



D E N B O R A I I

DENBORA II

7 0 4 8 4 t h S T | M I A M I B E A C H

MULTIFAMILY RESIDENTIAL BUILDING

- 4 STORIES •
- 7 APARTMENT UNITS •
- 4 UNITS 1B | 1B
- 3 UNITS 2B | 1B



CONTENTS

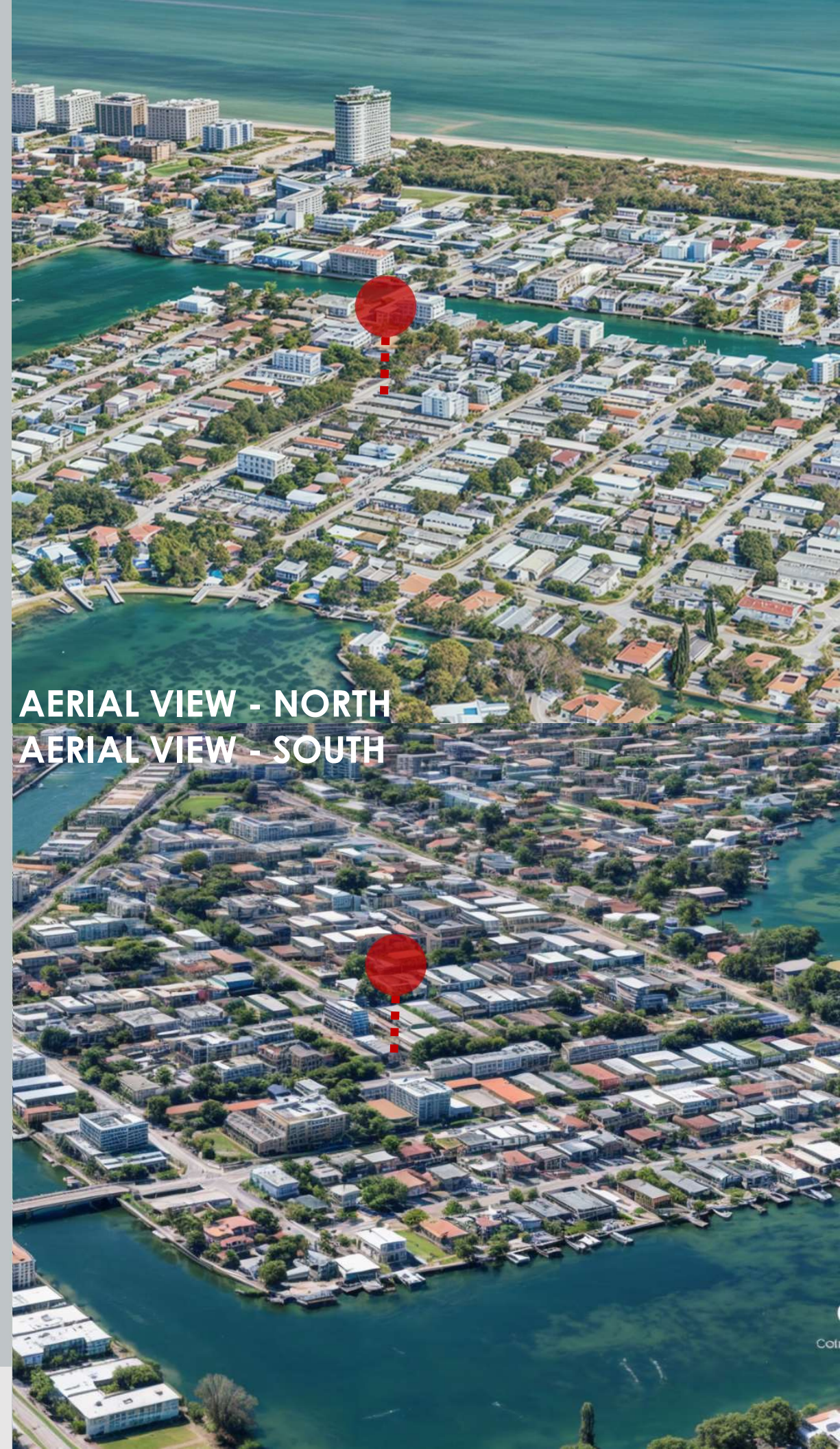
01 GENERAL LOCATION

02 CONTEXT- EXISTING CONDITION

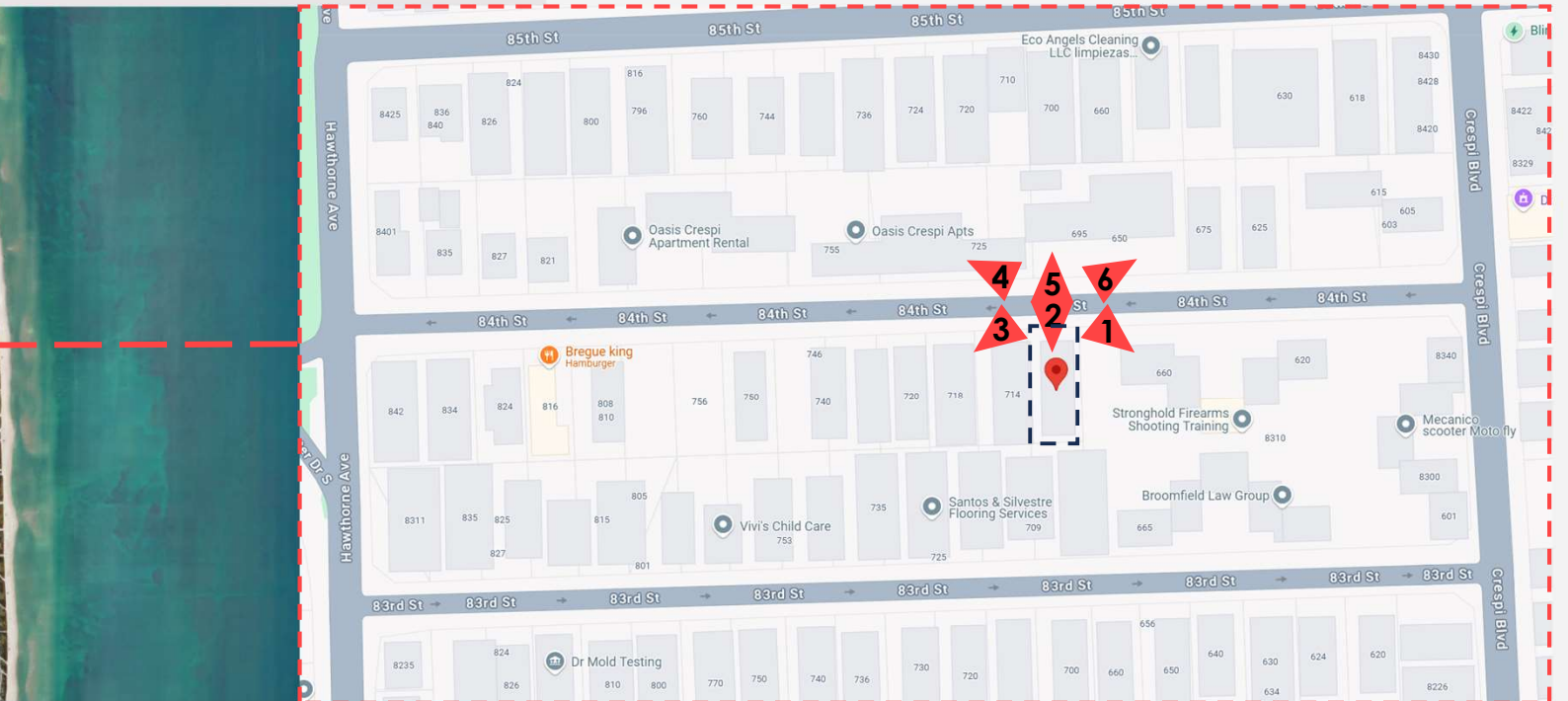
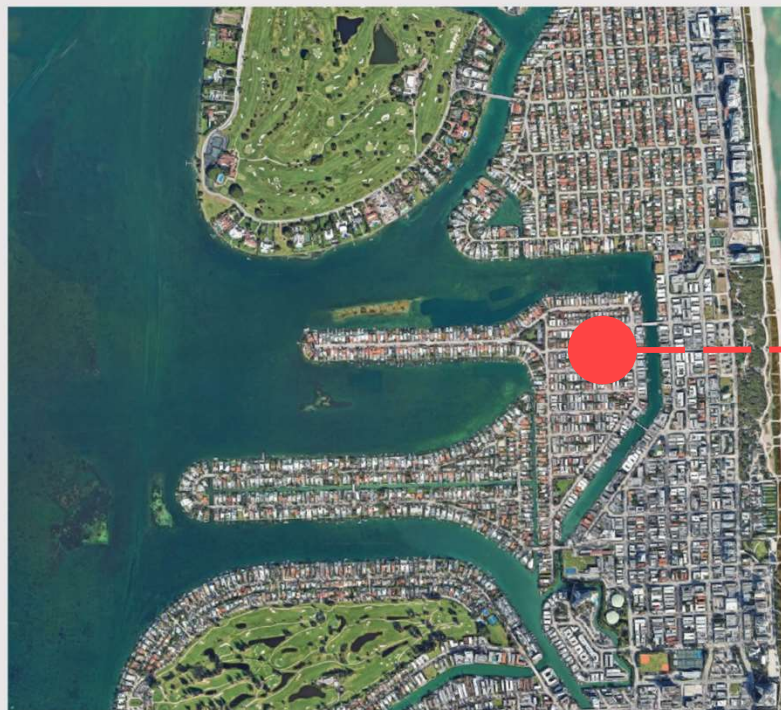
03 UPDATED PROPOSAL

04 SITE INFORMATION
AND DRAWINGS

05 PREVIOUS PROPOSALS



AERIAL VIEW - NORTH
AERIAL VIEW - SOUTH



03 UPDATED
PROPOSAL

NOV 5TH 2024

DENBORA II



◀ FRONT VIEW

PEDESTRIAN VIEW 1 ►

DENBORA II

704 84th ST | MIAMI BEACH

AXONOMETRIC ▼



PEDESTRIAN VIEW 2 ►

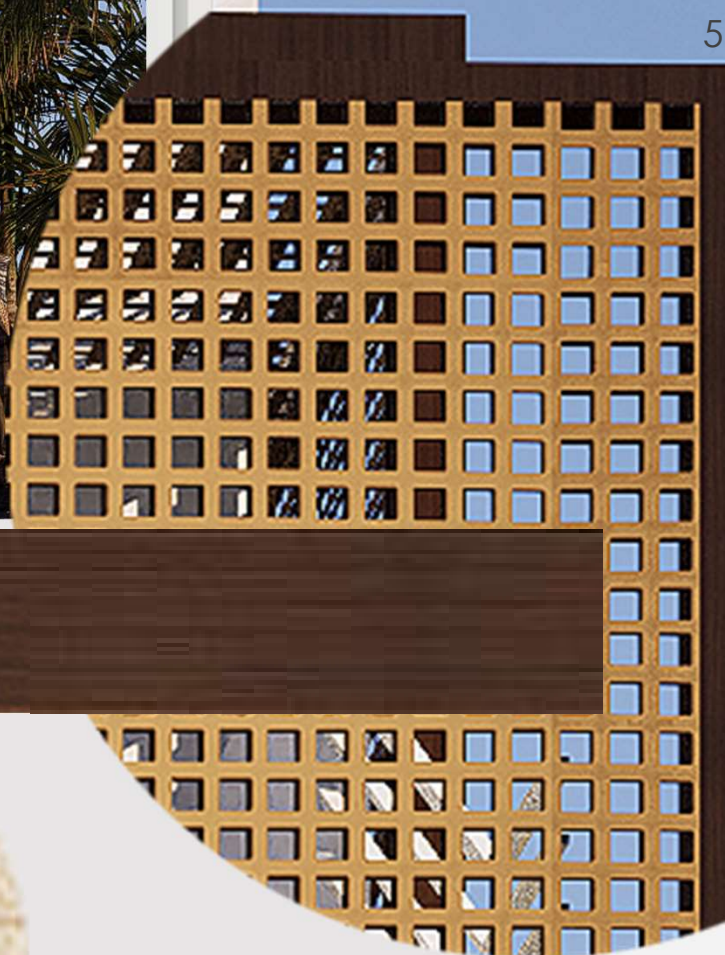
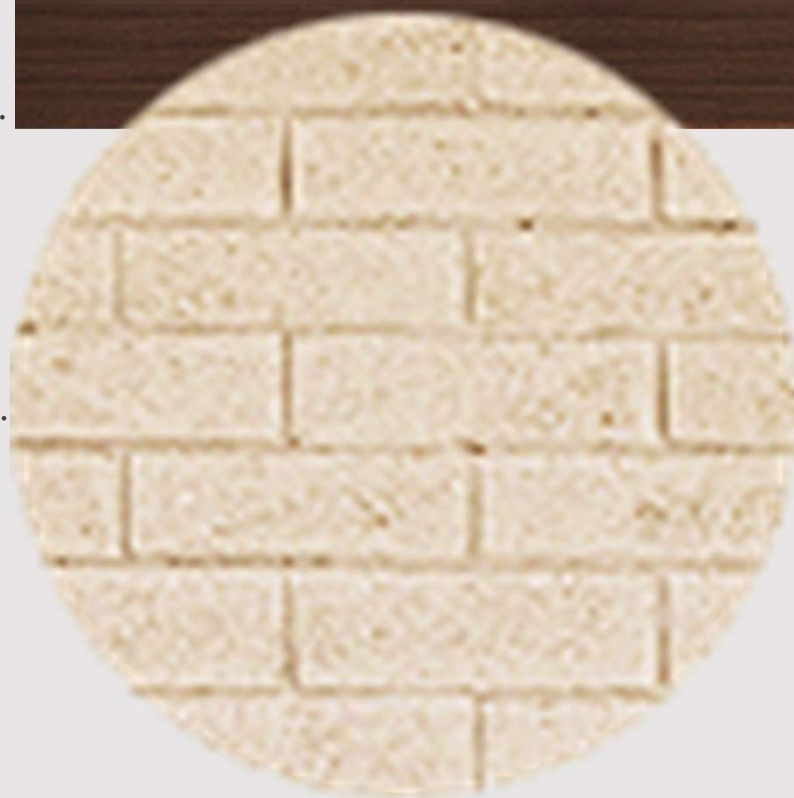
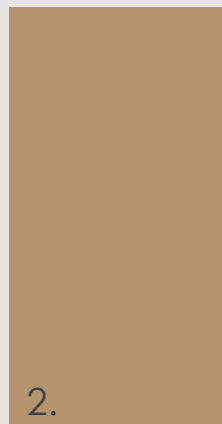
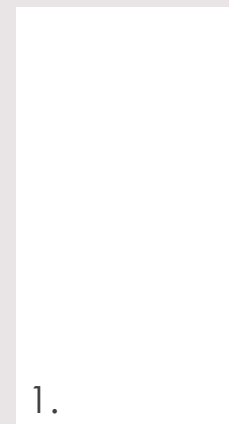
DENBORA II

704 84th ST | MIAMI BEACH

REAR VIEW ▼



MATERIAL
MOOD BOARD



6.

- 1. WHITE STUCCO SMOOTH FINISH.
- 2. BEIGE STUCCO SMOOTH FINISH.
- 3. DARK BRONZE ALUMINUM – WOOD FINISH.
- 4. BEIGE STUCCO, BRICK TEXTURE.
- 5. PERFORATED WOOD FINISH METAL PANEL.
- 6. WHITE VINYL FENCE.

04

DRAWINGS

PLANS AND ELEVATIONS

GENERAL SITE INFORMATION:

PROPERTY ADDRESS

704 84TH ST, MIAMI BEACH | FL | 33141

FOLIO #

02-3202-008-1650

LEGAL DESCRIPTION

LOT 14, BLOCK 7, BISCAYNE BEACH SUB., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 67, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

LOT NET AREA:

+/- 5,625 SF.

YEAR BUILT:

1952

SCOPE OF WORK

NEW CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING WITH 7 DWELING UNITS

GOVERNING CODES

FLORIDA FIRE PREVENTION CODE 2023
FLORIDA BUILDING CODE 2023
2023 NATIONAL ELECTRIC CODE
2023 FBC MECHANICAL
2023 FBC PLUMBING
2023 FBC ACCESSIBILITY

ZONING GUIDELINES:

ZONING: RM-1

FLOOD ZONE:

AE

ELEVATION: 8'

UNIT BREAKDOWN

	UNIT #	UNITS	UNIT AREA	UNIT TOTAL	MIN UNIT SIZE	AVERAGE UNIT SIZE
	2	UNIT A - 1B/1B	655 SF	1,310 SF		
	2	UNIT B - 1B/1B	625 SF	1,249 SF		
	2	UNIT C - 2B/1B	976 SF	1,951 SF		
	1	UNIT D - 2B/1B	1,277 SF	1,277 SF		
TOTAL	7 UNITS			5,788 SF	625 SF	826.25 SF

PARKING NOTES:

(a) PARKING SHALL BE AT GROUND LEVEL ONLY, MECHANICAL LIFTS ARE PERMITTED FULLY SCREENED FROM ADJACENT PROPERTIES AND R.O.W.
(b) EXT PARKING AND DRIVEWAY SHALL BE OF SEMI-PERVOIUS OR PERVIOUS MATERIALS
(c) WHEEL STOPS SHALL BE LOW PROFILE AND 5 FT MAX.
(d) ALL PARKING AREAS SHALL MEET THE MINIMUM FRONT AND REAR YARD SETBACK REQUIREMENTS FOR BUILDINGS
(e) ONE-WAY DRIVEWAY CURB CUT, 10 FT MAX WIDTH / IF APPROVED BY DRB TWO SEPARATE ONE-WAY CURB CUTS MAY BE PERMITTED.
(f) N/A

DESIGN AND RESILIENCY STANDARDS

(a) N/A
(b) N/A
(c) DWELLING UNITS TO INCORPORATE NATURAL LIGHT FROM AT LEAST TWO ELEVATIONS FROM THE BUILDING VOLUME
(d) INCORPORATE NATURALLY LANDSCAPE AREAS AT GROUND LEVEL, IN ADDITION TO THE MINIMUM SETBACK, 5% OF LOT AREA
(e) A NON-EMERGENCY STAIR FROM LOBBY OR EXTERIOR AND ACCESSING THE 1ST THREE RESIDENTIAL FLOORS, DESIGN OPENED IS REQUIRED
(f) RETAINING WALLS WITH HIGH QUALITY APPEARANCE
(g) LANDSCAPING WITHIN VIEW CORRIDORS SHALL BE MAINTAINED AT 3 FT MAX FROM SIDEWALK ELEVATION
(h) IF EXISTING ELEVATION IS MODIFIED, RETAIN ALL STORMWATER ON SITE

NOTE:

NEW CONSTRUCTION HERE WILL REQUIRE REVIEW AND APPROVAL OF THE DESIGN REVIEW BOARD. ONCE A DESIGN SET OF DRAWINGS IS READY TO SUBMIT AS PER A CHECK LIST TO BE PROVIDED AND AN APPLICATION IS COMPLETED ONLINE, THE PROCESS TAKES 3-4 MONTHS. IT MAY ALSO REQUIRE SOME LEVEL OF TRAFFIC STUDY.
THE FIRST STEP IN THE PROCESS IS TO FILE THE APPLICATION ONLINE ONCE THERE IS SOME DRAWINGS TO REVIEW. AFTER THIS THE AHJ WILL SCHEDULE A PRE-APPLICATION MEETING TO REVIEW THE PROJECT AND PROVIDE COMMENTS BEFORE A FORMAL SUBMITTAL.

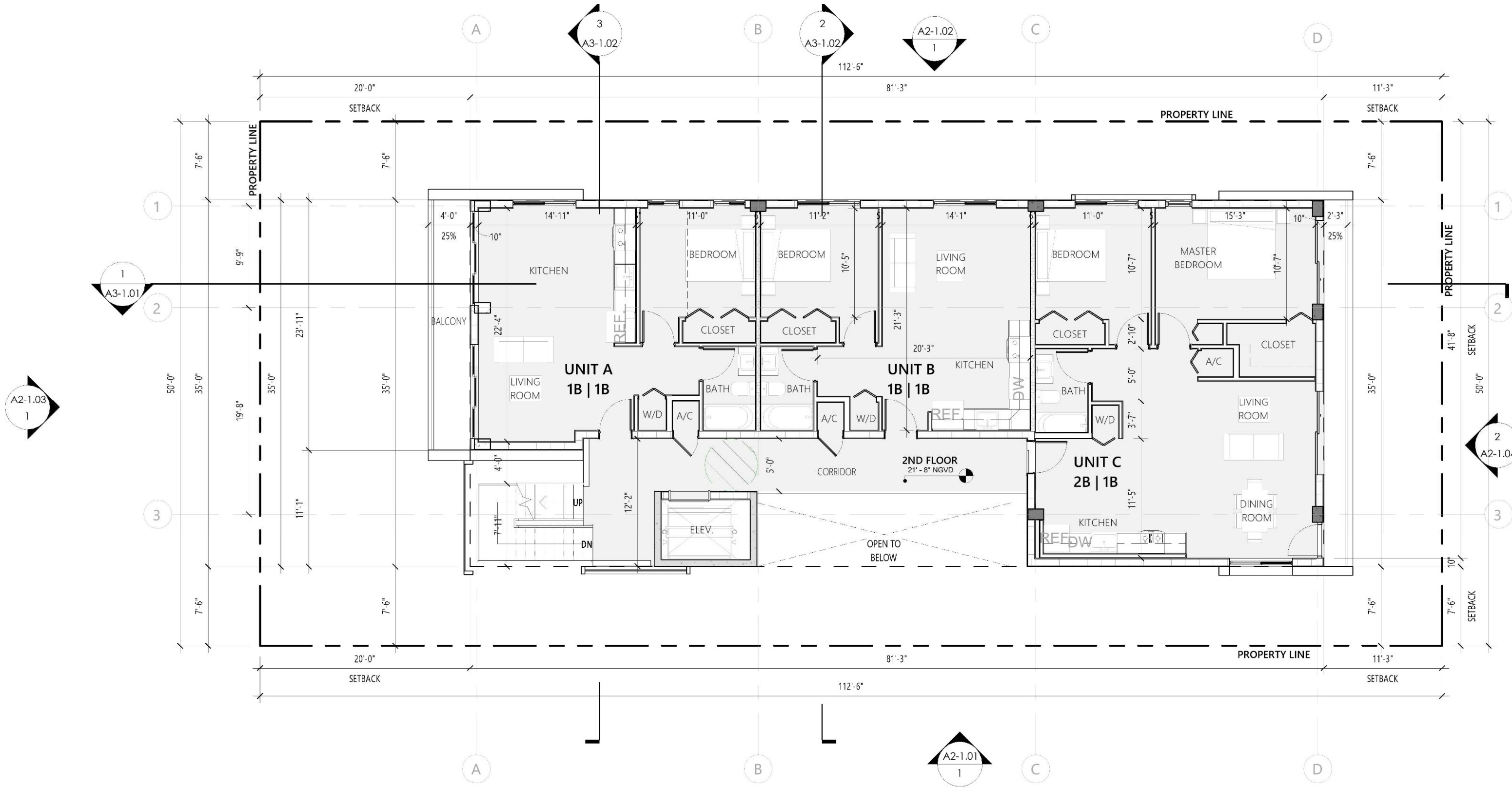
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET											
ITEM #	Zoning Information										
1	Address:	704 84TH ST MIAMI BEACH FL 33141									
2	Board and file numbers :	DRB FILE NUMBER: DRB23-0960									
3	Folio number(s):	02-3202-008-1650									
4	Year constructed:	1940	Zoning District:	RM-1 - MULTI FAMILY, LOW INTENSITY							
5	Based Flood Elevation:	8.0 N.G.V.D.	Grade value in NGVD:	4.23' N.G.V.D.							
6	Adjusted grade (Flood+Grade/2):	6,115' N.G.V.D.	Lot Area:	5,625 SF							
7	Lot width:	50'	Lot Depth:	112' 6"							
8	Minimum Unit Size	625 SF	Average Unit Size	825 SF							
9	Existing use:	SINGLE FAMILY	Proposed use:	MULTI-FAMILY							
		Maximum	Existing	Proposed	Deficiencies		Parking	Required	Existing	Proposed	Deficiencies
10	Height	50' 0"	14' 3"	40' 0"	N/A	39	Parking district	1	1	1	
11	Number of Stories	4	1	4	N/A	40	Total # of parking spaces	0	1	5	
12	FAR	5,625 SF x 1.25=7,031.25 SF	1,985 SF	7,030 SF	N/A	41	# of parking spaces per use (Provide a calculation)	N/A			
13	Gross square footage	N/A				42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
14	Square Footage by use	N/A				43	Parking Space Dimensions	8 1/2' X 18'		8 1/2' X 18'	
15	Number of units Residential	N/A				44	Parking Space configuration (45o,60o,90o,Parallel)			90o	
16	Number of units Hotel	N/A				45	ADA Spaces	N/A			
17	Number of seats	N/A				46	Tandem Spaces	N/A			
18	Occupancy load	N/A				47	Drive aisle width	12' 0"		10' 0"	
						48	Valet drop off and pick up	N/A			
						49	Loading zones and Trash collection areas	N/A			
						50	racks	N/A			
	Setbacks	Required	Existing	Proposed	Deficiencies		Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
19	Front Setback:	N/A				51	Type of use	N/A			
20	Side Setback:	N/A				52	Total # of seats	N/A			
21	Side Setback:	N/A				53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
22	Side Setback facing street:	N/A				54	Total occupant content	N/A			
23	Rear Setback:	N/A				55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			
	At Grade Parking:										
24	Front Setback:	20'-0"	18'-9"	20' 0"		56	Is this a contributing building?		Yes		
25	Side Setback:	5'-0"	5'-0"	7' 6"		57	Located within a Local Historic District?		Yes		
26	Side Setback:	5'-0"	5'-0"	7' 6"							
27	Side Setback facing street:	N/A									
28	Rear Setback:	10% lot depth= 11'-3"	46'-9"	11' 3"							
	Pedestal:										
29	Front Setback:	20' 0"	9' 9"	20' 0"							
30	Side Setback:	7' 6"	7' 8"	7' 6"							
31	Side Setback:	7' 6"	9' 8"	7' 6"							
32	Side Setback facing street:	N/A									
33	Rear Setback:	11' 3"	11' 11"	11' 3"							
	Tower:										
34	Front Setback:	N/A									
35	Side Setback:	N/A									
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies						
36	Side Setback:	7' 6"	7' 8" / 9' 8"	7' 6"							
37	Side Setback facing street:	N/A									
38	Rear Setback:	5'-0"	7' 4"	11' 3"							
	Front Setback:	20' 0"	9' 9" "	20' 0"							

G R O U N D F L O O R P L A N



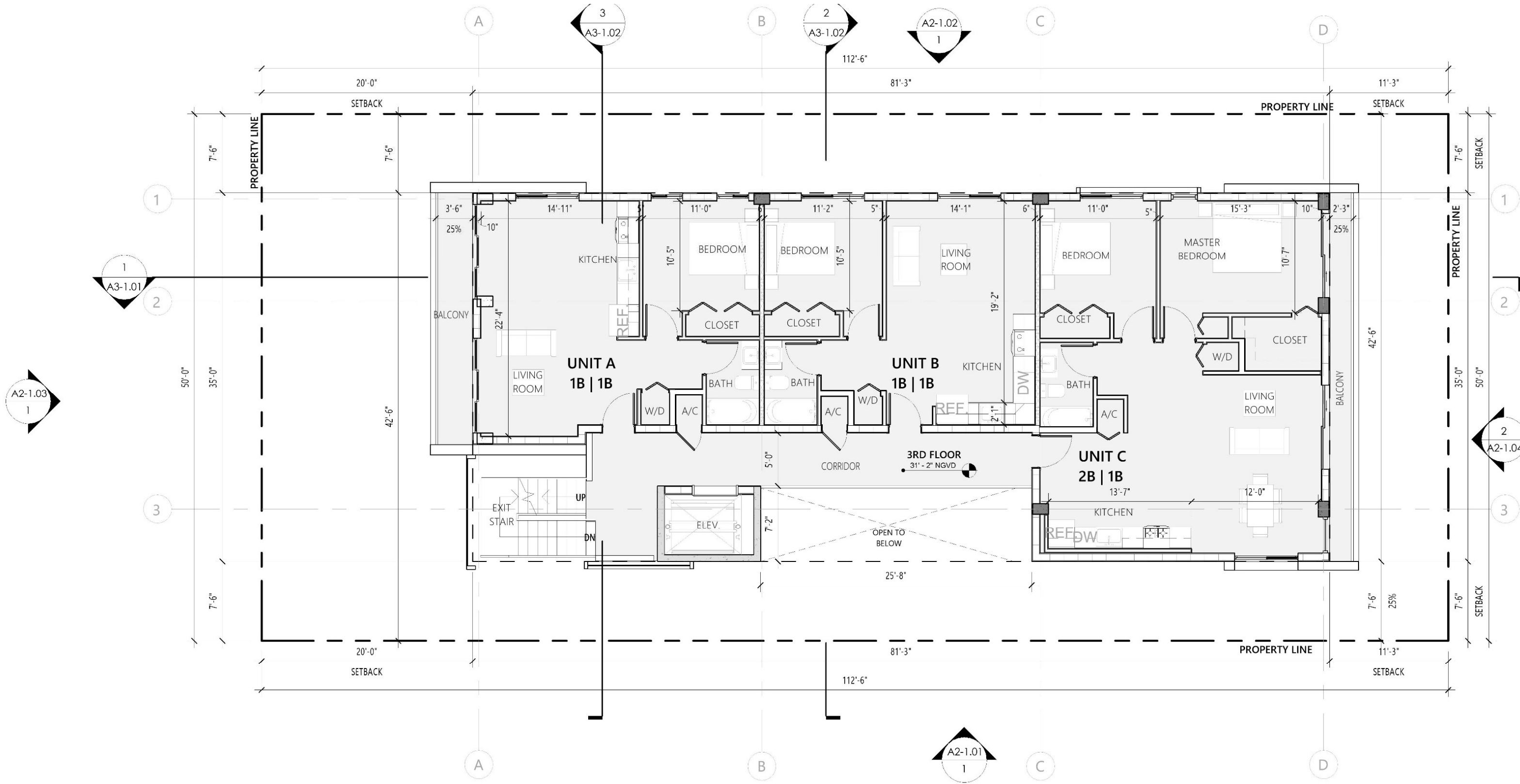
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S E C O N D F L O O R P L A N



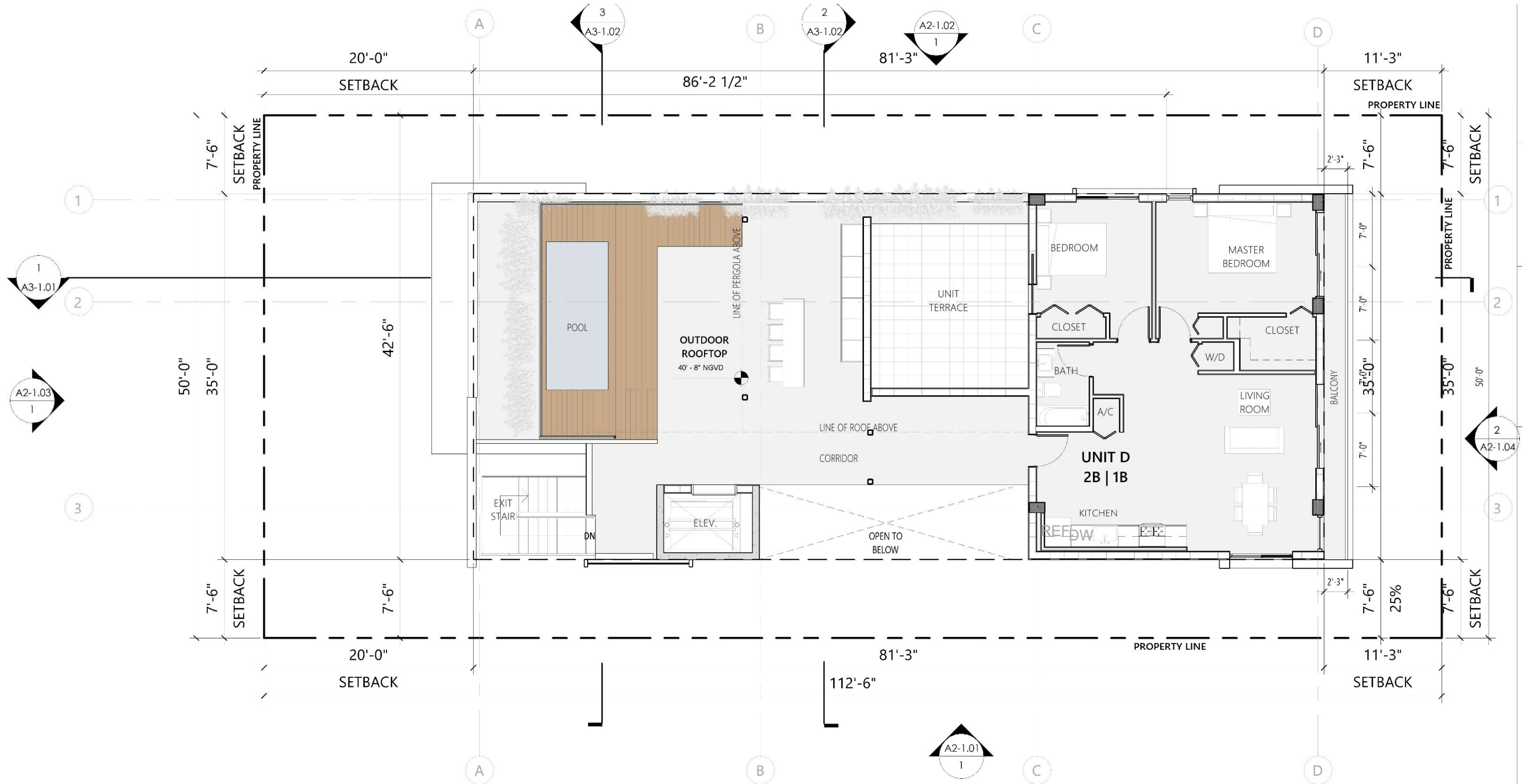
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T H I R D F L O O R P L A N



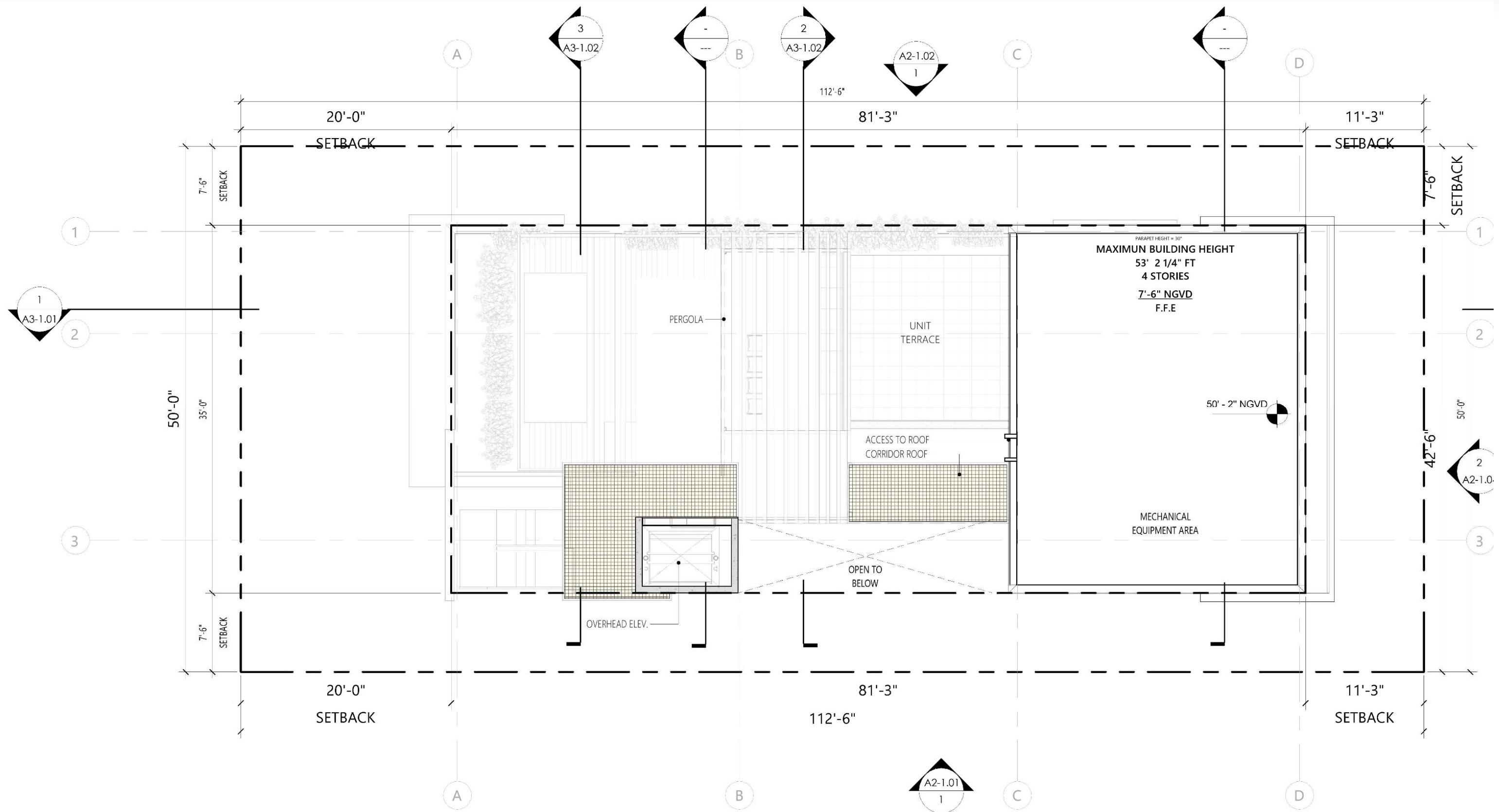
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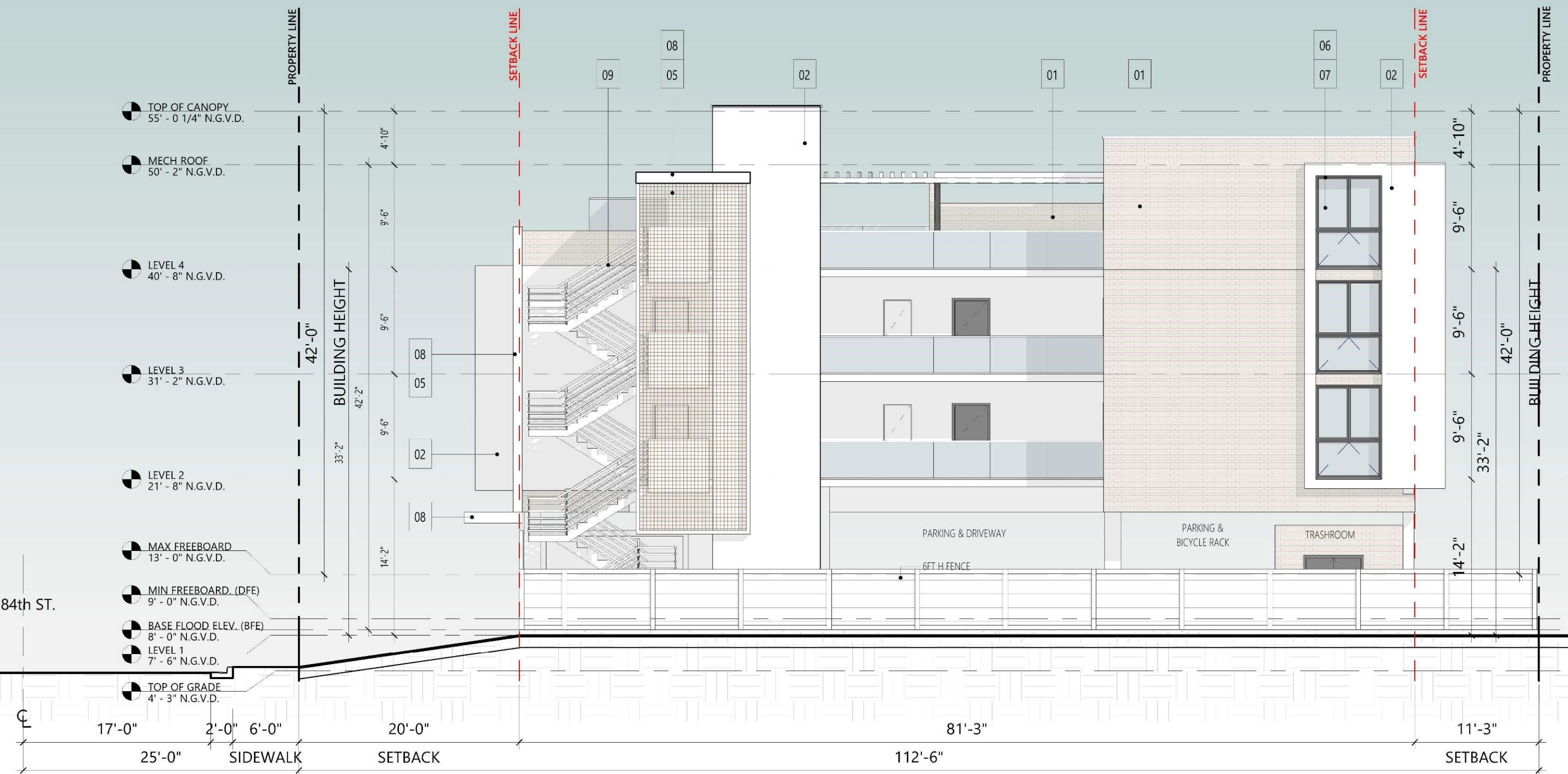


D E N B O R A I I

R O O F F L O O R P L A N

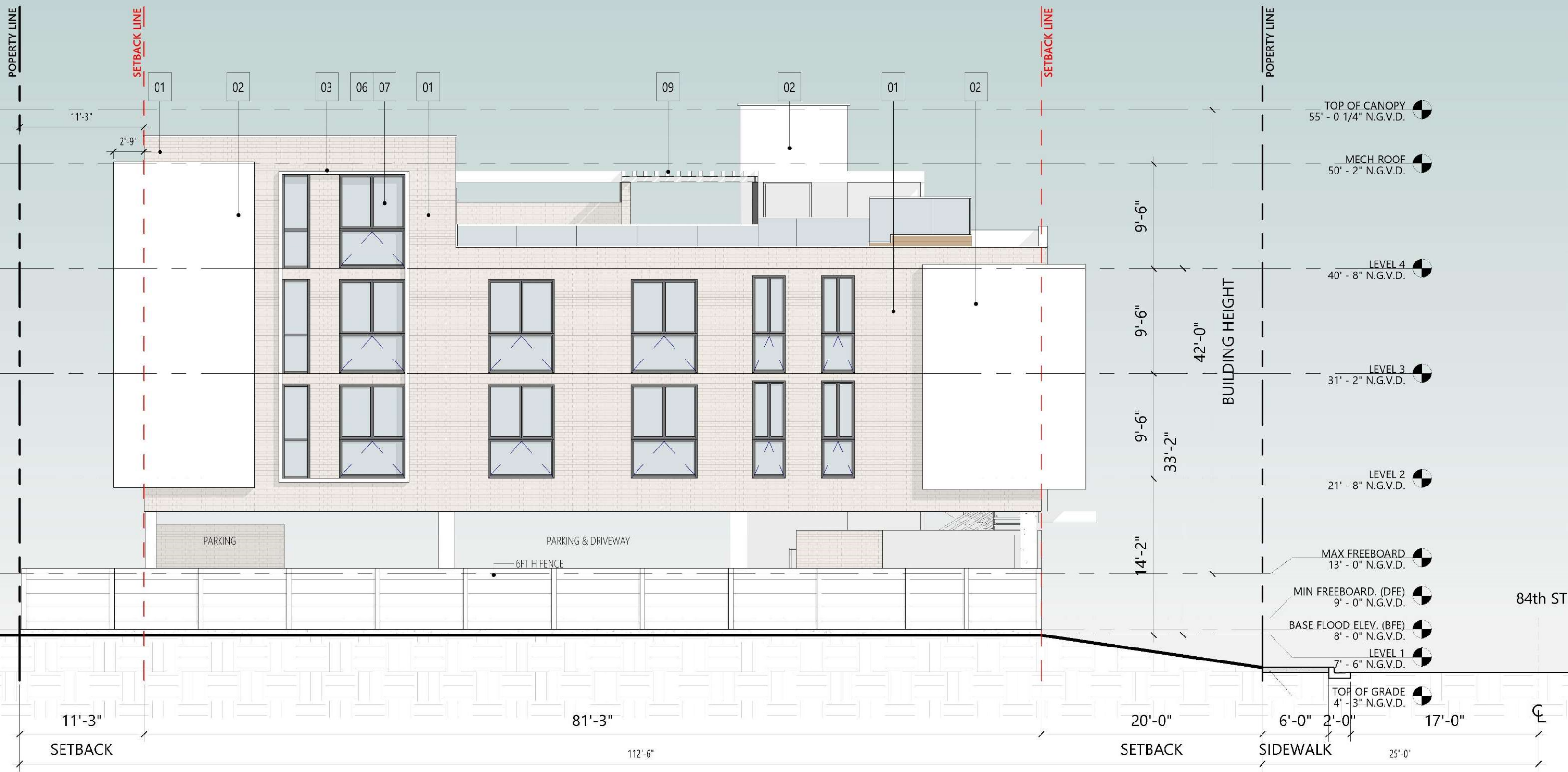


N O R T H E L E V A T I O N



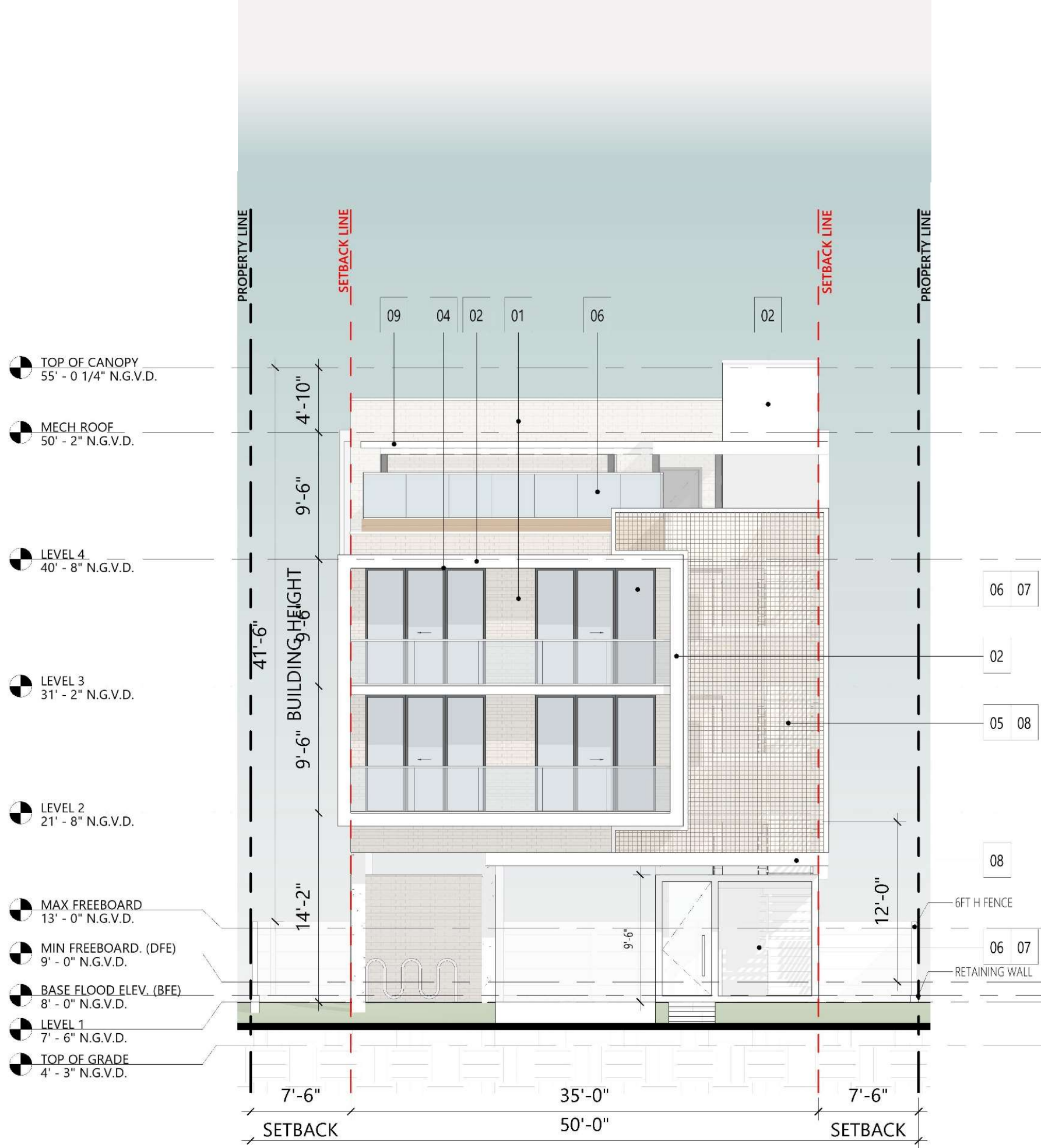
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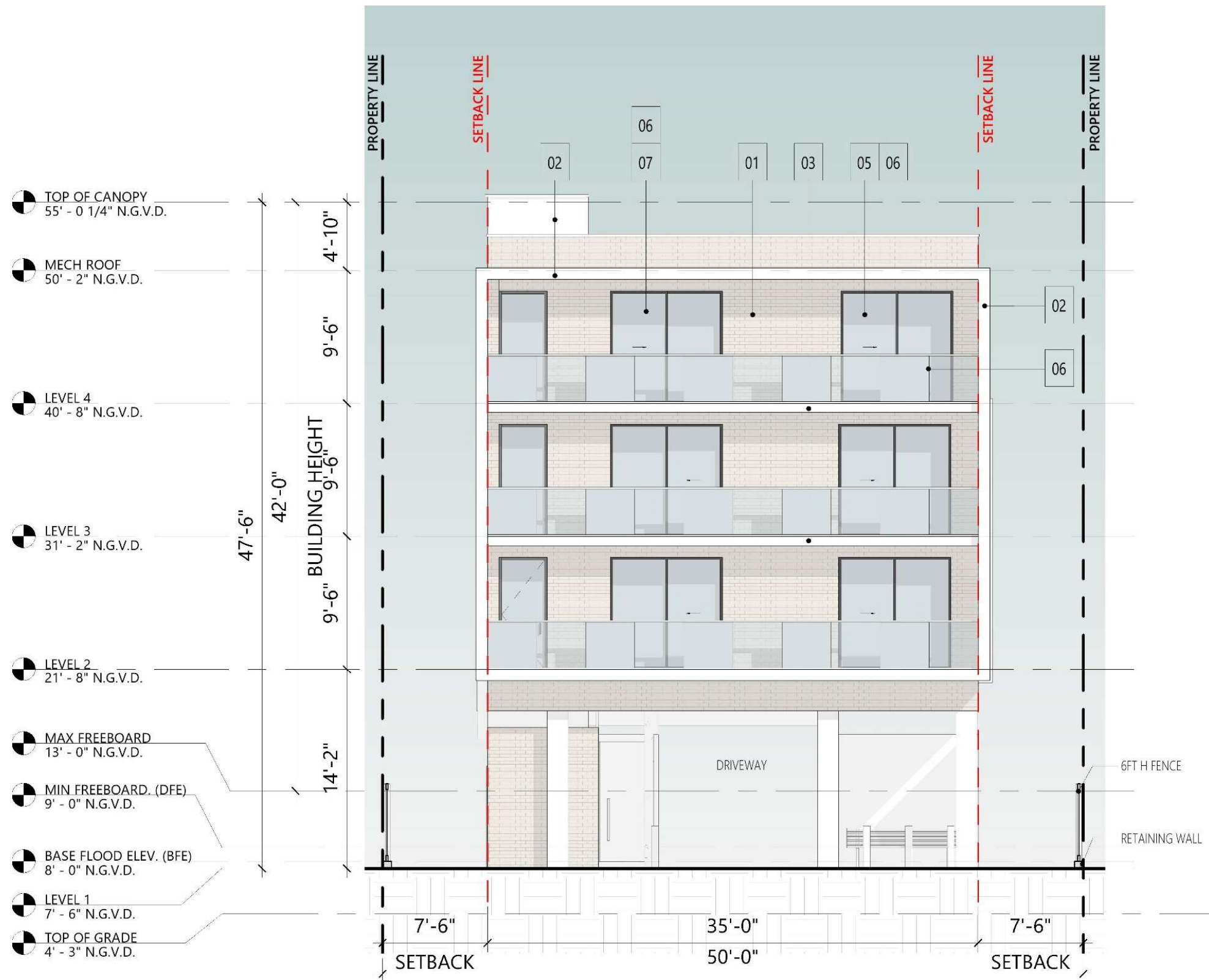
D E N B O R A I I

W E S T E L E V A T I O N



D E N B O R A | I

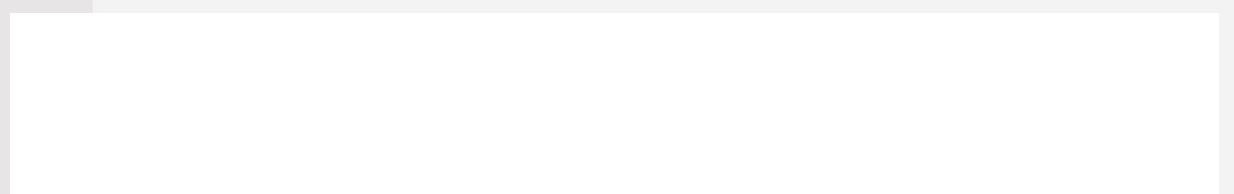
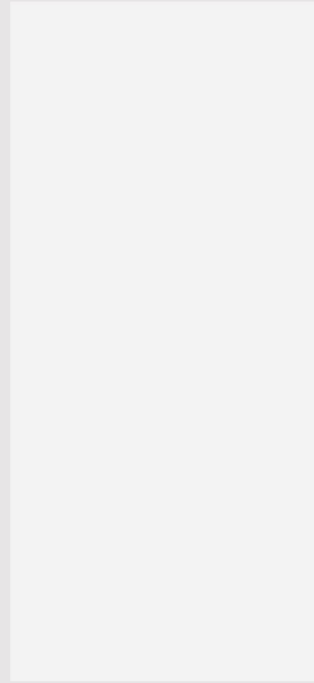
E A S T E L E V A T I O N



05

PREVIOUS

PROPOSALS







— T H A N K Y O U —

DENBORA II

7 0 4 8 4 t h S T | M I A M I B E A C H

