DRB25-1087
mod. DRB24-1026

Design Review Board
June 12, 2025

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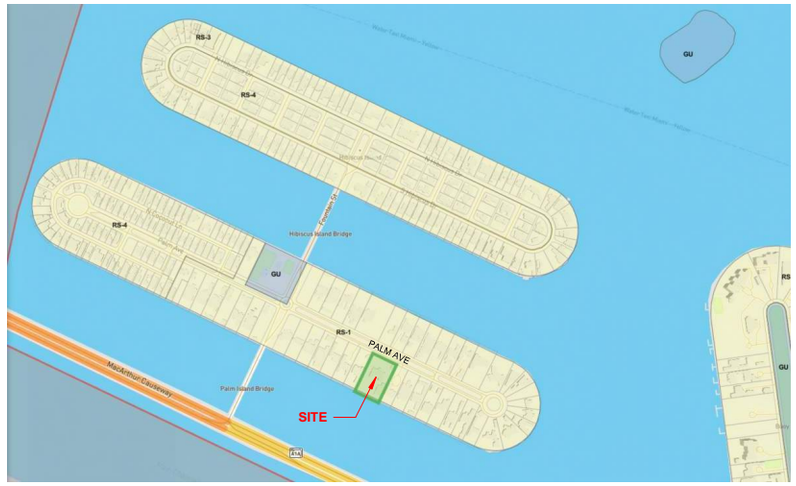
PREVIOUSLY APPROVED UNDER D 26

STATE OF FLORIDA
REINALDO J. BORGES
2025.04.06 16:31:28-04'00'
AR0016290
REGISTERED ARCHITECT

94 PALM RESIDENCE
RENDER
04/04/2025

D-002.a

CONTEXT AERIAL
N.T.S.



CONTEXT SITE PLAN
N.T.S.

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94 PALM RESIDENCE
NEIGHBORHOOD ANALYSIS
04/04/2025

D-005

CFN: 20240750144 BOOK 34433 PAGE 2419
DATE:10/04/2024 08:33:44 AM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE:	September 3, 2024	
PROPERTY:	**94 Palm Island**	**02-4205-001-0330**
FILE NO:	DRB24-1026	

- Approval of two-story residence with an understory
- Variances
  - Reductions of front and side setbacks to retain an existing two-story structure
- Waivers
  - East side additional open space
  - Parking or vehicle storage within side yard

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

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94 PALM RESIDENCE
RENDER
04/04/2025

D-002.b

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REGISTERED ARCHITECT

94 PALM RESIDENCE
RENDER
04/04/2025

D-002.c

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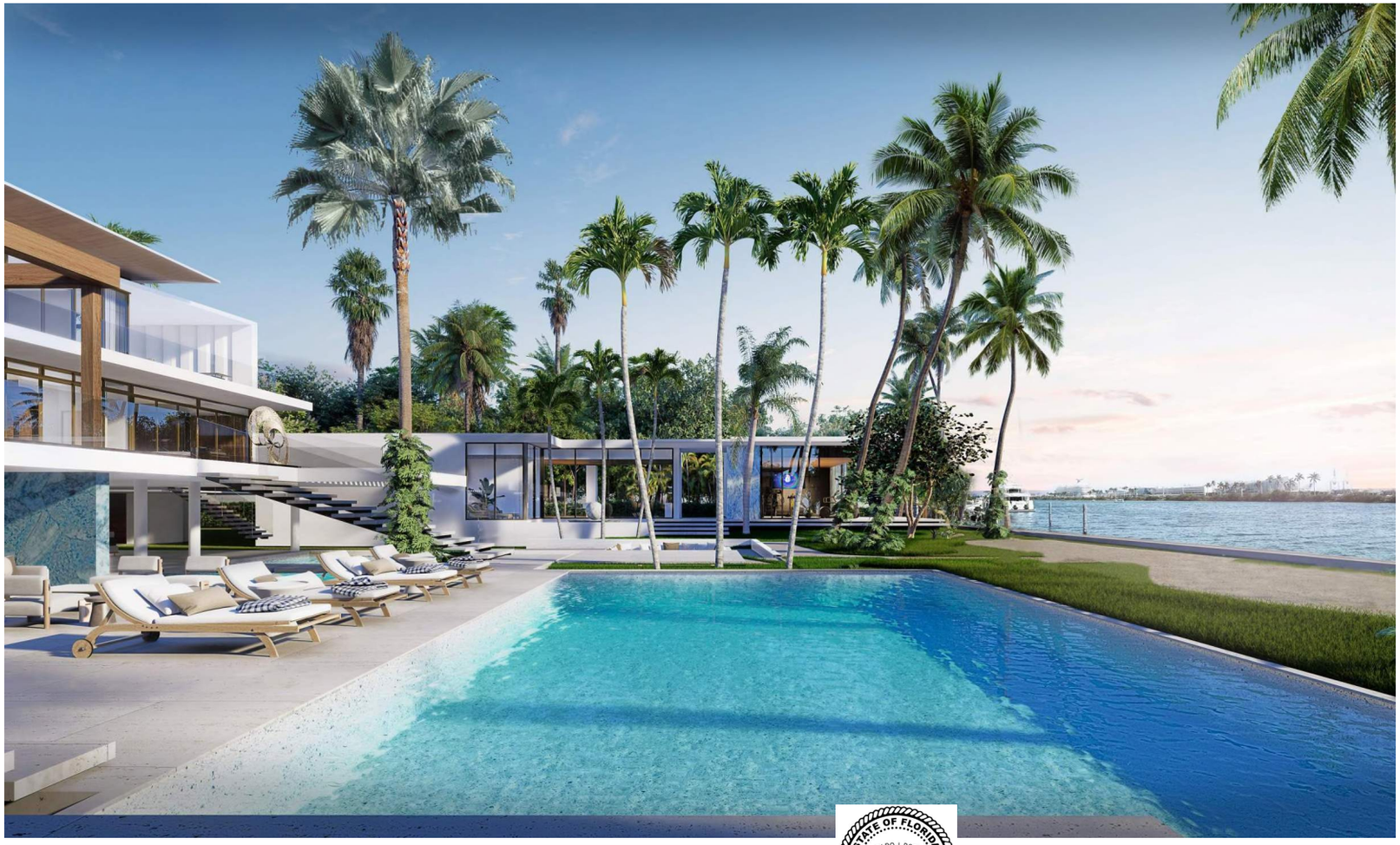
AR0016290
REGISTERED ARCHITECT

94 PALM RESIDENCE
RENDER
04/04/2025

D-002.e



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REGISTERED ARCHITECT

94 PALM RESIDENCE
RENDER
04/04/2025

D-002.f

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REGISTERED ARCHITECT

94 PALM RESIDENCE
RENDER
04/04/2025

D-002.g

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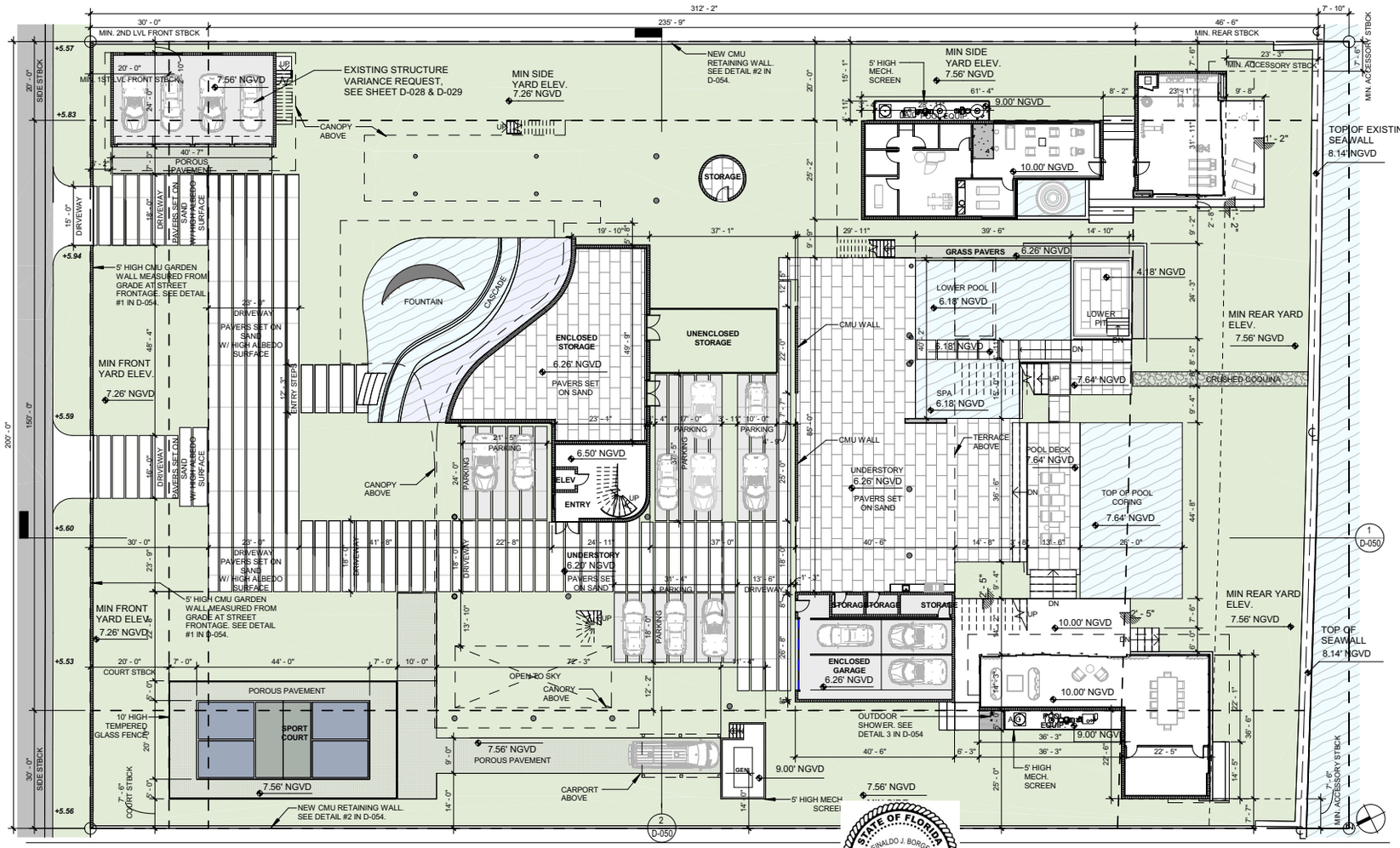
REGISTERED ARCHITECT

94 PALM RESIDENCE
RENDER
04/04/2025

D-002.h



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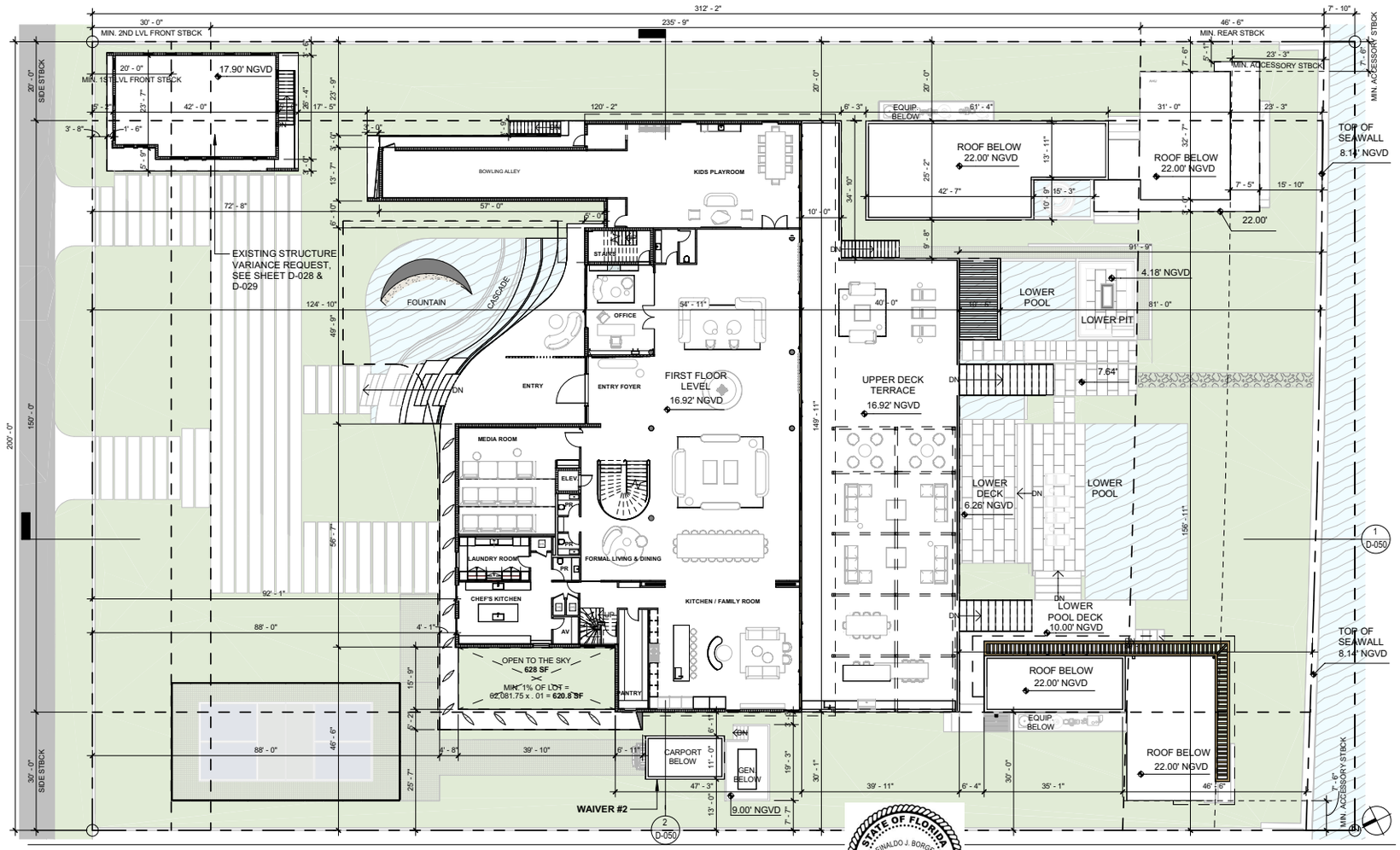
REGISTERED ARCHITECT

94 PALM RESIDENCE
GRADE LEVEL PLAN
SCALE: 3/64" = 1'-0" 04/04/2025

D-013



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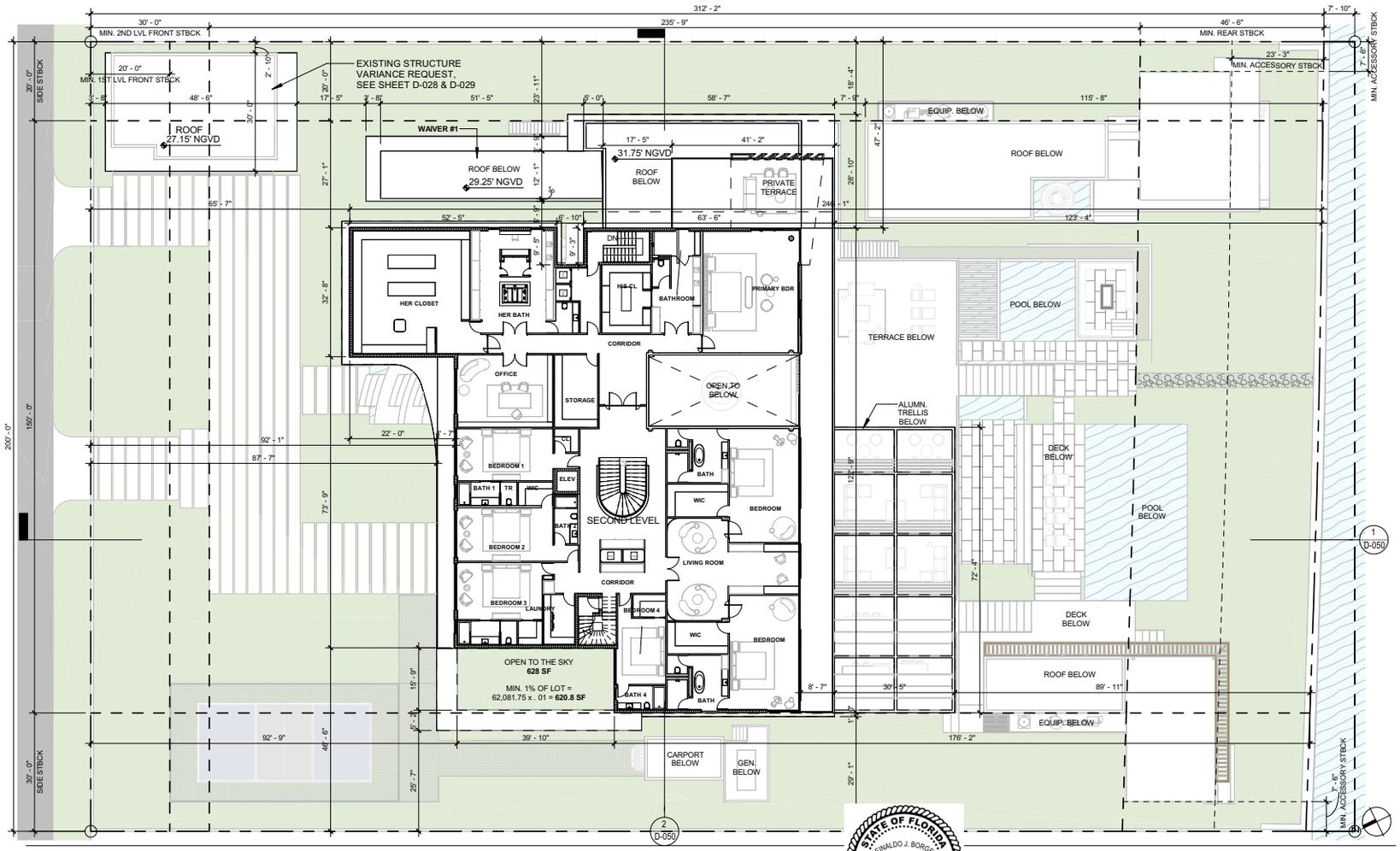
AR0016290
REGISTERED ARCHITECT

94 PALM RESIDENCE
FIRST LEVEL FLOOR PLAN
SCALE: 3/64" = 1'-0" 04/04/2025

D-014



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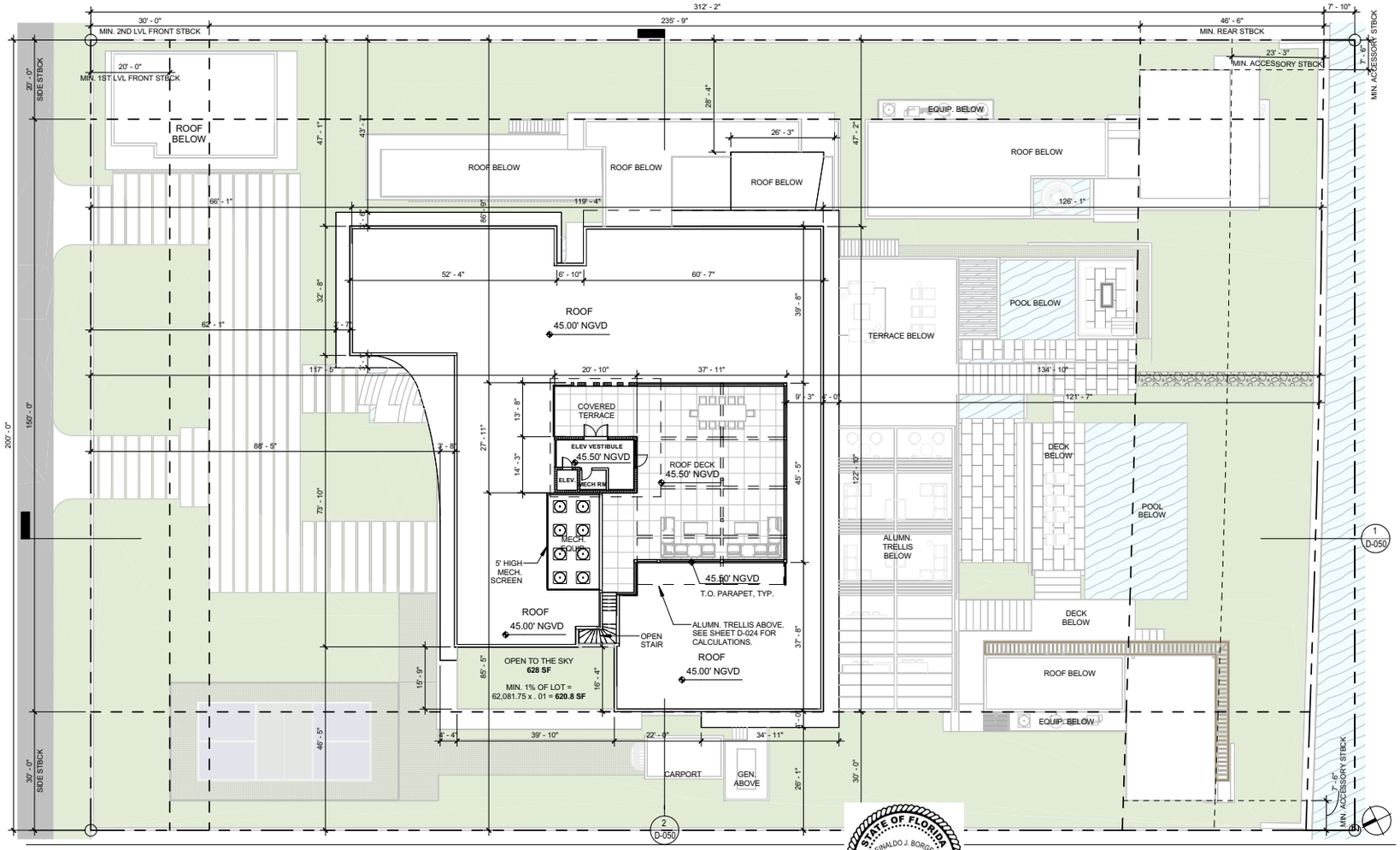
REGISTERED ARCHITECT

94 PALM RESIDENCE
SECOND LEVEL FOOR PLAN
SCALE: 3/64" = 1'-0" 04/04/2025

D-015



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REGISTERED ARCHITECT

94 PALM RESIDENCE

ROOF LEVEL FLOOR PLAN

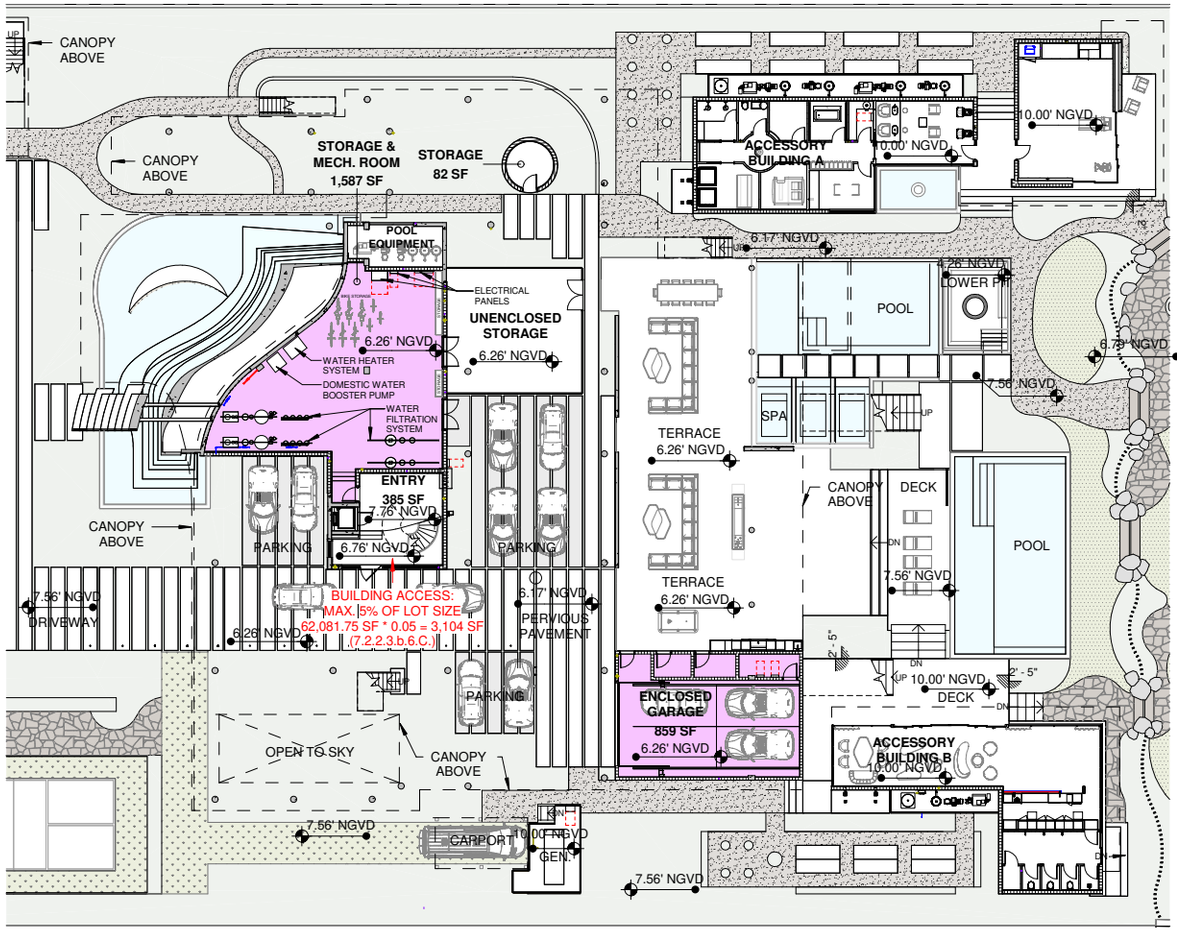
SCALE: 3/64" = 1'-0" 04/04/2025

D-016

Variance Requests

1. Enclosed, air-conditioned storage areas within understory
2. Concrete within understory, limited to structural columns and pool areas
3. Exceed lot coverage by 4.15% to provide operable aluminum trellis
4. Exceed mechanical equipment and screening elements by 4′-5″ and 5′-7″ within interior side setback

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

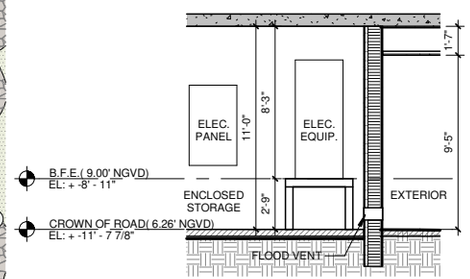


1 UNDERSTORY FLOOR PLAN DIAGRAM - VARIANCE 1

VARIANCE REQUEST 1:
Provide an enclosed, air-conditioned storage area within the understory.

LEGEND

PROPOSED AREA WITH CONC. SLAB



PER FBC-R322.1.6: EECTRICAL SYSTEMS, EQUIPMNETS, AND COMPONENTS TO BE LOCATED AT OR ABOVE BFE.

2 EQUIPMENT LOCATION DIAGRAM

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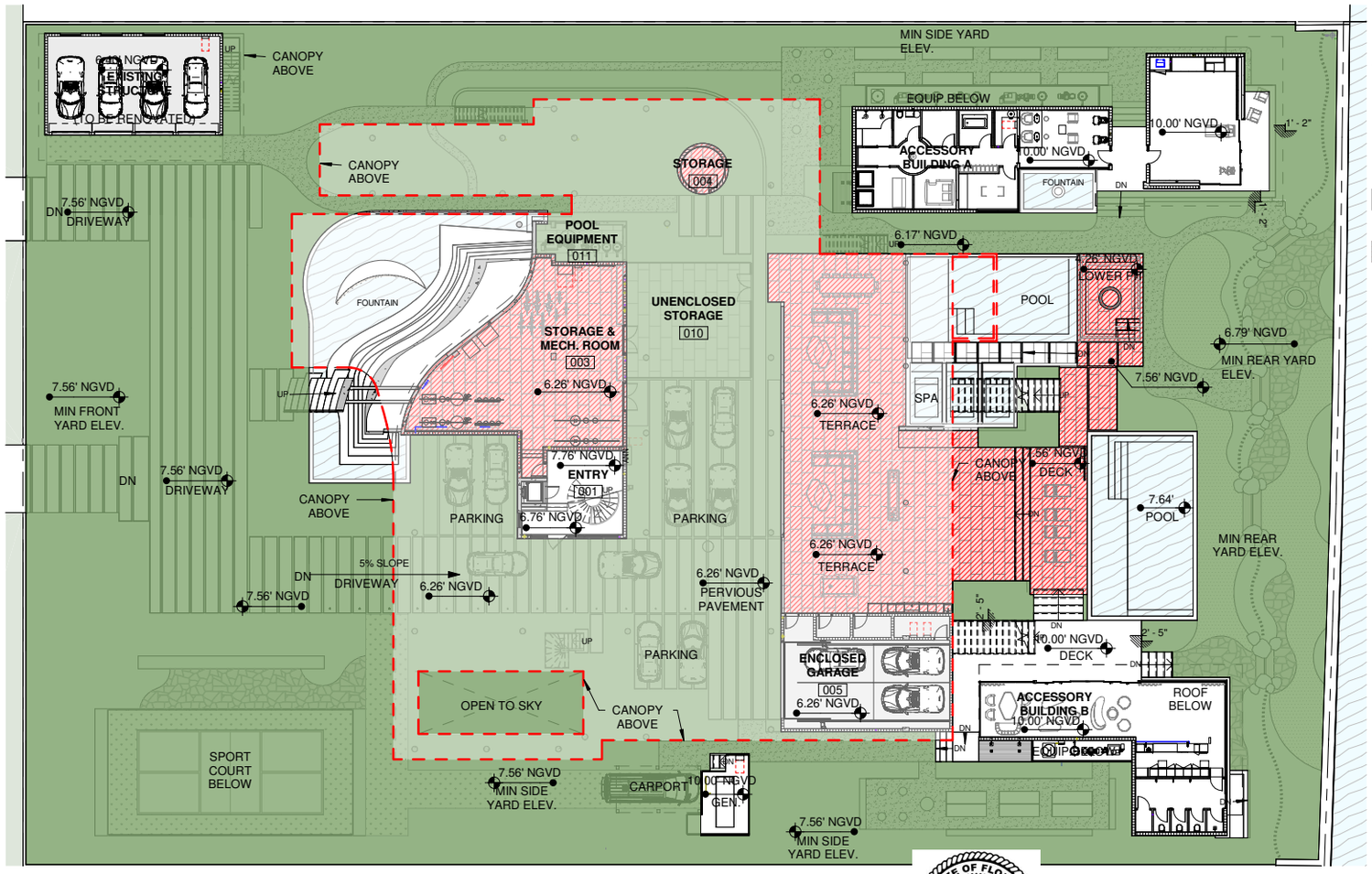
94 PALM RESIDENCE

UNDERSTORY LEVEL DIAGRAM - VARIANCE 1

SCALE: As indicated 04/04/2025

D-32



VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

LEGEND

PERVIOUS AREA
41,521 SF =
67% OF LOT

PROPOSED CONC. SLAB
6,119 SF =
9.7% OF LOT

LOT AREA: 62,081.75 SF

BUILDING ABOVE

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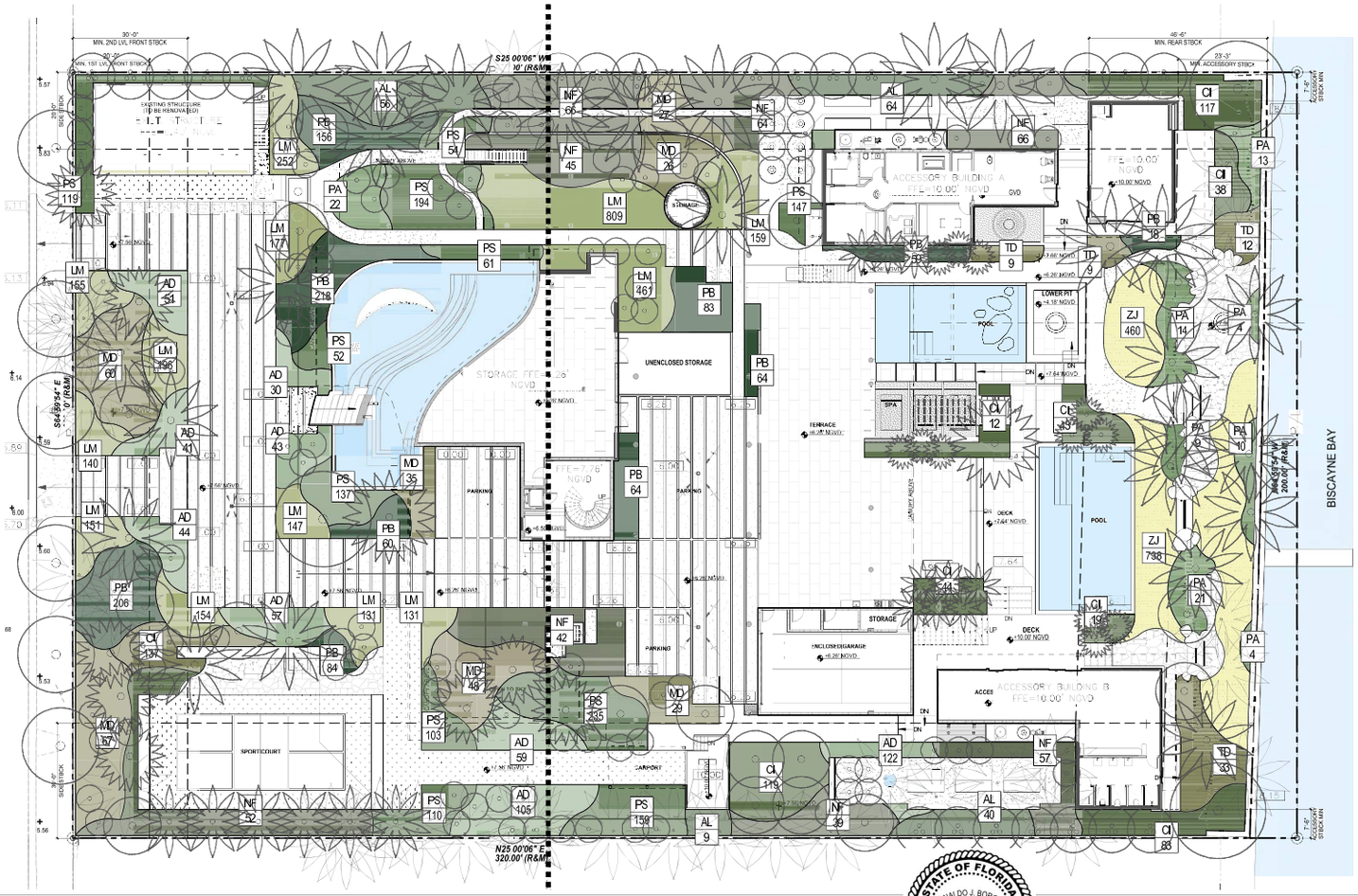
94 PALM RESIDENCE

UNDERSTORY LEVEL DIAGRAM - VARIANCE 2

SCALE: 3/64" = 1'-0" 04/04/2025

D-33.b



VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

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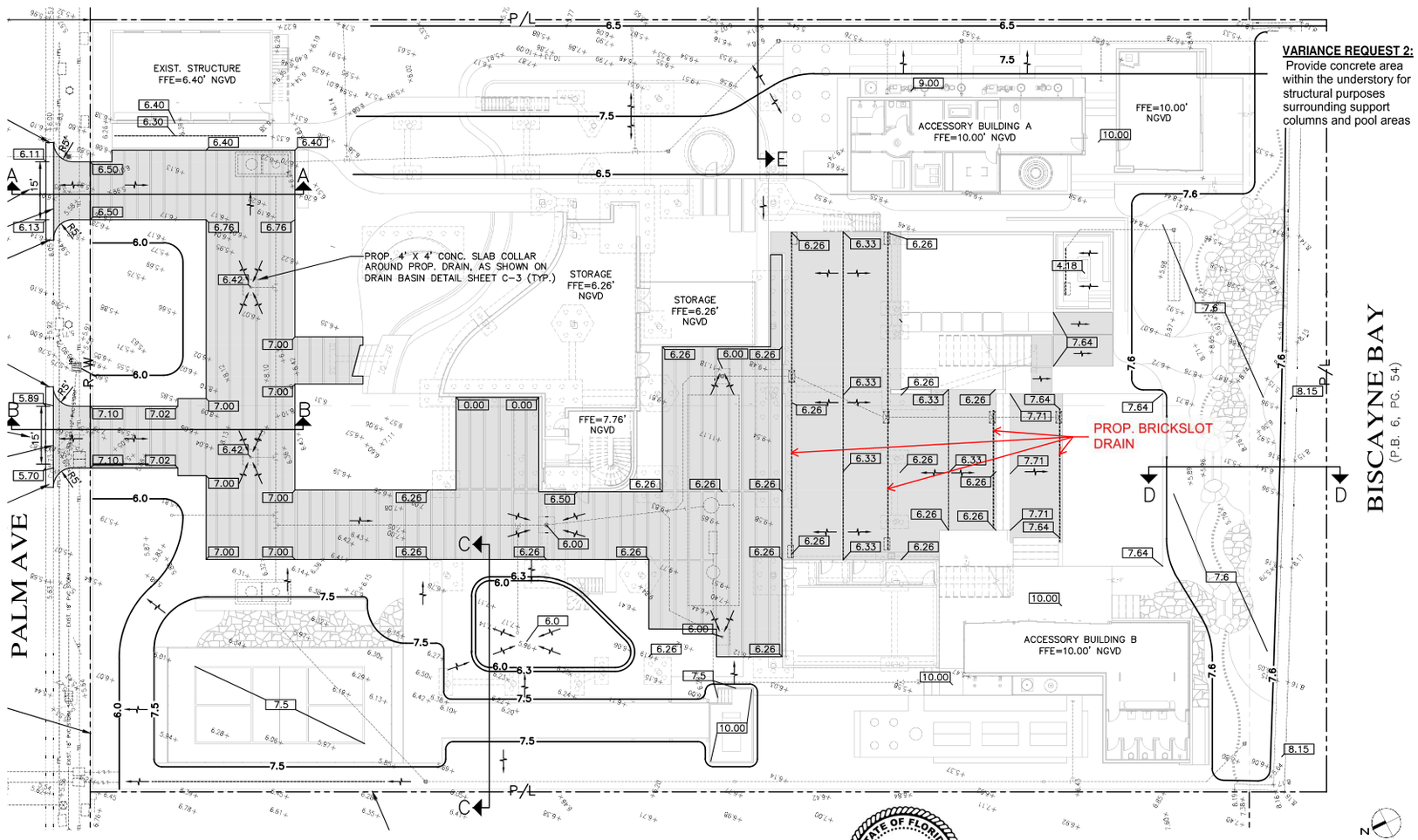
94 PALM RESIDENCE
UNDERSTORY LEVEL DIAGRAM - VARIANCE 2
SCALE: 04/04/2025

D-33.c



VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

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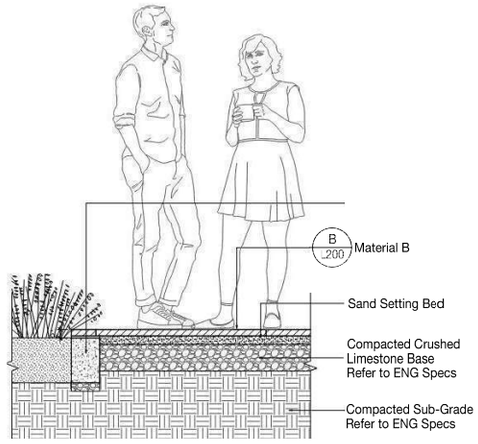
94 PALM RESIDENCE
UNDERSTORY LEVEL DIAGRAM - VARIANCE 2
04/04/2025

D-33.d

PAVER INSTALLATION DETAIL



SECTION

VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

PAVER SETTLEMENT PHOTO

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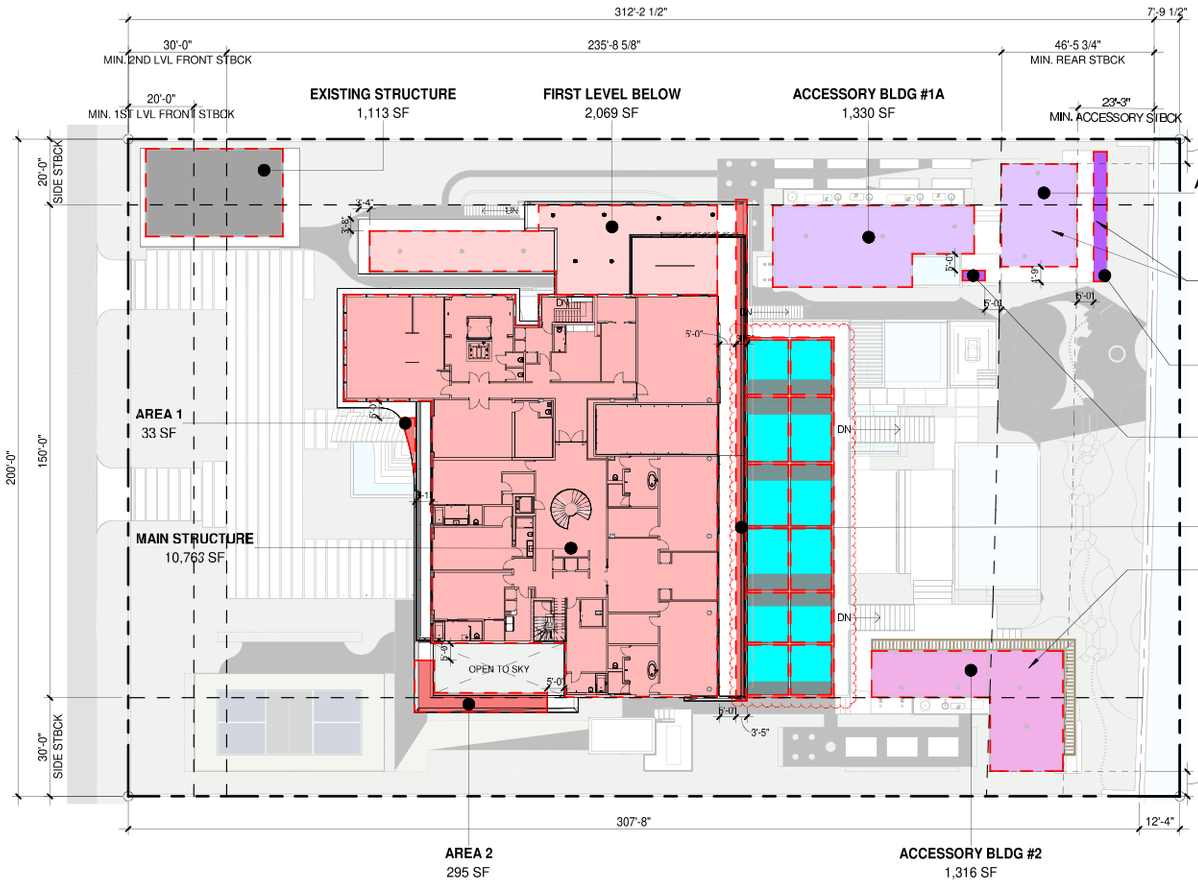
AR0016290



MAXIMUM LOT COVERAGE (SF)		
LOT AREA = 62,081.75		
ALLOWABLE		
30% OF LOT AREA		
62,081.75 x .30 =	18,624.53	
PROVIDED		COLOR LEGEND
MAIN STRUCTURE	10,763	
COVERED AREA 1	33	
COVERED AREA 2	295	
COVERED AREA 3	778	
FIRST LEVEL BELOW	2,069	
ACCESSORY BLDG #1A	1,330	
ACCESSORY BLDG #1B	720	
COVERED AREA 4	21	
COVERED AREA 5	160	
ACCESSORY BLDG #2	1,316	
EXISTING STRUCTURE	1,113	
TOTAL	18,598	
	29.96%	
TRELLIS	2,604	
	4.19% OF LOT	
TOTAL WITH TRELLIS	21,202	
	34.15%	

1 SECOND LEVEL - Dependent 1
1" = 30'-0"

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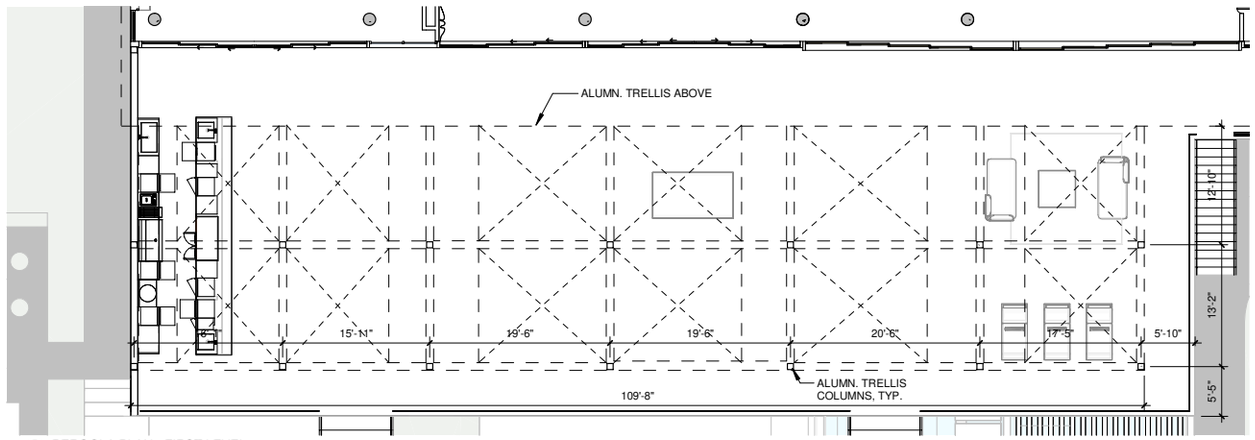
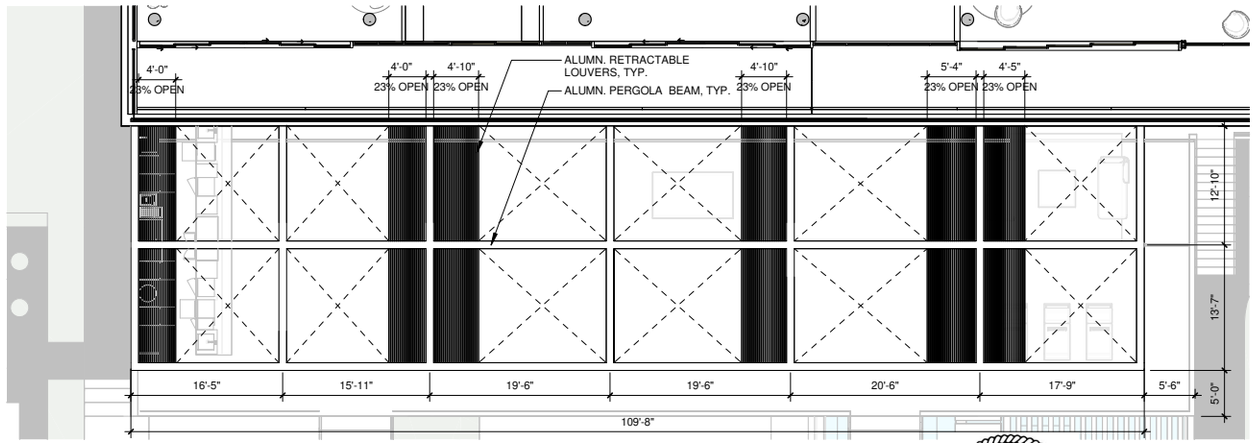
94 PALM RESIDENCE
LOT COVERAGE
SCALE: As indicated 04/04/2025

D-020



1 PERGOLA PLAN - FIRST LEVEL



2 PERGOLA PLAN - SECOND LEVEL

VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

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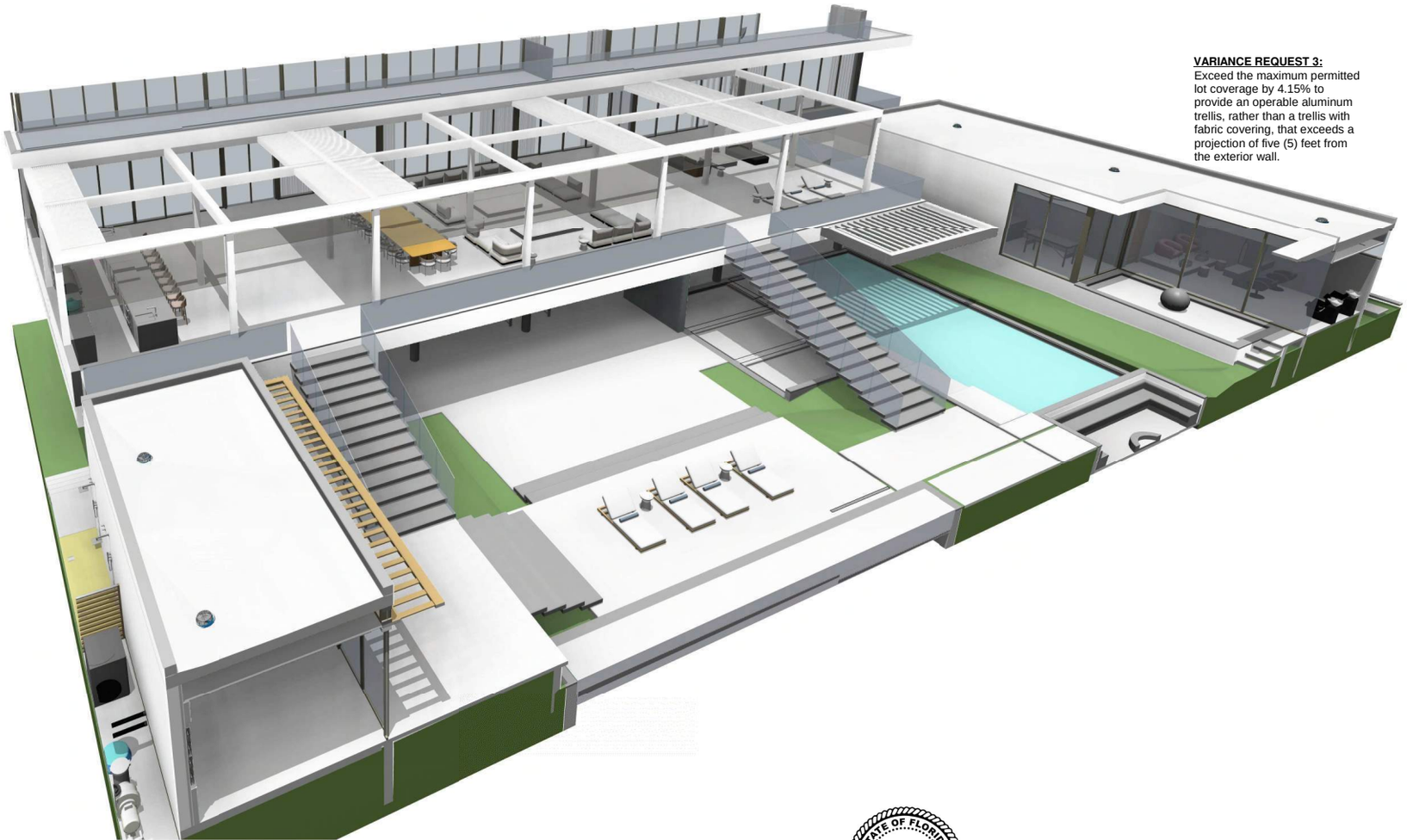
PERGOLA PLANS - VARIANCE 3
SCALE: 3/32" = 1'-0" 04/04/2025

D-34.a



VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

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94 PALM RESIDENCE
PERGOLA PLANS - VARIANCE 3
04/04/2025

VARIANCE REQUEST 3:

Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

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94 PALM RESIDENCE
PERGOLA RENDERINGS - VARIANCE 3
04/04/2025

D-34.c

VARIANCE REQUEST 3:

Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

PERGOLA WITH FABRIC ENCLOSURE

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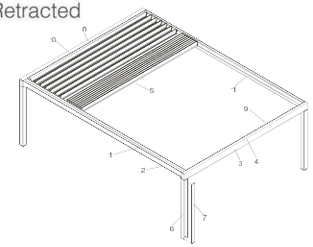
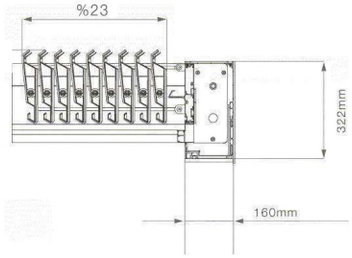
ALUMINIUM PERGOLA DETAILS

Fully Closed

Retracted



Side Elevation

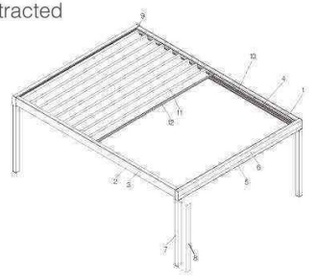


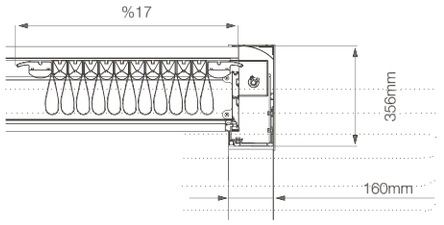
Retracted & Tilted

FABRIC PERGOLA DETAILS

Fully Closed

Retracted





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Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

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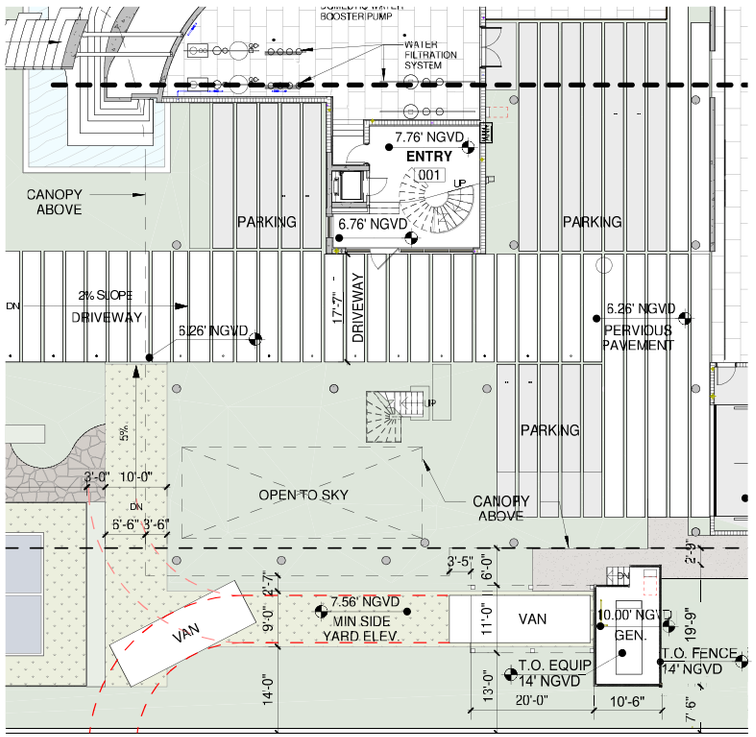

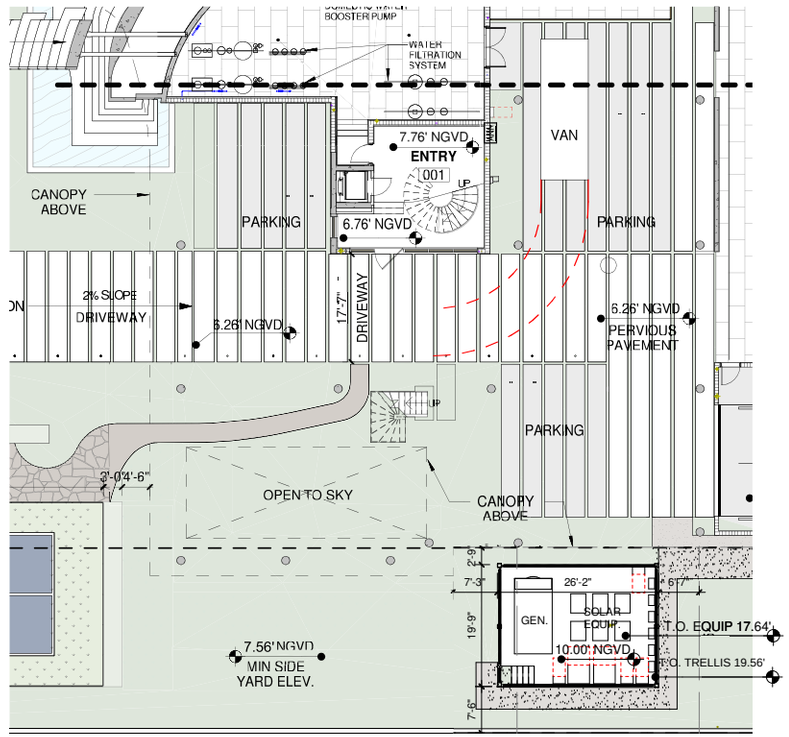

ORIGINAL DRB PLAN

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE
PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')

VARIANCE REQUEST

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD

N

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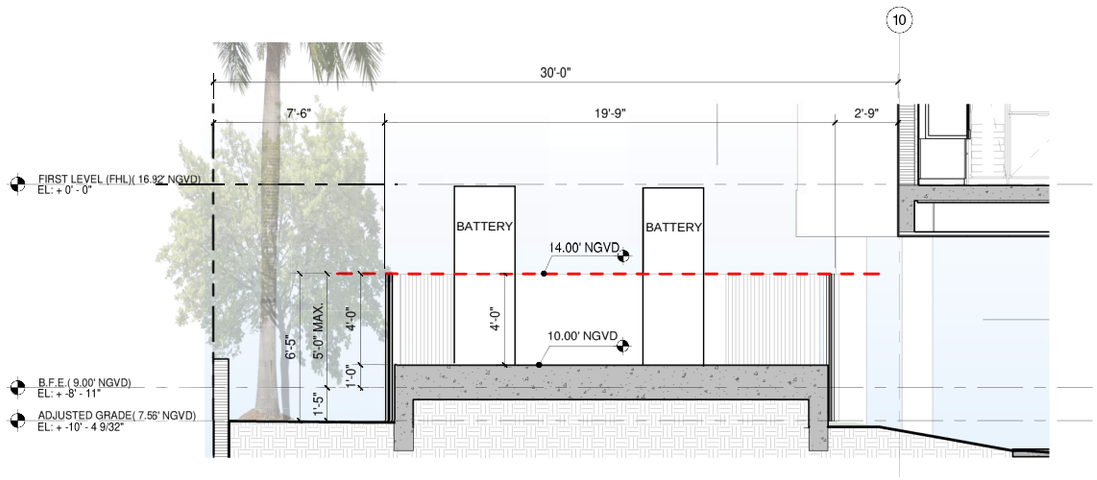
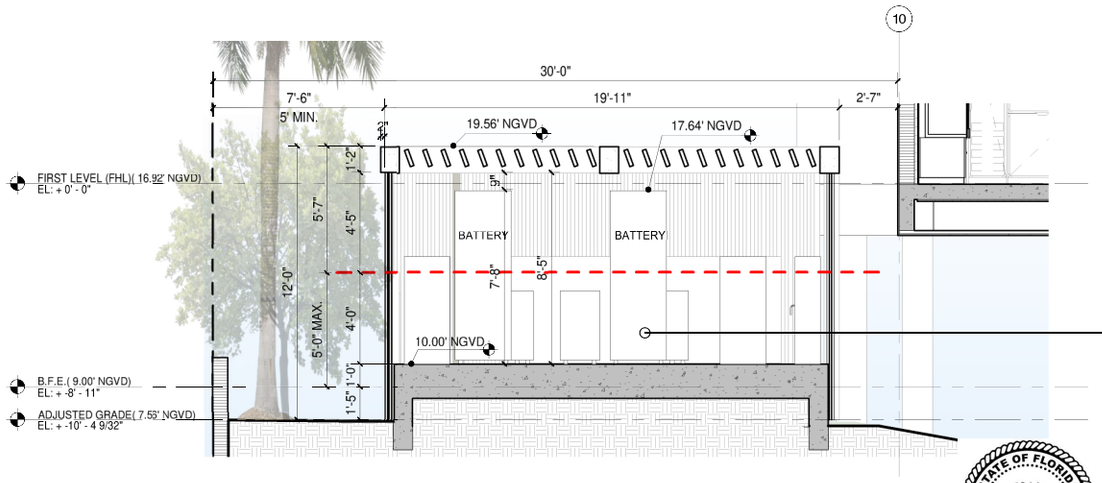


ORIGINAL DRB PLAN

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')



VARIANCE REQUEST

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD

PROPOSED SOLAR PANEL BATTERY

STATE OF FLORIDA
REGISTERED ARCHITECT
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94 PALM RESIDENCE
DIAGRAM - VARIANCE 4
04/04/2025

D-35.b

ORIGINAL DRB PLAN

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE
PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')

VARIANCE REQUEST

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD

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DIAGRAM - VARIANCE 4
04/04/2025

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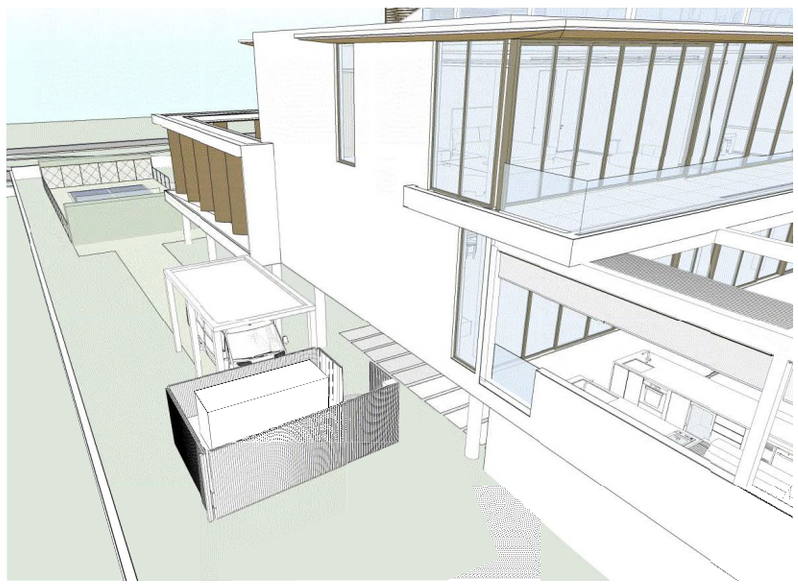

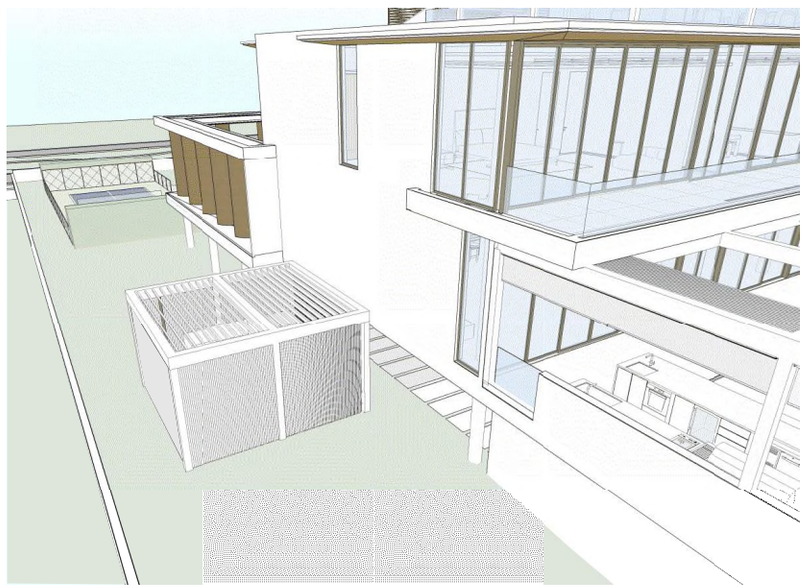

ORIGINAL DRB PLAN

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE
PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')

VARIANCE REQUEST

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD

STATE OF FLORIDA
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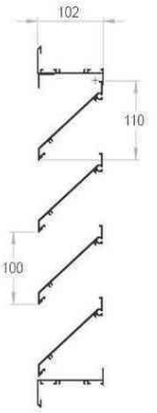

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PS-01
PAINTED SMOOTH STUCCO FINISH

VP-01
VENETIAN PLASTER FINISH

MT-01
METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

PD-01
PIVOT ALUMINIUM DOOR CLADDED IN HARDWOOD

MS-01
ALUMINIUM MECHANICAL SCREEN

GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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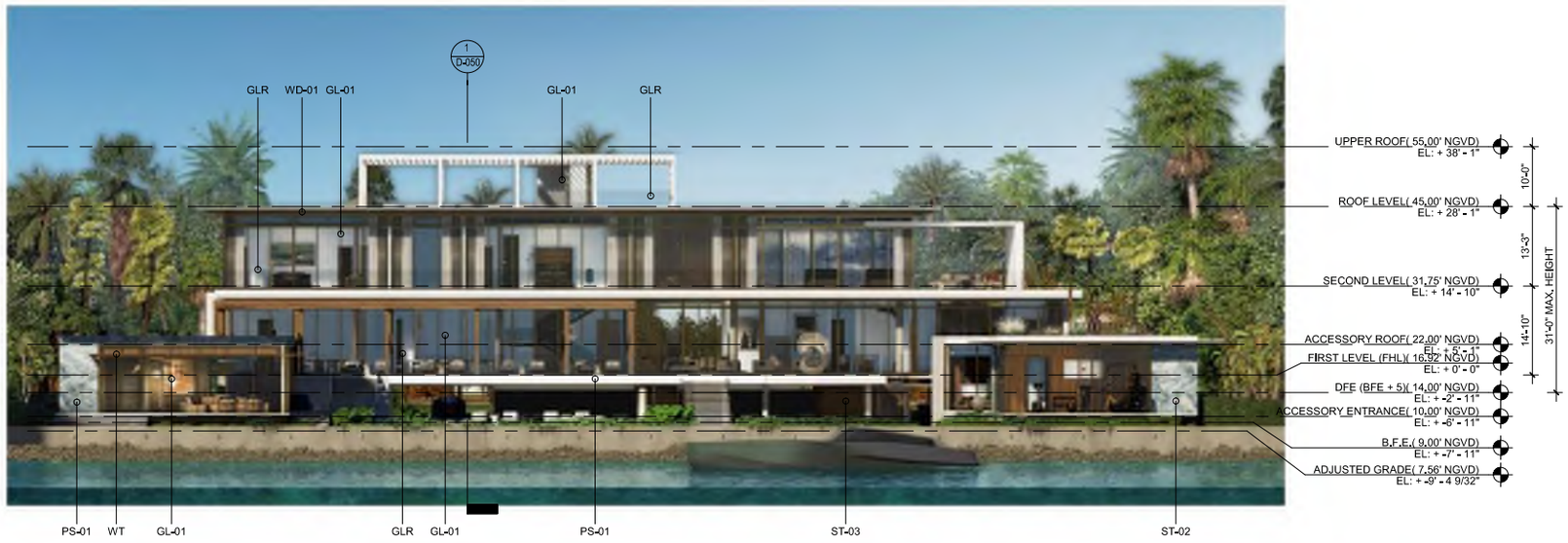
94 PALM RESIDENCE
RENDERED NORTH ELEVATION
SCALE: 1/16" = 1'-0" 04/04/2025

D-040



PS-01
PAINTED SMOOTH STUCCO FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

WT
ALUMINIUM TRELLIS CLADDED IN WOOD

STATE OF FLORIDA
REGISTERED ARCHITECT
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94 PALM RESIDENCE
RENDERED SOUTH ELEVATION
SCALE: 1/16" = 1'-0" 04/04/2025

D-041

PS-01
PAINTED SMOOTH STUCCO FINISH

VP-01
VENETIAN PLASTER FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

MS-01
ALUMINIUM MECHANICAL SCREEN

GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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AR0016290
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94 PALM RESIDENCE
RENDERED EAST ELEVATION
SCALE: 1/16" = 1'-0" 04/04/2025

D-042

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PAINTED SMOOTH STUCCO FINISH

MT-01
METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

MS-01
ALUMINIUM MECHANICAL SCREEN

MS-02
METAL SCREEN

GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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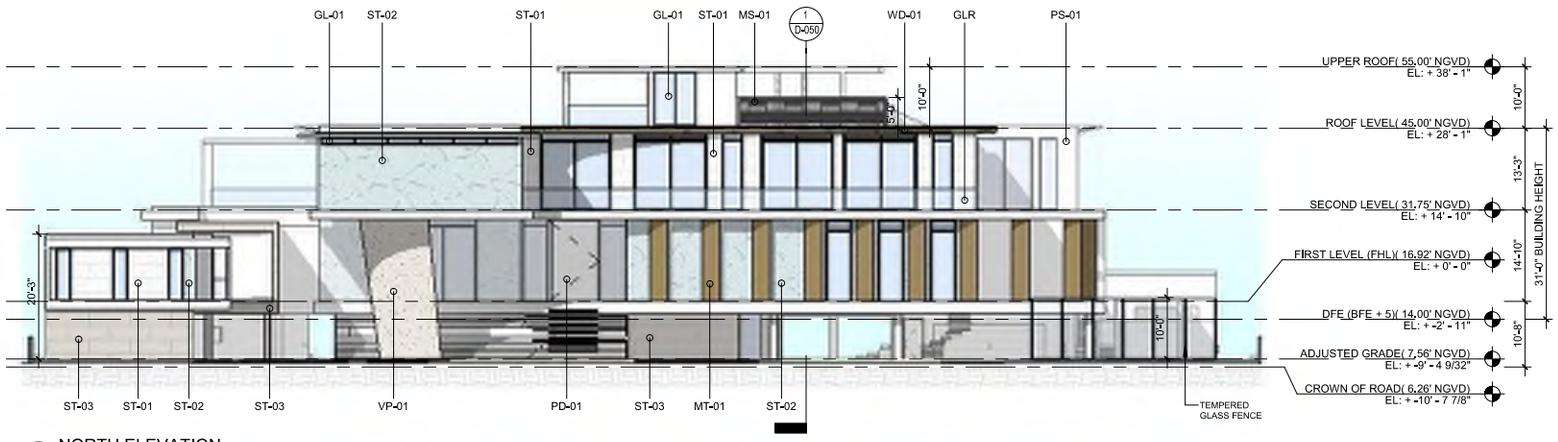
AR0016290

94 PALM RESIDENCE
RENDERED WEST ELEVATION
SCALE: 1/16" = 1'-0" 04/04/2025

D-043



1 NORTH ELEVATION
1/16" = 1'-0"

PS-01
PAINTED SMOOTH STUCCO FINISH

VP-01
VENETIAN PLASTER FINISH

MT-01
METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

PD-01
PIVOT ALUMINIUM DOOR CLADDED IN HARDWOOD

MS-01
ALUMINIUM MECHANICAL SCREEN

GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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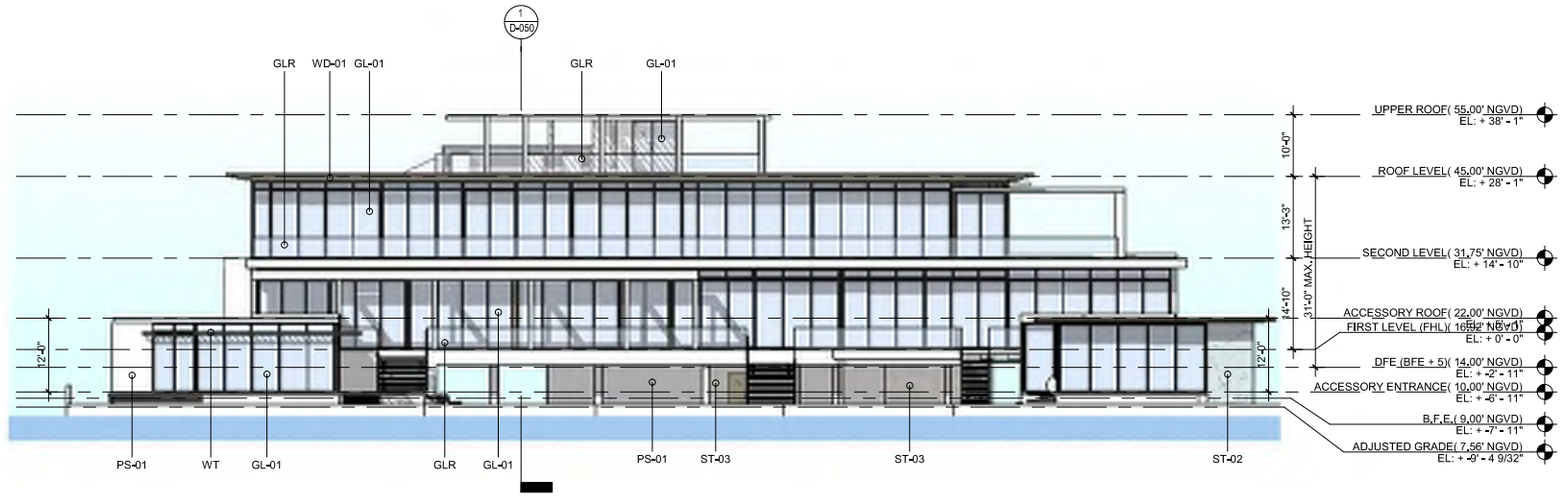
REGISTERED ARCHITECT

94 PALM RESIDENCE
NORTH ELEVATION
SCALE: 1/16" = 1'-0" 04/04/2025

D-045



1 SOUTH ELEVATION
1/16" = 1'-0"

PS-01
PAINTED SMOOTH STUCCO FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

WT
ALUMINIUM TRELLIS CLADDED IN WOOD

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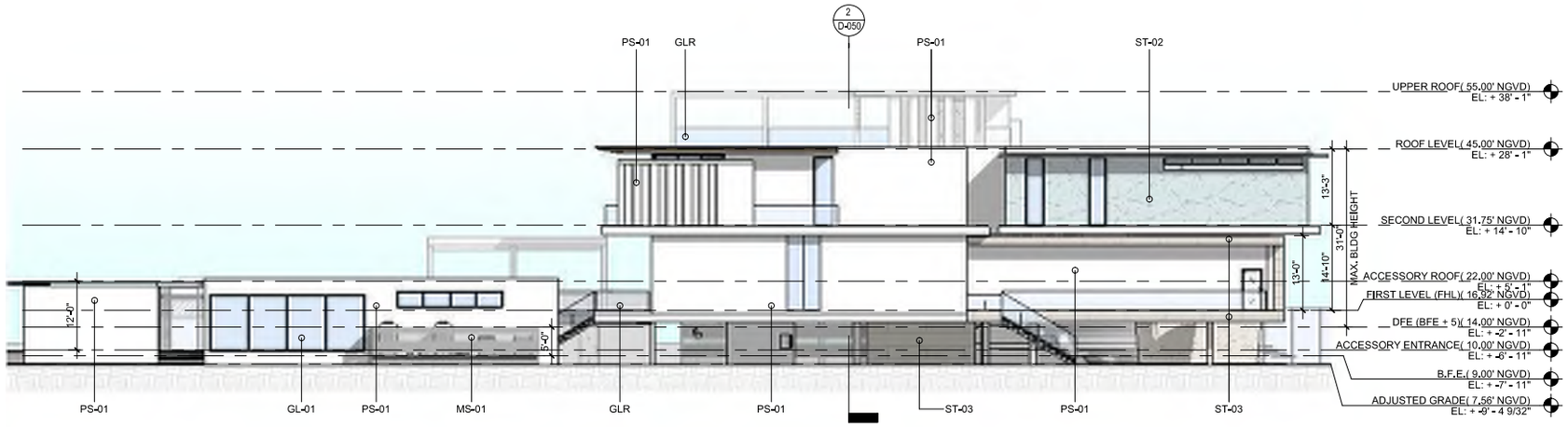
REGISTERED ARCHITECT

94 PALM RESIDENCE
SOUTH ELEVATION
SCALE: 1/16" = 1'-0" 04/04/2025

D-046



1 EAST ELEVATION
1/16" = 1'-0"

PS-01
PAINTED SMOOTH STUCCO FINISH

VP-01
VENETIAN PLASTER FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

MS-01
ALUMINIUM MECHANICAL SCREEN

GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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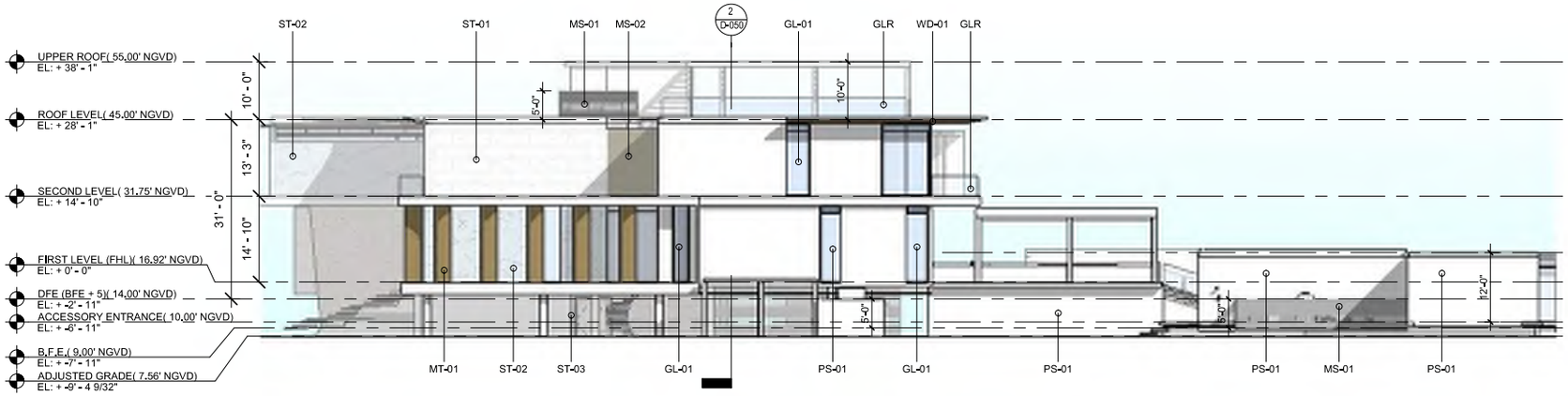
94 PALM RESIDENCE
EAST ELEVATION
SCALE: 1/16" = 1'-0" 04/04/2025

D-047



1 WEST ELEVATION
1/16" = 1'-0"

PS-01
PAINTED SMOOTH STUCCO FINISH

MT-01
METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH

ST-01
EXTERIOR TILE CLADDING LARGE FORMAT

ST-02
EXTERIOR STONE CLADDING LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL FORMAT.

WD-01
CLADDED IN SOLID HARDWOOD

MS-01
ALUMINIUM MECHANICAL SCREEN

MS-02
METAL SCREEN

GL-01
IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

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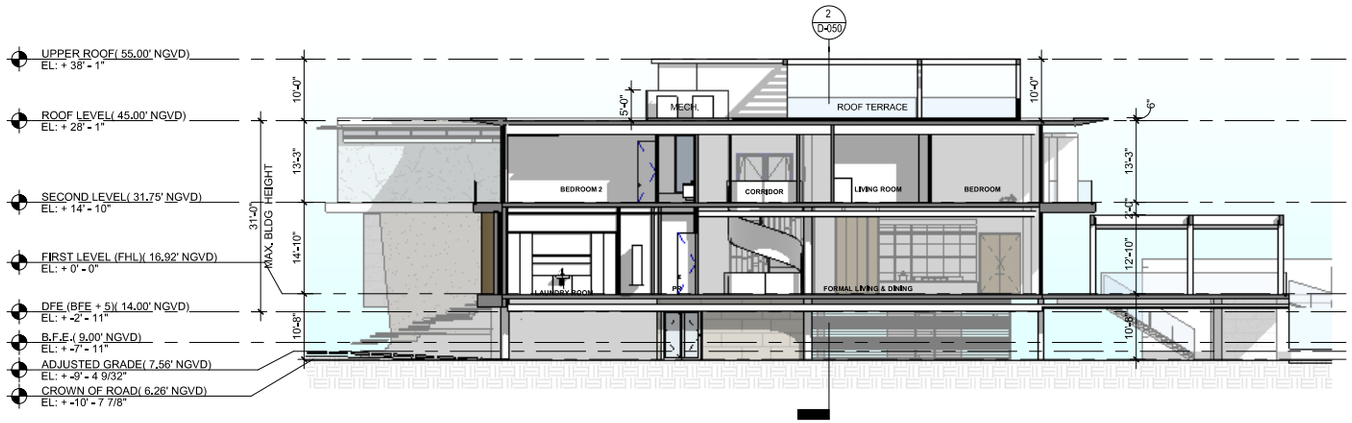
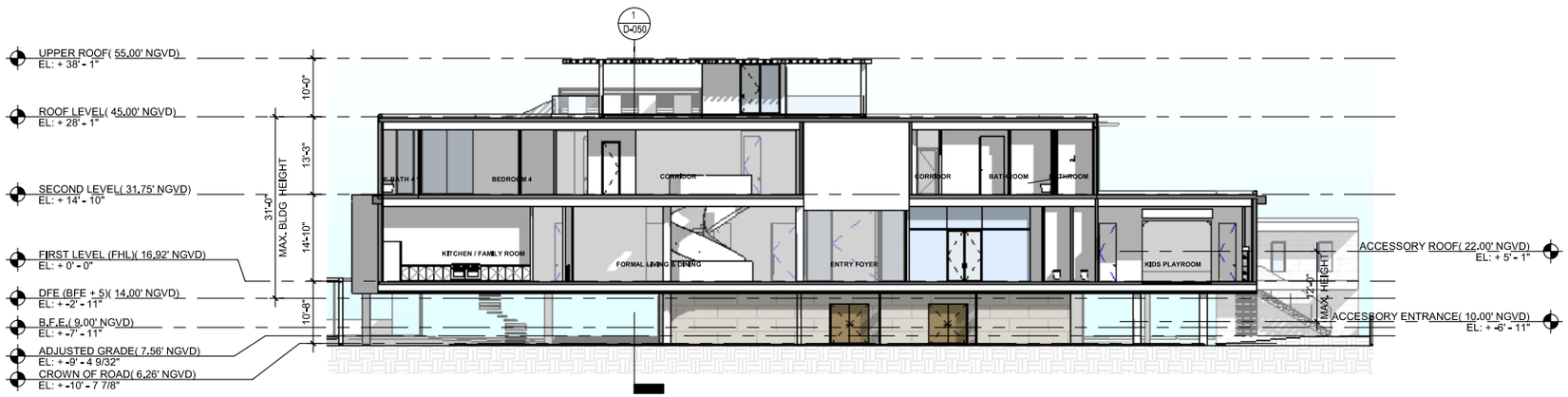
WEST ELEVATION
SCALE: 1/16" = 1'-0" 04/04/2025

D-048



1 Section 2
1/16" = 1'-0"



2 Section 1
1/16" = 1'-0"

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94 PALM RESIDENCE
SECTION
SCALE: 1/16" = 1'-0" 04/04/2025

D-050

SCOPE OF WORK

NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH UNDERSTORY, POOL, TERRACES, PROPERTY WALLS AND FENCING, DRIVEWAY, AND LANDSCAPING

VARIANCE REQUEST 1: Provide an enclosed, air-conditioned storage area within the understory.

VARIANCE REQUEST 2: Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

VARIANCE REQUEST 3: Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

VARIANCE REQUEST 4: Provide mechanical equipment and screening elements in side yard to exceed maximum height of B.F.E. + 5'.

PROPERTY OWNER

94 PALM RESIDENCE LLC

ARCHITECT

BORGES ARCHITECTS + ASSOCIATES

237 S Dixie Hwy, Floor 4, Suite 419
Coral Gables, Florida 33131
O: 305.374.9216
Reinaldo Borges - rborges@borgesarchitects.com
Emilia Garcia - egarcia@borgesarchitects.com

LANDSCAPE ARCHITECT

L&ND

7294 NW 1st Court
Miami, FL
O: +1-614-439-4895
Matthew Lewis - matt@land.design

SHEET INDEX

ARCHITECTURE

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D-002.b	RENDER
D-002.c	RENDER
D-002.d	RENDER
D-002.e	RENDER
D-002.f	RENDER
D-002.g	RENDER
D-002.h	RENDER
D-005	NEIGHBORHOOD ANALYSIS
D-010	ZONING DATA
D-011	NET LOT AREA CALCULATION
D-012	SITE PLAN
D-013	GRADE LEVEL PLAN
D-014	FIRST LEVEL FLOOR PLAN
D-015	SECOND LEVEL FOOR PLAN
D-016	ROOF LEVEL FLOOR PLAN
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D-021	UNIT SIZE DIAGRAM
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D-023	UNIT SIZE DIAGRAM
D-024	UNIT SIZE DIAGRAM
D-032	VARIANCE 1 - DIAGRAM
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D-033.b	VARIANCE 2 - DIAGRAM
D-033.c	VARIANCE 2 - DIAGRAM
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D-034.a	VARIANCE 3 - DIAGRAM
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D-035.e	VARIANCE 4 - DIAGRAM
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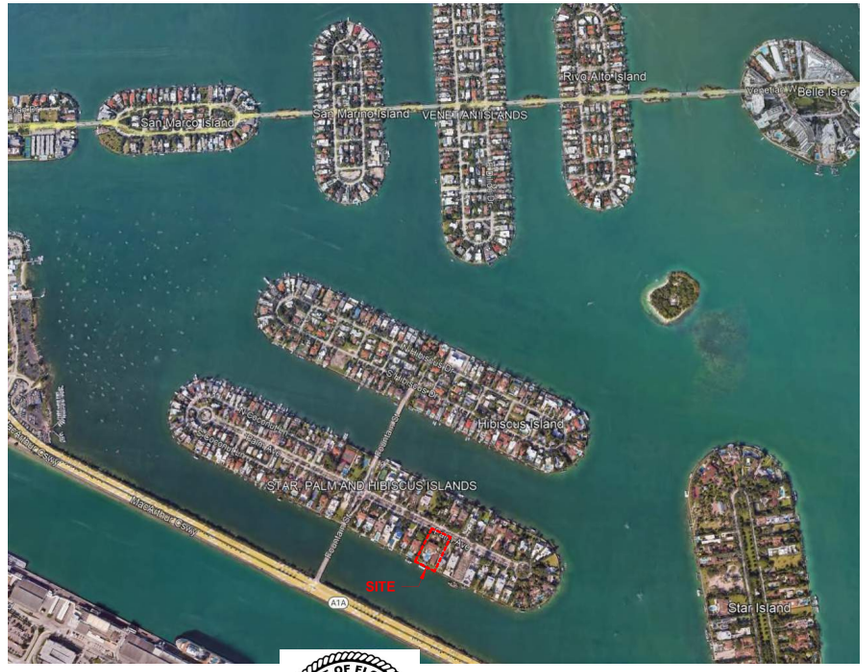
D-041	RENDERED SOUTH ELEVATION
D-042	RENDERED EAST ELEVATION
D-043	RENDERED WEST ELEVATION
D-045	NORTH ELEVATION
D-046	SOUTH ELEVATION
D-047	EAST ELEVATION
D-048	WEST ELEVATION
D-050	SECTION



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8/23

MIAMIBEACH

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:	94 PALM AVENUE MIAMI BEACH, FL 33139			
2	Folio number(s):	02-4205-001-0330			
3	Board and file number(s) :	DRB25-1087			
4	Year built: 2003	Zoning District:		RS-1	
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:	9 & 10	Grade value in NGVD:		6.12'
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	(9+6.12)/2=7.56'	Free board:		5
10	30" above grade:	8.62	Lot Area:		64,000 SF. SEAWALL CENTER: 82,081.75
11	Lot width:	200'	Lot Depth:		320'
12	Max Lot Coverage SF and %:	18,624.53 SF / 30%	Proposed Lot Coverage SF and %:		21,202 SF / 34.15%
13	Existing Lot Coverage SF and %:		Net Lot coverage (garage-storage)		N/A
14	Front Yard Open Space SF and %:	4,228 SF / 70.47%	Rear Yard Open Space SF and %:		6,526 SF / 70.18%
15	Max Unit Size SF and %:	31,040.88 SF / 50%	Proposed Unit Size SF and %:		29,414 SF / 47.38%
16	Existing First Floor Unit Size:		Proposed First Floor Unit Size:		10,637 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,947 SF / 20.21%			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	YES	
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
19	Height measured from B.F.E. plus freeboard	31'		31'	N/A
20	Front Setbacks:	30'		65'-7"	N/A
	Front First level:	20'		92'-1"	N/A
	Front second level:	30'		65-7"	N/A
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35'		65'-7"	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		N/A	N/A
22	Sum of side yard :	50'-0"		50'-0"	N/A
23	Side 1:	20'-0"		20'-0"	N/A
24	Side 2 or (facing street):	20'-0"		30'-0"	N/A
25	Rear:	46'-5 3/4"		123'-2"	N/A
26	Accessory Structure Side 1:	7'-6"		7'-6" / 20'-0"	N/A
27	Accessory Structure Side 2 or (facing street) :	7'-6"		7'-6" / 30'-0"	N/A
28	Accessory Structure Rear:	23'-3"		23'-3"	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

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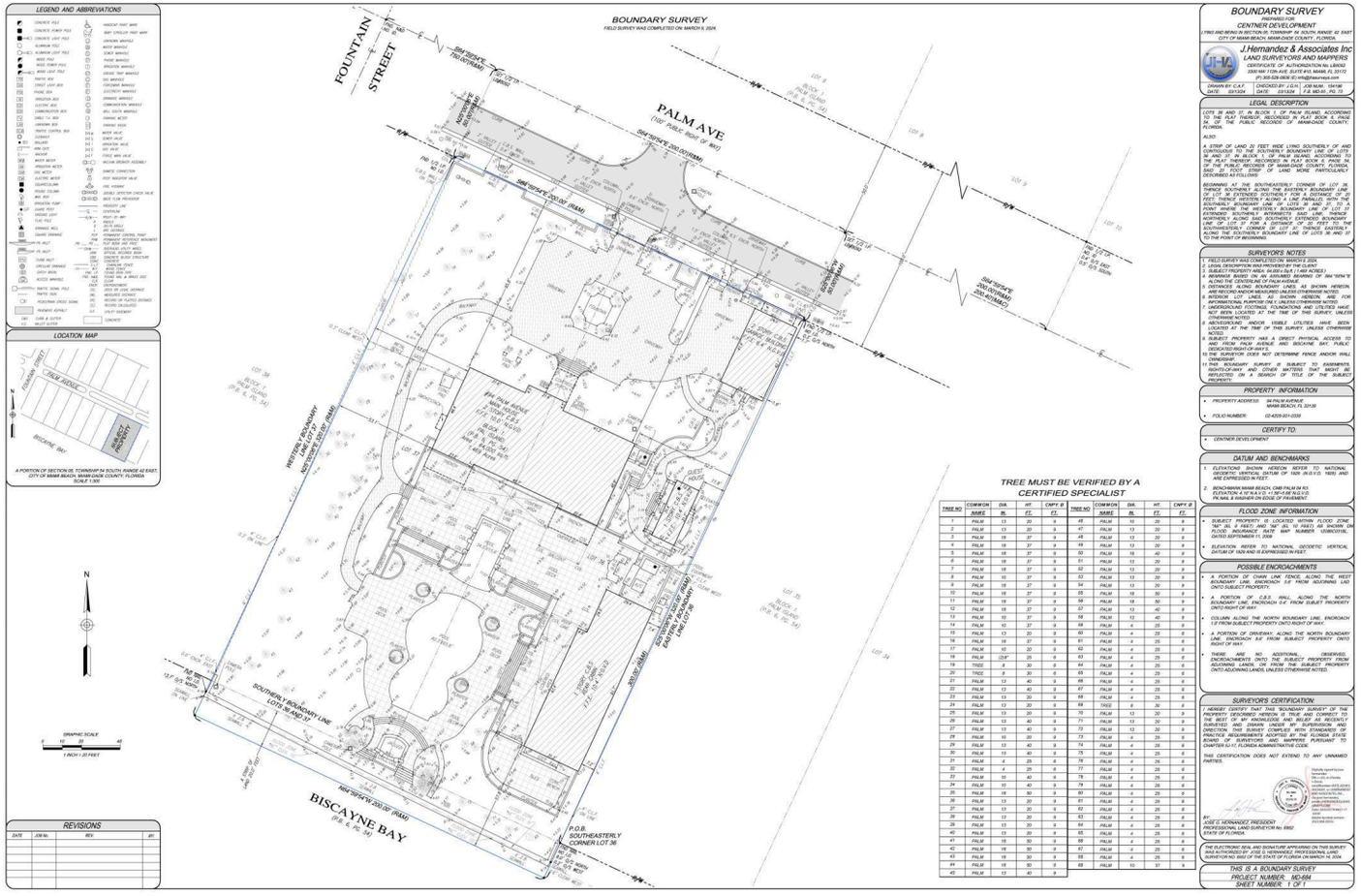
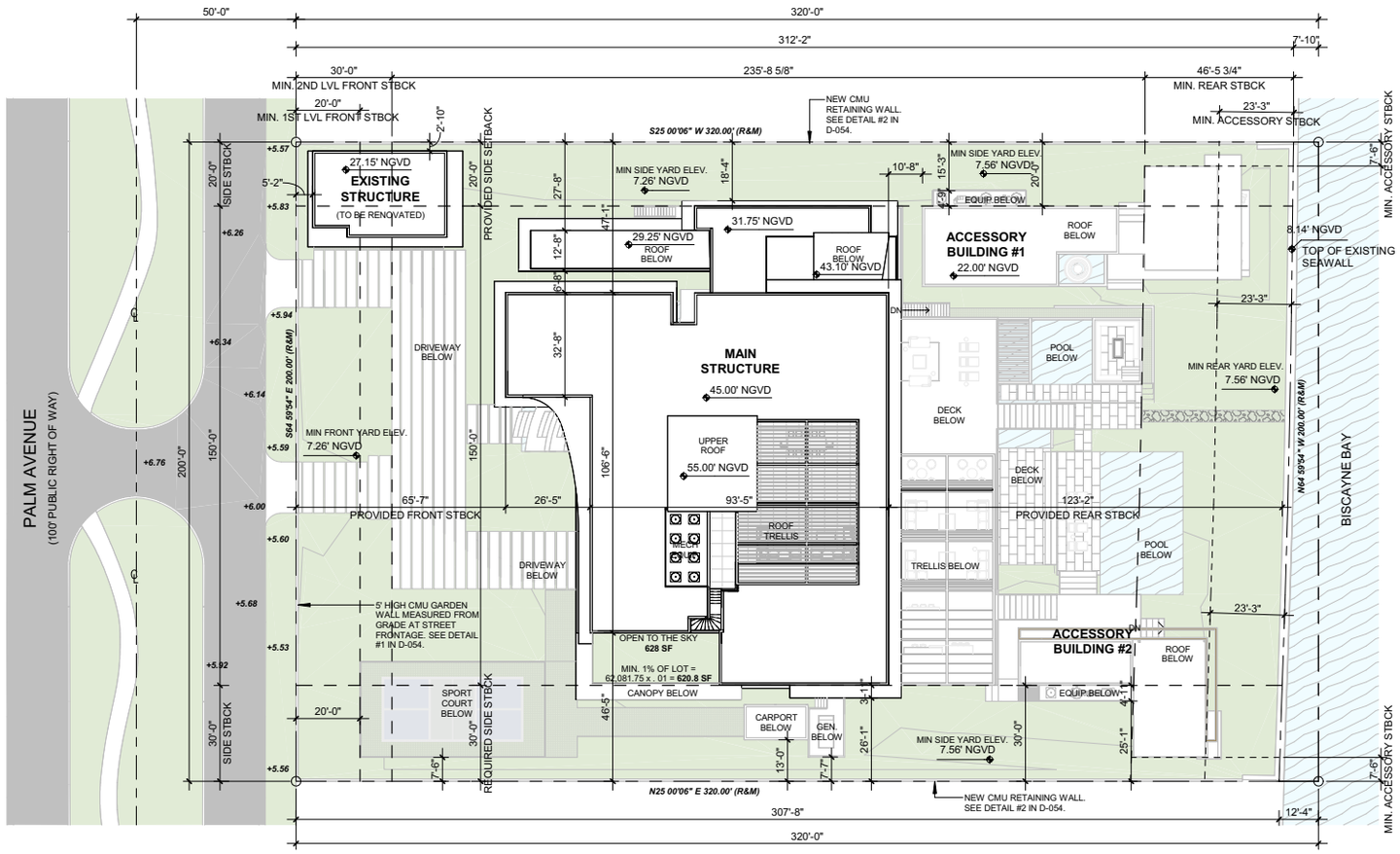
94 PALM RESIDENCE
ZONING DATA
SCALE: 04/04/2025

D-010


BOUNDARY SURVEY
FIELD SURVEY WAS COMPLETED ON: MARCH 6, 2024.
FOUNTAIN STREET
PALM AVE
(100' PUBLIC RIGHT OF WAY)
S84°19'24"E 200.00' (RAM)
N84°19'24"W 200.00' (RAM)
S84°19'24"E 200.00' (RAM)
WESTERLY BOUNDARY LINE OF LOTS 36 AND 37
NORTHERLY EXTENSION
SOUTHERLY BOUNDARY LINE LOTS 36 AND 37
BISCAYNE BAY
P.O.B. SOUTHEASTERLY CORNER LOT 36
LOT 36
LOT 37
LOT 38
LOT 35
LOT 34
LOT 9
LOT 10
BLOCK 1
PALM ISLAND
(P.B. 6, PG. 34)
FND 1/2" I.R. NO I.D.
SET 1/2" I.R. W/ CAP LB#6932
FND 1/2" I.R. W/ CAP LB#6932



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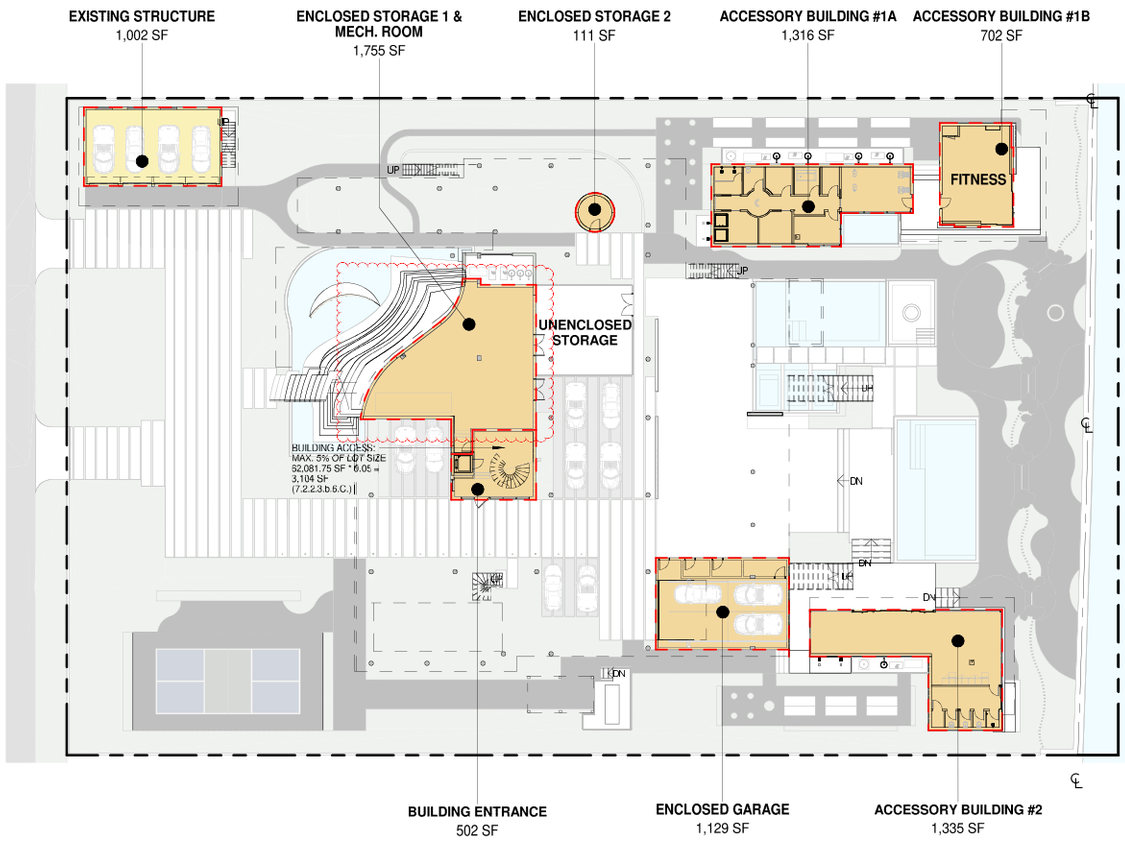
SITE PLAN

SCALE: 1" = 30'-0" 04/04/2025

D-012



1 UNDERSTORY LEVEL
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	**31,040.88**
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	**30,014**
	48.35%
GARAGE CREDIT	-600.00
TOTAL	**29,414**
	47.38%

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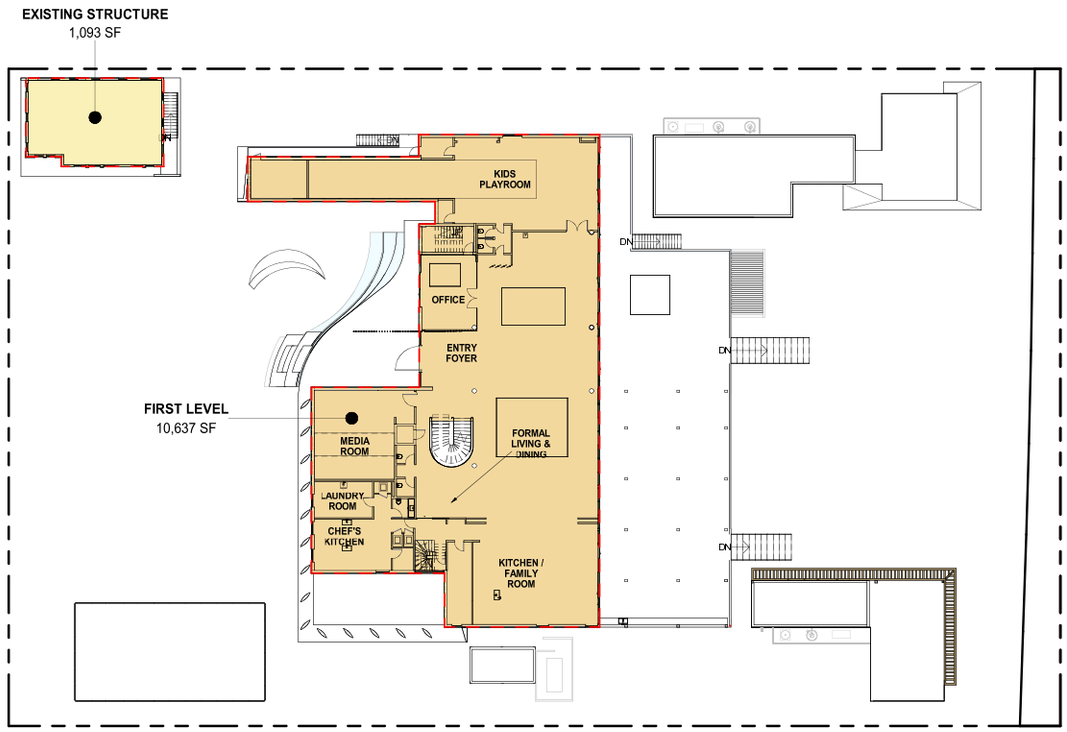
2025.04.06 16:33:22-04'00'
AR0016290
REGISTERED ARCHITECT

N

94 PALM RESIDENCE
UNIT SIZE DIAGRAM
SCALE: As indicated 04/04/2025

D-021



1 FIRST MAIN FLOOR
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	**31,040.88**
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	**30,014**
	48.35%
GARAGE CREDIT	-600.00
TOTAL	**29,414**
	47.38%

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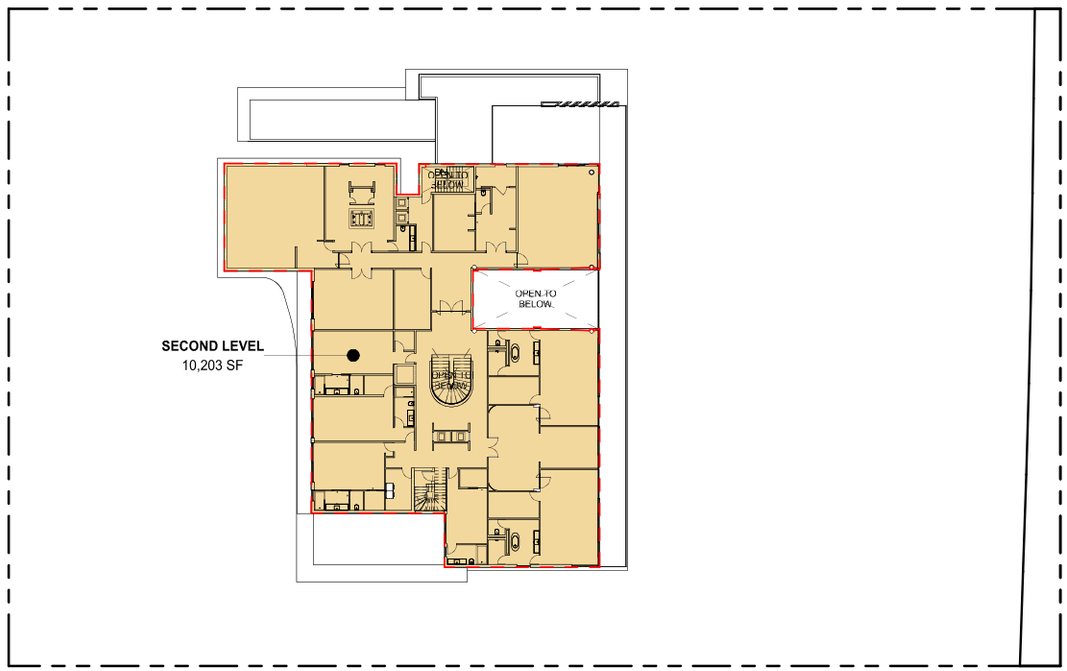
STATE OF FLORIDA
REINALDO J. BORGES
2025.04.06 16:33:28-04'00'
AR0016290
REGISTERED ARCHITECT

N

94 PALM RESIDENCE
UNIT SIZE DIAGRAM
04/04/2025

D-022



1 SECOND LEVEL
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	**31,040.88**
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	**30,014**
	48.35%
GARAGE CREDIT	-600.00
TOTAL	**29,414**
	47.38%

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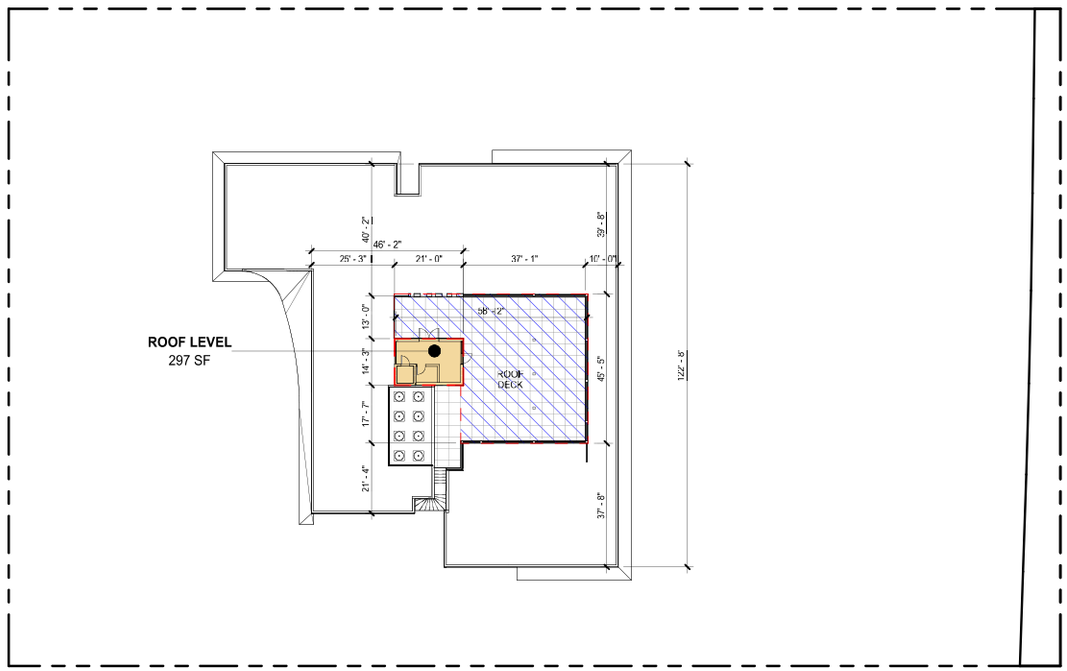
STATE OF FLORIDA
REINALDO J. BORGES
2025.04.06 16:33:35-04'00'
AR0016290
REGISTERED ARCHITECT

N

94 PALM RESIDENCE
UNIT SIZE DIAGRAM
04/04/2025

D-023



1 ROOF LEVEL
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 =	31,040.88
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	10,214
ROOF LEVEL	297
TOTAL	30,014
	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
	47.38%

ROOF STANDARDS		
ALLOWABLE	PROVIDED	COLOR LEGEND
ROOF DECK AREA		
25% OF ENCLOSED FLOOR BELOW AREA OF LEVEL BELOW=10,214	2,113 SF PROVIDED	
10,214 SF x .25 = 2,553.5 SF ALLOWED	20.69%	
ROOF COVERED STRUCTURE		
20% OF ENCLOSED FLOOR BELOW AREA OF LVL BELOW = 10,214	2,023 SF PROVIDED	
10,214 SF x .20 = 2,042.8 SF ALLOWED	19.81%	

N

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STATE OF FLORIDA
REINALDO J. BORGES
2025.04.06 16:33:41-04'00'
AR0016290
REGISTERED ARCHITECT

94 PALM RESIDENCE
UNIT SIZE DIAGRAM
04/04/2025

D-024