

94 PALM RESIDENCE

Design Review Board
November 20, 2025

DRB25-1087
mod. DRB24-1026

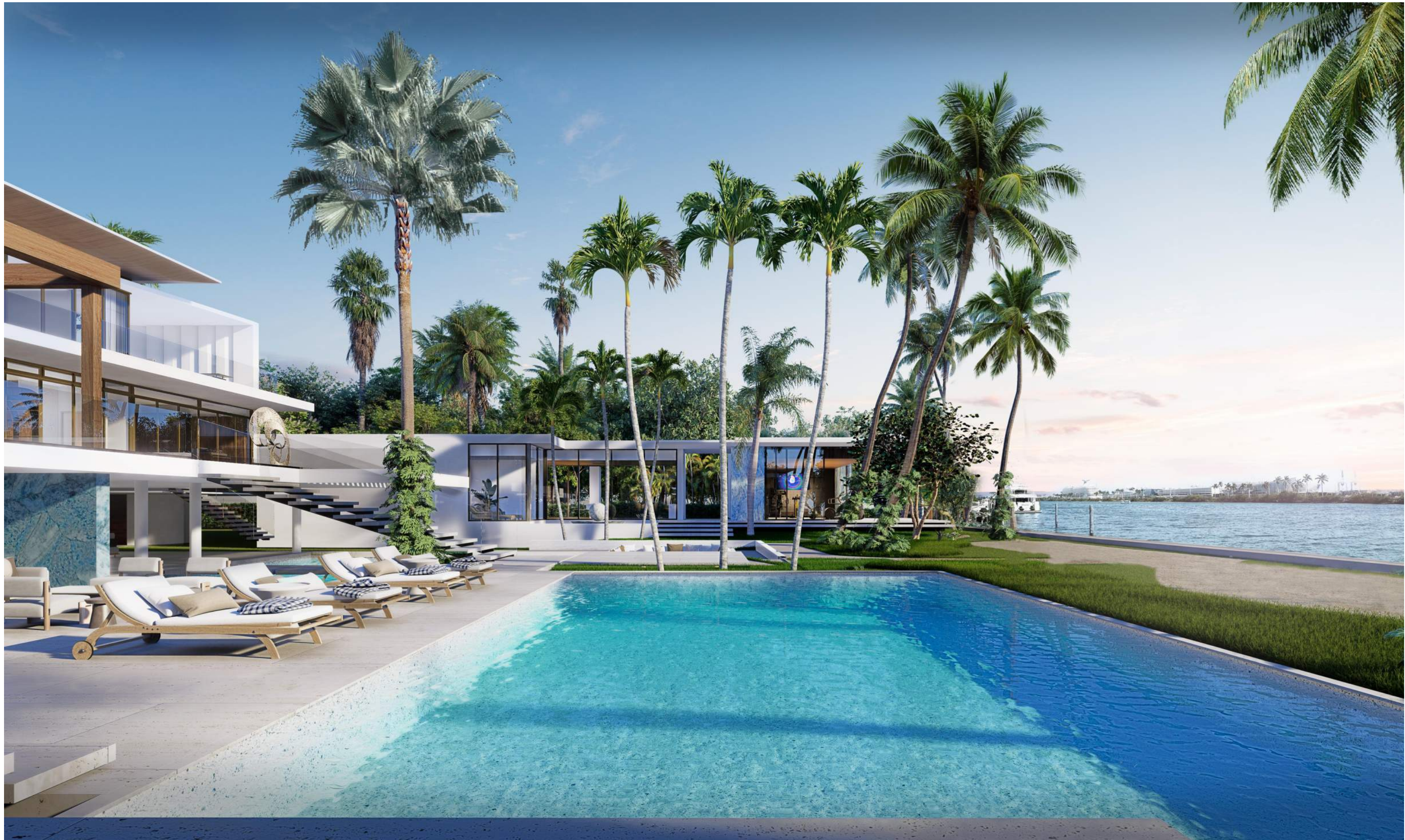






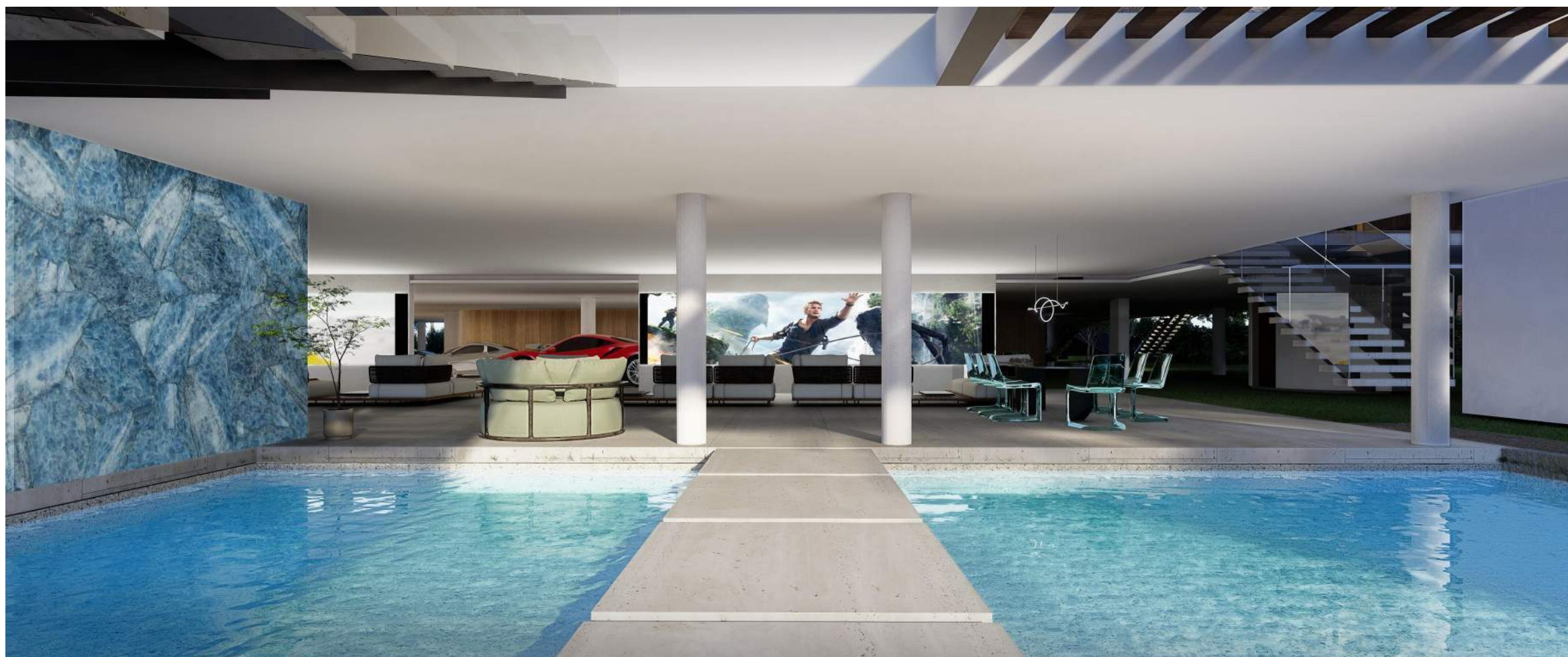












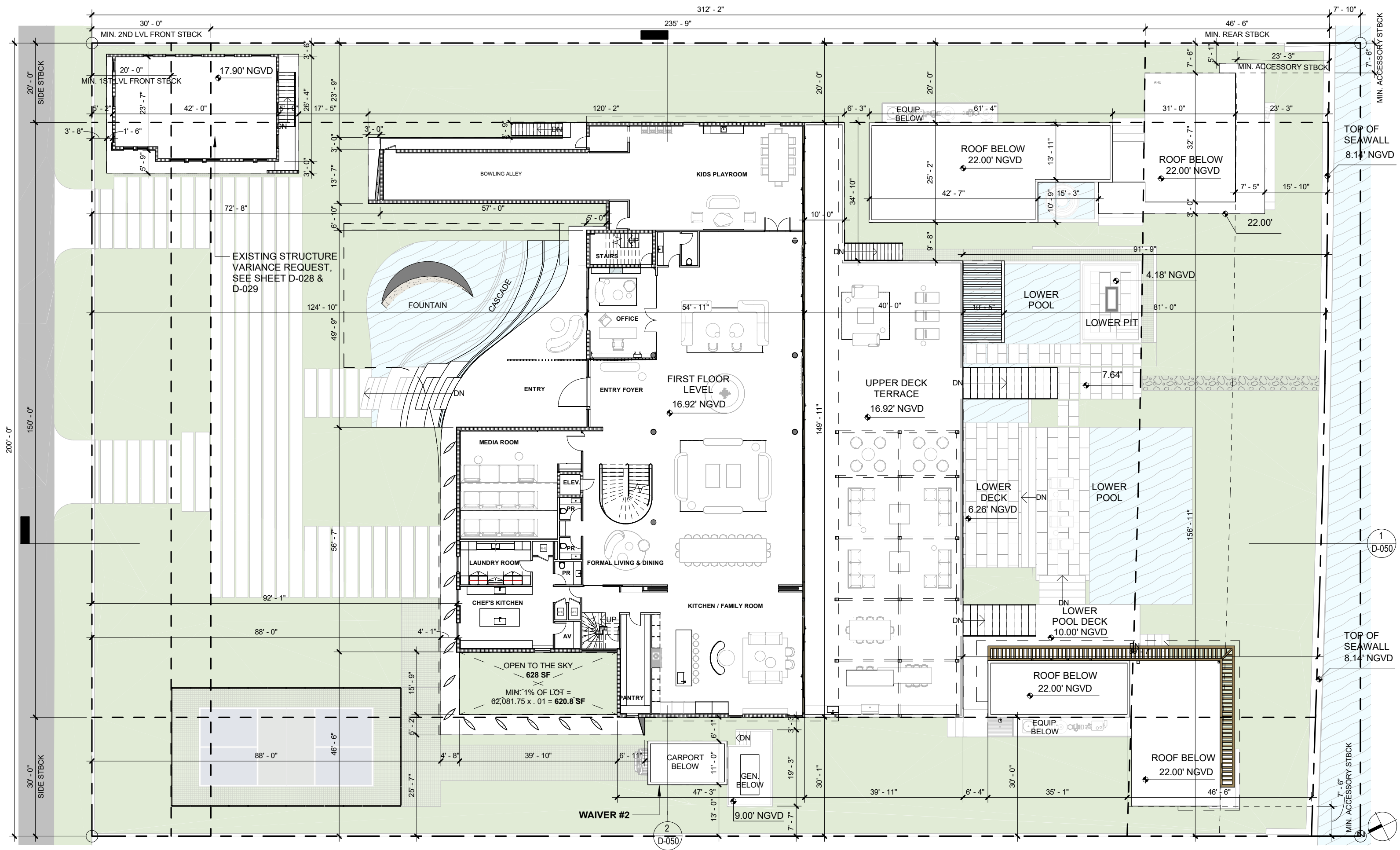


CONTEXT AERIAL
N.T.S.



CONTEXT SITE PLAN
N.T.S.



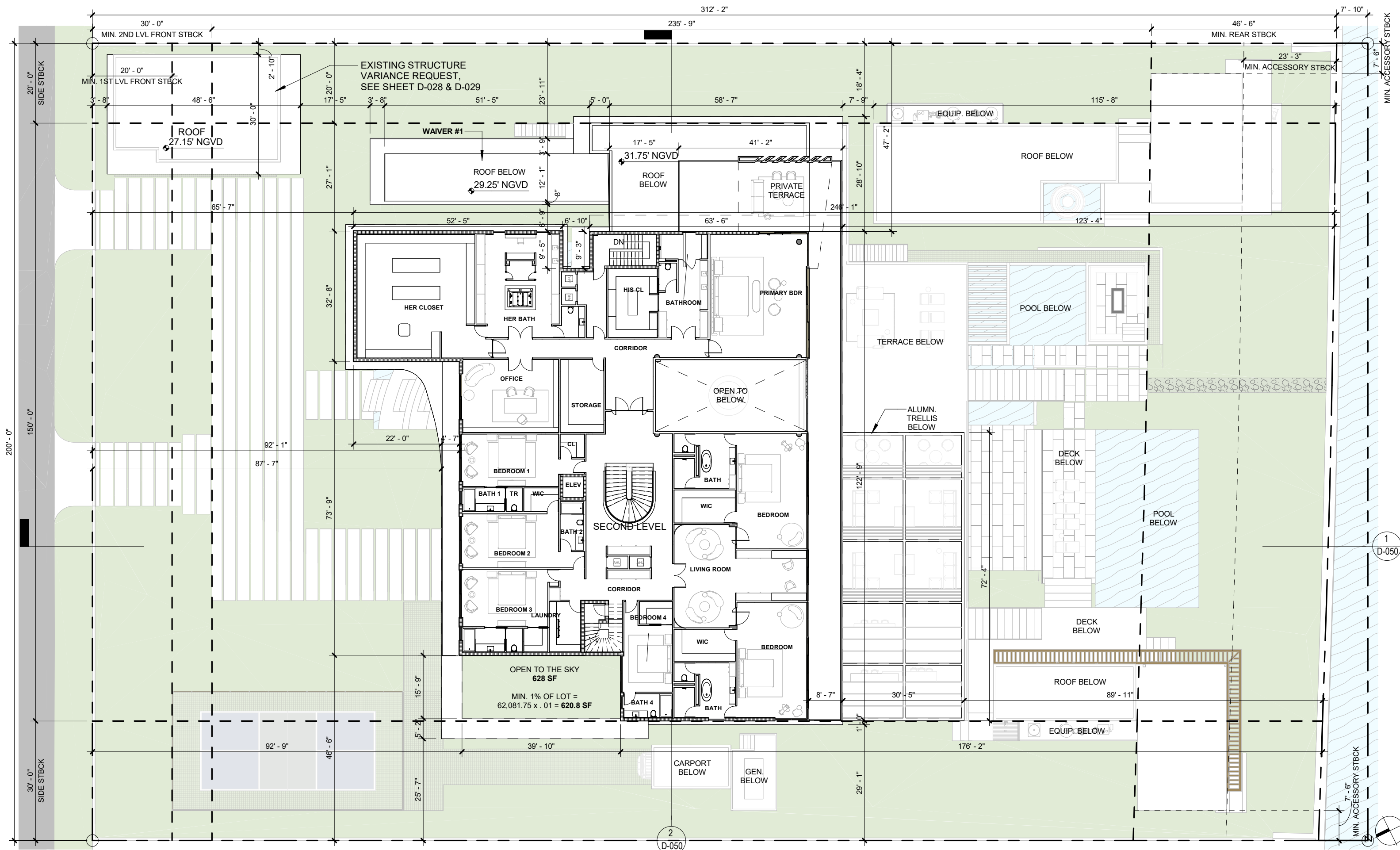


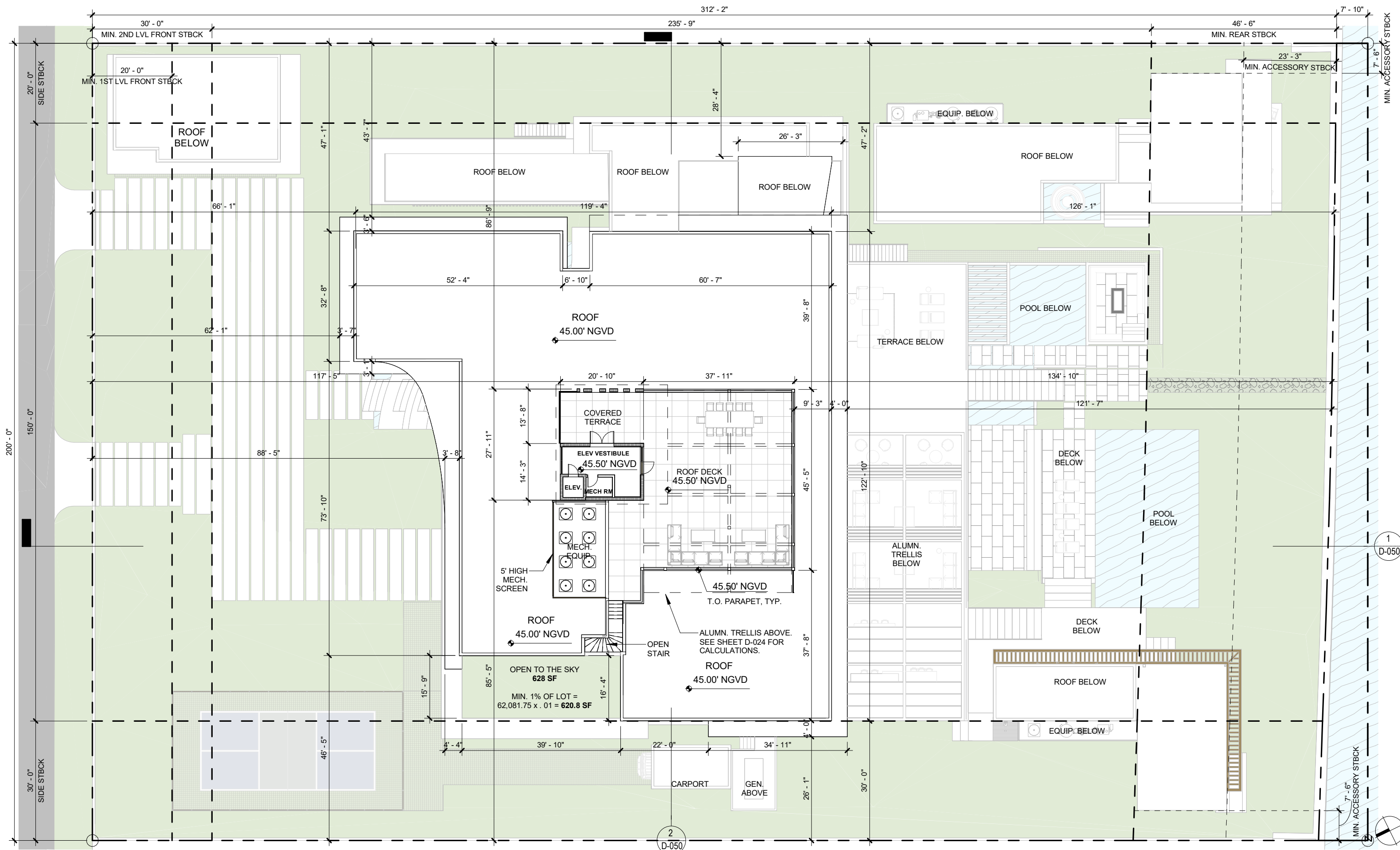
EXISTING STRUCTURE
VARIANCE REQUEST,
SEE SHEET D-028 &
D-029

WAIVER #2

2
D-050

1
D-050



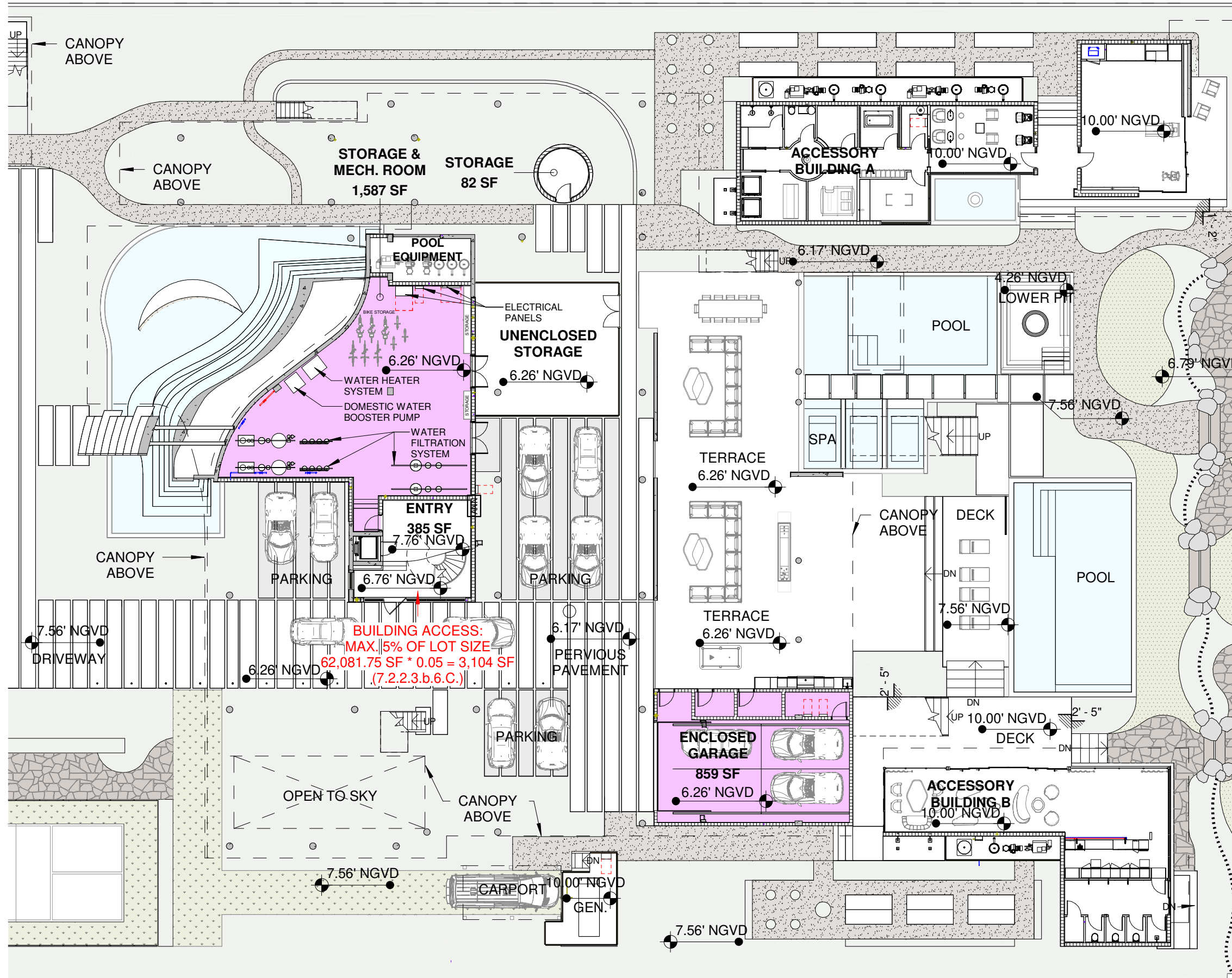


VARIANCE REQUEST 1: Provide an enclosed, air-conditioned storage area within the understory.

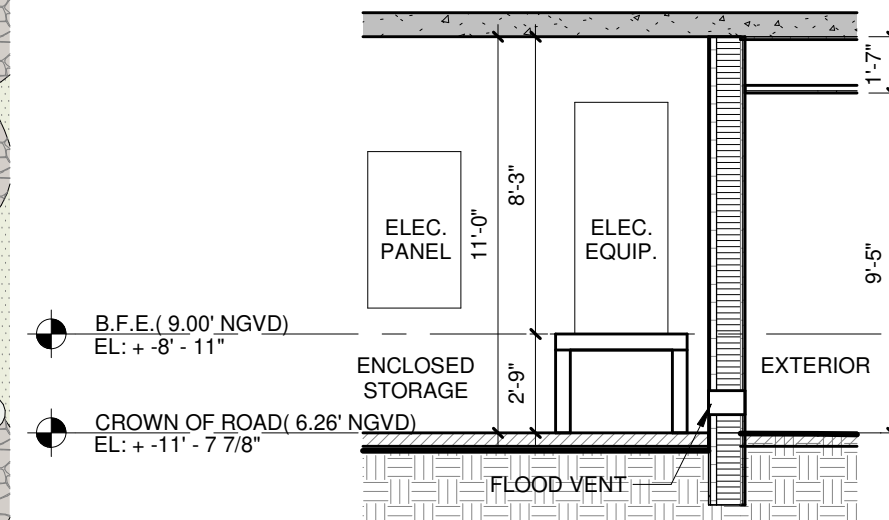
VARIANCE REQUEST 2: Provide semi-pervious system concrete grid structure made of 20-25% void area within the understory for structural purposes surrounding support columns and pool areas.

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: Exceed by 3'-0" the maximum height allowed of 10'-0" feet above the roofline in order to construct an elevator bukhead up to 13'-0" above the roofline.



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



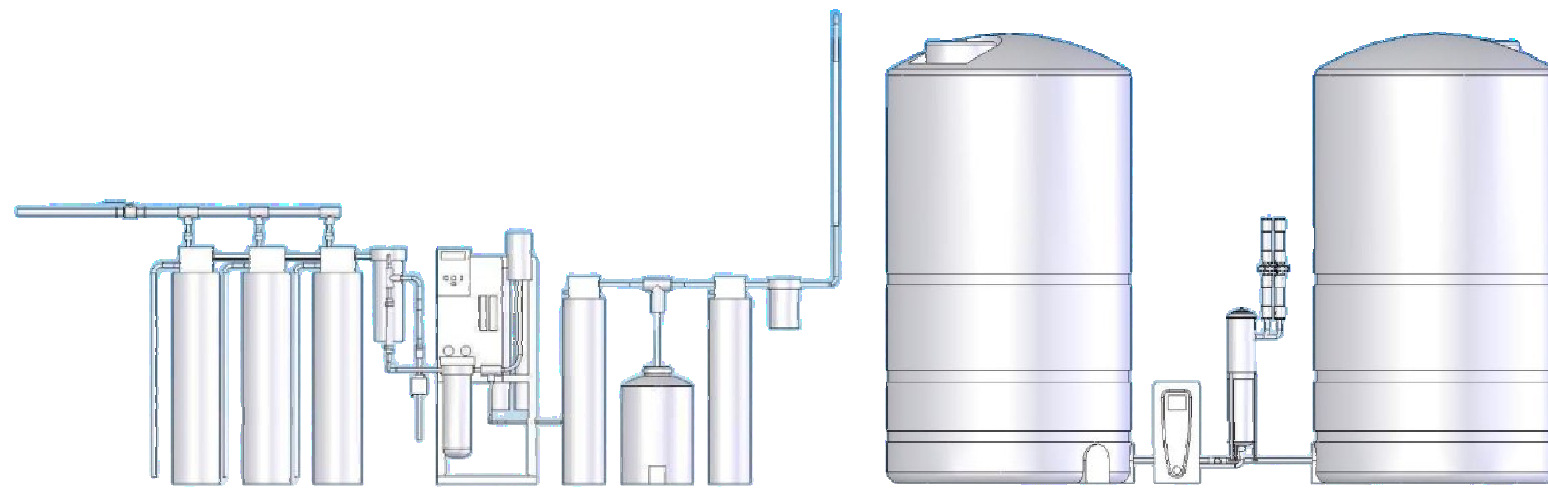
PER FBC-R322.1.6: ELECTRICAL SYSTEMS, EQUIPMENTS, AND COMPONENTS TO BE LOCATED AT OR ABOVE BFE.

2 EQUIPMENT LOCATION DIAGRAM

1 UNDERSTORY FLOOR PLAN DIAGRAM - VARIANCE 1



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



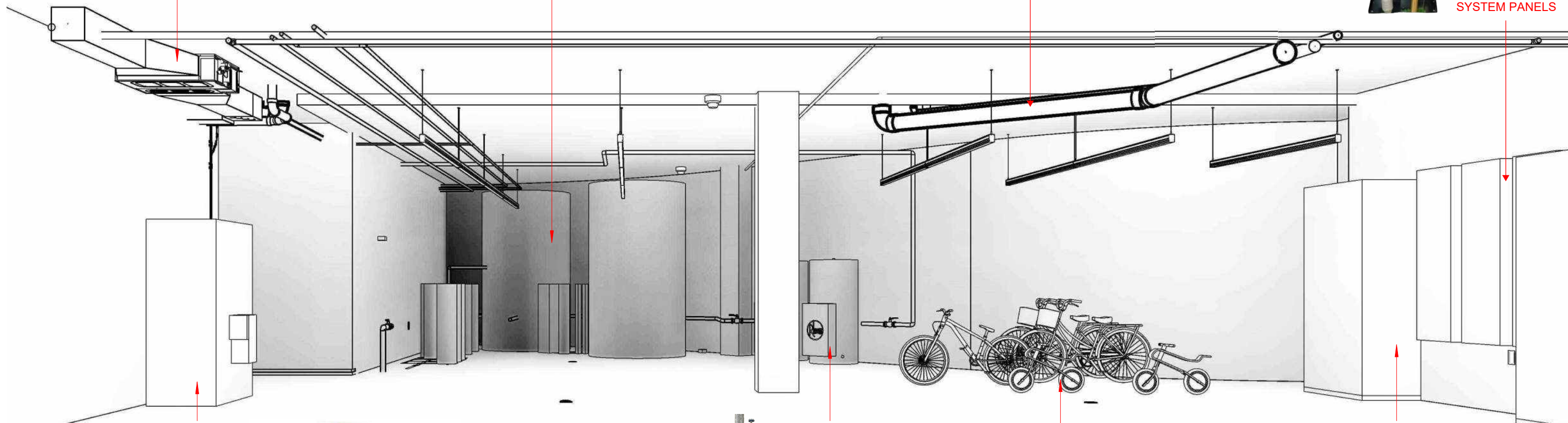
WATER TREATMENT SYSTEM



SMART HOME SYSTEM PANELS

MECHANICAL SYSTEMS FOR MAIN STRUCTURE

PLUMBING PIPES



FILTRATION SYSTEM FOR CISTERN

WATER HEATERS

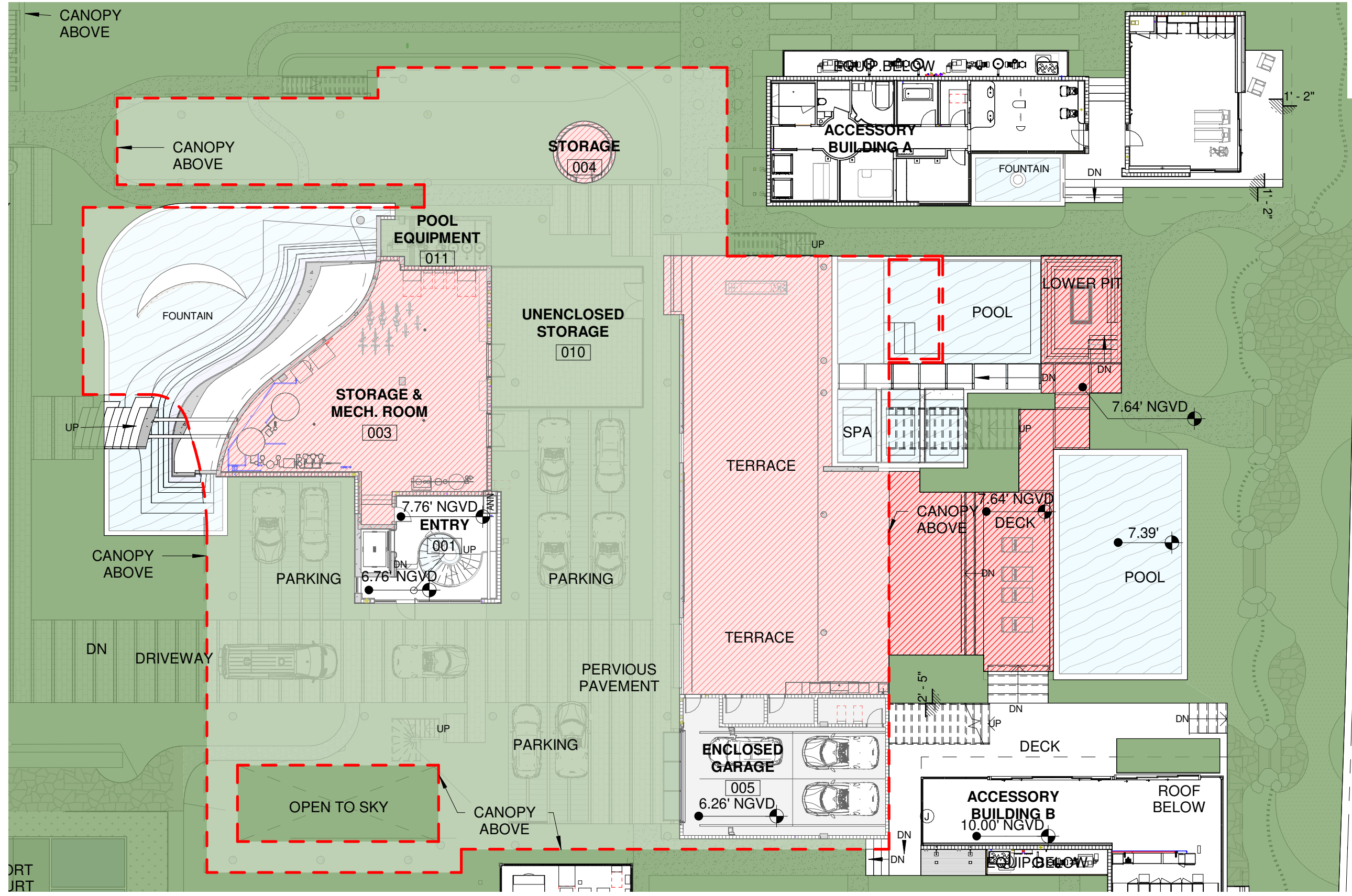
STORAGE

ELECTRICAL PANELS



GENERAL NOTE:
ALL ELECTRICAL COMPONENTS TO BE INSTALLED AT B.F.E. +1' ELEVATION (10' NGVD). CONTRACTOR TO COORDINATE.

VARIANCE REQUEST 2:
 Provide semi-pervious system concrete grid structure made of 20-25% void area within the understory for structural purposes surrounding support columns and pool areas.

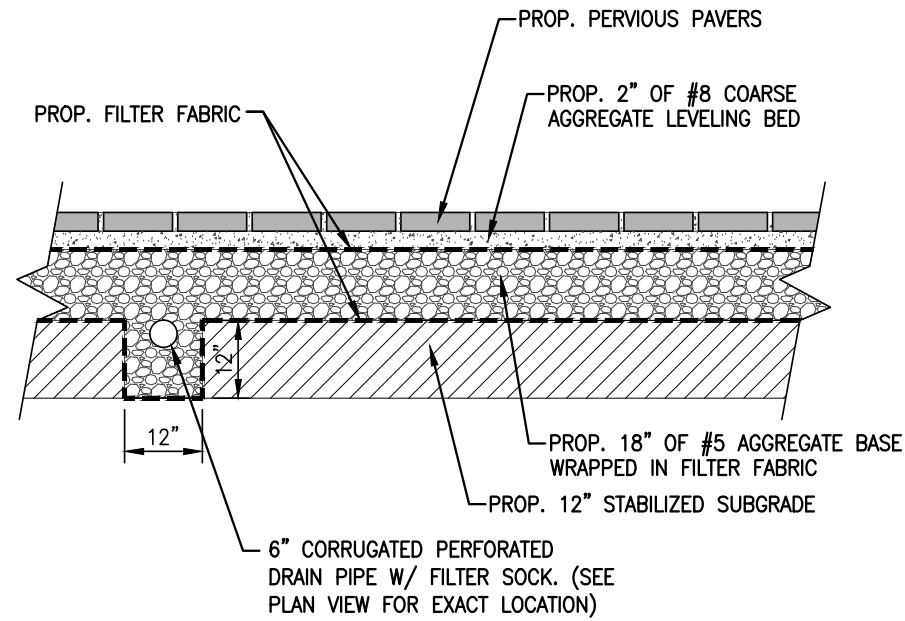


- LEGEND**
- PERVIOUS AREA**
41,521 SF = 67% OF LOT
 - TOTAL PROPOSED CONC. SLAB**
6,119 SF = 10% OF LOT
 - CONC. PERMITTED**
14,441.75 SF = 23% OF LOT
 - LOT AREA: 62,081.75 SF**
 - BUILDING ABOVE**
19,409 SF = 31% OF LOT
 - PROPOSED CONC. SLAB UNDER BUILDING ABOVE**
4,449 SF = 7% OF LOT
 - PROPOSED CONC. SLAB NOT UNDER BUILDING**
1,670 SF = 3% OF LOT

VARIANCE REQUEST 2:
 Provide semi-pervious system concrete grid structure made of 20-25% void area within the understory for structural purposes surrounding support columns and pool areas.



PAVER INSTALLATION DETAIL



SECTION

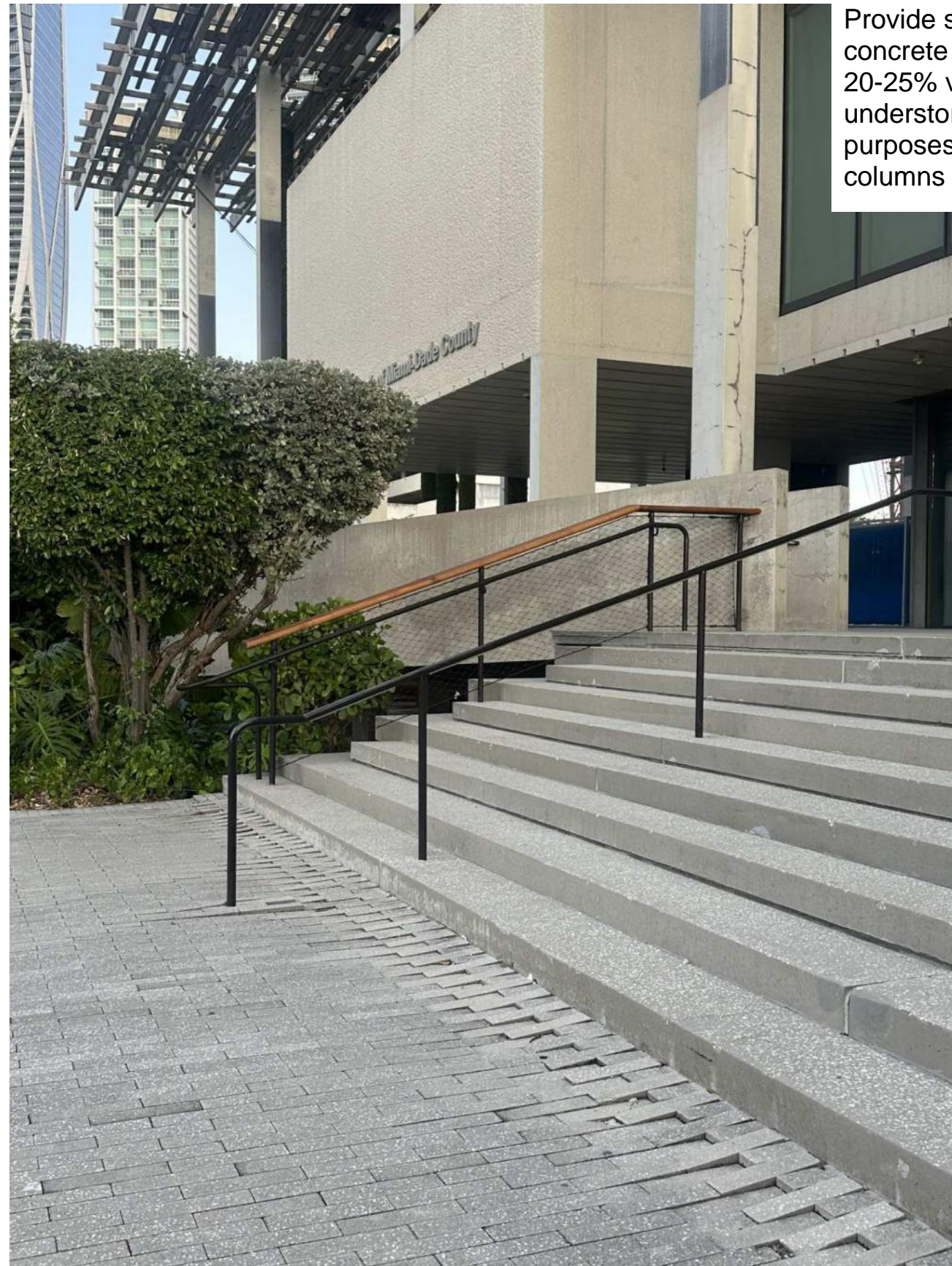


PAVER SETTLEMENT PHOTO





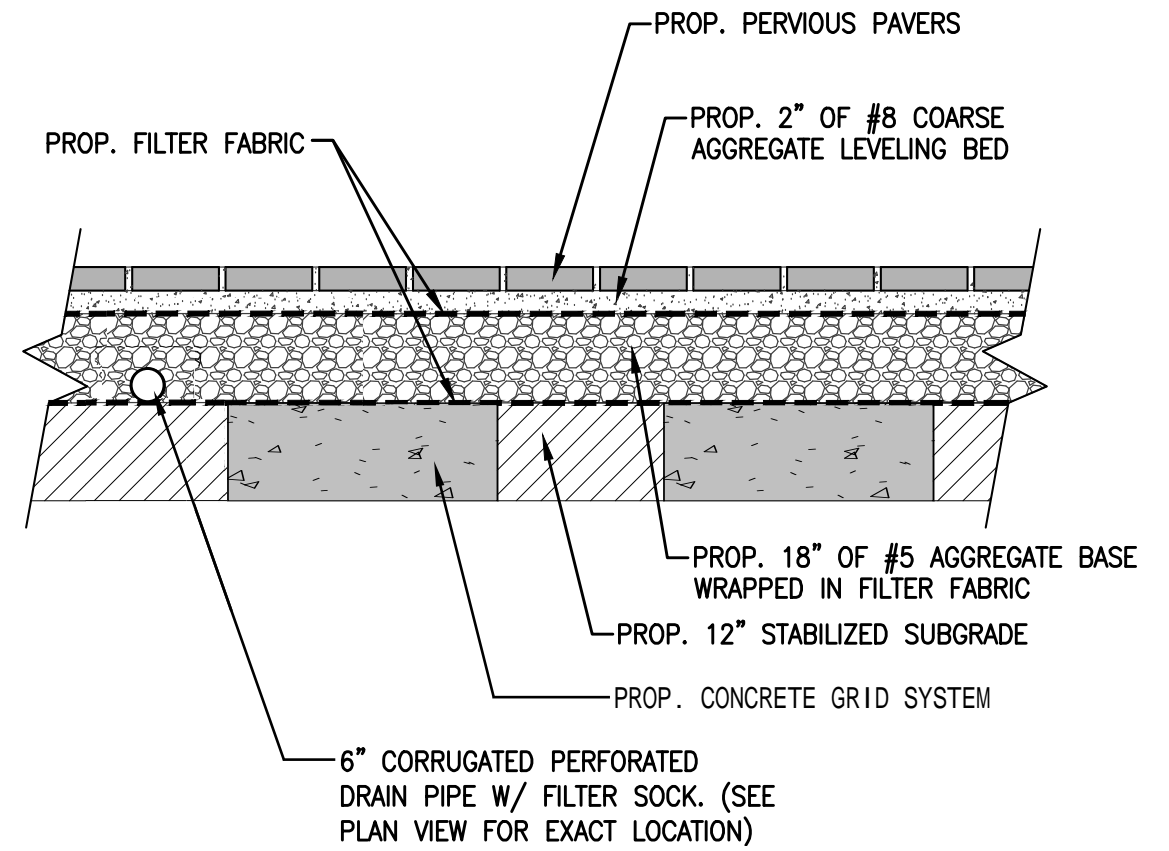
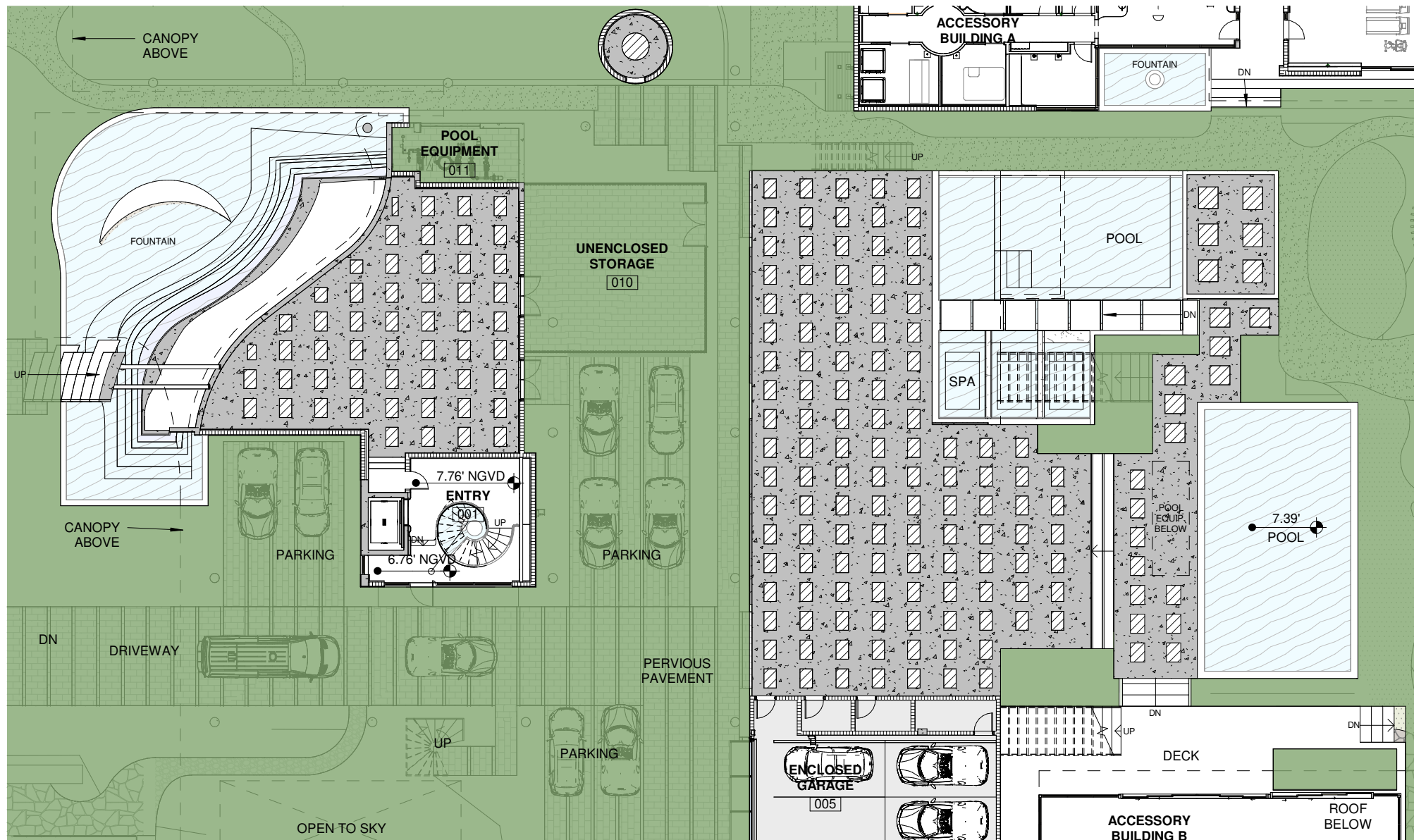
PAVER SETTLEMENT AT PEREZ ART MUSEUM MIAMI





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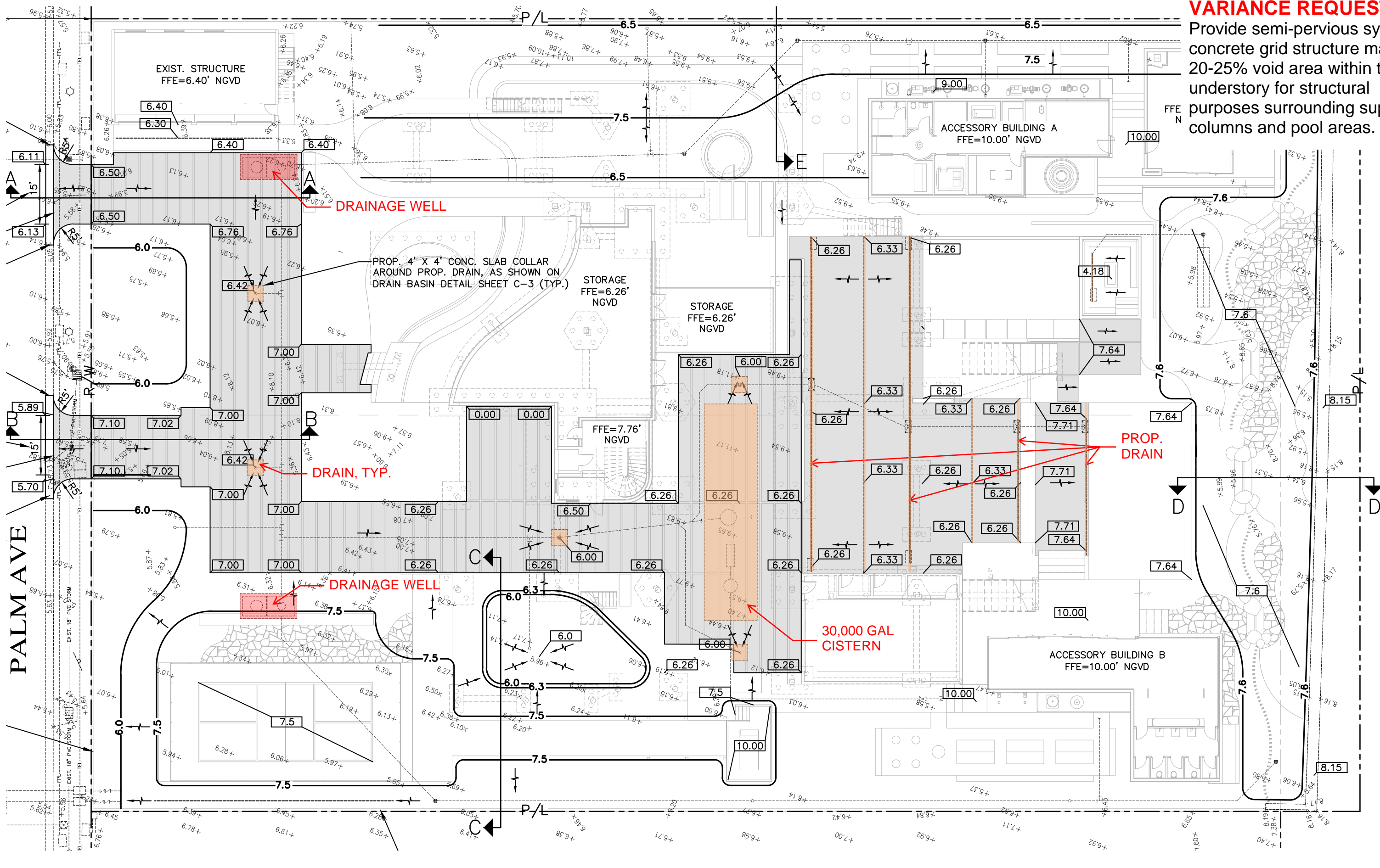


FLOOR PLAN LEGEND

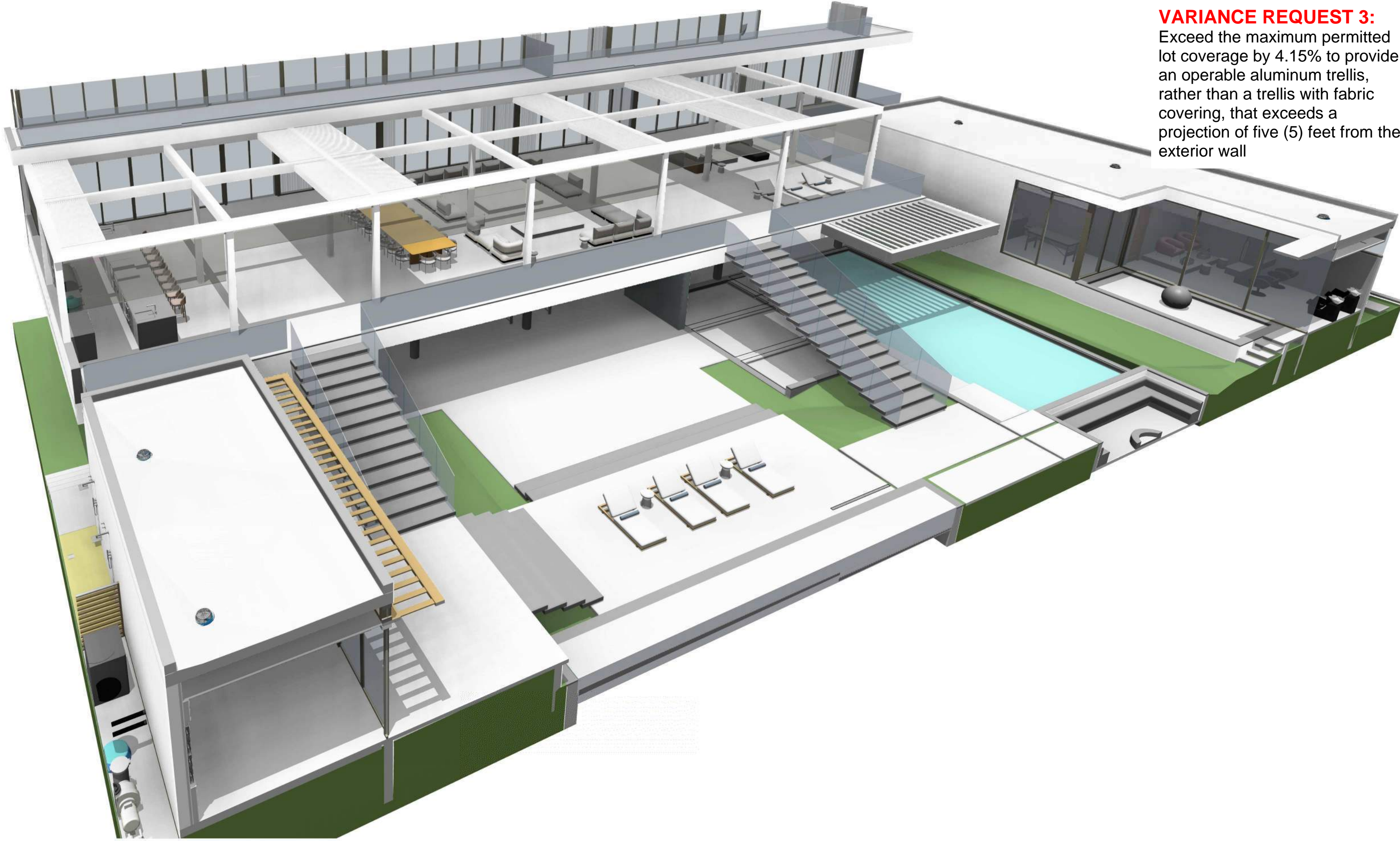
-  CONCRETE GRID SYSTEM
-  STABILIZED SUBGRADE

PROPOSED SEMI-PERVIOUS DETAIL

VARIANCE REQUEST 2:
 Provide semi-pervious system concrete grid structure made of 20-25% void area within the understorey for structural purposes surrounding support columns and pool areas.

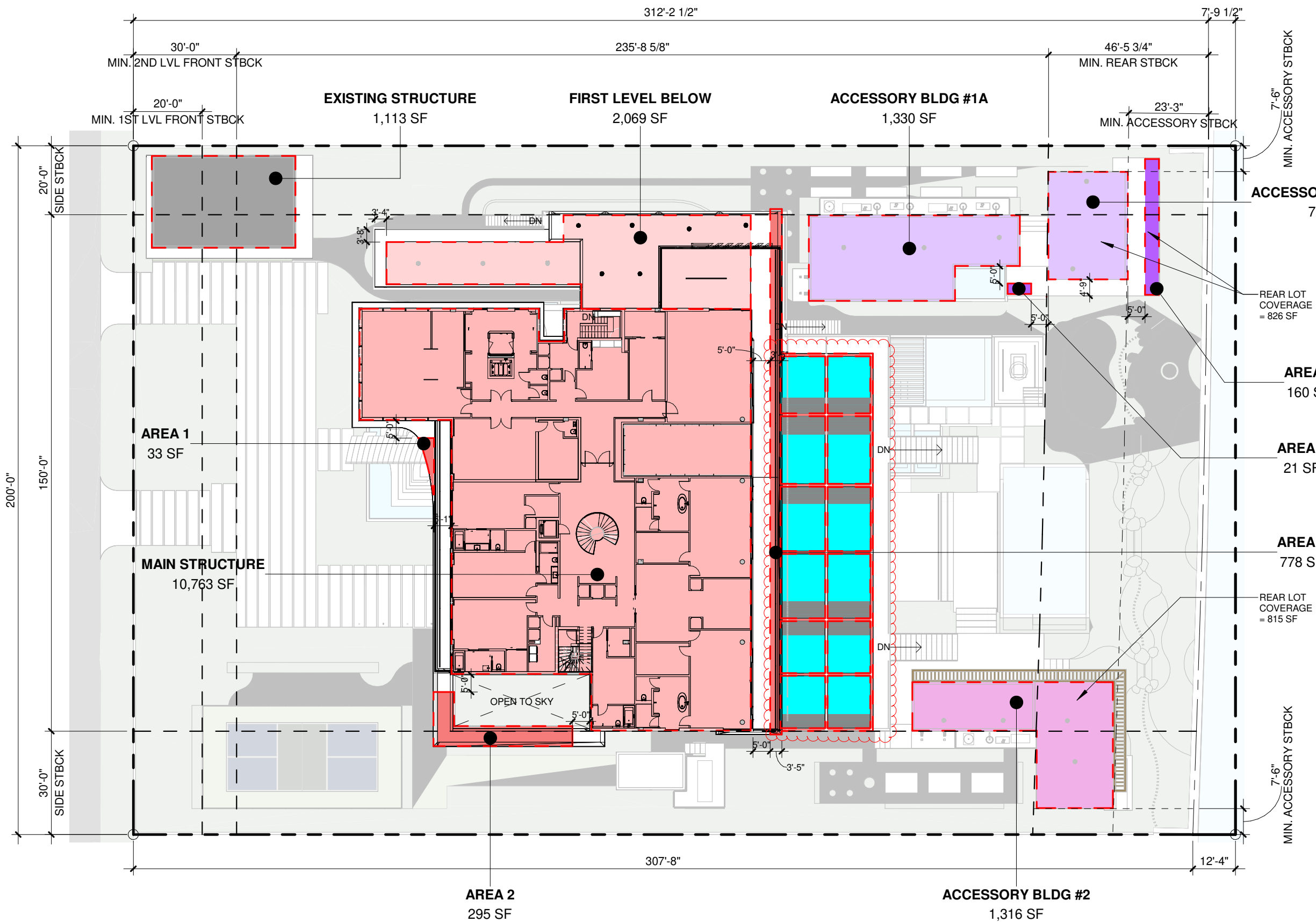


BISCAYNE BAY
 (P.B. 6, PG. 54)



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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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	[Red]
COVERED AREA 1	33	
COVERED AREA 2	295	
COVERED AREA 3	778	
FIRST LEVEL BELOW	2,069	
ACCESSORY BLDG #1A	1,330	[Purple]
ACCESSORY BLDG #1B	720	
COVERED AREA 4	21	[Cyan]
COVERED AREA 5	160	
ACCESSORY BLDG #2	1,316	[Pink]
EXISTING STRUCTURE	1,113	
TOTAL	18,598	
	29.96%	
TRELLIS	2,604	[Cyan]
	4.19% OF LOT	
TOTAL WITH TRELLIS	21,202	
	34.15%	

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





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 ALUMN. LOUVERS



VARIANCE REQUEST 3:
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PERGOLA WITH FABRIC ENCLOSURE



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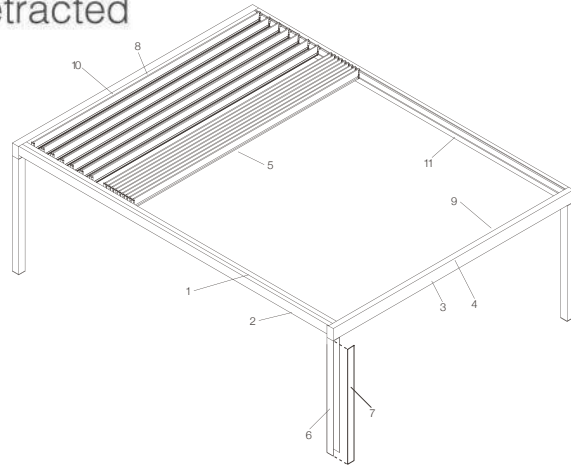


ALUMINIUM PERGOLA DETAILS

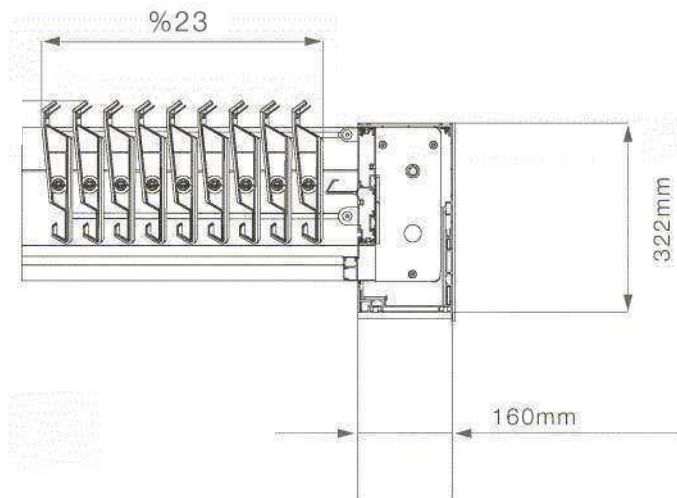
Fully Closed



Retracted



Side Elevation



Retracted & Tilted

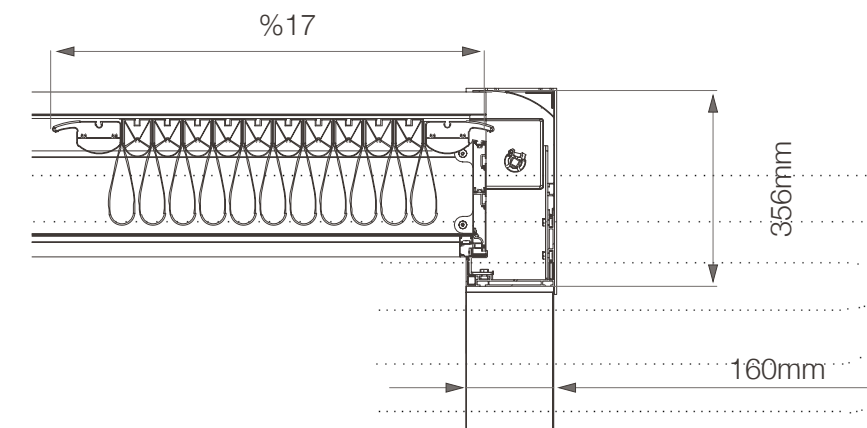
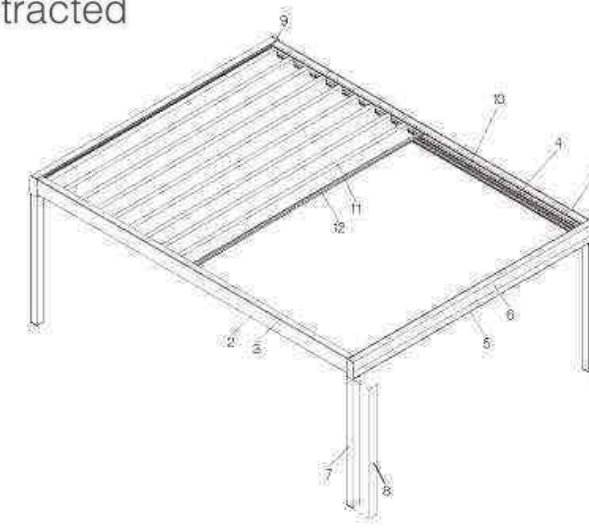


FABRIC PERGOLA DETAILS

Fully Closed

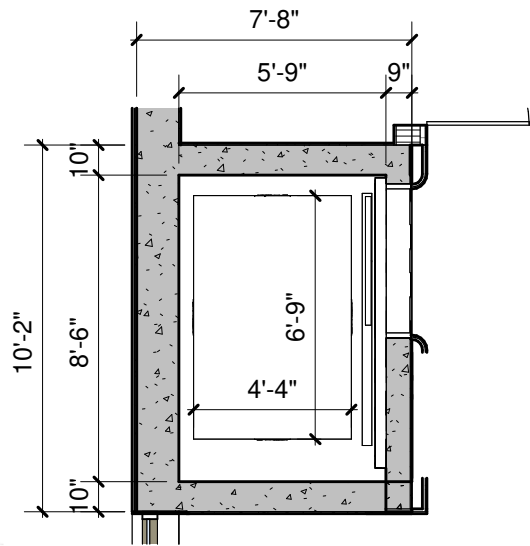
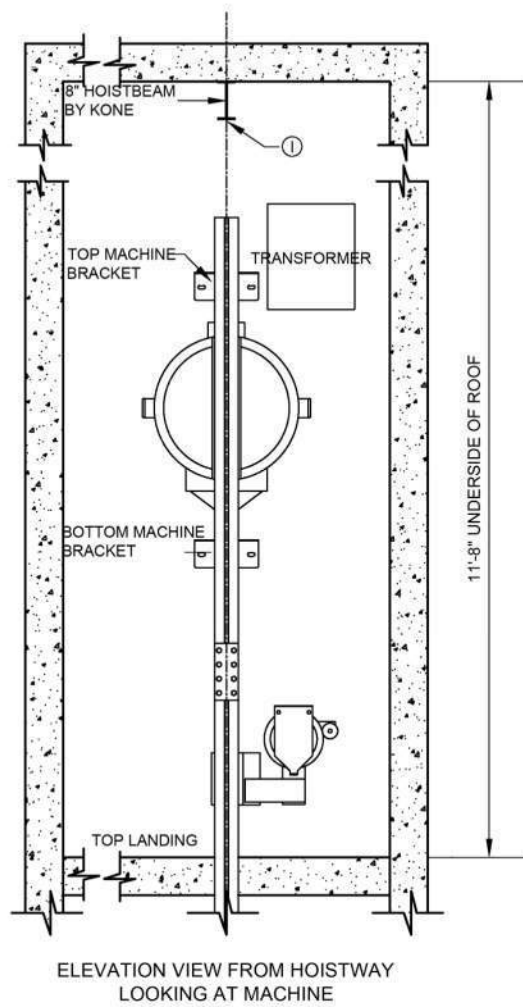


Retracted



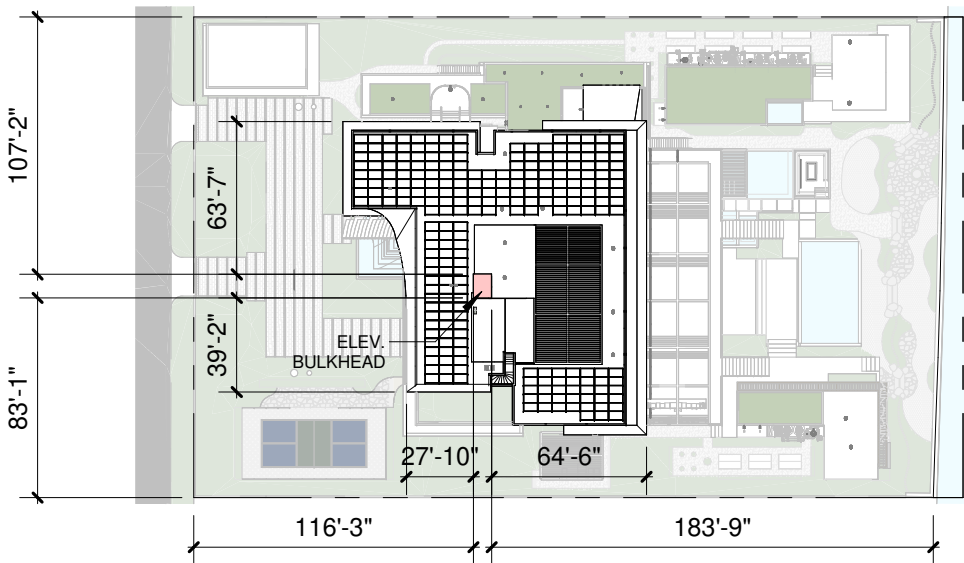
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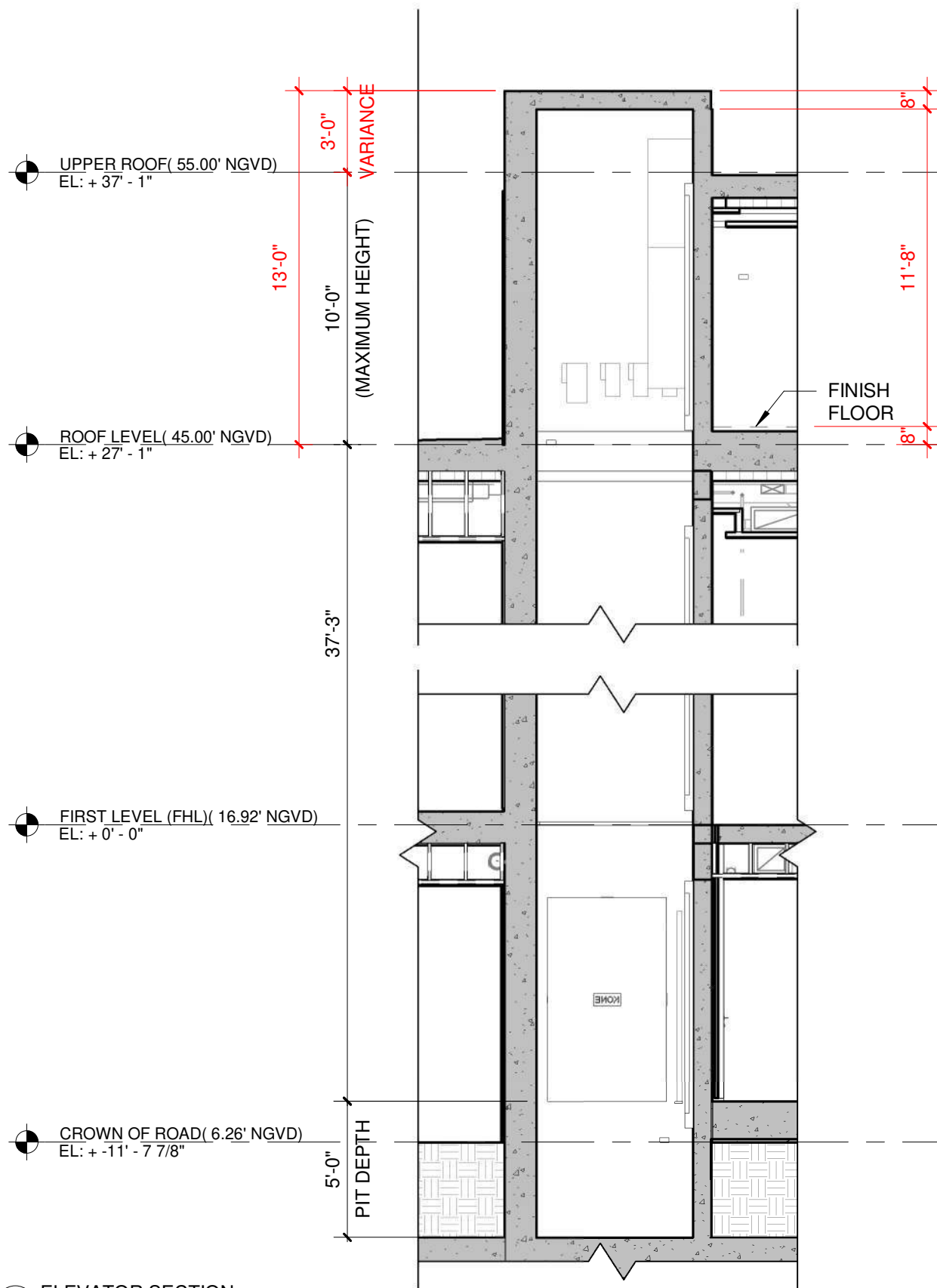


3 ELEVATOR - BULKHEAD DETAIL

2 ELEVATOR TYP. PLAN
3/16" = 1'-0"



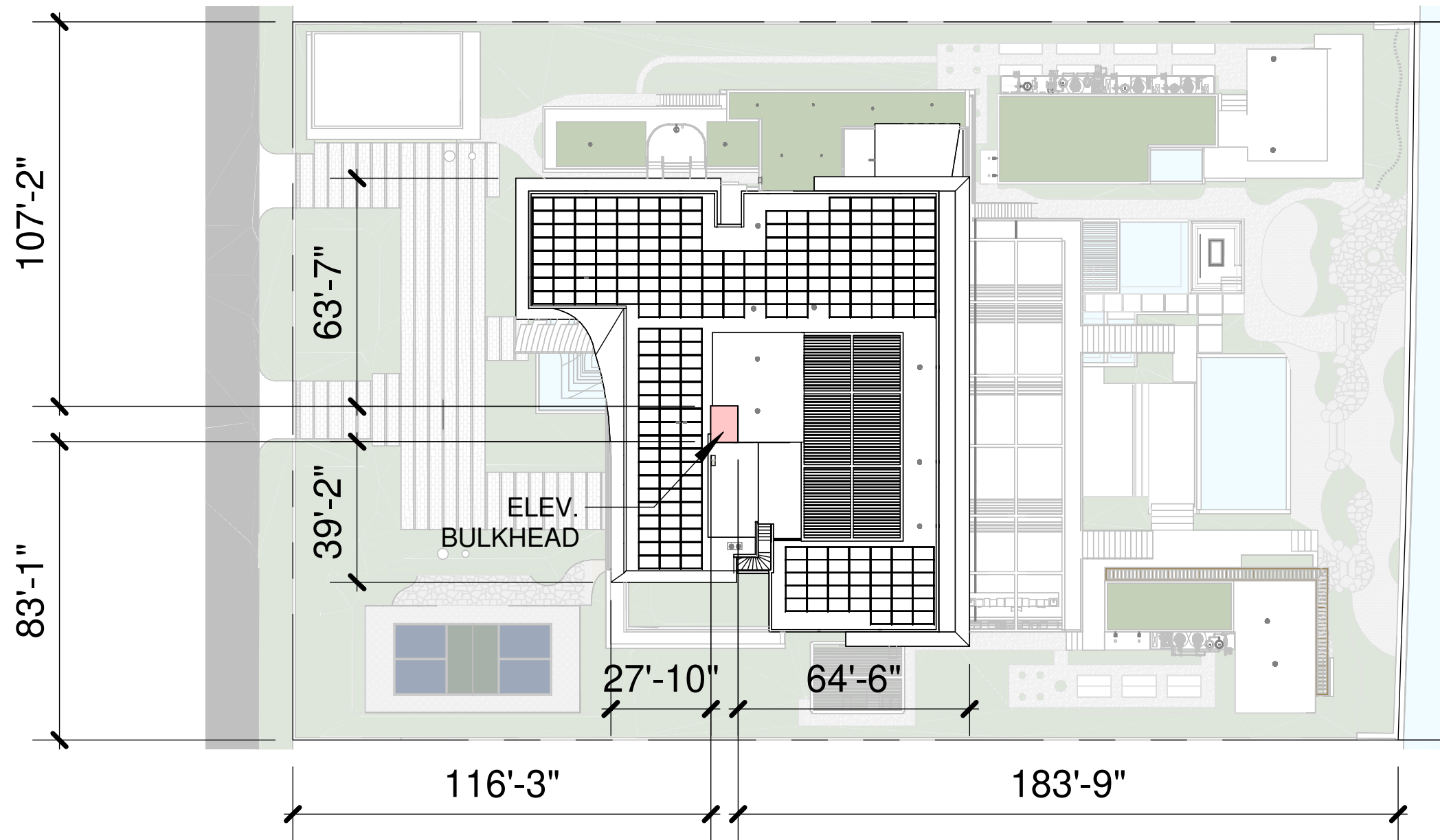
4 ELEVATOR SETBACK DIAGRAM
1" = 80'-0"



1 ELEVATOR SECTION
3/16" = 1'-0"

VARIANCE REQUEST 4:
Exceed by 3'-0" the maximum height allowed of 10'-0" feet above the roofline in order to construct an elevator bulkhead up to 13'-0" above the roofline.





4 ELEVATOR SETBACK DIAGRAM
 1" = 80'-0"



1 FRONT RENDERING WITHOUT ELEV. BULKHEAD

2 FRONT RENDERING WITH ELEV. BULKHEAD



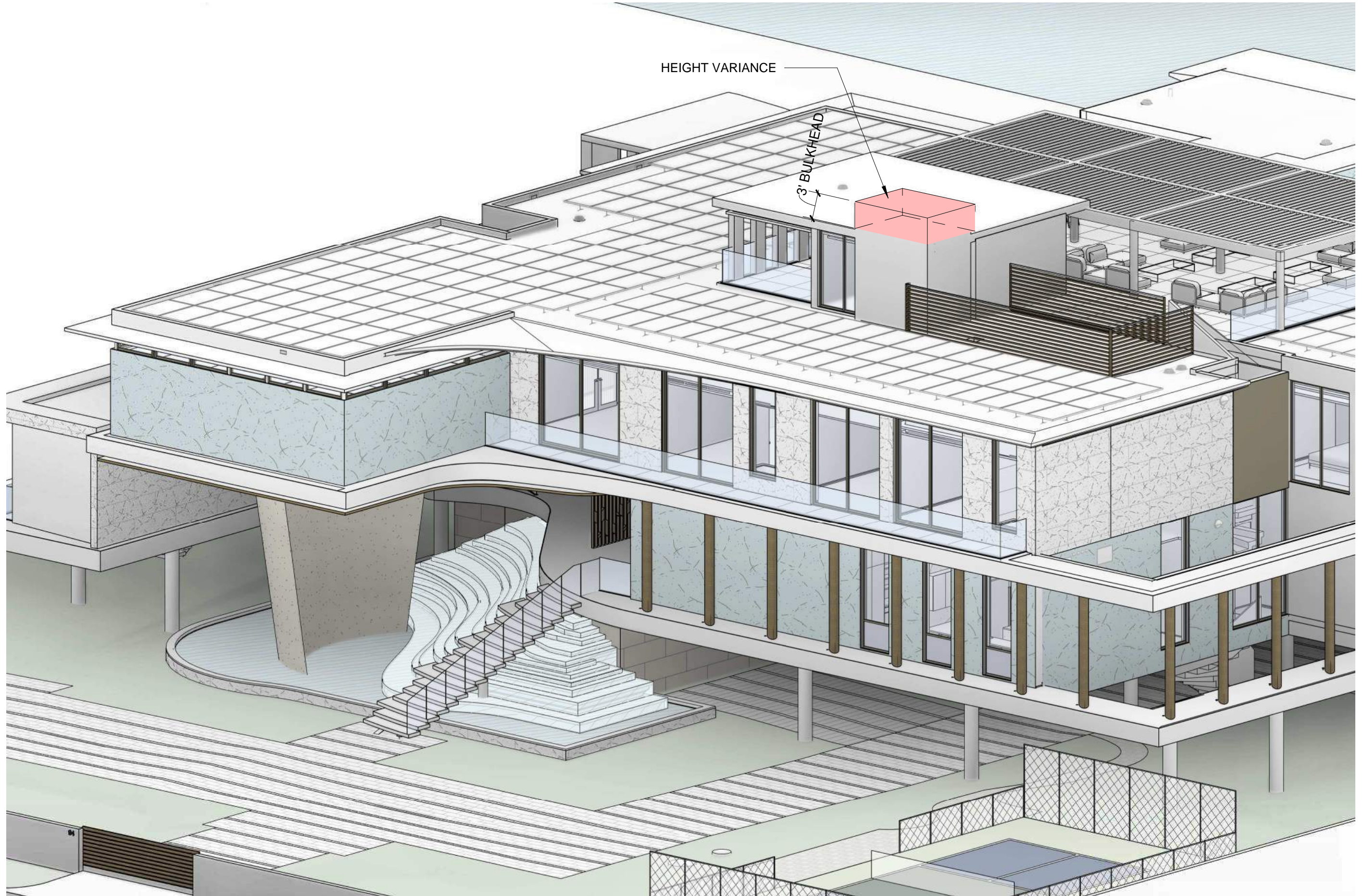
1 FRONT RENDERING WITHOUT ELEV. BULKHEAD



2 FRONT RENDERING WITH ELEV. BULKHEAD

HEIGHT VARIANCE

3' BULKHEAD



THANK YOU

borges architects
+ associates



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

CLADDEN IN SOLID HARDWOOD



PD-01

PIVOT ALUMINIUM DOOR
CLADDEN IN HARDWOOD



MS-01

ALUMINIUM MECHANICAL
SCREEN



GL-01

IMPACT GLAZING - CLEAR W/
BRONZE FRAME



GLR

IMPACT GLASS HANDRAIL - CLEAR



UPPER ROOF (55.00' NGVD) EL: + 38' - 1"	10'-0"
ROOF LEVEL (45.00' NGVD) EL: + 28' - 1"	13'-3"
SECOND LEVEL (31.75' NGVD) EL: + 14' - 10"	14'-10"
ACCESSORY ROOF (22.00' NGVD) EL: + 5' - 1"	31'-0" MAX. HEIGHT
FIRST LEVEL (FHL) (16.92' NGVD) EL: + 0' - 0"	
DFE (BFE + 5) (14.00' NGVD) EL: + -2' - 11"	
ACCESSORY ENTRANCE (10.00' NGVD) EL: + -6' - 11"	
B.F.E. (9.00' NGVD) EL: + -7' - 11"	
ADJUSTED GRADE (7.56' NGVD) EL: + -9' - 4 9/32"	

PS-01 WT GL-01 GLR GL-01 PS-01 ST-03 ST-02



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



PS-01

GL-01

PS-01

MS-01

PS-01

ST-03

PS-01

ST-03

UPPER ROOF (55.00' NGVD)
EL: + 38' - 1"

ROOF LEVEL (45.00' NGVD)
EL: + 28' - 1"

SECOND LEVEL (31.75' NGVD)
EL: + 14' - 10"

ACCESSORY ROOF (22.00' NGVD)
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ADJUSTED GRADE (7.56' NGVD)
EL: + -9' - 4 9/32"



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
CLADDEN IN SOLID HARDWOOD



MS-01
ALUMINIUM MECHANICAL
SCREEN



GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME



GLR
IMPACT GLASS HANDRAIL - CLEAR



- UPPER ROOF(55.00' NGVD)
EL: + 38' - 1"
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EL: + 14' - 10"
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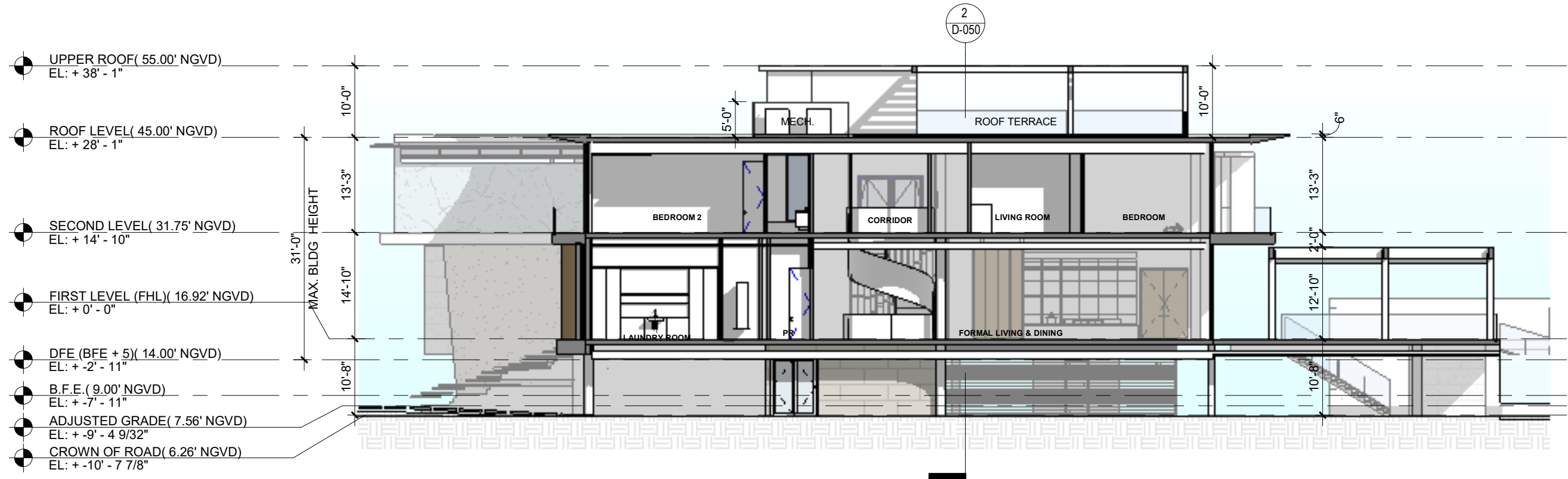
MT-01 ST-02 ST-03 GL-01 PS-01 GL-01 PS-01 PS-01 MS-01 PS-01



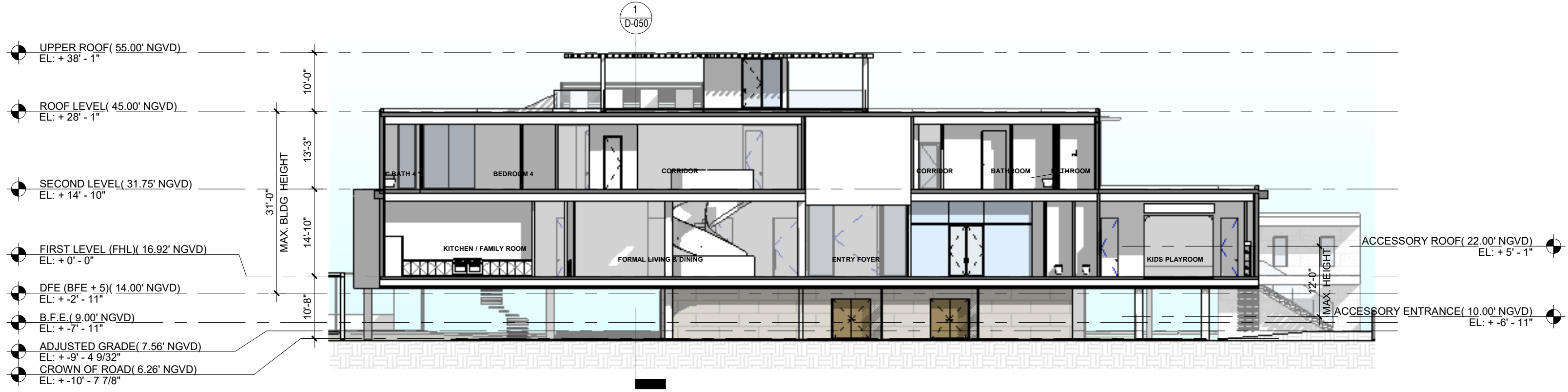
PS-01 PAINTED SMOOTH STUCCO FINISH
MT-01 METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH
ST-01 EXTERIOR TILE CLADDING LARGE FORMAT
ST-02 EXTERIOR STONE CLADDING LARGE FORMAT
ST-03 EXTERIOR TILE CLADDING SMALL FORMAT.
WD-01 CLADDED IN SOLID HARDWOOD
MS-01 ALUMINIUM MECHANICAL SCREEN
MS-02 METAL SCREEN
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME



GLR
IMPACT GLASS HANDRAIL - CLEAR



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



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

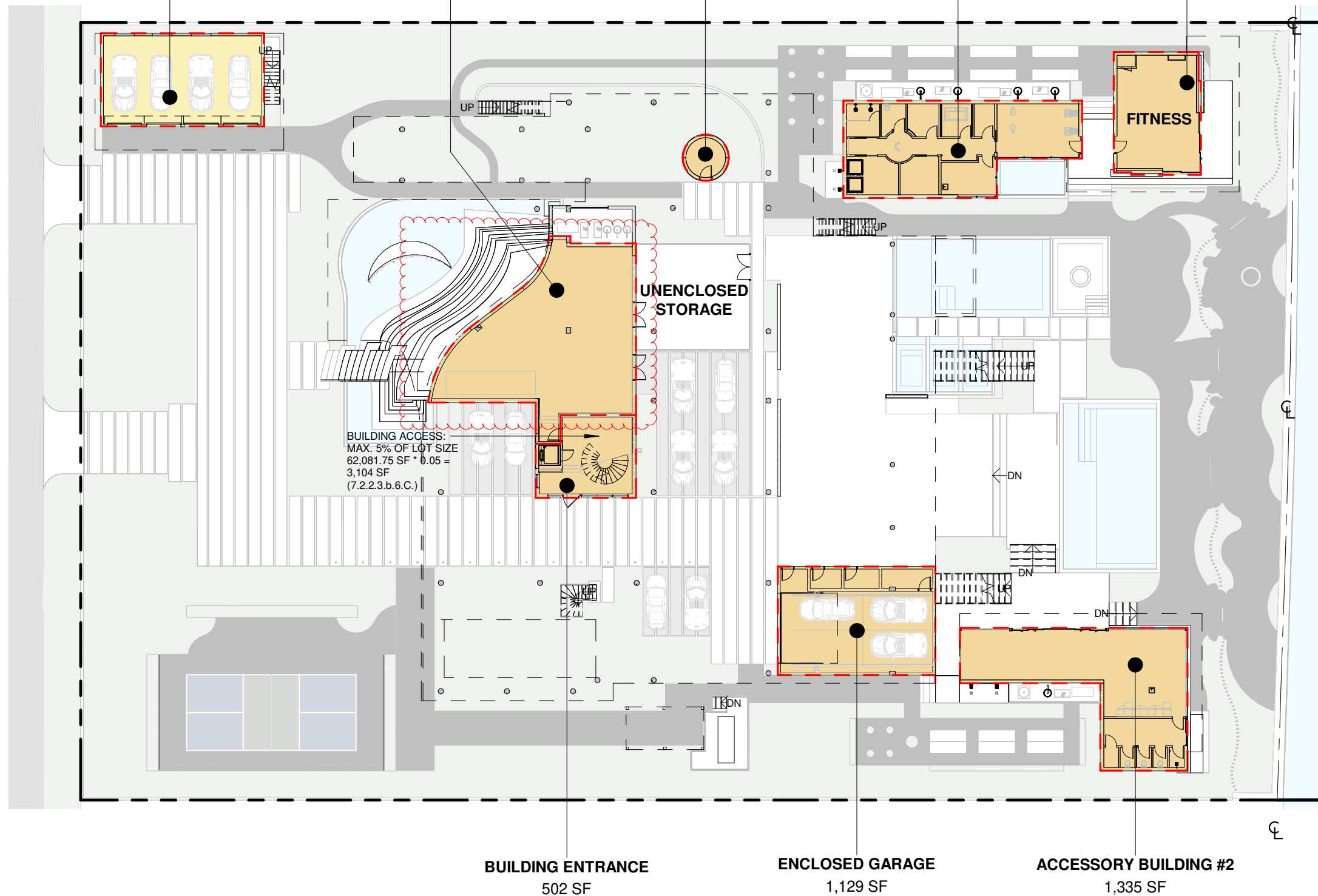
EXISTING STRUCTURE
1,002 SF

ENCLOSED STORAGE 1 &
MECH. ROOM
1,755 SF

ENCLOSED STORAGE 2
111 SF

ACCESSORY BUILDING #1A
1,316 SF

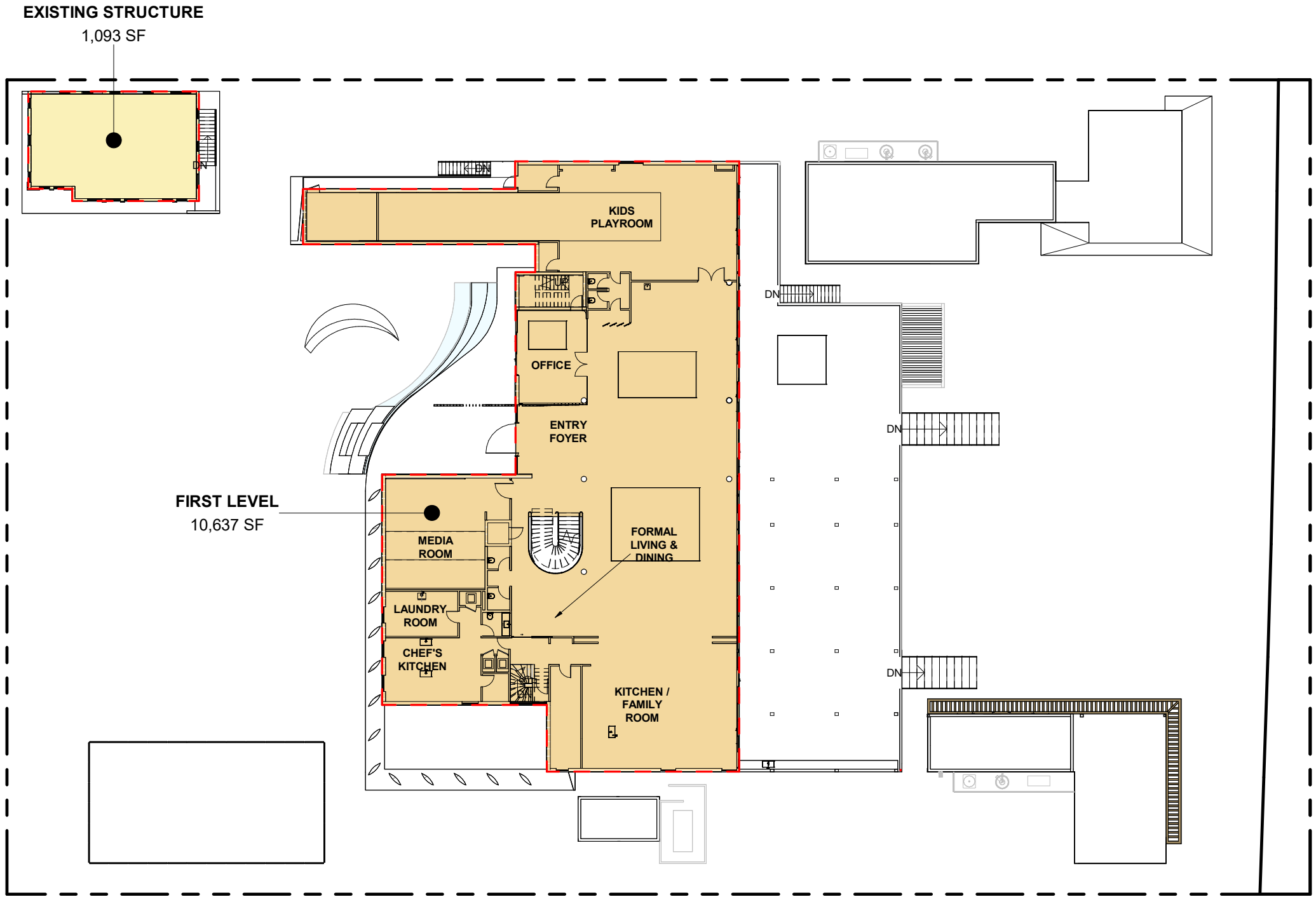
ACCESSORY BUILDING #1B
702 SF



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%

1 UNDERSTORY LEVEL
1" = 30'-0"

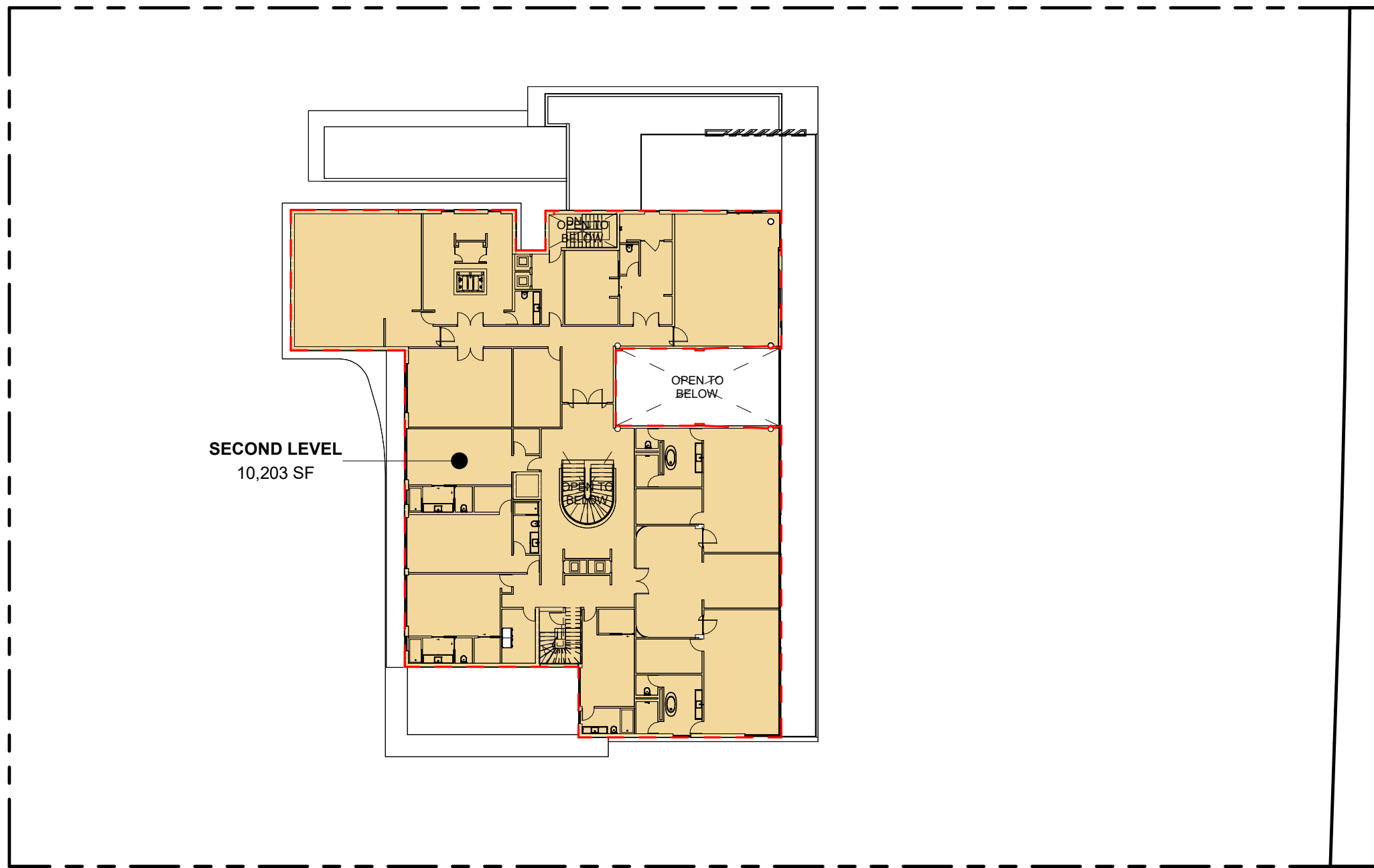




1 FIRST MAIN FLOOR
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
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50% OF LOT AREA	
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PROVIDED	
UNDERSTORY LEVEL	
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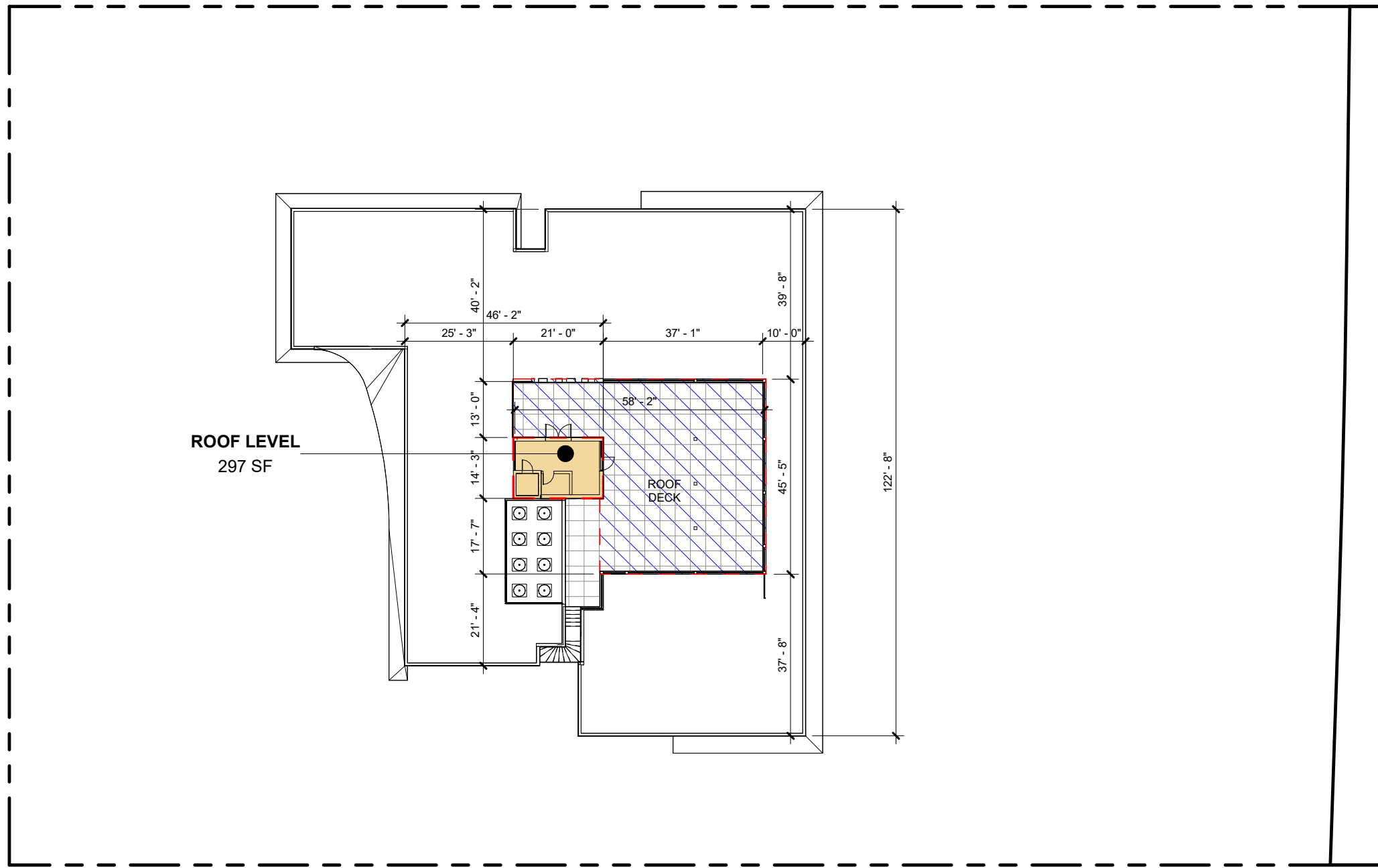




① SECOND LEVEL
1" = 30'-0"

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
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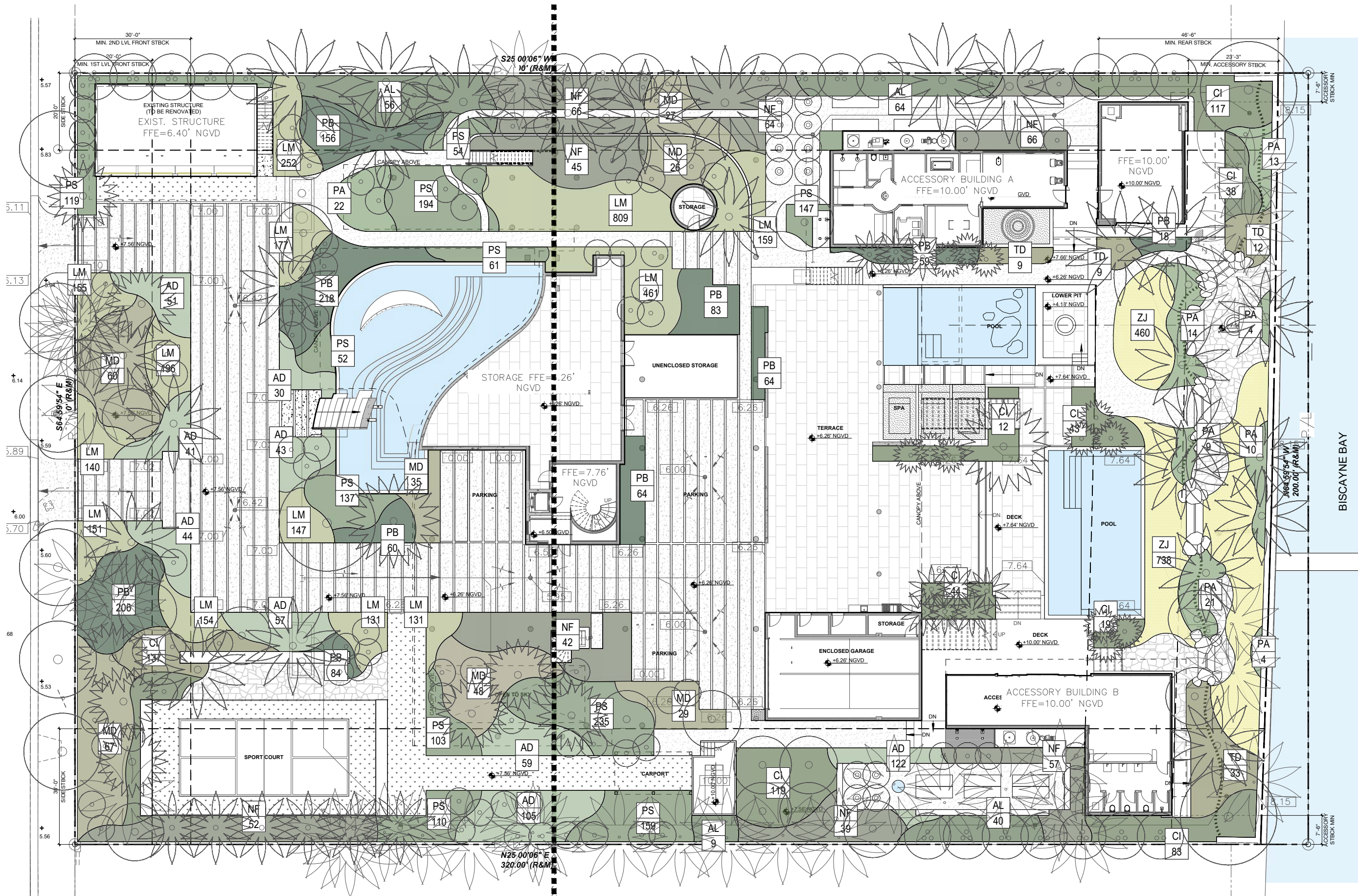
ROOF LEVEL
297 SF

1 ROOF LEVEL
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TOTAL	30,014
TOTAL	48.35%
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TOTAL	29,414
TOTAL	47.38%

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





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