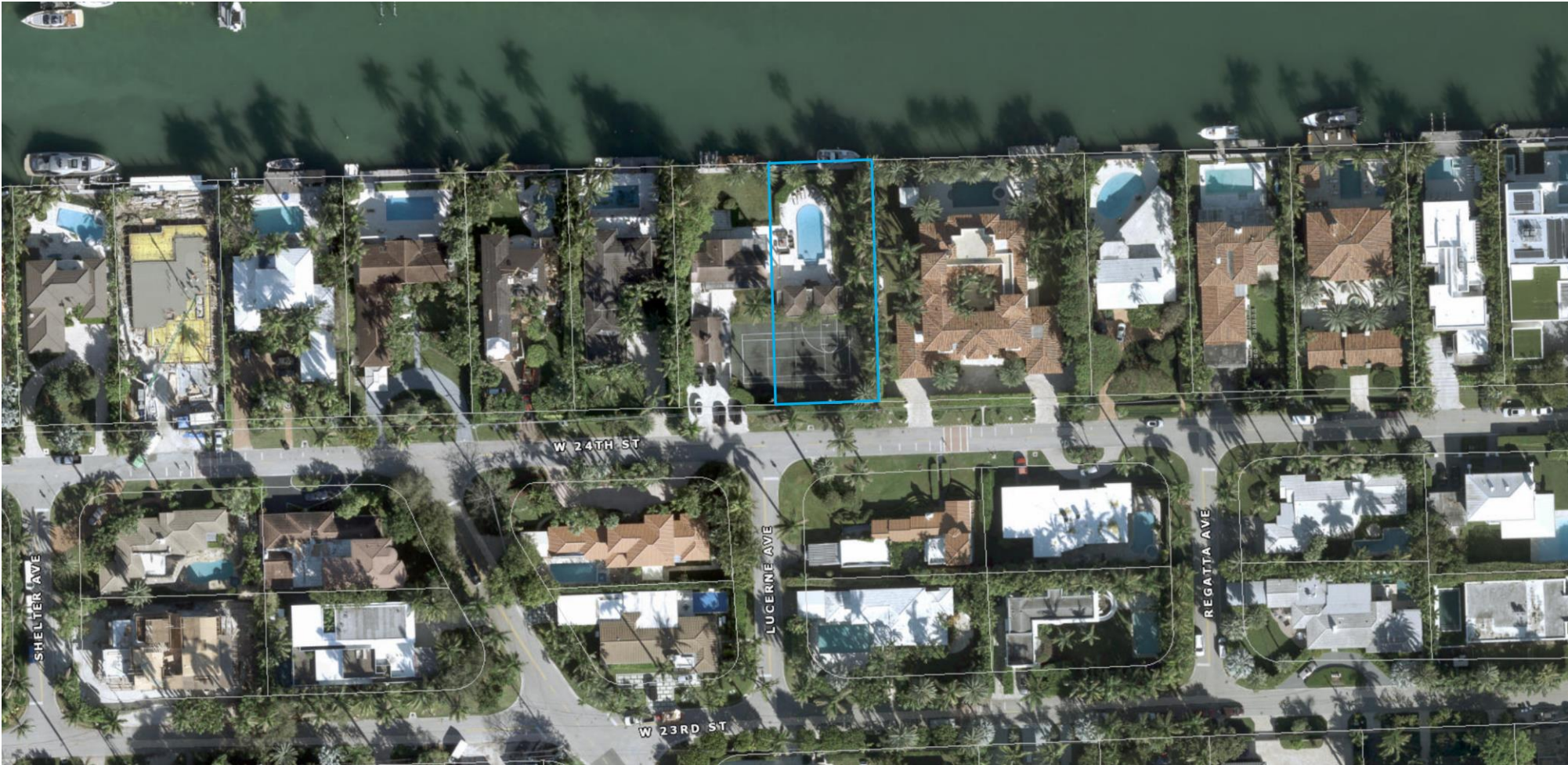


# DRB25-1089: 1601 West 24 Street New Residence

September 11, 2025 Development Review Board Meeting – Item No. 18



# Context



# Survey



# Request

- The Applicant respectfully requests design review approval for the construction of a new one-story residence. The new residence is to be located on a site the was subject to a Planning Board lot split order.
- Staff recommends approval of the DRB application. The City's staff report states: "the proposed home is well-under the zoning thresholds for unit size and lot coverage and staff is supportive of the application."



provided on a parking court in the front yard. The landscape design includes well-manicured, tall hedges and canopy trees intended to provide privacy for the home. The proposed home is well-under the zoning thresholds for unit size and lot coverage and staff is supportive of the application.

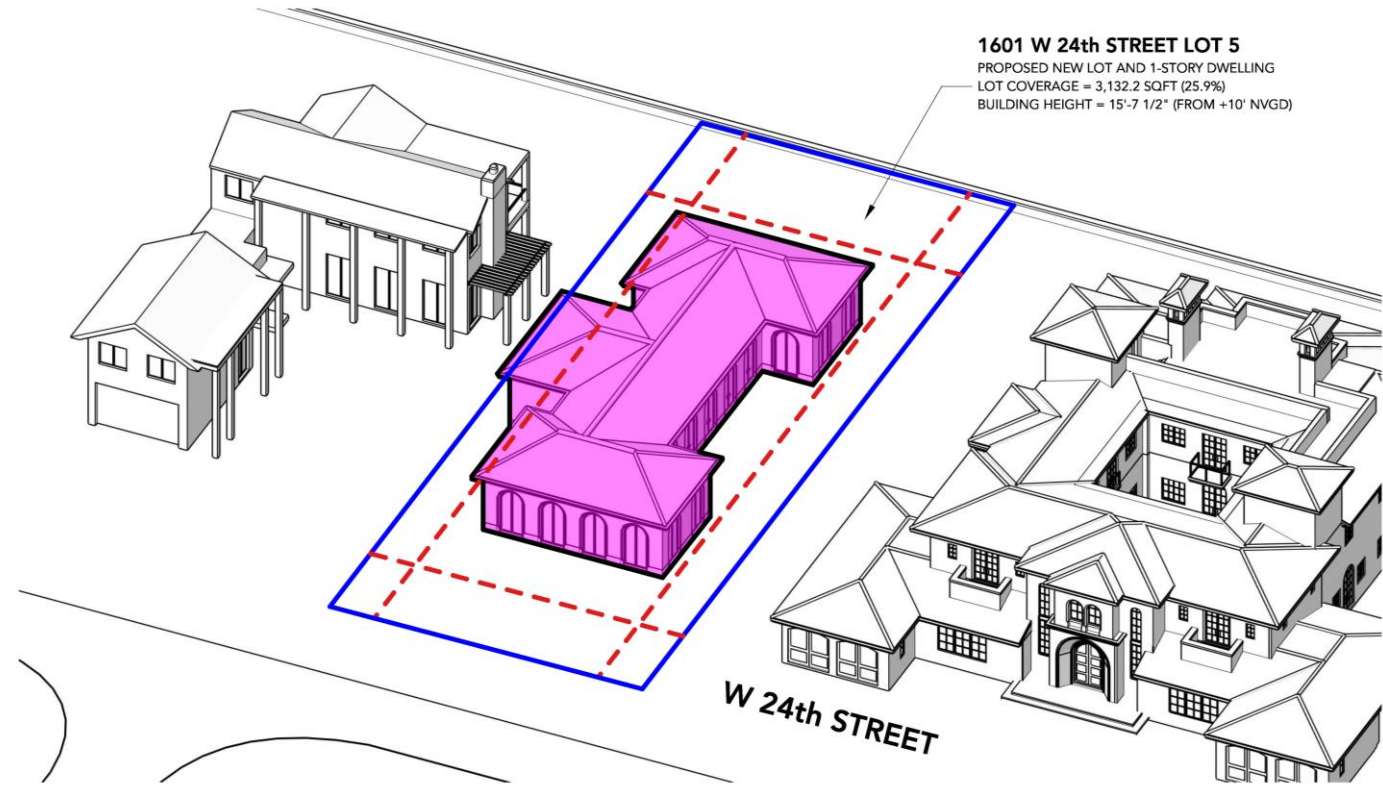
**RECOMMENDATION:**

In view of the foregoing analysis, staff recommends the application be **approved** with conditions, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review and Sea Level Rise criteria.

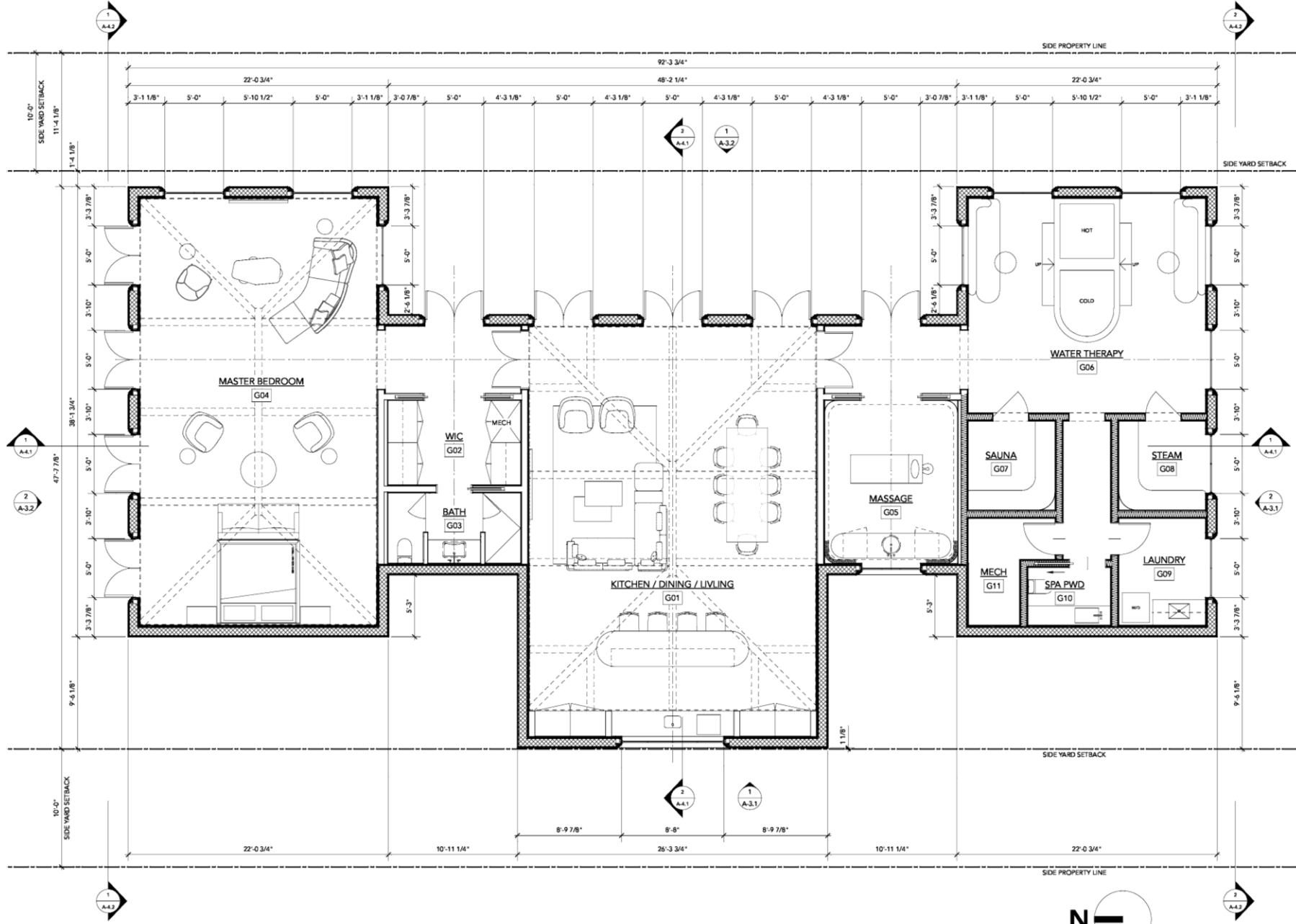
# Area Analysis

## Massing

- The maximum allowable unit size on the Property is thirty percent (30%), and the maximum allowable lot coverage is fifty percent (50%).
- Current homes in the surrounding community range from a unit size of 3,623 SF (28%) to 14,017 SF (50%).
- The average adjusted unit size in the surrounding community is 6,515 square feet (44% of lot area).
- The Applicant is proposing a lot coverage of **25.9%** and unit size of **25.9%**.

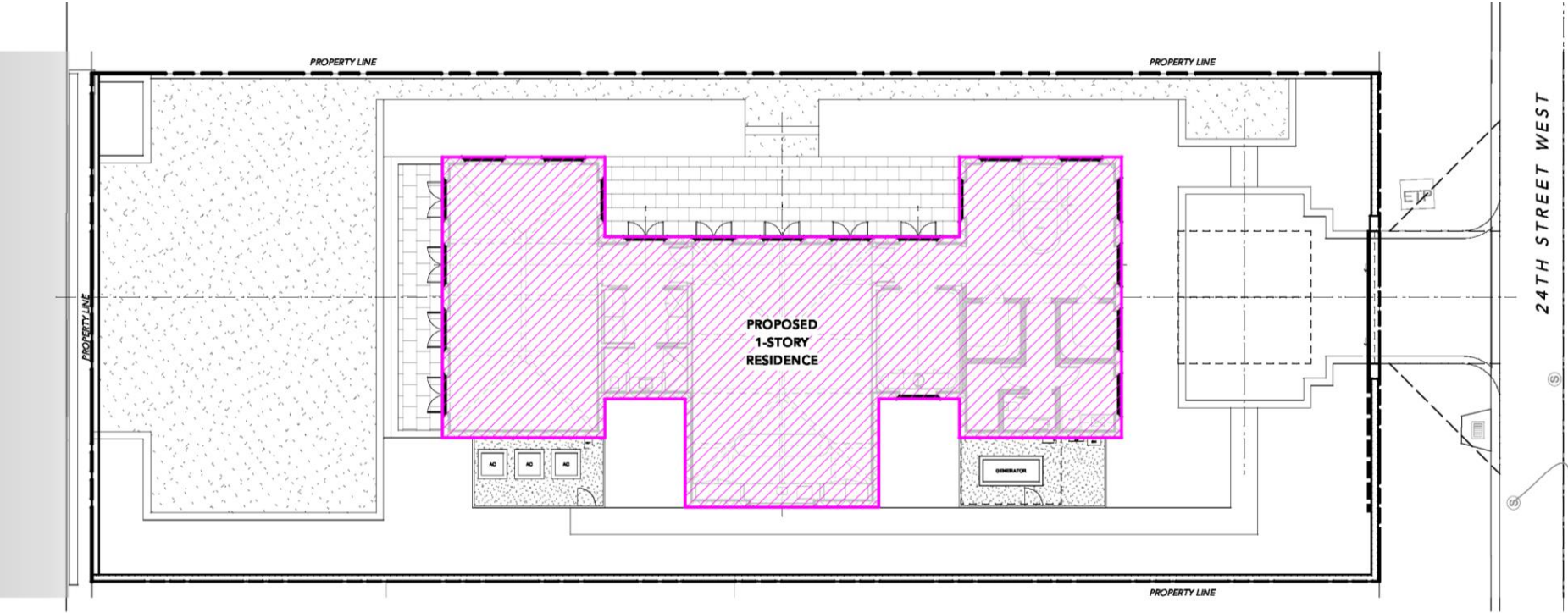


# Ground Floor Plan



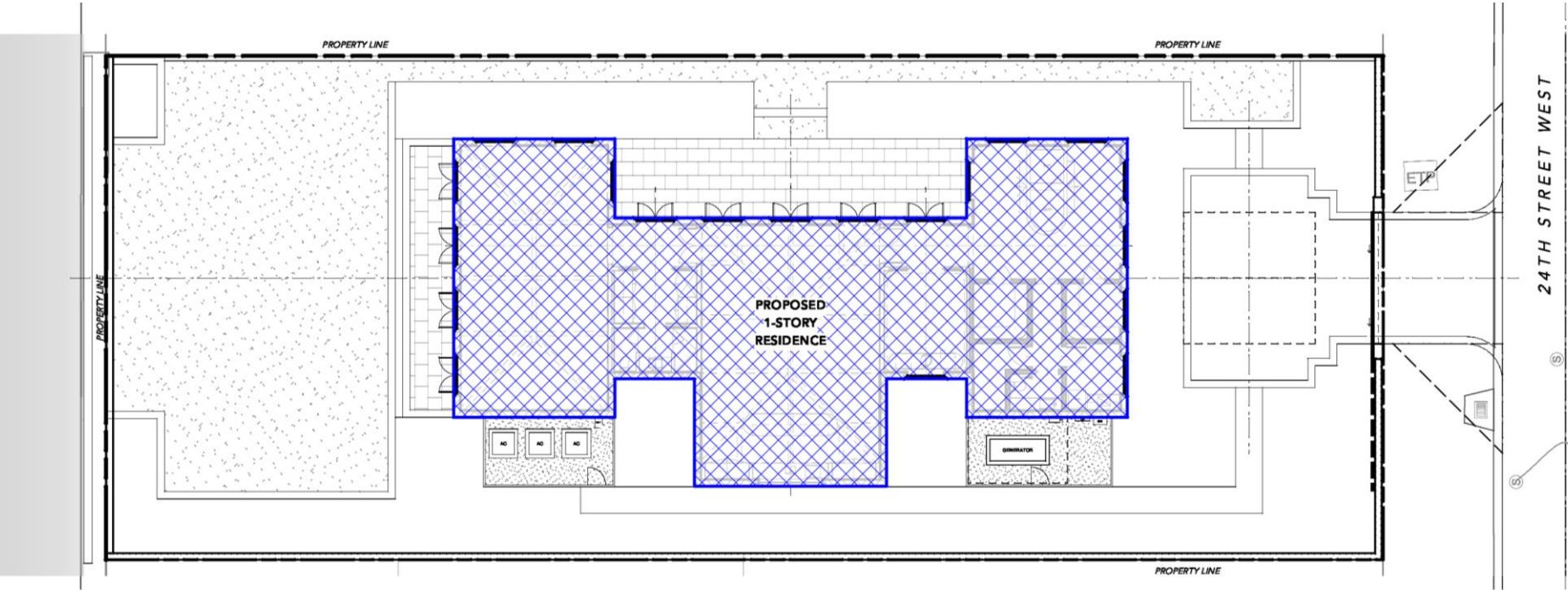


# Lot Coverage Calculation



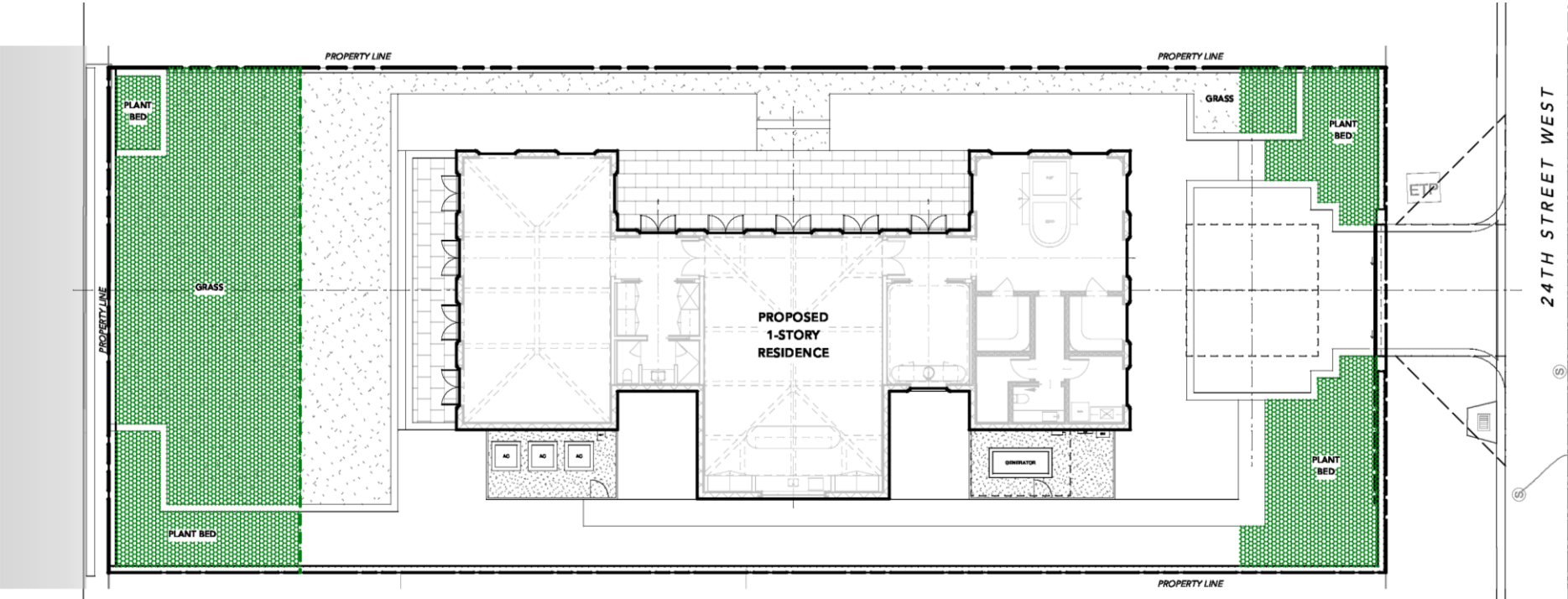
LOT 5 - LOT COVERAGE			
1.0 LOT AREA	12,075 ft <sup>2</sup>		
2.0 COVERAGE CALCULATION	MAX	PROPOSED	DEFICIENS
	ft <sup>2</sup>	ft <sup>2</sup>	
	3,622 ft <sup>2</sup>	3,132.2 ft <sup>2</sup>	
	30%	25.9%	

# Unit Size Calculation



LOT 5 - UNIT SIZE			
1.0 LOT AREA	12,075 ft <sup>2</sup>		
2.0 UNIT SIZE CALCULATION	MAX ft <sup>2</sup>	PROPOSED ft <sup>2</sup>	DEFICIENS
	6,038 ft <sup>2</sup>	3,132.2 ft <sup>2</sup>	
	50%	25.9%	

# Pervious Surfaces

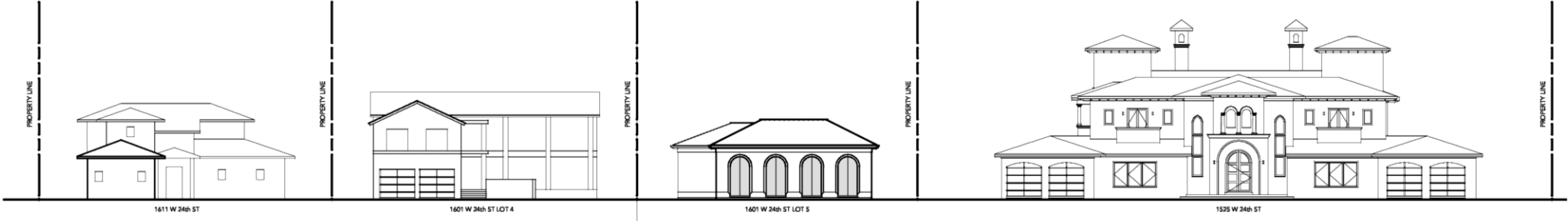


LOT 5 - PERVIOUS SURFACE			
1.0 FRONT YARD AREA	1,380 ft <sup>2</sup>		
2.0 FRONT YARD PERVIOUS AREA	MIN	PROPOSED	DEFICIENS
	ft <sup>2</sup>	ft <sup>2</sup>	
	690 ft <sup>2</sup>	709.5 ft <sup>2</sup>	
	50%	51.4%	
3.0 REAR YARD AREA	1,811 ft <sup>2</sup>		
4.0 REAR YARD PERVIOUS AREA	MIN	PROPOSED	DEFICIENS
	ft <sup>2</sup>	ft <sup>2</sup>	
	1,268 ft <sup>2</sup>	1,660.7 ft <sup>2</sup>	
	70%	91.7%	

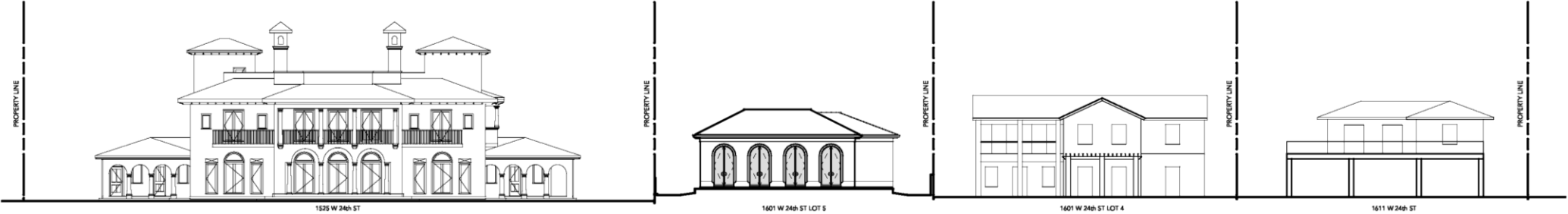
# 3D Massing – Aerial Views



# Context Elevations



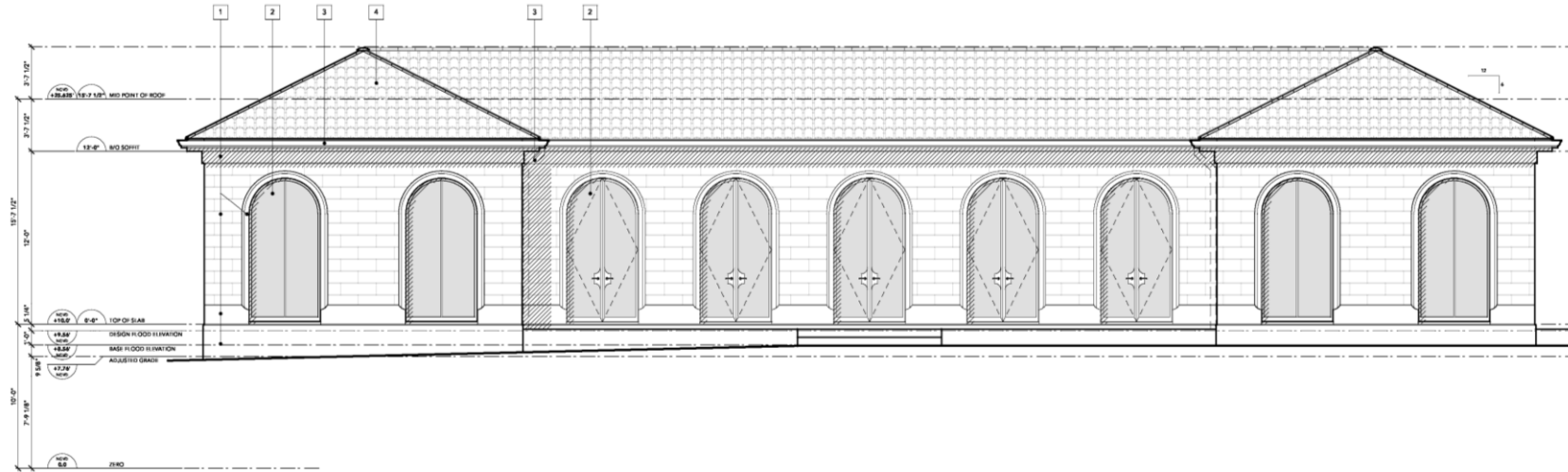
1 SOUTH CONTEXT ELEVATION  
A-3.0 Scale: 1:300



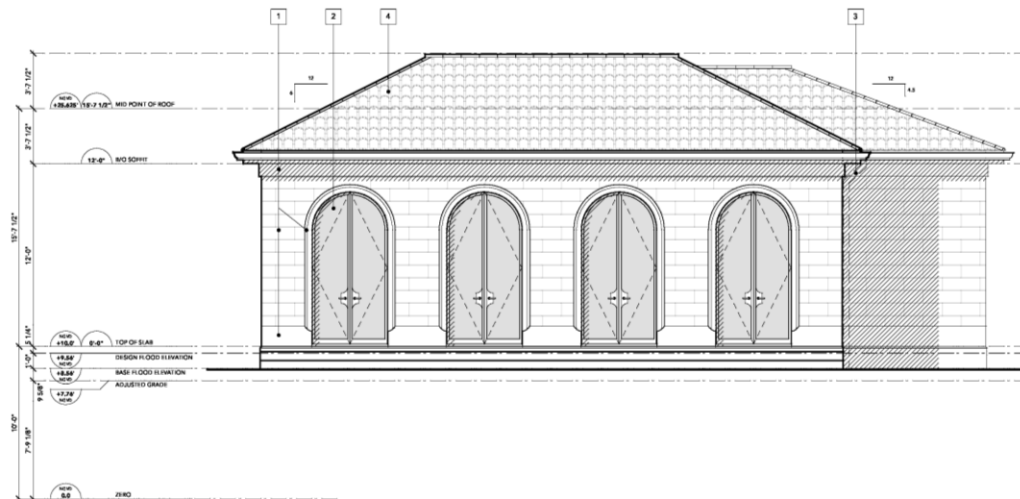
2 NORTH CONTEXT ELEVATION  
A-3.0 Scale: 1:300



# Building Elevations – East and North



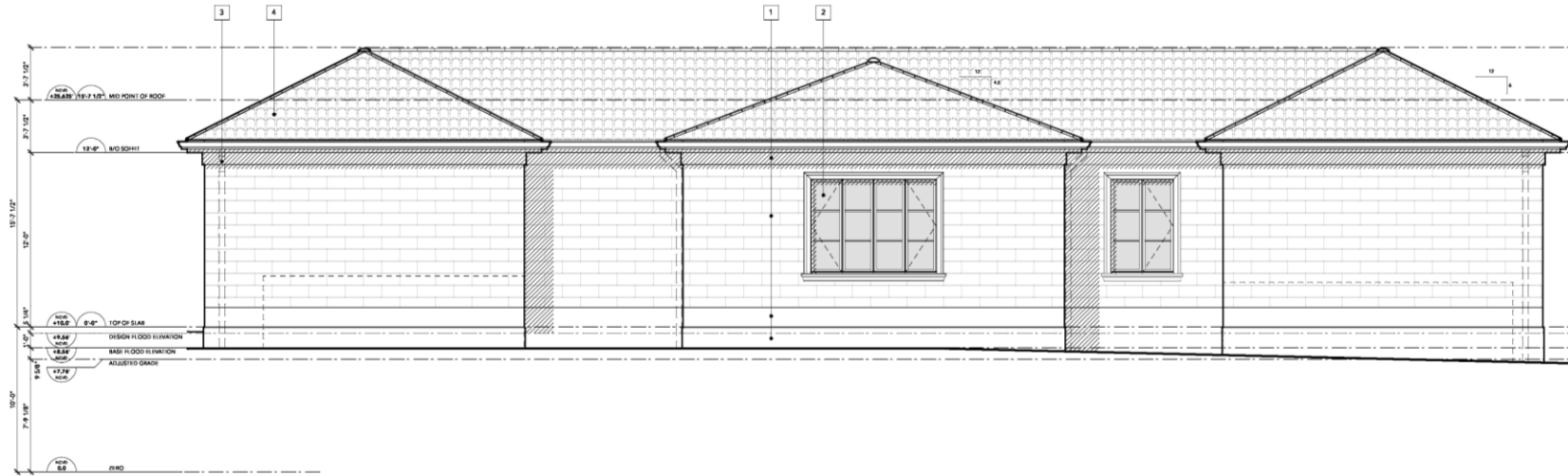
1 EAST ELEVATION  
A-3.1 Scale: 1/8" = 1'-0"



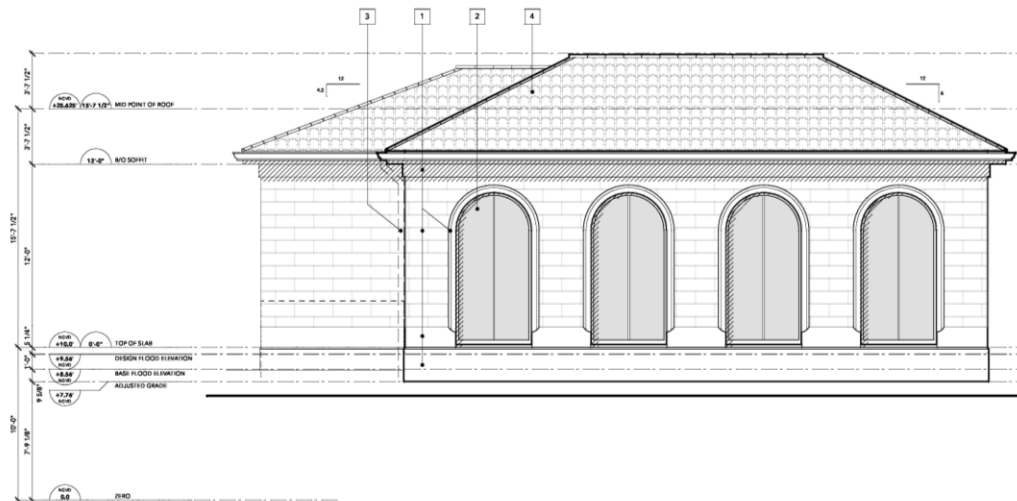
2 NORTH ELEVATION  
A-3.1 Scale: 1/8" = 1'-0"

MATERIAL LEGEND	
1	SMOOTH LIGHT BEIGE CORAL STONE FINISH ON WALLS, FSCIAS, AND RECESSES AROUND OPENINGS
2	DARK IMPACT RATED STEEL WINDOWS AND DOORS WITH LIGHT GREY TINTED GLASS
3	PREFINISHED MEDIUM BROWN RAINWATER LEADER/GUTTER
4	HURRICANE RATED TERRACOTTA ROOF

# Building Elevations – West and South



1 WEST ELEVATION  
A-3.2 Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION  
A-3.2 Scale: 1/8" = 1'-0"

MATERIAL LEGEND	
1	SMOOTH LIGHT BEIGE CORAL STONE FINISH ON WALLS, FSCIAS, AND RECESSES AROUND OPENINGS
2	DARK IMPACT RATED STEEL WINDOWS AND DOORS WITH LIGHT GREY TINTED GLASS
3	PREFINISHED MEDIUM BROWN RAINWATER LEADER/GUTTER
4	HURRICANE RATED TERRACOTTA ROOF

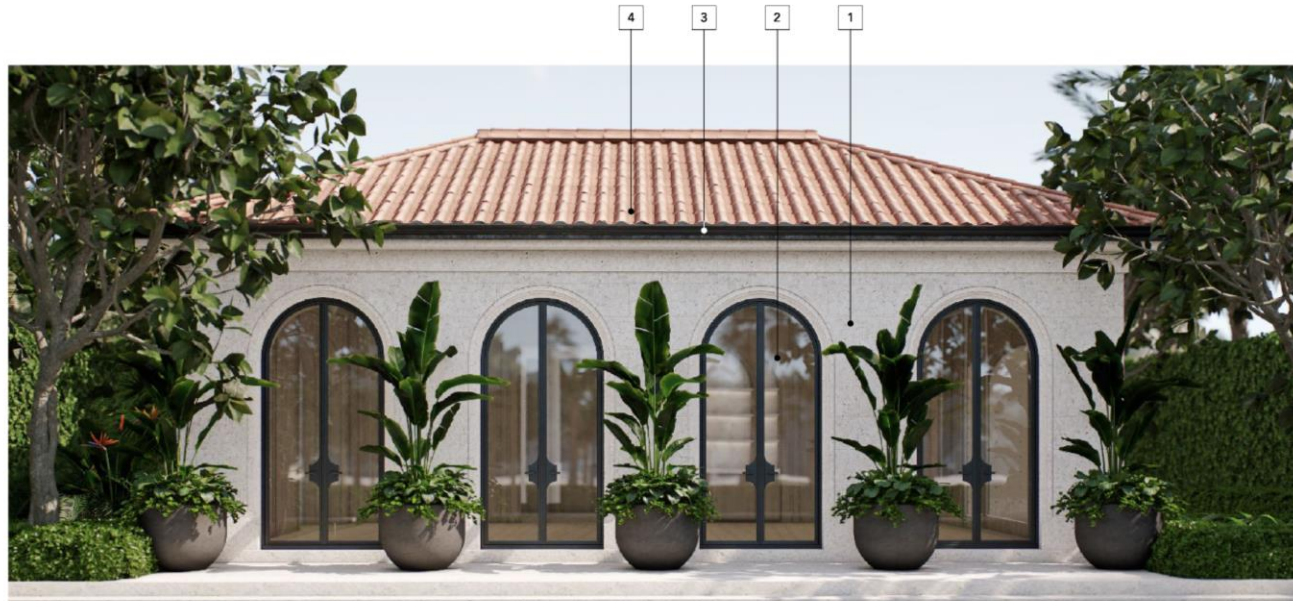
# 3D Renders



1 VIEW FROM W 24th ST  
A-8.1 Scale:



2 VIEW OF FRONT ENTRY COURT  
A-8.1 Scale:



3 VIEW NORTH FACADE  
A-8.1 Scale:

MATERIAL LEGEND	
1	SMOOTH LIGHT BEIGE CORAL STONE FINISH ON WALLS, FSCIAS, AND RECESSES AROUND OPENINGS
2	DARK IMPACT RATED STEEL WINDOWS AND DOORS WITH LIGHT GREY TINTED GLASS
3	PREFINISHED MEDIUM BROWN RAINWATER LEADER/GUTTER
4	HURRICANE RATED TERRACOTTA ROOF

# 3D Renders



MATERIAL LEGEND	
1	SMOOTH LIGHT BEIGE CORAL STONE FINISH ON WALLS, FSCIAS, AND RECESSES AROUND OPENINGS
2	DARK IMPACT RATED STEEL WINDOWS AND DOORS WITH LIGHT GREY TINTED GLASS
3	PREFINISHED MEDIUM BROWN RAINWATER LEADER/GUTTER
4	HURRICANE RATED TERRACOTTA ROOF

1 VIEW OF ENTRY COURT YARD  
A-8.2 Scale:

# Thank You

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office  
305.377.6222 fax  
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)

# Zoning Data Sheet



## MIAMI BEACH

Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

### SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information			
1	Address:	1601 W 24TH STREET MIAMI BEACH, FLORIDA - LOT 5		
2	Folio number(s):	02-3228-001-1420 - TO SPLIT THE WEST 69.00 FEET OF LOT 5		
3	Board and file number(s) :	DRB25-1089		
4	Year built: N/A TO BE DEMOLISHED	Zoning District:	RS-3	
5	Located within a Local Historic District (Yes or No):	NO		
6	Individual Historic Single Family Residence Site (Yes or No):	NO		
7	Home determined Architecturally Significant by CMB (Yes or No):	NO		
8	Base Flood Elevation:	8.56' NGVD	Grade value in NGVD:	+/- 5.53' NGVD
9	Adjusted grade (Flood+Grade/2):	+/- 7.05' NGVD	Free board:	+1.44' (10' NGVD)
10	30" above grade:	+/- 8.03' NGVD	Lot Area:	12,076 SF
11	Lot width:	69 FT	Lot Depth:	175.01'
12	Max Lot Coverage SF and %: 1 STOREY HOME	3,622.5 SF (30%)	Proposed Lot Coverage SF and %:	3,132.2 SF (25.9%)
13	Existing Lot Coverage SF and %:	860/ 7.12%	Net Lot coverage (garage-storage)	N/A
14	Front Yard Open Space SF and %:	709.5 SF (51.4%)	Rear Yard Open Space SF and %:	1,660.7 SF (91.7%)
15	Max Unit Size SF and %:	6,038 SF (50%)	Proposed Unit Size SF and %:	3,132.2 SF (25.9%)
16	Existing First Floor Unit Size:	860 (7.12%)	Proposed First Floor Unit Size:	3,132.2 SF (25.9%)
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A		
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:		
	<b>ZONING INFORMATION / CALCULATION</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
19	Height measured from B.F.E. plus freeboard	21' MIDPOINT		15.63' MIDPOINT
	Front Setbacks:	20'	67.9'	35'
20	Front First level:	20'	67.9'	35'
	Front second level:	40'	N/A	N/A
	Front second level if lot coverage is 25% or greater:			N/A
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.			N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.			N/A
22	Sum of side yard :	17.25'		21.4'
23	Side 1: WEST	10'	0.5'	10.1'
24	Side 2 or (facing street): EAST	10'	25.6'	11.3'
25	Rear:	26.25'	86'	47.6'
26	Accessory Structure Side 1:			N/A
27	Accessory Structure Side 2 or (facing street) :			N/A
28	Accessory Structure Rear:			N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.			

FUTURE CROWN OF ROAD: 5.95' NGVD  
DESIGN FLOOD ELEVATION: 9.56' NGVD  
FUTURE ADJUSTED GRADE: 7.76' NGVD

# Lot Split Approval: PB25-0754

CFN: 20250517112 BOOK 34836 PAGE 2793  
DATE: 07/09/2025 09:19:12 AM  
JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT & COMPTROLLER  
MIAMI-DADE COUNTY, FL

### PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

**PROPERTY:** 1601 West 24<sup>th</sup> Street

**FILE NO.** PB25-0754

**IN RE:** An application for a division of land/lot split to divide the existing site comprised of two platted lots, into two individual buildable parcels, pursuant to Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code.

**LEGAL DESCRIPTION:** Folio No. 02-3228-001-1420

Lot 4 and the west 69' of lot 5, Block 3-D of Sunset Islands, 3<sup>rd</sup> Revision Plat, as recorded in Plat Book 40, Page 8, of the Public Records of Miami-Dade County, Florida

**MEETING DATE:** June 10, 2025

## Planning Board Approval for Lot Split on June 10, 2025

**Previous Lot Size:**  
25,202 SF (0.58 Acres)

**Current Lot Size:**  
12,076 SF (0.28 Acres)

**DIVISION OF LAND/LOT SPLIT  
FINAL ORDER**

\* \* \* \*

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board that the Division of Land/Lot Split as requested and set forth above be GRANTED, subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-9, inclusive) hereof, to which the applicant has agreed.

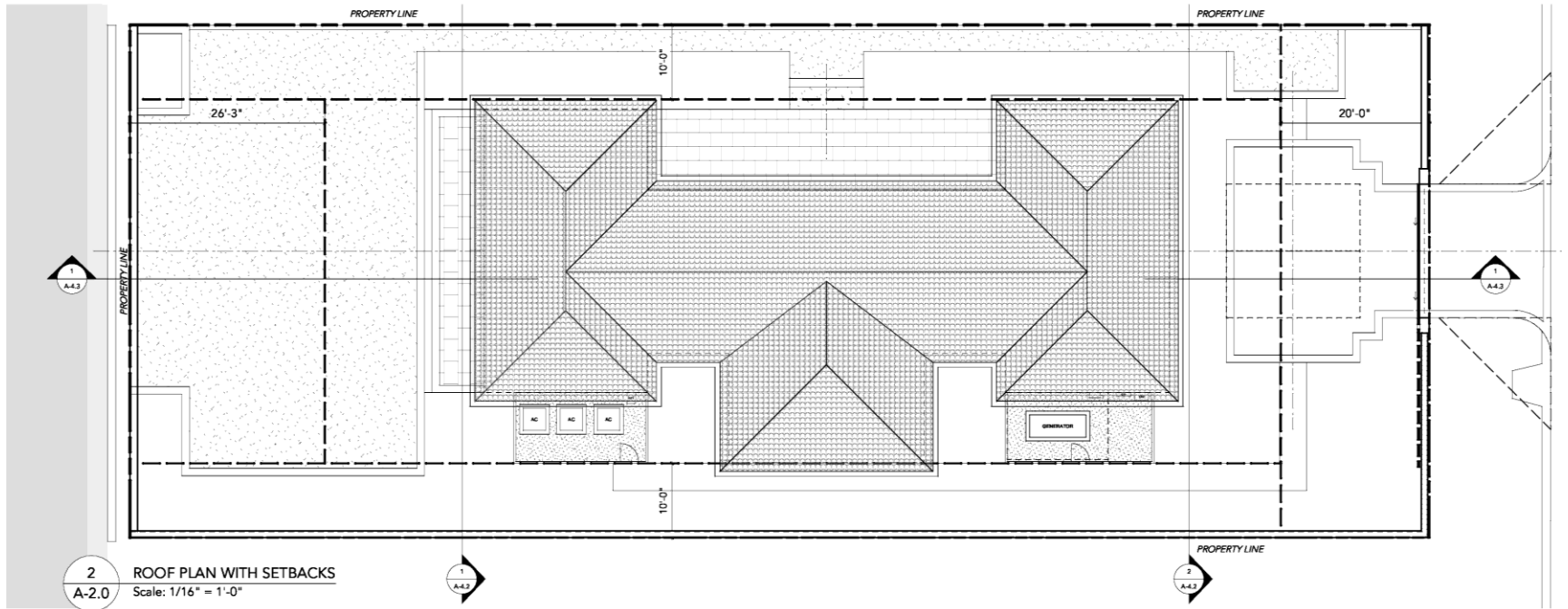
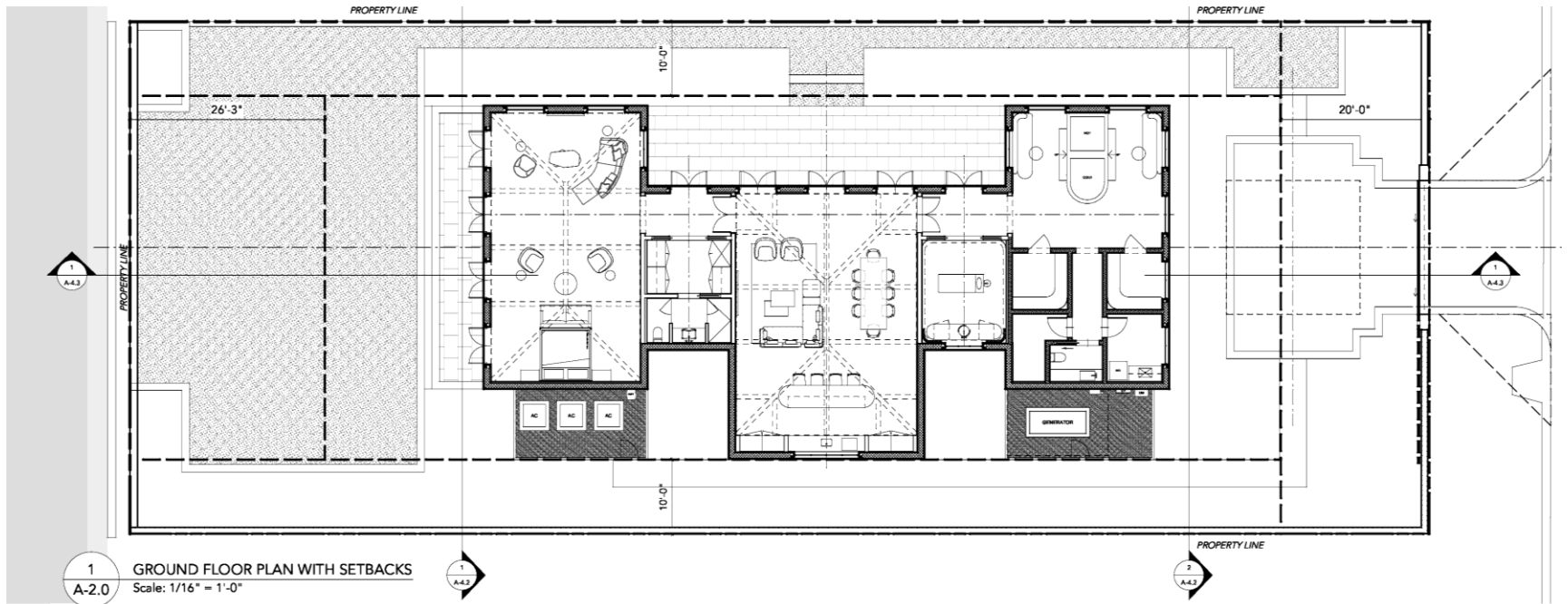
Dated 7/1/2025 | 1:43 PM EDT



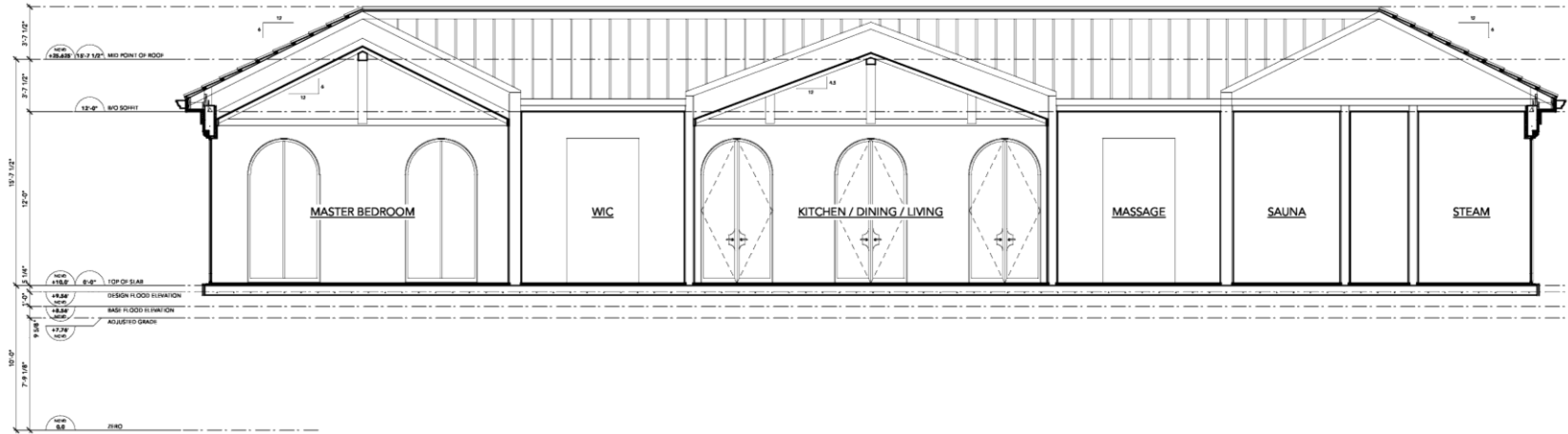
# Staff Area Analysis

Statistic	Year Built	Unit Size (SF)	Lot Size (SF)	Unit Size %	Unit Size + 20% Allowance (SF)*	Unit Size + 20% Allowance %
Average	1968	6,515	14,861	44%	6,863	47%
Median	1943	5,778	13,125	43%	6,562	50%
Max	2021	14,017	27,300	58%	13,650	50%
Min	1931	3,263	10,500	25%	4,348	30%
First Quartile	1937	5,342	13,125	39%	6,369	33%
Third Quartile	2004	6,853	15,750	51%	6,619	50%
Mode	2021	N/A	13,125	N/A	N/A	NA%

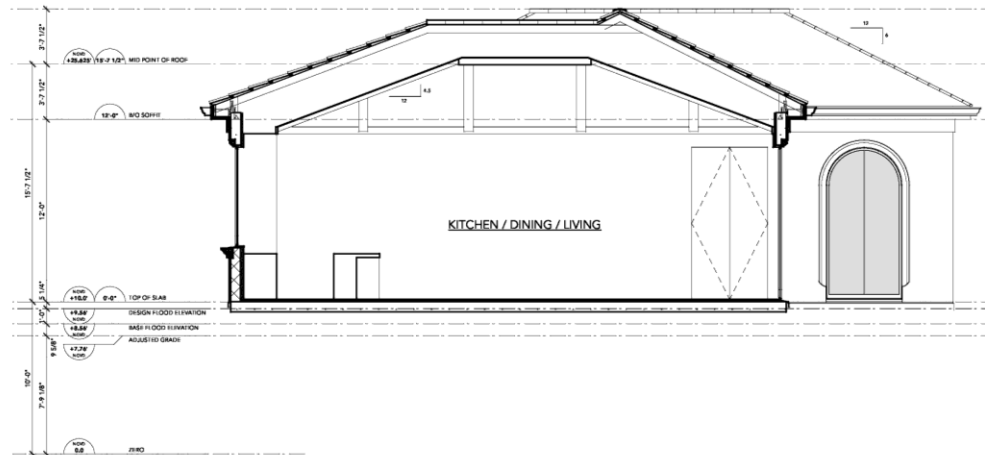
# Plans with Setbacks



# Building Sections

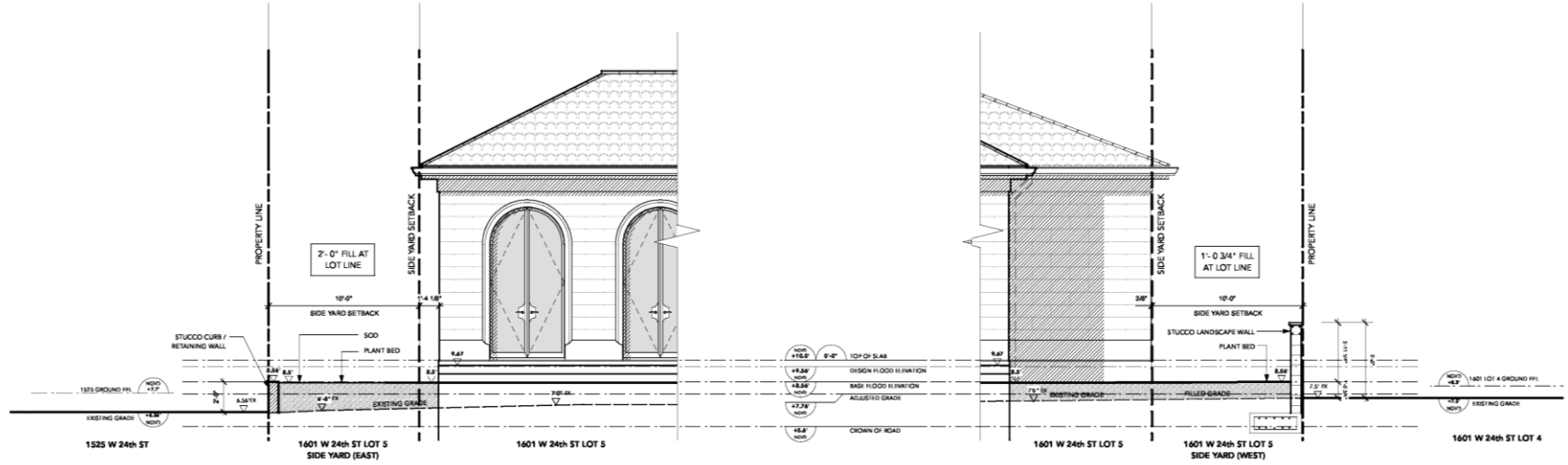


1 SECTION 1  
A-4.1 Scale: 1/8" = 1'-0"

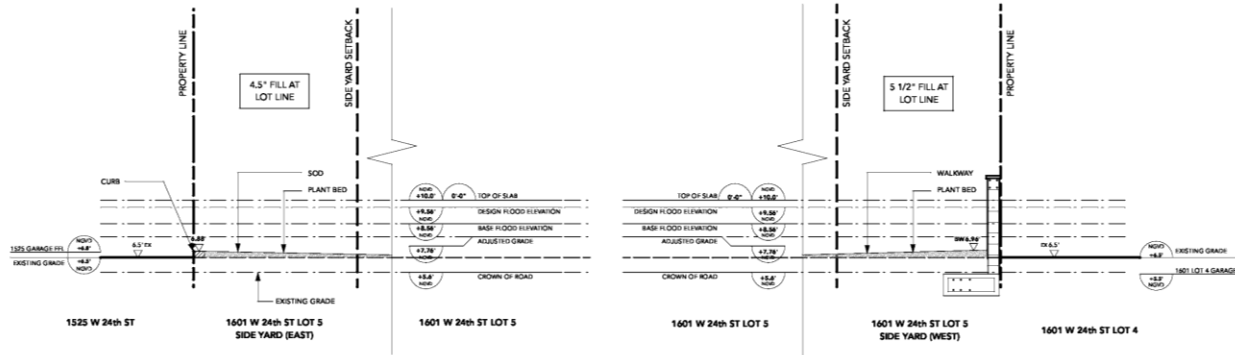


2 SECTION 2  
A-4.1 Scale: 1/8" = 1'-0"

# Yard Sections

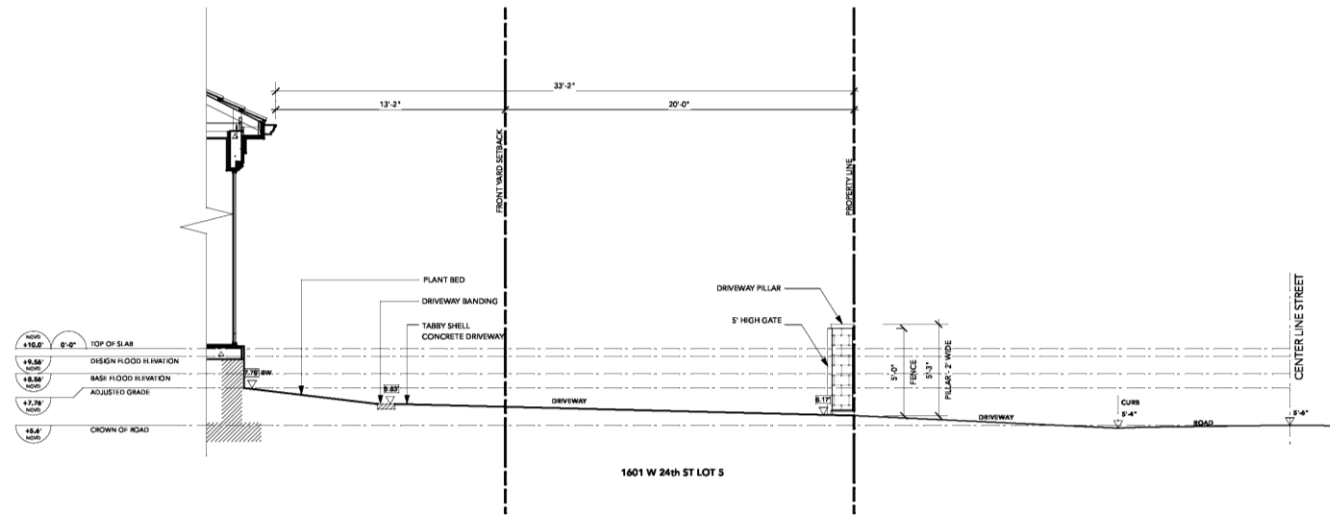
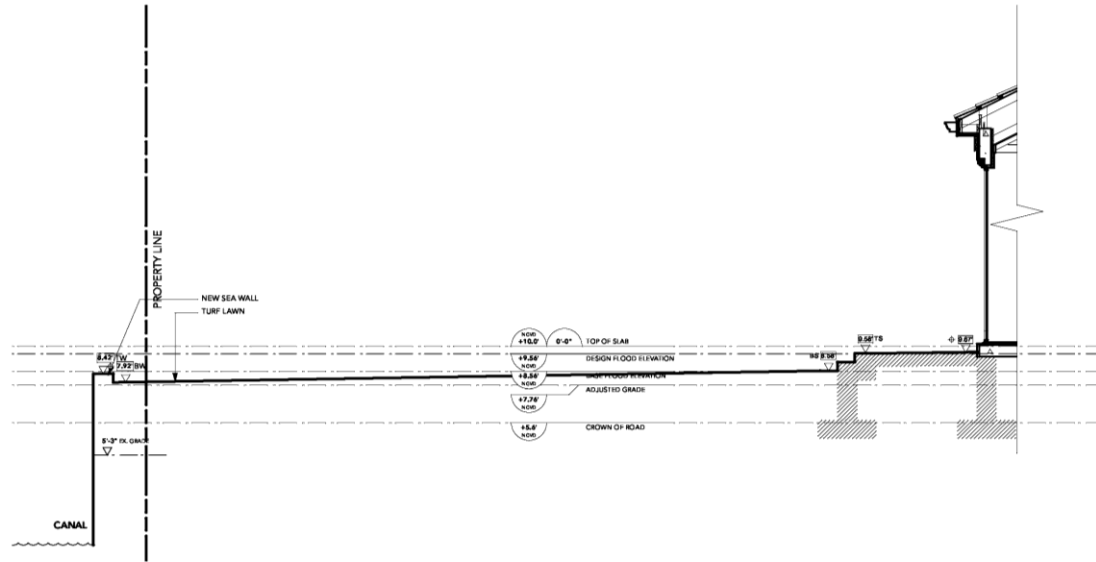


1 SIDE YARD SECTIONS - REAR CANAL YARD LOOKING SOUTH  
Scale: 1/8" = 1'-0"



2 SIDE YARD SECTIONS - FRONT STREET YARD LOOKING SOUTH  
Scale: 1/8" = 1'-0"

# Yard Sections



1 FRONT TO REAR YARD SECTION  
A-4.3 Scale: 1/8" = 1'-0"