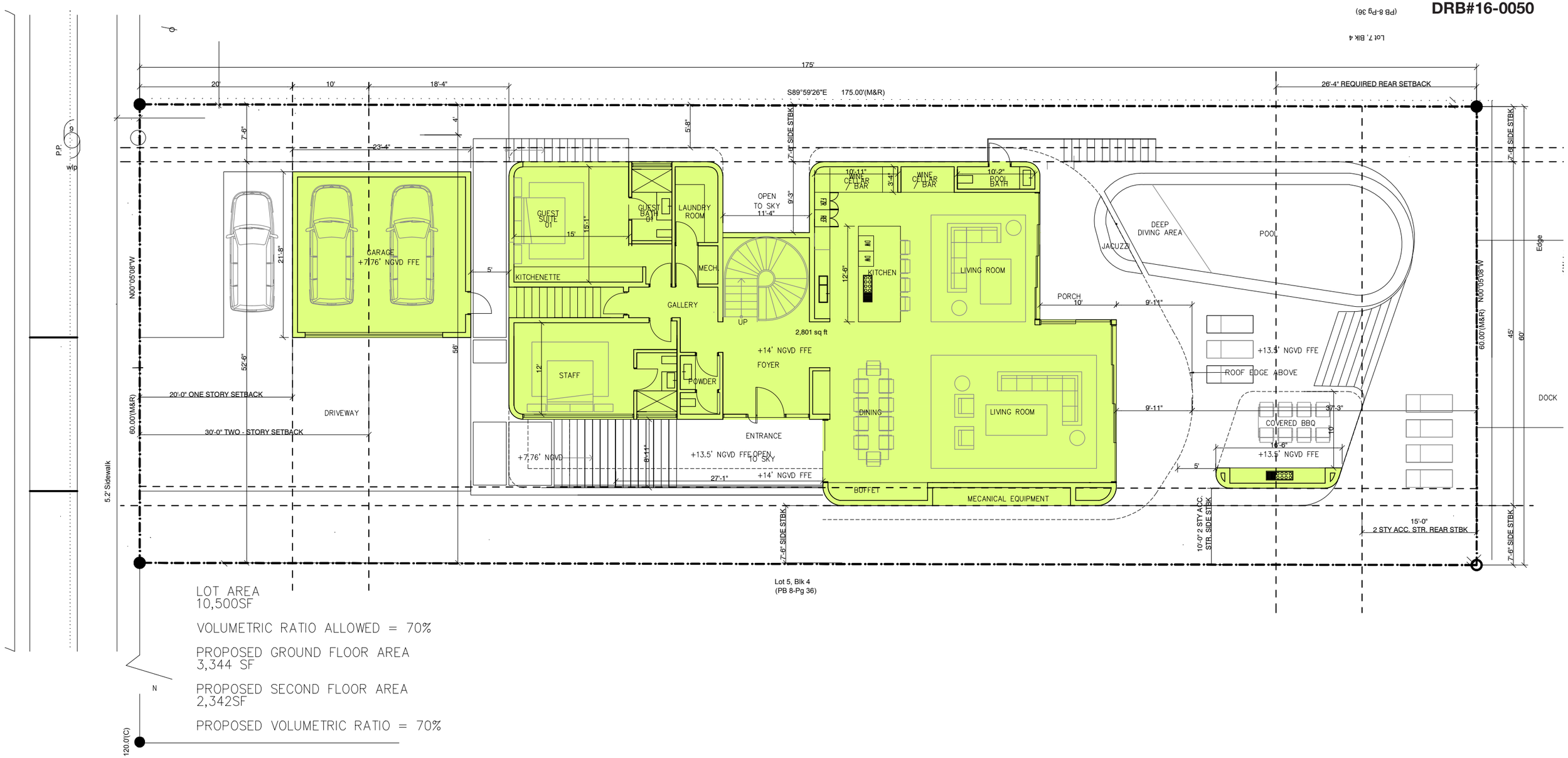
A-2.0

ZONING DIAGRAM - VOLUMETRIC STUDY

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016

DRB#16-0050



LOT AREA
10,500SF

VOLUMETRIC RATIO ALLOWED = 70%

PROPOSED GROUND FLOOR AREA
3,344 SF

PROPOSED SECOND FLOOR AREA
2,342SF

PROPOSED VOLUMETRIC RATIO = 70%

503 E DILIDO DRIVE
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ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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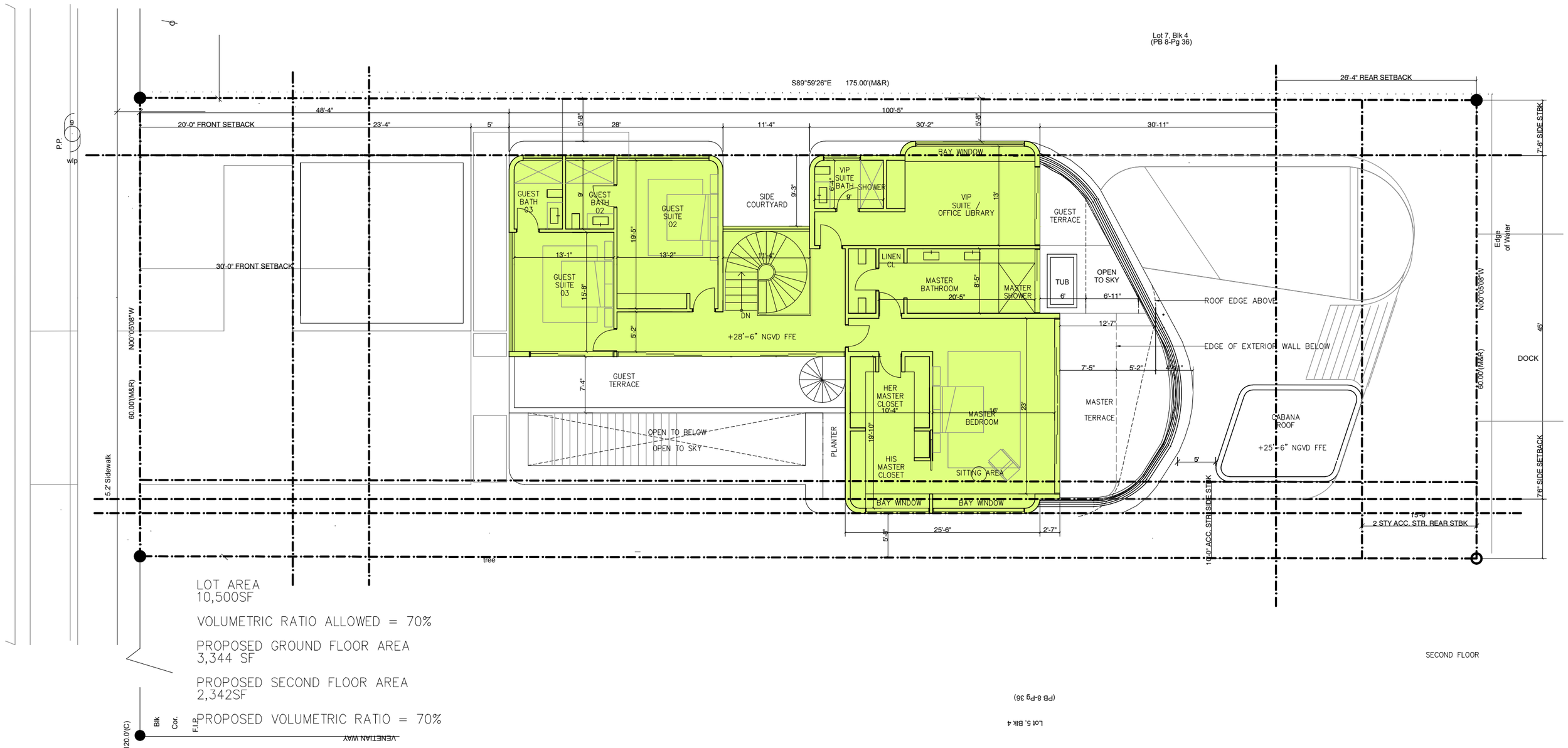
ZONING DIAGRAM - VOLUMETRIC STUDY

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016
DRB#16-0050



LOT AREA
10,500SF

VOLUMETRIC RATIO ALLOWED = 70%

PROPOSED GROUND FLOOR AREA
3,344 SF

PROPOSED SECOND FLOOR AREA
2,342SF

PROPOSED VOLUMETRIC RATIO = 70%

120.0'(C)
Blk
Cor.
F.I.P.
VENETIAN WAY

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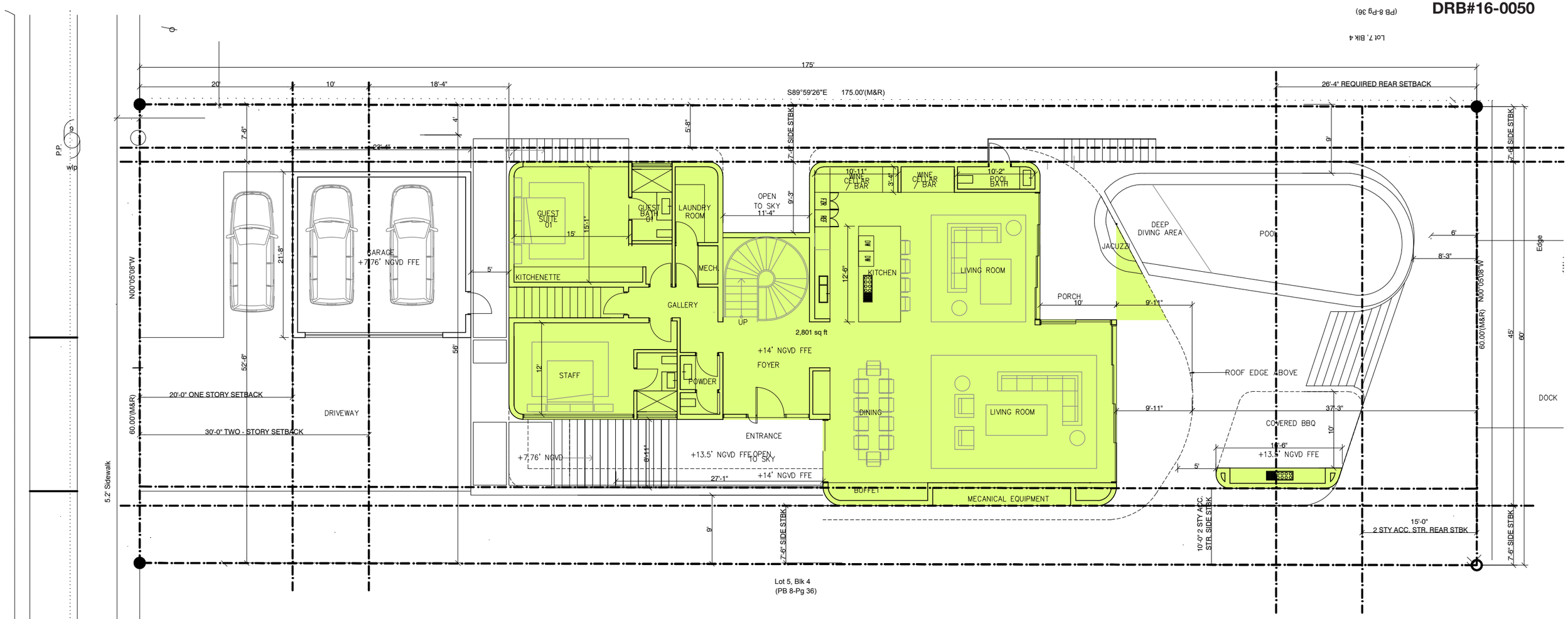
ZONING DIAGRAM - UNIT SIZE

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016

DRB#16-0050



LOT AREA
10,500SF

TOTAL UNIT SIZE (50%)
5,250SF + 500SF GARAGE

PROPOSED GROUND FLOOR AREA
2,885SF + 500sf = 3,385sf

PROPOSED SECOND FLOOR AREA
2,342SF

TOTAL PROPOSED AREA
5,727 sf

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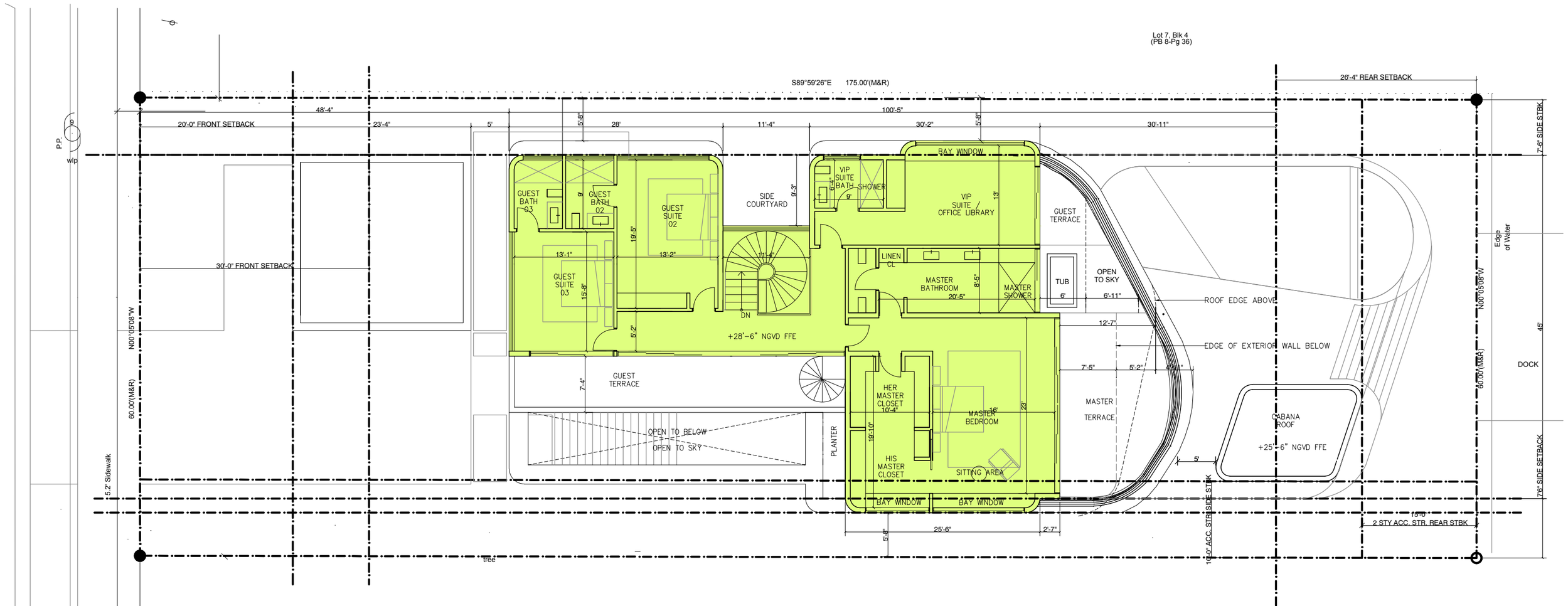
ZONING DIAGRAM - UNIT SIZE

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016

DRB#16-0050



SECOND FLOOR

LOT AREA
10,500SF

TOTAL UNIT SIZE (50%)
5,250SF + 500SF GARAGE

PROPOSED GROUND FLOOR AREA
2,885SF + 500sf = 3,385sf

PROPOSED SECOND FLOOR AREA
2,342SF

TOTAL PROPOSED AREA
5,727 sf

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MIAMI BEACH, FLORIDA

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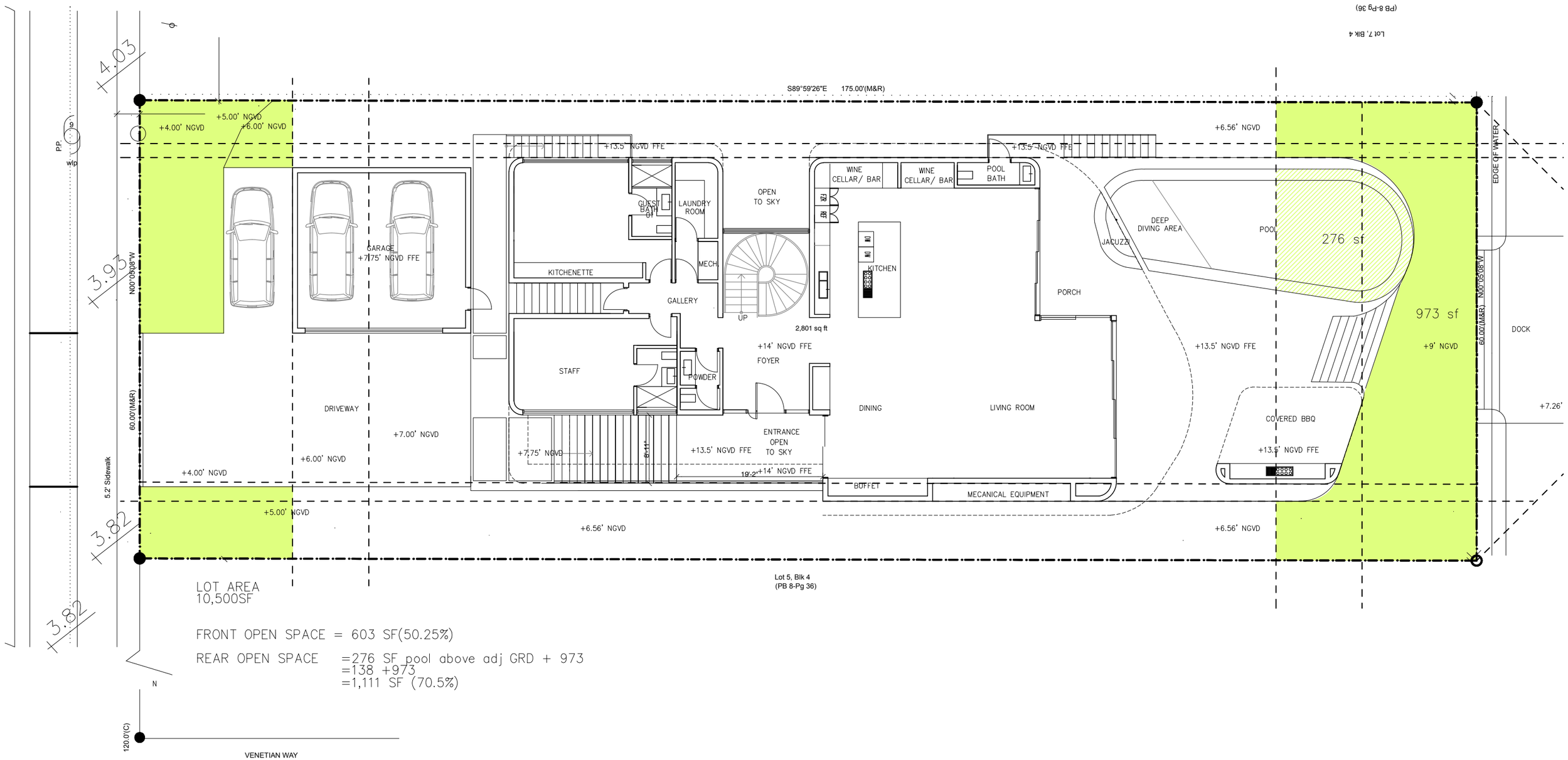
A-2.4

ZONING DIAGRAM - OPEN SPACE

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016

DRB#16-0050



503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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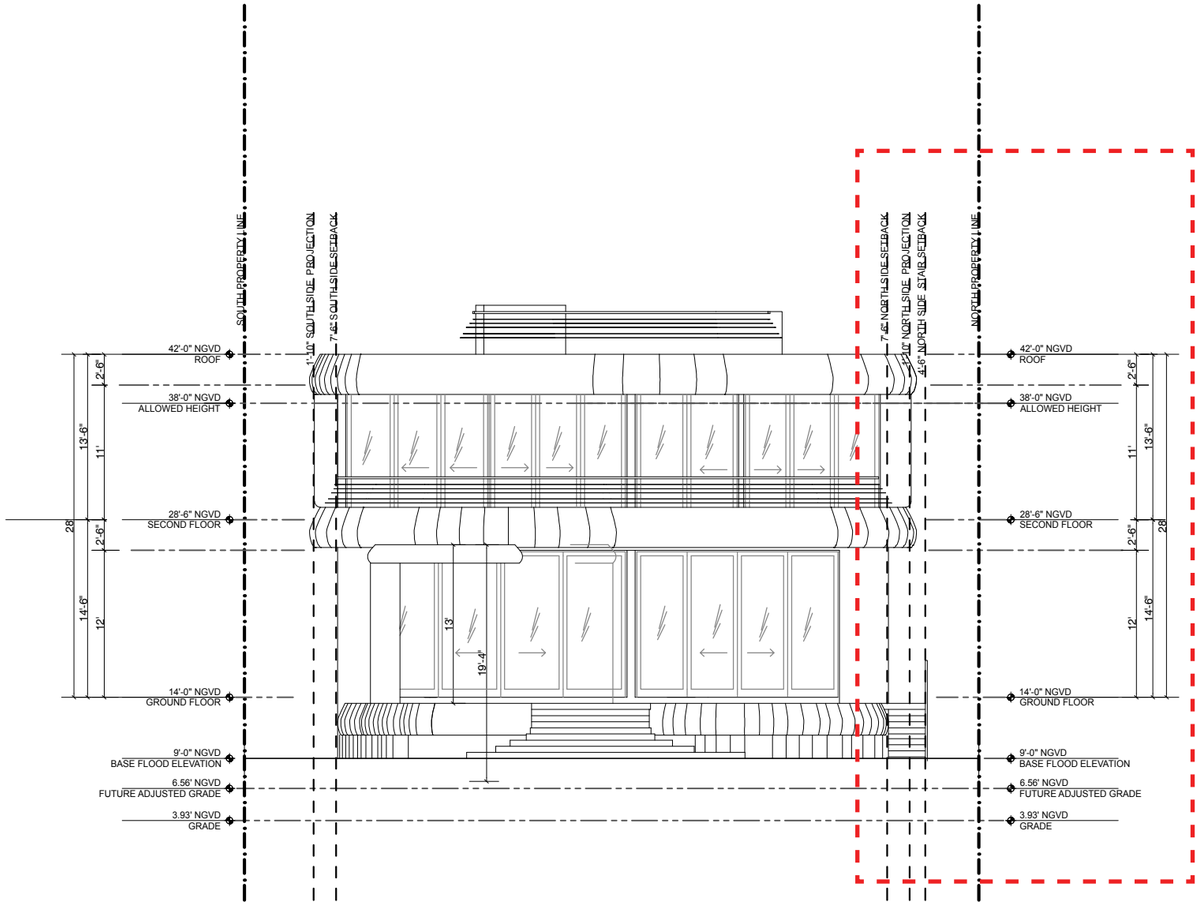
A-2.5

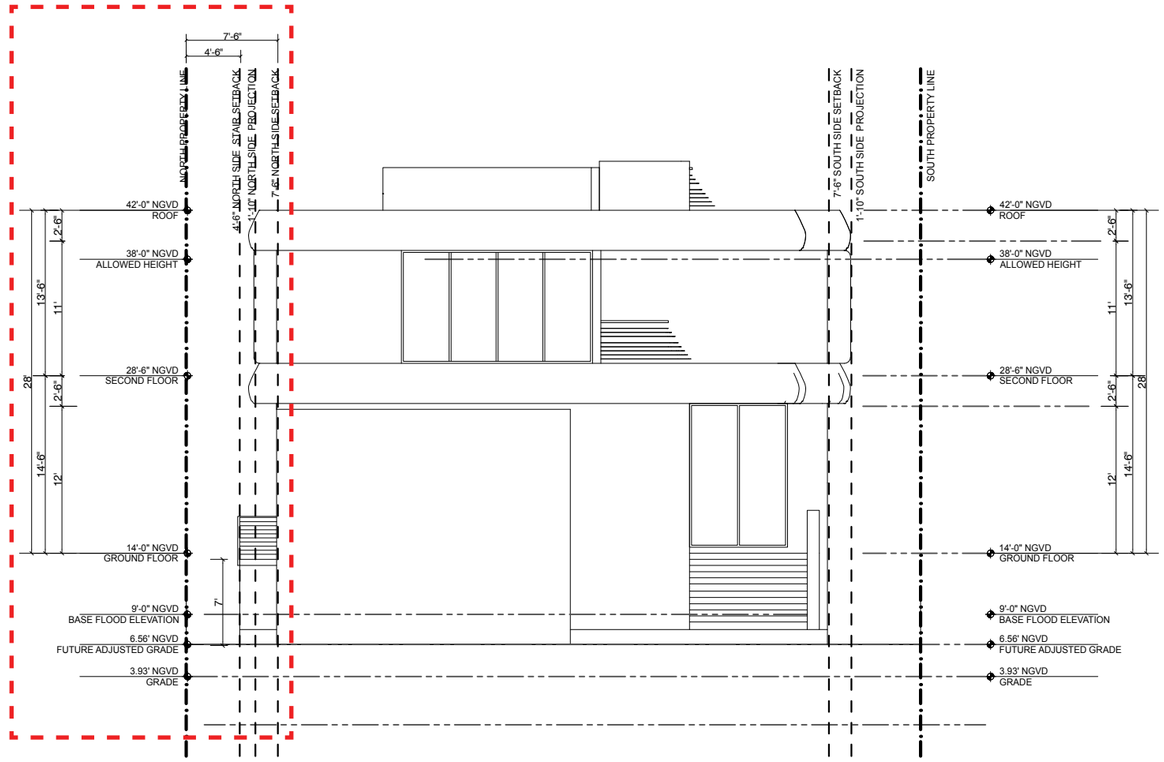
ELEVATIONS - EAST & WEST

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016
DRB#16-0050



1 EAST ELEVATION
SCALE 1/8" = 1'-0"



1 WEST ELEVATION
SCALE 1/8" = 1'-0"

KEY LEGEND

SCOPE OF DRB APPLICATION

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

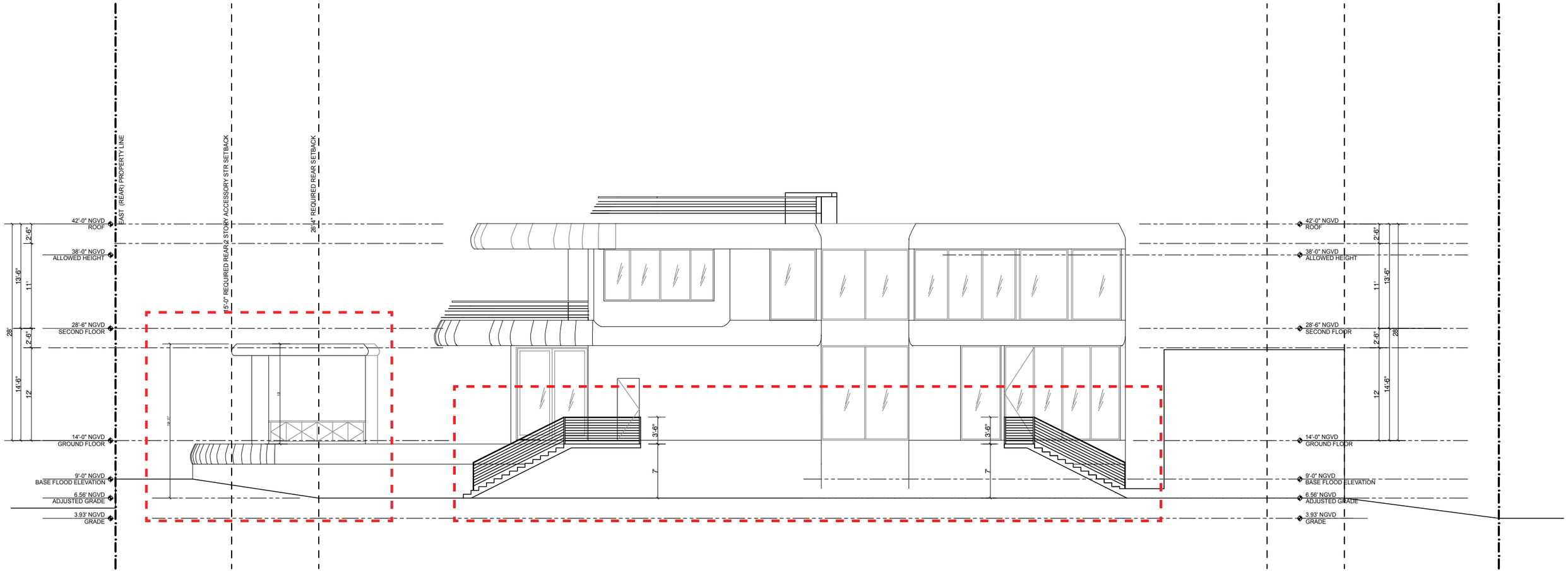
DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

A-4.0

ELEVATIONS

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016
DRB#16-0050



1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

KEY LEGEND
SCOPE OF DRB APPLICATION

ST1 CALCEM LIME PAINTED STUCCO FINISH

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
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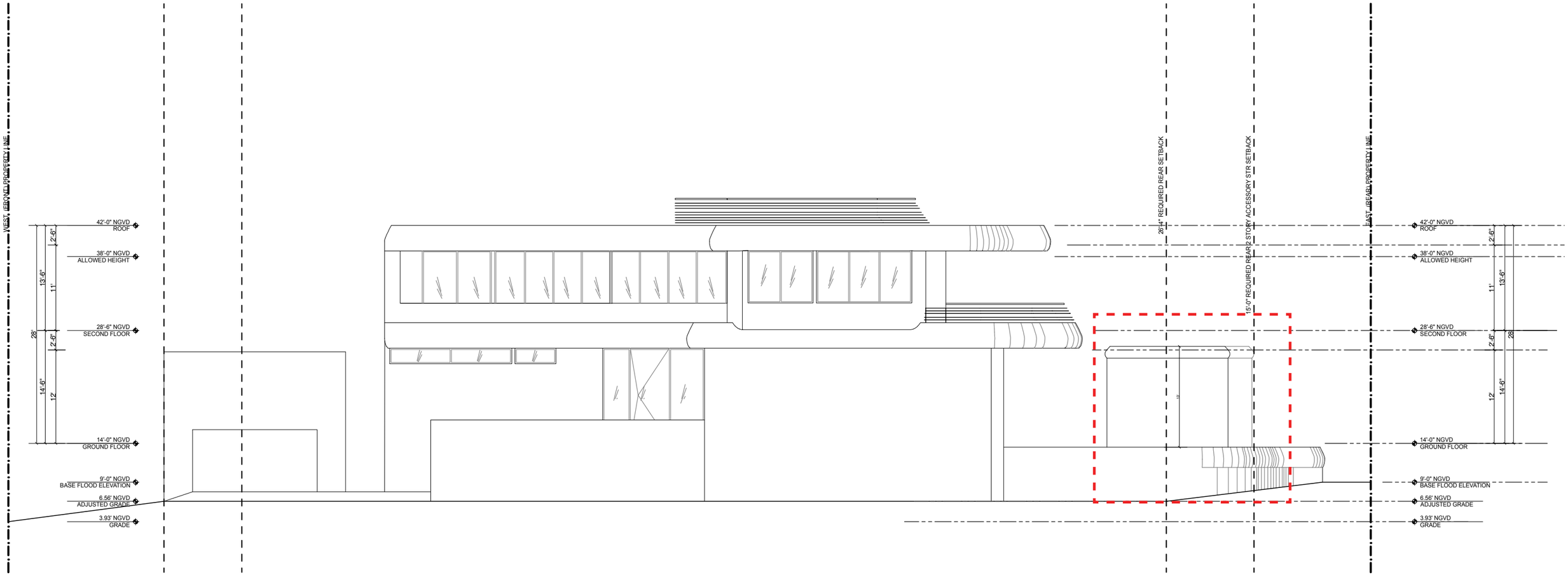
ELEVATIONS - NORTH

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016
DRB#16-0050



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

KEY LEGEND
SCOPE OF DRB APPLICATION

ST1 CALCEM LIME PAINTED STUCCO FINISH

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

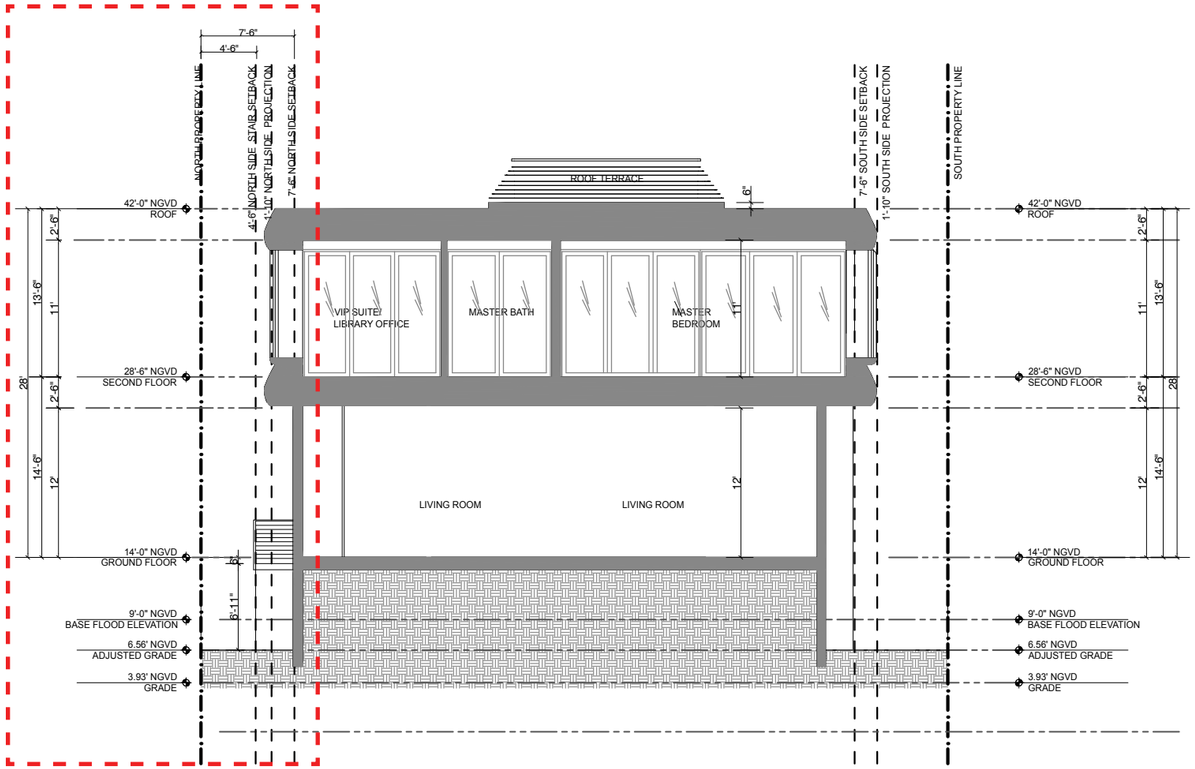
DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

A-4.2

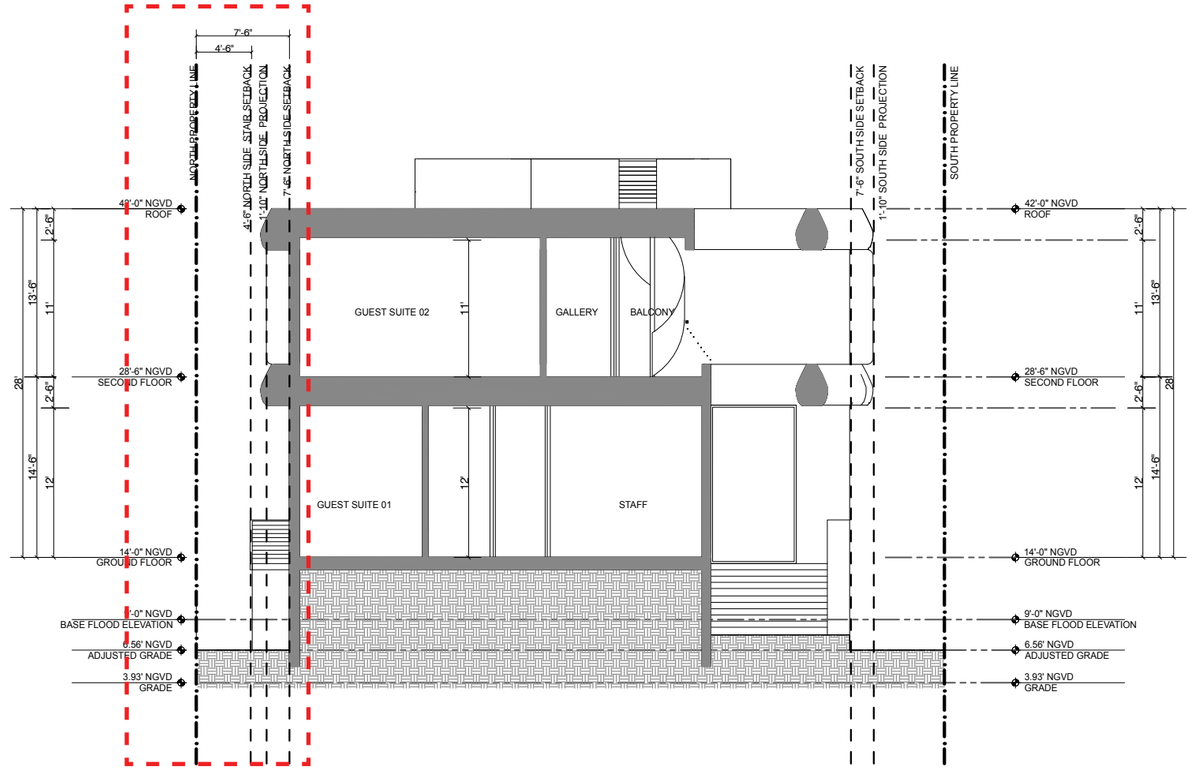
SECTIONS

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016
DRB#16-0050



B SECTION B
SCALE 1/8" = 1'-0"



C SECTION C
SCALE 1/8" = 1'-0"

KEY LEGEND

SCOPE OF DRB APPLICATION

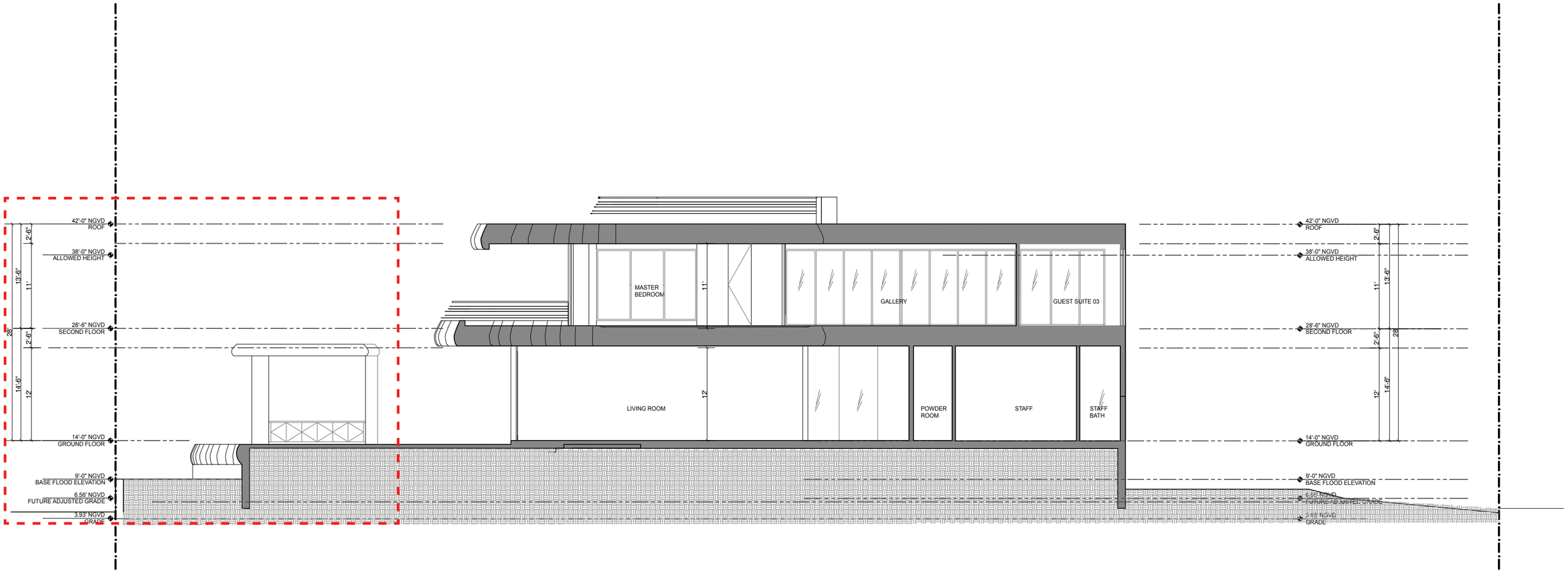
503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

A-5.0

SECTIONS

PROPOSED MAIN RESIDENCE STRUCTURE PENDING DRB APPROVAL
HEARING DATE: OCTOBER 10TH, 2016



A SECTION A
SCALE 1/8" = 1'-0"

KEY LEGEND
SCOPE OF DRB APPLICATION

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

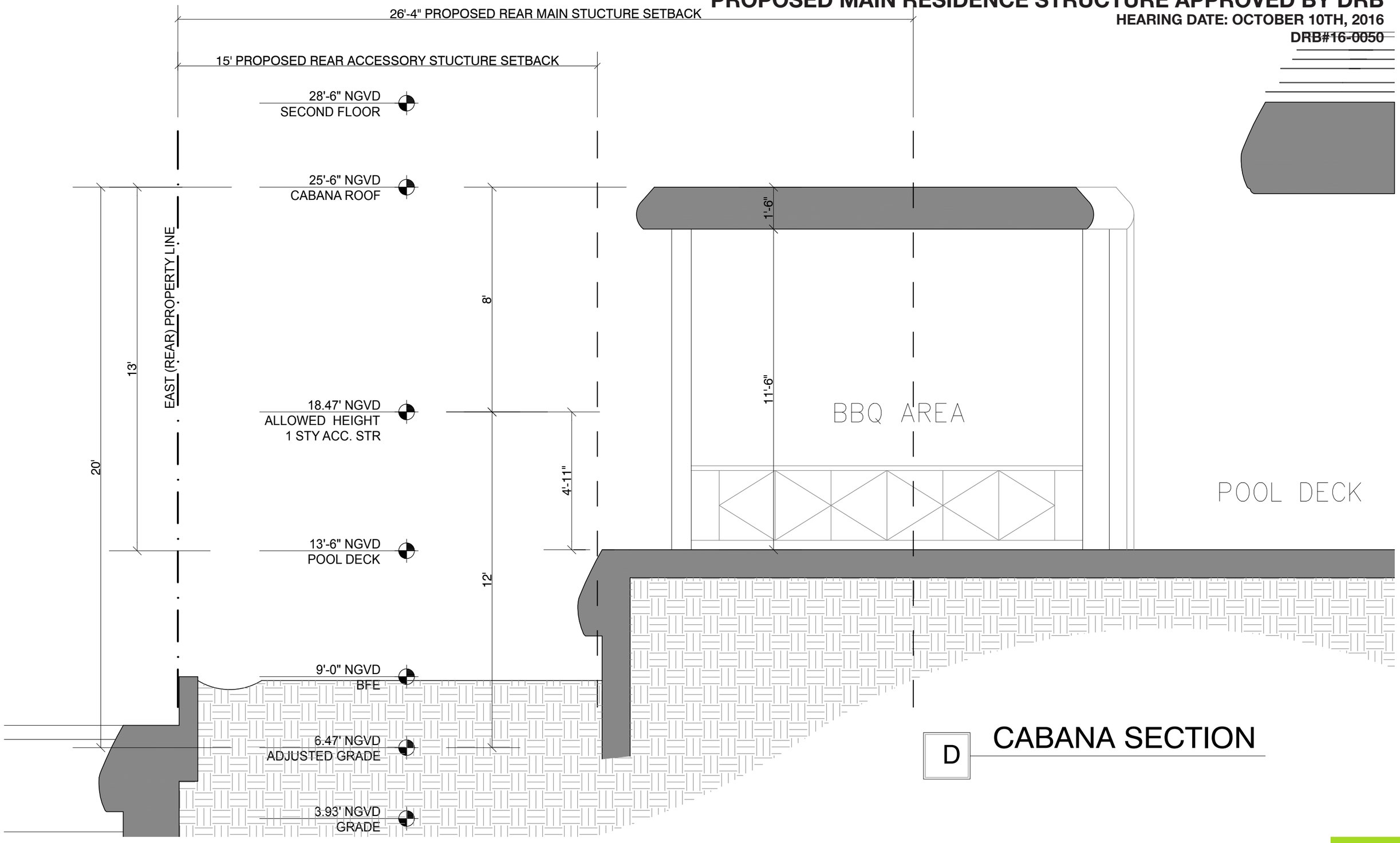
A-5.1

CABANA SECTIONS

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016

~~DRB#16-0050~~



D CABANA SECTION

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

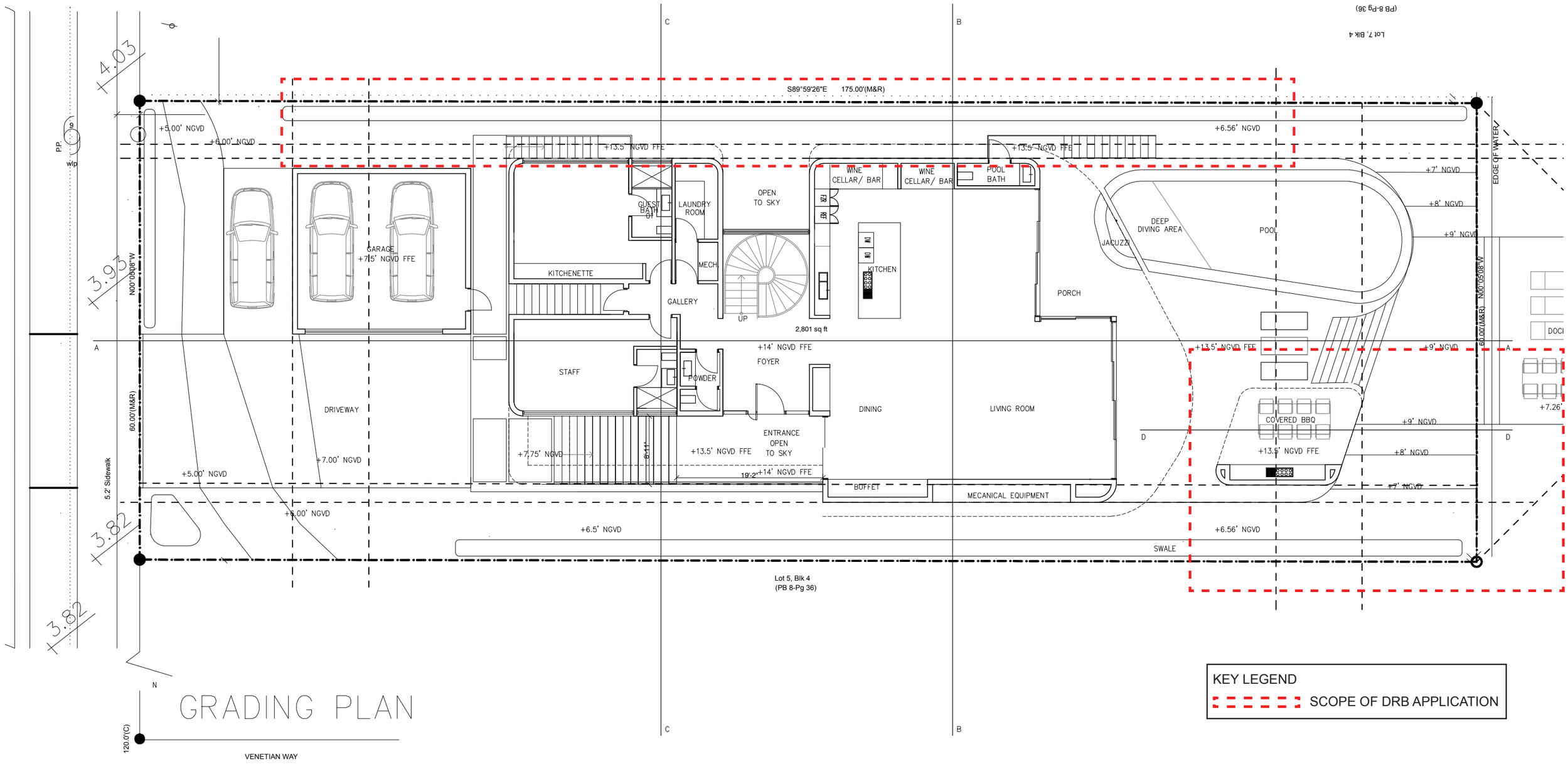
DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

PROPOSED BUILDING - GRADING PLAN

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016

DRB#16-0050



KEY LEGEND

SCOPE OF DRB APPLICATION

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

A-6.0

GRADING SECTION

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

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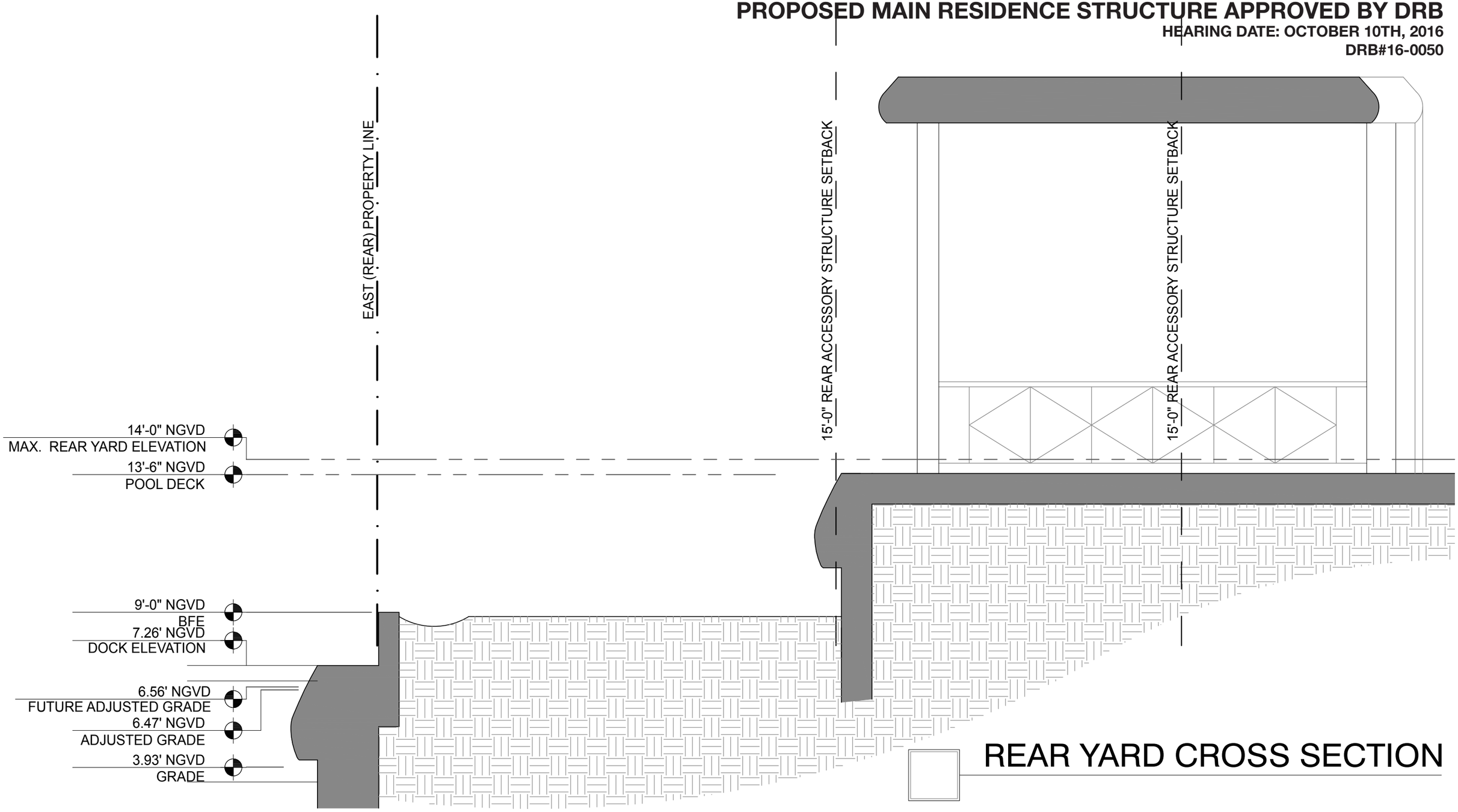


REAR YARD CROSS SECTION

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

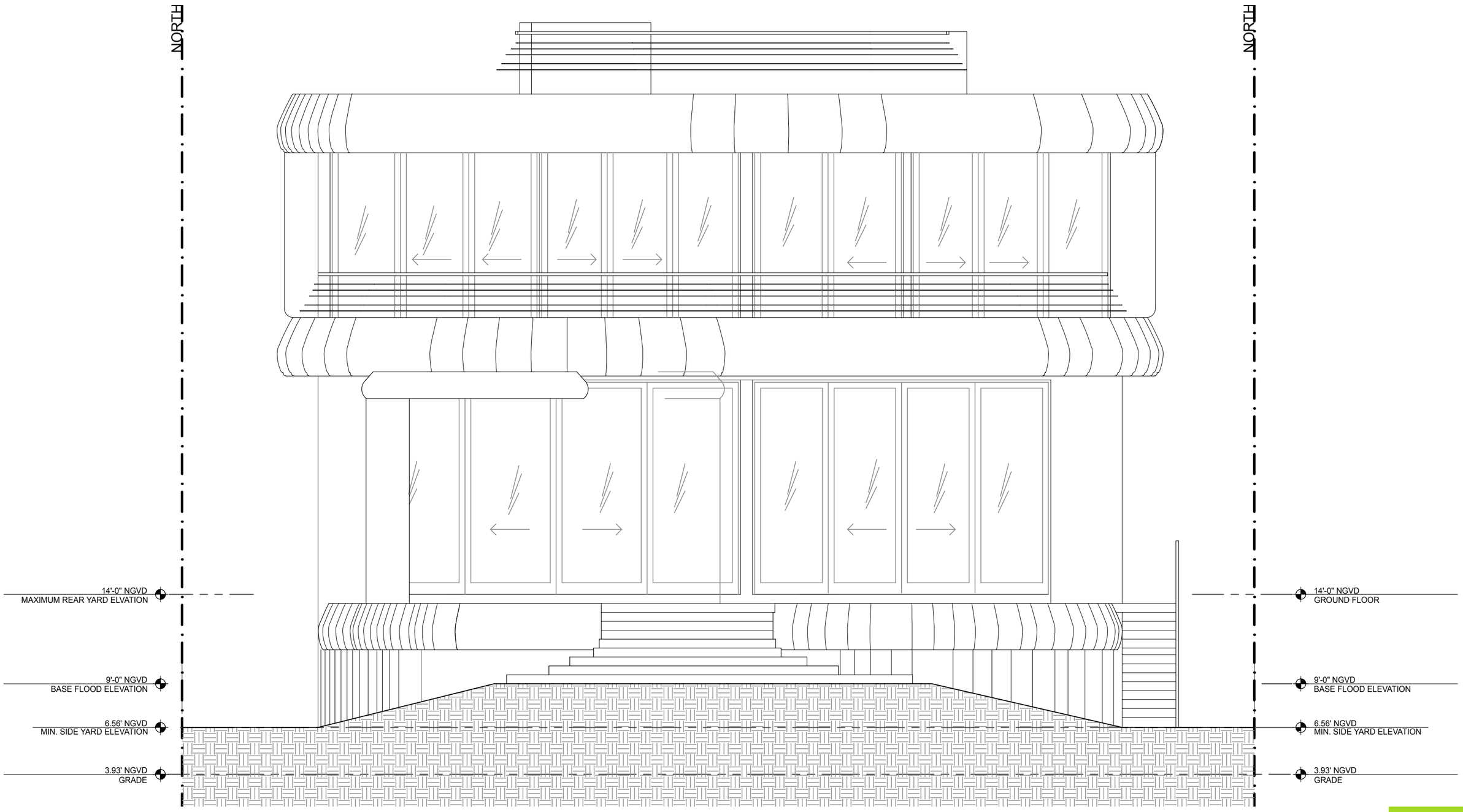
DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

A-6.1

GRADING SECTION

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016
DRB#16-0050



503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

GRADING SECTION

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

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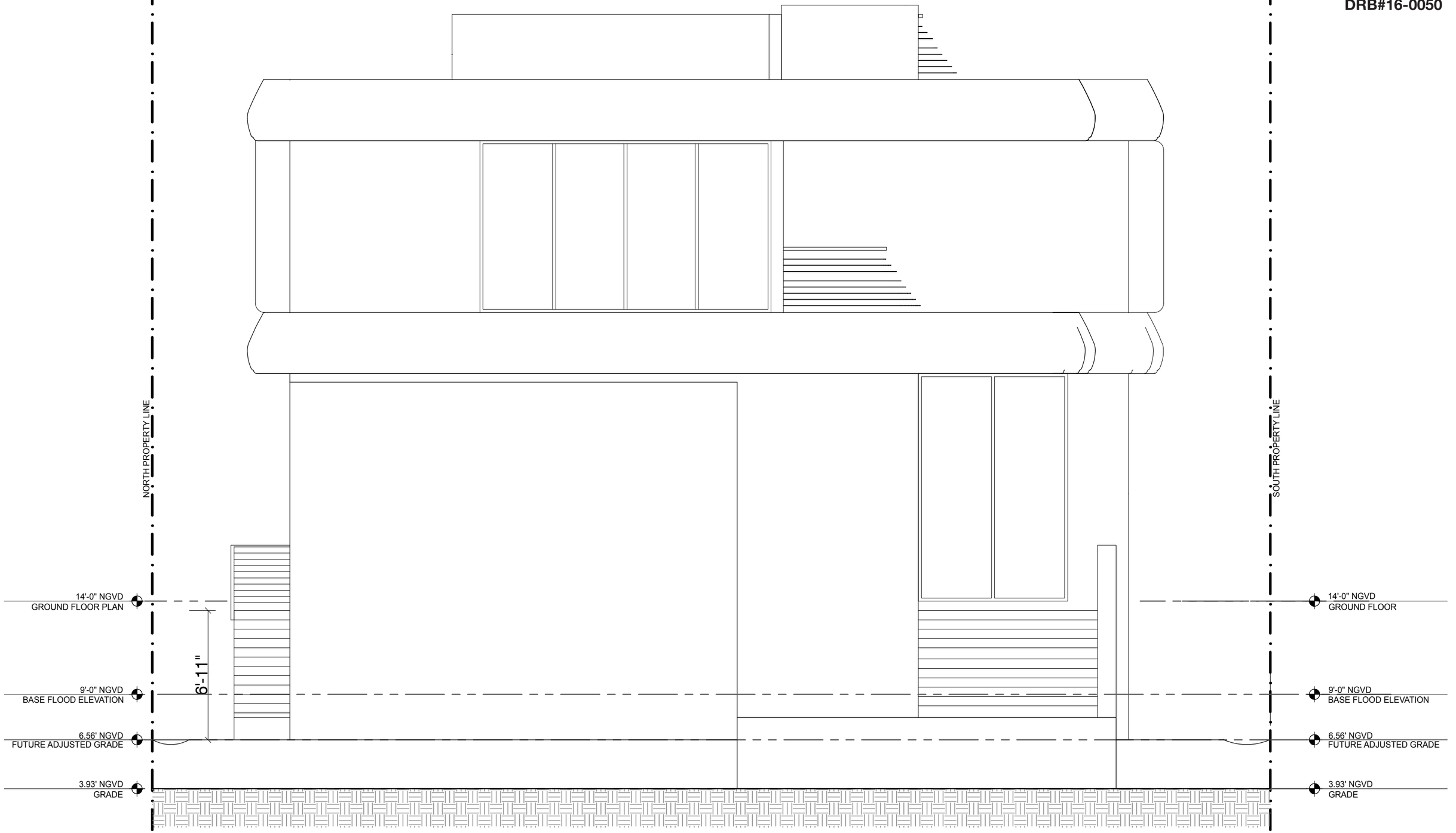

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

GRADING SECTION

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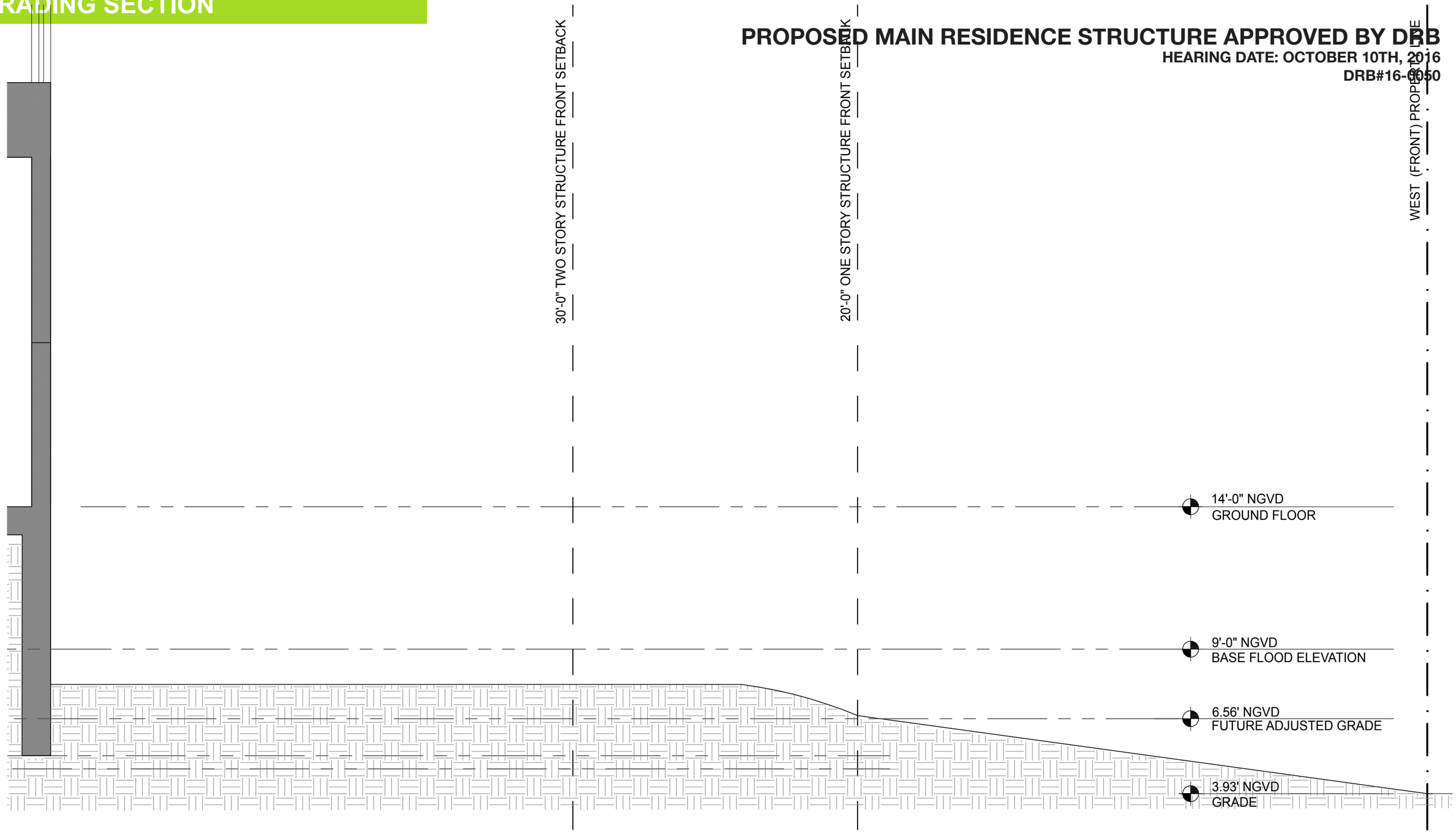

FRONT YARD CROSS SECTION

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

GRADING SECTION

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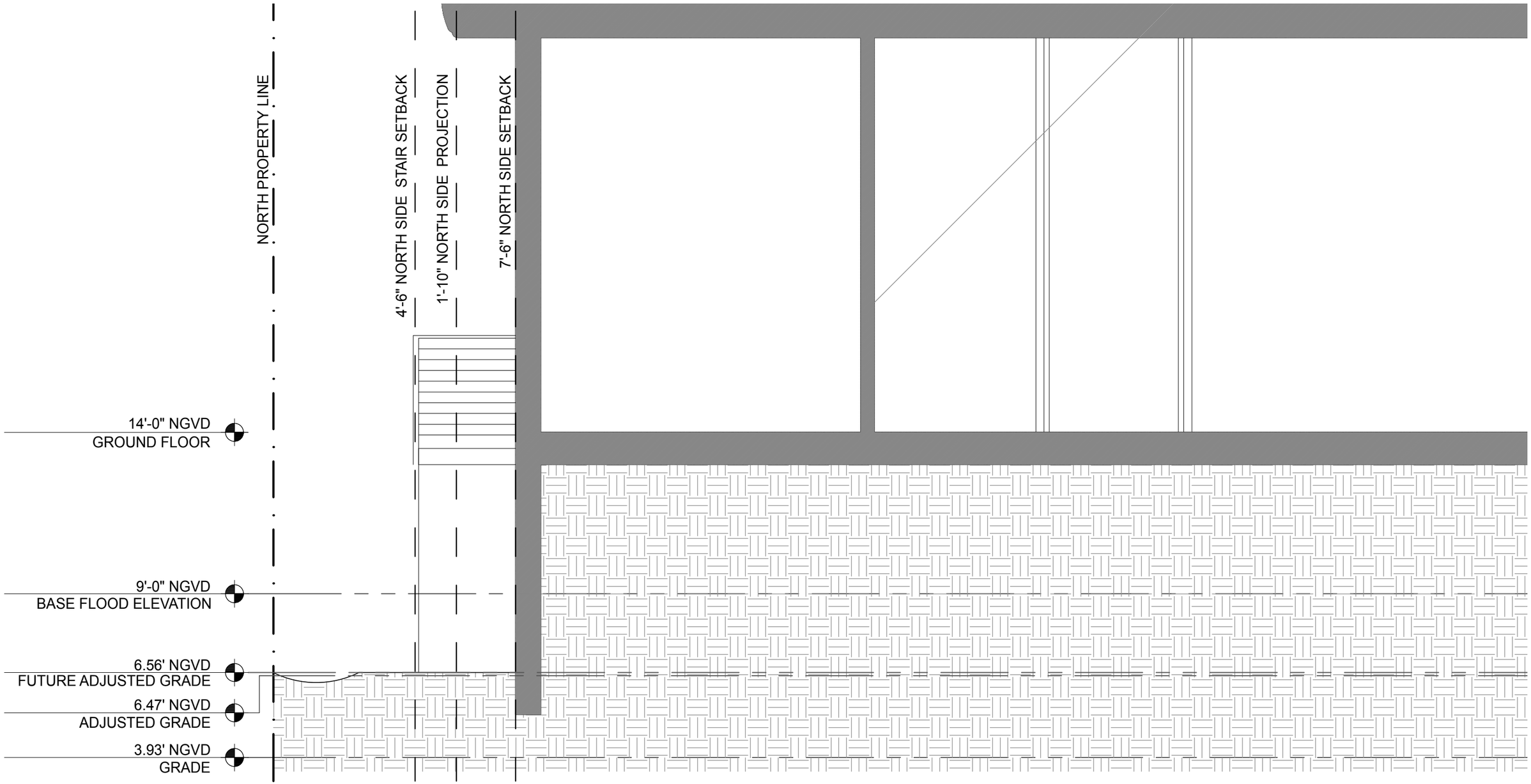

NORTH SIDE YARD SECTION

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

GRADING SECTION

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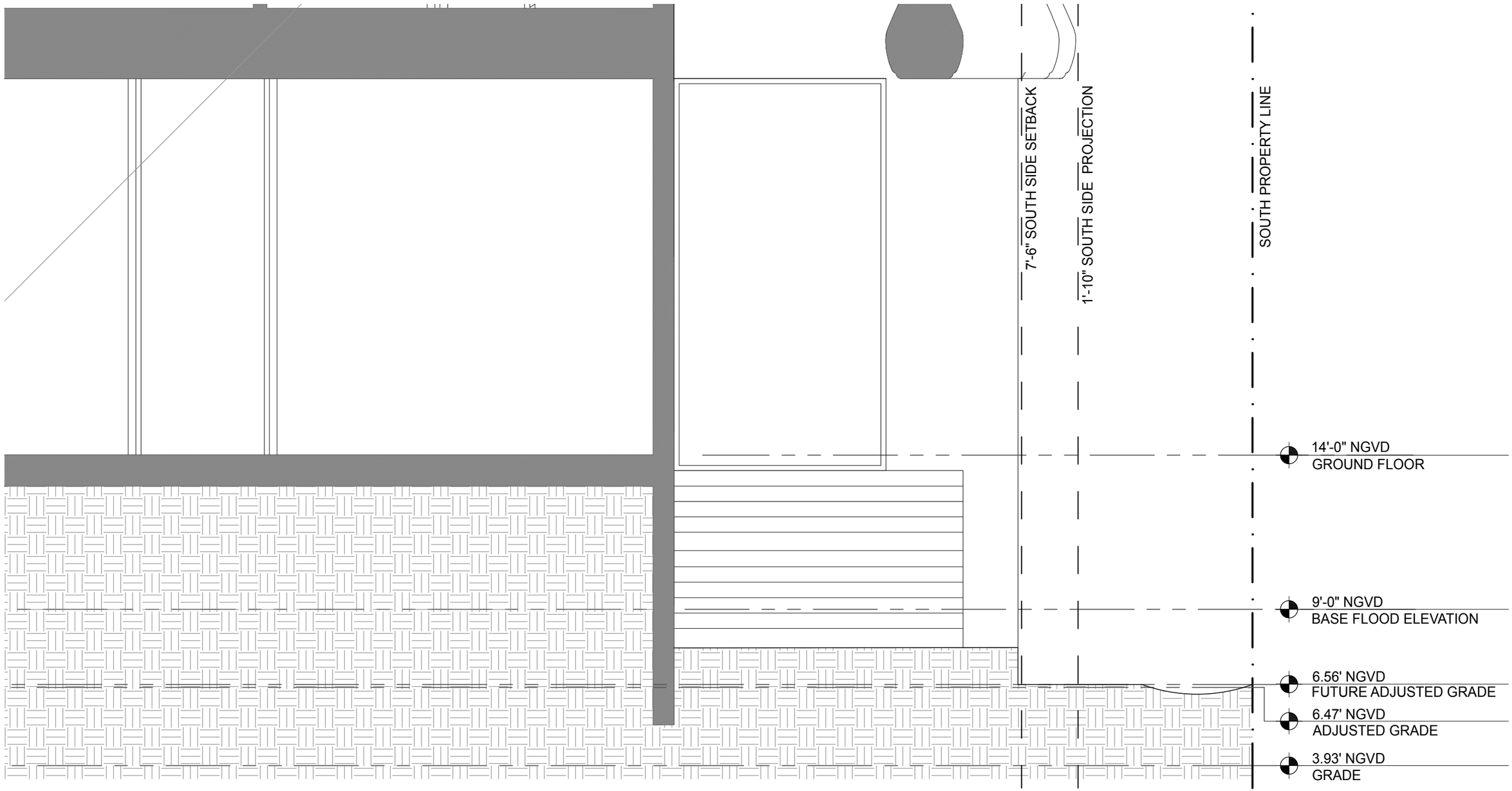
HEARING DATE: OCTOBER 10TH, 2016
DRB#16-0050

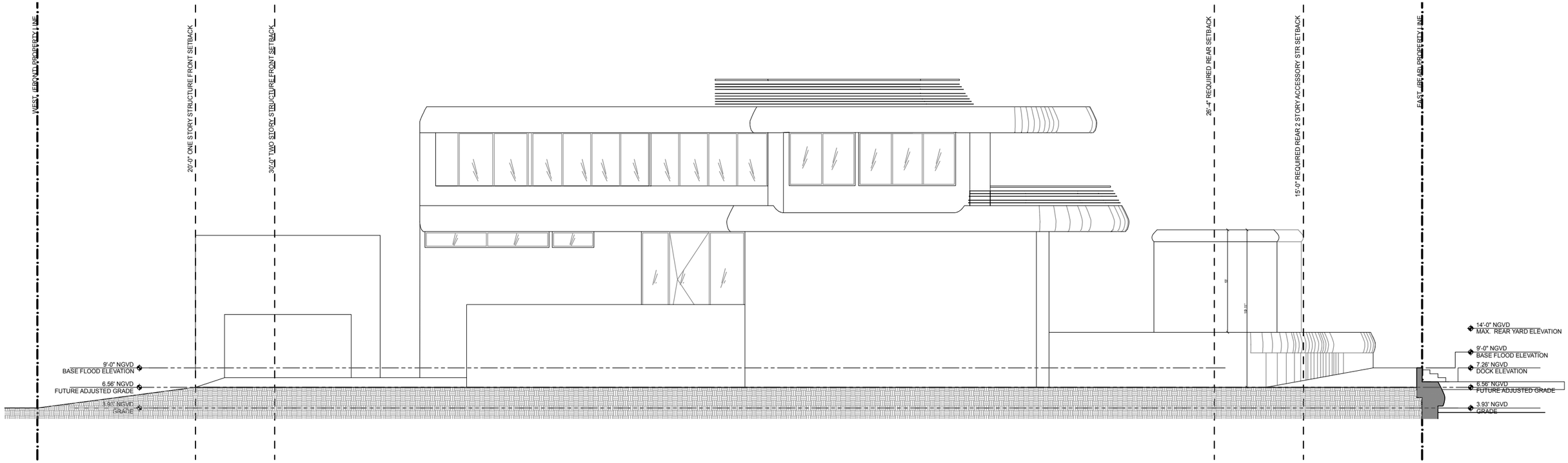


SOUTH SIDE YARD SECTION

GRADING SECTION

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016
DRB#16-0050



SOUTH YARD LONGITUDINAL SECTION
SCALE 1/8" = 1'-0"

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
A26002383

A-6.7

GRADING SECTION

PROPOSED MAIN RESIDENCE STRUCTURE APPROVED BY DRB

HEARING DATE: OCTOBER 10TH, 2016
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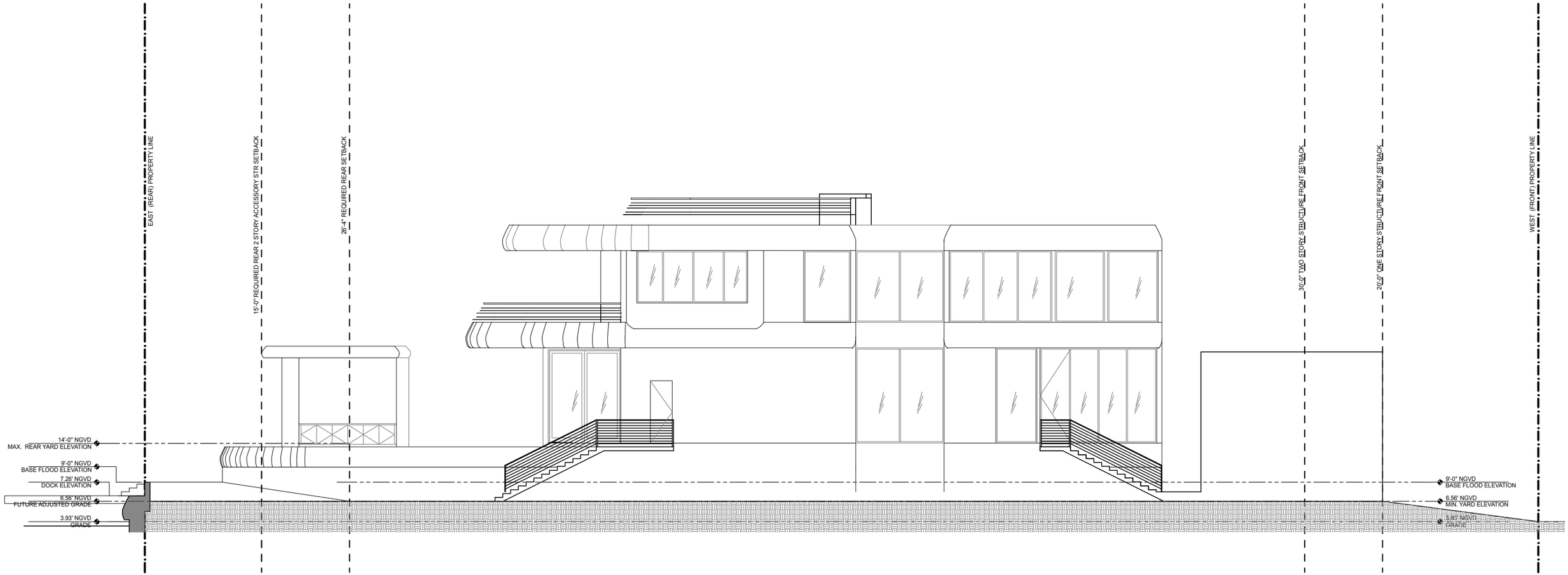

1 NORTH YARD LONGITUDINAL SECTION
SCALE 1/8" = 1'-0"

503 E DILIDO DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
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A26002383

A-6.8

GRADING SECTION

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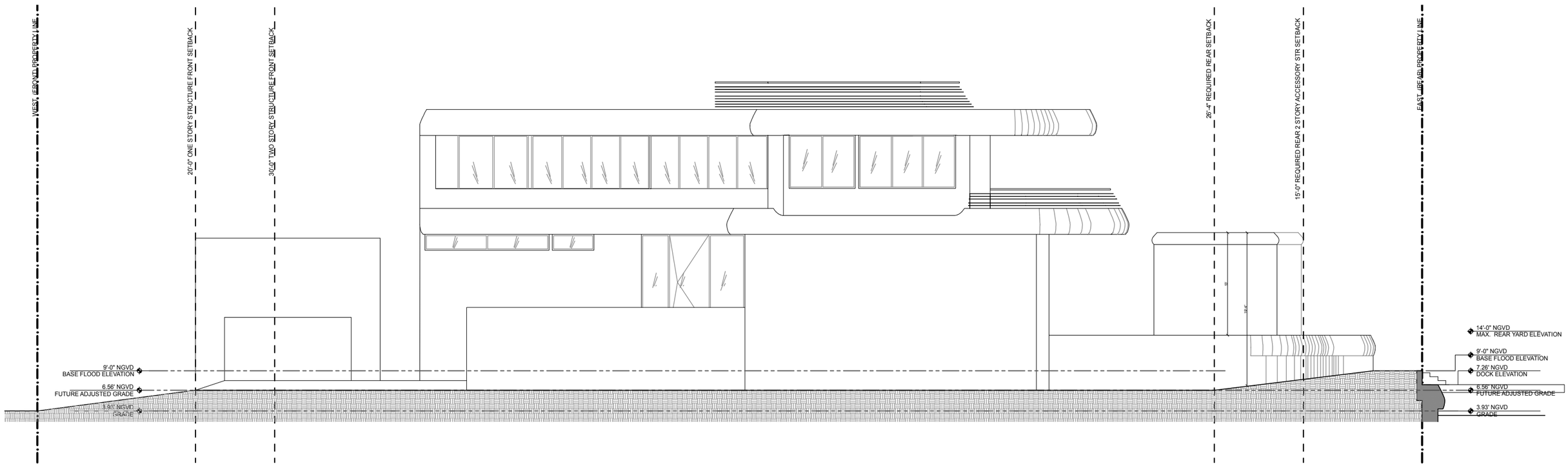

SOUTH YARD LONGITUDINAL SECTION
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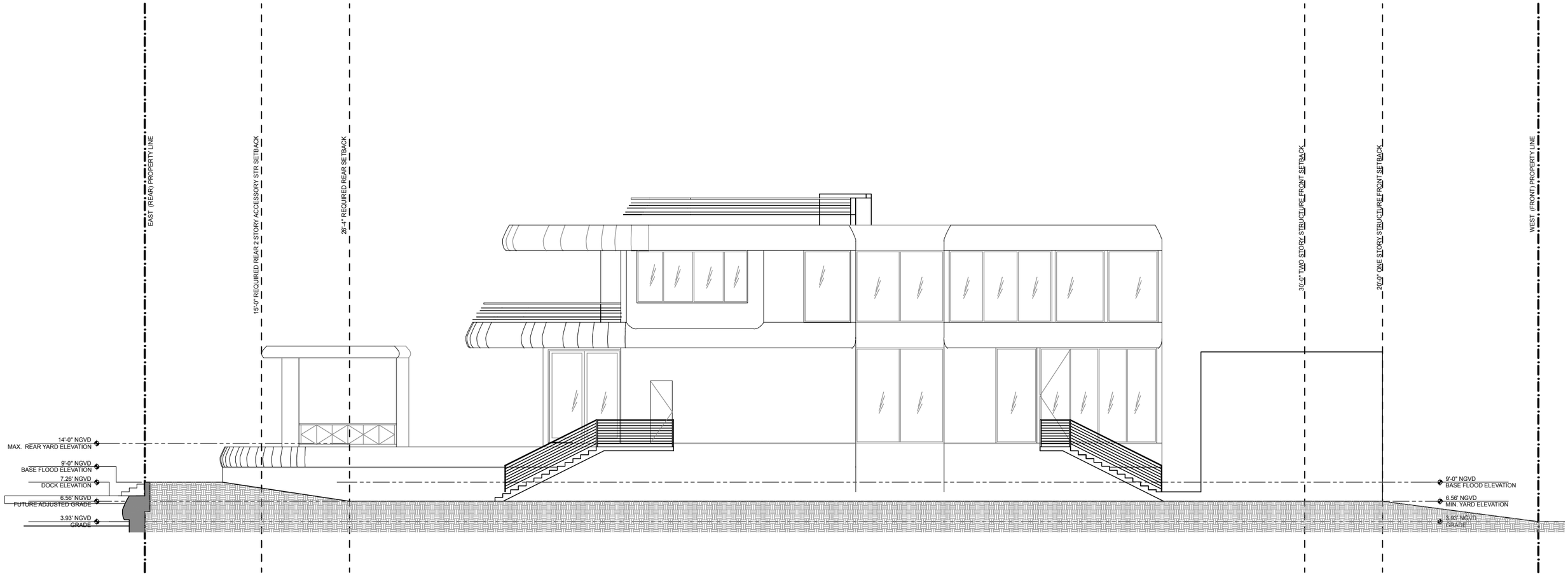

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RENDERINGS

REAR VIEW