

230 N HIBISCUS DRIVE  
RESIDENCE

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 02.04.2024

DRB24-0997

APRIL 02, 2024 DESIGN REVIEW BOARD

# NEW SINGLE FAMILY RESIDENCE

## DESIGN REVIEW BOARD

### 230 N HIBISCUS DRIVE

### MIAMI BEACH, FLORIDA

#### APPLICANT/PROPERTY OWNER

230 NORTH HIBISCUS DRIVE LLC

8950 SW 74 CT, SUITE 1901  
 MIAMI, FLORIDA 33156  
 PH: 617-803-0220

#### ARCHITECT

DOMO ARCHITECTURE + DESIGN  
 ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

420 LINCOLN ROAD  
 SUITE 506  
 MIAMI BEACH, FLORIDA 33139  
 O: 305-674-8031  
 F: 305-328-9006  
 WWW.DOMODESIGNSTUDIO.COM

#### LANDSCAPE ARCHITECT

DIEGO VANDERBIEST, RLA

6200 SW 80 STREET  
 MIAMI, FLORIDA 33143  
 PH: 305-528-4001

#### SCOPE OF WORK

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

- VARIANCE 01: REDUCE UNDERSTORY 50% OPEN REQUIREMENT AT REAR ELEVATION TO 31%

- VARIANCE 02: REDUCE SIDE YARD FACING A STREET 70% OPEN SPACE REQUIREMENT TO 62%



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Prepared By:  
**AFA & COMPANY, INC.**  
**PROFESSIONAL LAND SURVEYORS AND MAPPERS**  
 FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498  
 13050 SW 133RD COURT,  
 MIAMI, FLORIDA 33186  
 E-MAIL: AFACO@BELLSOUTH.NET  
 PH: 305-234-0588

**Property Information**

**PROPERTY ADDRESS:**

230 North Hibiscus Drive  
 Miami Beach, Florida 33139

**CERTIFIED ONLY TO:**

230 NORTH HIBISCUS DRIVE LLC

**LEGAL DESCRIPTION:**

Lot 6, Block N, of: "HIBISCUS ISLAND RESUBDIVISION", according to the Plat Thereof as Recorded in Plat Book 34, Page 87, of the Public Records of Miami-Dade County, Florida.

**ELEVATION INFORMATION**

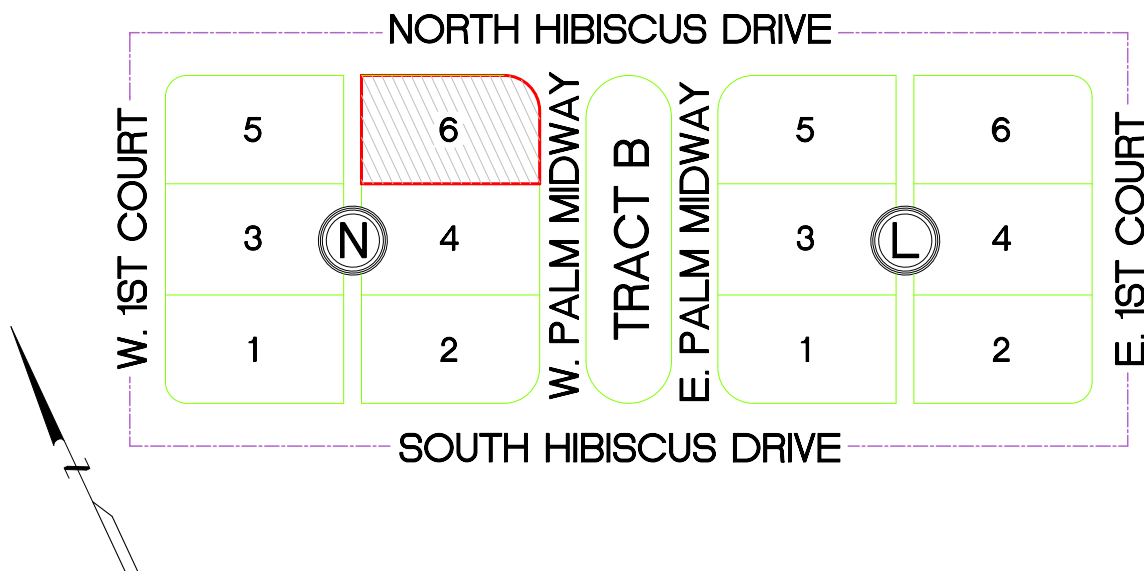
**National Flood Insurance Program  
 FEMA Elev. Reference to NGVD 1929**

Comm Panel 120651  
 Panel # 0316  
 Firm Zone: "AE"  
 Date of Firm: 09-11-2009  
 Base Flood Elev. 10.00'  
 F.Floor Elev. 7.69'  
 Garage Elev. 6.10'  
 Suffix: "L"  
 Elev. Reference to NGVD 1929

**Surveyor's Notes:**

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described. it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy:  
 The expected use of land, as classified in the Standards of Practice (53-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper, additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #19 Ownership subject to Opinion of Title.
- #20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

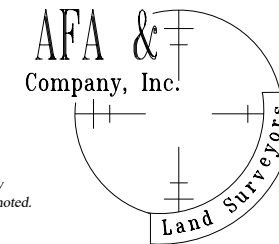
**Location Sketch N.T.S.**



JOB #	23-730
DATE	07-12-2023
PB	34-87

**Surveyors Notes:**

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. Loc. 4250; Elev. +5.70'
- #3 Bearings as Shown hereon are Based upon North Hibiscus Drive, S65°00'00"E
- #4 Please See Abbreviations
- #5 Drawn By: A. Torres
- #6 Date: 7-12-2023
- #7 Completed Survey Field Date: 7-10-2023
- #8 Disc No 2023, Station Surveying Scion
- #9 Last Revised:
- #10 Zoned Building setback line not determined



Professional  
 Surveyors & Mappers LB 7498  
 13050 S.W. 133rd Court  
 Miami Florida, 33186  
 E-mail: afaco@bellsouth.net  
 Ph: (305) 234-0588

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 53-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
 & That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

*Armando F. Alvarez*  
 Professional Surveyor & Mapper #5526  
 State of Florida  
 Not Valid unless Signed & Stamped with Embossed Seal



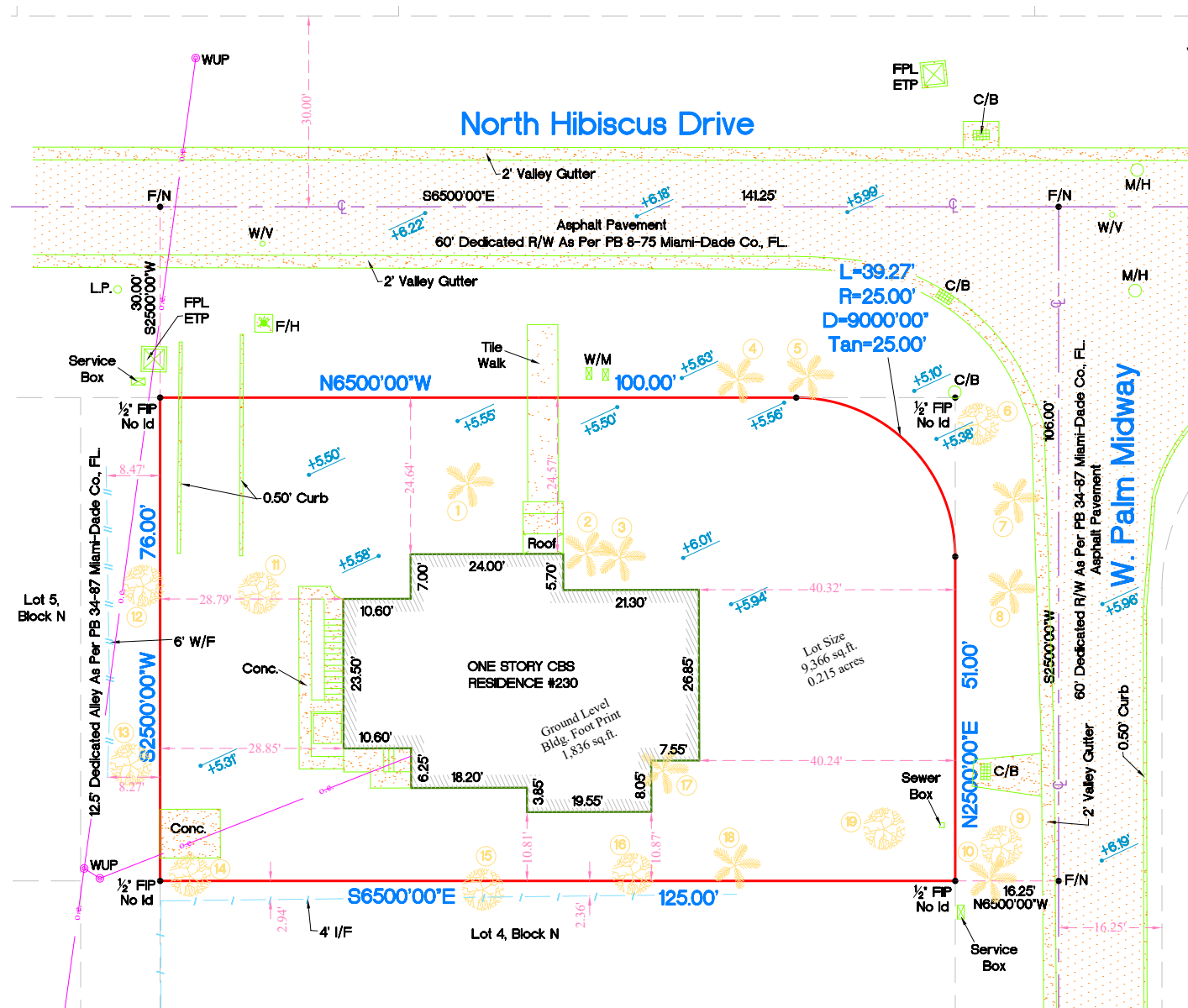
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**Abbreviations of Legend**

- AVE. = AVENUE
- ASPH = ASPHALT
- A/W = ANCHOR WIRE
- A/C = AIR CONDITIONER
- BLDG = BUILDING
- B. COR. = BLOCK CORNER
- CAL = CALCULATED
- C.B. = CATCH BASIN
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- COL. = COLLUMEN
- C.U.P. = CONCRETE UTILITY POLE
- C.L.P. = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D = DELTA
- D/W = DRIVEWAY
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- ENC. = ENCROACHMENT
- E.T.P. = ELECTRIC TRANSFORMER PAD
- F.P.L. = FLORIDA POWER AND LIGHT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.F. = FINISH FLOOR
- D.H.F. = FOUND DRILL HOLE
- F.R. = FOUND REBAR
- F.D. = FOUND DISC
- F.N. = FOUND NAIL
- I.F. = IRON FENCE
- L = LENGTH
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.F.E. = LOWEST FLOOR ELEVATION
- L.P. = LIGHT POLE
- MEAS. = MEASURED
- M.H. = MAN HOLE
- ML = MONUMENT LINE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.E. = OVERHEAD ELECTRIC LINE
- OL = ON LINE
- P.C.P. = PERMANENT CONTROL POINT
- P.M. = PARKING METER
- P.C. = POINT OF CURVATURE
- P.W. = PARKWAY
- PL = PLANTER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R = RADIUS
- RES = RESIDENCE
- R.W. = RIGHT OF WAY
- S.D.H. = SET DRILL HOLE
- S.N. = SET NAIL
- S.I.P. = SET IRON PIPE
- SDWLK = SIDEWALK
- ST = STREET
- T = TANGENT
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE
- W.V. = WATER VALVE
- W.U.P. = WOOD UTILITY POLE
- W.F. = WOOD FENCE
- I.F. = IRON FENCE
- CBS WALL = CBS WALL
- CLF = CHAIN LINK FENCE
- O.E. = OVERHEAD ELEC.
- C.L. = CENTER LINE
- E. = EASEMENT
- D. = DENOTES ELEVATIONS
- B. = BUILDING
- D. = DISTANCE
- C.B. = CATCH BASIN
- W.M. = WATER METER
- W.U.P. = W.U.P.
- S.R. = STATE ROAD
- U.S.H. = US HIGHWAY
- I. = INTERSTATE
- M.W. = MONITORY WELL

**Boundary Survey**

Graphic Scale 1" = 20'



- TREE LEGEND:**
1. Palm D=0.60', H=25', S=1'
  2. Palm Cluster D=1', H=20', S=5'
  3. Palm D=1', H=20', S=5'
  4. Areca Palm D=15', H=18', S=5'
  5. Areca Palm D=15', H=18', S=5'
  6. Ficus D=1', H=20', S=8'
  7. Royal Palm D=1', H=30', S=5'
  8. Royal Palm D=1', H=30', S=5'
  9. Tree D=15', H=20', SP=8'
  10. Royal Palm D=1', H=30', S=5'
  11. Areca Cluster D=1', H=18', S=5'
  12. Umbrella D=2', H=15', SP=6'
  13. Tree D=3', H=25', SP=10'
  14. Tree D=2', H=25', SP=8'
  15. Tree D=2', H=25', SP=8'
  16. Tree D=1', H=25', SP=8'
  17. Palm D=0.80', H=12', S=3'
  18. Royal Palm D=1', H=30', S=5'
  19. Tree D=15', H=25', SP=10'

JOB #	23-730
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The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief. Subject to notes and Notations shown hereon.

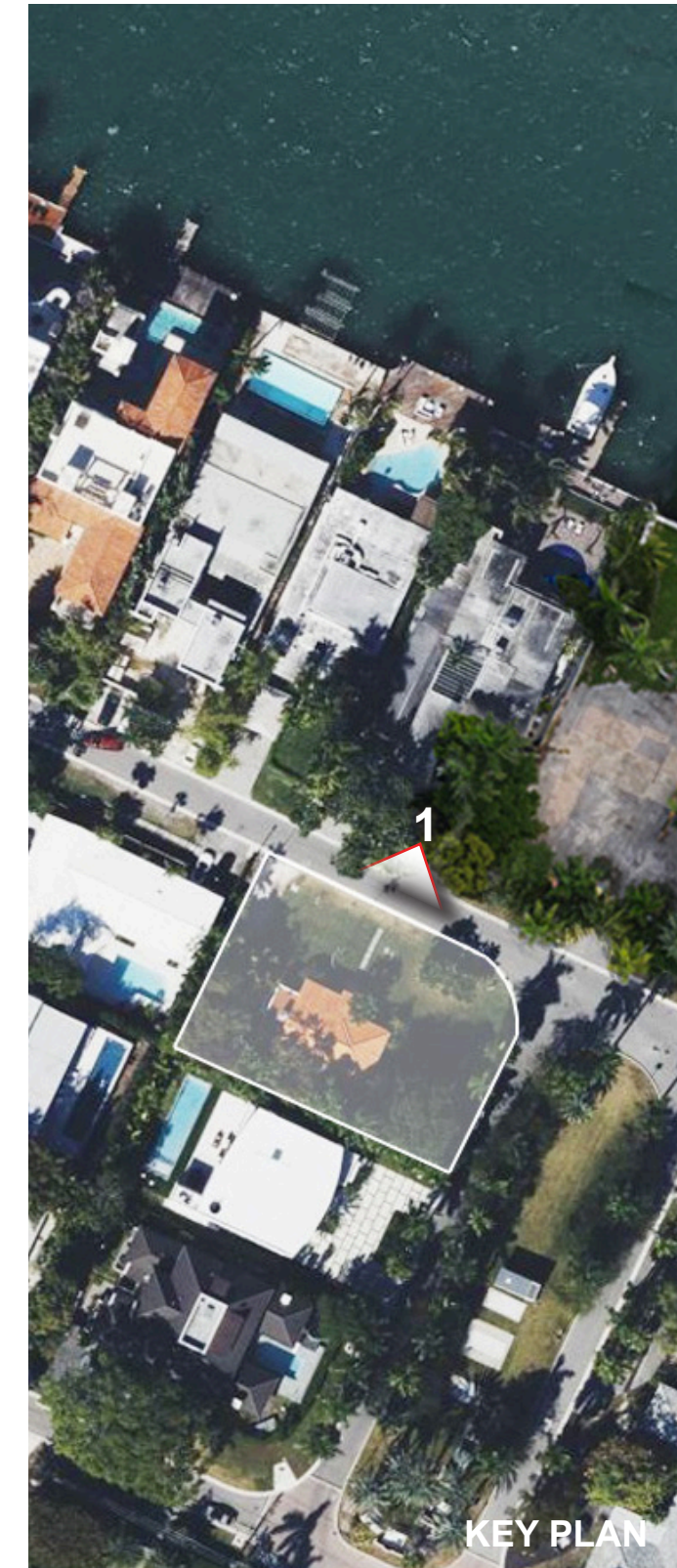
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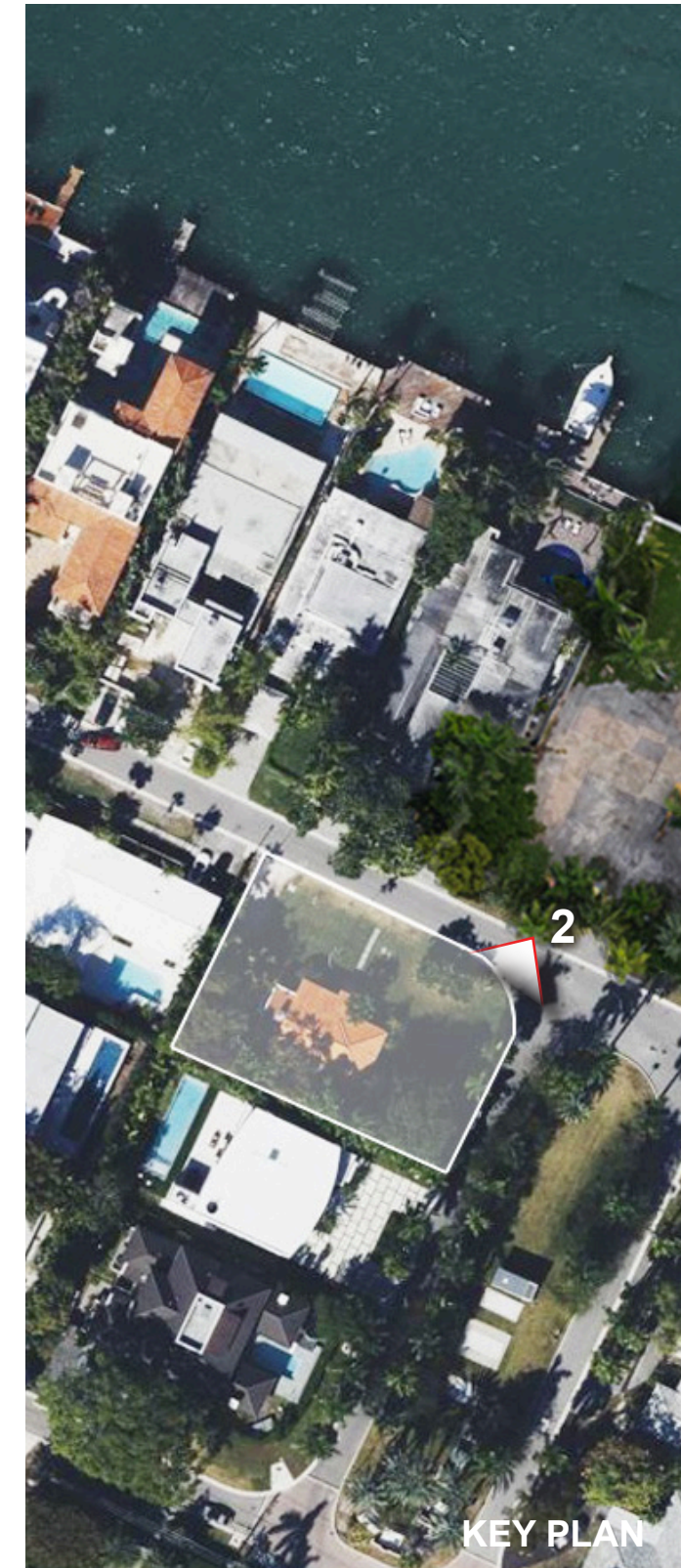




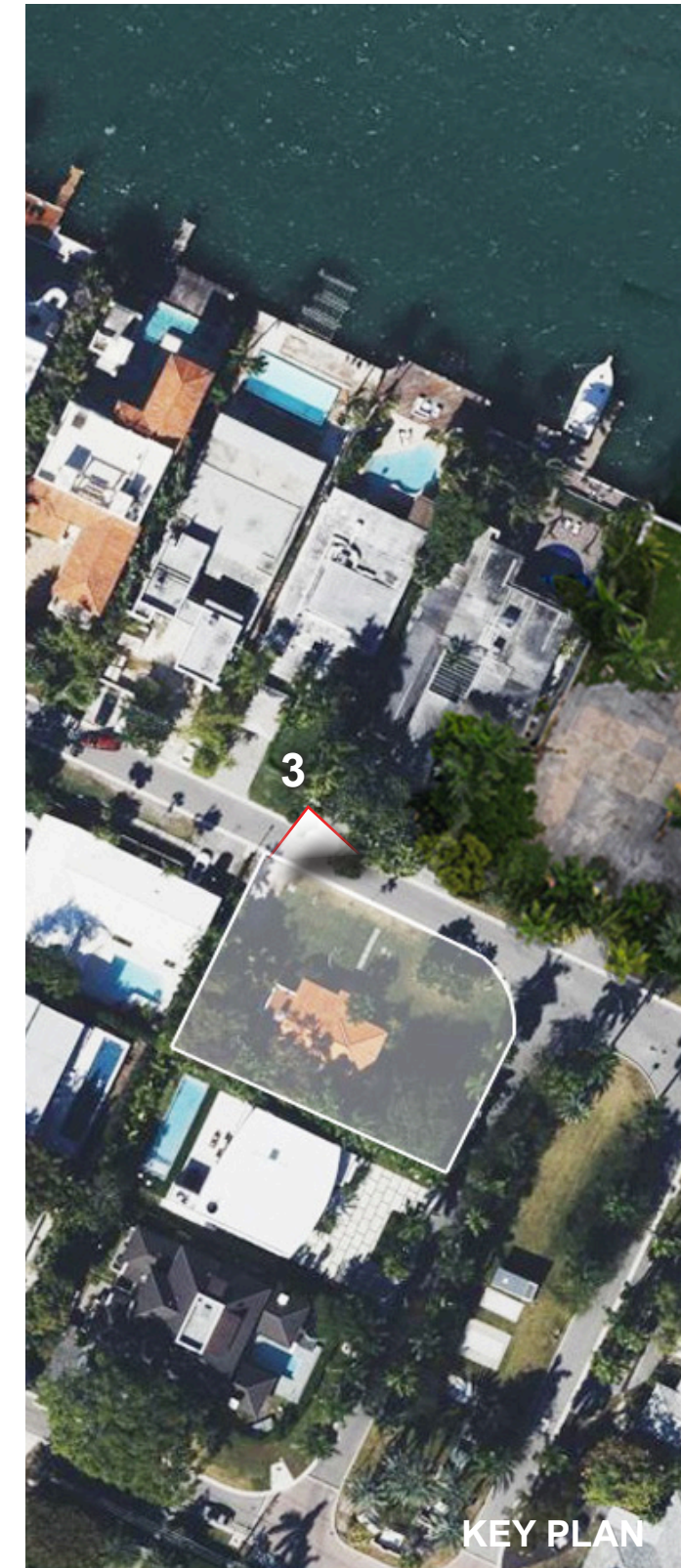
# NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY



# NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY



# NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY



# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



205 N HIBISCUS DRIVE



191 N HIBISCUS DRIVE



KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



180 N HIBISCUS DRIVE



200 N HIBISCUS DRIVE



KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



115 E PALM MIDWAY



112 W PALM MIDWAY



KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



250 N HIBISCUS DRIVE



265 N HIBISCUS DRIVE



KEY PLAN



255 N HIBISCUS DRIVE



235 N HIBISCUS DRIVE



KEY PLAN

# NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES



11

225 N HIBISCUS DRIVE



12

COMMUNITY PARK



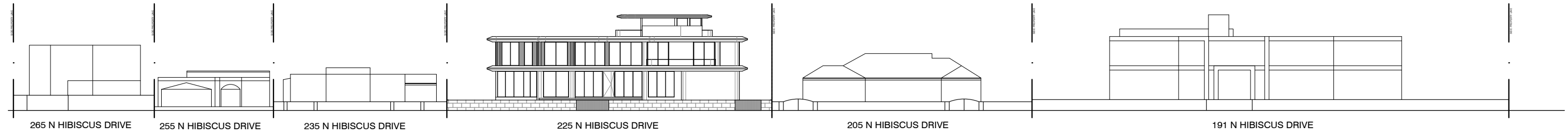
11

SITE  
230 N HIBISCUS  
DRIVE

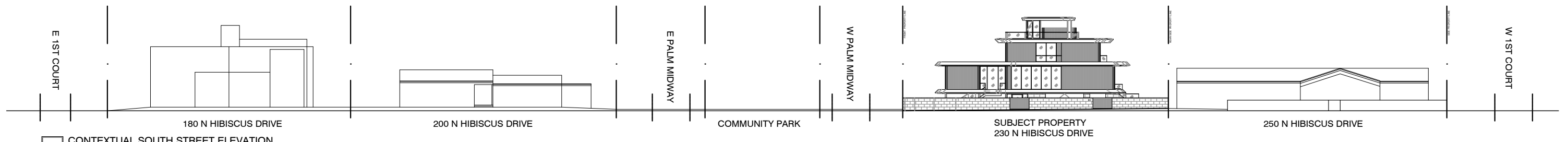
12

KEY PLAN

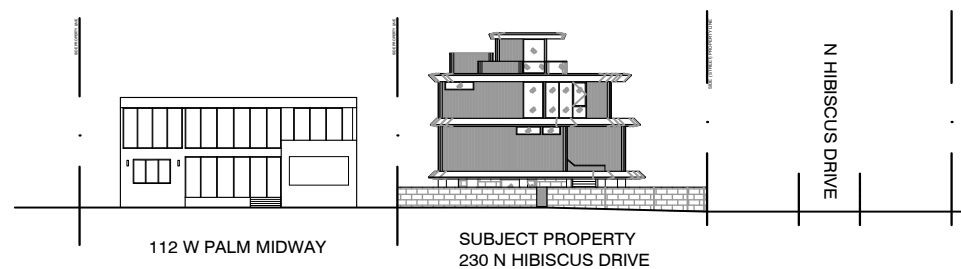
# NEIGHBORHOOD ANALYSIS - CONTEXTUAL ELEVATIONS



1 CONTEXTUAL NORTH STREET ELEVATION  
HIBISCUS DRIVE



2 CONTEXTUAL SOUTH STREET ELEVATION  
HIBISCUS DRIVE

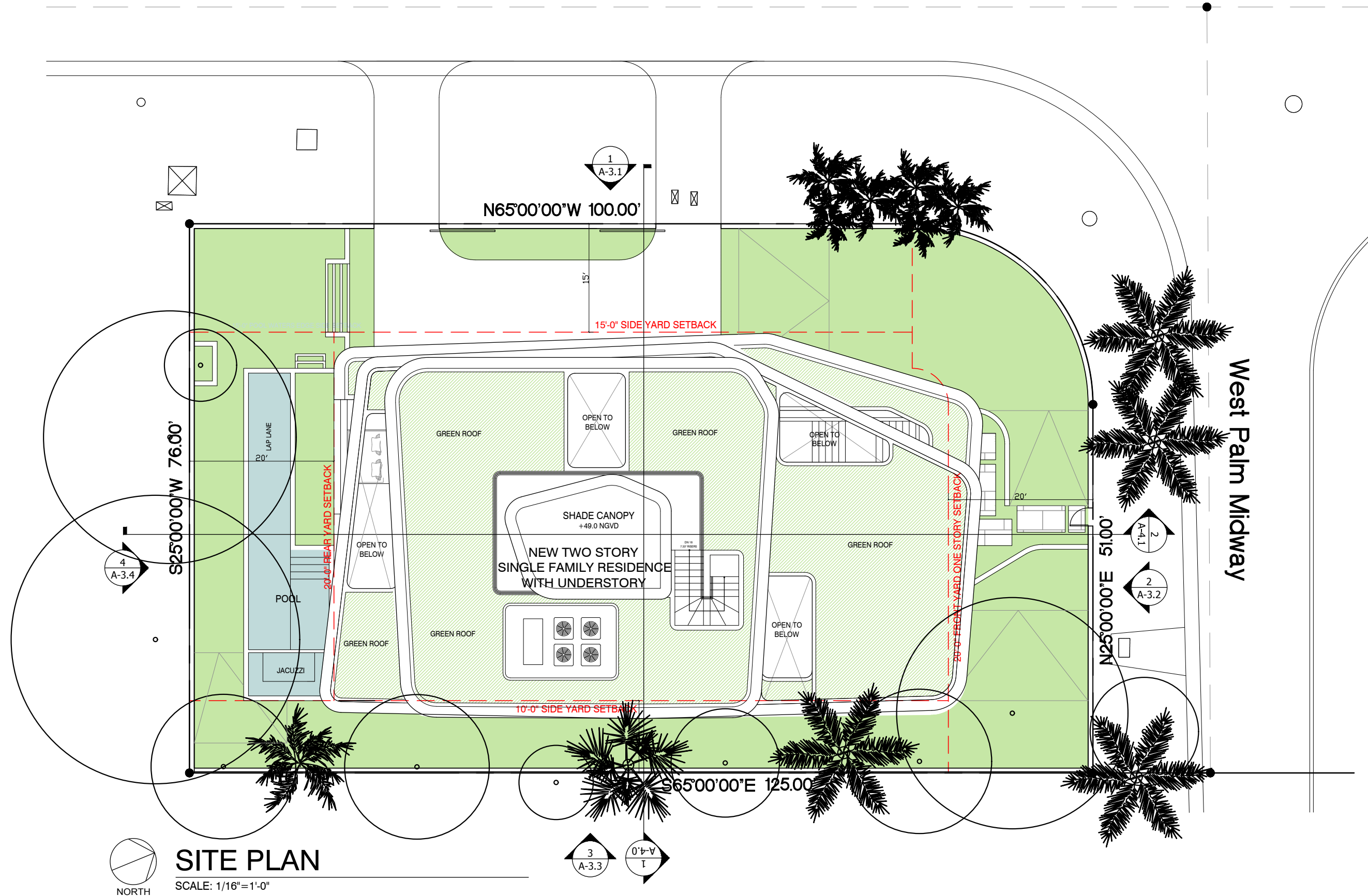


3 CONTEXTUAL NORTH STREET ELEVATION  
PALM MIDWAY

# ZONING DATA SHEET

Planning Department, 1700 Convention Center Drive  
 Miami Beach, Florida 33139, www.miamibeachfl.gov  
 305.673.7550

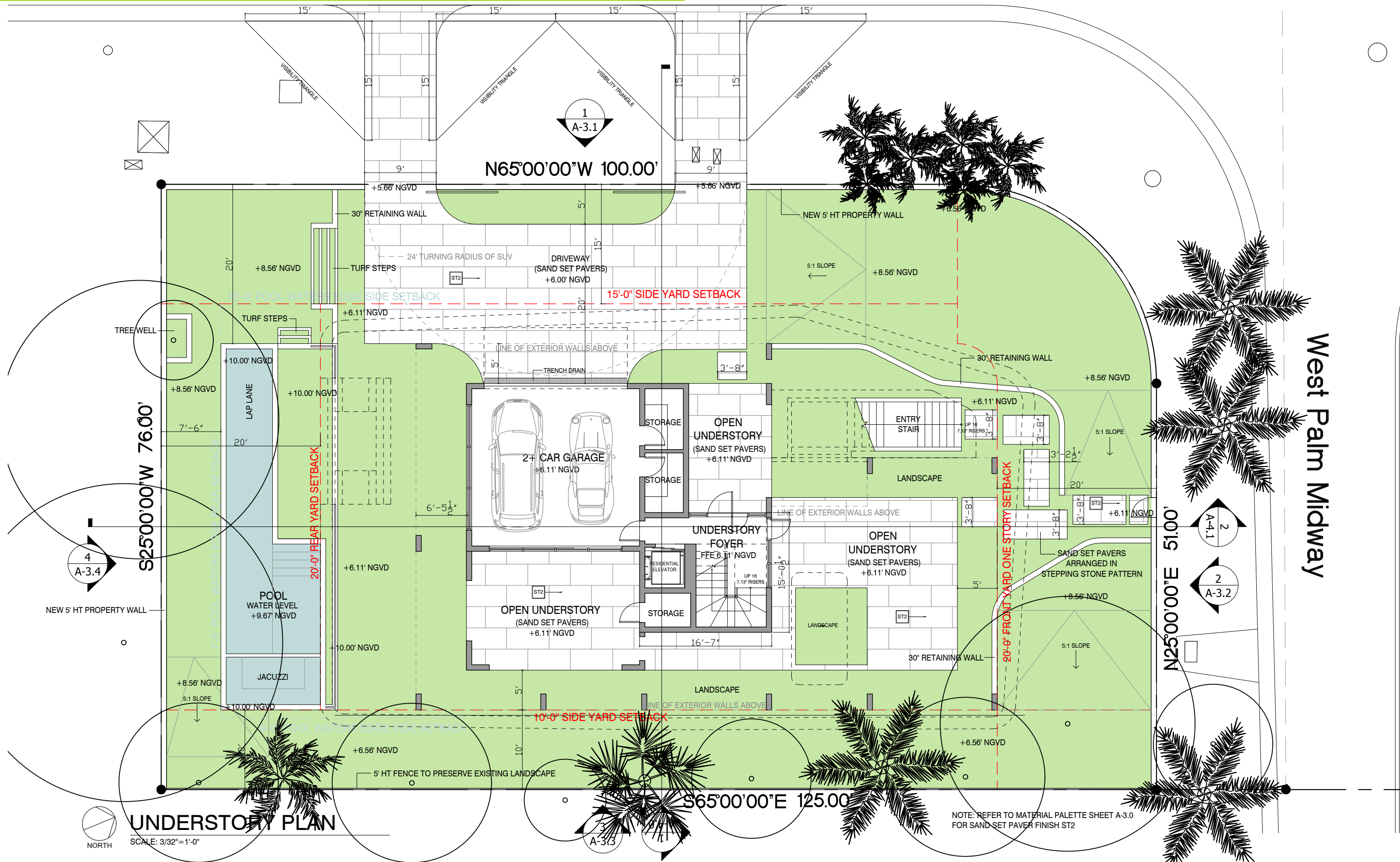
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	230 N HIBISCUS DRIVE, MIAMI BEACH, FL 33140		
2	Folio number(s):	02-3232-005-0330		
3	Board and file numbers :	DRB22-0997		
4	Year built:	1945,1959	Zoning District:	RS-4
5	Based Flood Elevation:	+10.0 NGVD	Grade value in NGVD:	6.11' NGVD
6	Adjusted grade (Flood+Grade/2):	8.56' NGVD	Free board:	+5'
7	Lot Area:	9,366sf		
8	Lot width:	76'	Lot Depth:	125'
9	Max Lot Coverage SF and %:	2,810sf (30%)	Proposed Lot Coverage SF and %:	2,808sf (30%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	1,196sf (96%)	Rear Yard Open Space SF and %:	715sf (70%)
12	Max Unit Size SF and %:	4,683sf (50%)	Proposed Unit Size SF and %:	4,683f (50%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,653sf
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15		N/A	Proposed Second Floor Unit Size SF and % :	1,751sf
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	395sf (23%)
		<b>Required</b>	<b>Proposed</b>	<b>Deficiencies</b>
17	Height:	24'-0"	24'-0"	N/A
18	Setbacks:			
19	Front First level:	20'-0"	20'-0"	N/A
20	Front Second level:	30'-0"	48'-4"	N/A
21	Side 1:	EAST 10'-0"	EAST 10'-0"	N/A
22	Side 2 or (facing street):	WEST 15'-0"	WEST 20'-0"	
23	Rear:	20'-0"	22'-0"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A
26	Sum of Side yard :	25'-0"	25'-0"	
27	Located within a Local Historic District?		no	
28	Designated as an individual Historic Single Family Residence Site?		no	
29	Determined to be Architecturally Significant?		no	
	<b>Notes:</b>			
	If not applicable write N/A			
	All other data information should be presented like the above format			



**SITE PLAN**

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

# PROPOSED BUILDING - UNDERSTORY PLAN



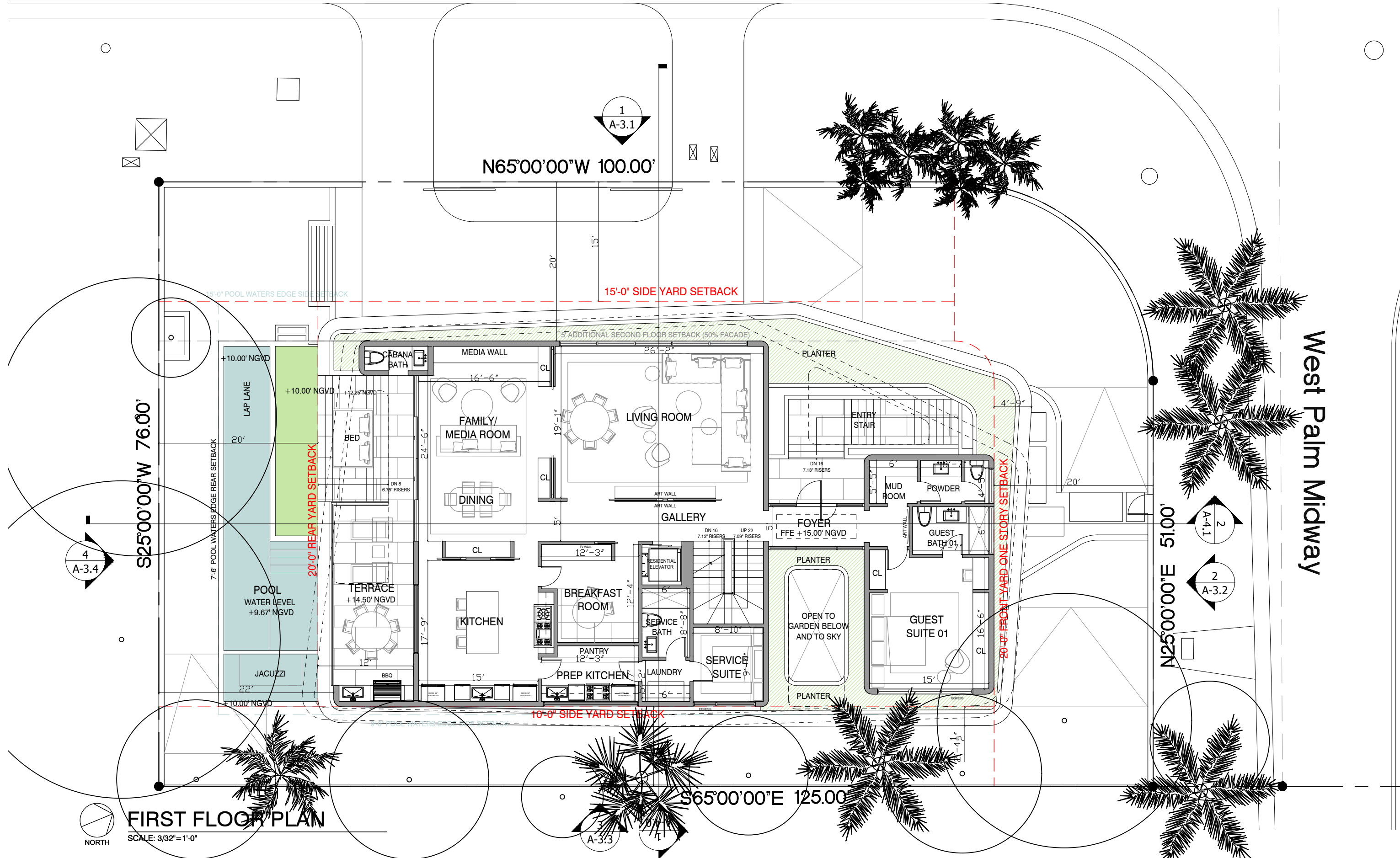
West Palm Midway

## UNDERSTORY PLAN

SCALE: 3/32"=1'-0"

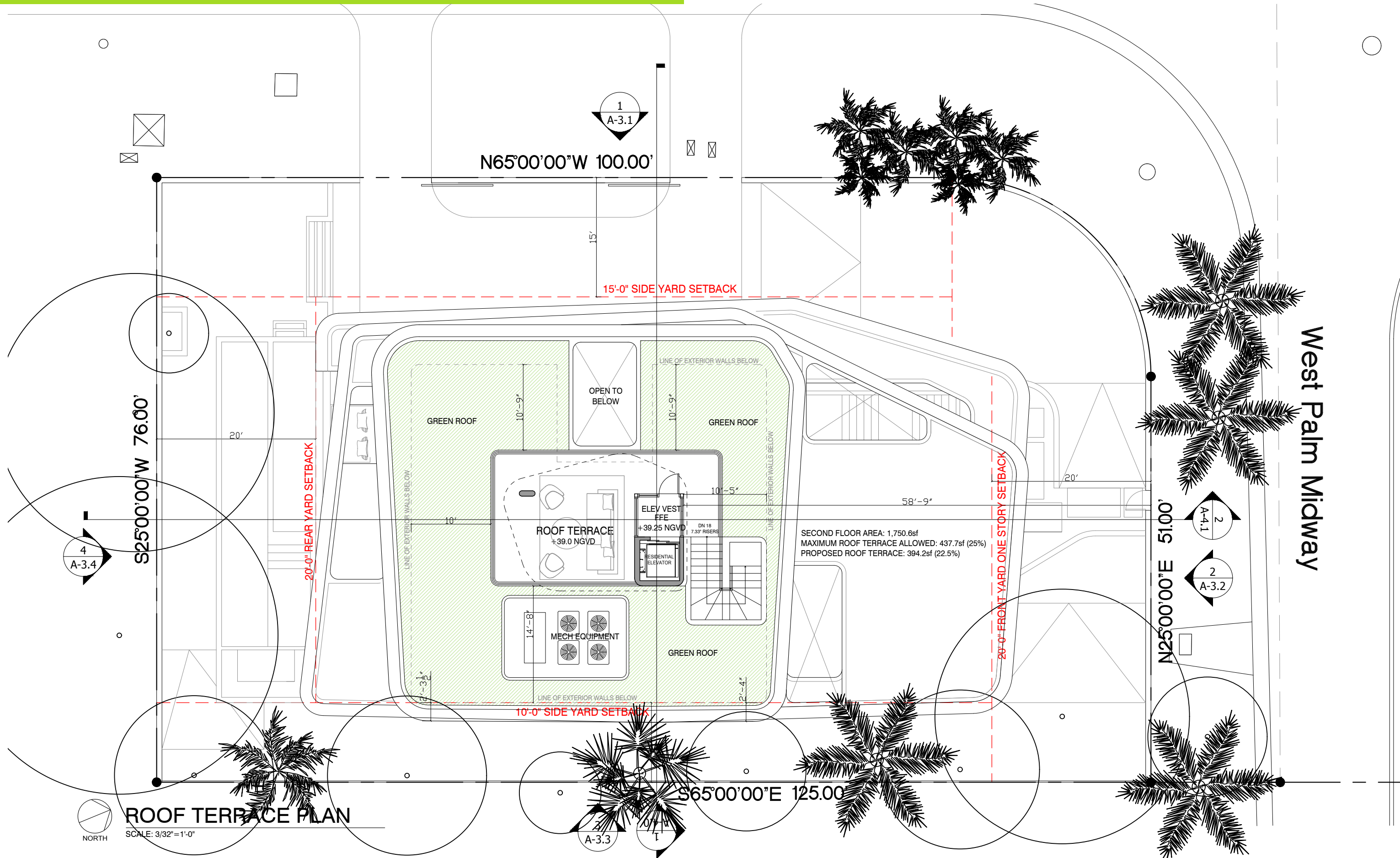


# PROPOSED BUILDING - FIRST FLOOR PLAN

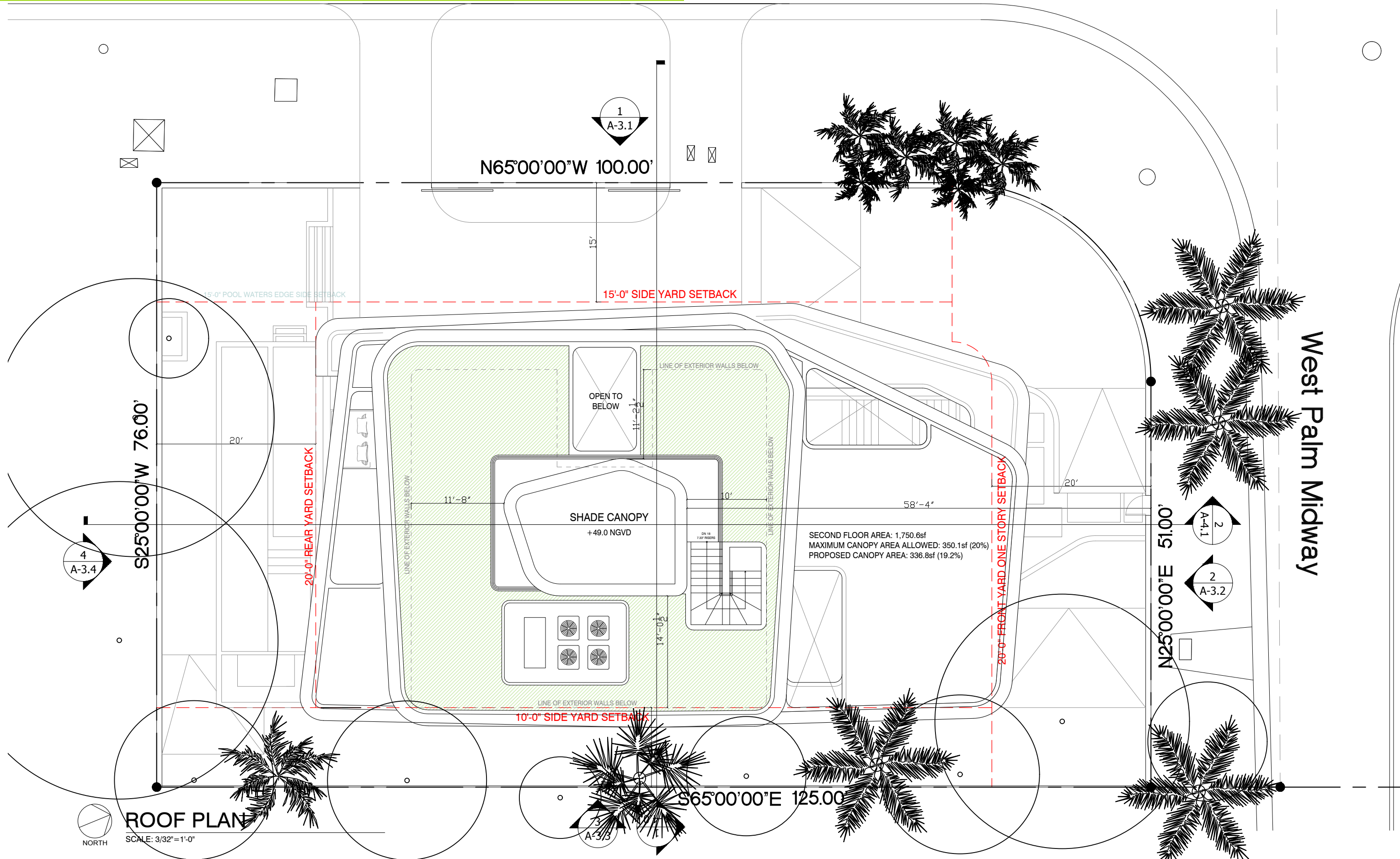




# PROPOSED BUILDING - ROOF TERRACE PLAN



# PROPOSED BUILDING - ROOF PLAN



West Palm Midway

ROOF PLAN

SCALE: 3/32" = 1'-0"

