



**424 W DI LIDO DRIVE**

DESIGN REVIEW BOARD HEARING – MARCH 13, 2025

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	PROJECT INFORMATION				
1	ADDRESS:	424 WEST DI LIDO DRIVE, MIAMI BEACH, FL 33139			
2	FOLIO NUMBER:	02-3232-011-0280			
3	BOARD AND FILE NUMBER:	DESIGN REVIEW BOARD - DRB24-1060			
4	YEAR BUILT:	1994	ZONING DISTRICT:	RS-3	
5	BASE FLOOD ELEVATION:	AE 9'-0"	GRADE VALUE IN NGVD	4.3' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2):	7.15' NGVD	FREE BOARD:	5'-0"	
7	30" ABOVE GRADE:	6.8' NGVD	LOT AREA:	21,874 SF	
8	LOT WIDTH:	120'-0"	LOT DEPTH:	175'-0"	
9	MAX LOT COVERAGE SF AND %:	6,562 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	6,074 SF (27.8%)	
10	EXISTING LOT COVERAGE SF AND %:	N/A - DEMO	NET LOT COVERAGE (GARAGE-STORAGE)	N/A	
11	FRONT YARD OPEN SPACE SF AND %:	TBD SF (TBD%)	REAR YARD OPEN SPACE SF AND %:	TBD (TBD%)	
12	MAX UNIT SIZE SF AND %:	10,500 SF (50%)	PROPOSED UNIT SIZE SF AND %:	7,561 SF (36.1%)	
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	4,239 SF (20.2%)	
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR UNIT SIZE:	2,997 SF (14.3%)	
15	PROPOSED ROOF DECK AREA SF AND %:	N/A			
16					
17					
	ZONING INFORMATION / CALCULATION	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
19	HEIGHT:	31'-0" W/ UNDERSTORY	24'-0"	31'-0"	NONE W/ UNDERSTORY
20	FRONT SETBACKS:				
	FRONT FIRST LEVEL:	30'-0"	29'-11"	30'-0"	COMPLIES
	FRONT SECOND LEVEL:	30'-0"	71'-11"	49'-2 1/2"	COMPLIES
21	FRONT SECOND LEVEL IF LOT COVERAGE IS 25% OR GREATER:	LOT COVERAGE = 27.8% > 25%			
	A) AT LEAST 35% OF THE FRONT FACADE SHALL BE SETBACK 5' FROM THE MINIMUM REQUIRED SETBACK (120' LOT WIDTH)	35% OF 120' = 42'-0" W/ ADD'L SETBACK > 5'	N/A	ENTIRE 2 FLR. FACADE @ 49'-2 1/2" SETBACK MIN. SETBACK = 30'-0"	COMPLIES
	B) AT LEAST 50% OF THE SECOND FLOOR ALONG A SIDE ELEVATION FACING A STREET SHALL BE SETBACK 5' FROM THE MINIMUM REQUIRED SETBACK (175' LOT DEPTH)	50% OF 175' = 87'-6" W/ ADD'L SETBACK > 5'	N/A	ENTIRE 2 FLR. FACADE @ 20'-0" SETBACK MIN. SETBACK = 15'-0"	COMPLIES
22	SUM OF SIDE YARD:	30'-0" (25%)	TBD	30'-0"	COMPLIES
23	SIDE 1:	15'-0"	N/A	15'-0"	COMPLIES
24	SIDE 2 OR (FACING STREET):	15'-0"	N/A	15'-0"	COMPLIES
25	REAR:	26'-3" (15% LOT DEPTH)	N/A	27'-5 1/2"	COMPLIES
26	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	N/A	-
27	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	15'-0"	N/A	N/A	-
28	ACCESSORY STRUCTURE REAR:	7'-6"	N/A	N/A	-
29	LOCATED WITHIN A LOCAL HISTORIC DISTRICT:		NO		
30	INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE:		NO		
31	HOME DETERMINED ARCHITECTURALLY SIGNIFICANT BY CMB:		NO		
NOTES:					
VARIANCE REQUESTED FOR PROPOSED UNDERSTORY - FILL REQUESTED AS SHOWN ON PLANS AND SITE SECTIONS					
WAIVER OF MAX. PERIMETER WALL HEIGHT REQUESTED ALONG VENETIAN CAUSEWAY DUE TO LARGE ELEVATION CHANGE FOR VENETIAN CAUSEWAY BRIDGE					



LOCATION MAP





NEIGHBORHOOD AERIAL VIEW



AERIAL LOCATION MAP





**1** **320 W DI LIDO DRIVE**  
CONSTRUCTION IN PROGRESS



**2** **404 W DI LIDO DRIVE**  
EXISTING ONE STORY RESIDENCE



**3** **409/ 405 W DI LIDO DRIVE**  
EXISTING ONE STORY RESIDENCE



**4** **412 W DI LIDO DRIVE**  
EXISTING TWO STORY RESIDENCE





**5** **425 W DI LIDO DRIVE**  
EXISTING TWO STORY RESIDENCE



**6** **424 W DI LIDO DRIVE**  
SUBJECT PROPERTY / FRONT SIDE



**7** **STREET VIEW**  
VENETIAN CAUSEWAY FACING SOUTH



**8** **STREET VIEW**  
VENETIAN CAUSEWAY FACING SOUTH





**9 STREET VIEW**  
VENETIAN CAUSEWAY FACING SOUTH



**10 Street View**  
SUBJECT PROPERTY / VENETIAN CAUSEWAY FACING SOUTH



**11 Street View**  
VENETIAN CAUSEWAY FACING EAST



**12 Street View**  
VENETIAN CAUSEWAY FACING EAST

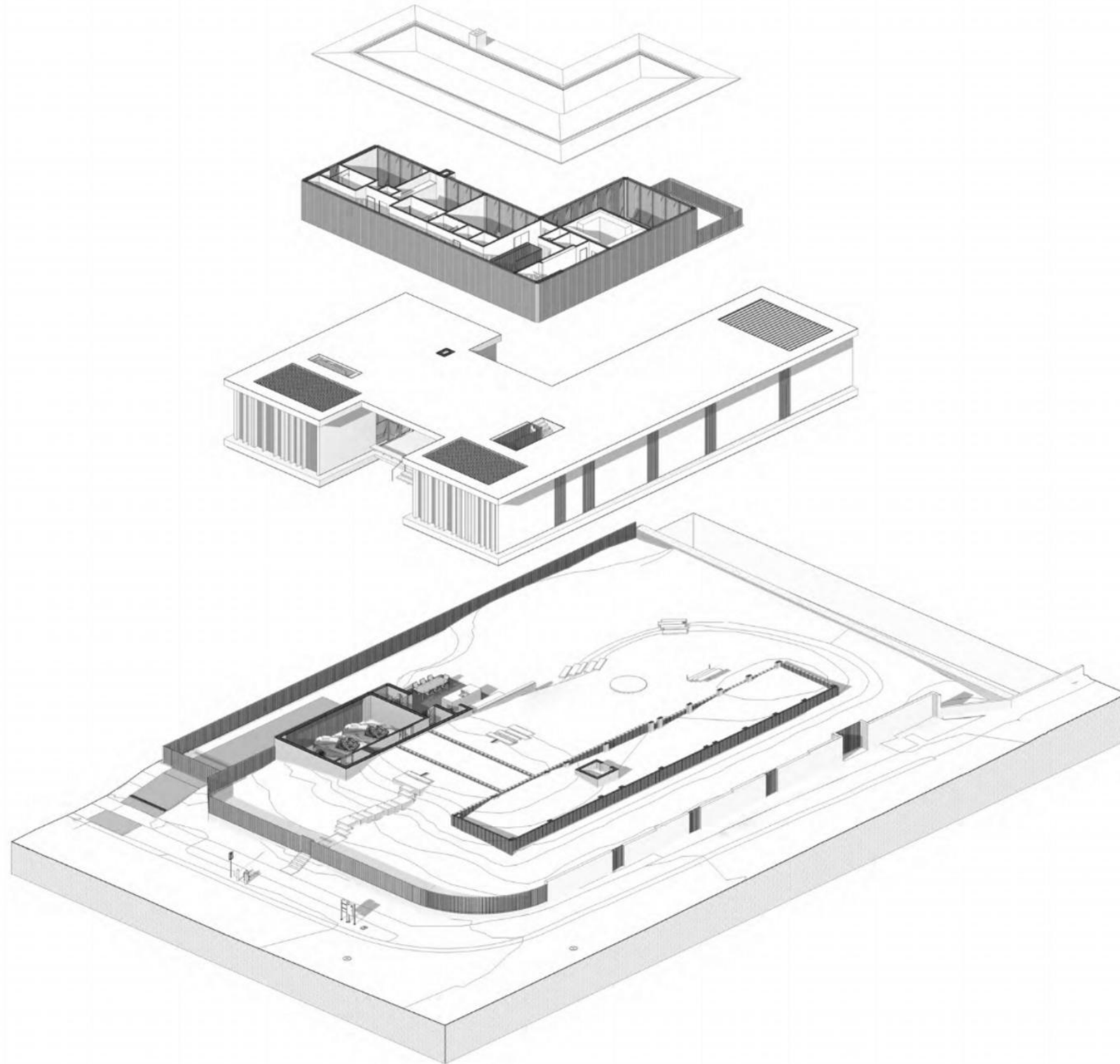






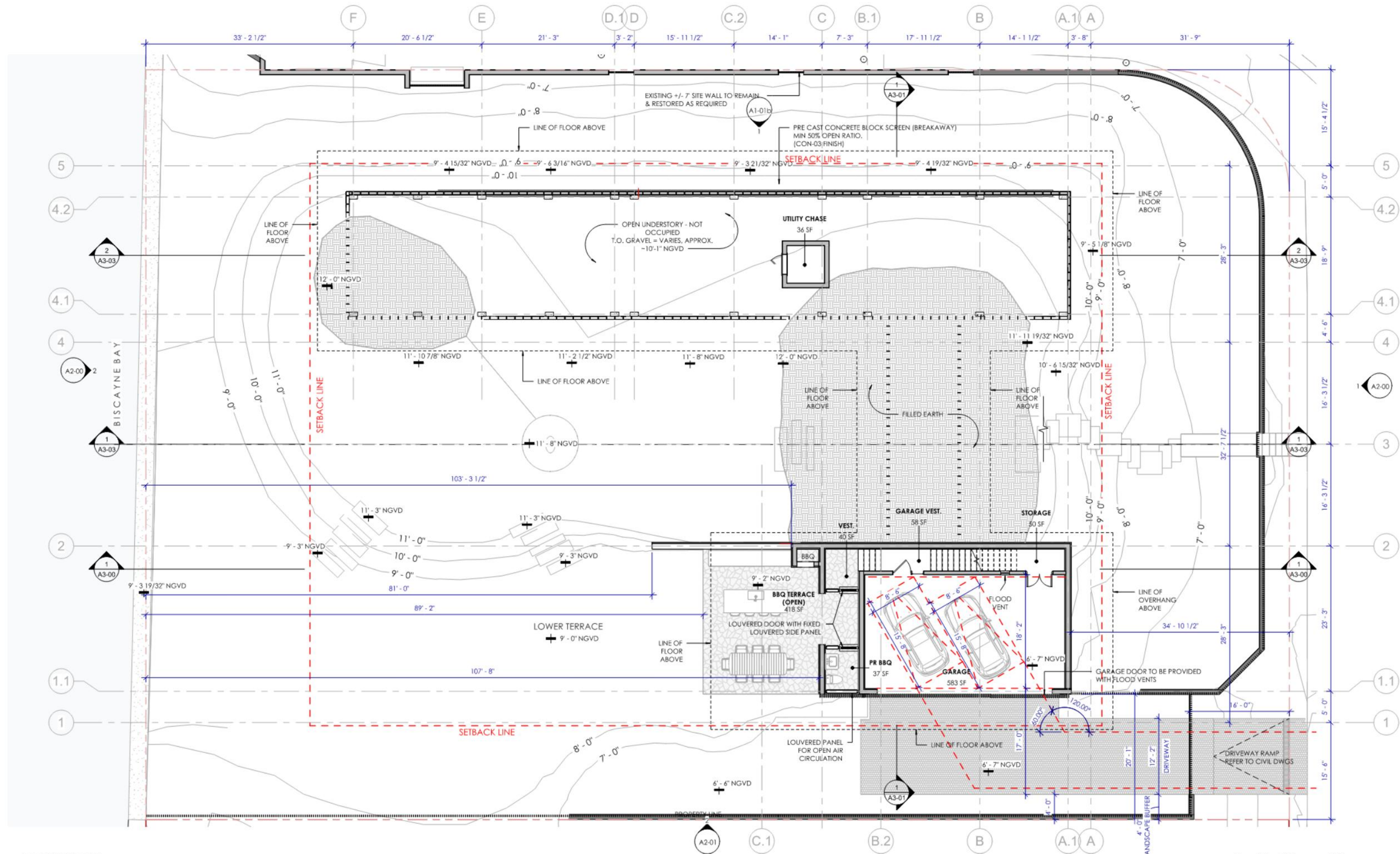








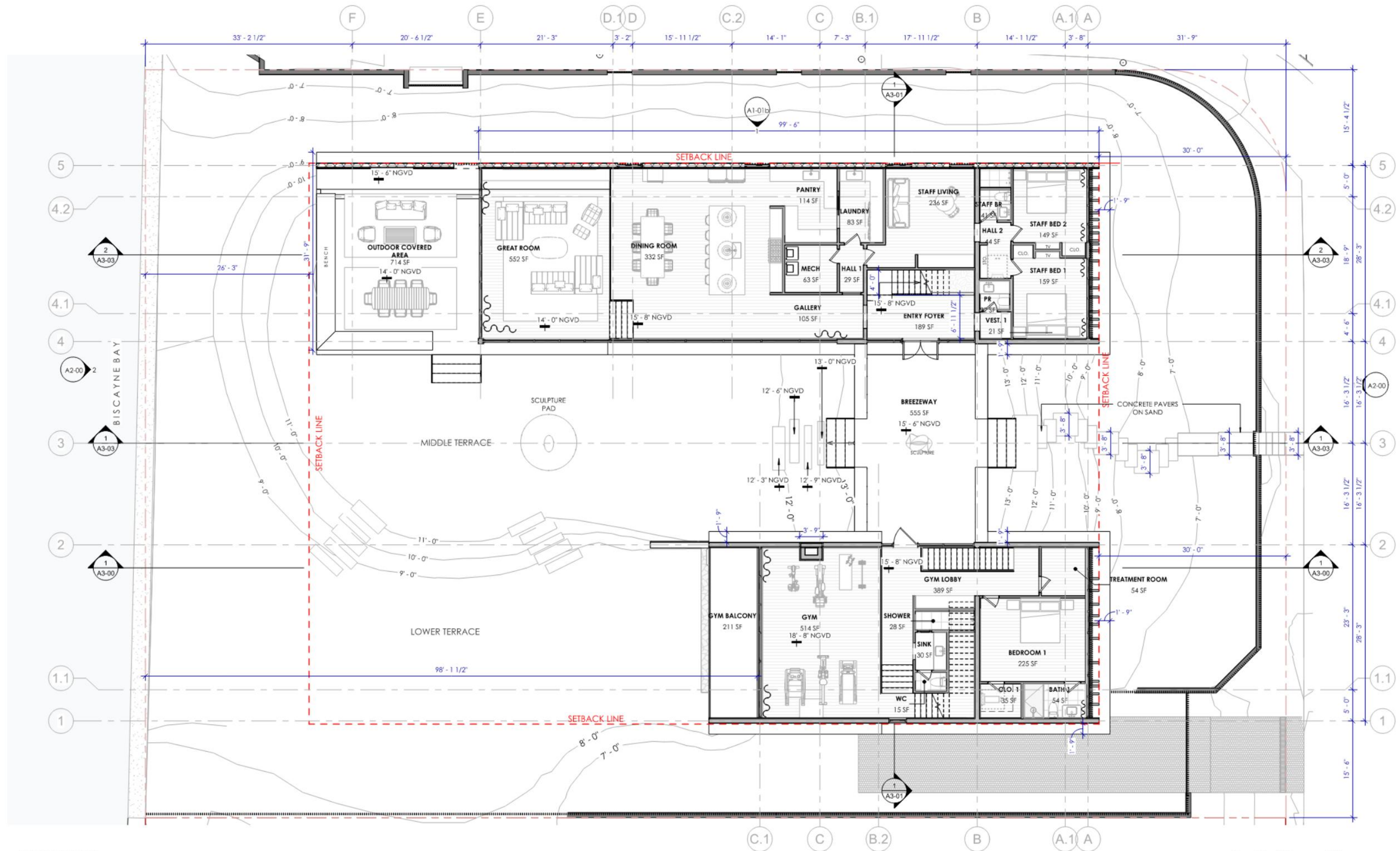




1 UNDERSTORY PLAN  
SCALE: 1/8" = 1'-0"

0' 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"

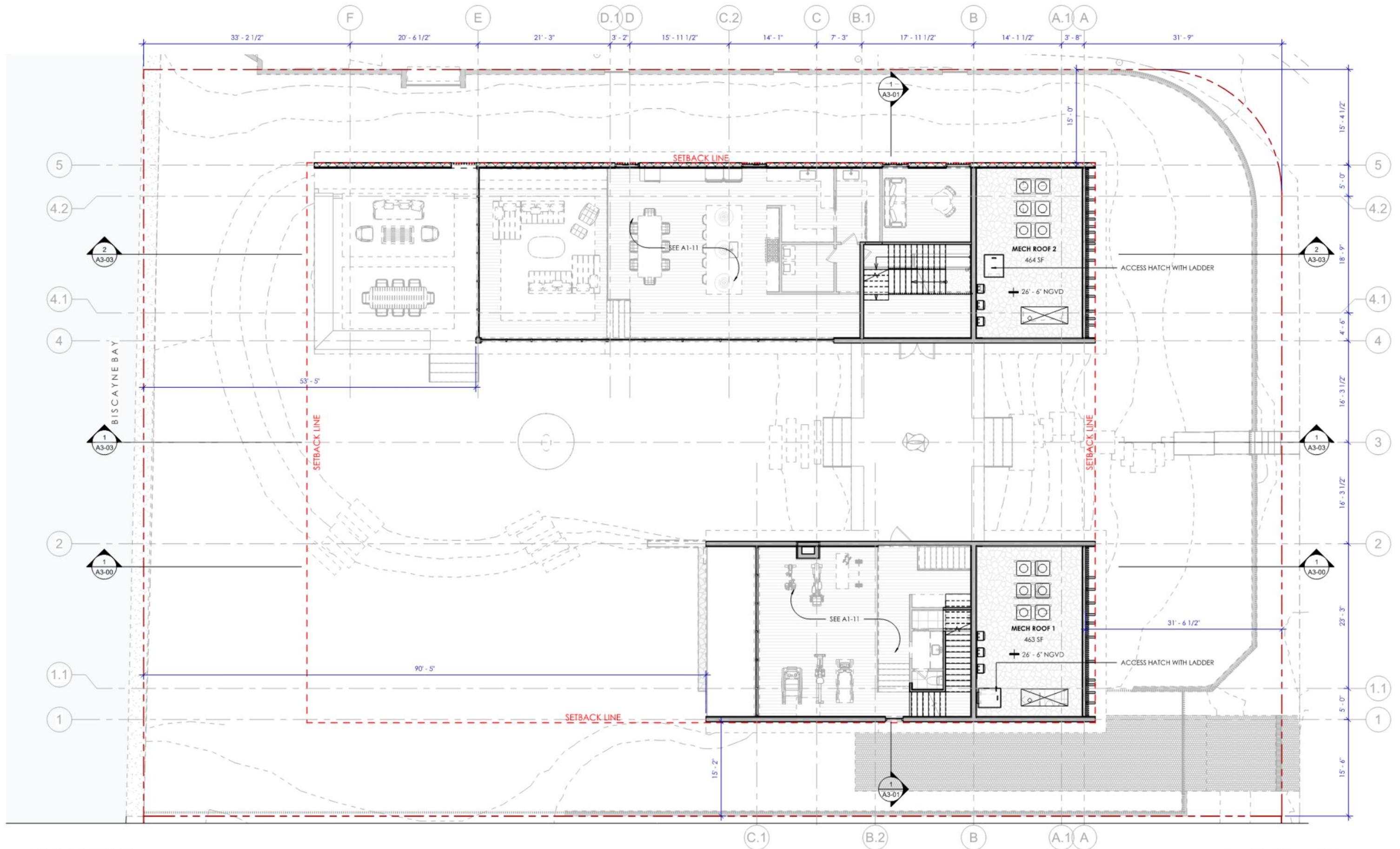




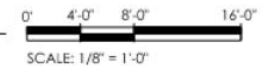
1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

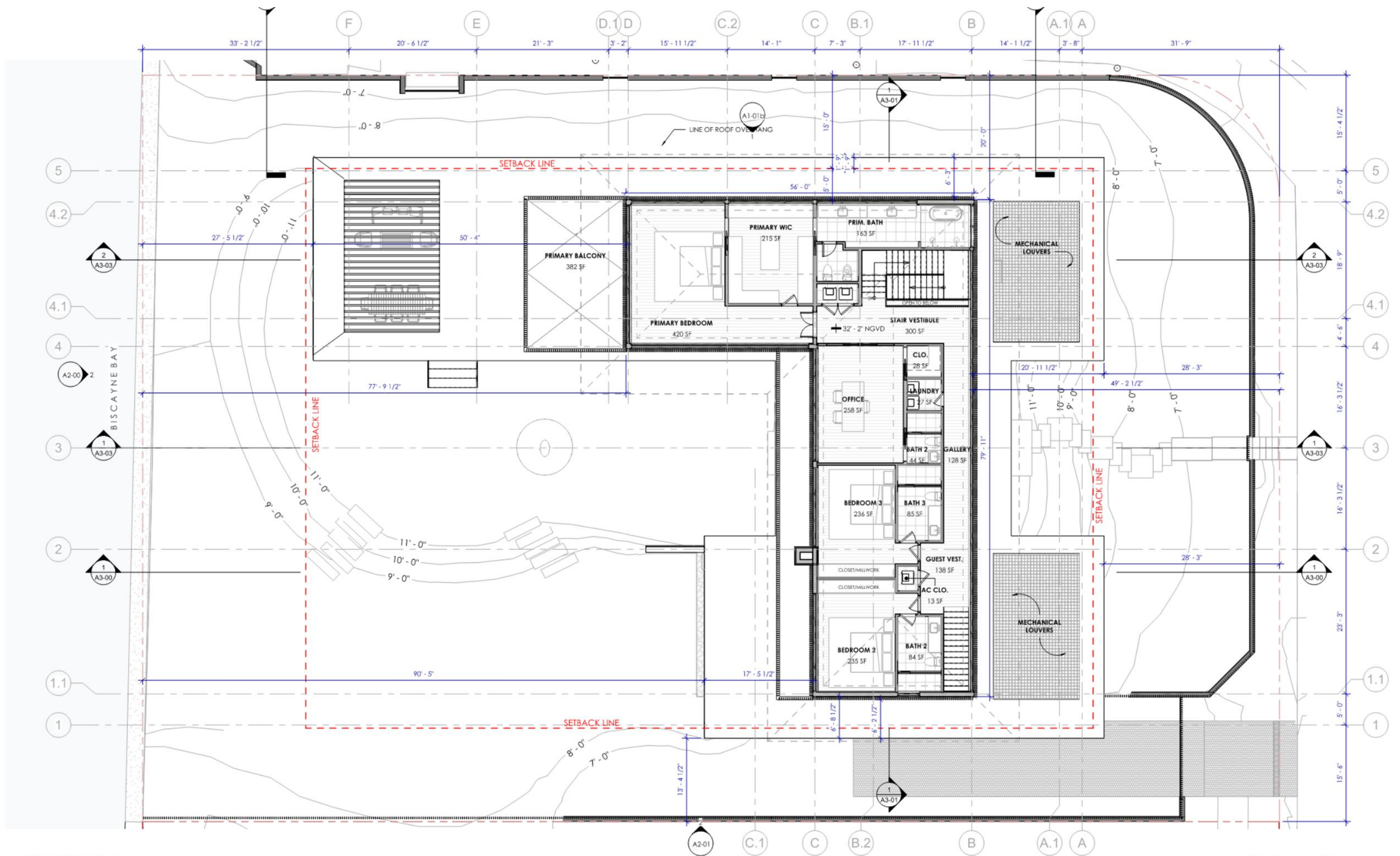
0' 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"





1 MEZZANINE FLOOR PLAN  
SCALE: 1/8" = 1'-0"

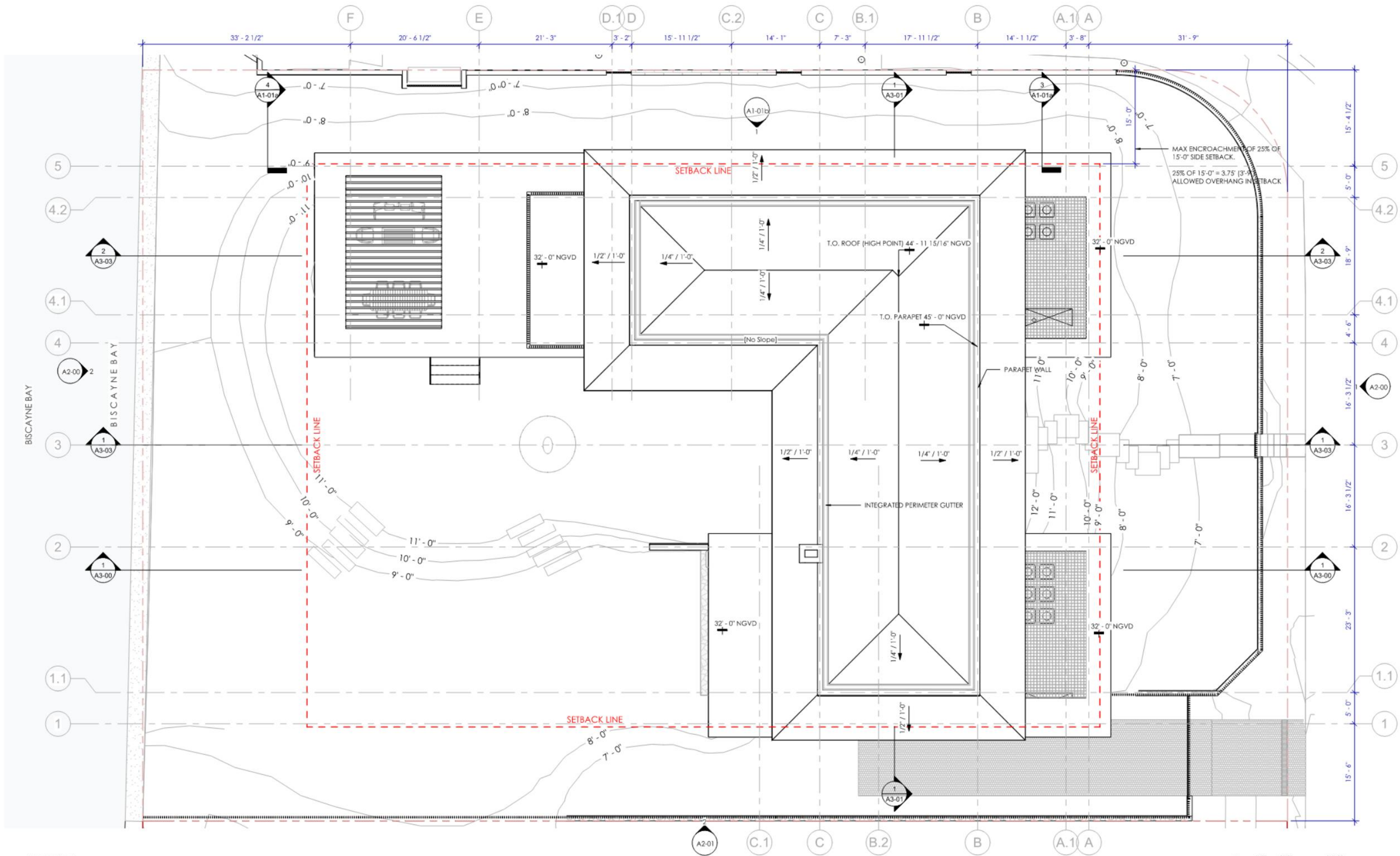




1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

0' 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"












1 ROOF PLAN  
SCALE: 1/8" = 1'-0"

0' 4'-0" 8'-0" 16'-0"  
SCALE: 1/8" = 1'-0"





# MATERIAL BOARD

<p><b>STN-01</b> Natural Oolite Stone Square Cut Pavers - Natural Finish</p>  <p>①</p>	<p><b>STN-02</b> Rough-cut Limestone</p>  <p>②</p>	<p><b>CON-01</b> Microtopping Matte Concrete Finish</p>  <p>③</p>	<p><b>CON-02</b> Board-Formed Concrete Matte Finish</p>  <p>④</p>	<p><b>ALU-01   ALU-04</b> Wood-Look Vertical Aluminum Slats Walnut Finish</p>  <p>⑤</p>	<p><b>ALU-02</b> Anodized Aluminum Window Frames Brushed Bronze Finish</p>  <p>⑥</p>	<p><b>ALU-03</b> Wood-Look Aluminum Soffit Panels Walnut Finish</p>  <p>⑦</p>	<p><b>CON-03</b> Pre-Cast Concrete Breeze Block Screen Natural Concrete Finish</p>  <p>⑧</p>
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# MATERIAL BOARD

<b>STN-01</b> Natural Oolite Stone Square Cut Pavers - Natural Finish	<b>STN-02</b> Rough-cut Limestone	<b>CON-01</b> Microtopping Matte Concrete Finish	<b>CON-02</b> Board-Formed Concrete Matte Finish	<b>ALU-01   ALU-04</b> Wood-Look Vertical Aluminum Slats Walnut Finish	<b>ALU-02</b> Anodized Aluminum Window Frames Brushed Bronze Finish	<b>ALU-03</b> Wood-Look Aluminum Soffit Panels Walnut Finish	<b>CON-03</b> Pre-Cast Concrete Breeze Block Screen Natural Concrete Finish
①	②	③	④	⑤	⑥	⑦	⑧

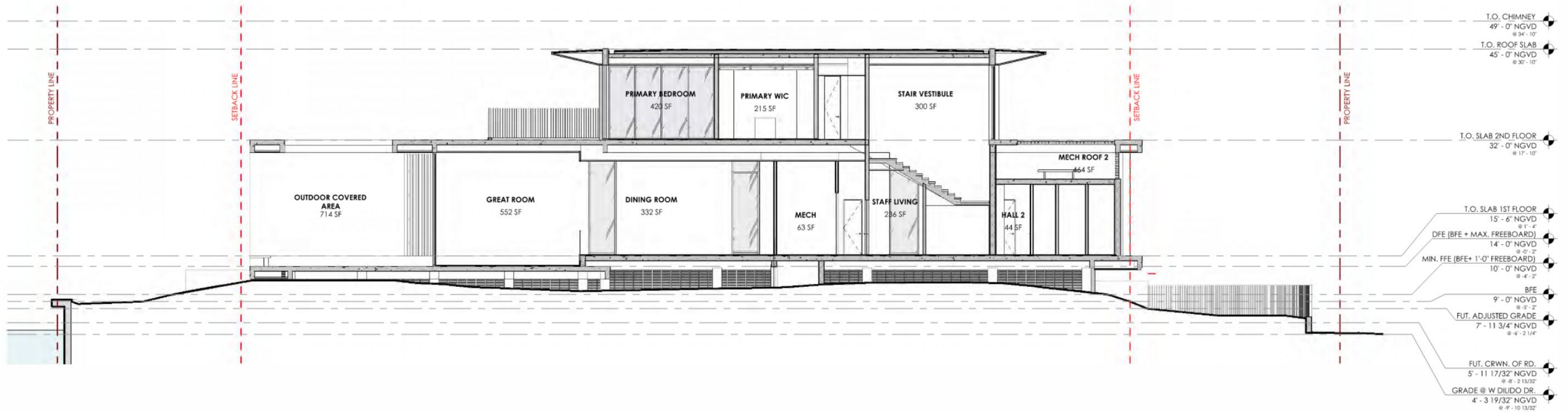




# MATERIAL BOARD

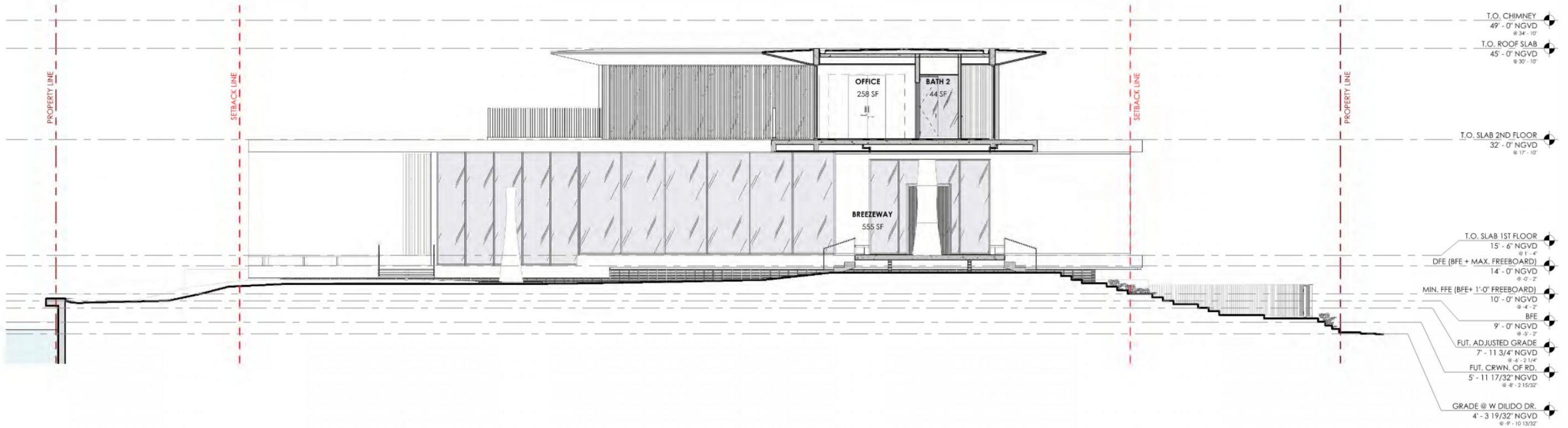
<b>STN-01</b> Natural Oolite Stone Square Cut Pavers - Natural Finish	<b>STN-02</b> Rough-cut Limestone	<b>CON-01</b> Microtopping Matte Concrete Finish	<b>CON-02</b> Board-Formed Concrete Matte Finish	<b>ALU-01</b> Wood-Look Vertical Aluminum Slats Walnut Finish	<b>ALU-02</b> Anodized Aluminum Window Frames Brushed Bronze Finish	<b>ALU-03</b> Wood-Look Aluminum Soffit Panels Walnut Finish	<b>PAV-01</b> Square Cut Cobblestone Pavers on Driveway - Textured Granite Finish
							
①	②	③	④	⑤	⑥	⑦	⑧





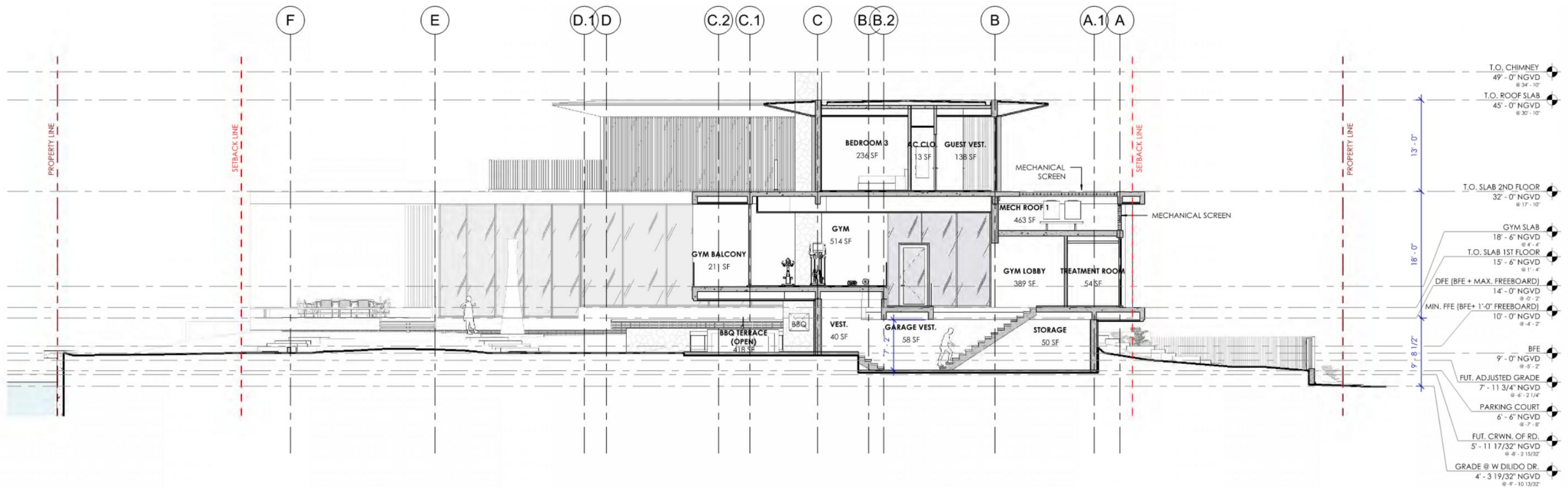
2 SITE SECTION THROUGH MAIN LIVING AREA  
SCALE: 1/8" = 1'-0"





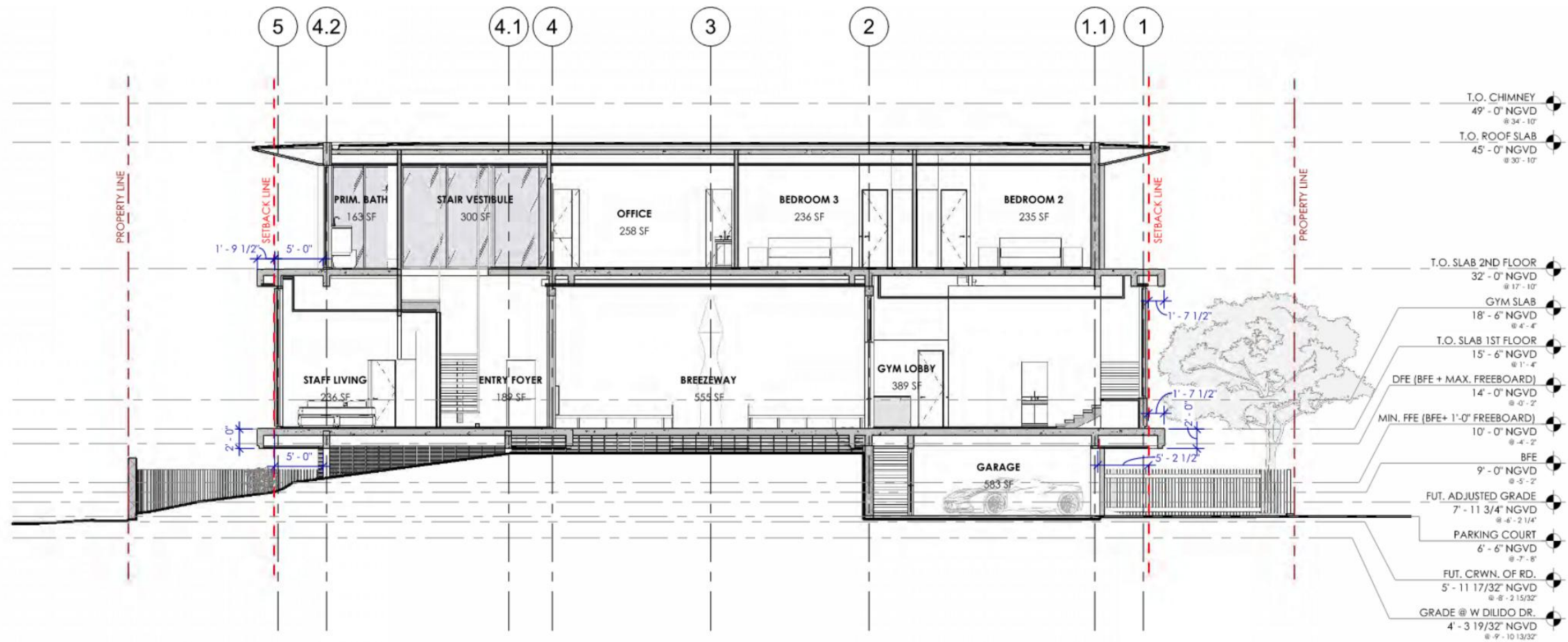
1 SITE SECTION THROUGH BREEZEWAY  
SCALE: 1/8" = 1'-0"





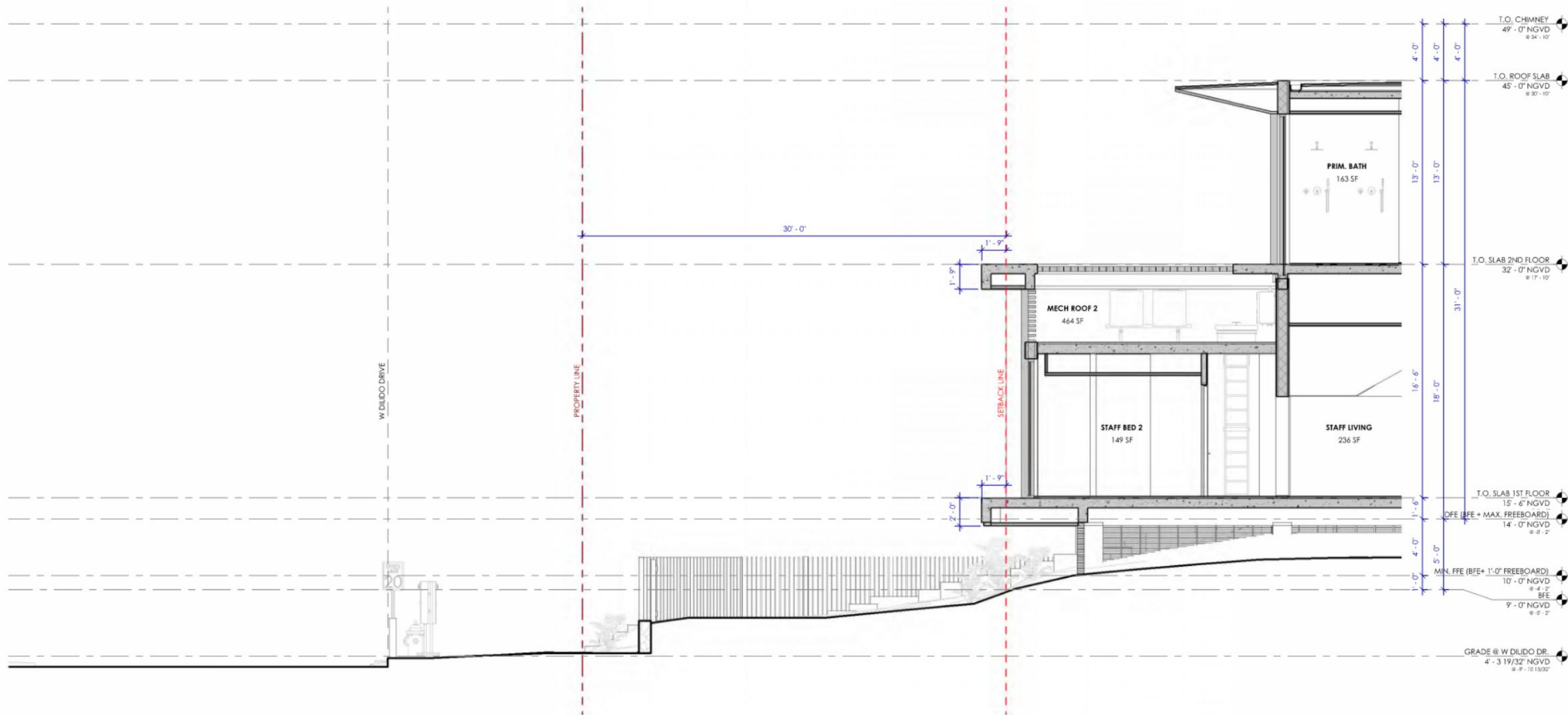
1 LONG SECTION A-A GYM  
SCALE: 1/8" = 1'-0"





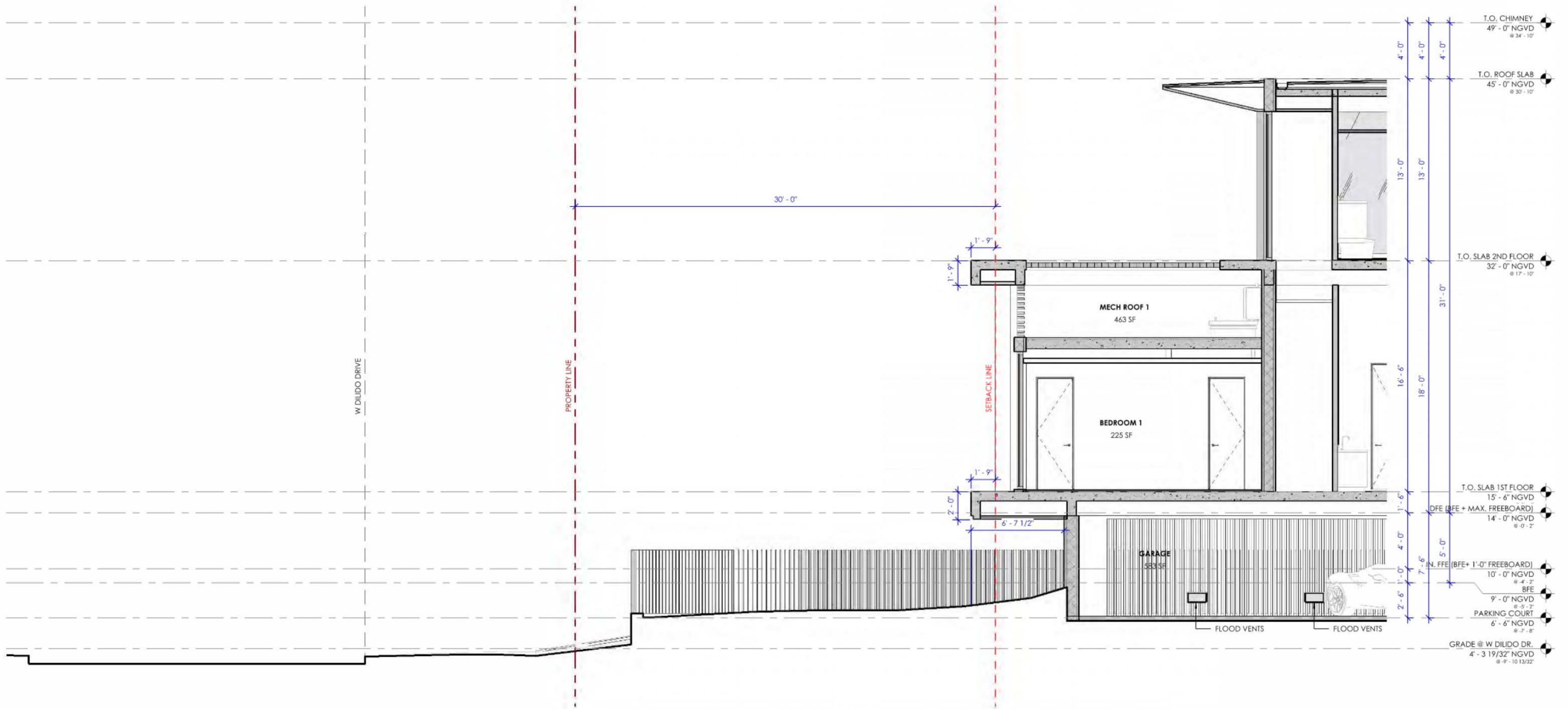
1 TRANSVERSE SECTION C-C BREEZEWAY  
SCALE: 1/8" = 1'-0"





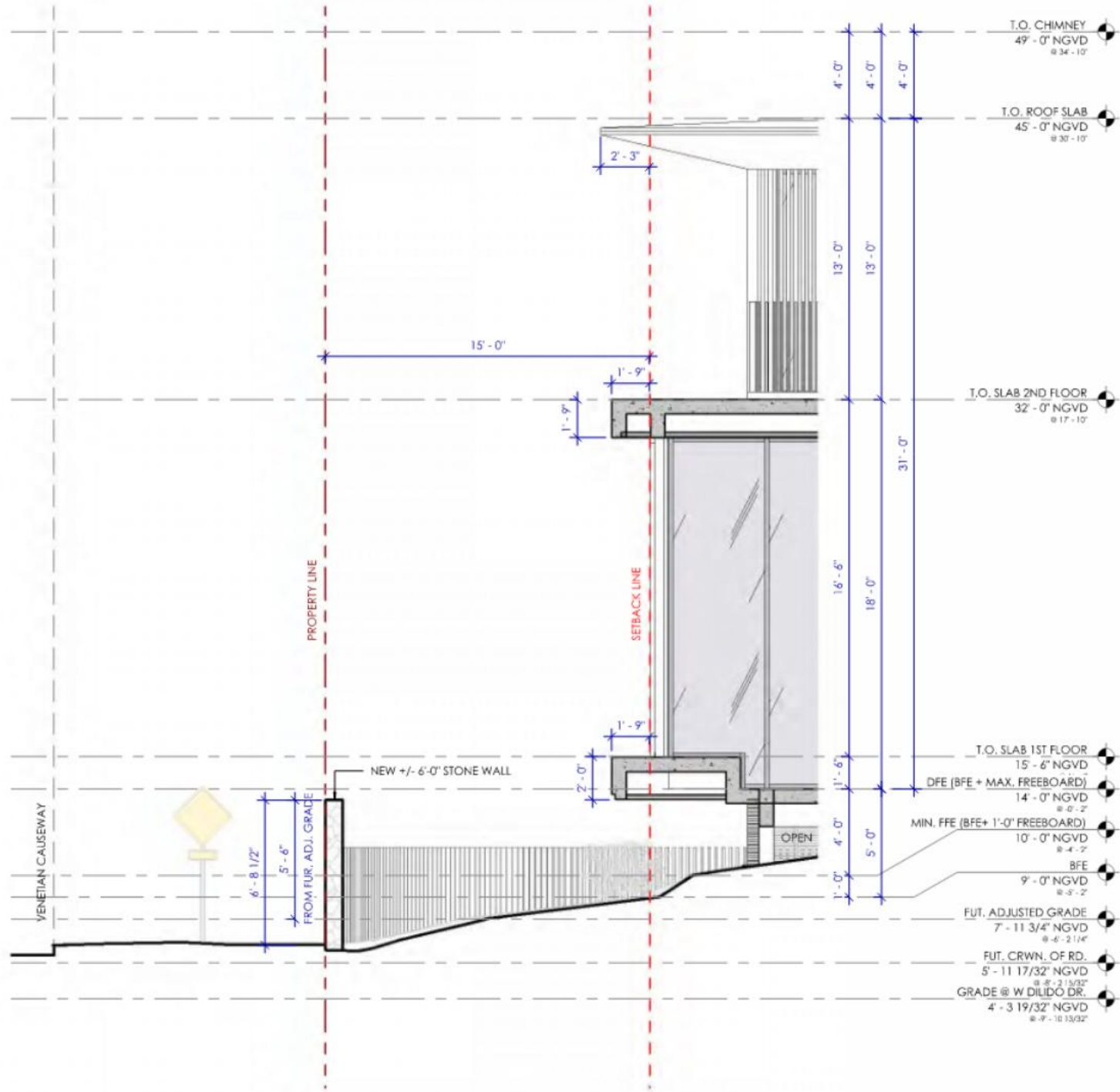
1 SITE SECTION 4  
SCALE: 1/4" = 1'-0"



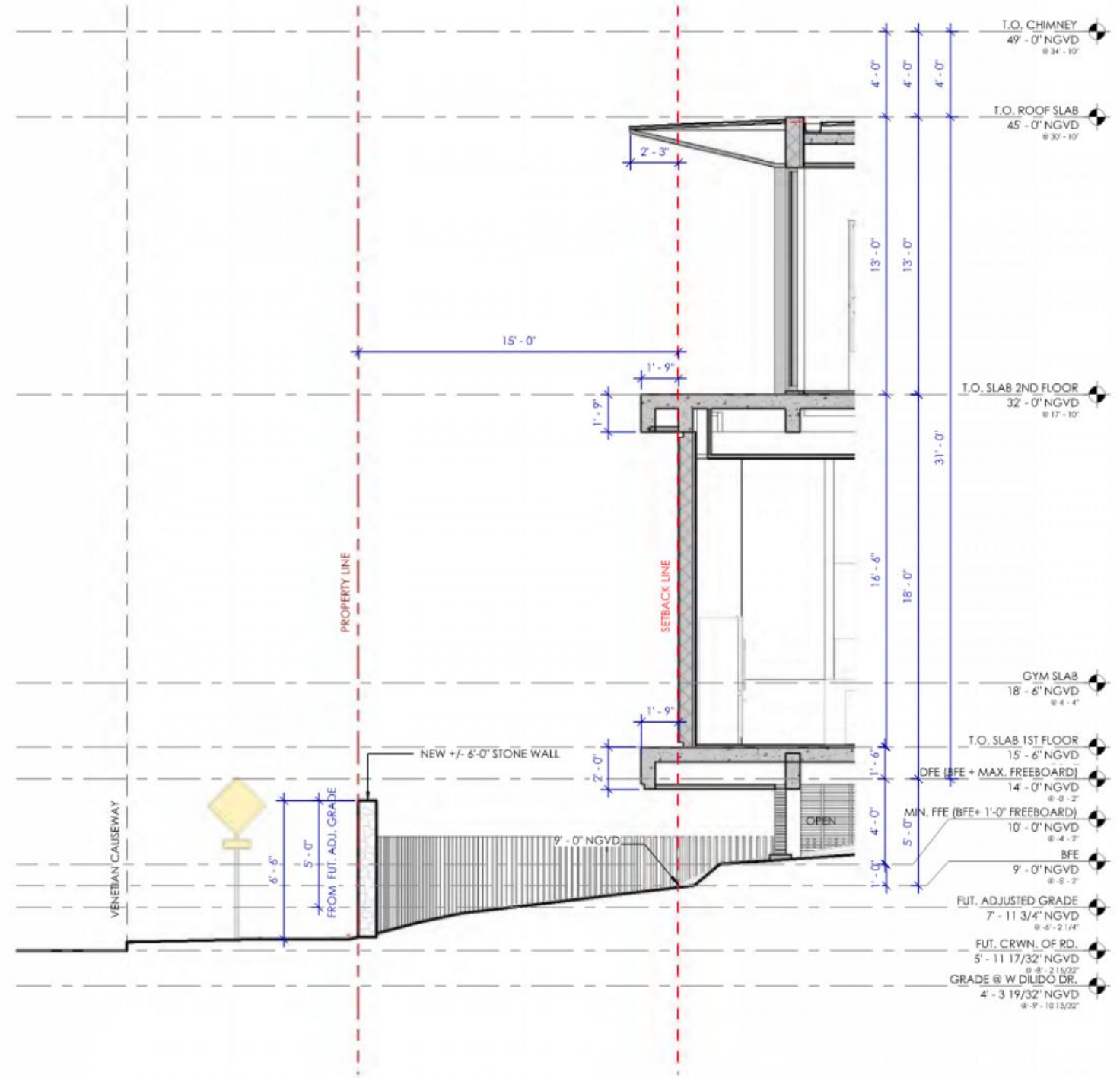


1 SITE SECTION 6  
SCALE: 1/4" = 1'-0"



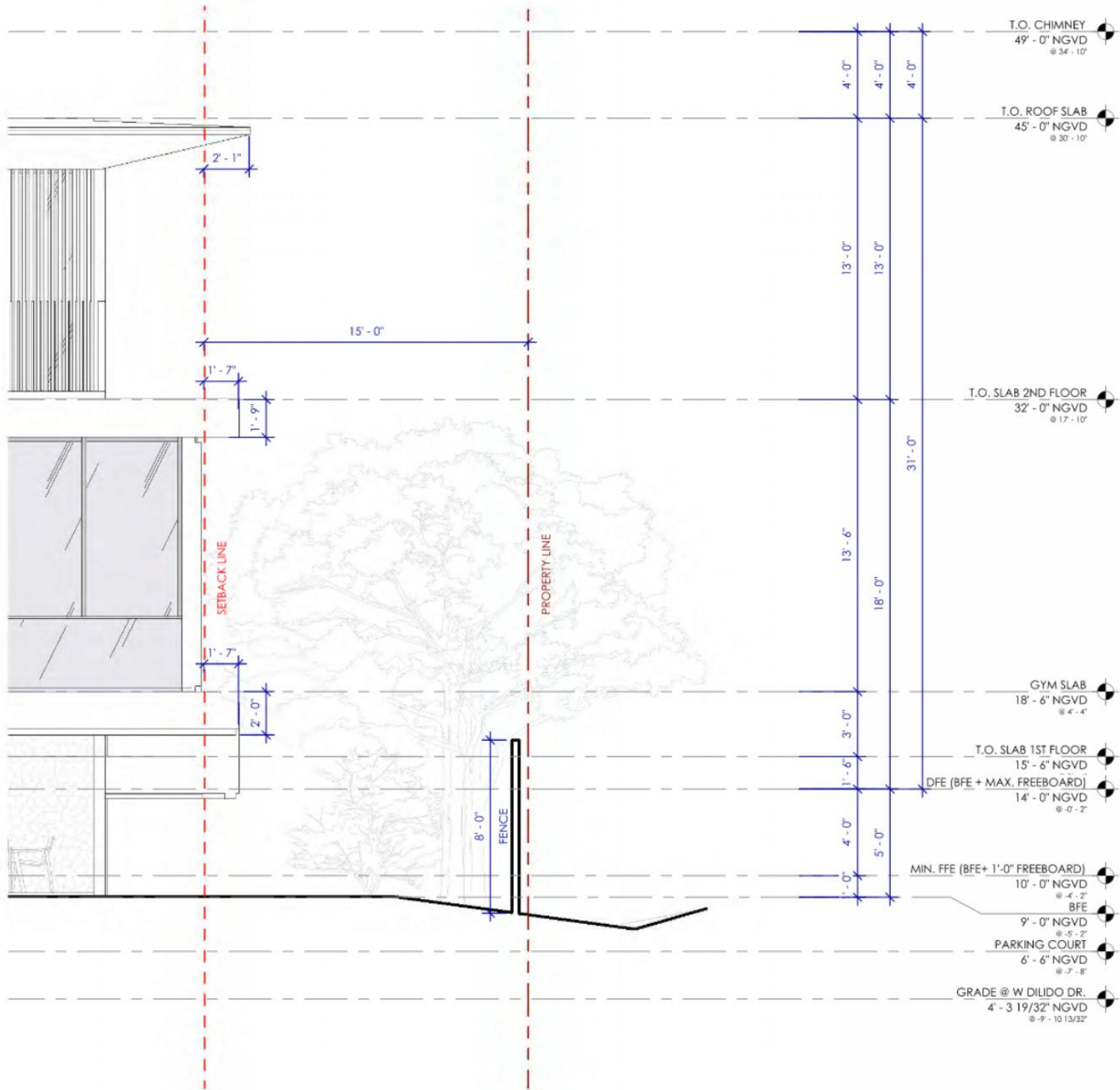


1 SITE SECTION 1  
SCALE: 1/4" = 1'-0"

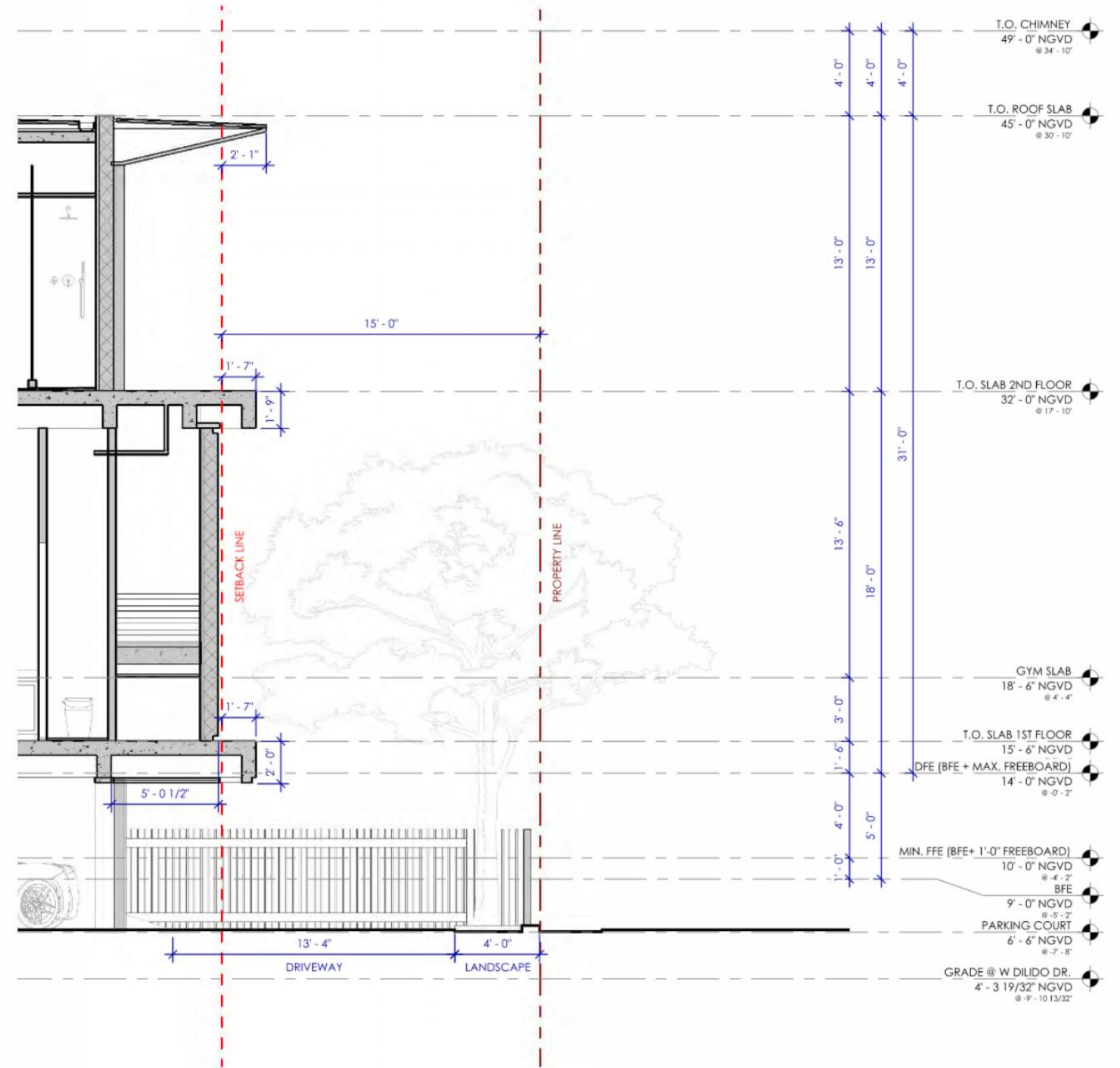


2 SITE SECTION 2  
SCALE: 1/4" = 1'-0"





1 SITE SECTION 7  
SCALE: 1/4" = 1'-0"



2 SITE SECTION 8  
SCALE: 1/4" = 1'-0"



**VARIANCE REQUESTS AND CRITERIA**

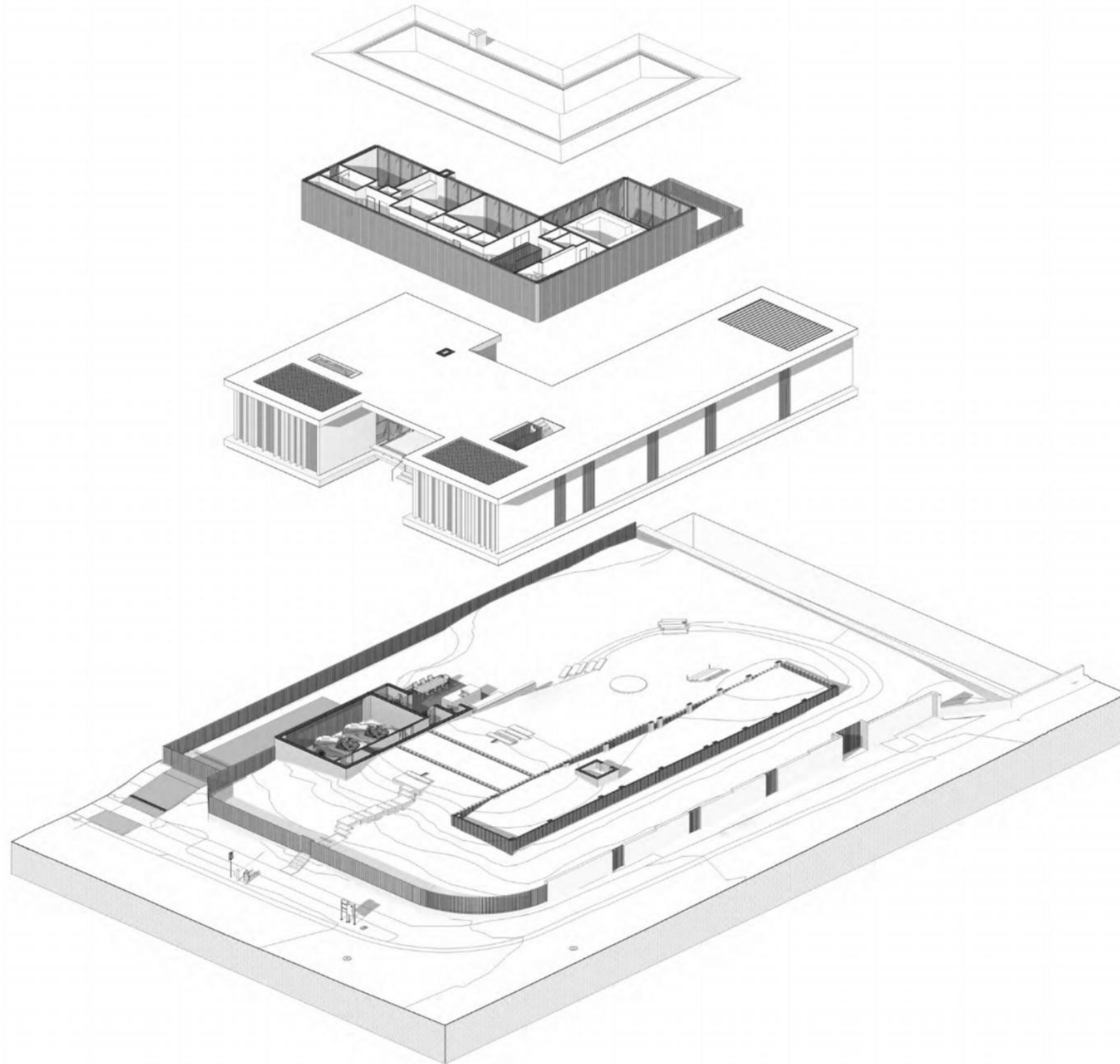
**VARIANCE REQUESTS TO ALLOW:**

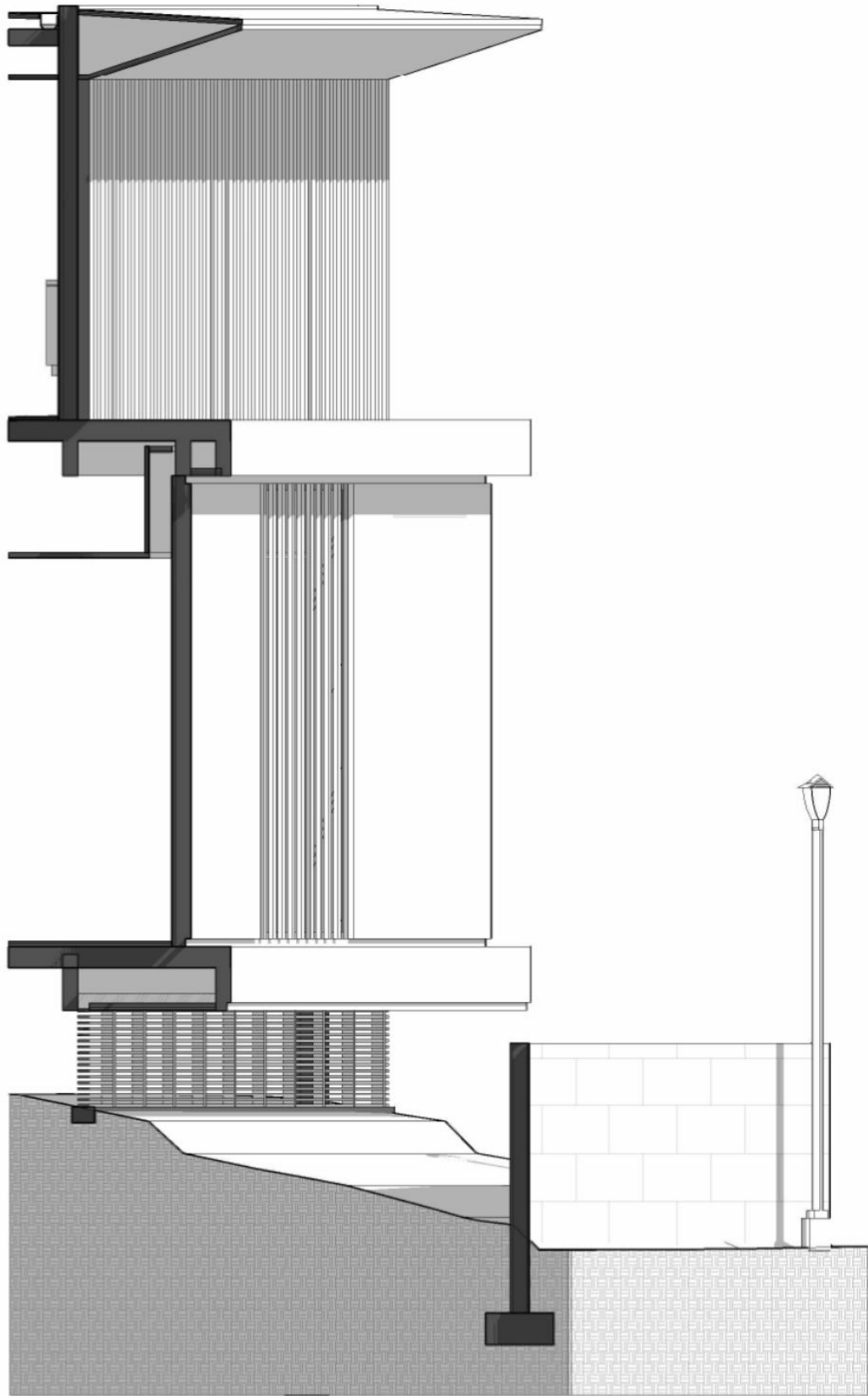
- 1. Understory grading to the limits shown in the proposed site plan
- 2. To exceed by 6” the maximum height for perimeter walls (5’) along venetian causeway

**THE PROJECT SATISFIES THE HARDSHIP CRITERIA UNDER SECTION 2.8.3.a OF THE CODE:**

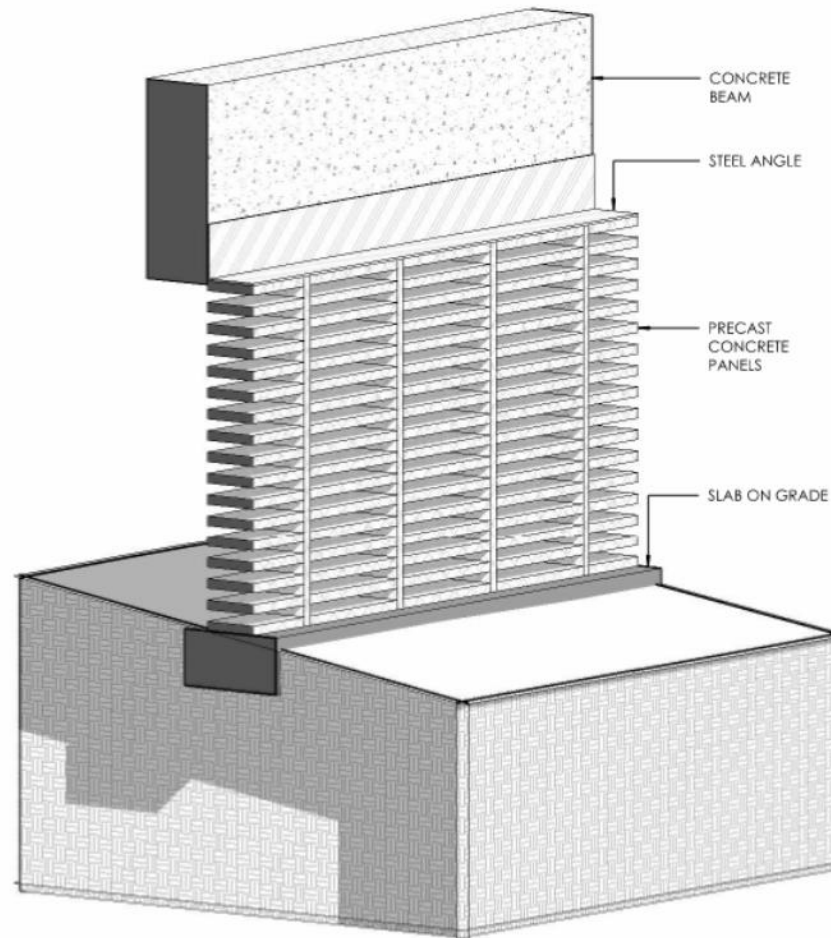
- 1. Special conditions and circumstances exist;
- 2. Which do not result from the action of the application;
- 3. No special priviledge;
- 4. Applicant is deprived of rights creating unnecessary and undue hardship;
- 5. Requested variances are the minimum that will make possible reasonable use of the property;
- 6. Variance requests are in harmony with the intent of the Code and will not be injurious to area involved or to the public welfare
- 7. Request is consistent with the Comprehensive Plan and does not reduce levels of service
- 8. Granting the Variance will result in a structure that is complies with the Sea Level Rise and Resiliency Review Criteria



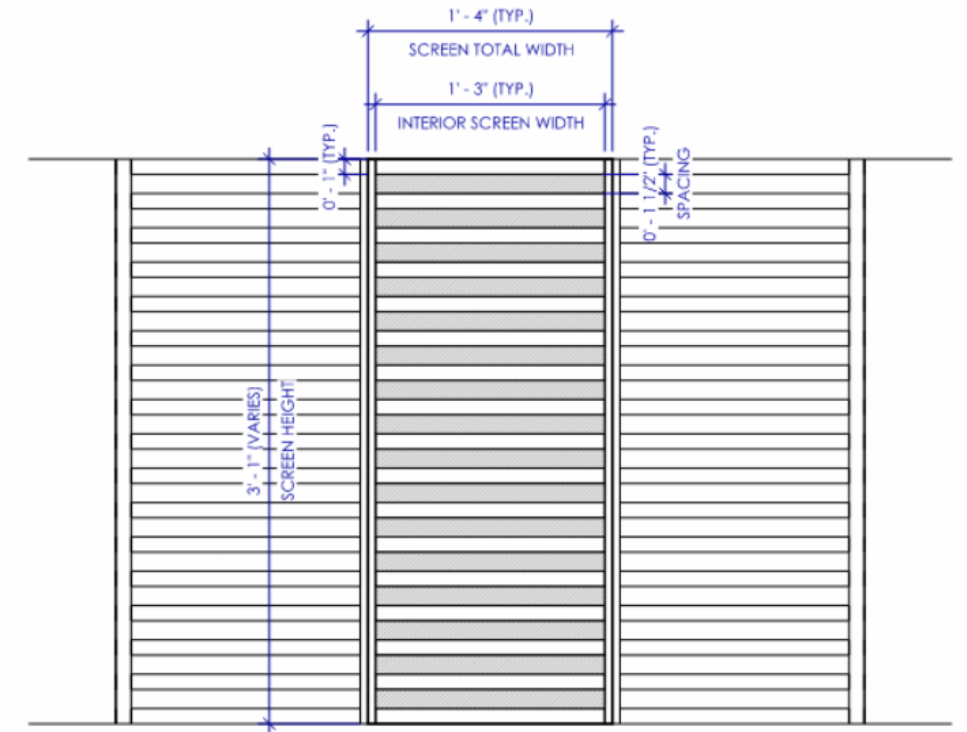




2 AXONOMETRIC - VENETIAN SIDE  
SCALE:



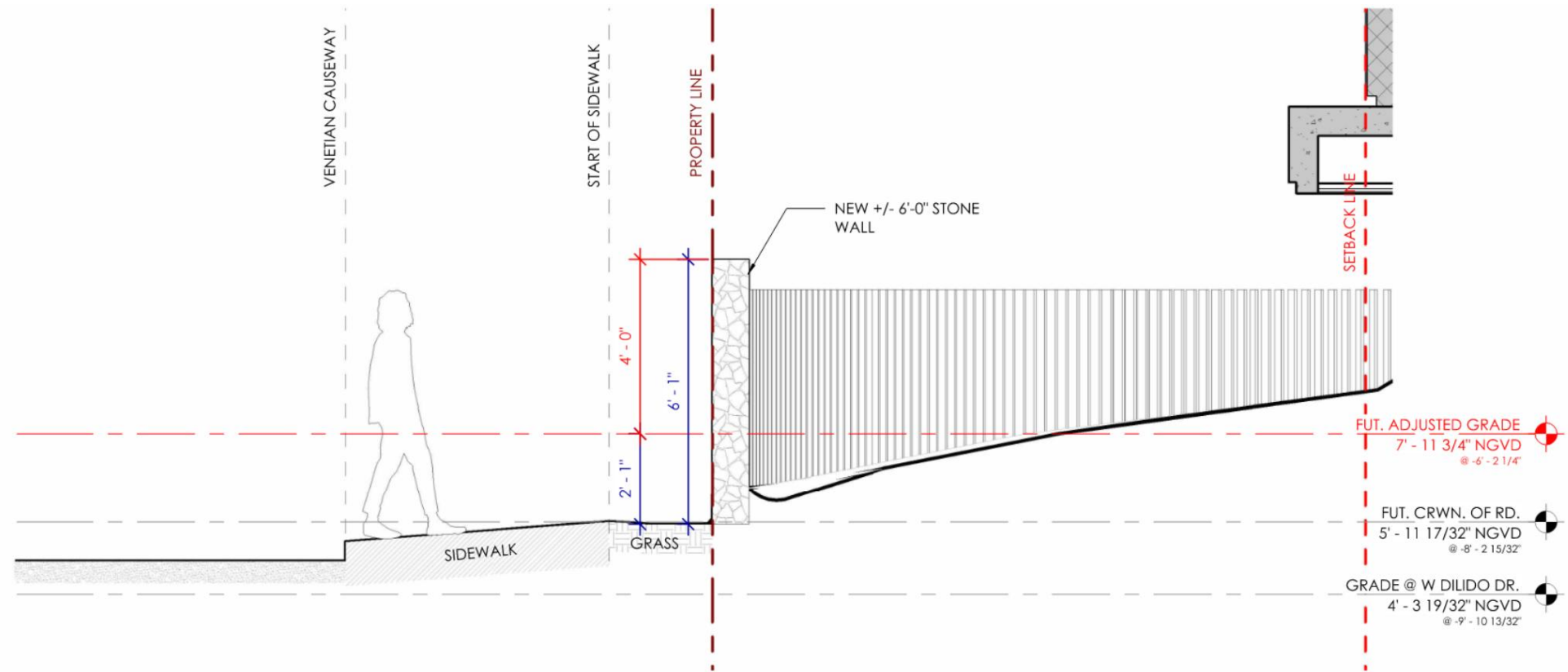
3 PRECAST PANEL SCREEN AXONOMETRIC DETAIL  
SCALE:



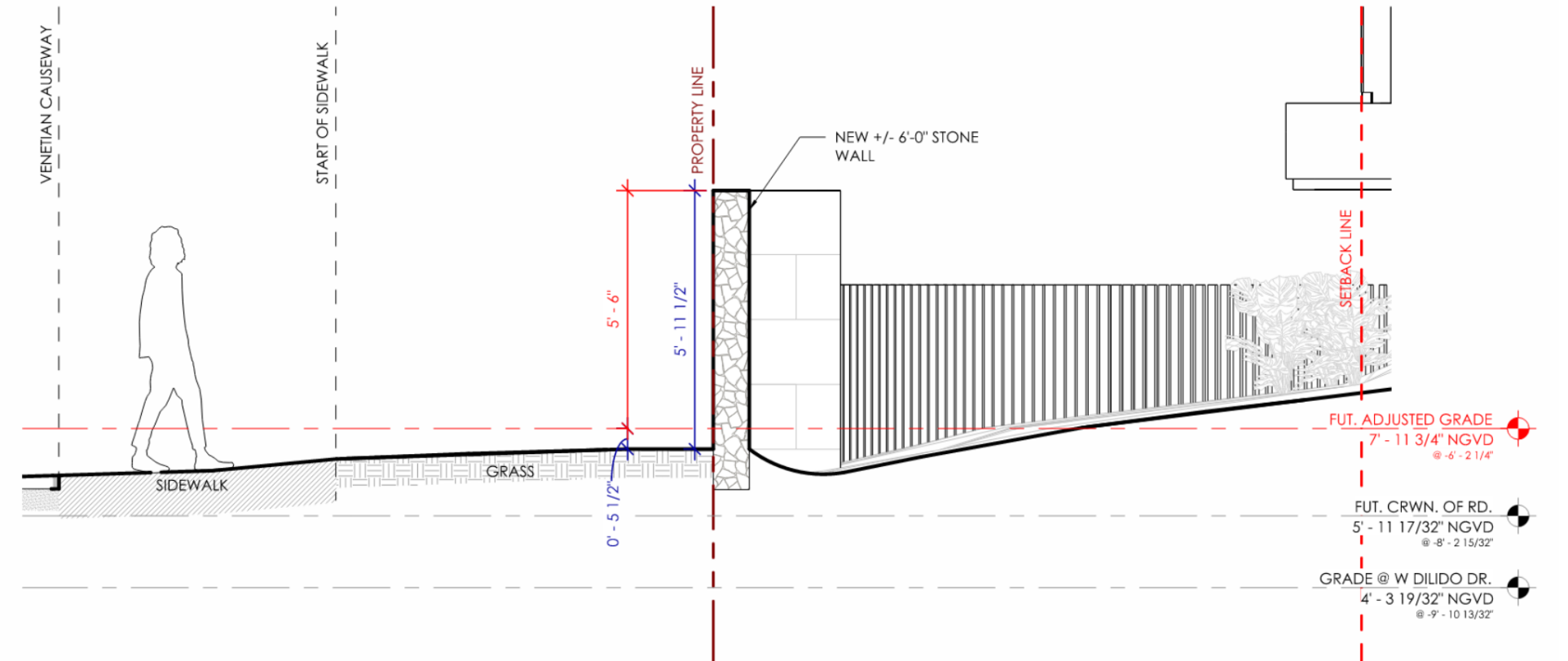
- TOTAL PRECAST PANEL SCREEN AREA: **4.11SF** (1'-4" x 3'-1")
- TOTAL OPEN SPACE: **2.08 SF**  
REQUIRED MINIMUM OPENESS IS 50% (2.055SF)

4 ELEVATION - PRECAST PANEL SCREEN OPEN AREA  
SCALE: 1 1/2" = 1'-0"



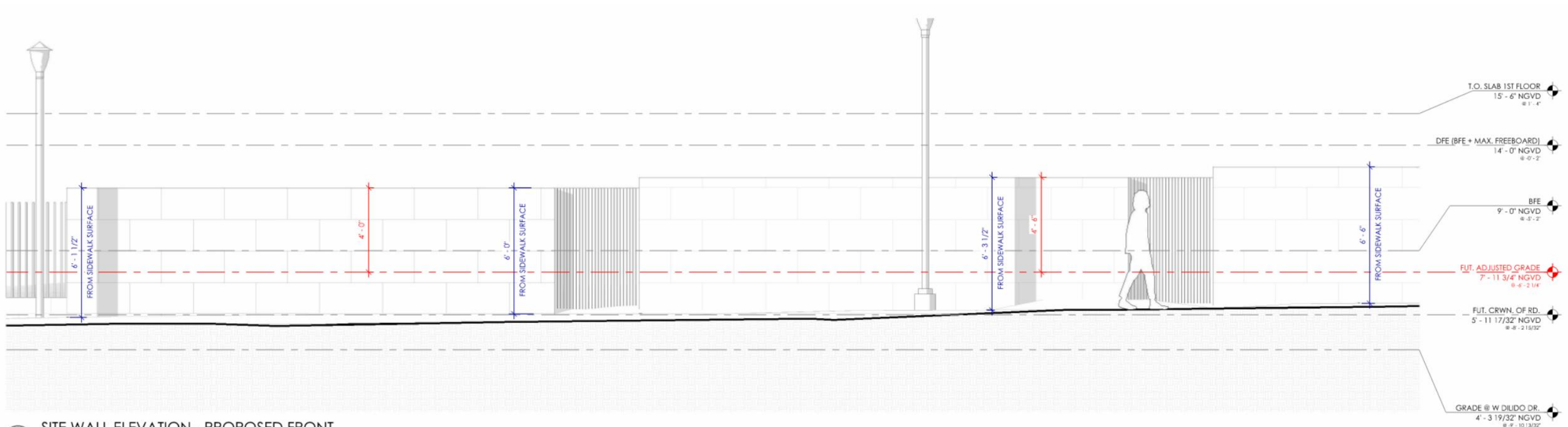


3 PROPOSED SIDE WALL SECTION - LOW POINT  
SCALE: 3/8" = 1'-0"

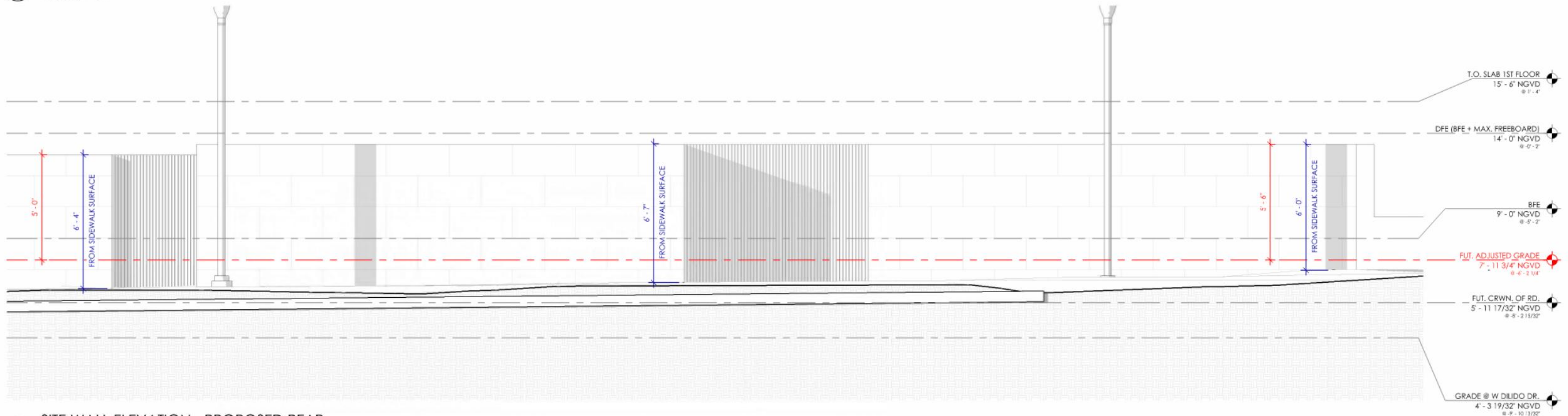


4 PROPOSED SIDE WALL SECTION - HIGH POINT  
SCALE: 3/8" = 1'-0"





2 SITE WALL ELEVATION - PROPOSED FRONT  
SCALE: 3/8" = 1'-0"



1 SITE WALL ELEVATION - PROPOSED REAR  
SCALE: 3/8" = 1'-0"





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