

Owner LENA WOLK

Permit No. 35563

Cost \$ 21,000...

Lot 21 Block 3 Subdivision HIBISCUS ISLAND

Address 140 S. Hibiscus Drive

General Contractor H.V. Green Construction Co.

Bond No. 4910

3232-06-0800

Architect Gerard Pitt

Engineer

Zoning Regulations: Use RD Area 5

Lot Size 60 X 175

Building Size: Front 48' Depth 59'

Height 15' Stories 1

Certificate of Occupancy No. 1364 (7/9/51)

Use RESIDENCE & GARAGE- 3 bedrooms & 3 baths

Type of Construction #3 CBS

Foundation Spread Footing 12 x 30 Roof Tile Date April 12, 1951

PLUMBING Contractor

# 31552 Reynolds Brothers

Sewer Connection

Date April 27, 1951

Temporary Water Closet

Water Closets 4

Swimming Pool Traps

Down Spouts

Lavatories 3

Steam or Hot Water Boilers

Wells

Bath Tubs 3

ROUGH APPROVAL

Showers

FINAL APPROVAL

Urinals

Sinks 1

GAS Contractor

Date

Dish Washing Machine 1

Gas Ranges 1

Gas Frylators

Laundry Trays 1

Electric ~~Gas~~ Water Heaters 1

Gas Pressing Machine

Laundry Washing Machines

Gas Space Heaters 1

Gas Vents for Stove

Drinking Fountains

Gas Refrigerators 1

Floor Drains

Gas Steam Tables

Grease Traps

Gas Broilers

GAS Rough APPROVAL

GAS FINAL APPROVAL Rothman 6-28-51

Safe Wastes

AIR CONDITIONING Contractor

SEPTIC TANK Contractor - 1 Tank - 600 gals.

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor # 33889 Gates Electric

Date April 19, 1951

OUTLETS Switches 20 Ranges 1  
Lights 24 Irons 1  
Receptacles 30 Refrigerators 1  
Fans  
Motors

Temporary Service 1  
Neon Transformers  
Sign Outlets  
Meter Change  
Centers of Distributions 1  
Service -Equipment 1  
Violations

HEATERS Water 1 Appliances 1  
Space 3

FIXTURES 24 Electrical Contractor

Date

FINAL APPROVAL

By H.O. ROSSER

Date 7/9/51

## ALTERATIONS & ADDITIONS

Building Permits: # 38064 Timber dock- 15' x 21'- Oked over phone by Govt. Engr's Office - Marine Foundation Co., contr. \$ 950..... March 3, 1952

49541 ADDITION OF SCREEN PORCH 18' x 27' x 10' W. G. Stephan, architect -----  
Alson Manufacturing Co., contractor \$ 1 100  
January 3, 1956

#56992 Mermaid Pools: 20x40 Swimming Pool 10" concrete bottom & gunite walls - \$3200.00 - R. Witt,  
Engineer - August 7, 1958

#57380 Aluma Screen Panels, Inc: Pool screen enclosure - 50x58x10 - \$2300.00 - Sept. 22, 1958

#80227 Dock and Marine Const. Co., Inc.: Repairs to dock - \$600 - 5/8/68 OK *HW 5/24/68*

#22983 10/28/82 Gar Roof - reroof 36 sqs \$4,700.

Plumbing Permits: #43535 Service Plumbing Co.: 1 sewer, size 4" - 11/5/62 OK JENKS 11/6/62  
#48246 - Peoples Gas System - 1 pipe to connect P H 2/16/71

Electrical Permits: #46541 Emanuel Electric: six receptacles January 11, 1956 removed from file 2/24/

#49685: Lyon Elec. Co: 2 switch outlets, 5 receptacles, 3 light outlets, 1 appliance outlet,  
1 equipment service, April 12, 1957

#52695 E & E Electric: 2 switch outlets, 2 light outlets, 2 fixtures, 1 center of distrib, 1 motor (IHP)-9/19/58OK4/15/59 Newbold

#78202 9/27/82 Mayo Elect - 4 switch outlets, 20 light outlets, 2 receptacles, 1 serv repair/meter change, 5 appliance  
outlets, 1 range top, 2-3 ton air cond, 2-7.5 kw, 1 pool wiring repair, 1 chime bell

#78271 11/1/82 Mayo Elect - 2 switch outlets, 7 light outlets, 1 receptacles

### BUILDING PERMITS:

#22632--Owner--Put up a carport--\$7,700.00--8/17/82

#22652--Owner--Concrete block fence & Gate--\$5,000.00--8/23/82

#90697 9/29/82 owner terrace addition 576 sq ft \$3,000

FILE NO: 1525 BRD. OF ADJUSTMENT NOV. 5, 1982 (JULIAN VALDES) 1. Applicant requests permission to waive 3 ft. of the required 5 ft. south side yard setback in order to install two air conditioning compressors. 2. Applicant requests permission to exceed the maximum height of 2 ft. 6 in. above sidewalk elevation by 1 ft. for the same air conditioning compressors. APPLICANT DID NOT APPEAR AT MEETING

LOT: 21

BLOCK: 3

SUBDIVISION: *Hillview Subd*

ADDRESS: *140 S. Hillview Rd*

### ALTERATIONS & ADDITIONS

#M05968 11/15/82 Ferland Air Cond - 1-2 ton split, 1-3 ton split

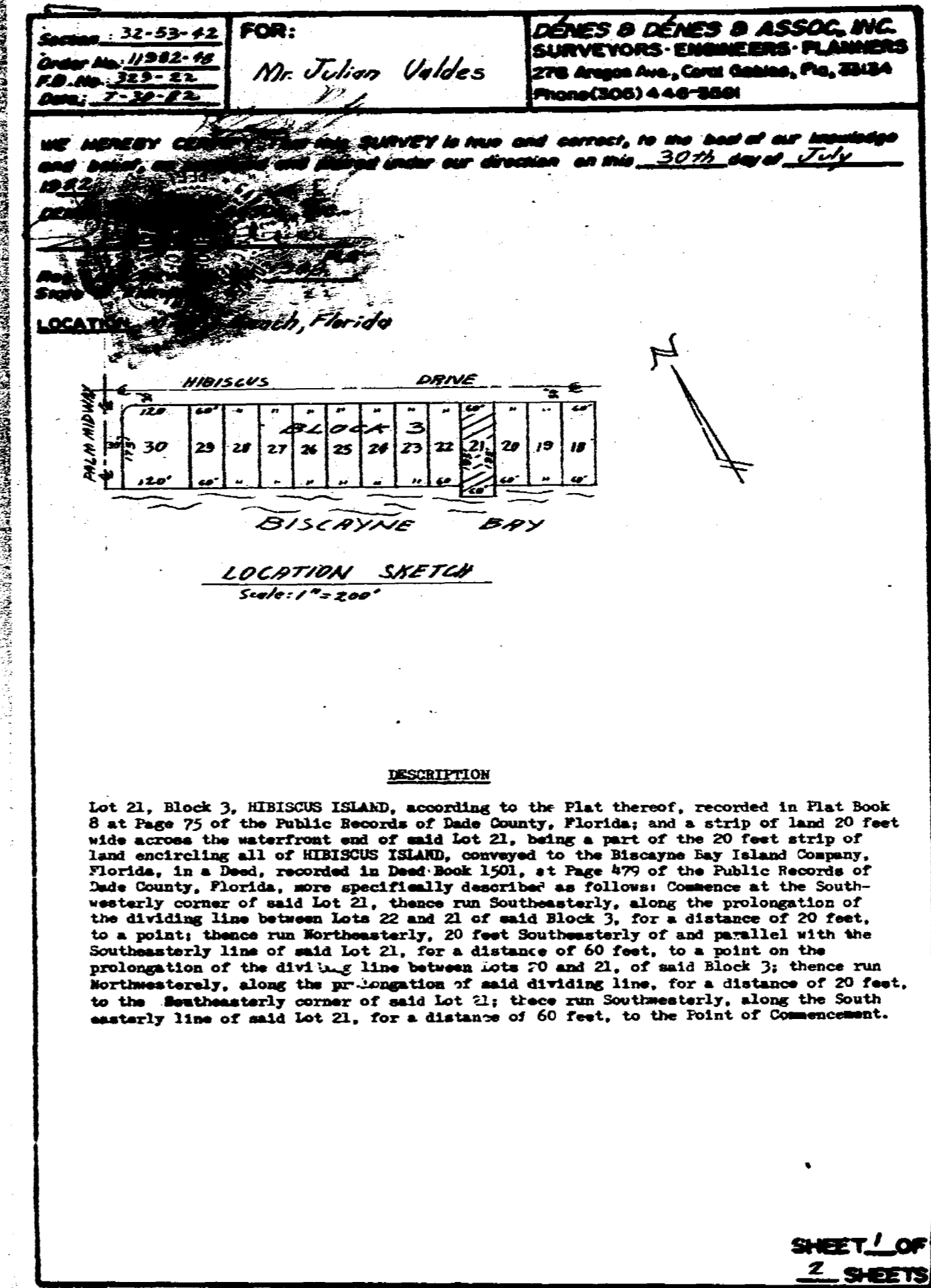
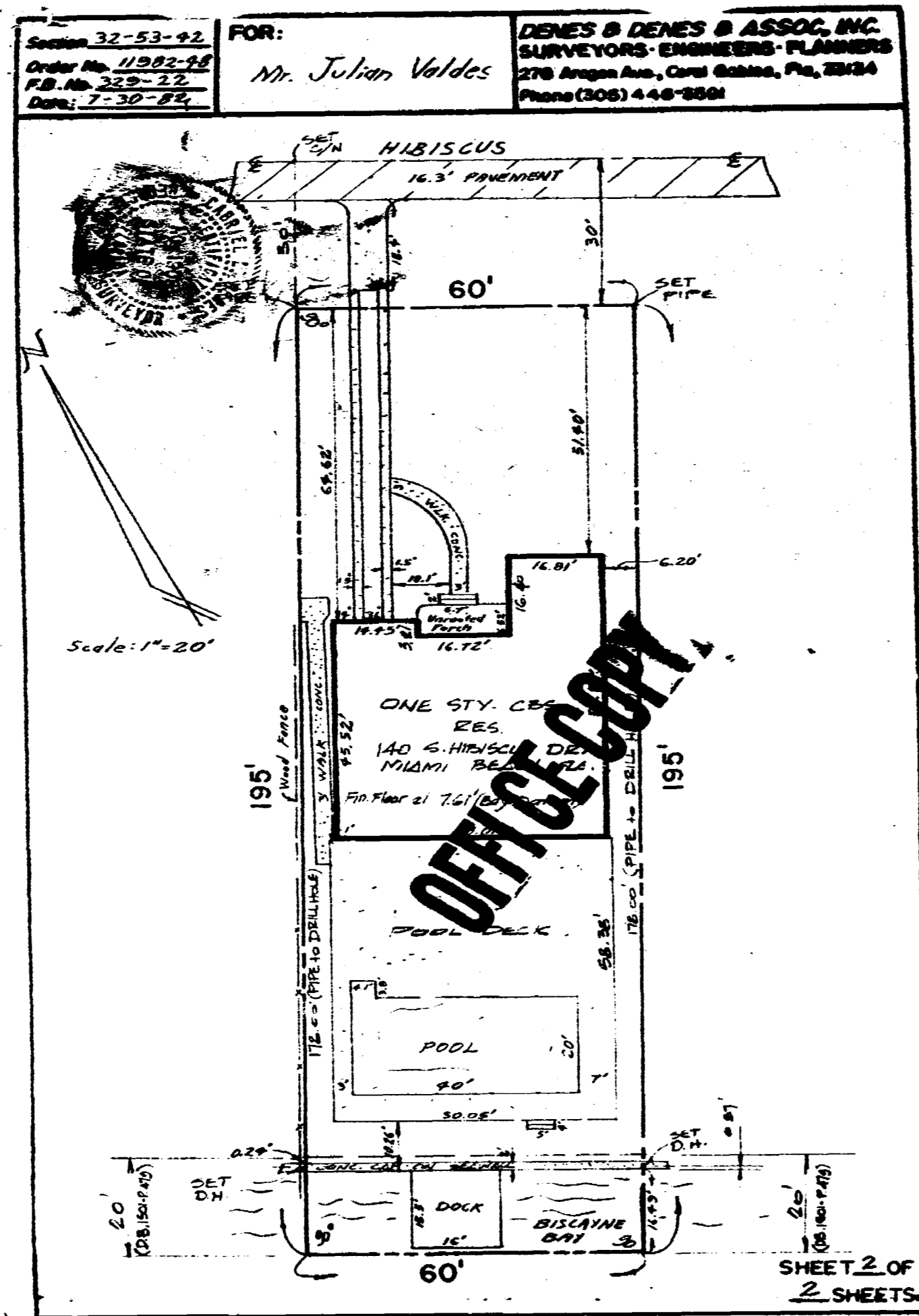
### BUILDING PERMITS

FILE NO: 1525-A BOARD OF ADJUSTMENT DECEMBER 10, 1982 JULIAN VALDES - 1. APPLICANT REQUESTS PERMISSION TO WAIVE 3 FT. OF THE REQUIRED 5 FT. SOUTH SIDE YARD SETBACK IN ORDER TO INSTALL TWO AIR CONDITIONING COMPRESSORS. 2. APPLICANT REQUESTS PERMISSION TO EXCEED THE MAXIMUM HEIGHT OF 2 FT. 6 IN. ABOVE THE SIDEWALK ELEVATION BY 1 FT. FOR THE SAME AIR CONDITIONING COMPRESSORS. APPROVED.

PLUMBING PERMITS #62016 3/19/85 Factory Serv - pool heater, new installation - gas piping 50' 25' 1 1/4' 35' 1"

ELECTRICAL PERMITS

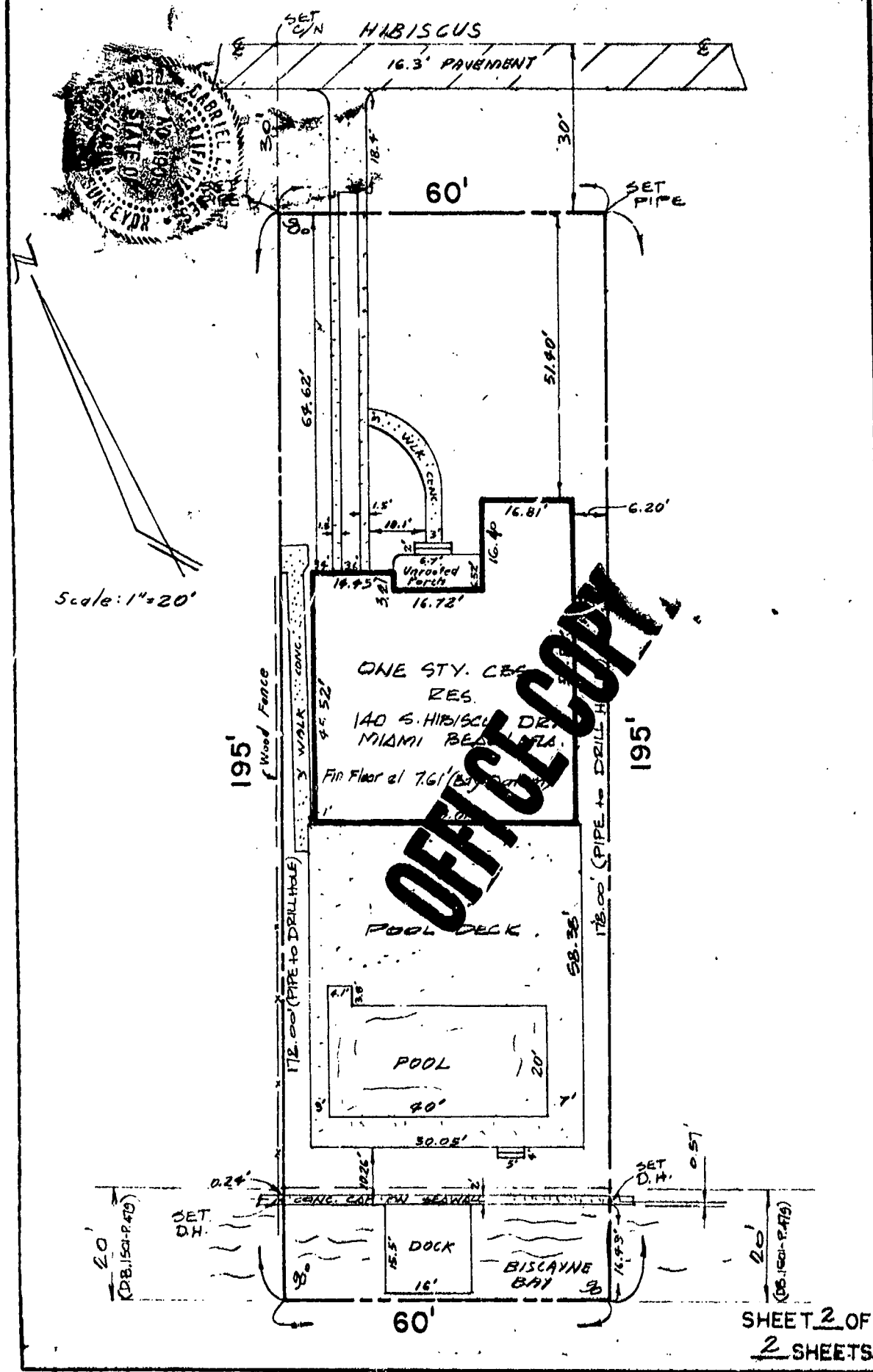




22632



Section: 32-53-42 FOR: DENES & DENES & ASSOC., INC.  
 Order No. 11982-42 SURVEYORS · ENGINEERS · PLANNERS  
 F.B. No. 323-22 Mr. Julian Valdes 278 Aragon Ave., Coral Gables, Fla., 33134  
 Date: 7-30-22 Phone (305) 446-3591



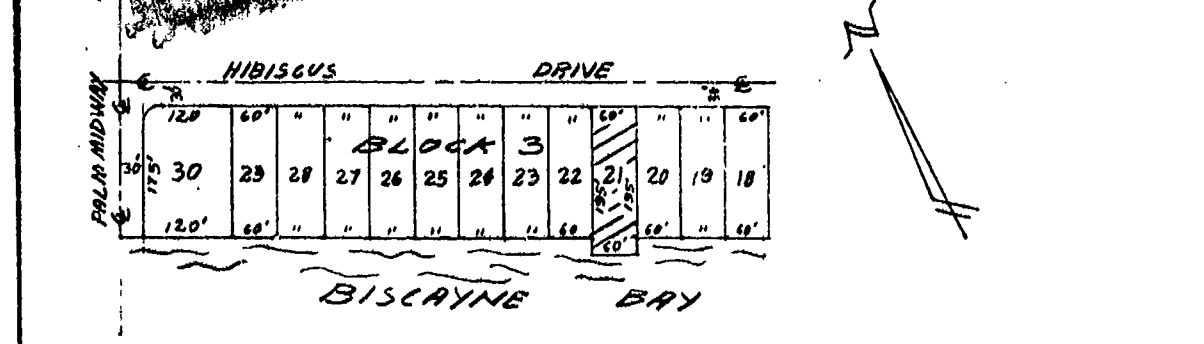
OFFICE COPY

SHEET 2 OF 2 SHEETS

Section: 32-53-42 FOR: DENES & DENES & ASSOC., INC.  
 Order No. 11982-42 SURVEYORS · ENGINEERS · PLANNERS  
 F.B. No. 323-22 Mr. Julian Valdes 278 Aragon Ave., Coral Gables, Fla., 33134  
 Date: 7-30-22 Phone (305) 446-3591

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AS SHOWN AND PLACED UNDER OUR DIRECTION ON THIS 30th day of July 1922.

DEWEY J. LUGER  
 Registered Professional Surveyor  
 State of Florida  
 LOCATION: Hibiscus Island, Florida



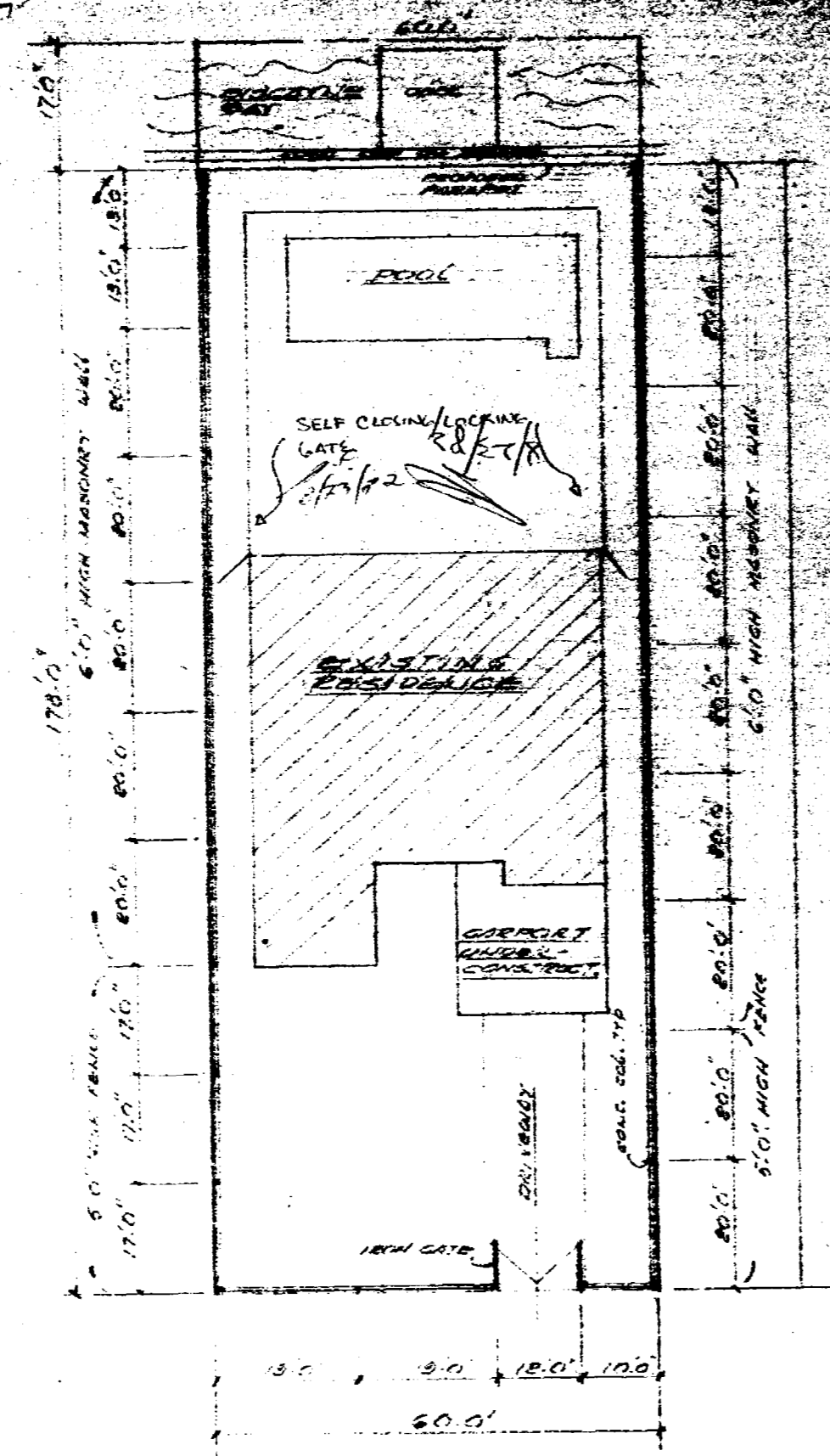
LOCATION SKETCH  
 Scale: 1" = 200'

DESCRIPTION

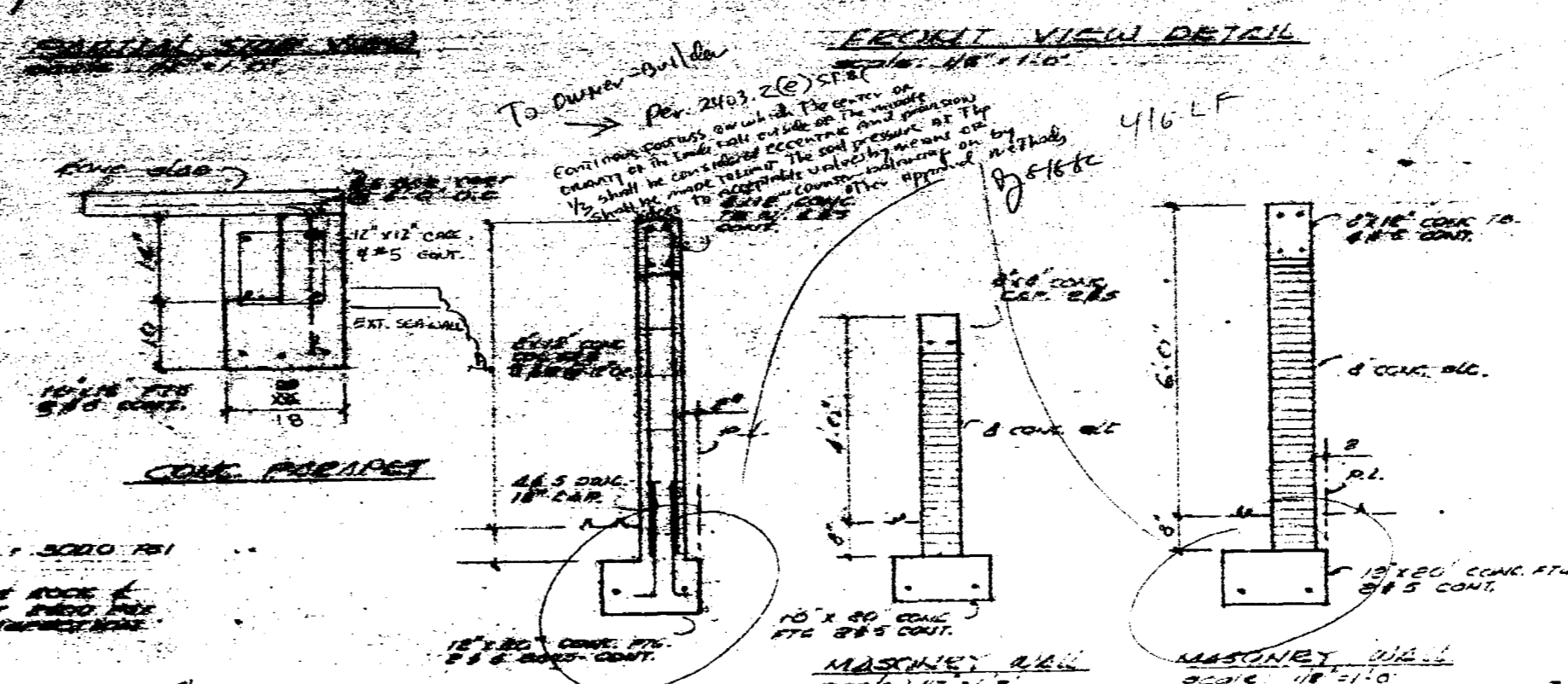
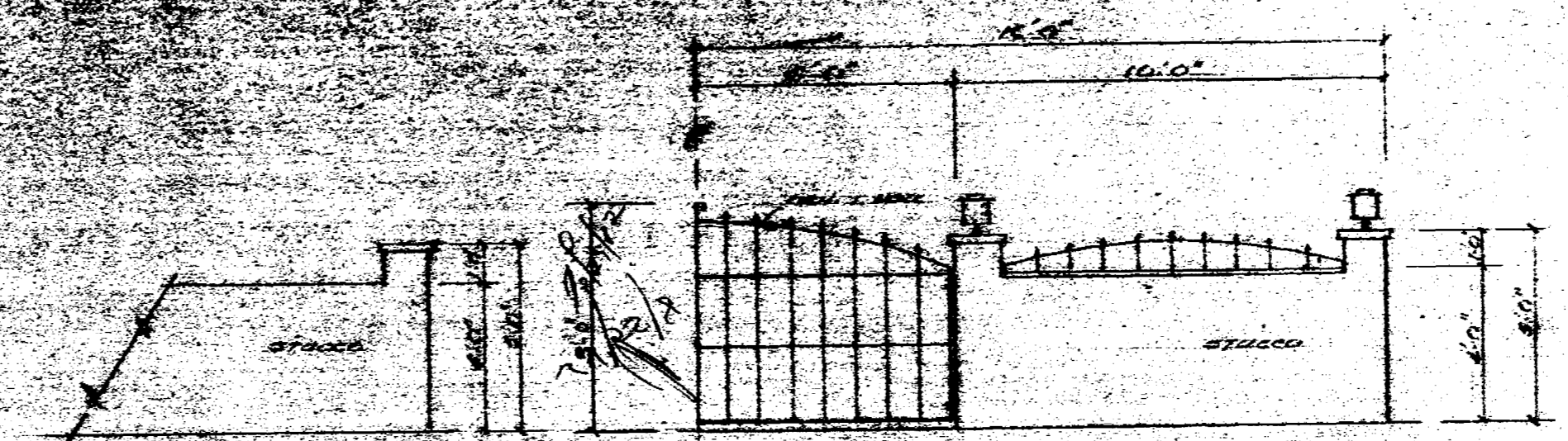
Lot 21, Block 3, HIBISCUS ISLAND, according to the Plat thereof, recorded in Plat Book 8 at Page 75 of the Public Records of Dade County, Florida; and a strip of land 20 feet wide across the waterfront end of said Lot 21, being a part of the 20 feet strip of land encircling all of HIBISCUS ISLAND, conveyed to the Biscayne Bay Island Company, Florida, in a Deed, recorded in Deed Book 1501, at Page 479 of the Public Records of Dade County, Florida, more specifically described as follows: Commence at the Southwesterly corner of said Lot 21, thence run Southeasterly, along the prolongation of the dividing line between Lots 22 and 21 of said Block 3, for a distance of 20 feet, to a point; thence run Northeasterly, 20 feet Southeasterly of and parallel with the Southeasterly line of said Lot 21, for a distance of 60 feet, to a point on the prolongation of the dividing line between Lots 20 and 21, of said Block 3; thence run Northwesterly, along the prolongation of said dividing line, for a distance of 20 feet, to the Southeasterly corner of said Lot 21; thence run Southwesterly, along the Southwesterly line of said Lot 21, for a distance of 60 feet, to the Point of Commencement.

SHEET 1 OF 2 SHEETS

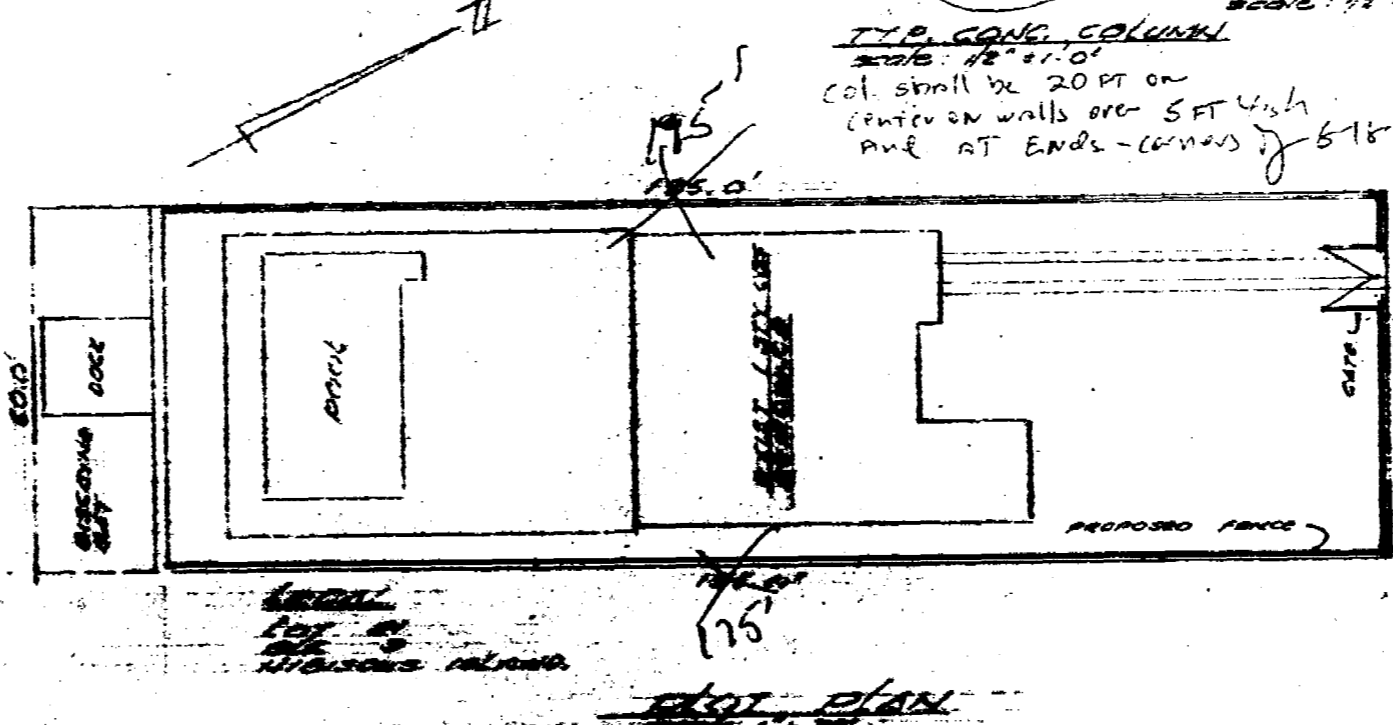
22632



FLOOR PLAN  
Scale: 1/16"



NOTES  
MIN. CONC. 10' 3000 PSI  
AT 25' BATH  
SOIL: SAND & ROCK  
SITE: SURROUND BY MASONRY WALL  
BY VISUAL INSPECTION



Plot Plan

CITY OF MIAMI BEACH  
APPROVED  
DATE: JUN 17 1982  
RECEIVED  
JULIAN VALDES  
160 S. MIAMI DR. MIAMI BEACH, FL.

22652

Section 32-53-02 FOR: DENES & DENES & ASSOC. INC.  
 Order No. 11982-16 SURVEYORS-ENGINEERS-PLANNERS  
 P.O. No. 223-22 278 Aragon Ave., Coral Gables, Fla. 33134  
 Date: 7-30-82 Phone (305) 448-5881

Mr. Julian Valdes

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AS SURVEYED AND PLANNED UNDER OUR DIRECTION ON THIS 30th DAY OF JULY 1982.

DENES & DENES & ASSOC., INC.  
 Reg. Land Surveyor No. 1308  
 State of Florida

LOCATION: Miami Beach, Florida

DESCRIPTION

Lot 21, Block 3, HIBISCUS ISLAND, according to the plat thereof, recorded in Plat Book 8 at Page 75 of the Public Records of Dade County, Florida; and a strip of land 70 feet wide across the waterfront end of said Lot 21, being a part of the 70 feet strip of land controlling all of HIBISCUS ISLAND, conveyed to the Hiscopus Bay Island Company, Florida, in a Deed, recorded in Deed Book 1501, at Page 470 of the Public Records of Dade County, Florida, were specifically described as follows: Commence at the Southwesterly corner of said Lot 21; thence run Southeasterly, along the prolongation of the dividing line between lots 20 and 21 of said Block 3, for a distance of 20 feet, to a point; thence run Northeasterly, 20 feet Southeasterly of and parallel with the Southeasterly line of said Lot 21, for a distance of 60 feet, to a point on the prolongation of the dividing line between lots 20 and 21, of said Block 3; thence run Northeasterly, along the prolongation of said dividing line, for a distance of 20 feet, to the Southeasterly corner of said Lot 21; thence run Southeasterly, along the Southeasterly line of said Lot 21, for a distance of 60 feet, to the point of Commencement.

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SHEET 1 OF 2 SHEETS

PUBLIC WORKS DEPARTMENT Engineering Division  
 TO: CODE ENFORCEMENT DIVISION Construction Services

LEGAL DESCRIPTION: LOT 21 BLOCK 3 HIBISCUS ISLAND

LEGAL ADDRESS: 140 SOUTH HIBISCUS BLVD

PLAN DESCRIPTION: C.B.S. WALL

THE ABOVE PLAN SUBMITTED TO THIS DIVISION NEEDS THE FOLLOWING CORRECTIONS:

GARBAGE FACILITIES: TO USE EXISTING FACILITIES

SANITARY SEWER: " " " "

WATER: " " " "

DRAINAGE: AS SHOWN

GRADES: AS SHOWN

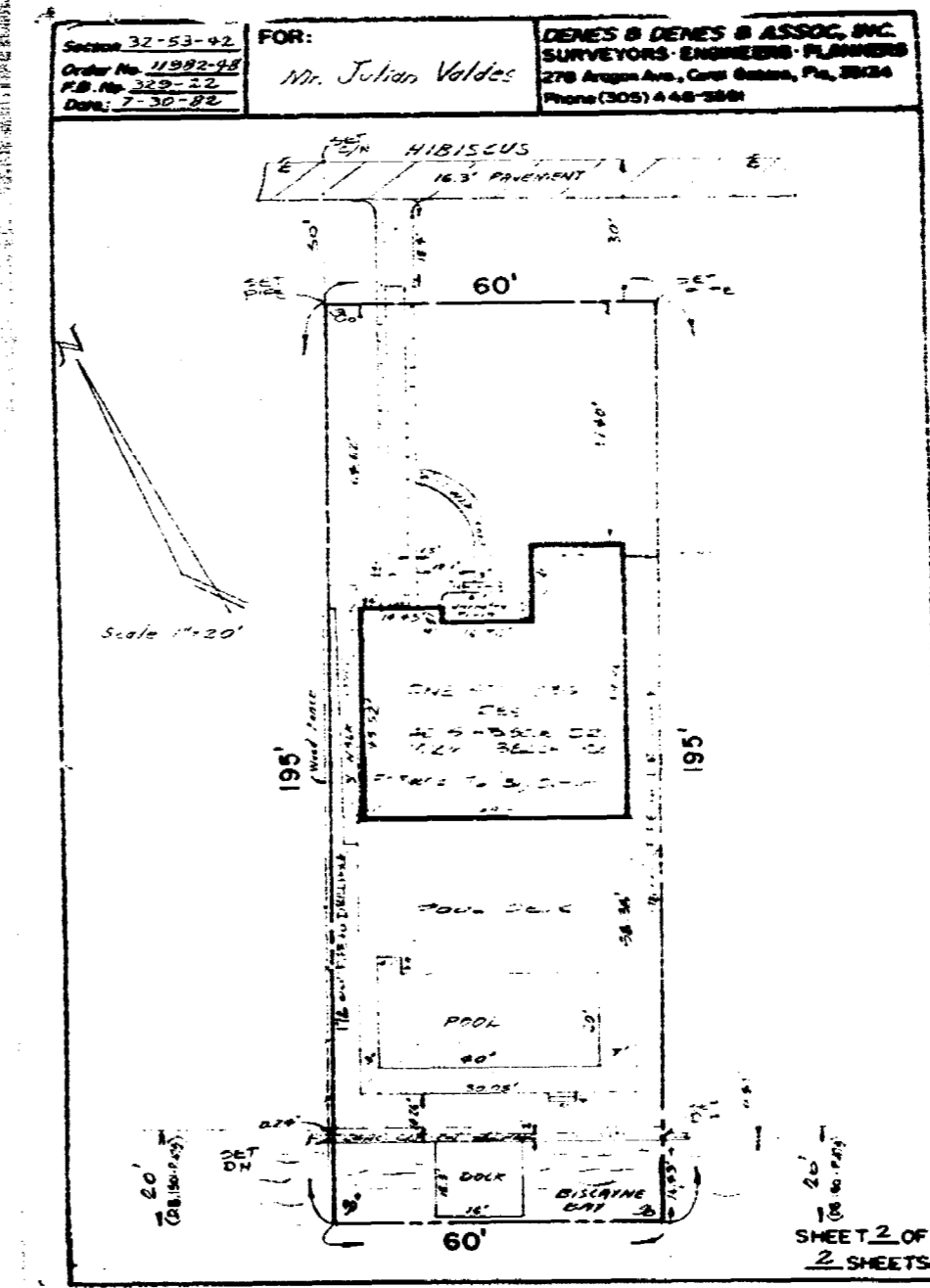
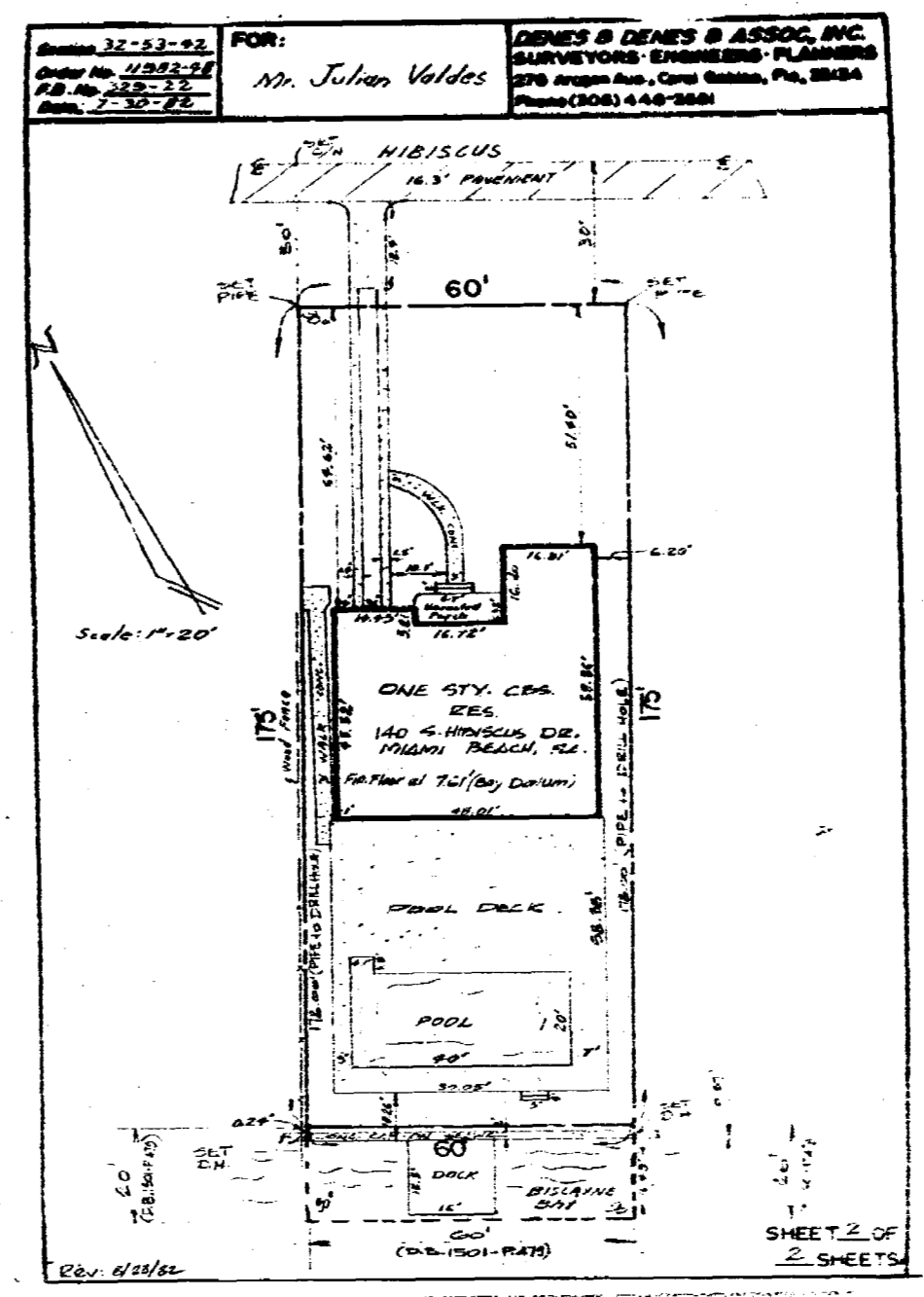
ENCROACHMENTS: LOT DIMENSION SHOWN ON PLAN IS INCORRECT

EASEMENTS: CORRECT LOT LENGTH IS 175 FEET.

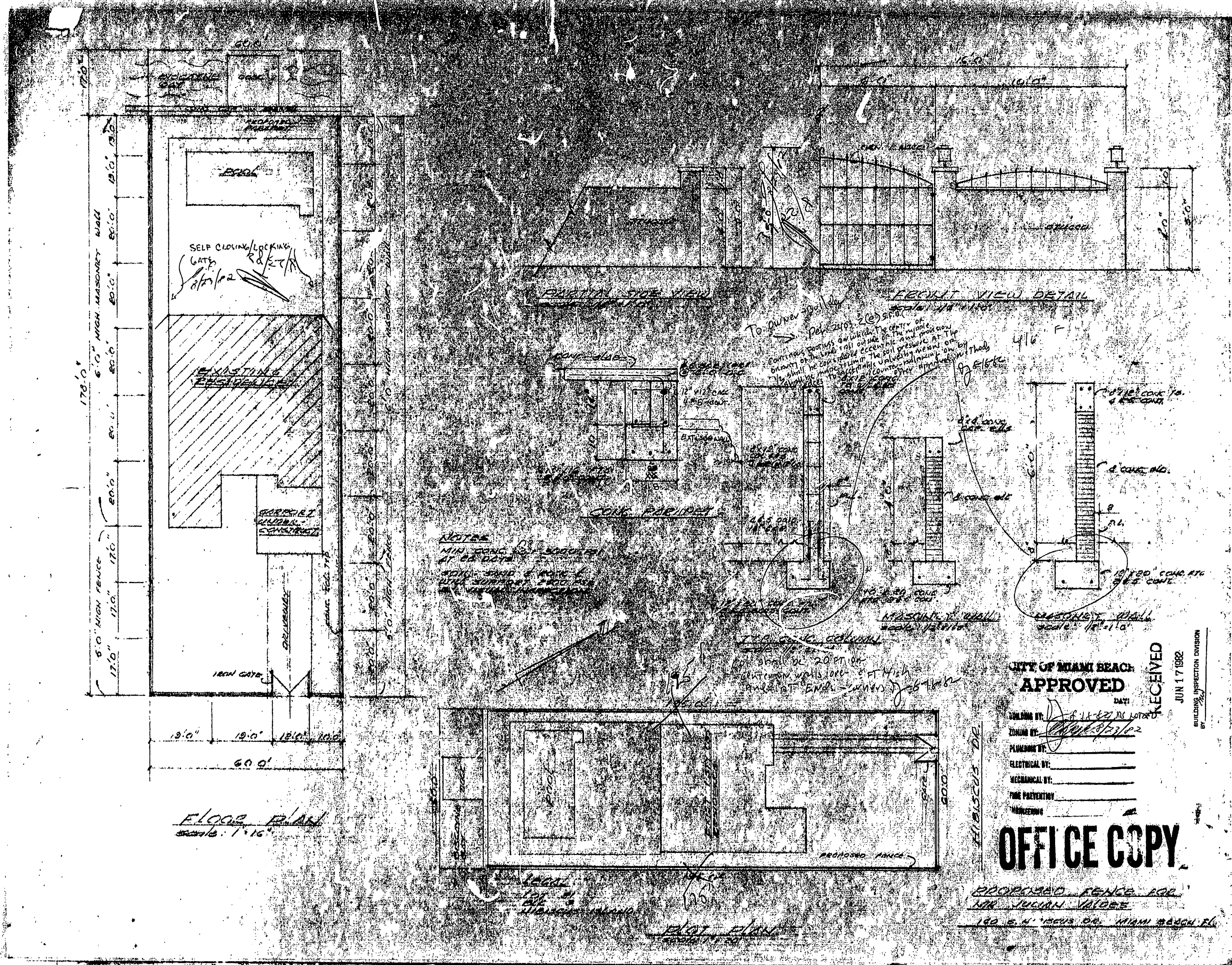
PUBLIC WORKS DEPARTMENT PERMITS REQUIRED FOR WORK DONE ON CITY PROPERTY.

COMMENTS: JULIAN VALDES

APPROVED FOR PERMIT SUBJECT TO ABOVE CORRECTIONS 8/23/82 FRANK ATHONIS  
 (date) ENGINEERING DIV.



22652



CITY OF MIAMI BEACH  
**APPROVED**  
 DATE: JUN 17 1982  
 RECEIVED  
 PLANNING BY: [Signature]  
 ELECTRICAL BY: \_\_\_\_\_  
 MECHANICAL BY: \_\_\_\_\_  
 FIRE PROTECTION BY: \_\_\_\_\_  
 ENGINEER BY: \_\_\_\_\_

**OFFICE COPY**

PROPOSED FENCE FOR  
 130 S. W. 11th St. Miami Beach, FL

22652

Section 32-53-02 FOR: DENES & DENES & ASSOC., INC.  
 Order No. 1182-16 Mr. Julian Valdes SURVEYORS-ENGINEERS-PLANNERS  
 P.O. No. 1182-16 278 Aragon Ave., Coral Gables, Fla. 33134  
 Date: 7-30-82 Phone (305) 448-3591

WE HEREBY CERTIFY that this SURVEY is true and correct, to the best of our knowledge and belief, as surveyed and plotted under our direction on this 30th day of July 1982.

DENES & DENES & ASSOC., INC.  
 Reg. Land Surveyor No. 1308  
 State of Florida

LOCATION: Miami Beach, Florida

DESCRIPTION:  
 Lot 21, Block 3, HIBISCUS ISLAND, according to the Plat thereof, recorded in Plat Book 8 at Page 75 of the Public Records of Dade County, Florida; and a strip of land 20 feet wide across the waterfront end of said Lot 21, being a part of the 70 feet strip of land enclosing all of HIBISCUS ISLAND, conveyed to the Simpson Bay Island Company, Florida, in a Deed, recorded in Deed Book 1501, at Page 879 of the Public Records of Dade County, Florida, more specifically described as follows: Commence at the Southwesterly corner of said Lot 21, thence run Southeast, along the prolongation of the dividing line between Lots 20 and 21 of said Block 3, for a distance of 20 feet, to a point; thence run Northeast, 20 feet Southeast, along the prolongation of the dividing line between Lots 20 and 21 of said Block 3, for a distance of 20 feet, to a point on the prolongation of the dividing line between Lots 20 and 21, of said Block 3; thence run Northeast, along the prolongation of said dividing line, for a distance of 20 feet, to the Southeast corner of said Lot 21; thence run Southeast, along the Southwesterly line of said Lot 21, for a distance of 60 feet, to the point of Commencement.

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Section 32-53-02 FOR: DENES & DENES & ASSOC., INC.  
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 TO: CONSTRUCTION DIVISION Construction Services

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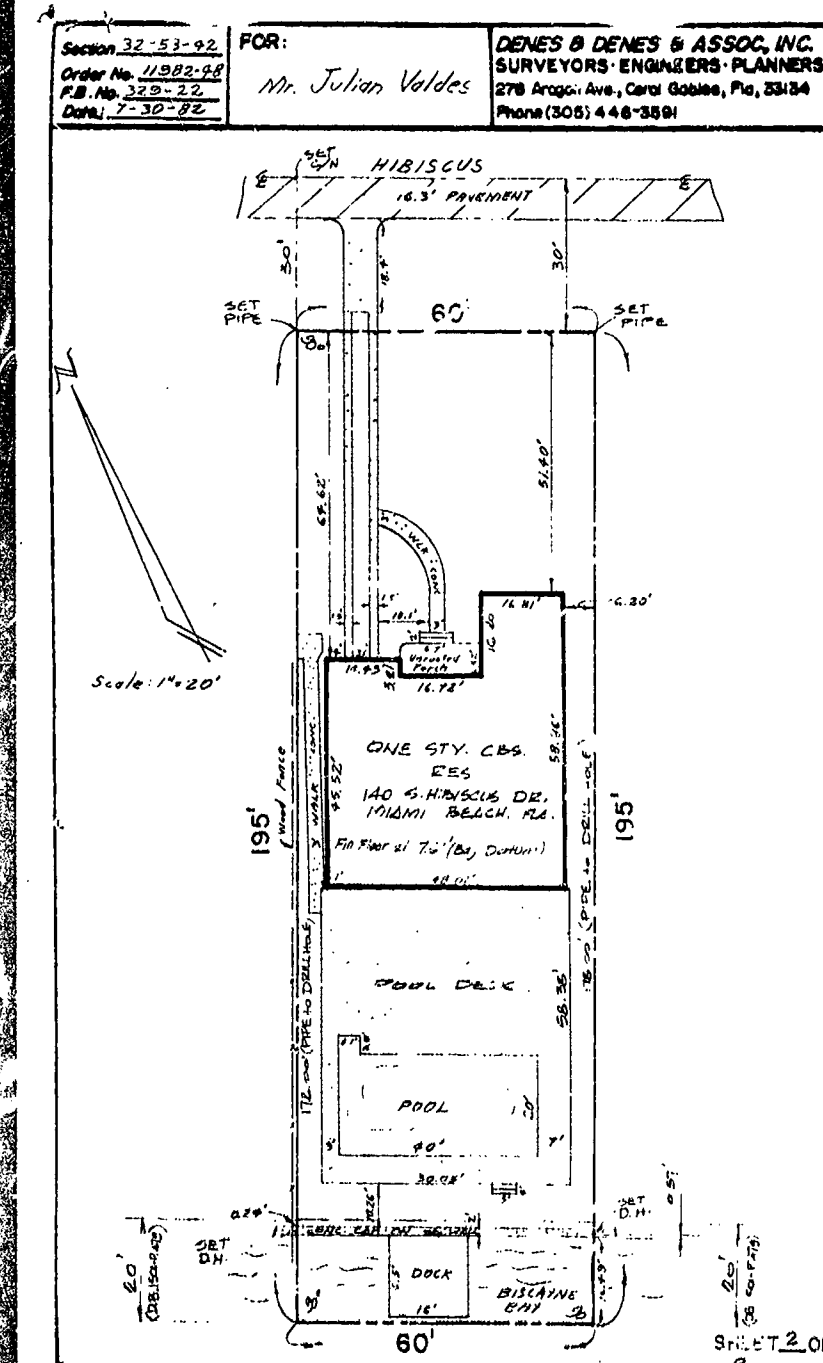
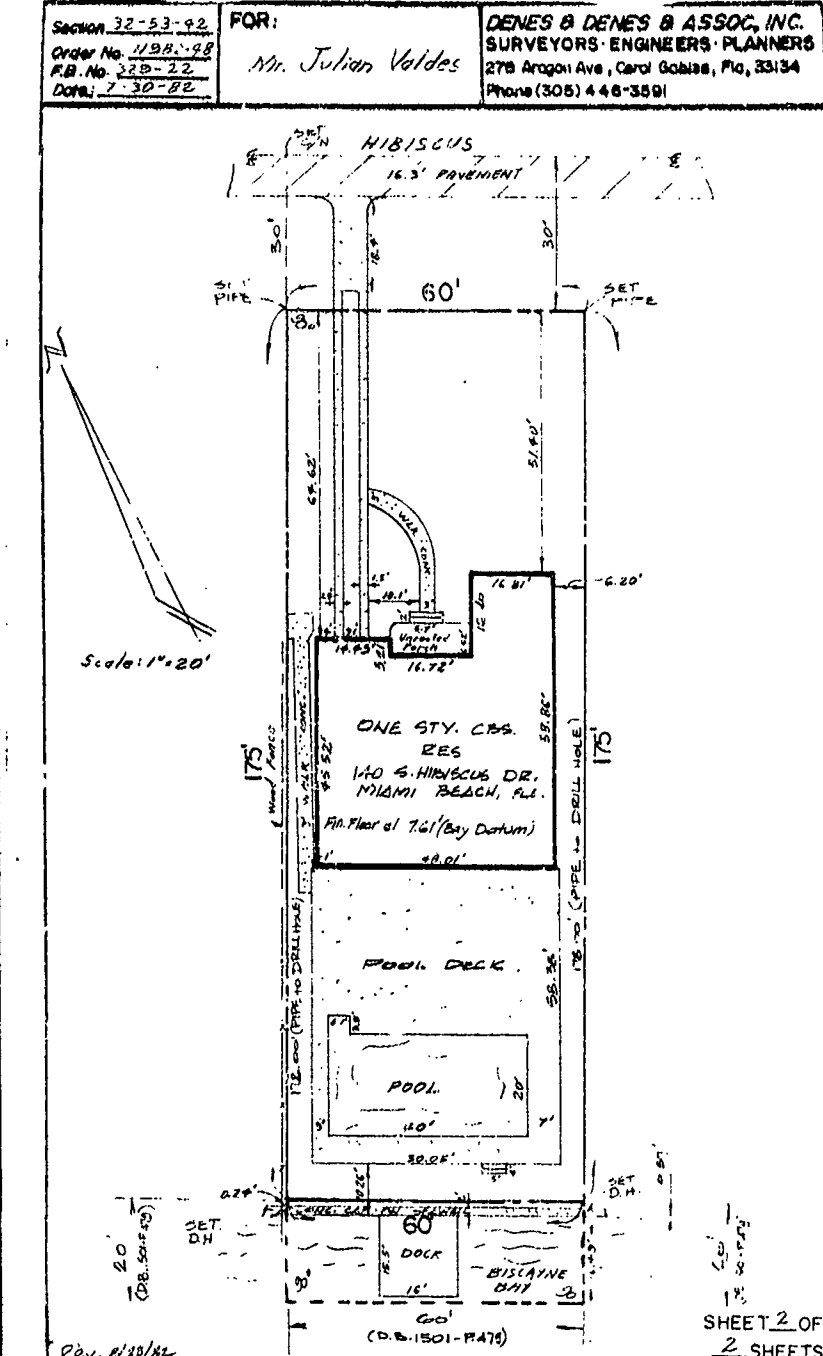
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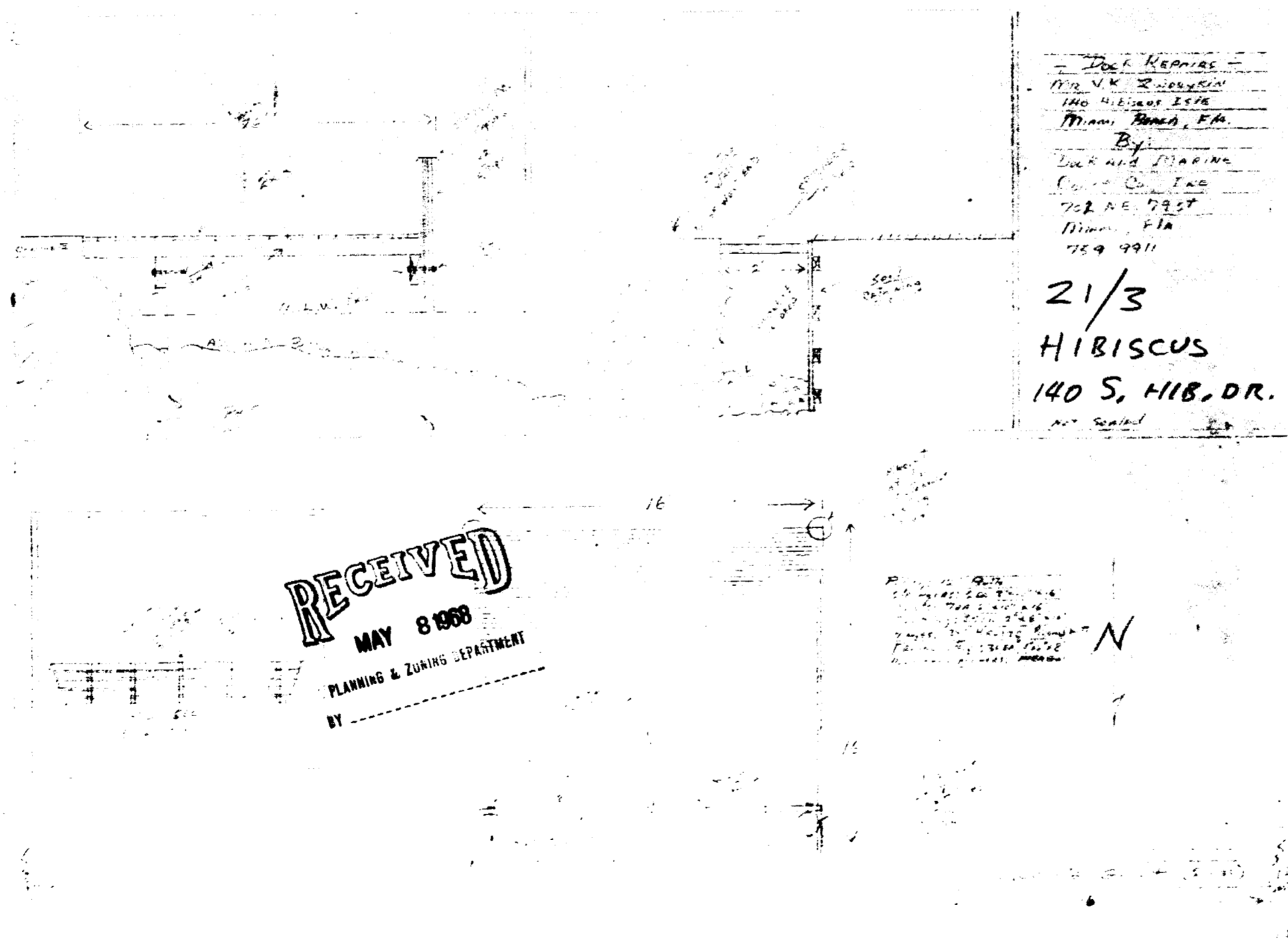
PUBLIC WORKS DEPARTMENT PERMITS REQUIRED FOR WORK DONE ON CITY PROPERTY.

COMMENTS: [Signature] JULIAN VALDES

APPROVED FOR PERMIT SUBJECT TO ABOVE CORRECTIONS 8/23/82 FRANK AYMONIN  
 (DATE) ENGINEERING DIV.

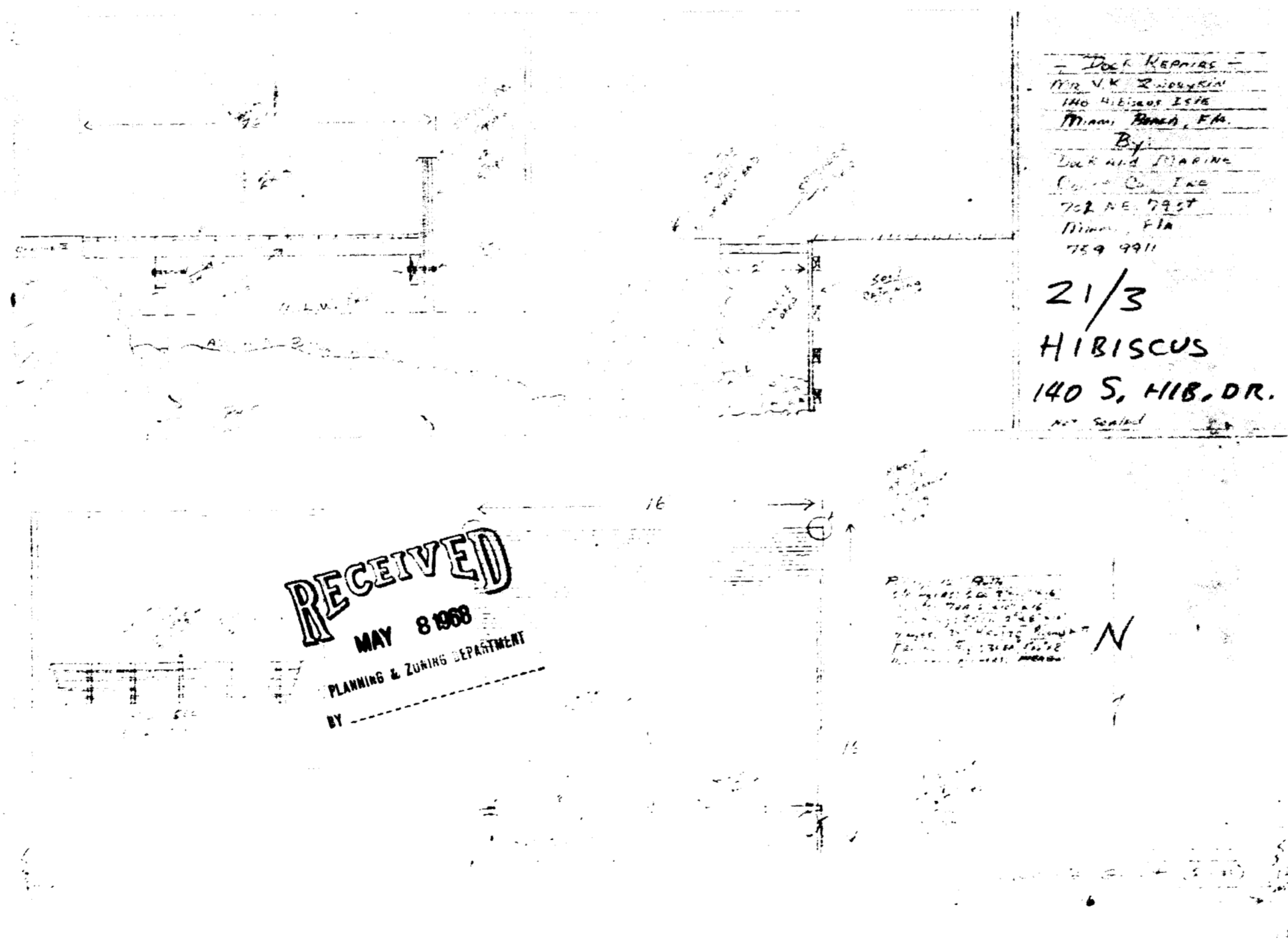


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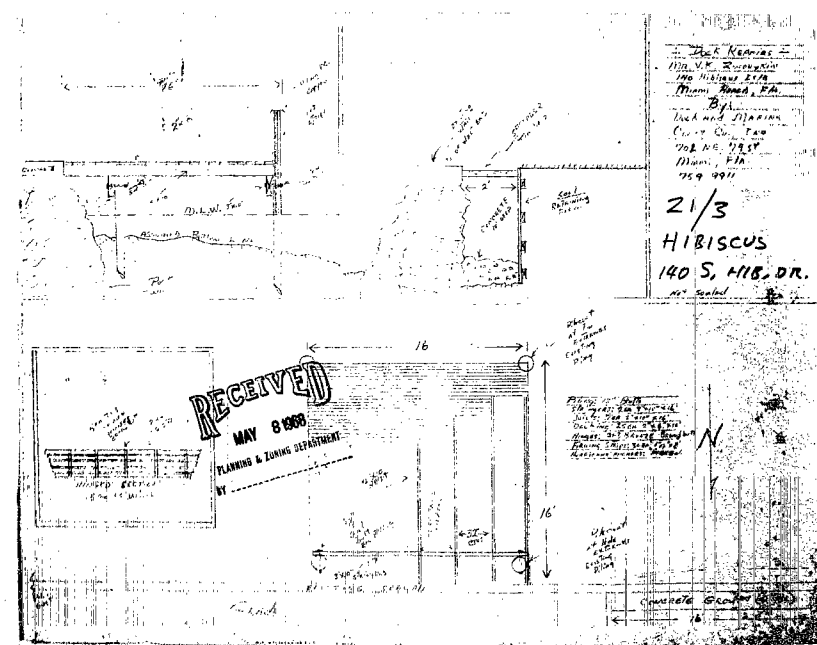
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