

SHEET INDEX		01.09.2025	03.09.2025	06.06.2025		
		1ST SUBMITTAL	2ND SUBMITTAL	3RD SUBMITTAL		
ARCHITECTURAL						
A.000	INDEX SHEET	●	●	●		
A.010	SURVEY	●	●			
A.020	LOCATION MAP	●	●			
A.021	LOCATION SITE MAP	●	●			
A.030	COLOR PHOTOS OF EXISTING HOME		●			
A.031	COLOR PHOTOS OF EXISTING HOME		●			
A.040	CONTEXT ELEVATION	●	●	●		
A.041	COLOR RENDERING		●	●		
A.042	COLOR RENDERING			●		
A.050	ZONING LEGEND	●	●	●		
A.051	ZONING LEGEND PREVIOUSLY APPROVED (HPB21-0482)		●			
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EXISTING SITE PLAN						
A.100	EXISTING SITE PLAN	●	●			
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A.102	PROPOSED SITE PLAN	●	●	●		
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DEMOLITION FLOOR PLAN						
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A.201	DEMOLITION FLOOR PLAN PREVIOUSLY APPROVED (HPB21-0482)		●			
A.202	DEMOLITION ROOF PLAN	●	●			
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A.300	PROPOSED 1ST FLOOR PLAN	●	●	●		
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A.302	PROPOSED 2ND FLOOR PLAN	●	●	●		
A.303	PROPOSED 2ND FLOOR PLAN PREVIOUSLY APPROVED (HPB21-0482)		●			
A.304	PROPOSED ROOF PLAN	●	●	●		
A.305	PROPOSED ROOF PLAN PREVIOUSLY APPROVED (HPB21-0482)		●			
ELEVATIONS						
A.400	NORTH & SOUTH ELEVATIONS DEMOLITION	●	●	●		
A.401	NORTH & SOUTH ELEVATIONS DEMO PREV. APPROVED (HPB21-0482)		●			
A.402	EAST & WEST ELEVATIONS DEMOLITION	●	●	●		
A.403	EAST & WEST ELEVATIONS DEMO PREV. APPROVED (HPB21-0482)		●			
A.404	PROPOSED NORTH & SOUTH ELEVATIONS	●	●	●		
A.405	PROPOSED NORTH & SOUTH ELEVA. PREV. APPROVED (HPB21-0482)		●			
A.406	MAIN HOUSE PROPOSED EAST & WEST ELEVATIONS	●	●	●		
A.407	MAIN HOUSE PROPOSED E & W ELEVA. PREV. APPROVED (HPB21-0482)		●			
A.408	PROPOSED E & W ACCESS. BUILD. ELEVATIONS	●	●	●		
A.404	PROPOSED E&W ACCESS. BUILD. ELEVA. PREV. APPROVED (HPB21-0482)		●			
MATERIALS & INSPIRATIONAL IMAGES						
A.500	MATERIALS & INSPIRATIONAL IMAGES		●			



JOHN UDBARDY, R.A.
 AR #103882
 425 NE 22ND. ST. SUITE 403
 MIAMI, FL 33137
 Phone: 786.773.3090

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FIFTH WAVE INVESTMENTS LLC
 1300 LENOX AVE
 MIAMI BEACH, FL 33139

INDEX SHEET	
SCALE: N/A	02/16/2025

A.000
 HPB25-0646

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155
Tel: 305.767.6802
www.survey-pros.com

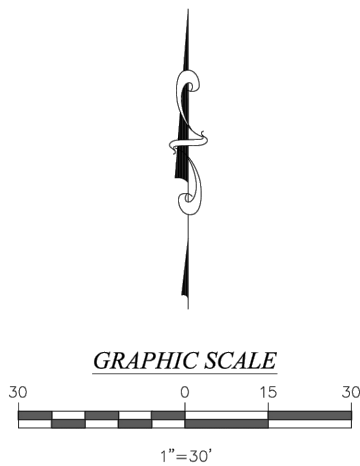
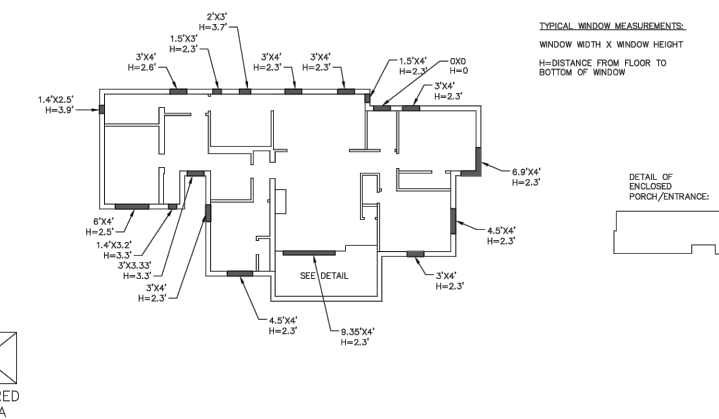
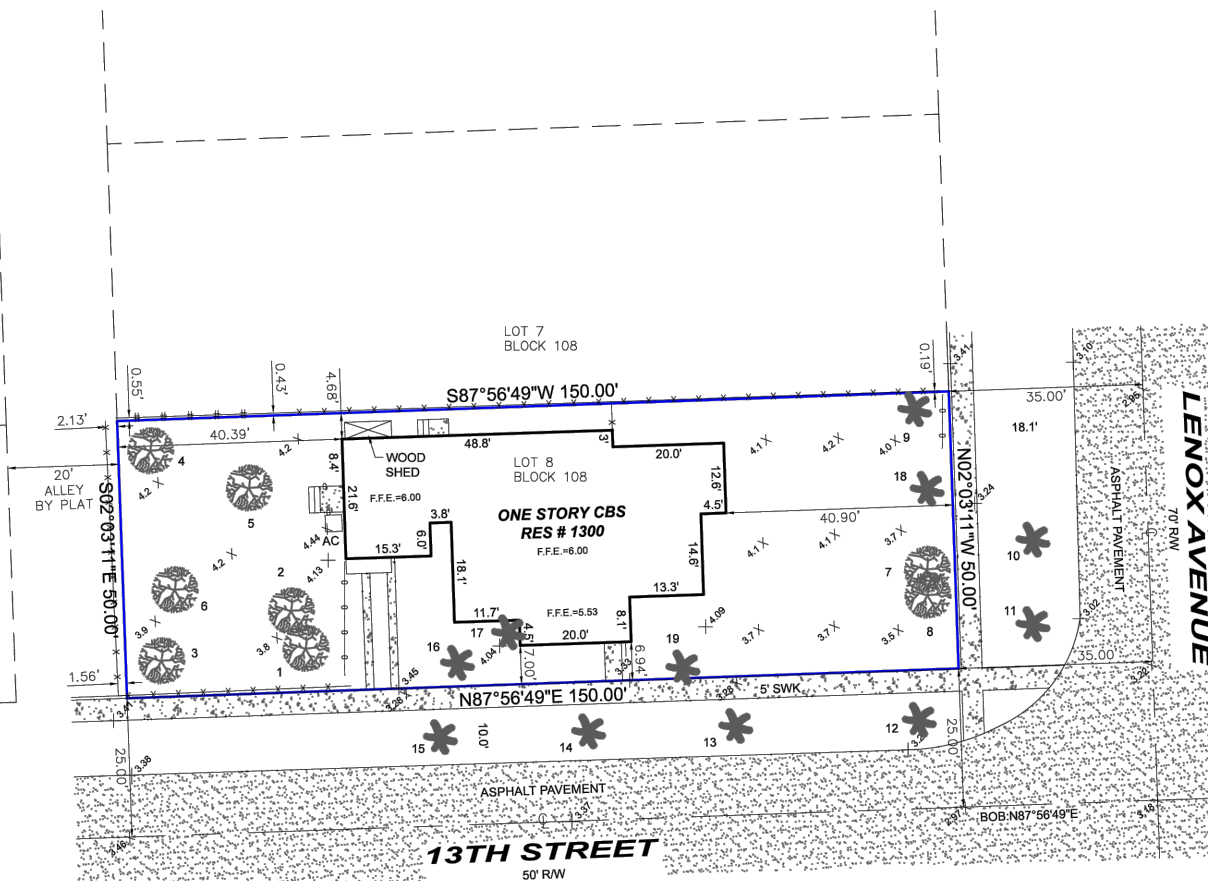
LEGEND

ABBREVIATIONS:

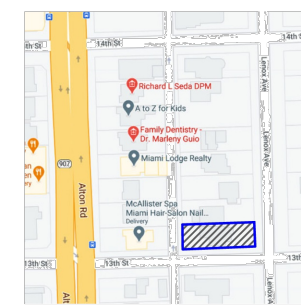
- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SIP LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

- [] = TELEPHONE RISER
 - [] = CABLE TV RISER
 - [] = WATER METER
 - [] = FIRE HYDRANT
 - [] = LIGHT POLE
 - [] = CATCH BASIN
 - [] = UTILITY POLE
 - [] = DRAINAGE MANHOLE
 - [] = SEWER MANHOLE
 - [] = METAL FENCE
 - [] = WOOD FENCE
 - [] = CHAIN LINK FENCE
 - [] = EASEMENT
 - [] = BOUNDARY LINE
 - [] = OVERHEAD UTILITY LINE
- ASPHALT CONCRETE PAVERS/BRICK TILES COVERED AREA



LOCATION MAP:



PROPERTY ADDRESS:

1300 LENOX AVENUE, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:

LOT 8, BLOCK 108, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE. BASE FLOOD ELEVATION 8. COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651. MAP & PANEL NUMBER 12086C0317 SUFFIX L.

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE CENTERLINE OF 13TH STREET HAS BEEN ASSIGNED A BEARING OF N87°56'49"E.

TREE TABLE:

Tree #	Common Name	Botanical Name	DBH (in)	Condition %	TPZ (ft)	CRZ (ft)	Height (ft)	Width (ft)	Canopy Coverage (sq ft)	Notes
1	Frangi Palm	Plumeria spp.	14	20%	7	7	10	5	20	Overgrown shrub. Previously tracked.
2	Avocado	Persea americana	9	65%	5	5	25	15	177	Good vigor.
3	Tropical Almond	Terminalia catappa	5	20%	5	3	10	12	113	Category II Invasive.
4	Lemon Tree	Citrus limon spp.	4	45%	4	2	15	8	50	Canopy competition, low crown density.
5	Mango Tree	Mangifera indica	48	45%	24	20	35	25	491	Multi codominance (4 trunks). Poor structure. Overhead wire conflict. Previously overfertilized.
6	Coconut Palm	Cocos nucifera	12	65%	4	2	25	15	177	Overhead wire conflict, nutrient deficiencies.
7	Papaya Tree	Carica papaya	3.8	20%	2	2	10	6	28	Herbaceous perennial.
8	Papaya Tree	Carica papaya	3.8	20%	2	2	10	6	28	Herbaceous perennial.
9	Dracaena	Dracaena marginata	29	20%	5	4	15	15	177	Overgrown shrub. Multi-stem.
10	Royal Palm	Roystonea regia	12	65%	4	2	40	15	177	Minor penciling.
11	Royal Palm	Roystonea regia	12	70%	4	2	40	15	177	
12	Royal Palm	Roystonea regia	12	70%	4	2	40	15	177	
13	Royal Palm	Roystonea regia	12	70%	4	2	40	15	177	Close proximity to stormwater drain.
14	Royal Palm	Roystonea regia	12	70%	4	2	40	15	177	
15	Royal Palm	Roystonea regia	12	70%	4	2	40	15	177	
16	Coconut Palm	Cocos nucifera	10	15%	4	2	30	20	314	Visual evidence of large trunk wound with severe decay. Recommend removal.
17	Solitaire Palm	Ptychosperma elegans	4	55%	2	1	20	10	79	Good vigor.
18	Royal Palm	Roystonea regia	15	75%	4	2	20	15	177	
19	Areca Palm	Dyopsis lutescens	7	30%	4	2	25	20	314	Double. Chlorotic; limited root zone; leaning trunks.

TREE DATA PROVIDED BY:
GREEN SPACES CONSULTING
KIRSTIE MCCULLOUGH
ISA CERTIFIED ARBORIST FL-9601A

CERTIFIED TO:

ABRAHAM CONDARCO

REVISION(S): 12/01/2021 - ADDED SPOT ELEVATIONS PER CLIENT REQUEST. JOB#21117331

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

DATE OF ORIGINAL FIELD WORK: 03/10/2021
JOB#: 21036339
DRAWN BY: NICK
CAD FILE: CONDARCO
SHEET 1 OF 1

NICOLA S DEL VENTO
Digitally signed by NICOLAS DEL VENTO
Date: 2021.12.03 10:01:42 -05'00'



AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

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FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

SURVEY
SCALE: N/A
02/16/2025

A.010
HPB25-0646

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 1300 LENOX AVE
 MIAMI BEACH, FL 33139

1 LOCATION MAP
 NTS

LOCATION MAP	
SCALE: N/A	02/16/2025

A.020
 HPB25-0646

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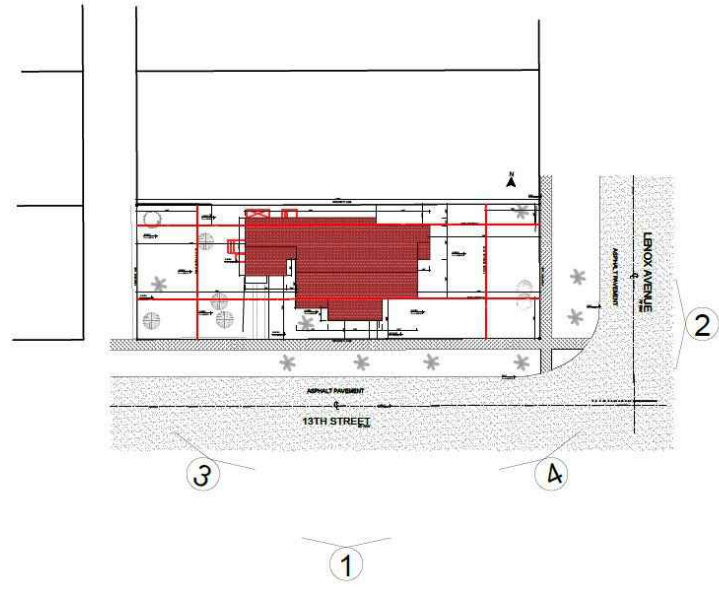
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FIFTH WAVE INVESTMENTS LLC
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LOCATION SITE PLAN	
SCALE: N/A	02/16/2025

A.021
 HPB25-0646

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1

2



3

4

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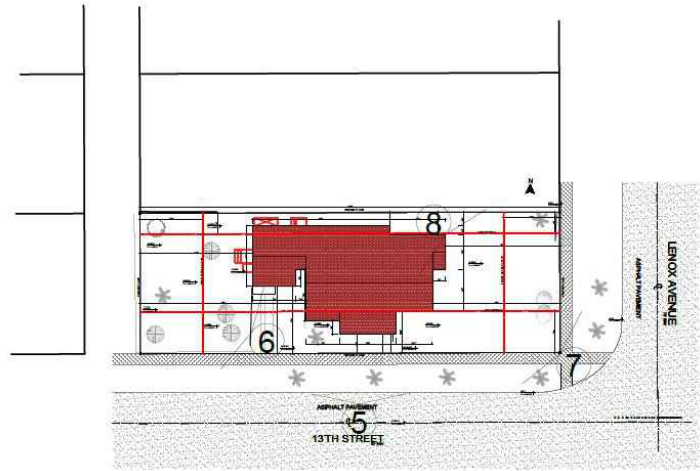
COLOR PHOTOS OF EXISTING HOME

SCALE: N/A

02/16/2025

A.030
HPB25-0646

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5



6



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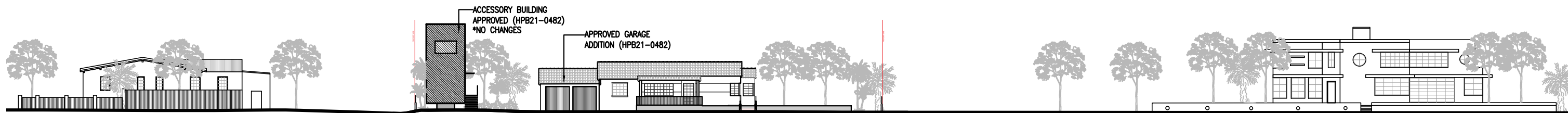
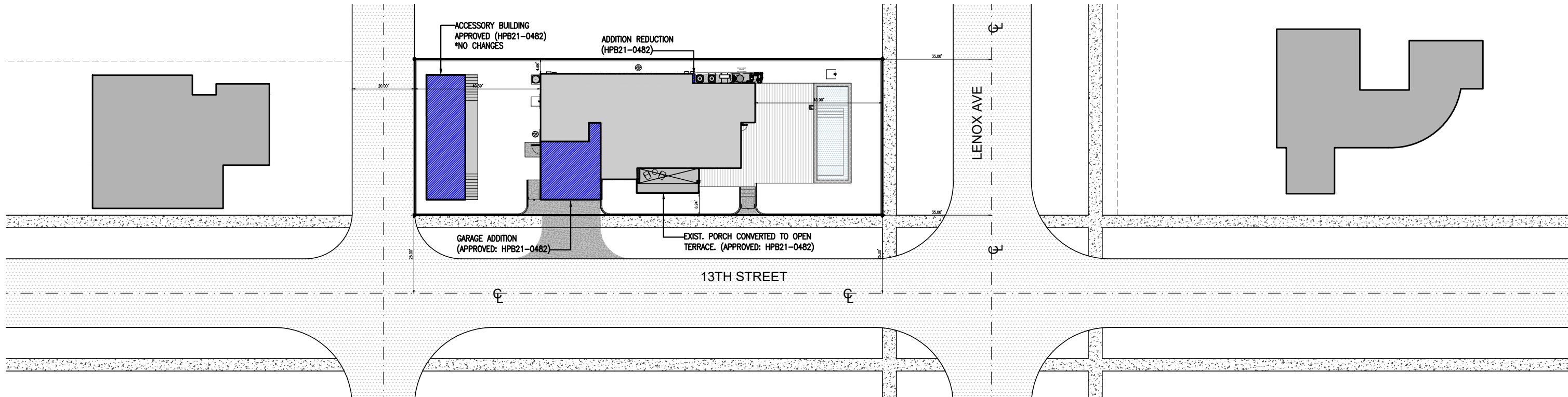
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FIFTH WAVE INVESTMENTS LLC
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COLOR PHOTOS OF EXISTING HOME
SCALE: N/A
02/16/2025

A.031
HPB25-0646

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FIFTH WAVE INVESTMENTS LLC
 1300 LENOX AVE
 MIAMI BEACH, FL 33139

CONTEXT
 ELEVATIONS
 SCALE: 1/32" = 1'-0" 02/16/2025

A.040
 HPB25-0646

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ACCESSORY BUILDING
(APPROVED: HPB21-0482)
*NO CHANGES

**RENDER PREVIOUSLY APPROVED UNDER
HPB21-0482**

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FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

PREVIOUSLY APPROVED COLORED RENDER
UNDER HPB21-0482

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

02/16/2025

A.041
HPB25-0646



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FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

PREVIOUSLY APPROVED COLORED RENDER
UNDER HPB21-0482

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

02/16/2025

A.042
HPB25-0646

THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
1	ADDRESS:	1300 LENOX AVE, MIAMI BEACH, FL 33139		
2	FOLIO NUMBER (NUMBERS):	02-4203-009-8860		
3	BOARD AND FILE NUMBERS:	HPB21-0482		
4	YEAR BUILT:	1936	ZONING DISTRICT:	RS-4
5	BASED FLOOD ELEVATION:	8.00'	GRADE VALUE IN NGVD:	4.00'
6	ADJUSTED GRADE (FLOOD + GRADE/2):	6.5'	FREE BOAD:	
	LOWEST ELEVATION OF MECHANICAL EQUIP.	4.4'		
7	LOT AREA:	7,500 SF	PROPOSED FINISHED FLOOR ELEVATION:	6.00' * (EXIST. MAIN HOUSE) 9.00' (NEW ACCESSORY BUILDING)
8	LOT WIDTH:	50.00'	LOT DEPTH:	150.00'
9	MAX. LOT COVERAGE SF AND %:	2,250 SQ.FT. (30%)	PROPOSED LOT COVERAGE SF AND %:	2,675 SQ.FT. (35.7%)
10	EXISTING LOT COVERAGE SF AND %:	2,005 SQ.FT. (26.7%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A
11	FRONT YARD OPEN SPACE SF AND %:	1,000 SQ. FT. (100%)	REAR YARD OPEN SPACE SF AND %: ALLOWABLE ENCROACHMENT SEC. 142.1132 (25% MAX. OF REAR YARD)	628 SQ.FT. (56%)
	FRONT YARD PERVIOUS:	840 SQ.FT. (84%)	REAR YARD PERVIOUS:	950 SQ.FT. (84.5%)
	FRONT YARD IMPERVIOUS:	160 SQ.FT. (16%)	REAR YARD IMPERVIOUS:	175 SQ.FT. (15.5%)
12	MAX. UNIT SIZE SF AND %:	3,750 SQ.FT. (50%)	PROPOSED UNIT SIZE SF AND %:	3,191 SQ.FT. (43%)
13	EXISTING FIRST FLOOR UNIT SIZE:	2,005 SQ.FT.	PROPOSED FIRST FLOOR UNIT SIZE:	2,694 SQ.FT. (36%)
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %: (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRED DRB APPROVAL)	497 SQ. FT. (6.63%)
	NEW POOL SETBACK			
15	REAR YARD TO POOL DECK:	N/A	PROPOSED SECOND FLOOR UNIT SF AND %:	497 SQ. FT. (6.63%)
16	INTERIOR SIDE YARD NORTH TO POOL DECK:	8.00'	PROPOSED ROOF DECK AREA SF AND % (NOTE: MAX. IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	497 SQ. FT. (100%)
	STREET SIDE YARD SOUTH TO POOL DECK:	10.00'		

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24.00' MAX.	16'-3"	22'-8"	
18	PRINCIPAL BUILDING SETBACKS:				
19	FRONT FIRST LEVEL:	20.00'	40.90'	40.90'	
20	FRONT SECOND LEVEL:	20.00'	N/A	N/A	
21	SIDE 1:	7.5' MIN.	4.68'	4.68'	
22	SIDE 2 OR (FACING STREET):	15.00' MIN.	6.94'	5.00'	
23	REAR:	22'-6"	40.39'	40.39'	
	ACCESSORY STRUCTURE SIDE 1:	10.00' MIN.	N/A	5'-0"	
24	ACCESSORY STRUCTURE SIDE OR FACING STREET:	15.00' MIN.	N/A	5'-0"	
25	ACCESSORY STRUCTURE REAR:	N/A	N/A	3'-10"	
26	SUM OF SIDE YARD:	12.5'	11.62'	9.68'	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?				YES
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?				NO
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?				-

NOTES:
IF NOT APPLICABLE WRITE N/A
ALL THE OTHER DATA INFORMANT ON SHOULD BE PRESENTED LIKE THE ABOVE FORMAT

(* THE FIRST FLOOR ELEVATION OF THE EXISTING ONE-STORY RESIDENCE WILL BE REMAIN.
THE CURRENT ELEVATION IS +6.00 NGVD.

ZONING LEGEND PREVIOUSLY APPROVED UNDER HPB21-0482



SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION			
1	Address:	1300 Lenox Ave, Miami Beach, FL33139, USA		
2	Folio number (numbers):	02-4203-009-8860		
3	Board and File numbers:			
4	Year Built:	1936	Zoning District:	RS-4
5	Based Flood Elevat bn:	8'	Grade Value in NGVD:	4.00'
6	Adjusted Grade (Flood + Grade/2):	6.5'	Free board:	
	Lowest Elevat bn of Mechanical Equipment:	4.44'		
7	Lot Area:	7,500sq f t	Proposed Finished Floor Elevat bn:	9'2"
8	Lot Width:	50'	Lot Depth:	150'
9	Max Lot Coverage SF and %:	2,250 sq f t(30%)	Proposed Lot Coverage SF ad %:	2,684 sq f t(35.7%)
10	Exist hg Lot Coverage SF and %:	2,005 sq f t(26.7%)	Lot Coverage Deducted (Garage-Stotage) SF:	0 sq f t(0%)
11	Front Yard Open Space SF and %:	941 sq f t(100%)	Rear Yard Open Space SF and %: Allowable Encroachment Sec.142.1132 (25% Max. of rear yard)	614 sq f t(54.5%)
	Front Yard Pervious:	825 sq f t(83%)	Rear Yard Pervious:	948 sq f t(84.3%)
	Front Yard Impervious:	175 sq f t(17%)	Rear Yard Impervious:	177 sq f t(15.7%)
12	Max Unit Size SF and %:	3,750 sq f t(50%)	Proposed Unit Size SF and %:	2,806 sq f t(37.4%)
13	Exist hg First Floor Unit Size:	2,005 sq f t	Proposed First Floor Unit Size:	2,317 sq f t(30.8%)
14	Exist hg Second Floor Unit Size:	0	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the First Floor of the main home required DRB Approval):	487 sq f t(6.5%)
	New pool Setbacks:			
15	Rear Yard to Pool Deck:		Proposed Second Floor Unit Size SF and %:	487 sq f t(6.5%)
16	Side Yard (East) Interior to Pool Deck:	5'	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed f bor area immediately below):	487 sq f t(100%)
17	Side Yard (West) Interior to Pool Deck:	10'		
		REQUIRED	EXISTING	PROPOSED
17	Height:	24'	16'3"	22'2"
18	Setbacks:			
19	Front First Level:	20'	40'10"	40'11"
20	Front Second Level:	20'	N/A	N/A
21	Side 1:	7'6" MIN	4'10"	4'7"
22	Side 2 or (facing Street):	15' MIN	6'10"	4'10"
23	Rear:	22'6"	40'5"	3'10"
	Accessory Structure Side 1:	10' MIN	N/A	N/A
24	Accessory Structure Side 2 or (facing street):	15' MIN	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A
26	Sum of side Yard:	9'	11'8"	9'5"
27	Located within a Local Historic District?			
28	Designated as an individual Historic Single Family Residence Site?			
29	Determined to be Architecturally Significant?			

Notes:
If not applicable write N/A
All the other data informat bn should be presented like thee above format

VARIANCES PREVIOUSLY APPROVED UNDER HPB21-0482

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s) which were either approved by the Board with modifications, or denied:
- A variance to exceed by 5.7% (434 sq. ft.) the maximum permitted lot coverage of 30% in order to provide a lot coverage of 35.7% (2,684 sq. ft.).
 - A variance to reduce by 10'-0" the minimum required side yard facing a street setback of 15'-0" in order to construct an attached addition at a setback of 5'-0" from the south side property line.
 - A variance to reduce by 2'-8" the minimum required interior side yard setback of 7'-6" in order to construct an attached addition at a setback of 4'-10" from the north side property line.
 - A variance to reduce by 2'-8" the minimum required sum of the side yards of 12'-6" in order to construct attached additions with a sum of side yards of 9'-10".
 - A variance to exceed by 29.5% (332.75 sq. ft.) the maximum permitted accessory building lot coverage of 25% (281.25 sq. ft.) in order to provide a lot coverage of 54.5% (614 sq. ft.).
 - A variance to exceed by 14'-5" 10'-0" the minimum required side facing a street setback of 15'-0" in order to construct the accessory building at a setback of 4'-7" 5'-0" from the south property line, to exceed by 5'-5" 5'-0" the minimum required side interior setback for an accessory building of 10'-0" in order to construct the accessory building at a setback of 4'-7" 5'-0" from the north property line and to exceed by 11'-2" the minimum required rear setback of 15'-0" in order to construct the accessory building at a setback of 3'-10" from the west property line.
 - A variance to reduce by 24.5% (276.5 sq. ft.) the minimum required rear yard open space area of 70% (787.5 sq. ft.) in order to provide a rear yard open space area of 45.5% (511 sq. ft.).
 - A variance to exceed by 1.26' the maximum permitted height for a retaining wall located within the required front yard and required side yard facing a street of 5.74 NGVD in order to provide a retaining wall at a height of 7.00' NGVD within four feet of the property lines.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

- C. The Board hereby **Approves** the requested variances as modified herein, and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

- Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.



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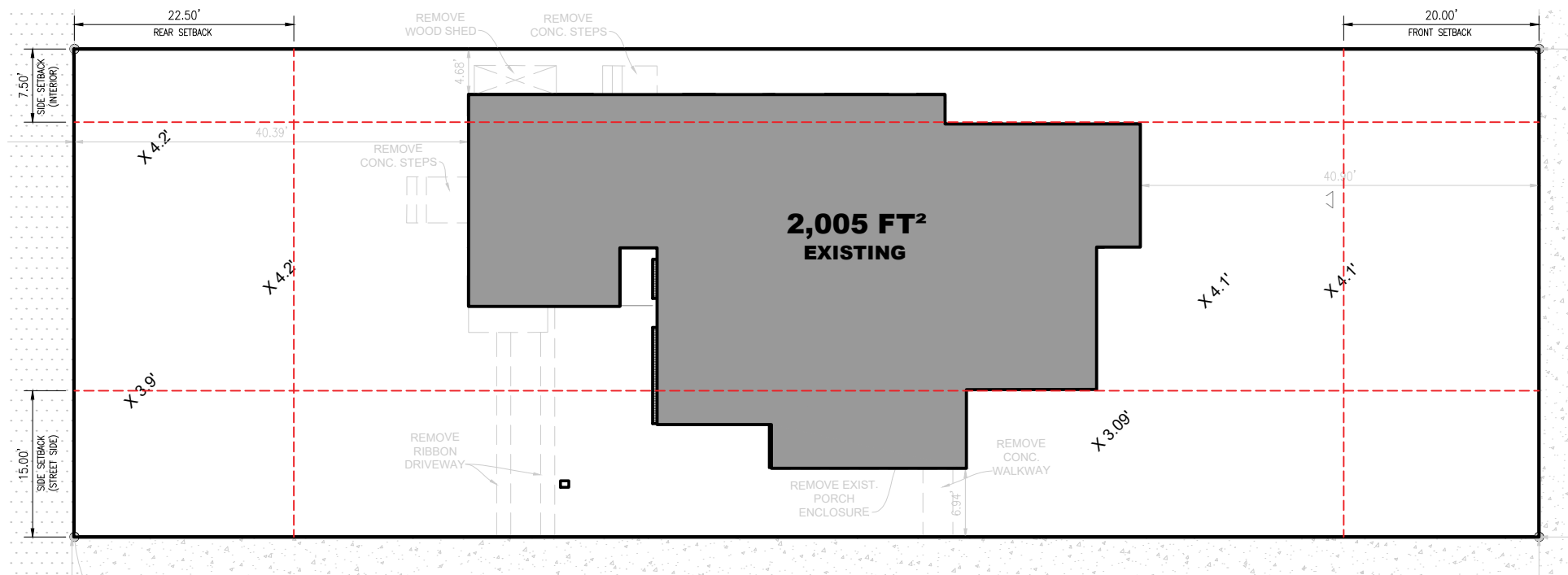
FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

ZONING LEGEND PREVIOUSLY APPROVED
UNDER HPB21-0482

SCALE: 02/16/2025

A.051
HPB25-0646

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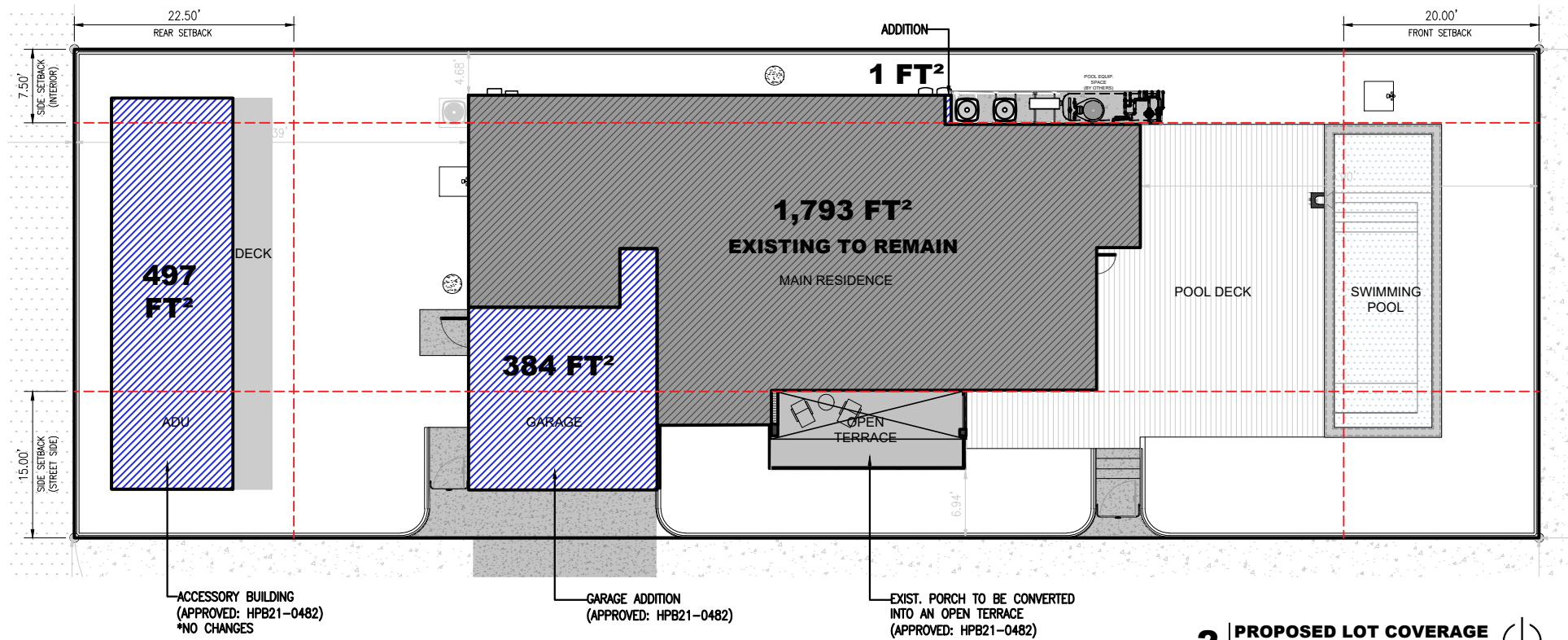


LOT COVERAGE CALCULATIONS	
LOT SIZE	7,500 SQ. FT. (100%)
EXIST. LOT COVERAGE	2,005 SQ. FT. (27%)
PROPOSED LOT COVERAGE	2,675 SQ. FT. (35.7%)

LEGEND

- ADDITION - LOT COVERAGE
- EXISTING LOT COVERAGE

1 EXIST. LOT COVERAGE
SCALE 1/16"=1'-0"



2 PROPOSED LOT COVERAGE
SCALE 1/16"=1'-0"



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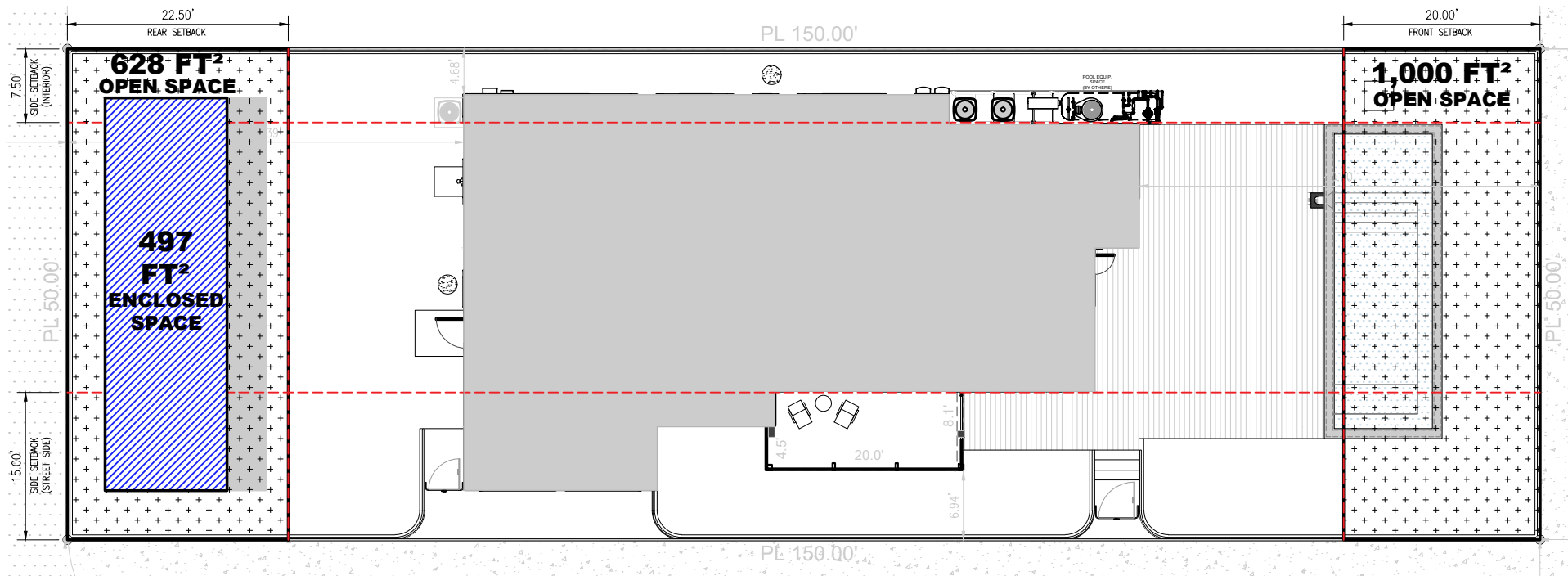
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FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

ZONING
DIAGRAMS
SCALE: 1/16" = 1'-0" 02/16/2025



A.060
HPB25-0646

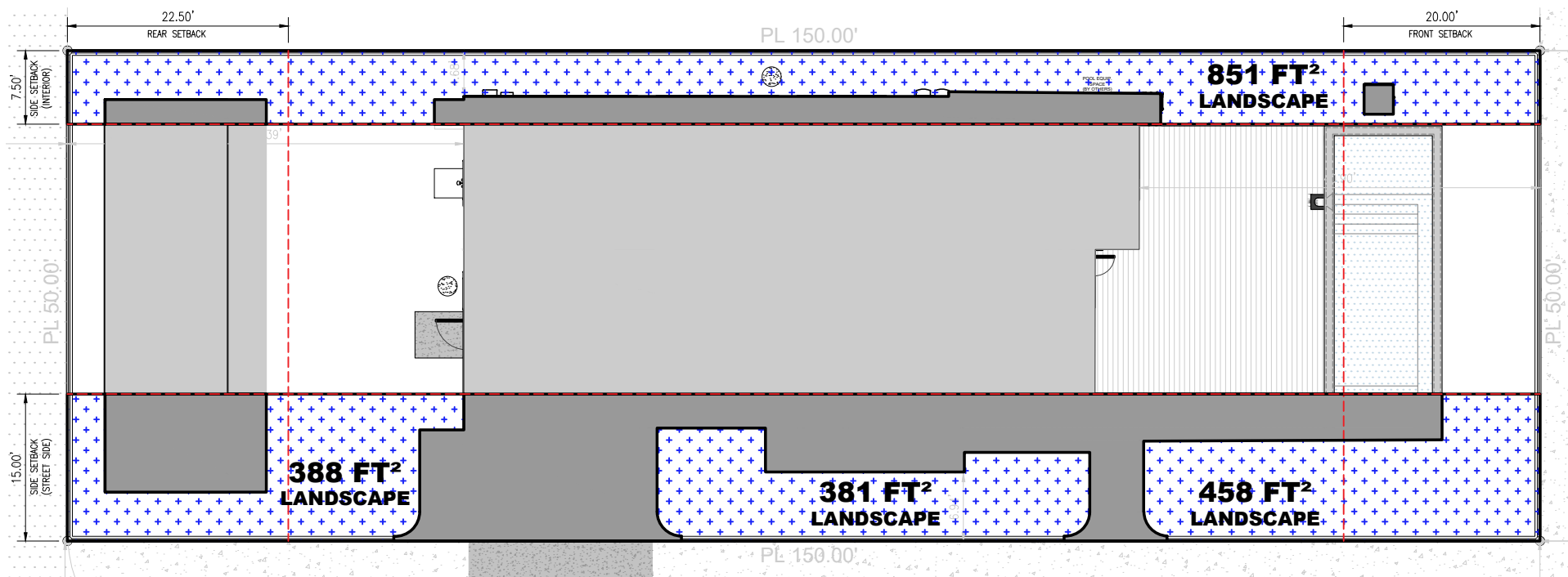


1 FRONT & REAR OPEN SPACE DIAGRAM
SCALE 1/16"=1'-0"

FRONT & REAR OPEN SPACE CALCULATIONS	
FRONT YARD AREA	1,000 SQ. FT. (100%)
FRONT YARD OPEN SPACE	1,000 SQ. FT. (100%)
FRONT YARD ENCLOSED AREA	N/A
REAR YARD AREA	1,125 SQ. FT. (100%)
REAR YARD OPEN SPACE	628 SQ. FT. (56%)
REAR YARD ENCLOSED AREA	497 SQ. FT. (44%)

LEGEND

-  ENCLOSED AREA
-  OPEN AREA

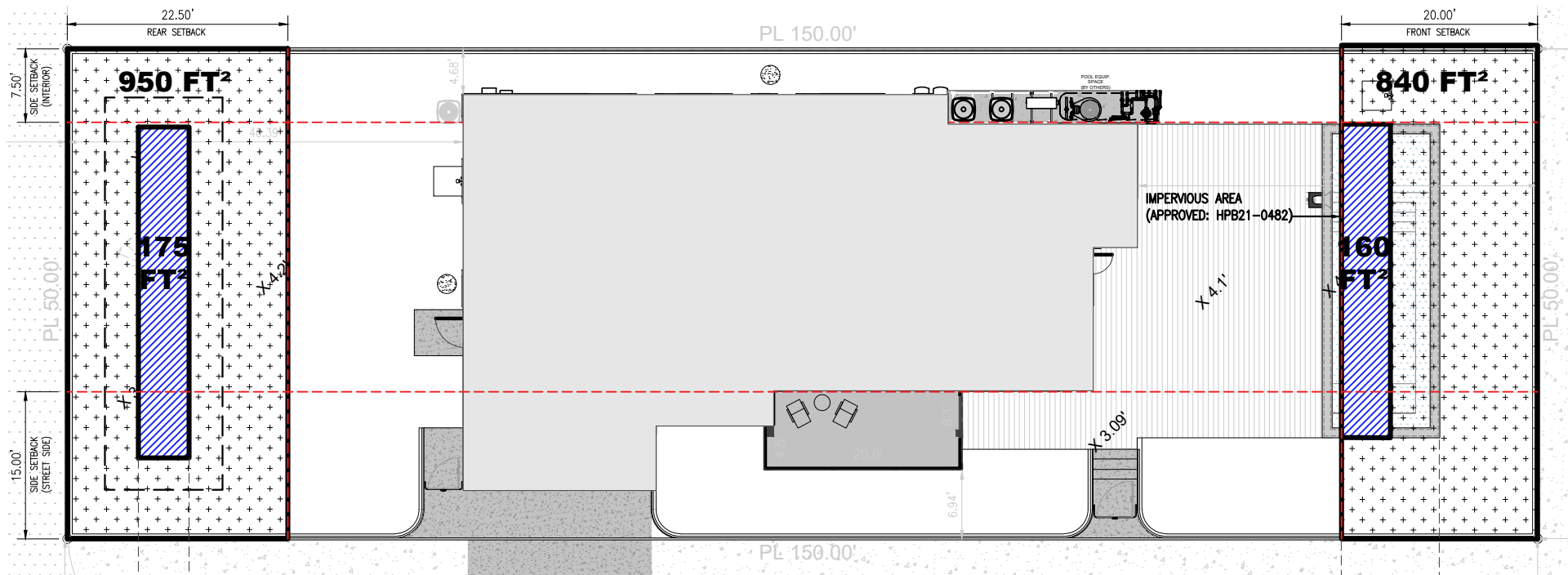


2 SIDE YARD LANDSCAPE DIAGRAM
SCALE 1/16"=1'-0"

SIDE YARD LANDSCAPE CALCULATIONS	
INTERIOR SIDE YARD AREA	1,125 SQ. FT. (100%)
LANDSCAPE AREA	858 SQ. FT. (76%)
NON-LANDSCAPE AREA	267 SQ. FT. (24%)
STREET SIDE YARD AREA	2,250 SQ. FT. (100%)
LANDSCAPE AREA	1,227 SQ. FT. (54%)
NON-LANDSCAPE AREA	1,023 SQ. FT. (46%)

LEGEND



-  LANDSCAPE AREA
-  NON-LANDSCAPE AREA



1 PERVIOUS/IMPERVIOUS DIAGRAM
SCALE: 1/16"=1'-0"

PERVIOUS / IMPERVIOUS CALCULATIONS	
FRONT YARD AREA	1,000 SQ. FT. (100%)
FRONT YARD PERVIOUS AREA	840 SQ. FT. (84%)
FRONT YARD IMPERVIOUS AREA	160 SQ. FT. (16%)
REAR YARD AREA	1,125 SQ. FT. (100%)
REAR YARD PERVIOUS AREA	950 SQ. FT. (84.5%)
REAR YARD IMPERVIOUS AREA	175 SQ. FT. (15.5%)

LEGEND

-  IMPERVIOUS AREA
-  PERVIOUS AREA



2 PROPOSED NORTH ELEVATION
SCALE: 1/16"=1'-0"

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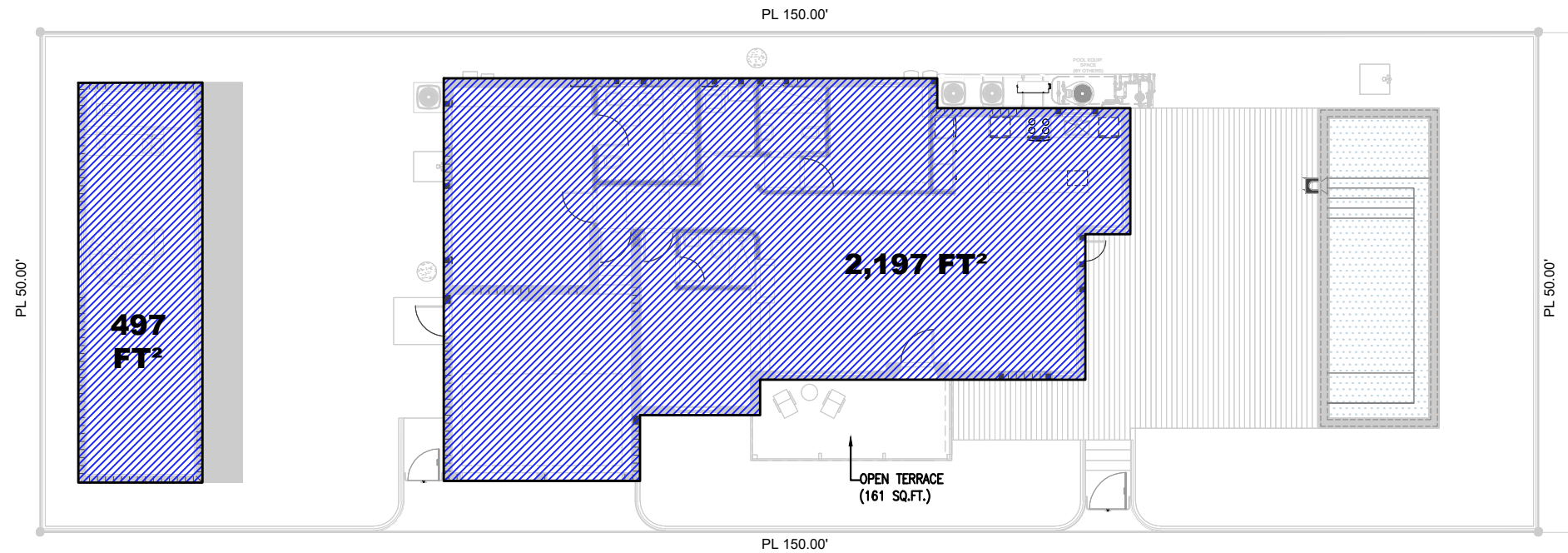
FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

ZONING
DIAGRAM

SCALE: 1/16" = 1'-0" 02/16/2025

A.080
HPB25-0646

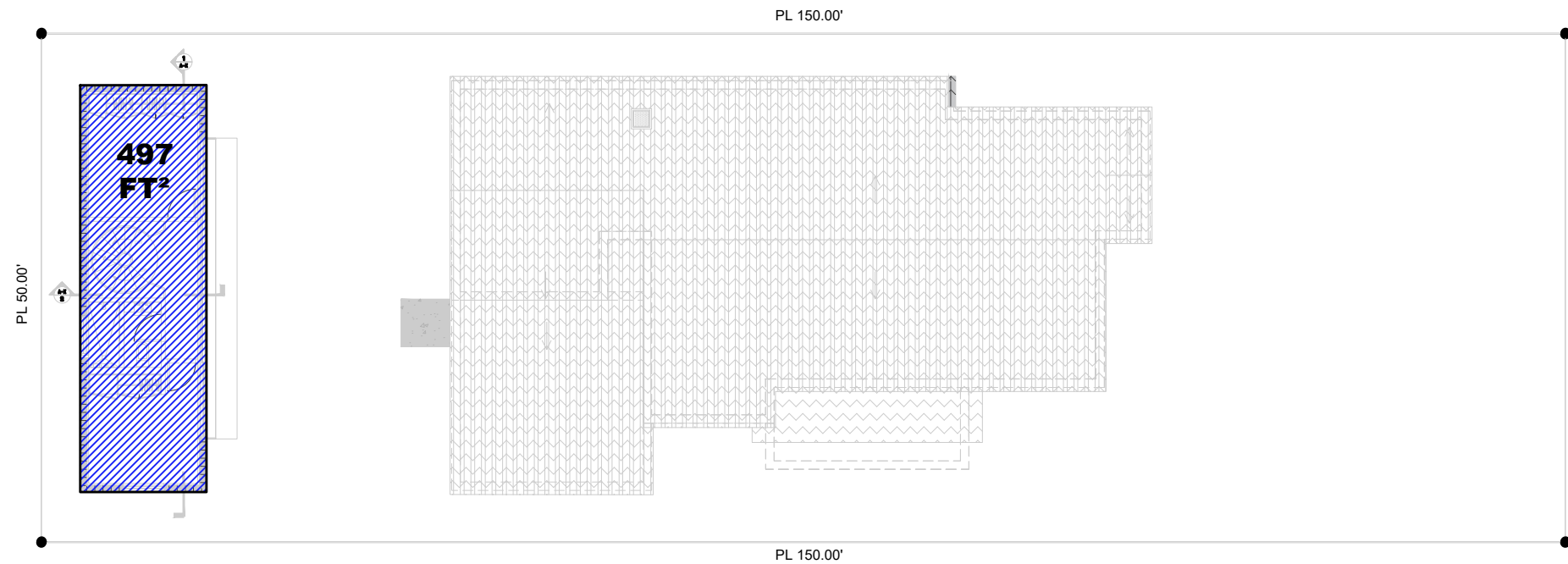
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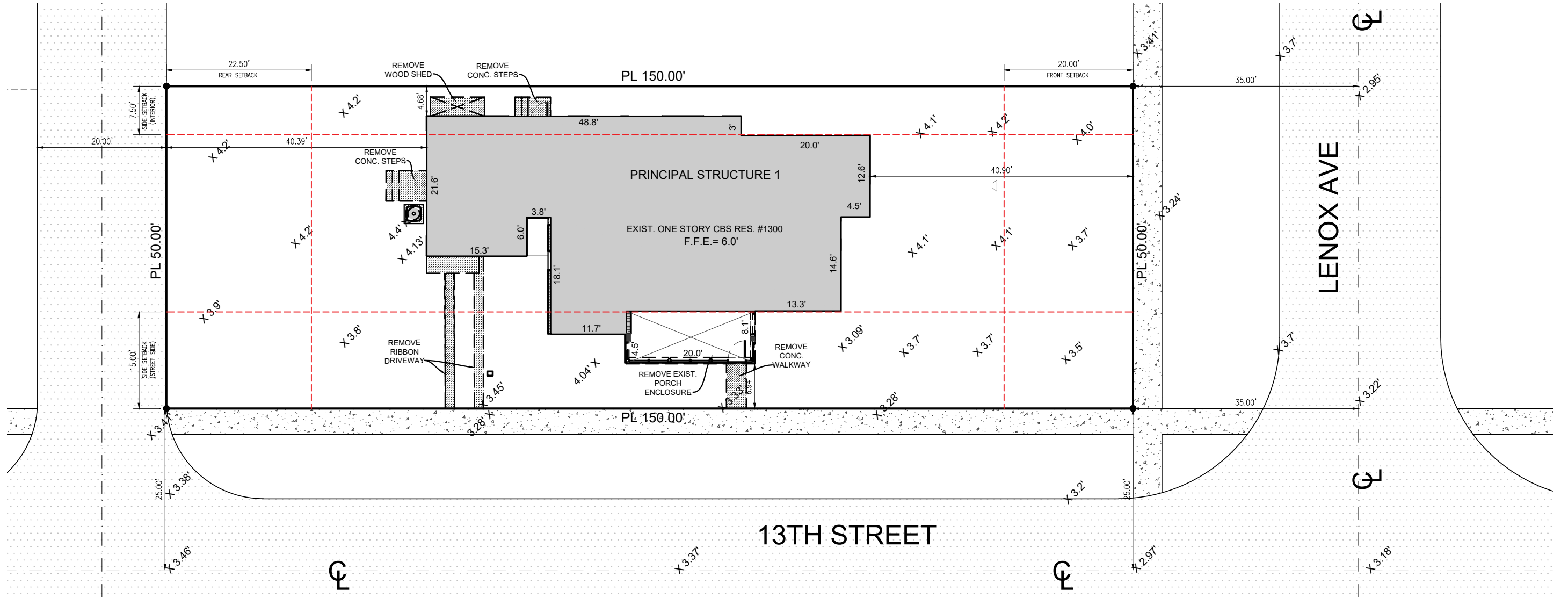
1 1ST FLOOR UNIT SIZE DIAGRAM
SCALE 1/16"=1'-0"

UNIT SIZE CALCULATIONS	
LOT SIZE	7,500 SQ. FT. (100%)
1ST FLOOR UNIT SIZE	2,694 SQ. FT. (36%)
2ND FLOOR UNIT SIZE	497 SQ. FT. (6.63%)
TOTAL	3,191 SQ. FT. (43%)
1ST FLOOR UNIT SIZE OF MAIN HOME	2,197 SQ. FT.
2ND FLOOR PERCENTAGE OF THE MAIN HOUSE 1ST FLOOR	(23%)

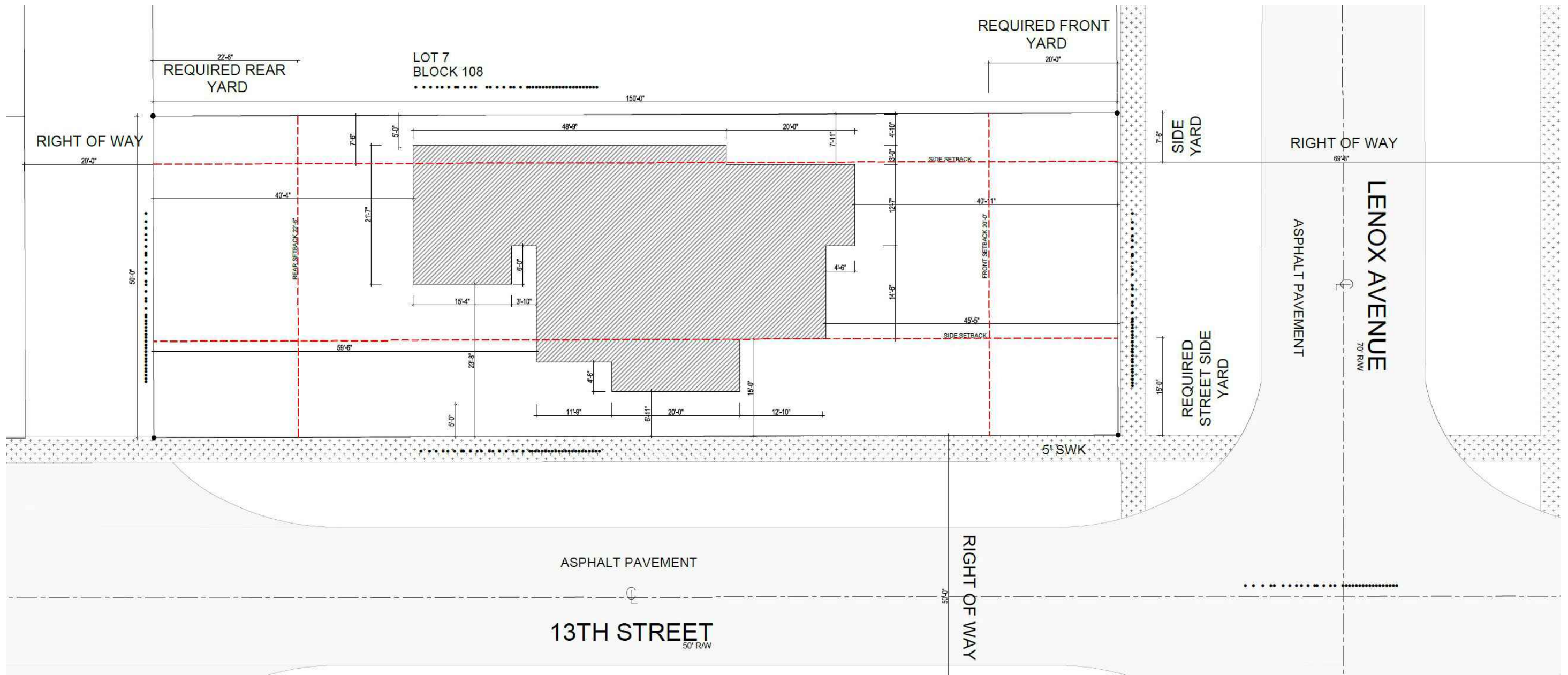
LEGEND



2 2ND FLOOR UNIT SIZE DIAGRAM
SCALE 1/16"=1'-0"



1 EXISTING SITE PLAN
SCALE 1/16"=1'-0"



1 EXISTING SITE PLAN
SCALE 1/16"=1'-0"

EXISTING SITE PLAN PREVIOUSLY APPROVED UNDER HPB21-0482

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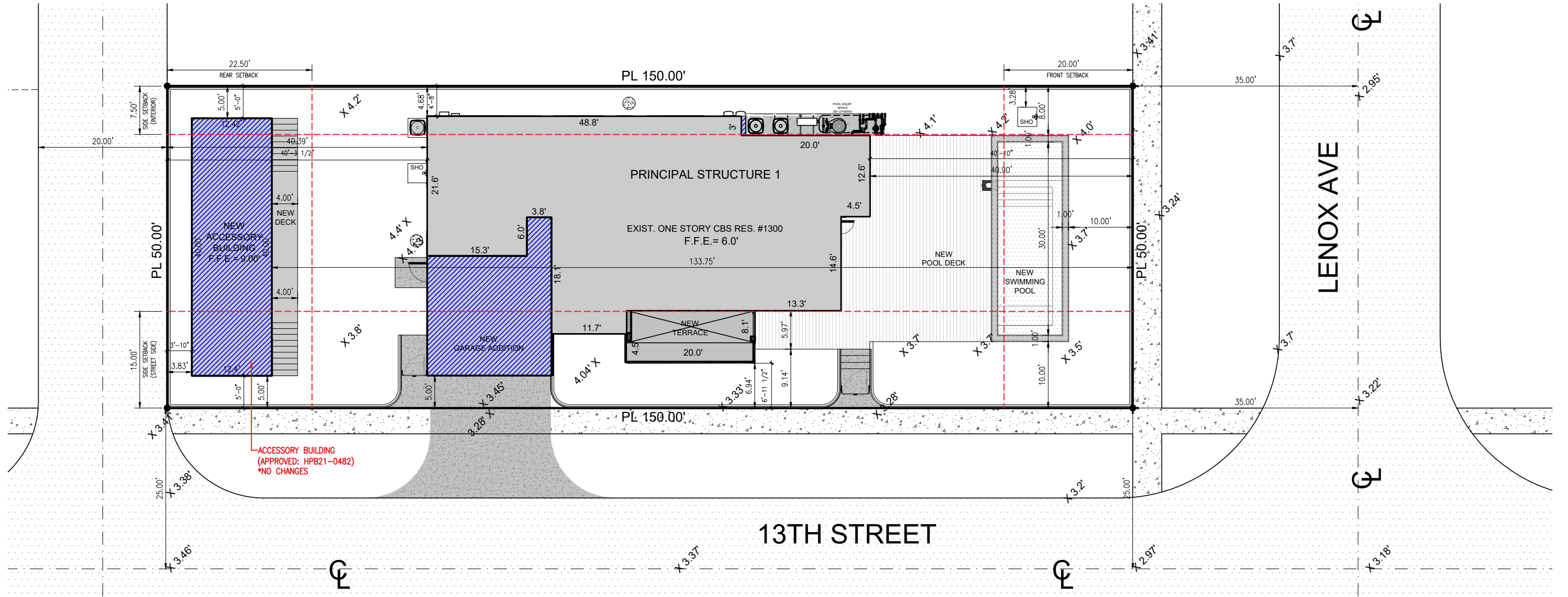
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FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

EXISTING SITE PLAN PREVIOUSLY APPROVED UNDER HPB21-0482	
SCALE: 1/16" = 1'-0"	02/16/2025

A.101
HPB25-0646

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1 PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"



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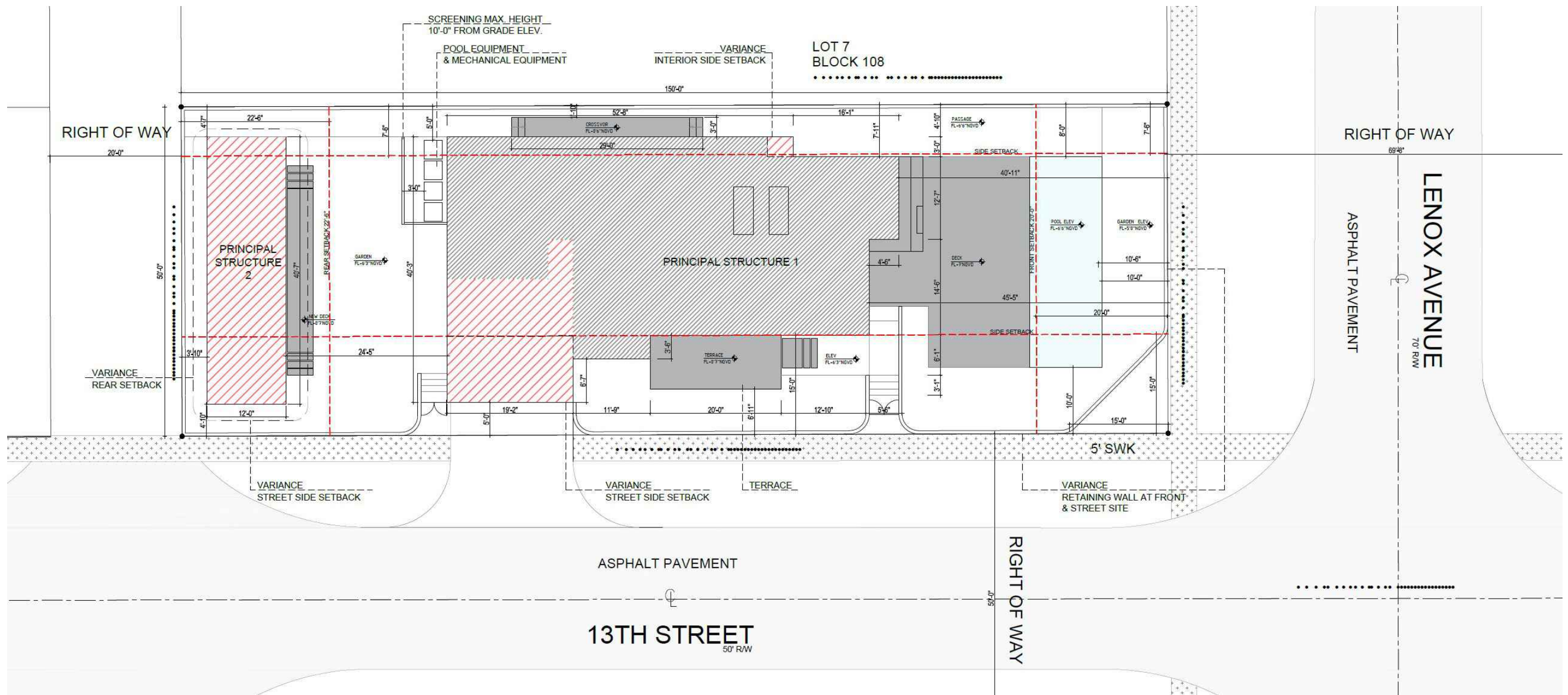
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PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0" 02/16/2025

A.102
HPB25-0646



1 PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"

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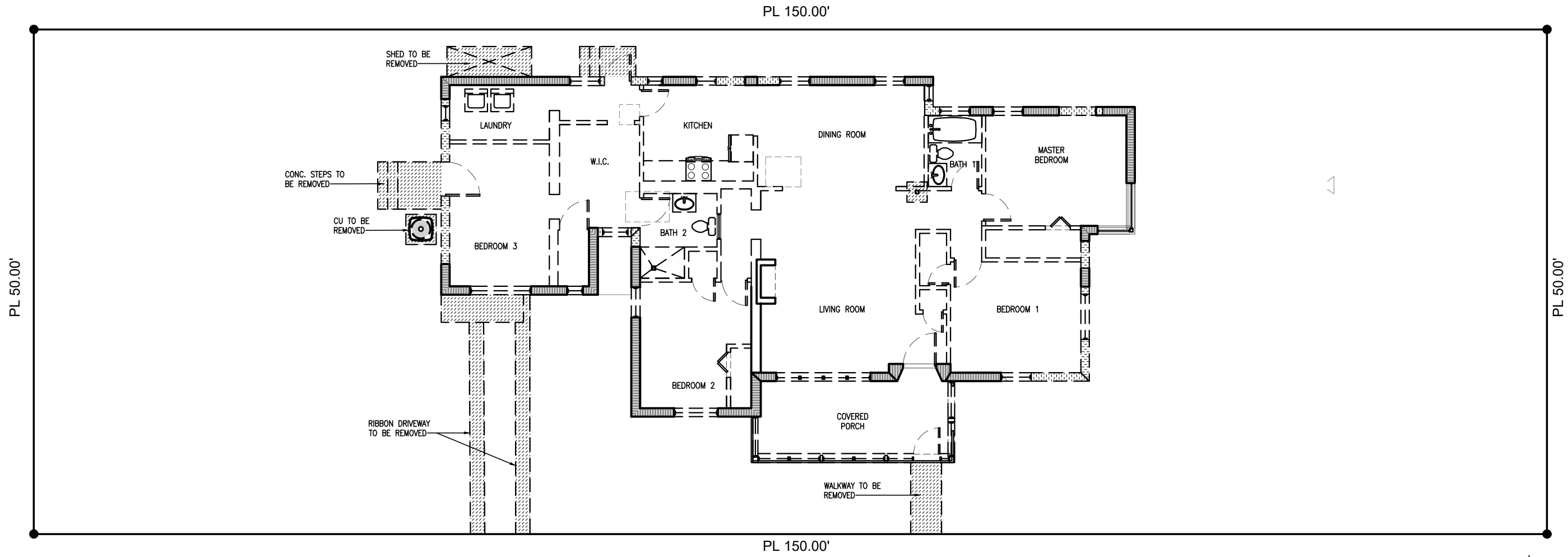
FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

PROPOSED SITE PLAN PREVIOUSLY APPROVED
UNDER HPB21-0482
SCALE: 1/16" = 1'-0" 02/16/2025

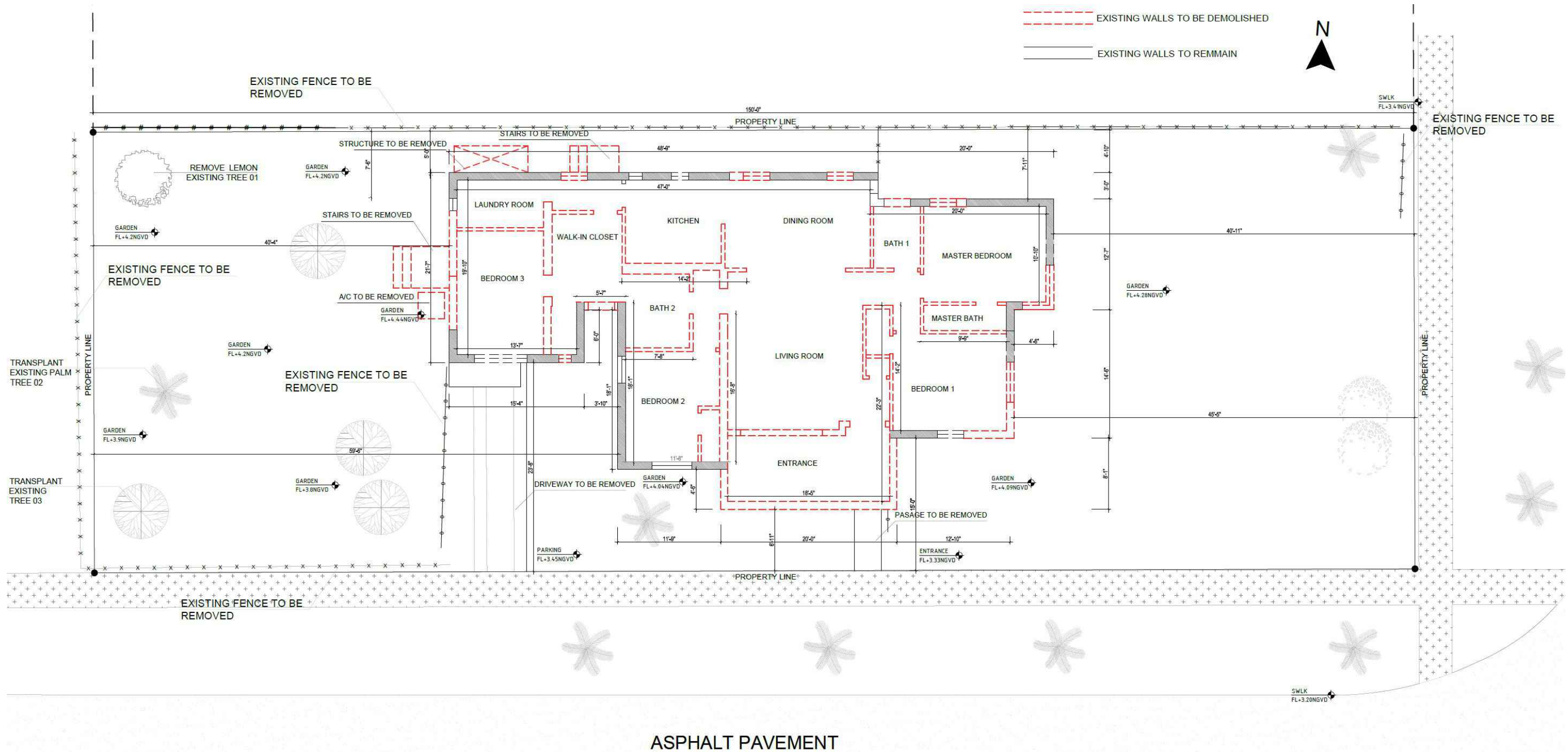
A.103
HPB25-0646

PROPOSED SITE PLAN PREVIOUSLY APPROVED UNDER HPB21-0482

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1 DEMOLITION FLOOR PLAN
SCALE 1/16"=1'-0"



1 DEMOLITION FLOOR PLAN
NTS

DEMOLITION 1ST FLOOR PLAN PREVIOUSLY APPROVED UNDER HPB21-0482

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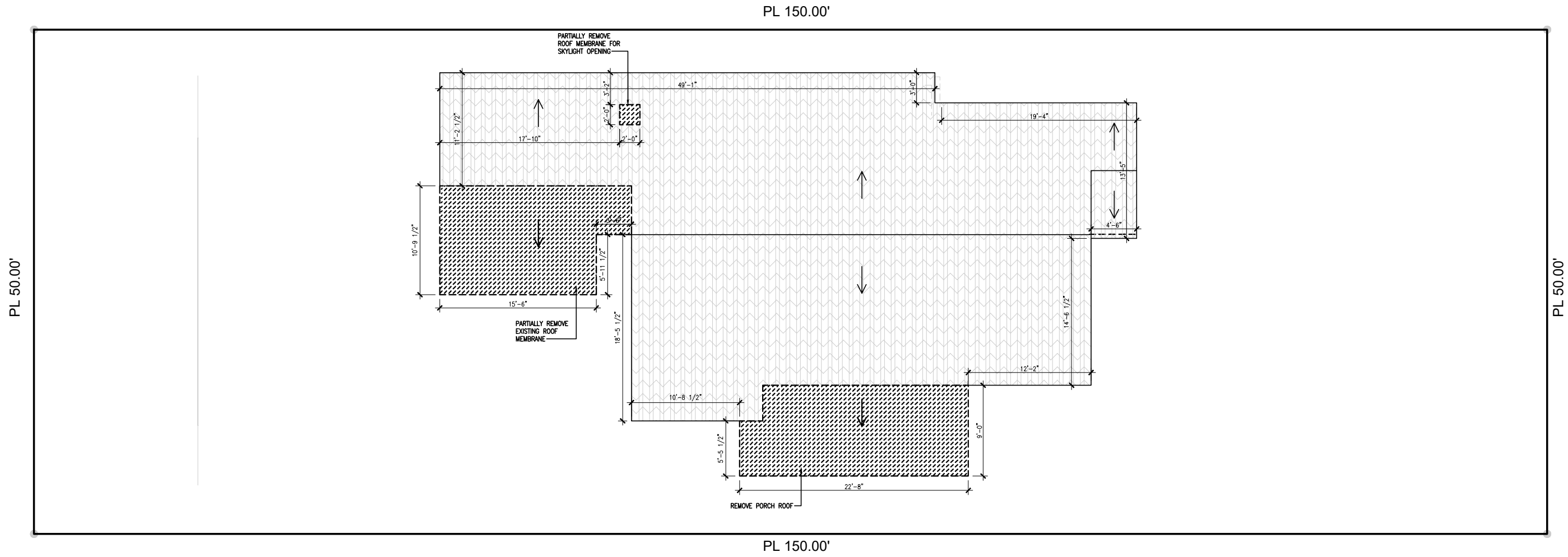
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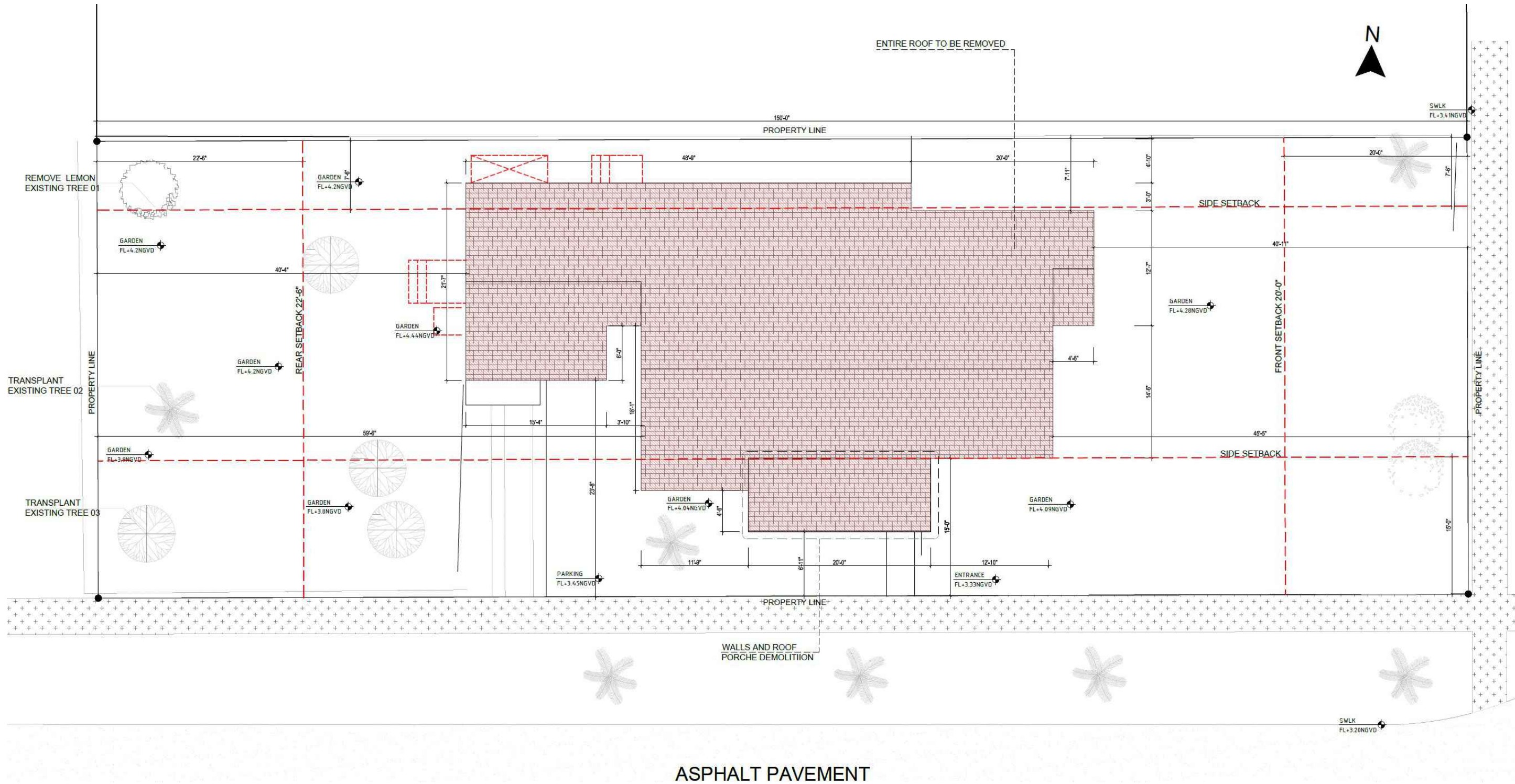
DEMOLITION FLOOR PLAN PREVIOUSLY APPROVED UNDER HPB21-0482	
SCALE: 3/32" = 1'-0"	02/16/2025

A.201
HPB25-0646

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1 DEMOLITION ROOF PLAN
SCALE: 1/16"=1'-0"



1 DEMOLITION ROOF PLAN
NTS

DEMOLITION ROOF PLAN PREVIOUSLY APPROVED UNDER HPB21-0482

UDBARDY
design & associates inc.

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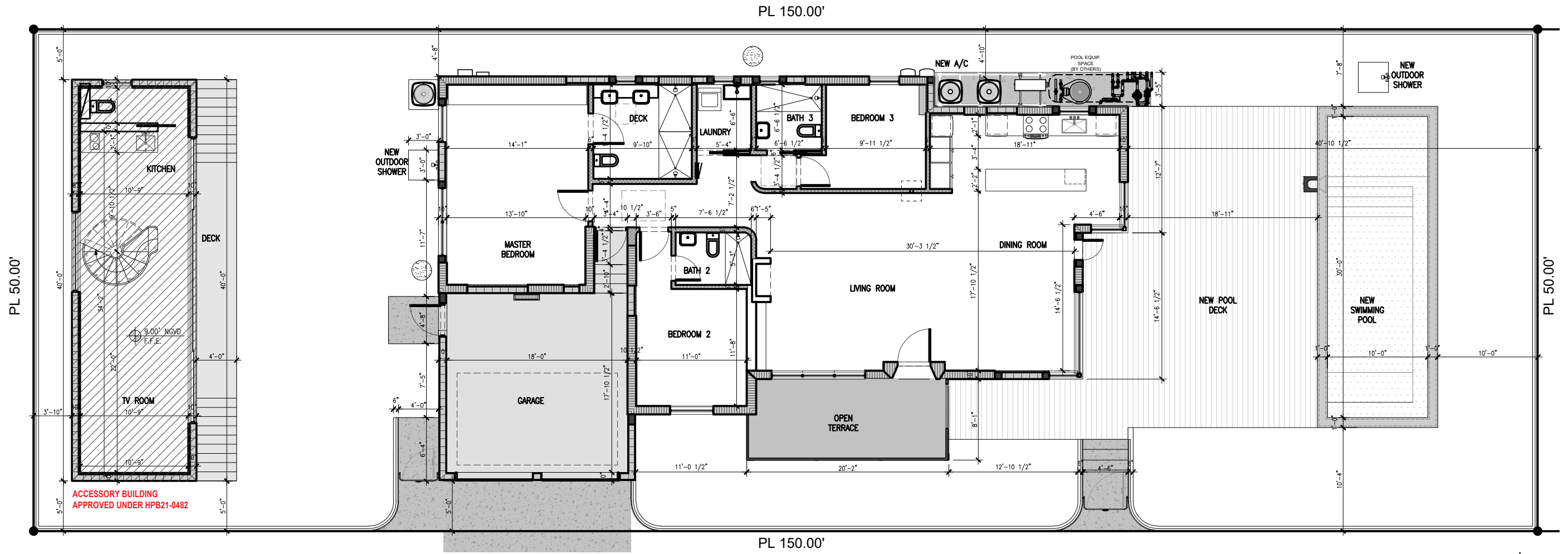
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DEMOLITION ROOF PLAN PREVIOUSLY APPROVED UNDER HPB21-0482	
SCALE: NTS	02/16/2025

A.203
HPB25-0646

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1 PROPOSED 1ST FLOOR PLAN
SCALE 1/16"=1'-0"

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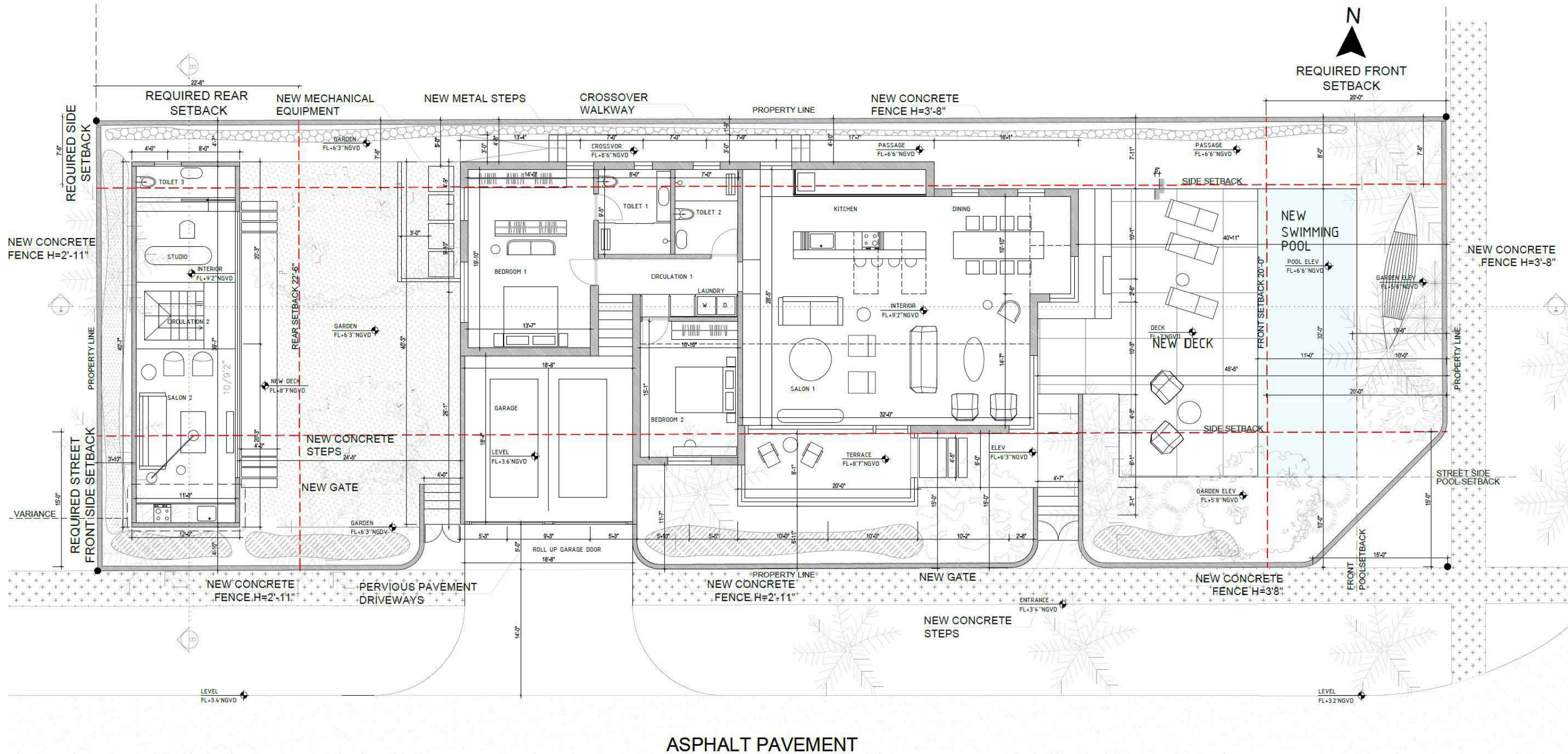
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FIFTH WAVE INVESTMENTS LLC
1300 LENOX AVE
MIAMI BEACH, FL 33139

PROPOSED 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0" 02/16/2025

A.300
HPB25-0646

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ASPHALT PAVEMENT

1 PROPOSED 1ST FLOOR PLAN
NTS

PROPOSED 1ST FLOOR PLAN PREVIOUSLY APPROVED UNDER HPB21-0482

UDBARDY
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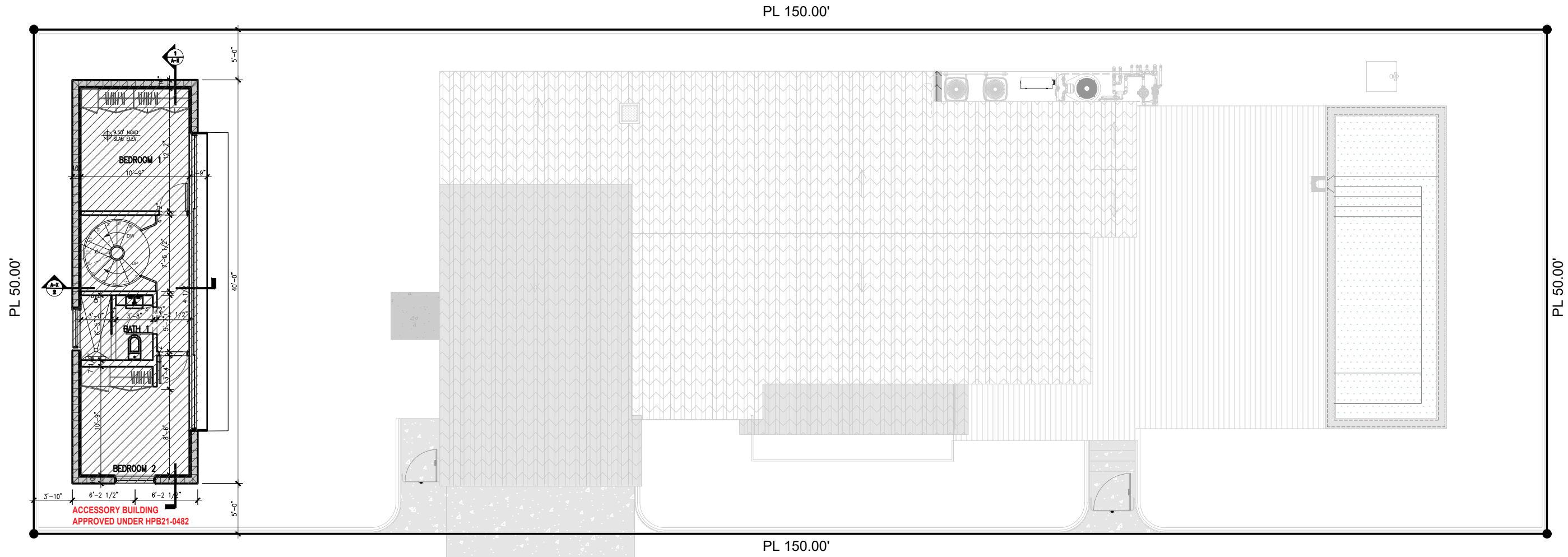
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PROPOSED 1ST FLOOR PLAN PREVIOUSLY APPROVED UNDER HPB21-0482
SCALE: 3/32" = 1'-0" 02/16/2025

A.301
HPB25-0646

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1 | PROPOSED PRINCIPAL BUILDING 2 SECOND FLOOR PLAN
SCALE 1/16"=1'-0"

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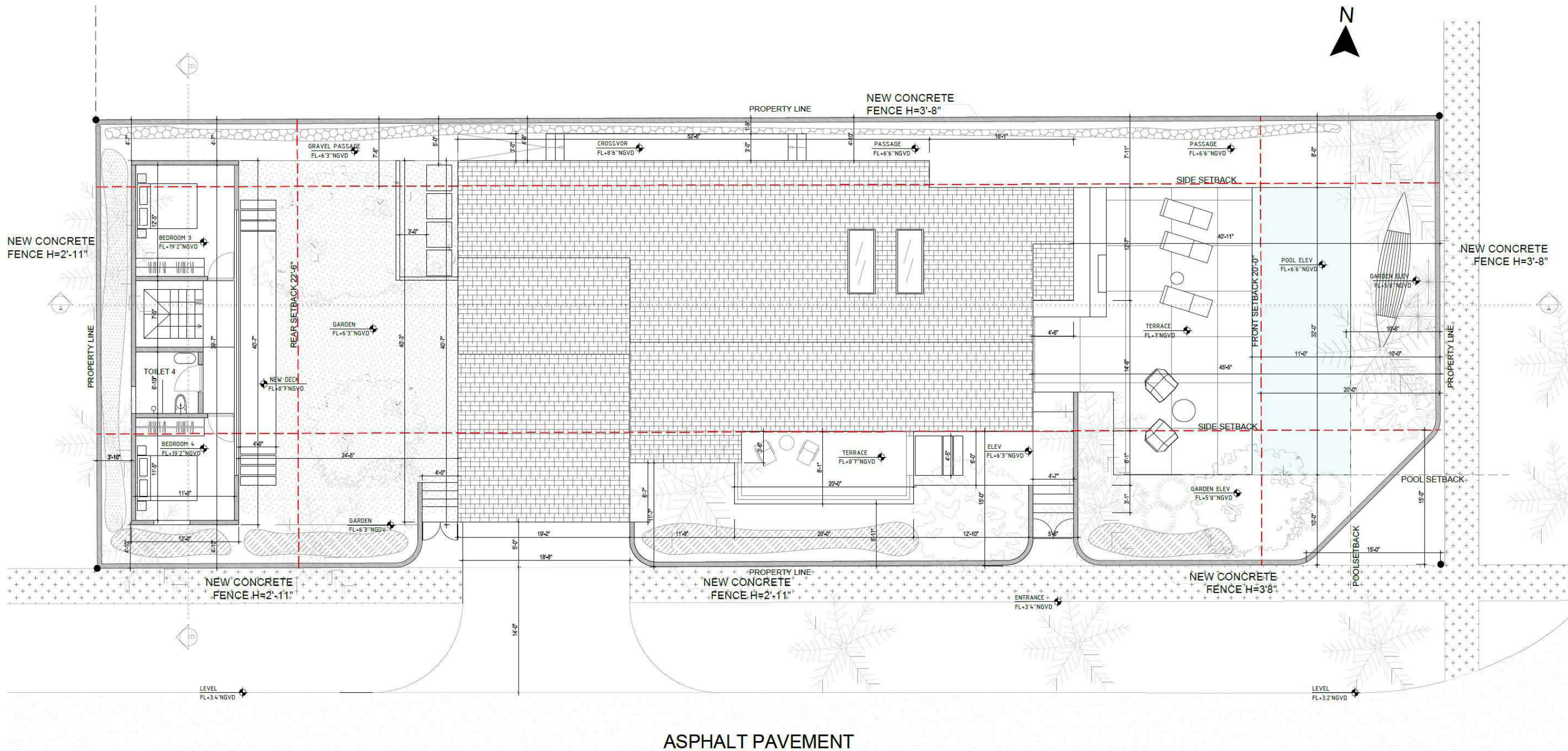
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PROPOSED 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0" 02/16/2025

A.302
HPB25-0646



ASPHALT PAVEMENT

1 PROPOSED 2ND FLOOR PLAN
NTS

PROPOSED 1ST FLOOR PLAN PREVIOUSLY APPROVED UNDER HPB21-0482

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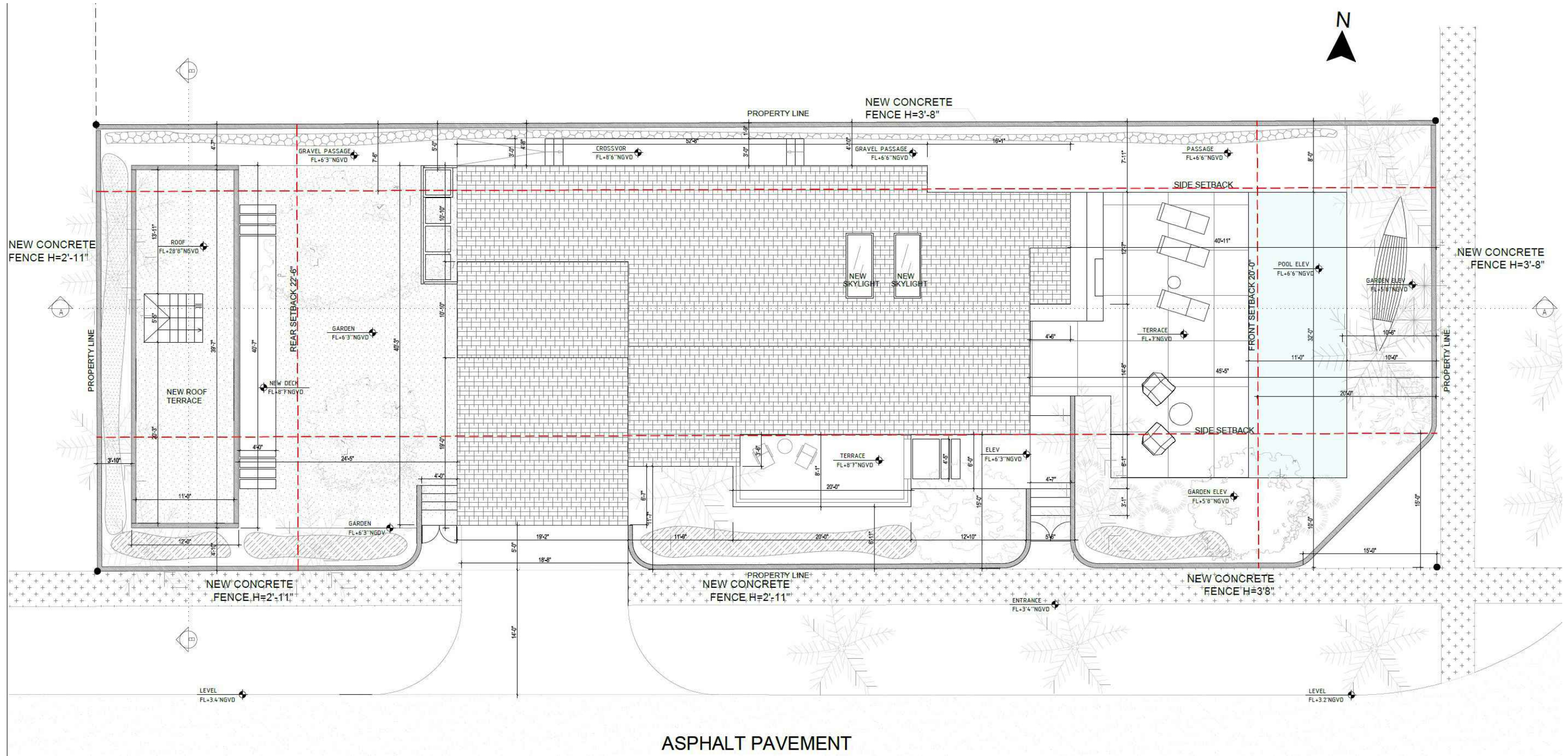
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PROPOSED 2ND FLOOR PLAN PREVIOUSLY
APPROVED UNDER HPB21-0482
SCALE: NTS 02/16/2025

A.303
HPB25-0646

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1 | PROPOSED ROOF PLAN
NTS

PROPOSED ROOF PLAN PREVIOUSLY APPROVED UNDER HPB21-0482

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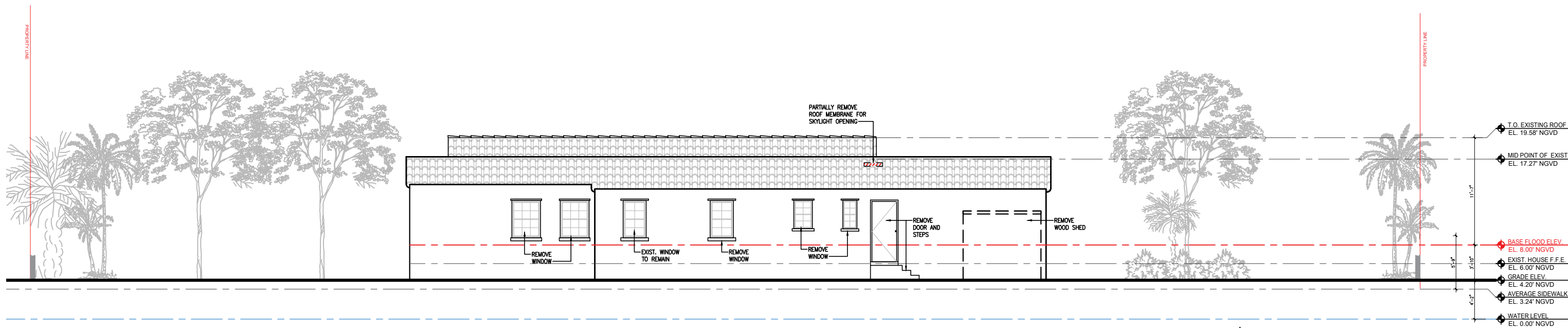
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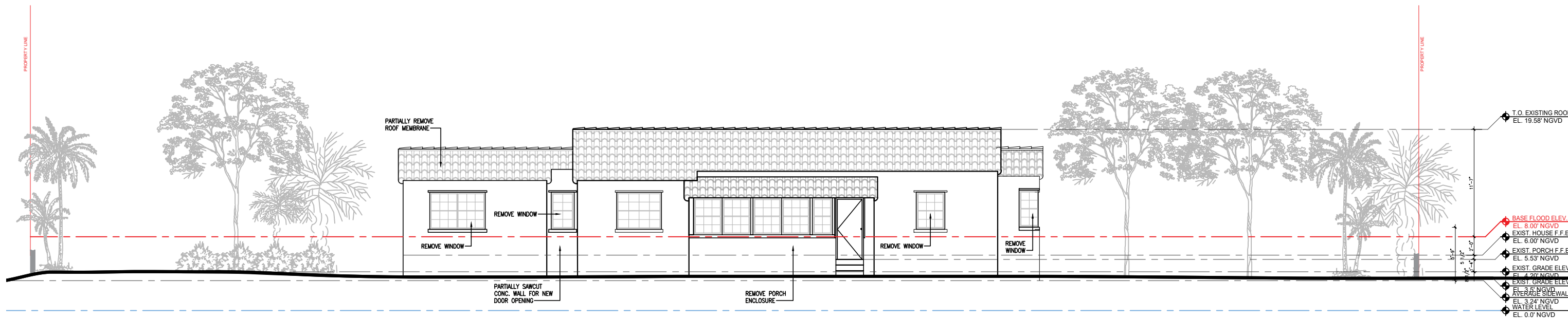
PROPOSED ROOF PLAN PREVIOUSLY APPROVED UNDER HPB21-0482	
SCALE: NTS	02/16/2025

A.305
HPB25-0646

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1 SOUTH ELEVATION DEMOLITION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION DEMOLITION
SCALE: 3/32" = 1'-0"

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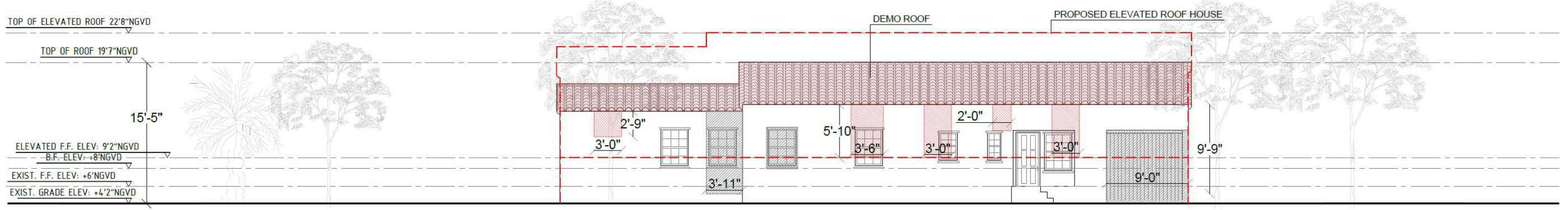
ELEVATIONS DEMOLITION
SCALE: 3/32" = 1'-0" 02/16/2025

A.400
HPB25-0646

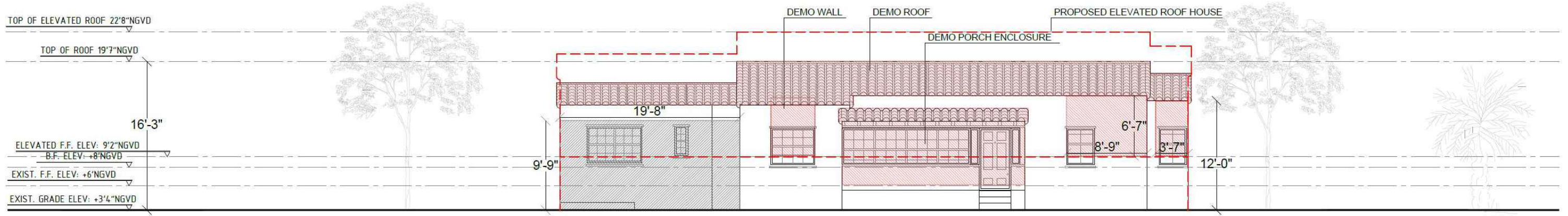
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- ADDITION
- DEMOLITION

LIFTING THE HOUSE 1'-2" ABOVE BASE FLOOD ELEV: +8'



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS DEMOLITION PREVIOUSLY APPROVED UNDER HPB21-0482

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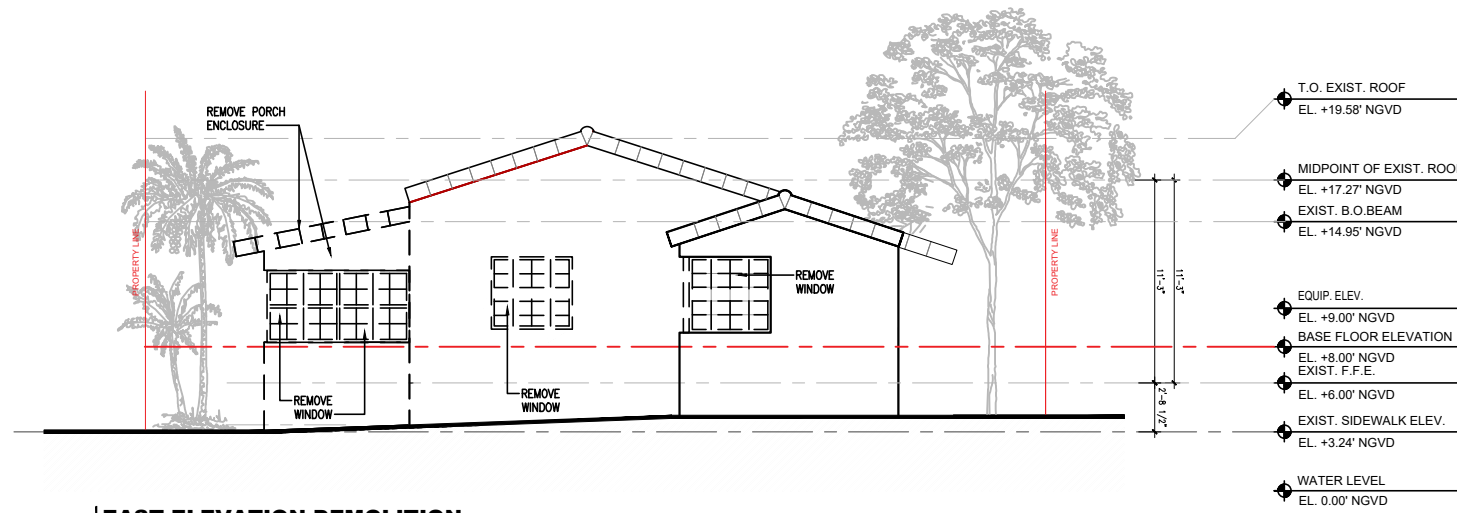
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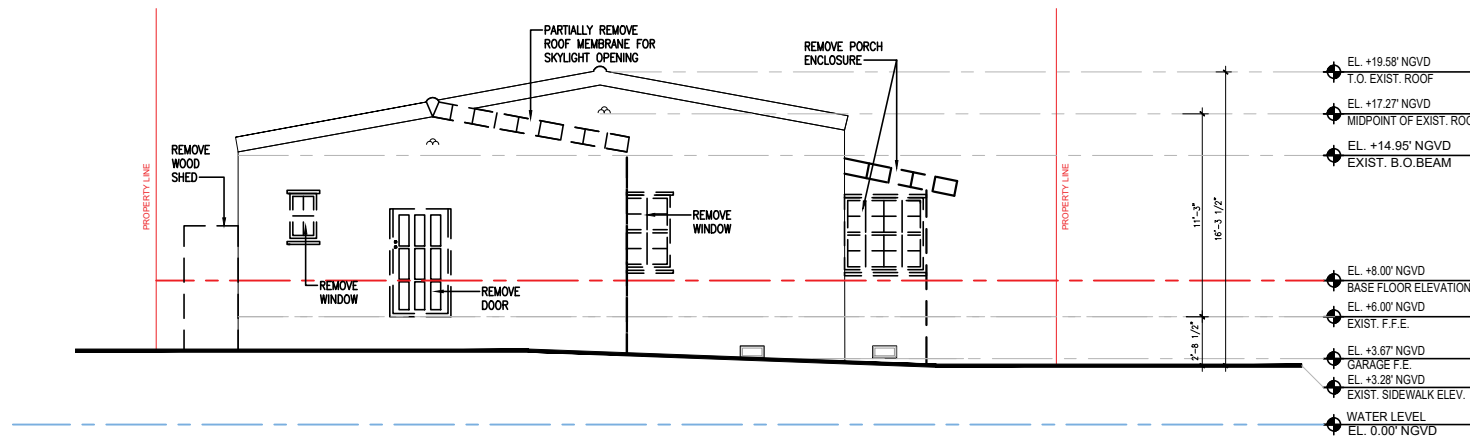
ELEVATION DEMOLITION PREVIOUSLY APPROVED UNDER HPB21-0482	
SCALE: NTS	02/16/2025

A.401
HPB25-0646

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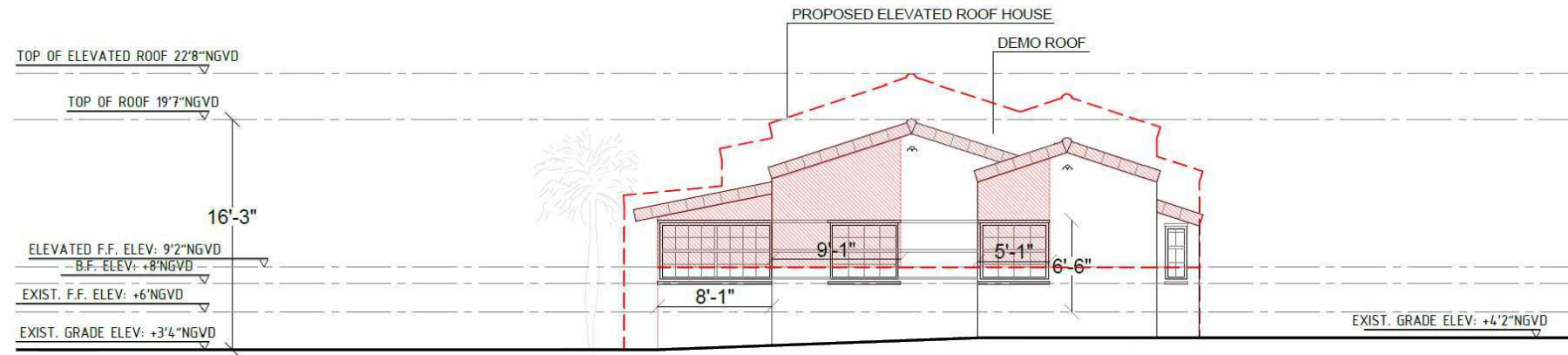
1 EAST ELEVATION DEMOLITION
SCALE: 3/32" = 1'-0"



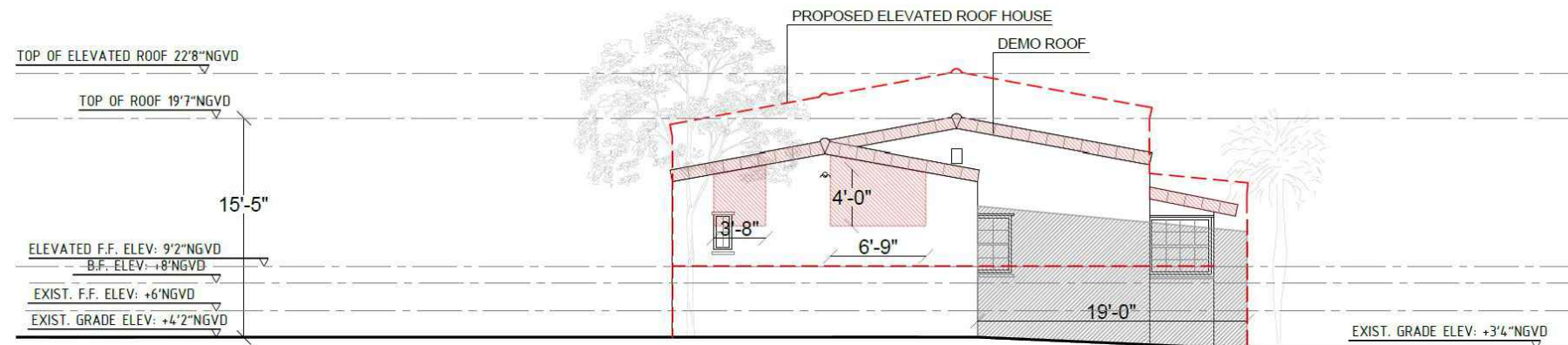
2 WEST ELEVATION DEMOLITION
SCALE: 3/32" = 1'-0"

- ADDITION
- DEMOLITION

LIFTING THE HOUSE 1'-2" ABOVE BASE FLOOD ELEV: +8'



EAST ELEVATION



WEST ELEVATION

ELEVATIONS DEMOLITION PREVIOUSLY APPROVED UNDER HPB21-0482

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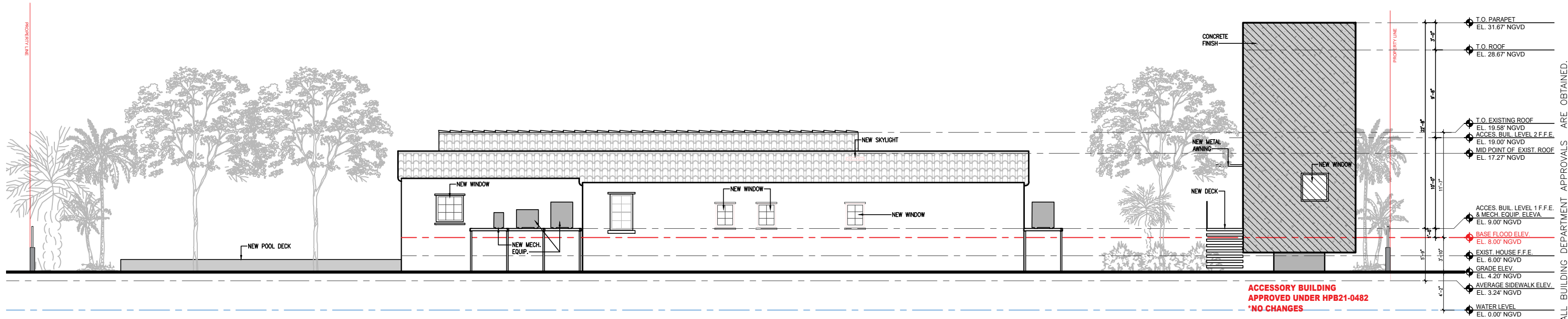
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ELEVATIONS DEMOLITION PREVIOUSLY
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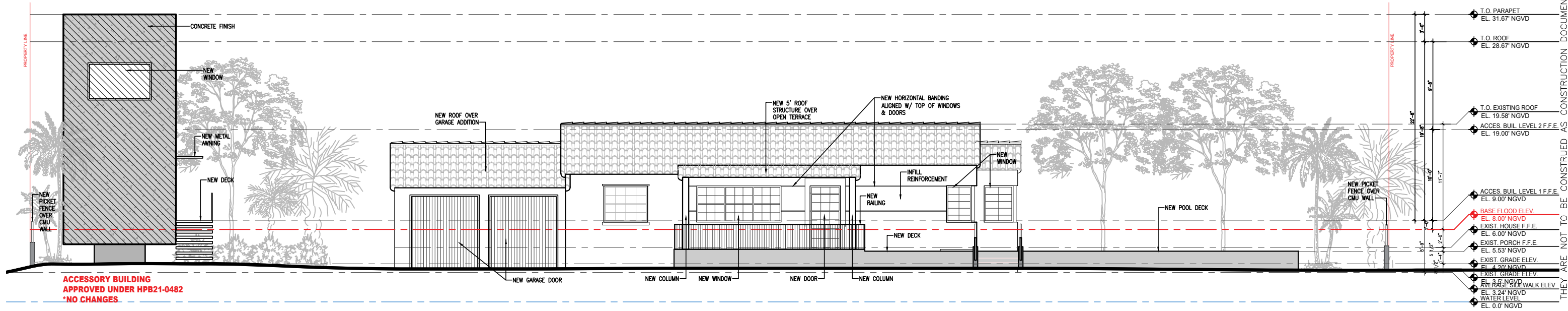
SCALE: NTS 02/16/2025

A.403
HPB25-0646



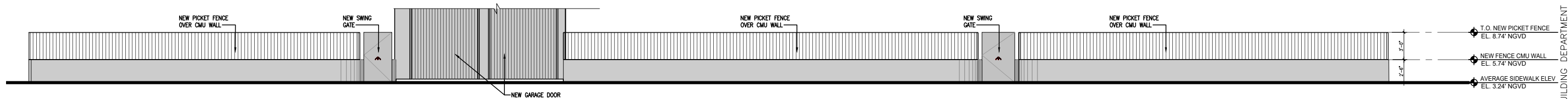
1 PROPOSED SOUTH ELEVATION
SCALE: 3/32"=1'-0"

ACCESSORY BUILDING
APPROVED UNDER HPB21-0482
*NO CHANGES



2 PROPOSED NORTH ELEVATION
SCALE: 3/32"=1'-0"

ACCESSORY BUILDING
APPROVED UNDER HPB21-0482
*NO CHANGES



3 PROPOSED FENCE NORTH ELEVATION
SCALE: 3/32"=1'-0"

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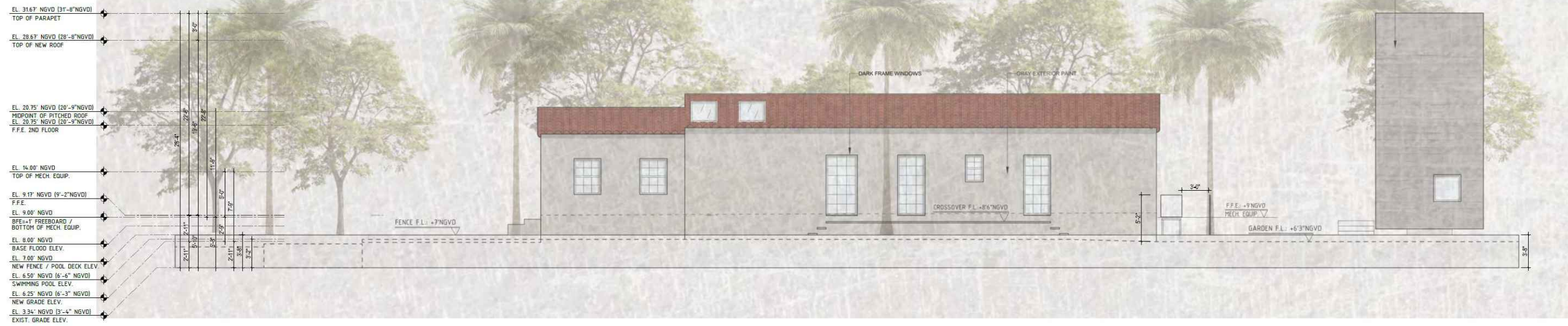
FIFTH WAVE INVESTMENTS LLC
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PROPOSED ELEVATIONS
SCALE: 3/32" = 1'-0" 02/16/2025

A.404
HPB25-0646

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STRUCTURE 1
NORTH ELEVATION



STRUCTURE 1
SOUTH ELEVATION



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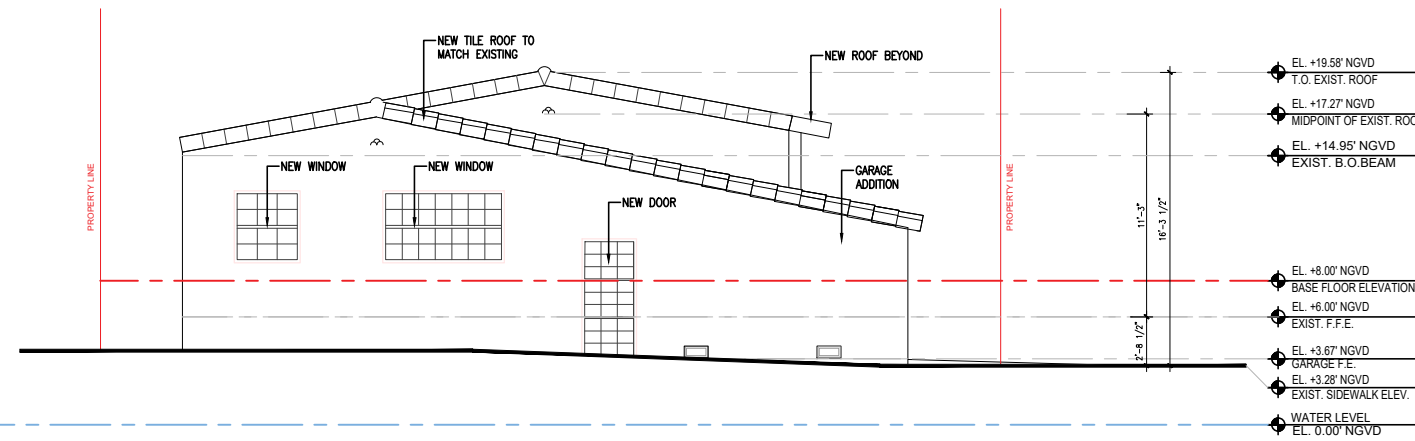
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PROPOSED ELEVATIONS PREVIOUSLY
APPROVED UNDER HPB21-0482

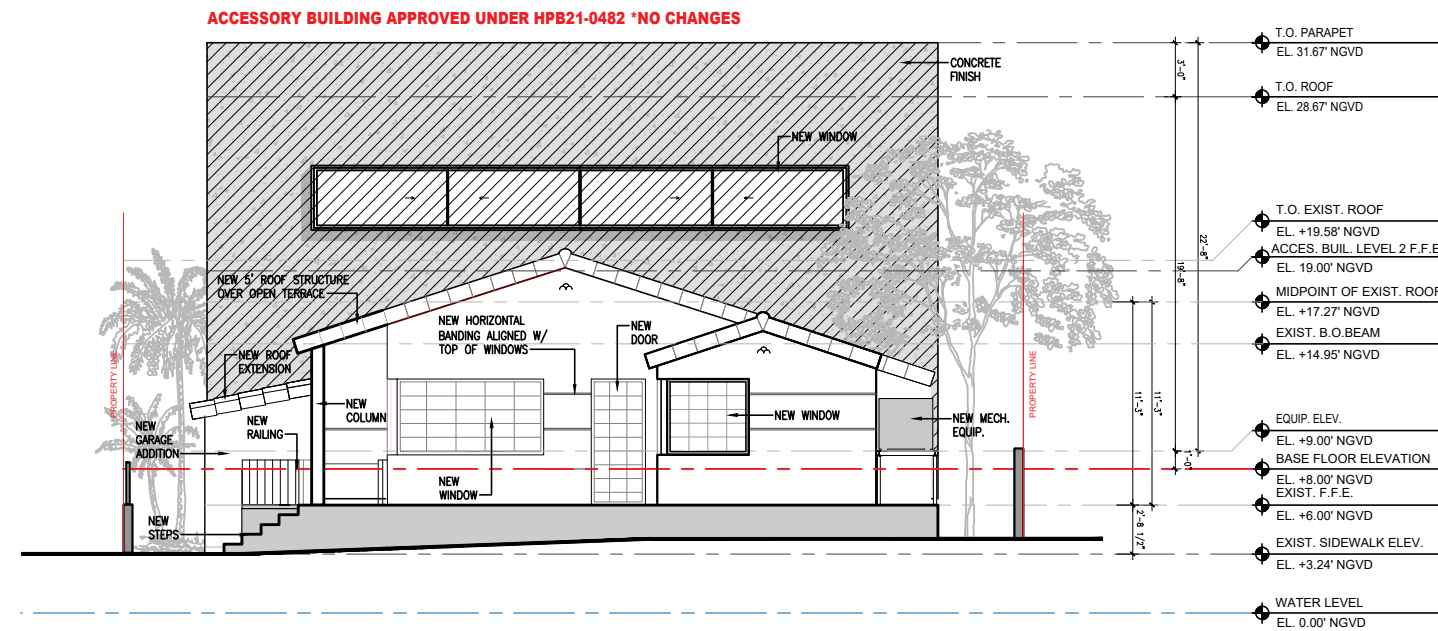
SCALE: NTS	02/16/2025
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A.405
HPB25-0646

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1 MAIN HOUSE PROPOSED WEST ELEVATION
 SCALE: 3/32" = 1'-0"



2 MAIN HOUSE PROPOSED EAST ELEVATION
 SCALE: 3/32" = 1'-0"

STRUCTURE 1 WEST ELEVATION



STRUCTURE 1 EAST ELEVATION



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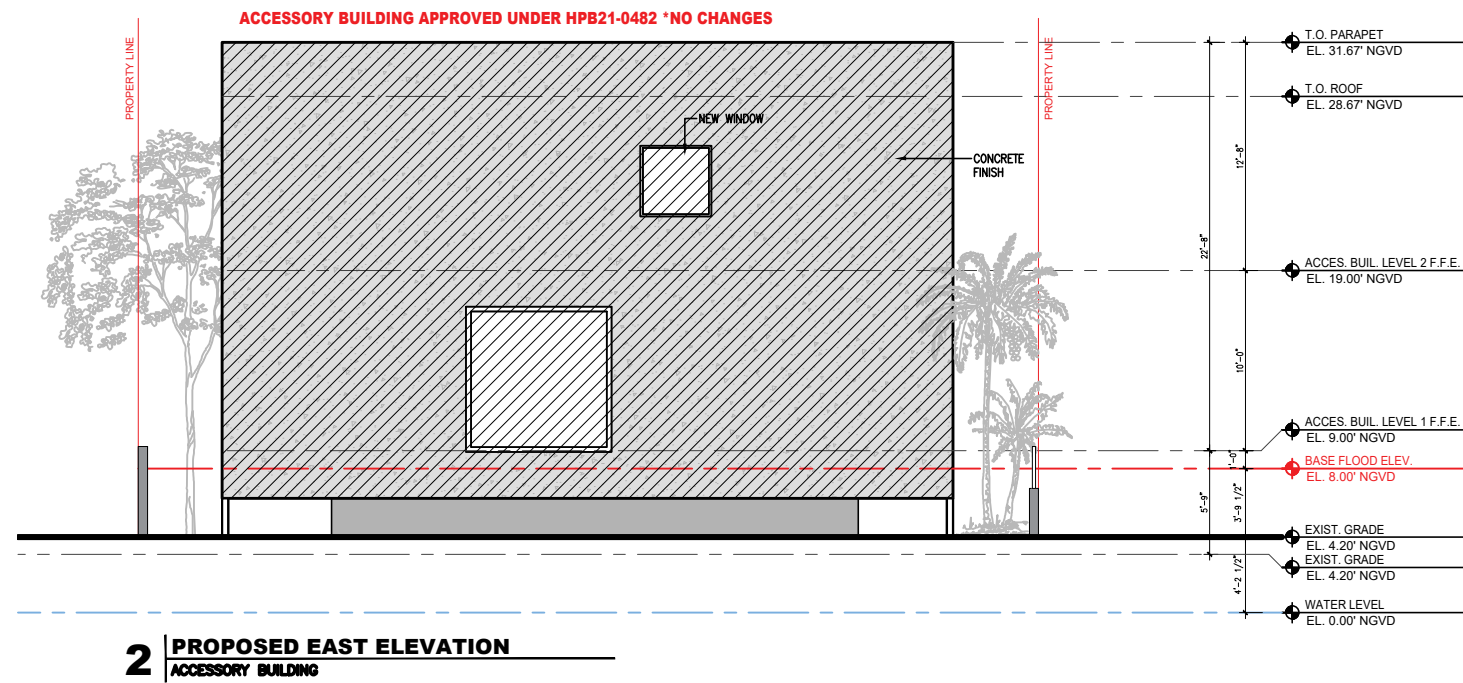
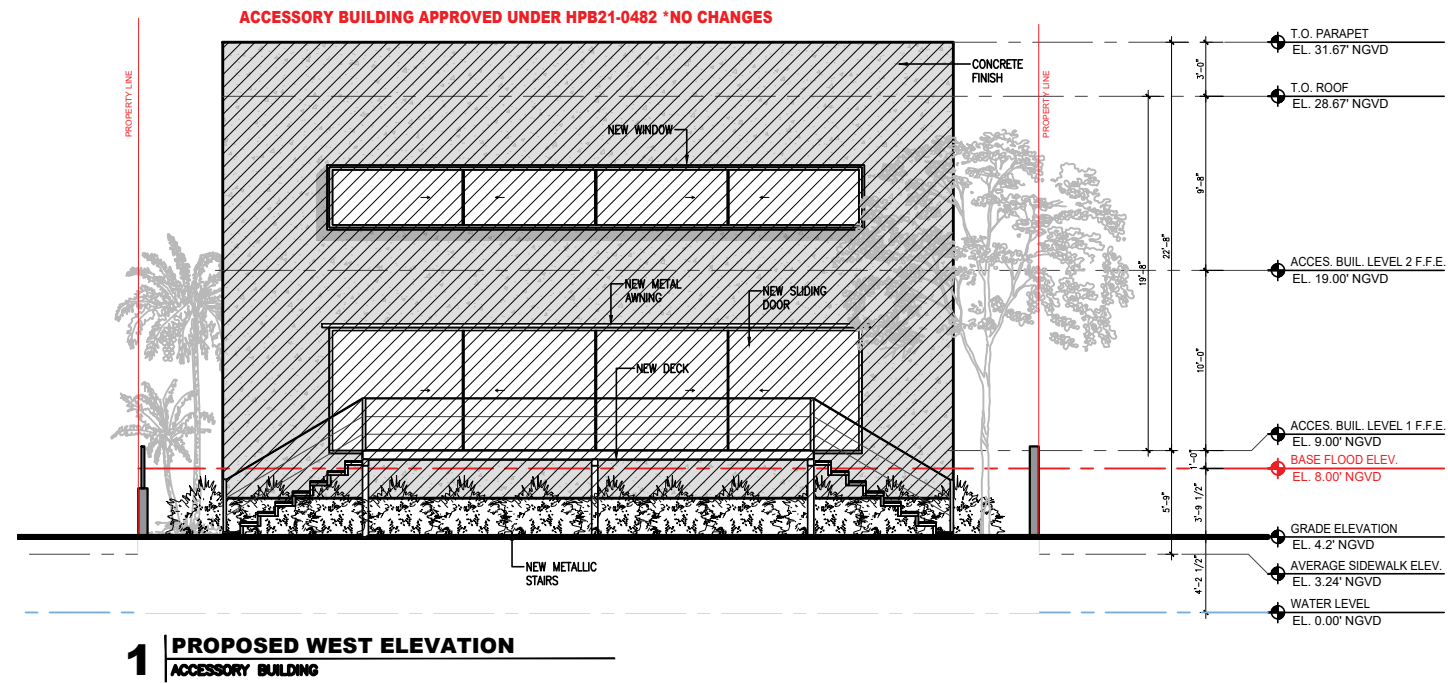
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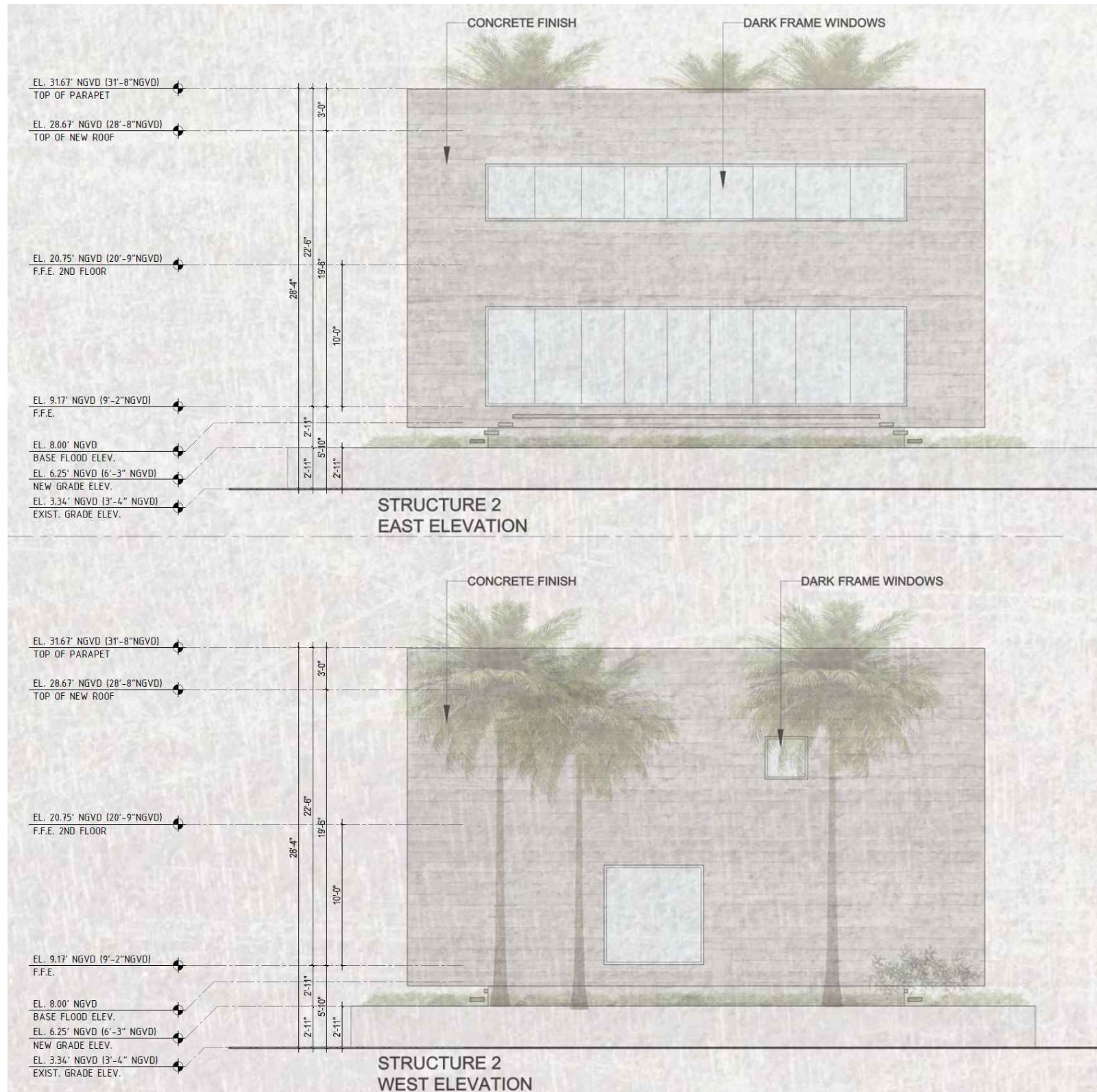
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PROPOSED ELEVATIONS PREVIOUSLY
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SCALE: NTS 02/16/2025

A.407
HPB25-0646





PROPOSED ELEVATIONS PREVIOUSLY APPROVED UNDER HPB21-0482

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SCALE: 3/32" = 1'-0" | 02/16/2025

A.409
HPB25-0646

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