

230 N HIBISCUS DRIVE
RESIDENCE

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 02.04.2024

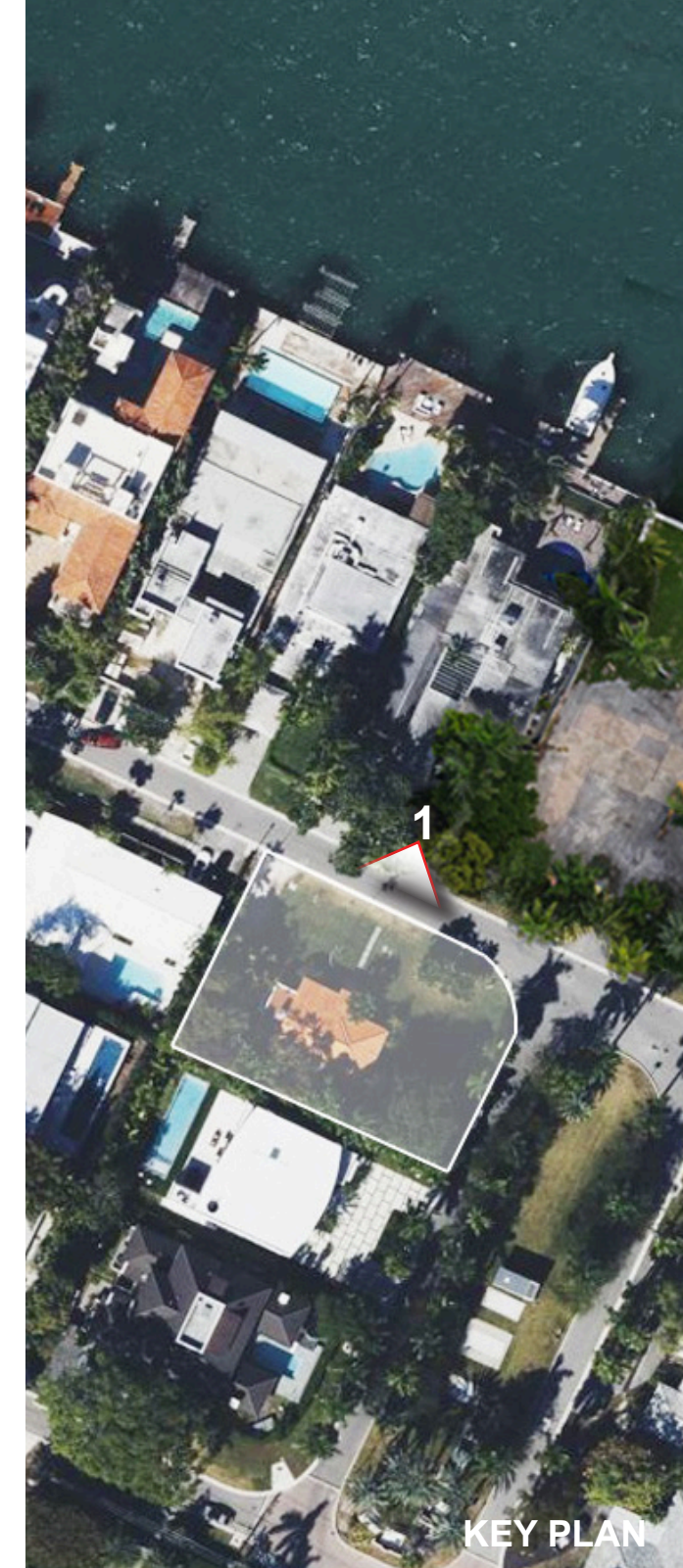
DRB24-0997

APRIL 02, 2024 DESIGN REVIEW BOARD

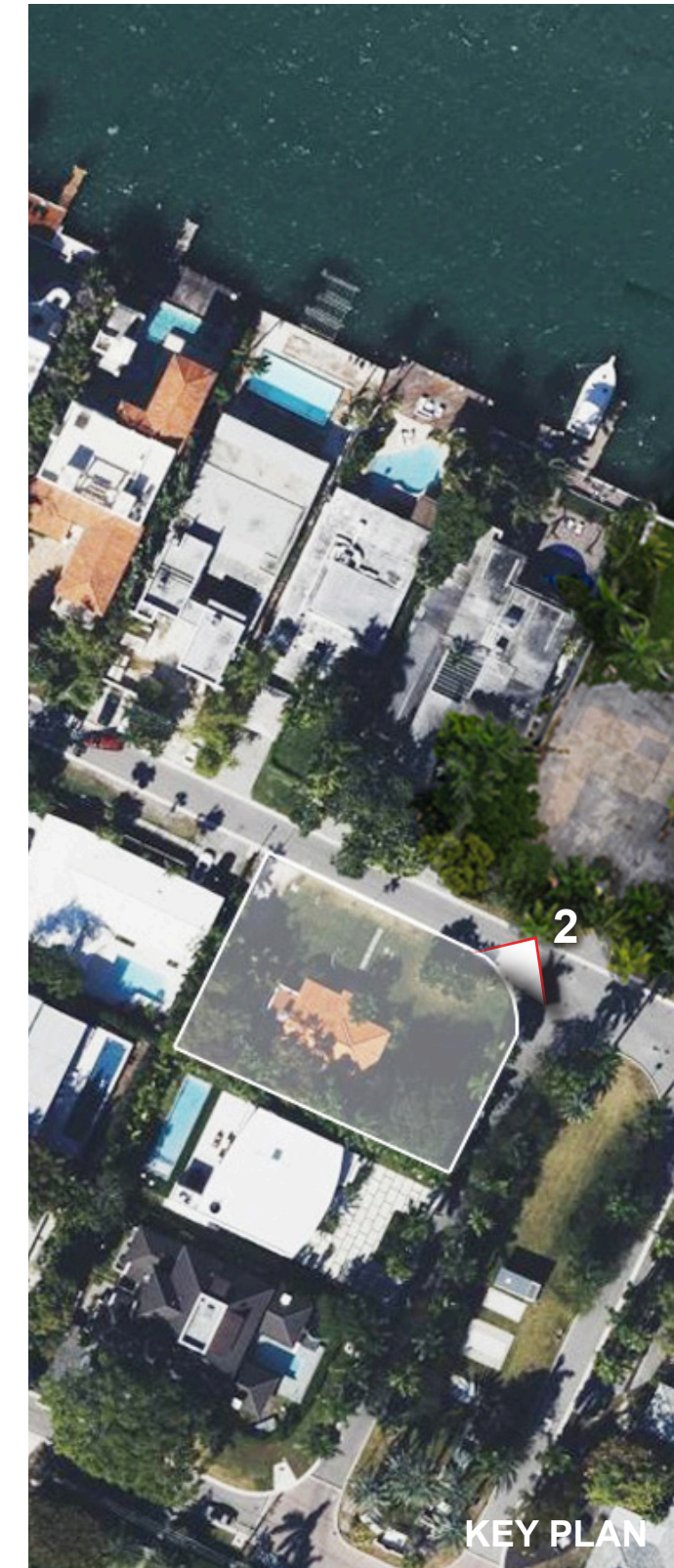




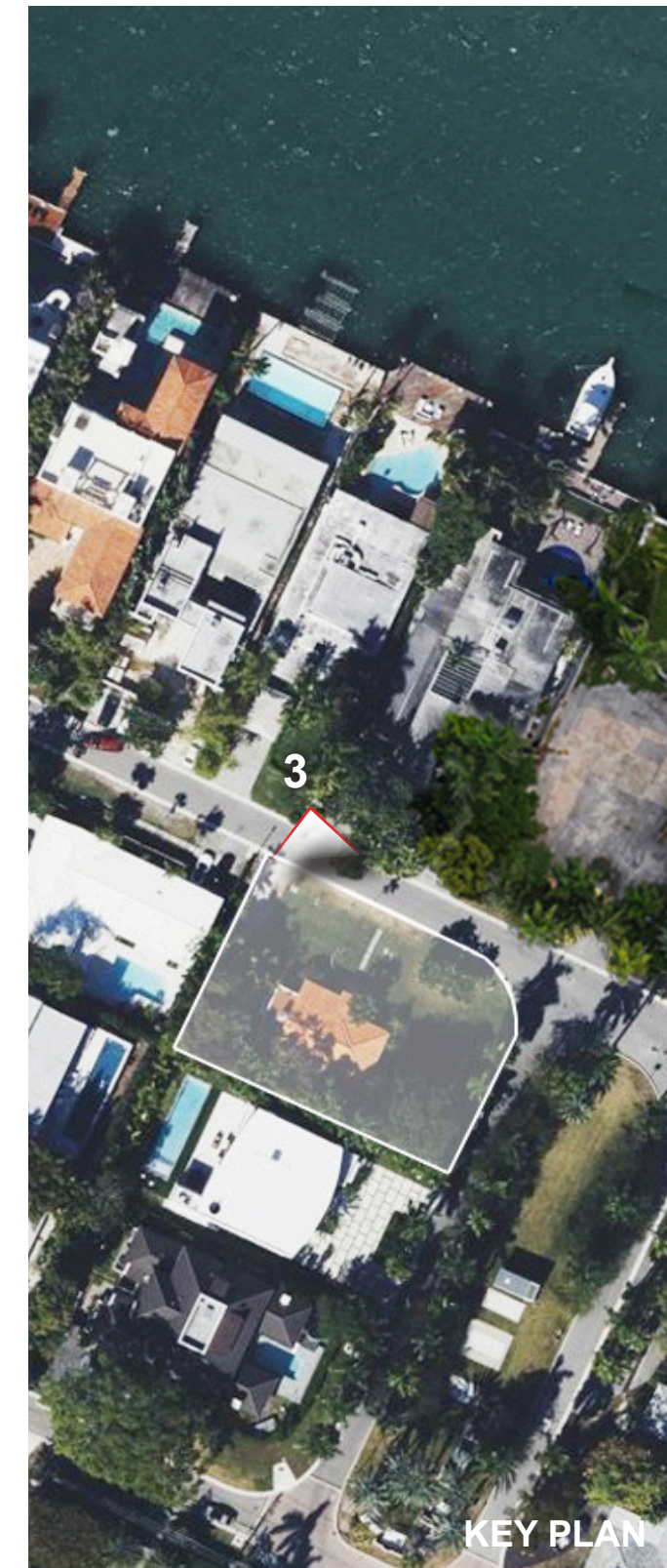
NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY



NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY



NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY



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



112 W PALM MIDWAY



KEY PLAN

NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



250 N HIBISCUS DRIVE



265 N HIBISCUS DRIVE



KEY PLAN



255 N HIBISCUS DRIVE



235 N HIBISCUS DRIVE



NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



11

225 N HIBISCUS DRIVE



12

COMMUNITY PARK



SITE
230 N HIBISCUS
DRIVE

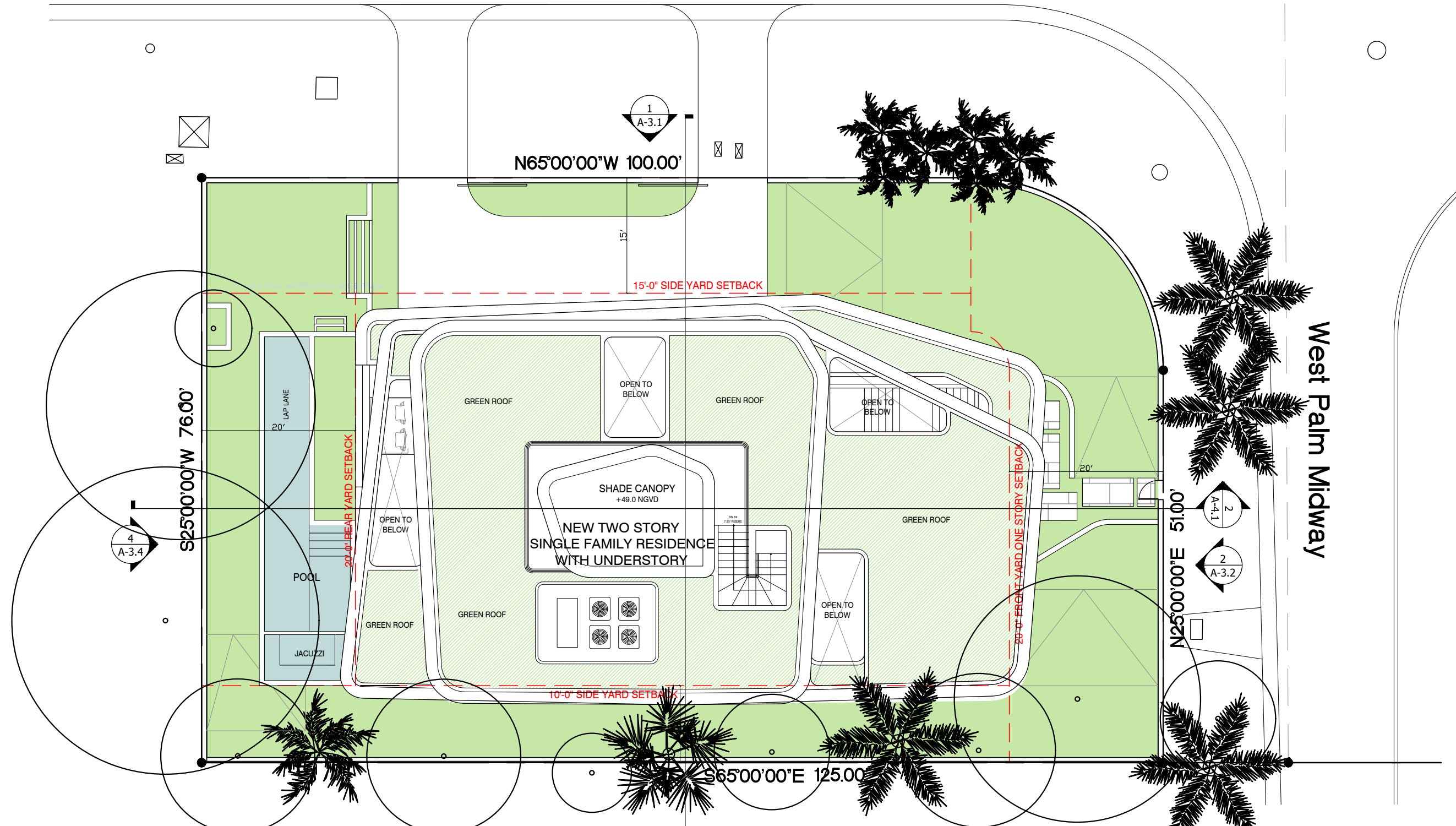
11

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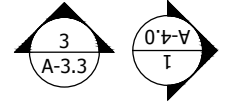
KEY PLAN



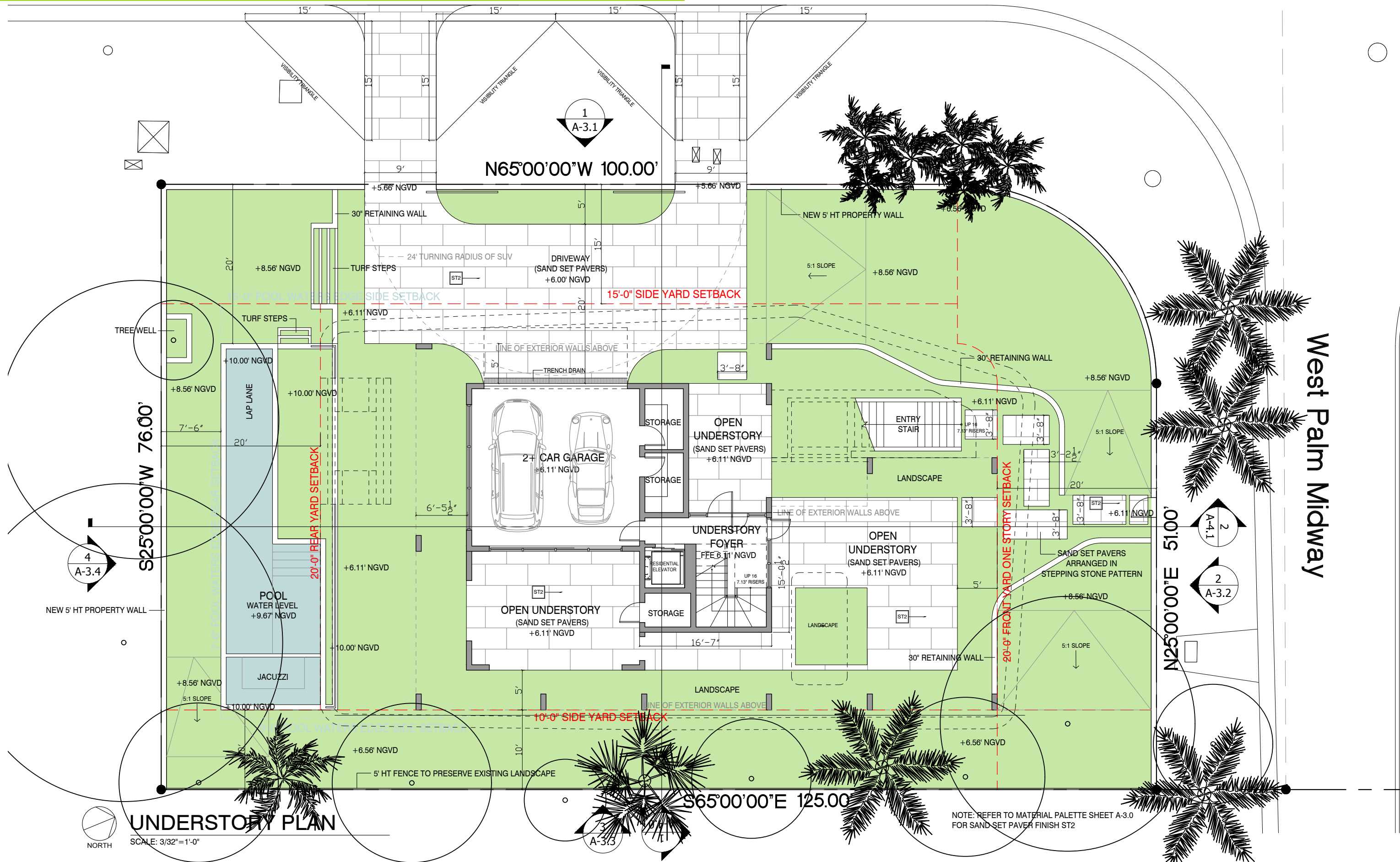




SITE PLAN
SCALE: 1/16"=1'-0"
NORTH



PROPOSED BUILDING - UNDERSTORY PLAN



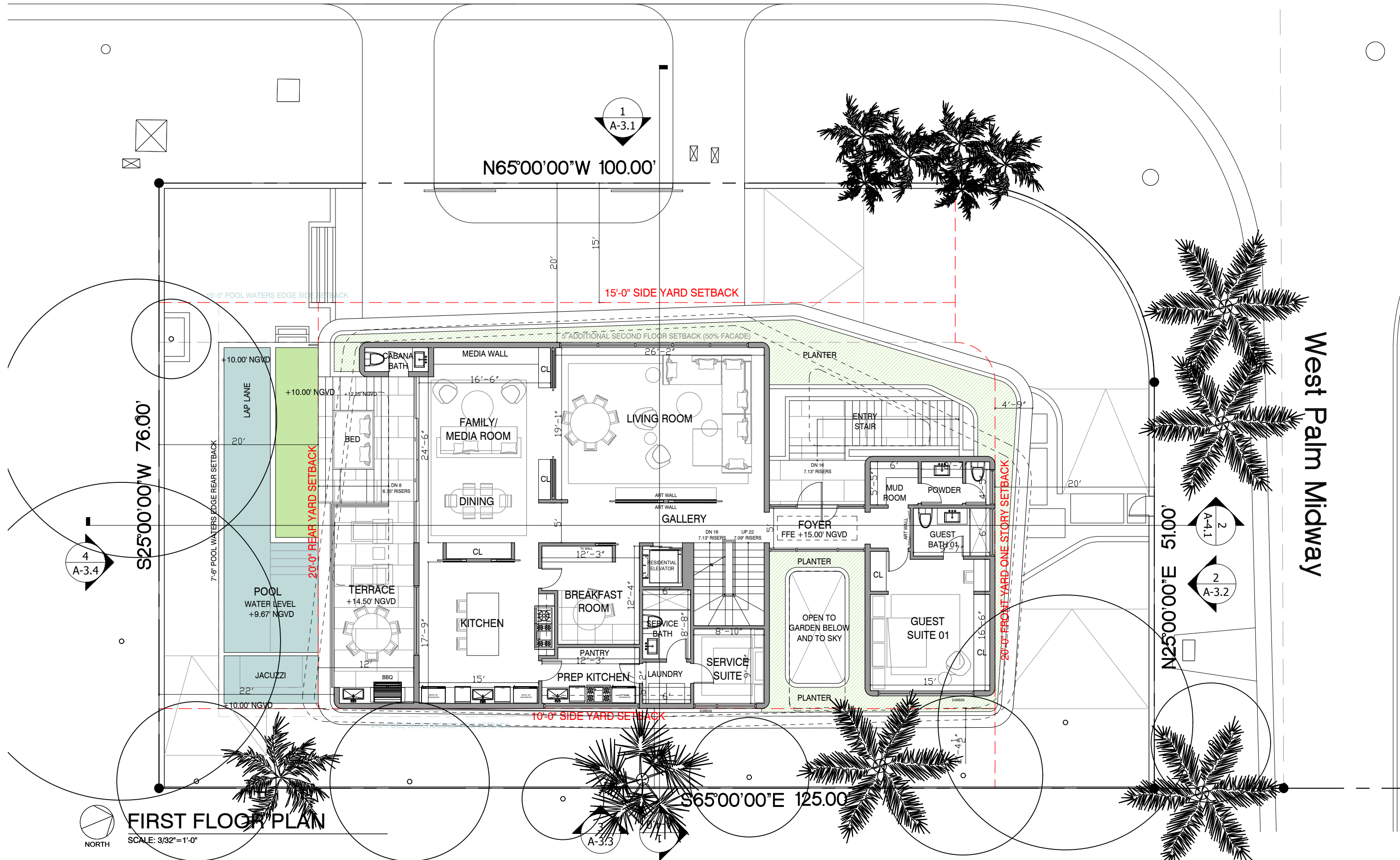
West Palm Midway

UNDERSTORY PLAN

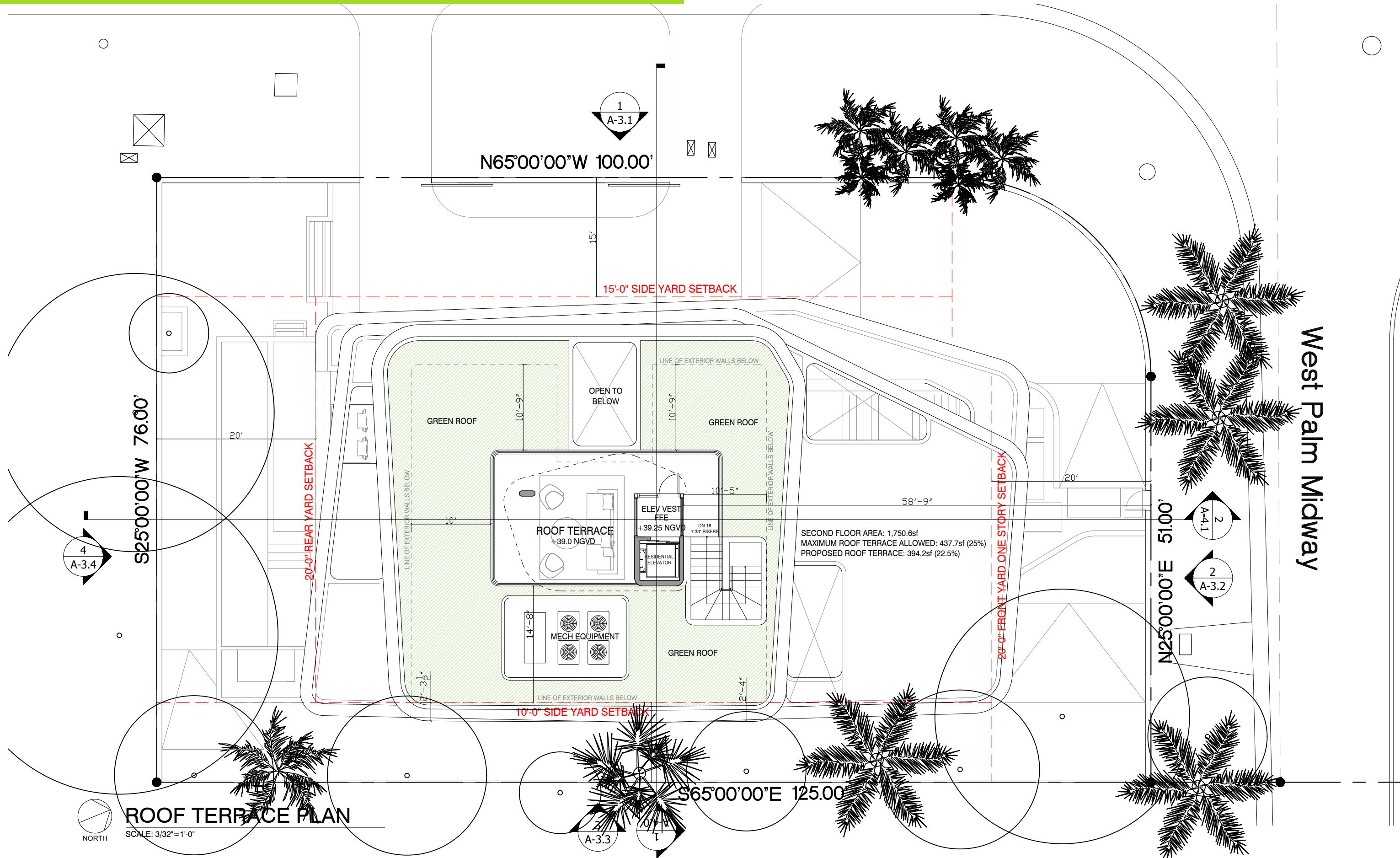
SCALE: 3/32"=1'-0"



PROPOSED BUILDING - FIRST FLOOR PLAN



PROPOSED BUILDING - ROOF TERRACE PLAN



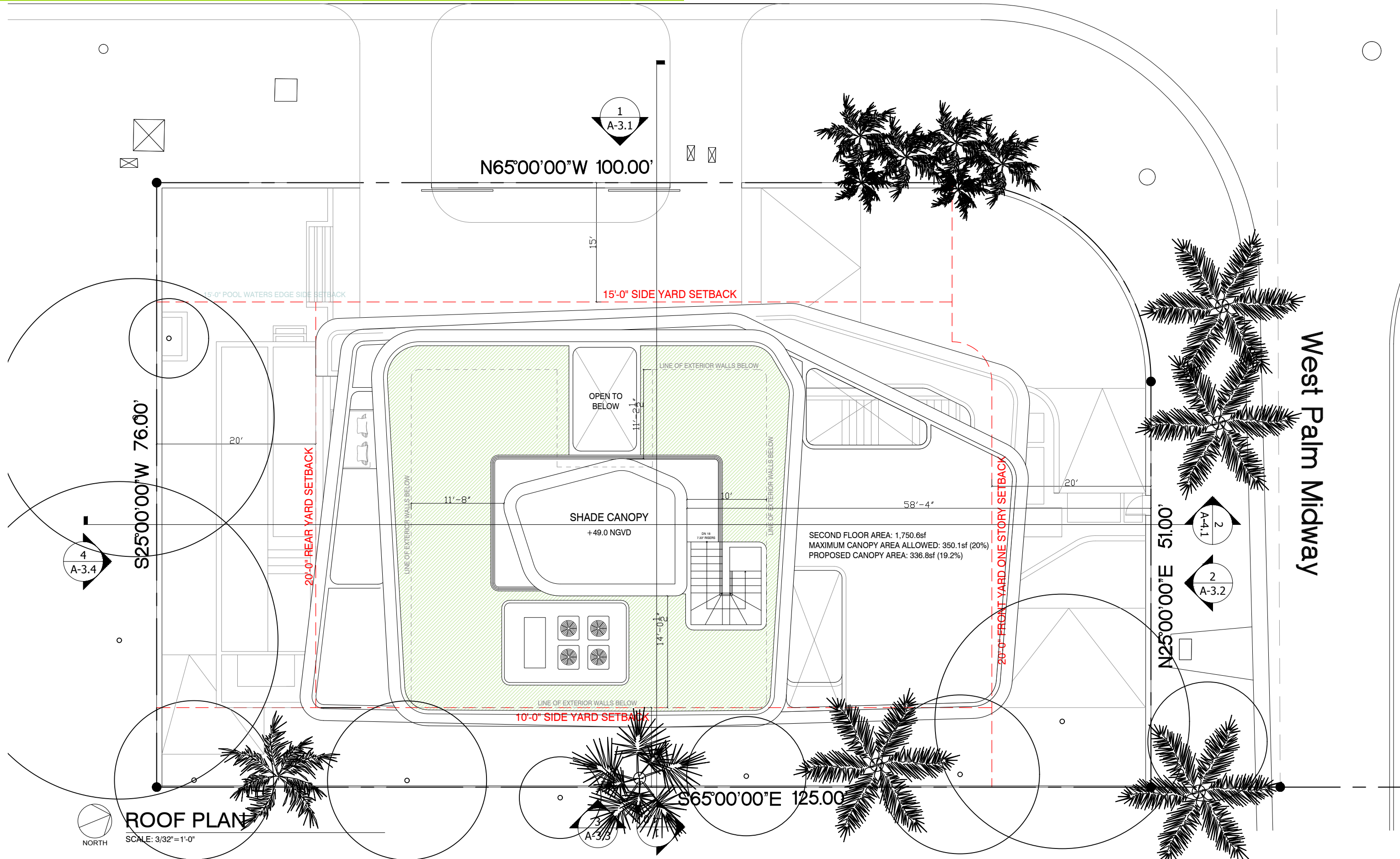
West Palm Midway

ROOF TERRACE PLAN

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



PROPOSED BUILDING - ROOF PLAN



West Palm Midway

ROOF PLAN

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



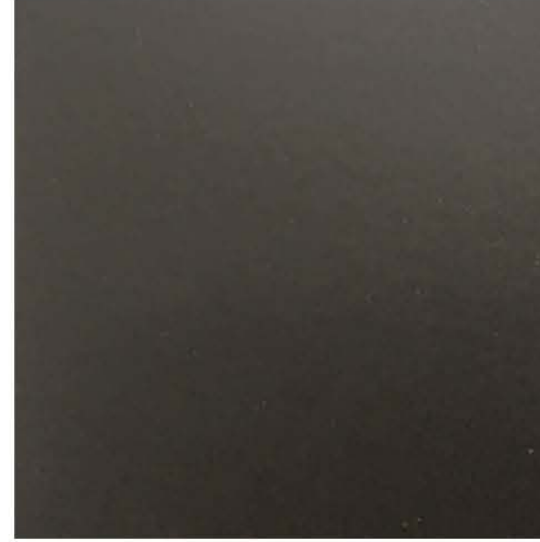
MATERIAL PALETTE



PS1
PAINTED STUCCO FINISH



PS2
PAINTED STUCCO FINISH



MT1
ALUMINUM MULLIONS AND COLUMN
COVERS- BRONZE PAINTED FINISH



ST1
EXTERIOR TILE CLADDING-
LARGE FORMAT



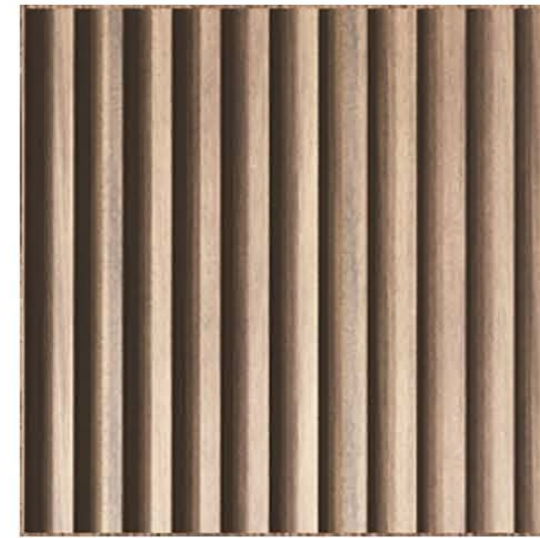
ST2
EXTERIOR SAND SET PAVERS



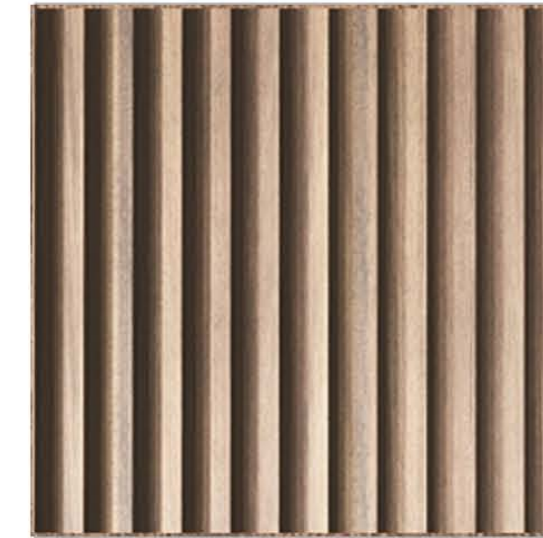
GL1
IMPACT GLAZING-
CLEAR



GLR
IMPACT GLASS HANDRAIL-
CLEAR, RADIUS CORNERS



WD1
EXTERIOR 'WOOD' CLADDING



WD2
EXTERIOR 'WOOD' SCREEN

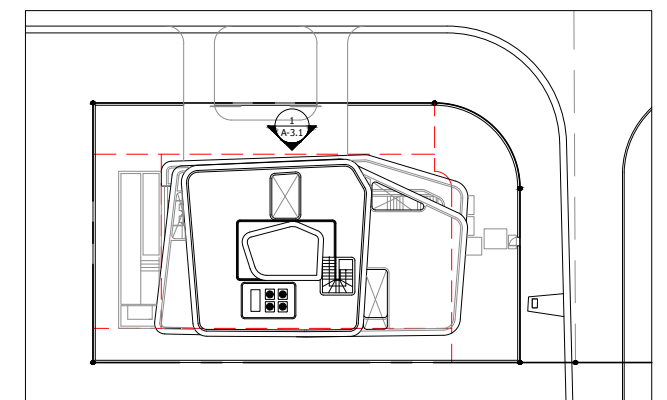


ST3
RETAINING WALL TILE CLADDING

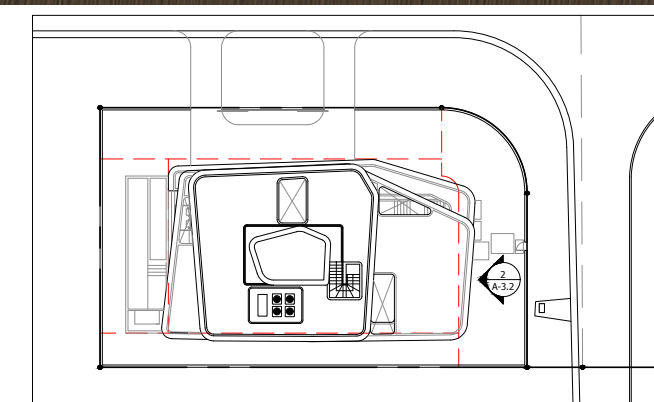
RENDERED WEST ELEVATION



1 WEST ELEVATION
SCALE - 3/32" = 1'-0"



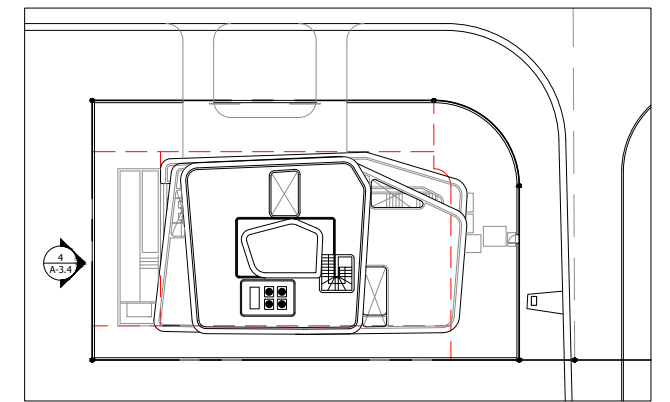
RENDERED NORTH ELEVATION



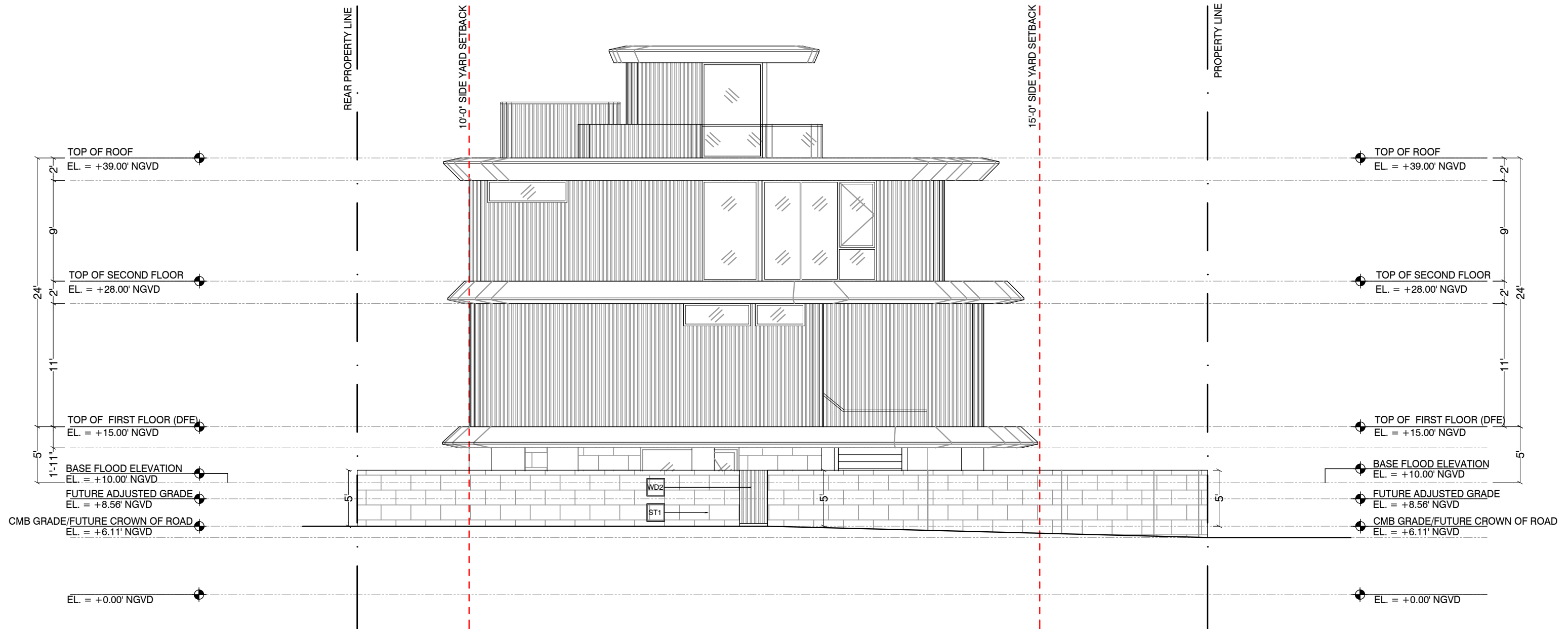
RENDERED SOUTH ELEVATION



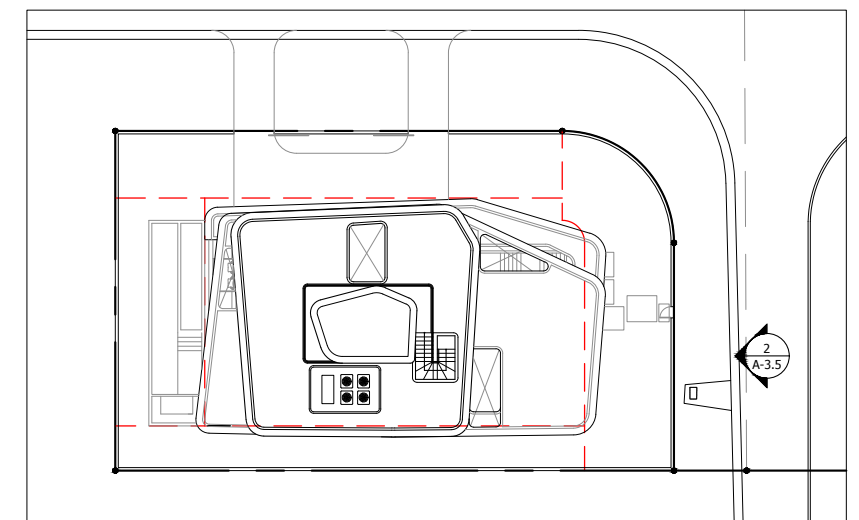
4 SOUTH ELEVATION
SCALE - 3/32" = 1'-0"



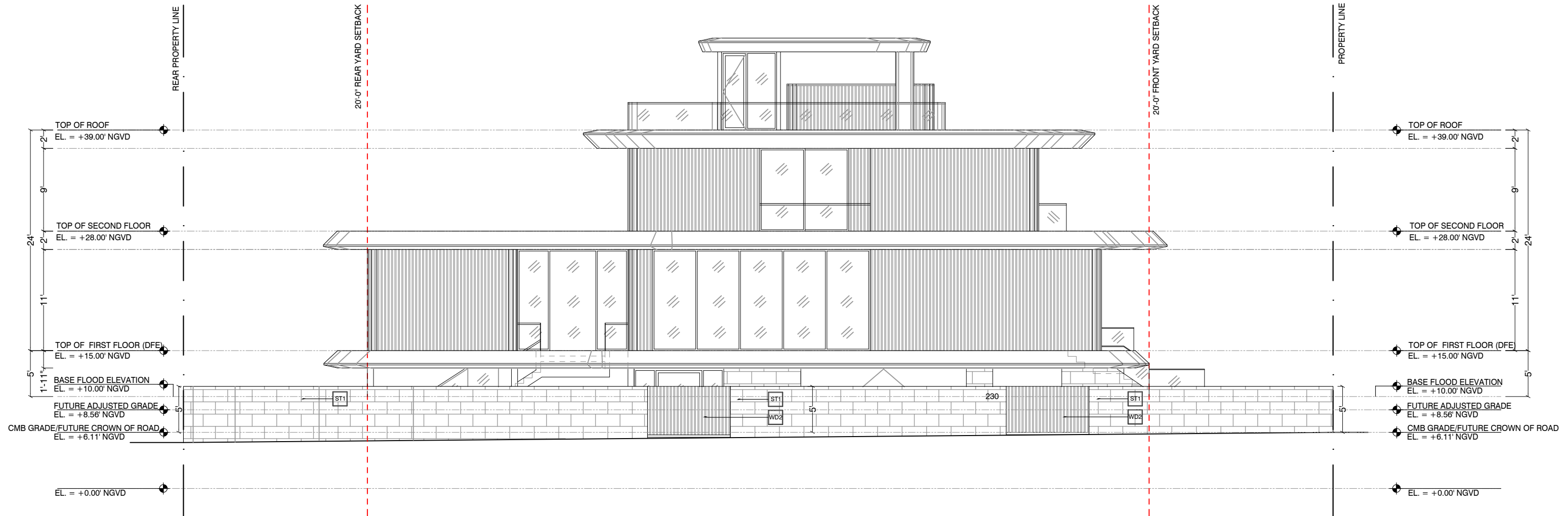
NORTH PROPERTY WALL AND GATE ELEVATION



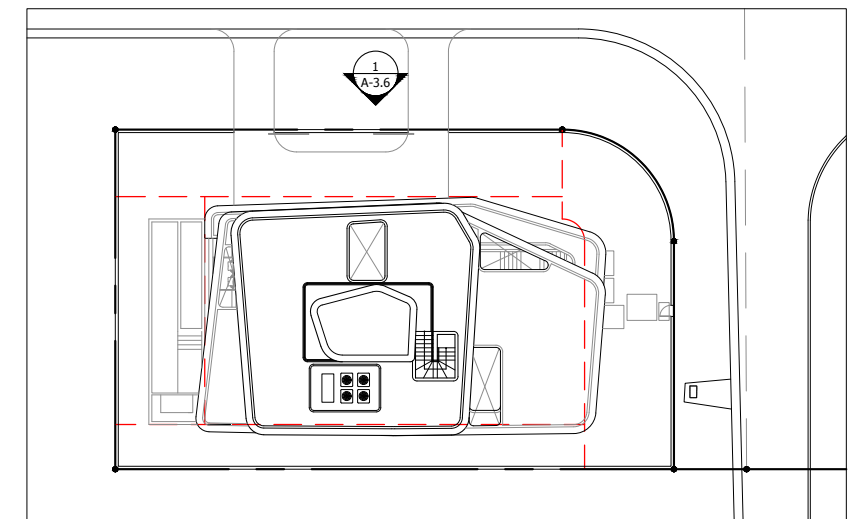
2 NORTH PROPERTY WALL ELEVATION
SCALE - 3/32" = 1'-0"



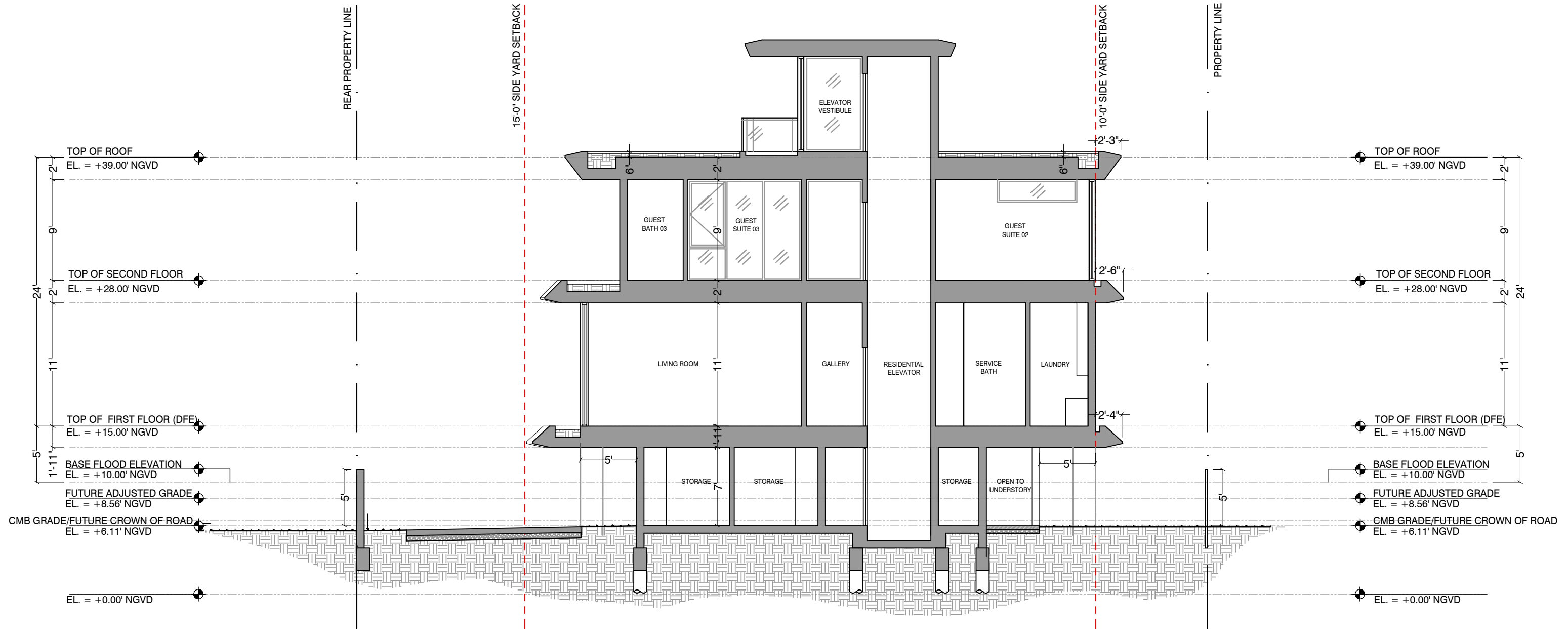
WEST PROPERTY WALL AND GATES ELEVATION



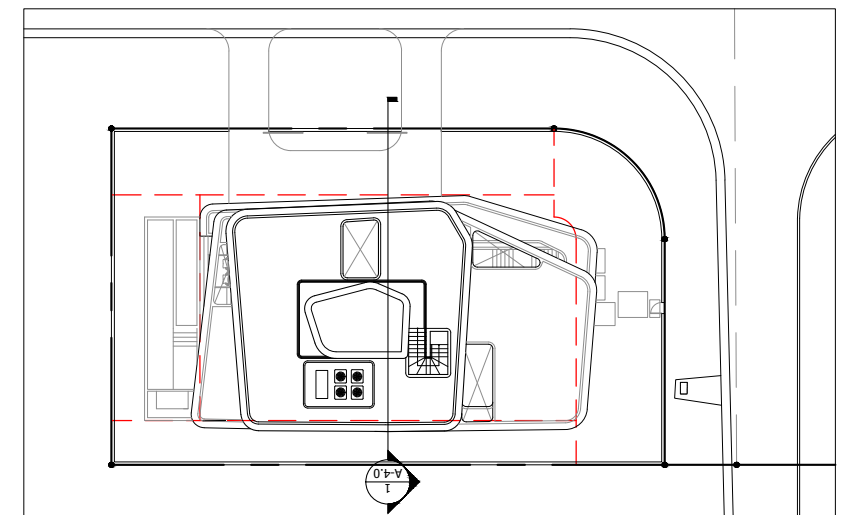
1 WEST PROPERTY WALL ELEVATION
SCALE - 3/32" = 1'-0"



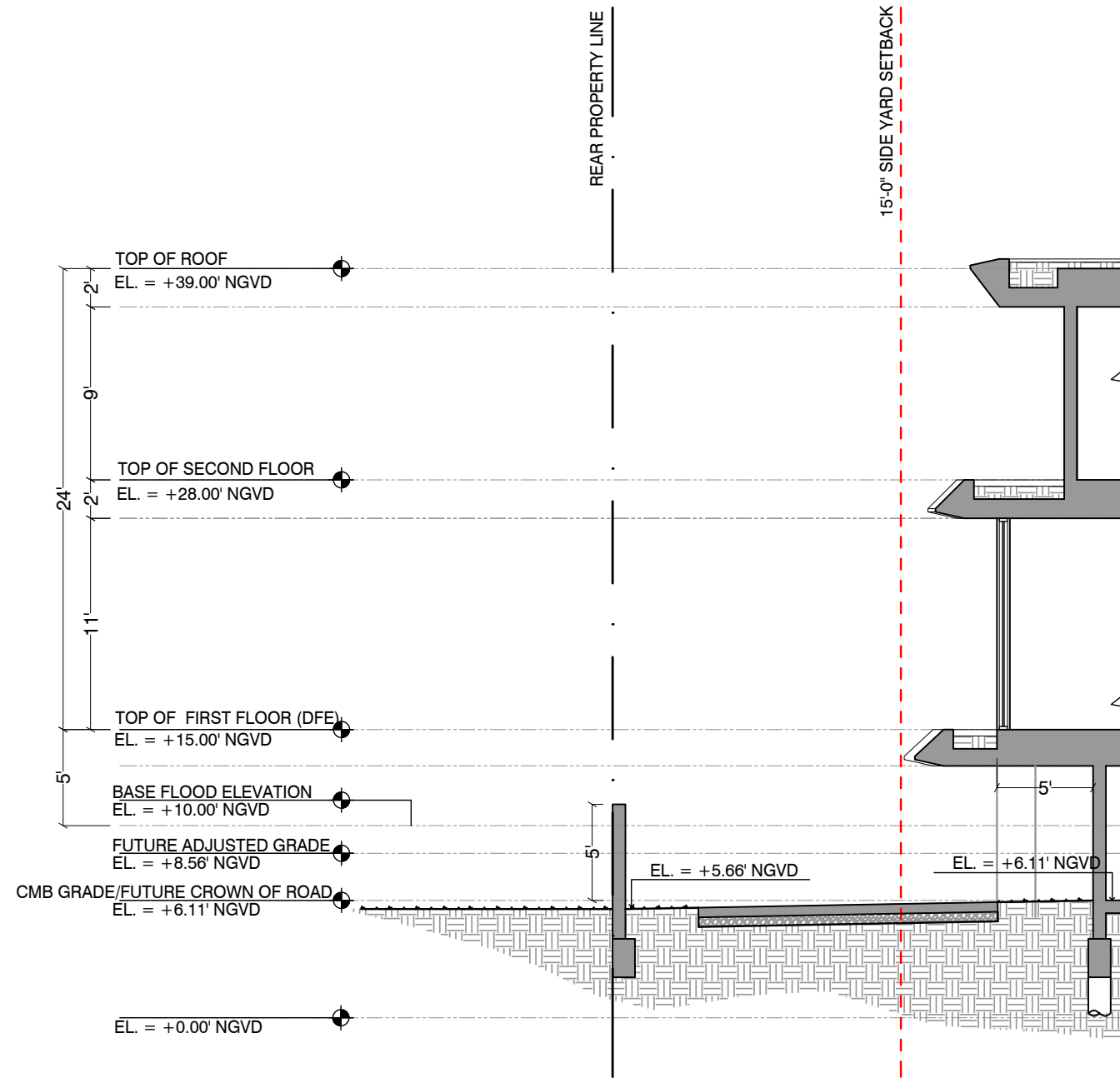
SECTION- TRANSVERSE



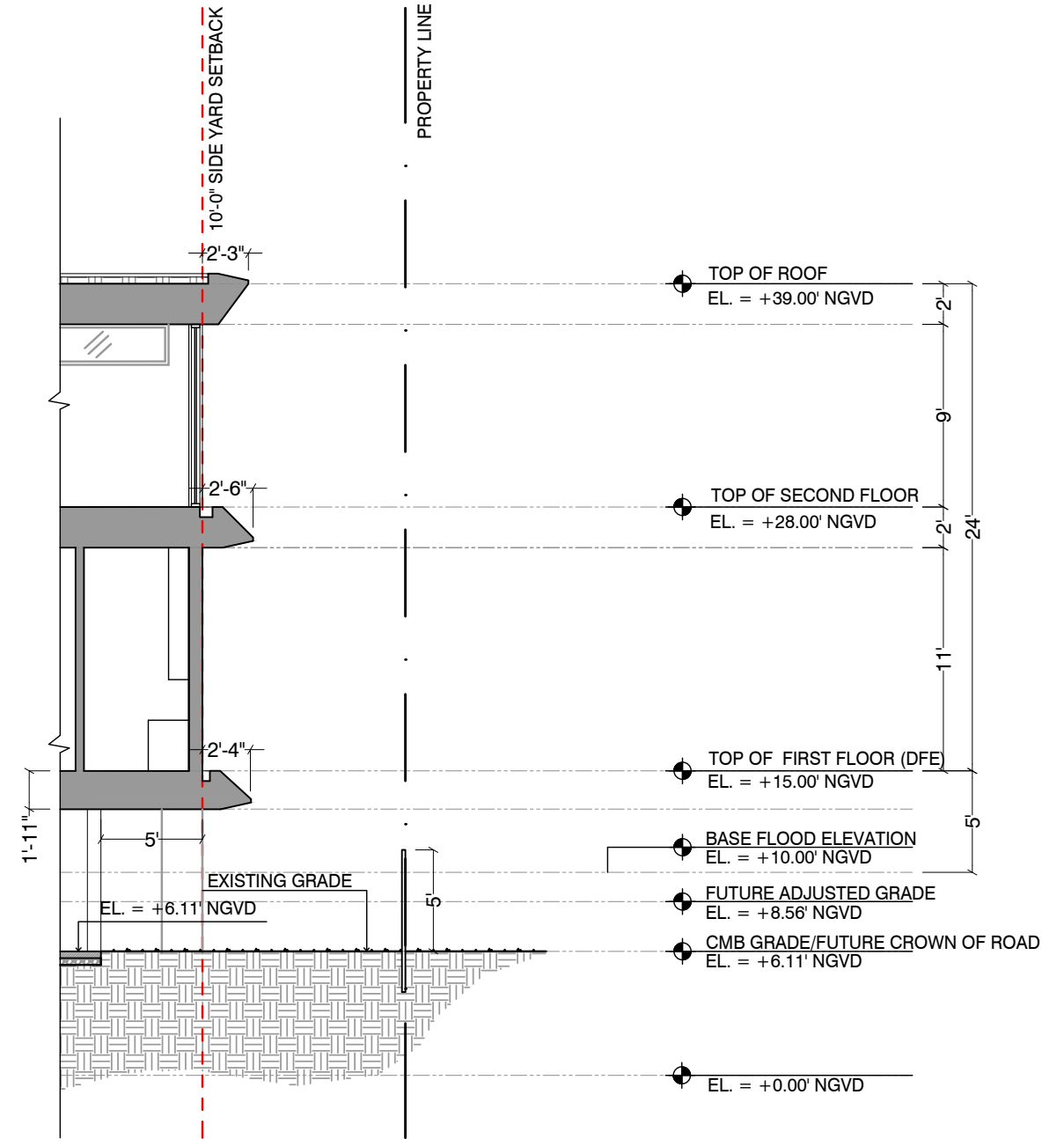
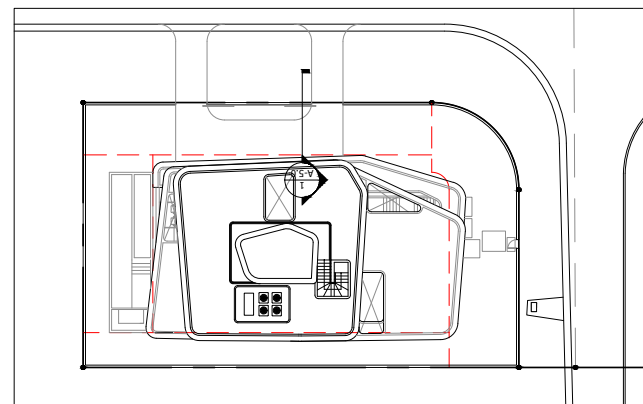
1 TRANSVERSE SECTION
SCALE - 3/32" = 1'-0"



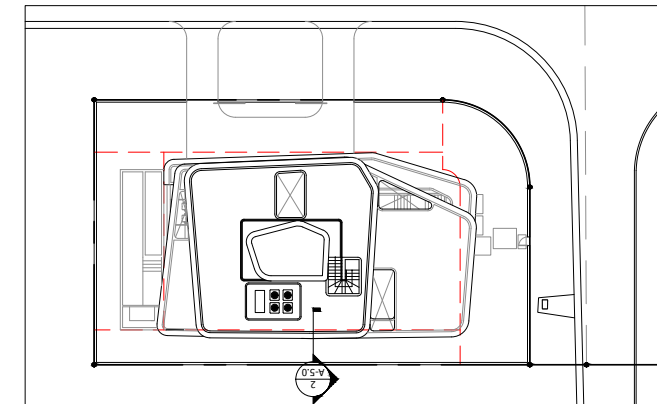
YARD SECTIONS - SIDES



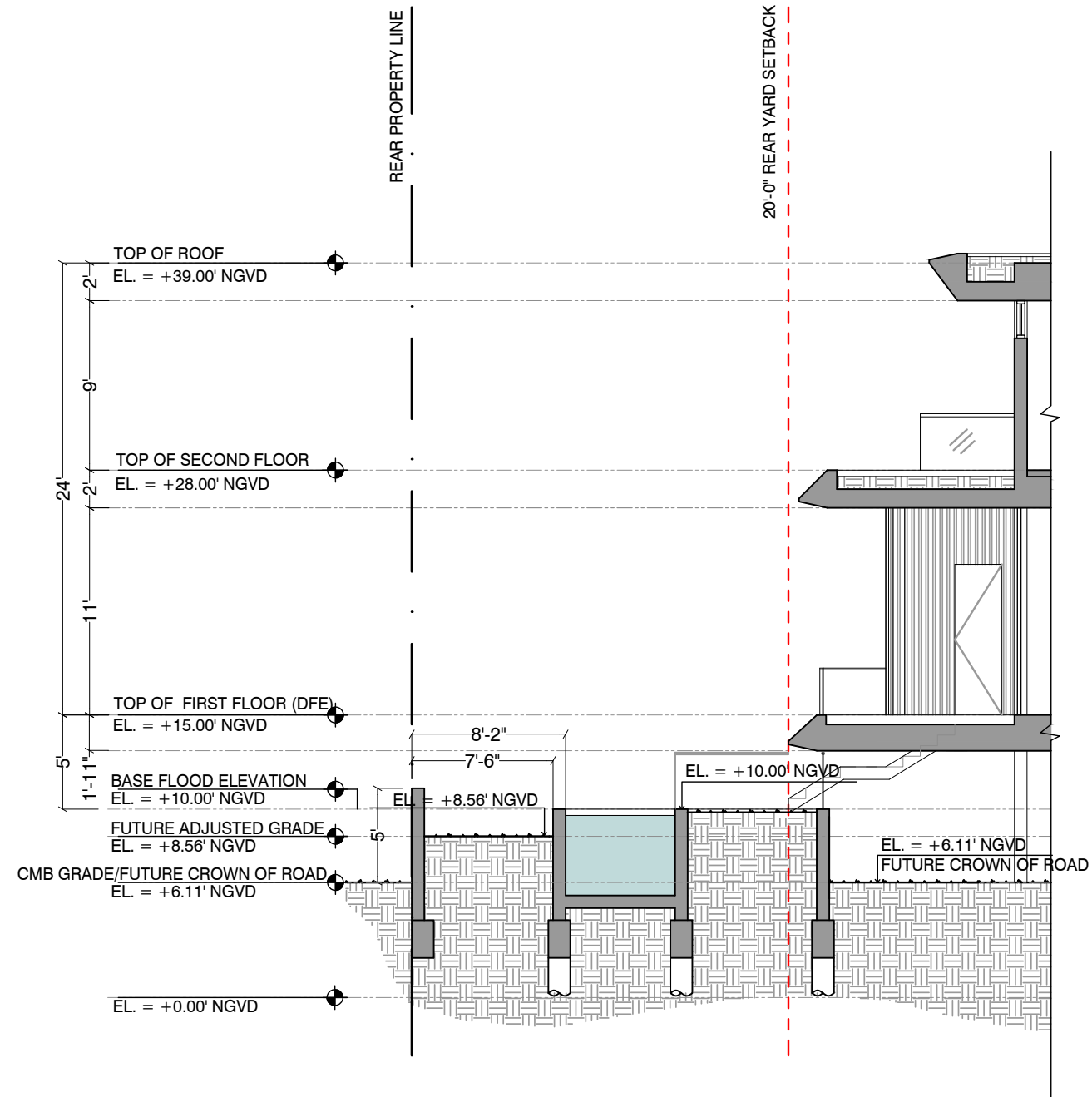
1 WEST YARD SECTION
SCALE - 3/32" = 1'-0"



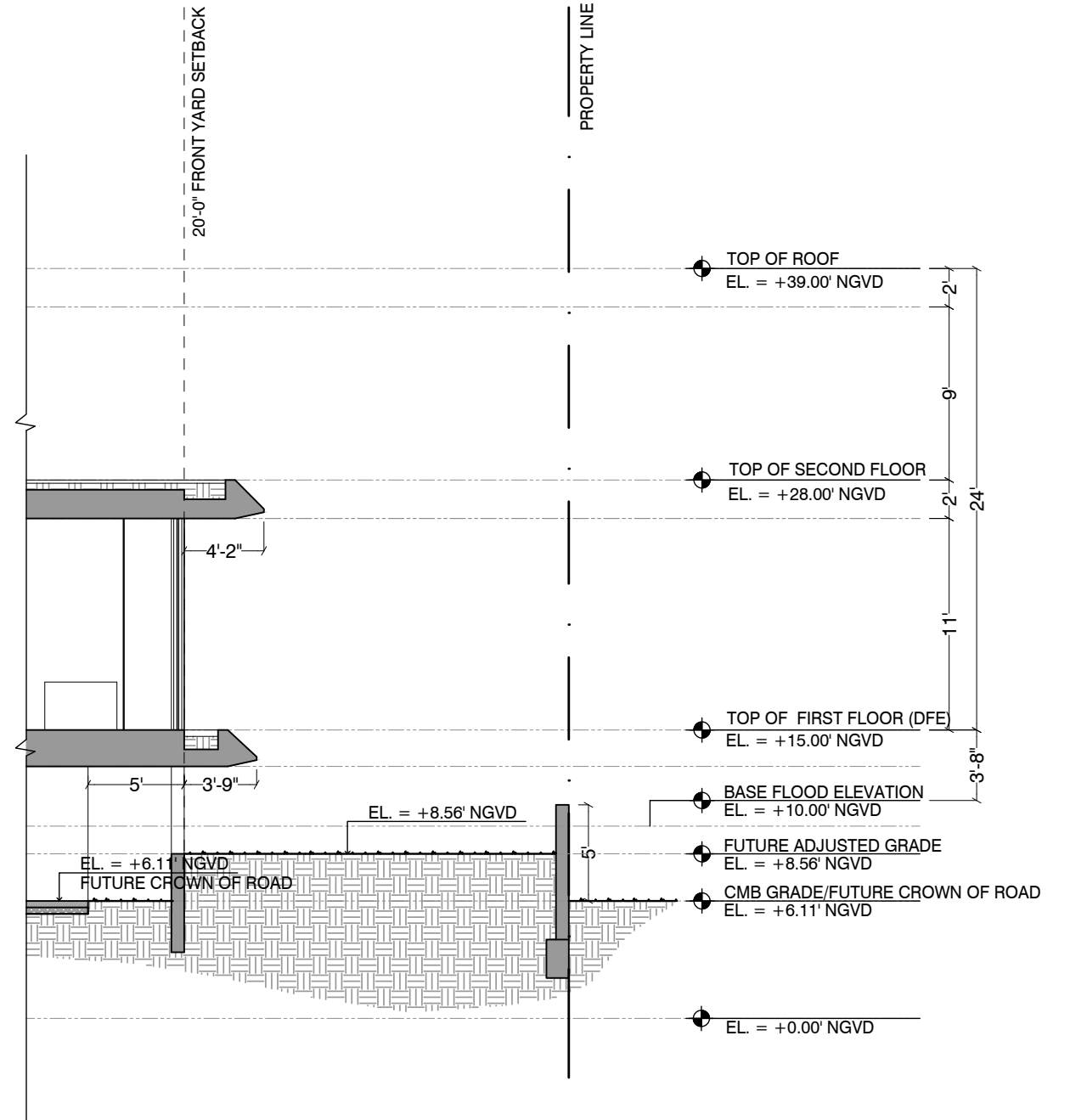
2 EAST YARD SECTION
SCALE - 3/32" = 1'-0"



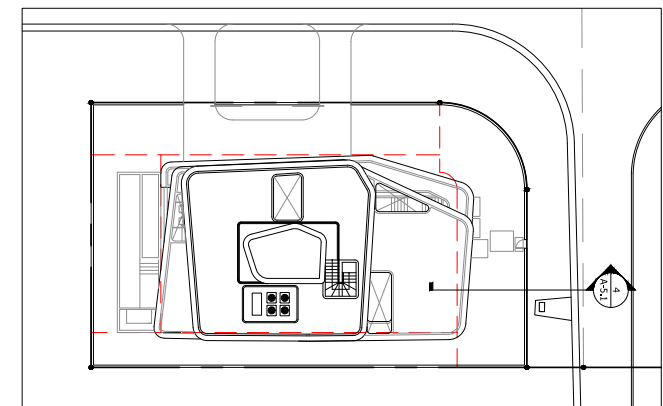
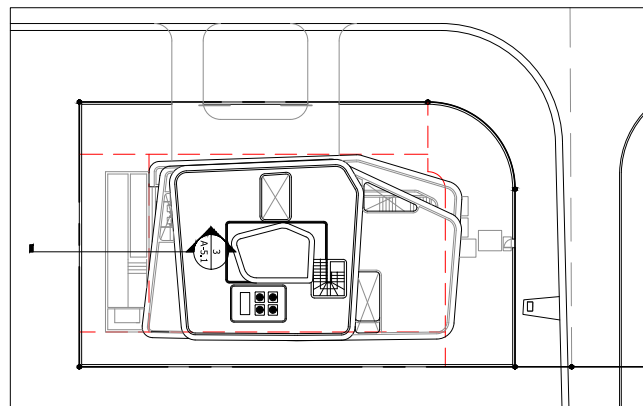
YARD SECTIONS - FRONT AND REAR



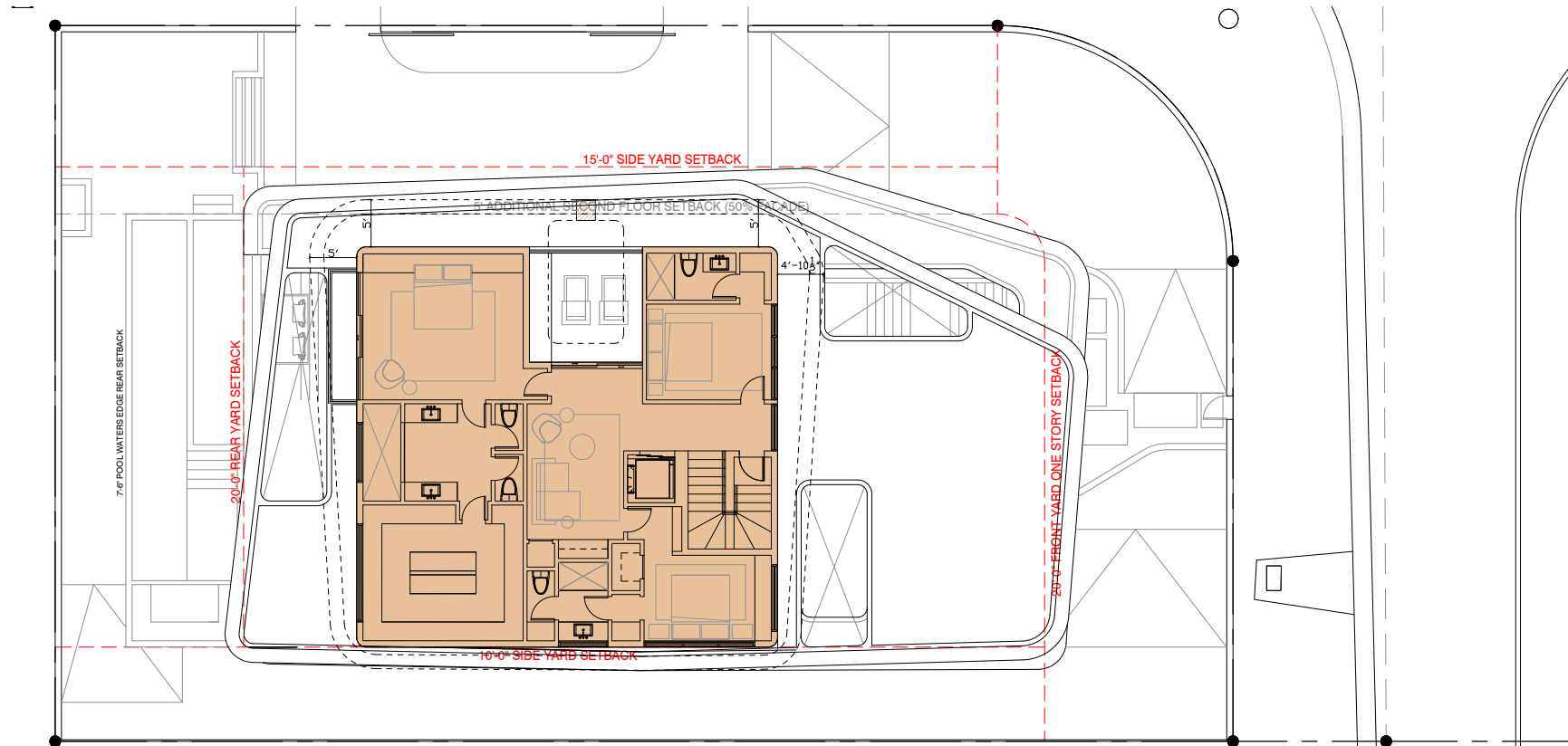
3 SOUTH YARD SECTION
SCALE - 3/32" = 1'-0"



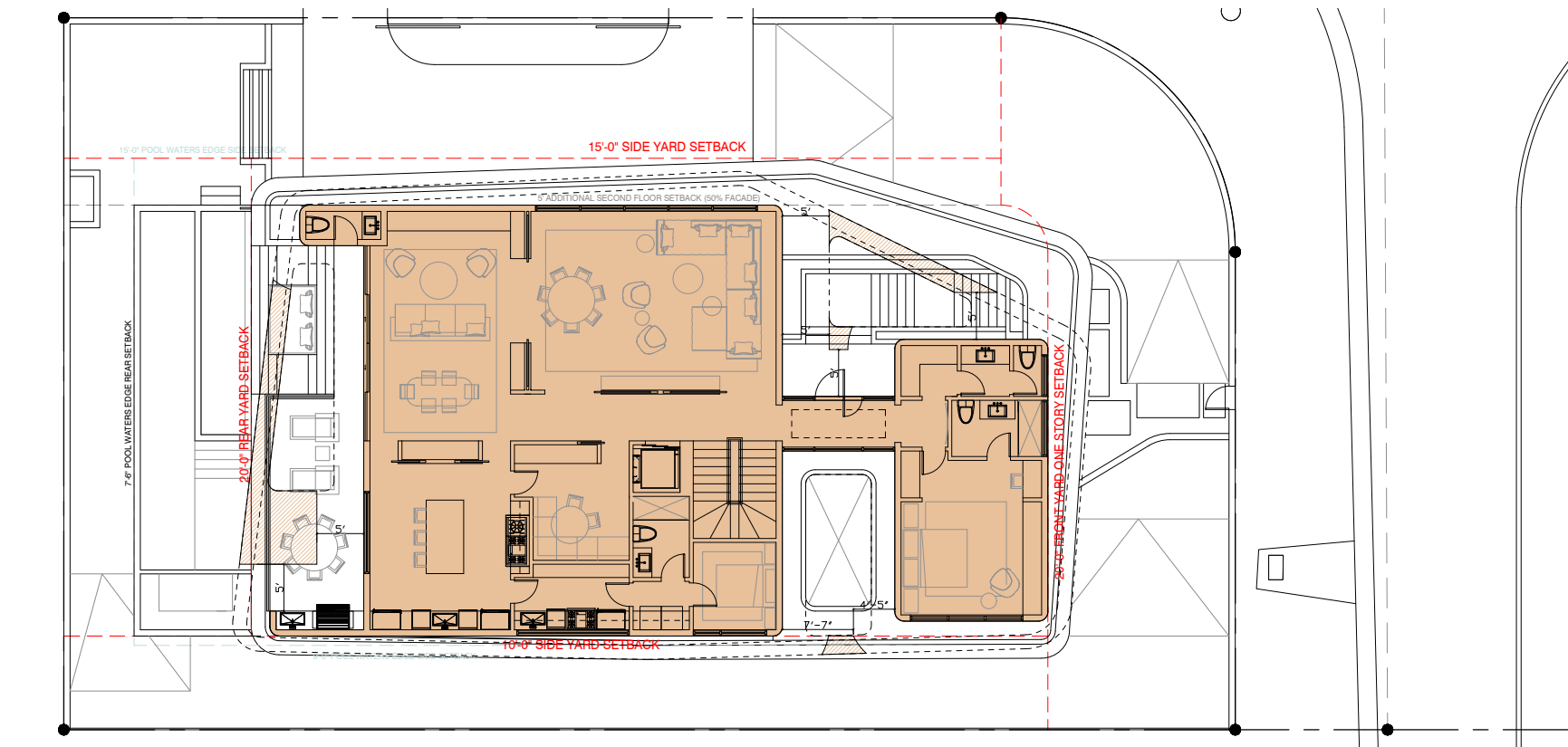
4 NORTH YARD SECTION
SCALE - 3/32" = 1'-0"



ZONING DIAGRAM - LOT COVERAGE

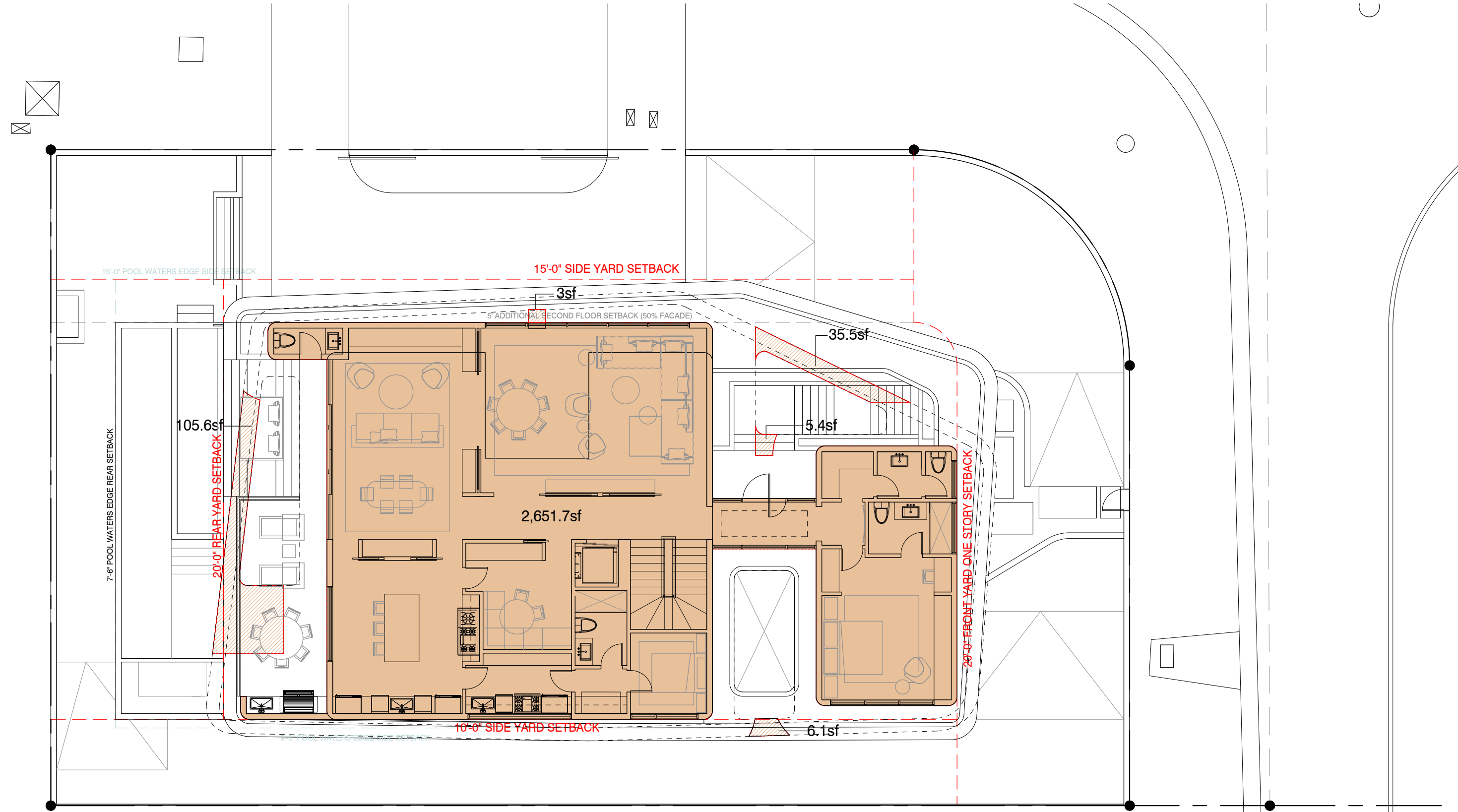


LOT COVERAGE DIAGRAM
SECOND FLOOR PLAN



LOT COVERAGE DIAGRAM
FIRST FLOOR PLAN

ZONING DIAGRAM - LOT COVERAGE

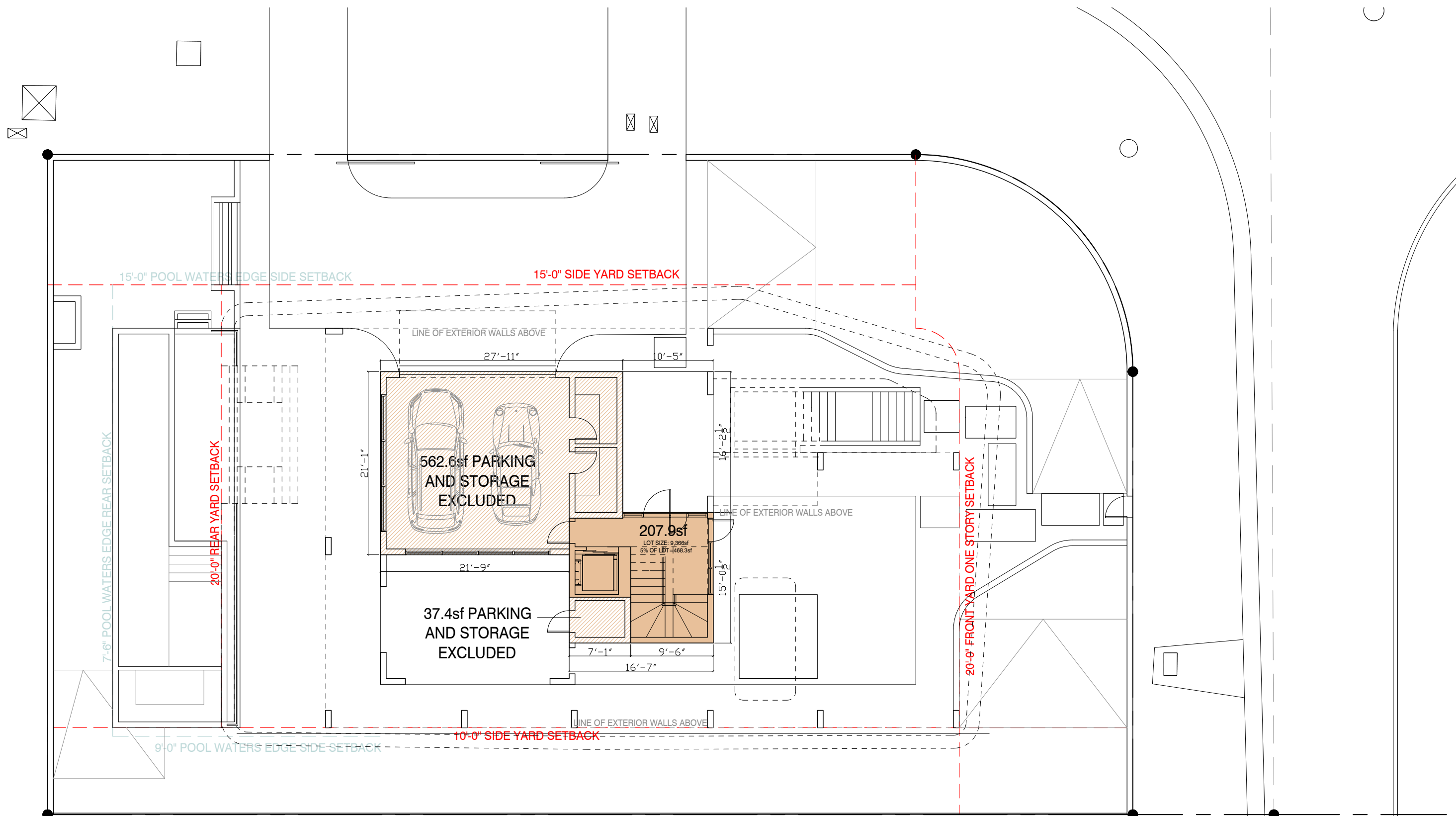


LOT COVERAGE DIAGRAM

COMPOSITE OVERLAY

LOT SIZE: 9,366sf
MAXIMUM LOT COVERAGE (30%): 2,809.8sf
PROPOSED LOT COVERAGE: 2,651.7sf+105.6sf+3sf+35.5sf+5.4sf+6.1sf=2,807.3sf (29.9%)

ZONING DIAGRAM - UNIT SIZE UNDERSTORY

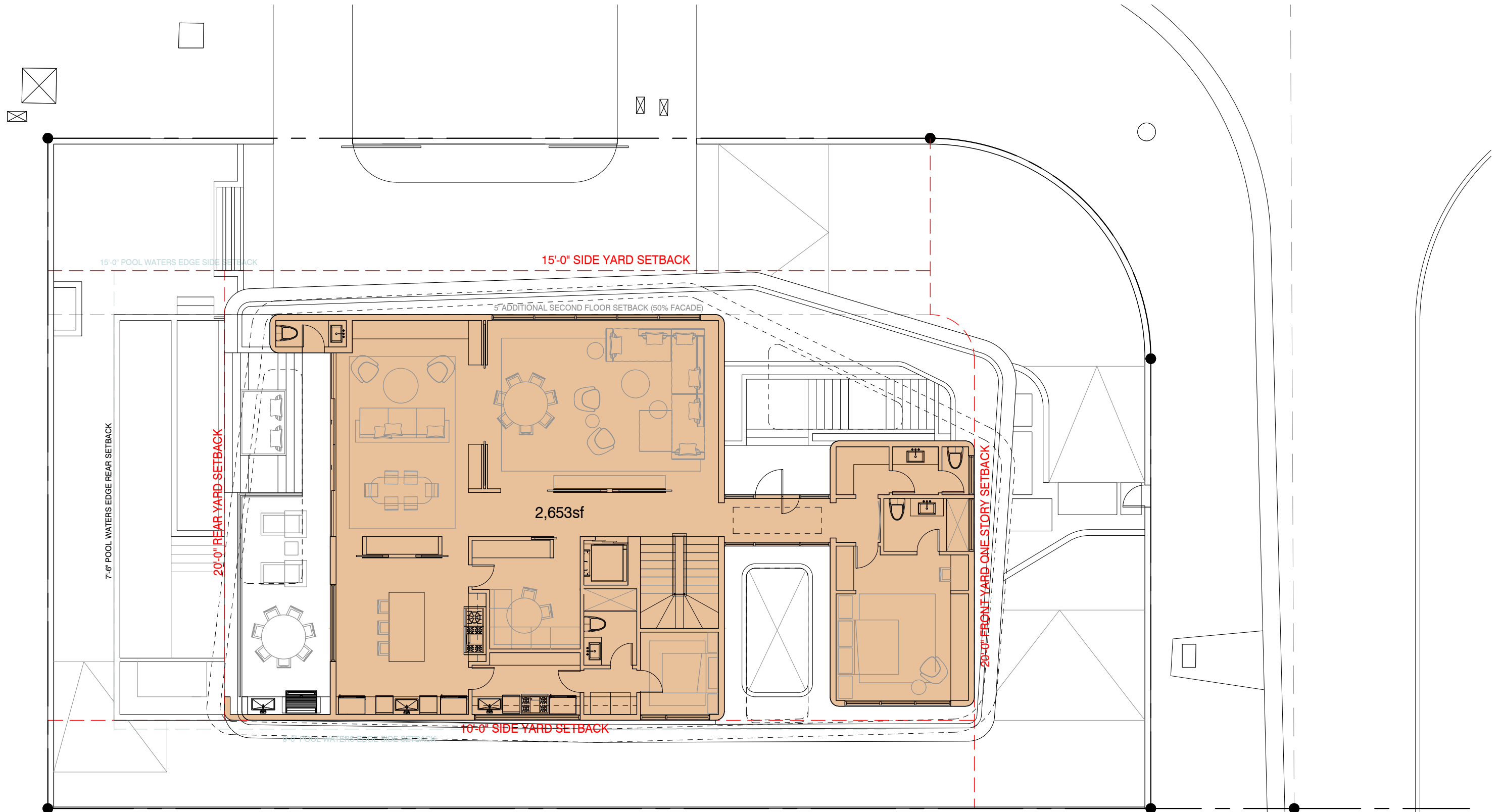


UNIT SIZE DIAGRAM

UNDERSTORY PLAN

ZONING DATA:	PROPOSED UNIT SIZE:	SECOND FLOOR: 1,750.6sf
LOT SIZE: 9,366sf	UNDERSTORY: 207.9sf	ROOF TERRACE: 71sf
MAXIMUM UNIT SIZE (50%): 4,683sf	FIRST FLOOR: 2,653sf	SUBTOTAL: 4,682.5sf (50%)

ZONING DIAGRAM - UNIT SIZE FIRST FLOOR

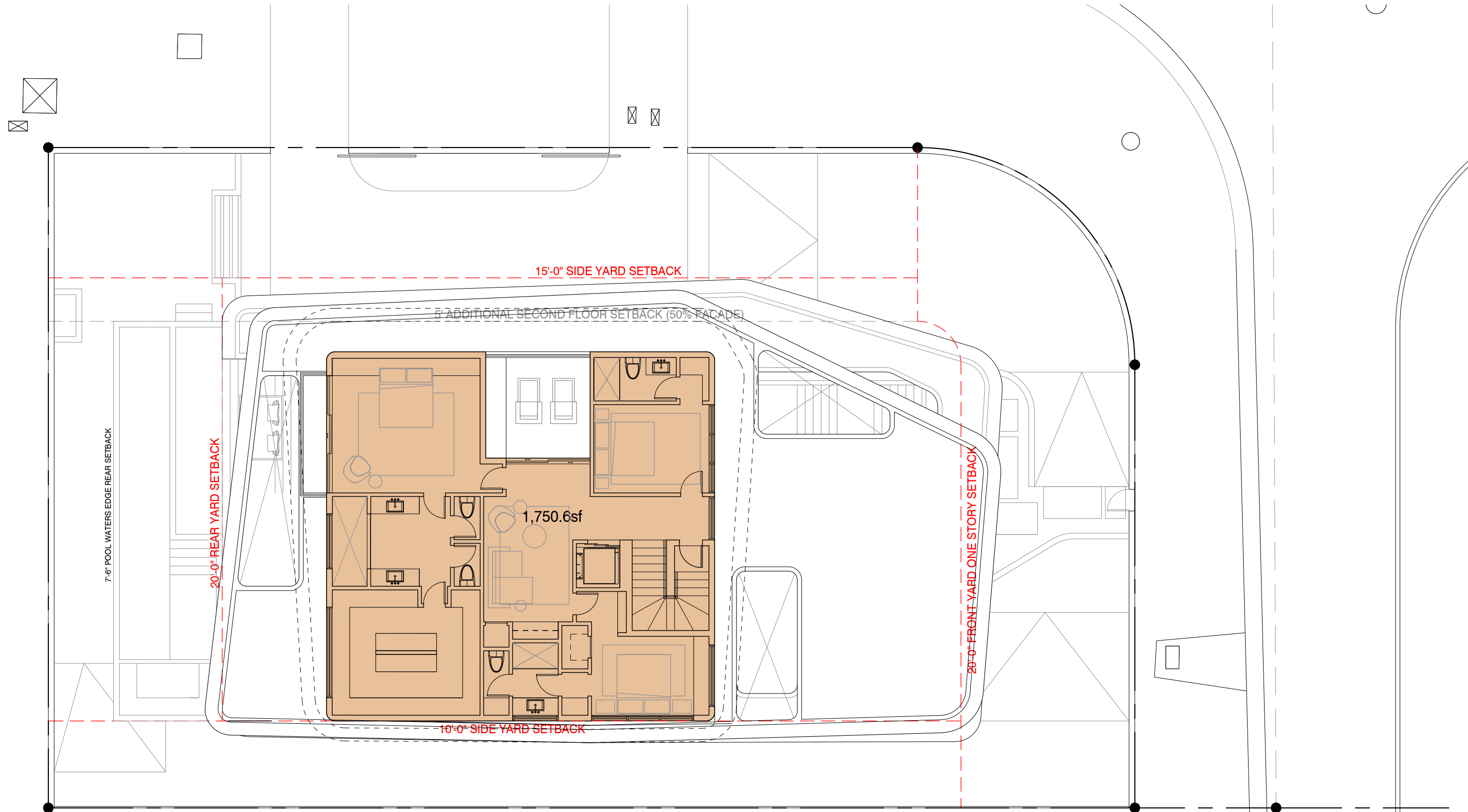


UNIT SIZE DIAGRAM

FIRST FLOOR PLAN

ZONING DATA:		PROPOSED UNIT SIZE:	SECOND FLOOR: 1,750.6sf
LOT SIZE:	9,366sf	UNDERSTORY:	207.9sf
MAXIMUM UNIT SIZE (50%):	4,683sf	FIRST FLOOR:	2,653sf
		ROOF TERRACE:	71sf
		SUBTOTAL:	4,682.5sf (50%)

ZONING DIAGRAM - UNIT SIZE SECOND FLOOR

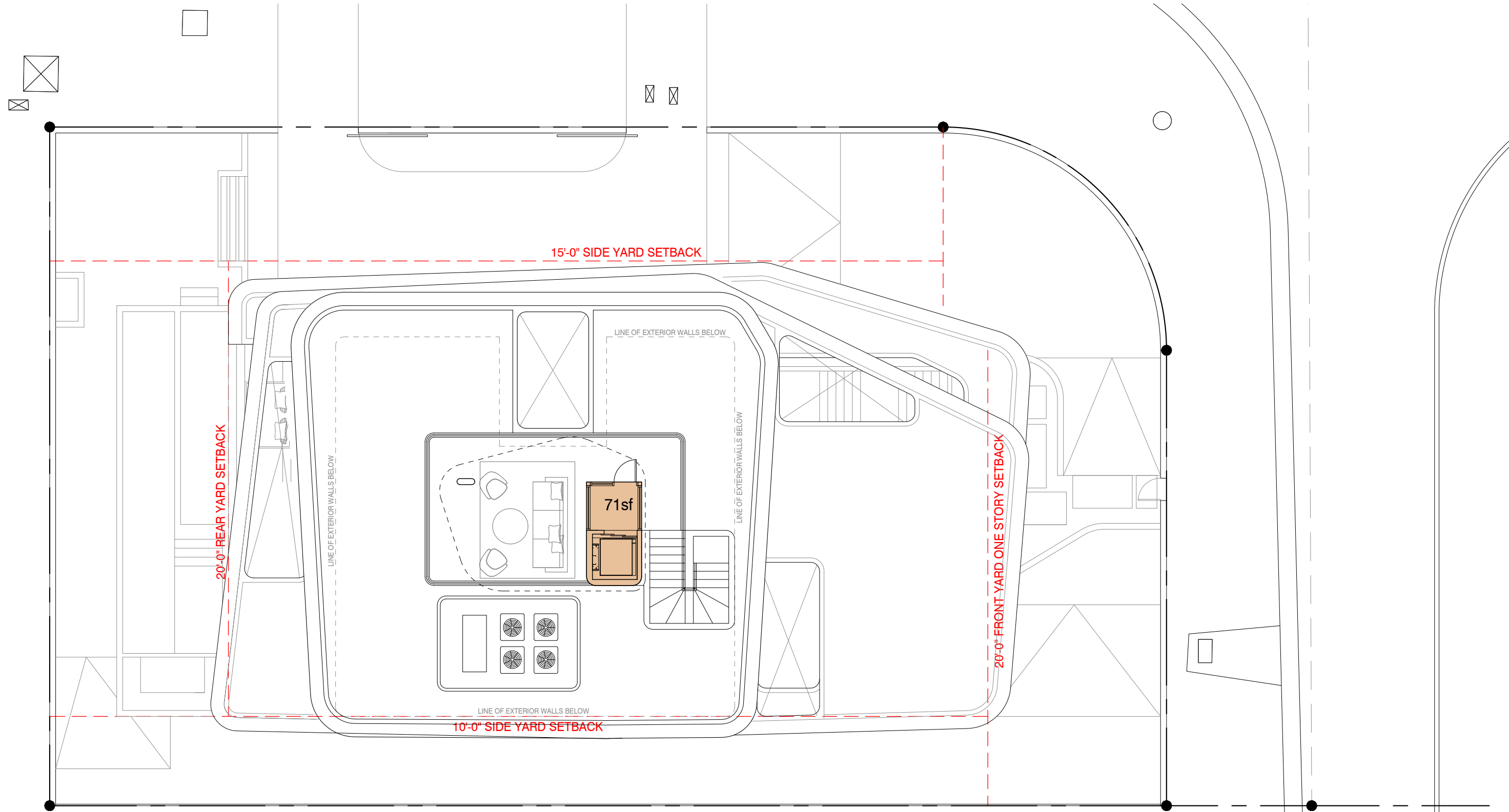


UNIT SIZE DIAGRAM

SECOND FLOOR PLAN

ZONING DATA: LOT SIZE: 9,366sf MAXIMUM UNIT SIZE (50%): 4,683sf	PROPOSED UNIT SIZE: UNDERSTORY: 207.9sf FIRST FLOOR: 2,653sf	SECOND FLOOR: 1,750.6sf ROOF TERRACE: 71sf SUBTOTAL: 4,682.5sf (50%)

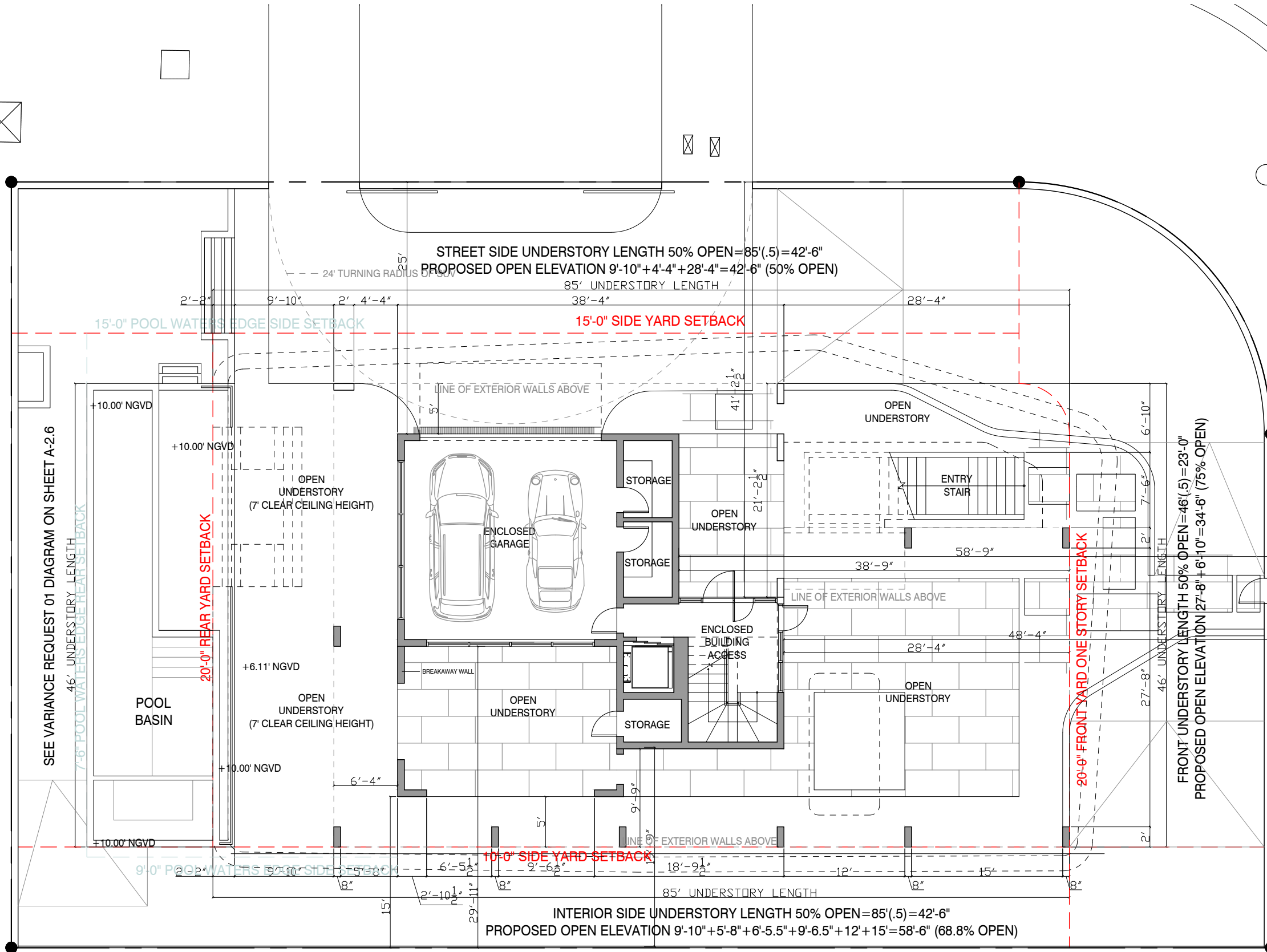
ZONING DIAGRAM - UNIT SIZE ROOF TERRACE



UNIT SIZE DIAGRAM
ROOF TERRACE PLAN

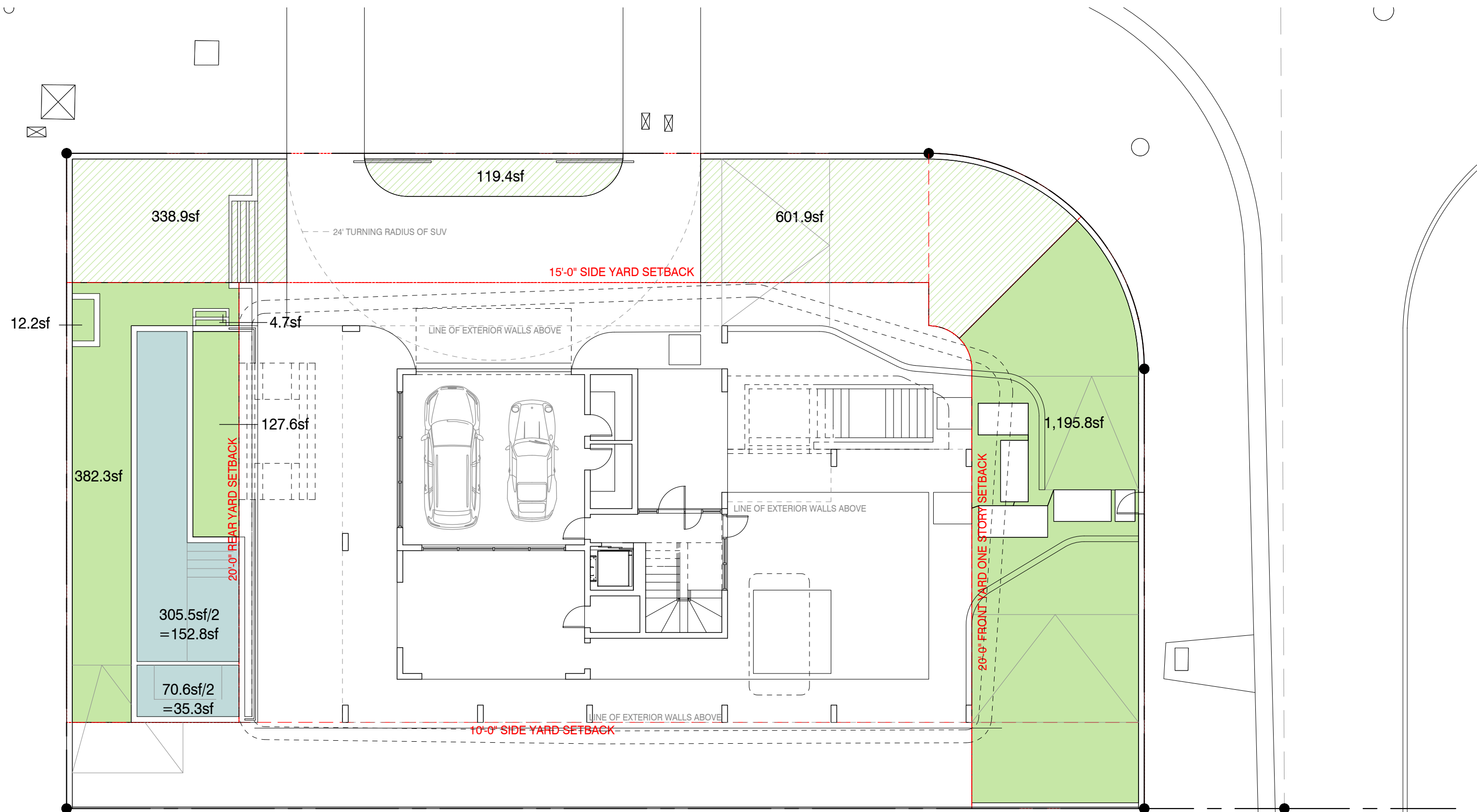
ZONING DATA:	PROPOSED UNIT SIZE:	SECOND FLOOR: 1,750.6sf
LOT SIZE: 9,366sf	UNDERSTORY: 207.9sf	ROOF TERRACE: 71sf
MAXIMUM UNIT SIZE (50%): 4,683sf	FIRST FLOOR: 2,653sf	SUBTOTAL: 4,682.5sf (50%)

UNDERSTORY OPENNESS DIAGRAM



PERCENTAGE OF OPENNESS
UNDERSTORY PLAN

ZONING DIAGRAM - OPEN SPACE



OPEN SPACE DIAGRAMS

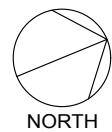
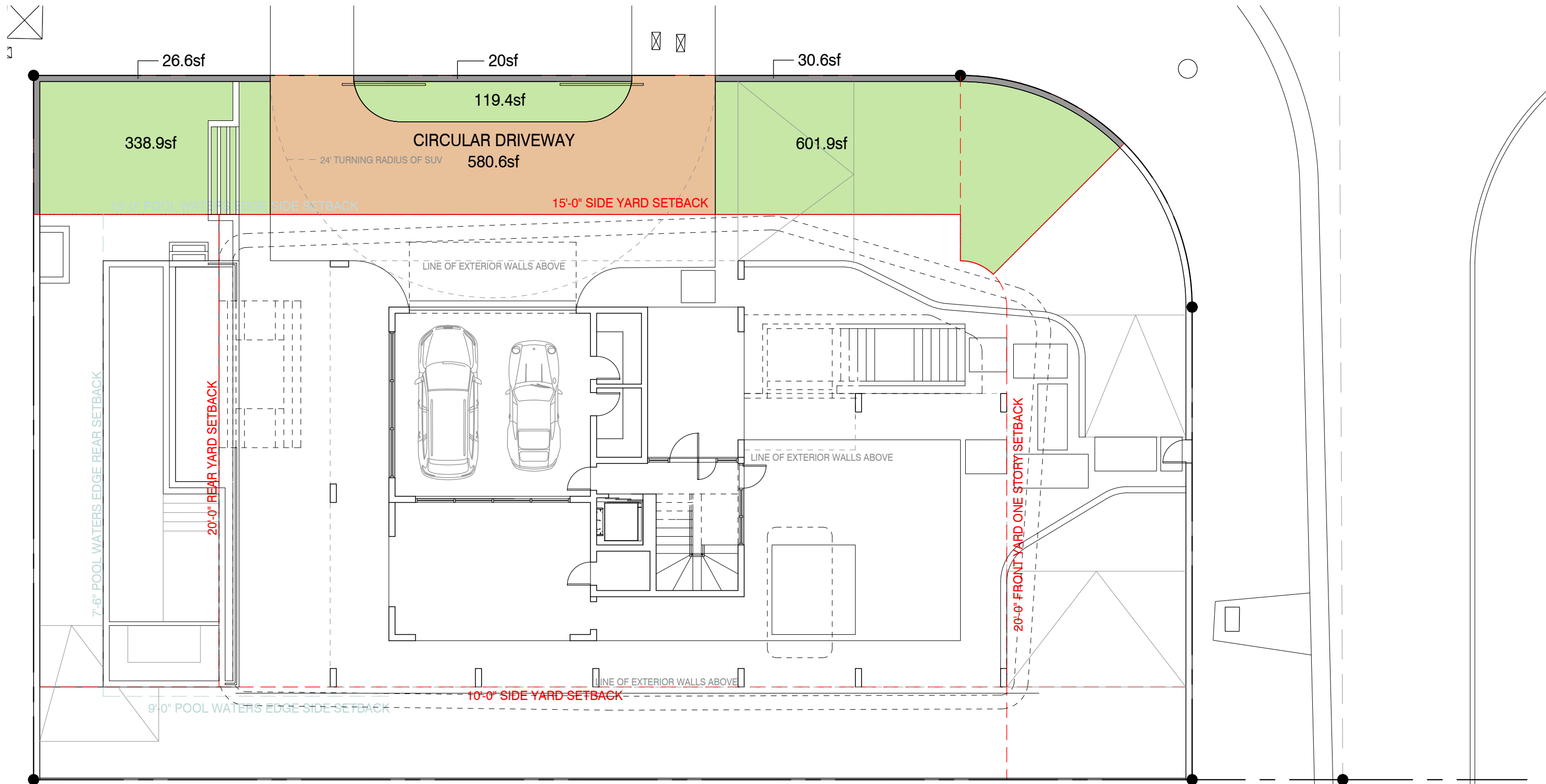
UNDERSTORY PLAN

REAR YARD AREA: 1,020sf
OPEN SPACE REQUIRED: 714sf (70%)
OPEN SPACE PROVIDED: 382.3sf+12.2sf+127.6sf+4.7sf
+152.8sf+35.3sf=714.9sf (70.1%)

SIDE YARD (FACING STREET) AREA: 1,735.6sf
OPEN SPACE REQUIRED: 1,214.9sf (70%)
OPEN SPACE PROVIDED: 338.9sf+119.4sf+601.9sf
=1,060.2sf (61%)

FRONT YARD AREA: 1,255.6sf
OPEN SPACE REQUIRED: 878.92sf (70%)
OPEN SPACE PROVIDED: 1,195.8sf (95.2%)

VARIANCE DIAGRAM 02



VARIANCE REQUEST 02

UNDERSTORY PLAN

VARIANCE REQUEST 02: REDUCE SIDE YARD FACING A STREET
70% OPEN SPACE REQUIREMENT TO 61%

SIDE YARD (FACING STREET) AREA: 1,735.6sf
OPEN SPACE REQUIRED: 1,214.9sf (70%)
OPEN SPACE PROVIDED: 338.9sf+119.4sf+601.9sf
=1,060.2sf (61%)

- PROPOSED OPEN SPACE/LANDSCAPE
- PROPOSED DRIVEWAY PAVERS
- PROPOSED MASONRY PROPERTY WALL



