REQUEST FOR DRB
APPROVAL FOR: DRB24–1032

OCTOBER 13, 2024
DRB –FINAL SUBMITTAL

110 N HIBISCUS DRIVE

MIAMI BEACH, FLORIDA

CLIENT

ROSARIA VARRA
110 N HIBISCUS DR.
MIAMI BEACH, FL. 33139

ARCHITECT

CHOEFF LEVY FISCHMAN
8425 BISCAYNE BLVD. STE 201
MIAMI, FL 33138
(305) 434–8338

LANDSCAPE

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE, LLC
780 NE 69TH. STREET, SUITE 1106
MIAMI, FL 33138
(305) 979–1585

SCOPE OF WORK

- REQUEST FOR DRB APPROVAL FOR THE PROPERTY LOCATED AT 110 N HIBISCUS DR. MIAMI BEACH, FL.
- VARIANCE #1 VARIANCE TO ALLOW TOTAL UNIT SIZE OVER 50%

CHOEFF LEVY FISCHMAN
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www.clfarchitects.com

HIBISCUS ISLAND RESIDENCE
110 N HIBISCUS DR.
MIAMI BEACH, FL 33139

Ralph Choeff
2024.10.11
14:29:57-04'00'

seal

STATE OF FLORIDA · RALPH CHOEFF · AR0009679 · REGISTERED ARCHITECT

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2032

date:
10-13-2024

revised:

sheet no.
A–0.0

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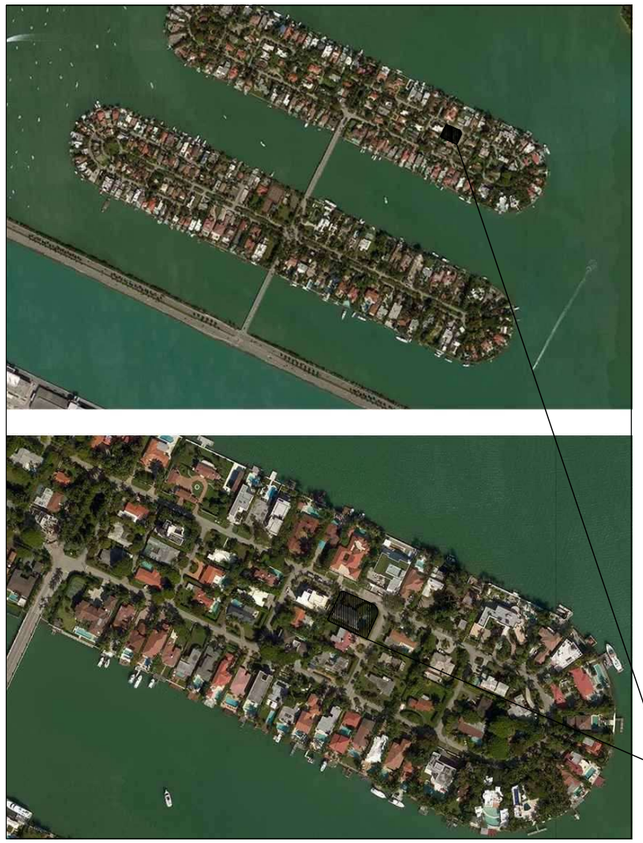
MIAMI BEACH, FLORIDA



COVER PAGES / CONTEXT

A–0.0	COVER SHEET
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A–0.3	SURVEY
C–4.1	EXISTING CONDITIONS PHOTOGRAPHS
C–3.1	NEIGHBOR PHOTOGRAPHS
C–3.2	CONTEXT RENDERING & MASSING STUDIES
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PROPOSED ARCHITECTURAL DRAWINGS

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C–1.1	FRONT RENDERING
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LANDSCAPE

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L–1	GENERAL + LANDSCAPE NOTES
L–2	EXISTING TREE SURVEY & DISPOSITION
L–3	EXISTING TREE CHART + MITIGATION SUMMAR
L–4	LANDSCAPE PLAN
L–5	PLANT LIST, LANDSCAPE CODE + DETAILS
L–6	IRRIGATION PLAN

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DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 6, 2022

PROPERTY/FOLIO: **110 North Hibiscus Drive 02-3232-005-0160**

FILE NO: DRB22-0890

IN RE: An application for Design Review Approval for the construction of a new 2-story home, including one or more waivers.

LEGAL: Lot 14 Block 2, of "LA GORCE GOLF SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida.

APPLICANT: Rosario Varra

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 9 and 19 in Section 118-251 of the Miami Beach Code.

C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1 in Section 133-50(a) of the Miami Beach Code

D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:

1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 110 North Hibiscus Drive shall be submitted, at a minimum, such drawings shall incorporate the following:

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a. The final design details, material and grey stone wall cladding shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

b. The side open space requirement shall be waived as proposed.

c. The required 5' setback for the proposed second story along the side facing a street elevation **shall be** waived, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

d. The location of the elevator shall be approved as proposed.

e. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

f. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

g. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:

a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.

c. Any tree identified to be in good overall condition shall be retained and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided

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to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.

d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.

e. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.

f. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department. Any new street trees shall be of a consistent canopy tree species as similar to the neighboring trees along the street.

g. The applicant shall install street trees adjacent to the subject property consistent with the City's Street Tree Master Plan or similar to existing species along the street, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board, and root barriers shall be installed along the sidewalk in conjunction with structural soils.

h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.

i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

k. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.

II. Variance(s)

A. No variances were filed as part of the application.

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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.

III. General Terms and Conditions applying to both 'I. *Design Review Approval* and 'II. *Variances'* noted above.

A. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor vehicle or other instrumentality due to the reduction in width of the drive aisles internal to the site.

B. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.

C. During Construction work, the Applicant will maintain gravel at the front of the construction site to mitigate disturbance of soil and mud by related personal vehicles existing and entering the site and with an 8'-0" high fence with a wind resistant green mesh material along the front of the property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

D. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

E. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.

F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

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I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the revised plans entitled "110 N Hibiscus Dr.", as prepared by **Choeff Levy Fischman P.A.** dated 10/10/2022, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated 1/13/2023 | 3:45 PM EST.

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DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:
Michael Belush
DEC3ECF2EB68404...

BY: _____
Michael Belush, AICP
Planning & Design Officer
For Chairman

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13th day of January 2023 by Michael Belush, Planning & Design Officer, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

GABRIELA C. FREITAS
MY COMMISSION # HH 173574
EXPIRES: September 8, 2025
Bonded Thru Notary Public Underwriters

Notary:
Print Name Gabriela C. Freitas
Notary Public, State of Florida
My Commission Expires: Sept. 8, 2025
Commission Number: HH173574

{NOTARIAL SEAL}

Approved As To Form:
City Attorney's Office: DocuSigned by: Steven Rothstein E8B4D6B8D7D409... (1/13/2023 | 3:08 PM EST)

Filed with the Clerk of the
Design Review Board on: DocuSigned by: Jessica Gonzalez 10FC3F3E9DB64A5 (1/13/2023 | 6:13 PM EST)

Ralph Choeff
2024.10.11
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ABBREVIATIONS AND LEGEND

A	ARC
A/C	AIR CONDITIONER
BM	BENCHMARK
BRG	BEARING
(C)	CALCULATED
C.G	CONCRETE GUTTER OR VALLEYED GUTTER
C&G	CURB & GUTTER
CH	CHORD
CHBRG	CHORD BEARING
C.M.E.	CANAL MAINTENANCE EASEMENT
C.N.A.	CORNER NOT ACCESSIBLE
CONC.	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.D.H.	FOUND DRILL HOLE
F.E.	FENCE ENDS
F.F.E.	FINISHED FLOOR ELEVATION

F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N&D.	FOUND NAIL AND DISC
F.P.K.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATTED
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY

R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
R.E.E.	ROOF ENCROACHMENT EASEMENT
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE
OH	OVERHEAD WIRE LINE
	WOOD FENCE
	CHAIN LINK FENCE
	IRON/ALUMINUM FENCE
	MONUMENT LINE
	CENTERLINE
	PROPERTY LINE
	STRUCTURE LINE

ROAD CROSS SECTION DETAIL

=AIR CONDITIONER
=BELLSOUTH BOX
=CABLE BOX
=CATCH BASIN
=CONTROL VALVE BOX
=ELECTRIC BOX
=ELECTRIC METER
=ELECTRIC SERVICE BOX
=EXISTING ELEVATIONS
=FIRE HYDRANT
=FLORIDA POWER & LIGHT BOX
=HANDICAP SPACE
=INLET
=LIGHT POLE
=METAL LIGHT POLE
=SANITARY MANHOLE
=SATELLITE DISH
=WATER METER
=WATER VALVE
=WOOD POLE

WATER
SOD
CONCRETE
UTILITY EASEMENT (U.E.)

GRAPHIC SCALE

20 0 10 20

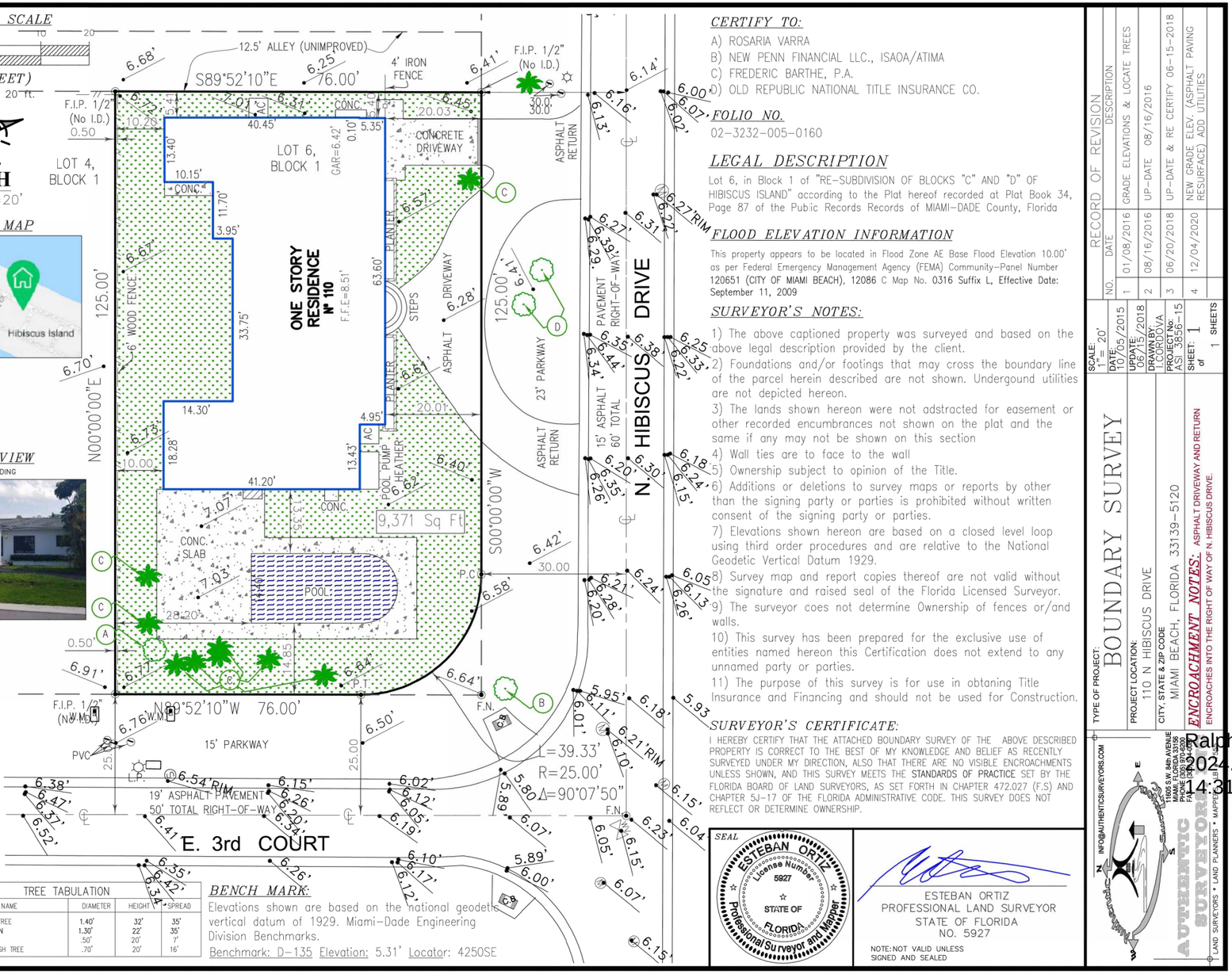
(IN FEET)
1 inch = 20' ft.

NORTH
SCALE: 1"=20'

VICINITY MAP

FRONT VIEW

FRONT BUILDING



TREE TABULATION

LETTER	COMMON NAME	DIAMETER	HEIGHT	SPREAD
A	UNKNOWN TREE	1.40'	32'	35'
B	FRAMBOLLAN	1.30'	22'	35'
C	PALM	.50'	20'	7'
D	BOTTLEBRUSH TREE	.70'	20'	16'

BENCH MARK:

Elevations shown are based on the national geodetic vertical datum of 1929. Miami-Dade Engineering Division Benchmarks.
Benchmark: D-135 Elevation: 5.31' Locator: 4250SE

CERTIFY TO:

A) ROSARIA VARRA
B) NEW PENN FINANCIAL LLC., ISAOA/ATIMA
C) FREDERIC BARTHE, P.A.
D) OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

FOLIO NO.

02-3232-005-0160

LEGAL DESCRIPTION

Lot 6, in Block 1 of "RE-SUBDIVISION OF BLOCKS "C" AND "D" OF HIBISCUS ISLAND" according to the Plat hereof recorded at Plat Book 34, Page 87 of the Public Records Records of MIAMI-DADE County, Florida

FLOOD ELEVATION INFORMATION

This property appears to be located in Flood Zone AE Base Flood Elevation 10.00' as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (CITY OF MIAMI BEACH), 12086 C Map No. 0316 Suffix L, Effective Date: September 11, 2009

SURVEYOR'S NOTES:

1) The above captioned property was surveyed and based on the above legal description provided by the client.
2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Undergound utilities are not depicted hereon.
3) The lands shown hereon were not adstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section
4) Wall ties are to face to the wall
5) Ownership subject to opinion of the Title.
6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
9) The surveyor coes not determine Ownership of fences or/and walls.
10) This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.
11) The purpose of this survey is for use in obtaning Title Insurance and Financing and should not be used for Construction.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S) AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

SEAL
ESTEBAN ORTIZ License Number 5927 STATE OF FLORIDA Professional Surveyor and Mapper

ESTEBAN ORTIZ
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
NO. 5927
NOTE: NOT VALID UNLESS SIGNED AND SEALED

RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	01/08/2016	GRADE ELEVATIONS & LOCATE TREES
2	08/16/2016	UP-DATE
3	06/20/2018	UP-DATE & RE CERTIFY 06-15-2018
4	12/04/2020	NEW GRADE ELEV. (ASPHALT PAVING RESURFACE) ADD UTILITIES

SCALE: 1"= 20'
DATE: 10/05/2015
UPDATE: 08/15/2018
DRAWN BY: I.CORDOVA
PROJECT No: ASI 3856-15
SHEET: 1 of 1 SHEETS

TYPE OF PROJECT: BOUNDARY SURVEY

PROJECT LOCATION: 110 N HIBISCUS DRIVE
CITY, STATE & ZIP CODE: MIAMI BEACH, FLORIDA 33139-5120

ENCROACHMENT NOTES: ASPHALT DRIVEWAY AND RETURN ENCROACHES INTO THE RIGHT OF WAY OF N. HIBISCUS DRIVE.

AUTHENTIC SURVEYORS
11605 S.W. 84th AVENUE MIAMI, FLORIDA 33156
PHONE (305) 970-2030
FAX (305) 970-2031
INFO@AUTHENTICSURVEYORS.COM
LAND SURVEYORS • LAND PLANNERS • MAPPERS

SURVEY PLAN
SCALE: N.T.S.

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1 04-06-2021 BLDG DEPT COMMENTS
2 08-18-2021 BLDG DEPT COMMENTS
3 10-13-2021 BLDG DEPT COMMENTS

Ralph Choeff
2024.10.11
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VIEW OF EAST ELEVATION

VIEW OF NORTH ELEVATION

VIEW OF REAR POOL DECK

VIEW OF NORTH EAST CORNER

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C–4.1
EXISTING CONDITIONS

Residence (1)

Residence (2)

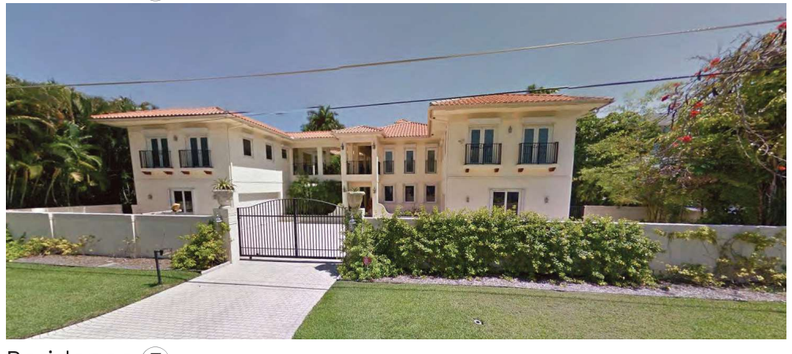
Residence (3)

Subject Property [110 N Hibiscus Dr.]

Residence (4)

Residence (5)

Residence (6)



Residence (7)

Ralph Choeff
2024.10.11
14:31:49-04'00'

STATE OF FLORIDA
RALPH CHOEFF
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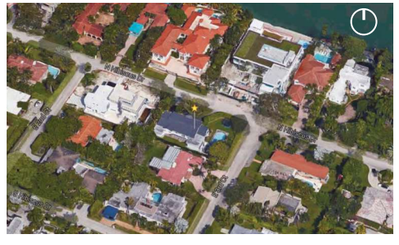
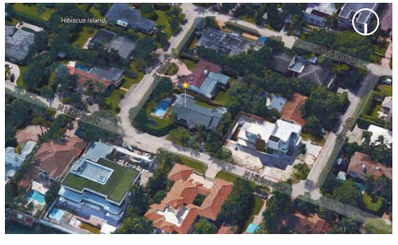
REGISTERED ARCHITECT

Aerial Photographs

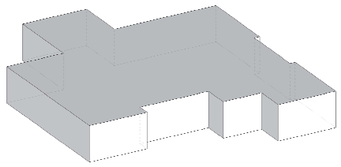




sheet no.
C-3.1

Front Context - E. 3rd Ct.

Side Context - N. Hibiscus Dr.



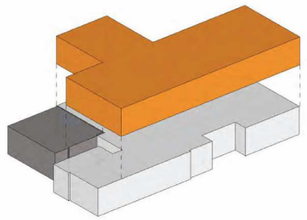
3

118 E. 3rd Ct.

Adjacent Property

Approx. Lot Coverage: 34.2%

Approx. First-Second Ratio: N/A

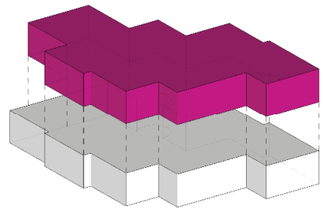


110 N. Hibiscus

Proposed Property

Lot Coverage: 28.0%

First-Second Ratio: 80.6%



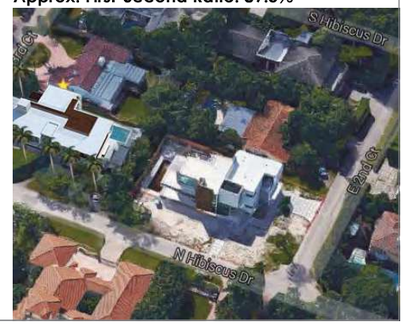
1

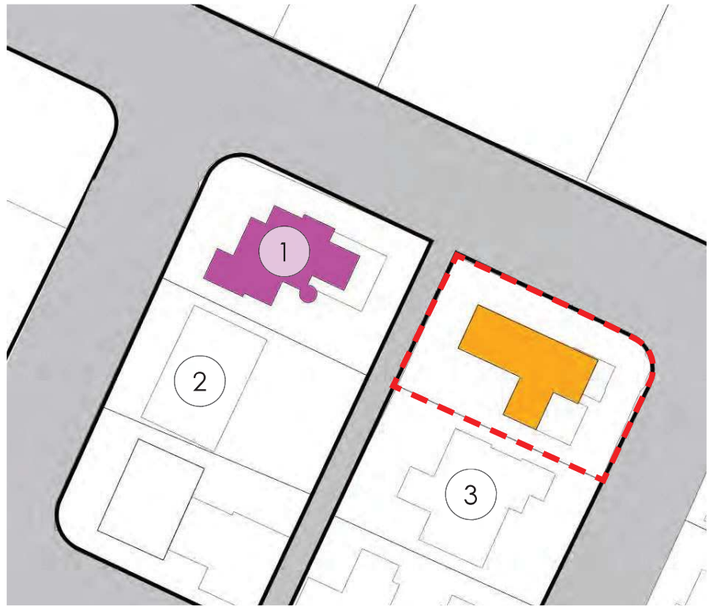
120 N. Hibiscus

Adjacent Property

Approx. Lot Coverage: 30%

Approx. First-Second Ratio: 89.5%





Ralph Choeff
2024.10.11
14:32:11-04'00'

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RALPH CHOEFF
AR0009679
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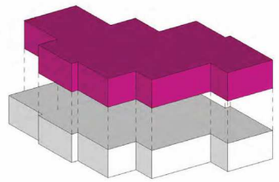
Context Rendering & Massing Studies

sheet no.
C-3.2

Residence (1)

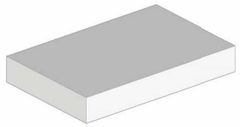


89.5%

Massing Diagram

Aerial View

Residence (2)

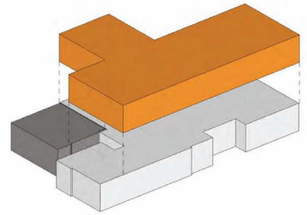


N/A%

Massing Diagram

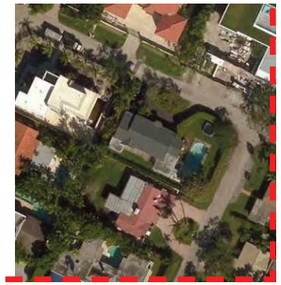
Aerial View

Proposed Residence



80.6%

Massing Diagram



Aerial View

Ralph Choeff
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RALPH CHOEFF
AR0009679
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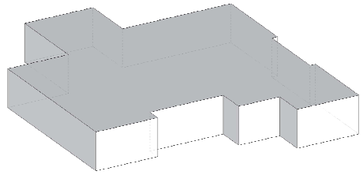
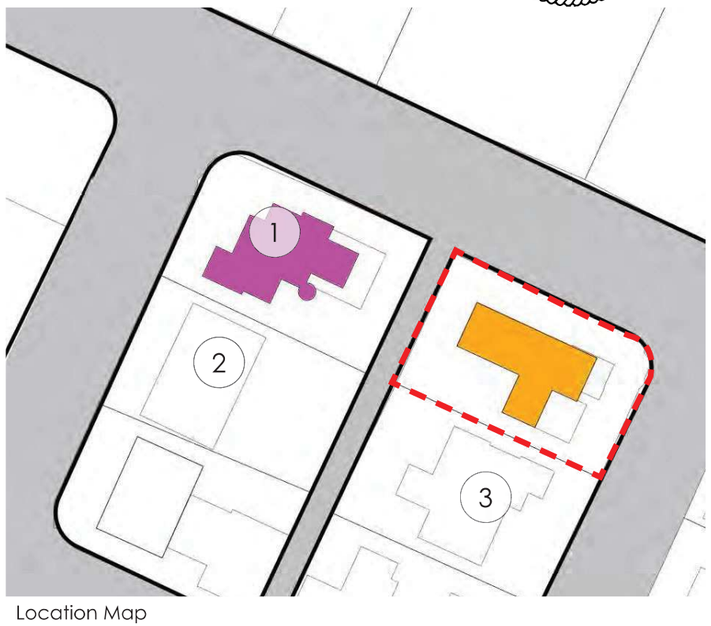
Residence (3)



N/A%

Massing Diagram

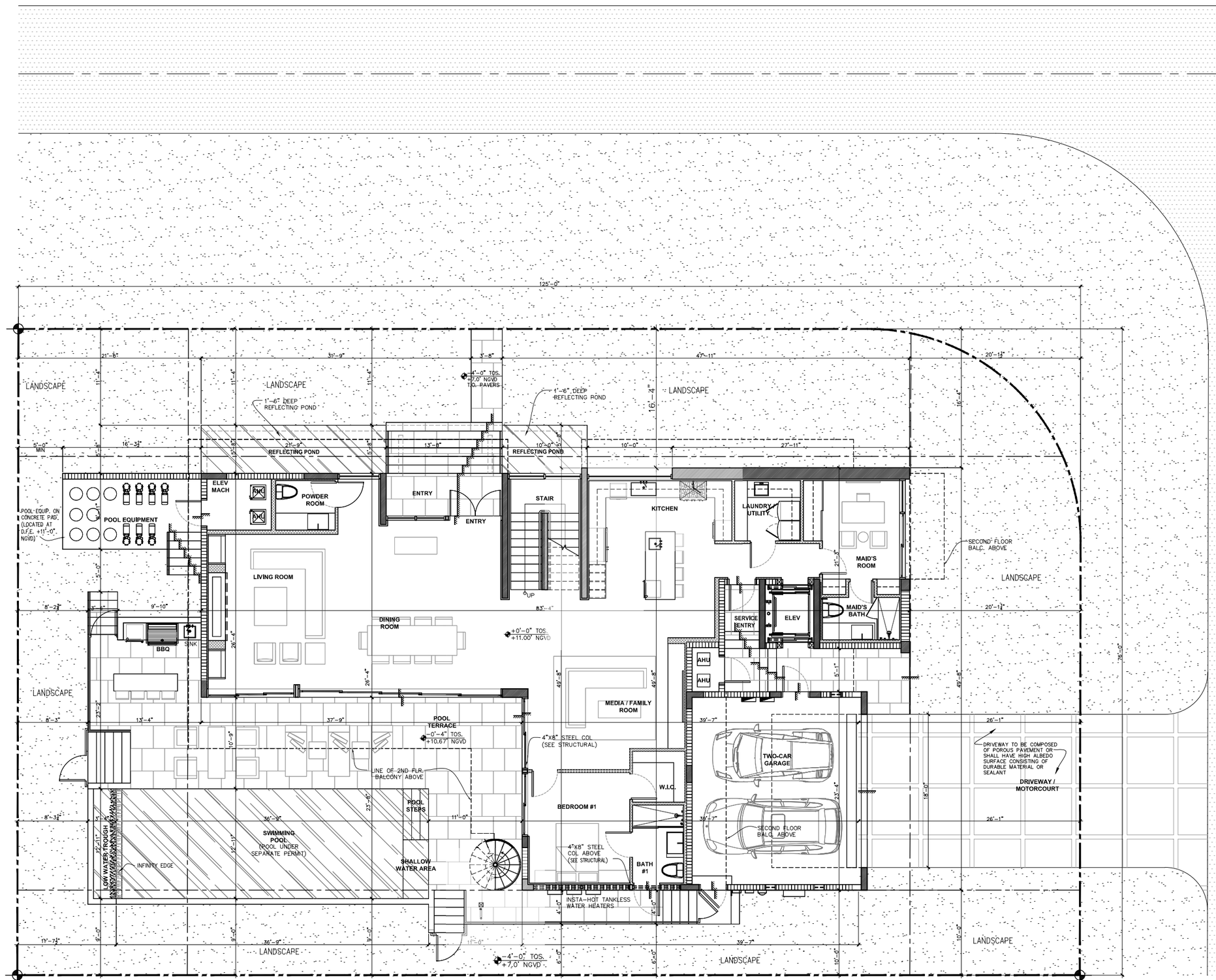
Aerial View



Location Map

Context Analysis & Photographs

sheet no.
C-3.3



SITE PLAN

SCALE: 3/16" = 1'-0"

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HIBISCUS ISLAND RESIDENCE

110 N HIBISCUS DR.
MIAMI BEACH, FL 33139

Ralph Choeff
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14:32:57-04'00'

seal

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registered architect
AR0009679
AA26003009

comm no.
2032

date:
10-13-2024

revised:

sheet no.

A-0.4

LEGAL DESCRIPTION:
LOT 6, IN BLOCK 1 OF "RE-SUBDIVISION OF BLOCKS "C" AND "D" OF HIBISCUS ISLAND" ACCORDING TO THE PLAT HEREOF RECORDED AT PLAT BOOK 34, PAGE 87 OF THE PUBLIC RECORDS RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS:
110 N HIBISCUS DR.
MIAMI BEACH, FL. 33139

FOLIO NUMBER:
02-3232-005-0160

ITEM #	New Construction Floodplain Management Data	
1	Flood Zone:	AE +10
2	Base Flood Elevation (BFE):	10.00' NGVD
3	Design Flood Elevation (DFE):	11.00' NGVD
4	Garage Top of Slab elevation: (LP):	8.16' NGVD
5	Garage Top of Slab elevation: (HP):	8.33' NGVD
6	Lowest TOS Elevation of habitable space:	11.00' NGVD
7	Next highter Floor elevation:	23.00' NGVD
8	Lowest Grade Elevation adjacent to the building:	7.00' NGVD
9	Highest Grade Elevation adjacent to the building:	8.08' NGVD
10	Lowest Elevation of Equipment:	11.00' NGVD
11	Building Diagram Number:	1A
12	Crown of Road Elevation:	6.46' NGVD
13	Adjusted Grade Elevation:	8.165' NGVD
14	FIRM Map Number:	12086C0316L

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	110 N Hibiscus Dr, Miami Beach, FL. 33139			
2	Folio number(s):	02-3232-005-0160			
3	Board and file numbers :	DRB24-1032			
4	Year built:	NA	Zoning District:		RS-4
5	Based Flood Elevation:	10.00' NGVD	Grade value in NGVD:		6.16' NGVD
6	Adjusted grade (Flood+Grade/2):	8.165' NGVD	Free board:		
7	Lot Area:	9,371 SF			
8	Lot width:	76'-0"	Lot Depth:		125'-0"
9	Max Lot Coverage SF and %:	2,810 SF (30%)	Proposed Lot Coverage SF and %:		2,669 SF (28.0%)
10	Existing Lot Coverage SF and %:	3,472 SF (36.5%)	Lot coverage deducted (garage-storage) SF:		480 SF
11	Front Yard Open Space SF and %:	1,025 SF (74%)	Rear Yard Open Space SF and %:		1,064 SF (70%)
12	Max Unit Size SF and %:	4,686 SF (50%)	Proposed Unit Size SF and %:		4,851 SF (51.7%)
13	Existing First Floor Unit Size:	2,884 SF	Proposed First Floor Unit Size:		2,424 SF
14					
15			Proposed Second Floor Unit Size SF and % :		2,369 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):		438 SF (25%)
		Required	**Existing**	**Proposed**	**Deficiencies**
17	**Height:**	**24'-0"**	**15'-0"**	**24'-0"**	
18	**Setbacks:**				
19	Front First level:	20'-0"	NA	20'-0"	
20	Front Second level:	30'-0"	NA	30'-8"	
21	Side 1:	7'-8"	NA	10'-0"	
22	Side 2 or (facing street):	15'-0"	NA	16'-4"	<50% DEV. WIDTH
23	Rear:	20'-0"	NA	21'-6"	
	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 :	22'-8"	NA	26'-4"	
27	Located within a Local Historic District?		Yes or (no)		
28	Designated as an individual Historic Single Family Residence Site?		Yes or (no)		
29	Determined to be Architecturally Significant?		Yes or (no)		
Notes:					

Ralph Choeff
2024.10.11
14:33:21-04'00'

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HIBISCUS ISLAND RESIDENCE
110 N HIBISCUS DR.
MIAMI BEACH, FL 33139

seal
STATE OF FLORIDA
RALPH CHOEFF
AR0009679
REGISTERED ARCHITECT

Ralph Choeff
registered architect
AR0009679
AA26003009

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2032

date:
10-13-2024

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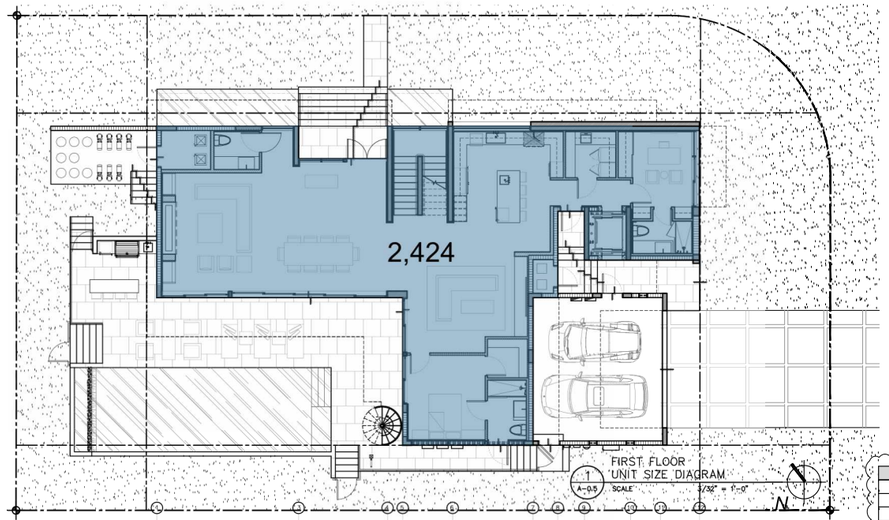
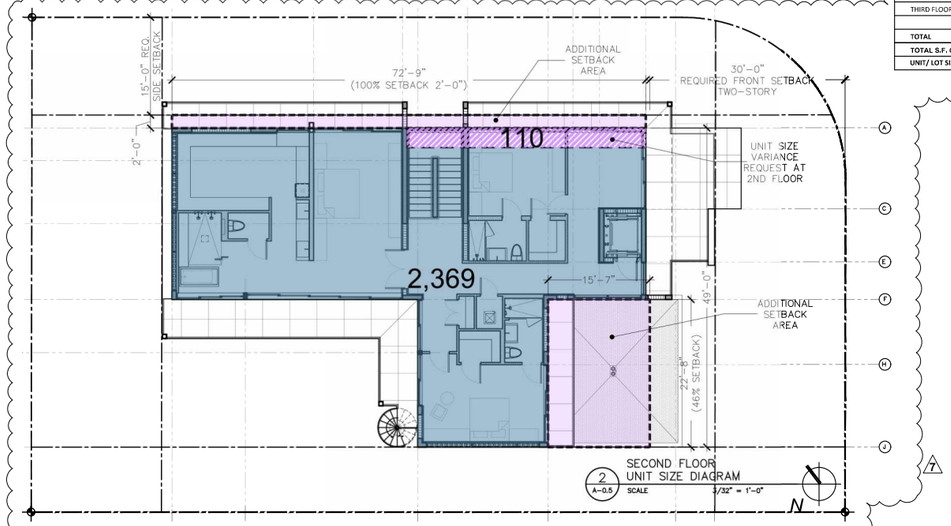
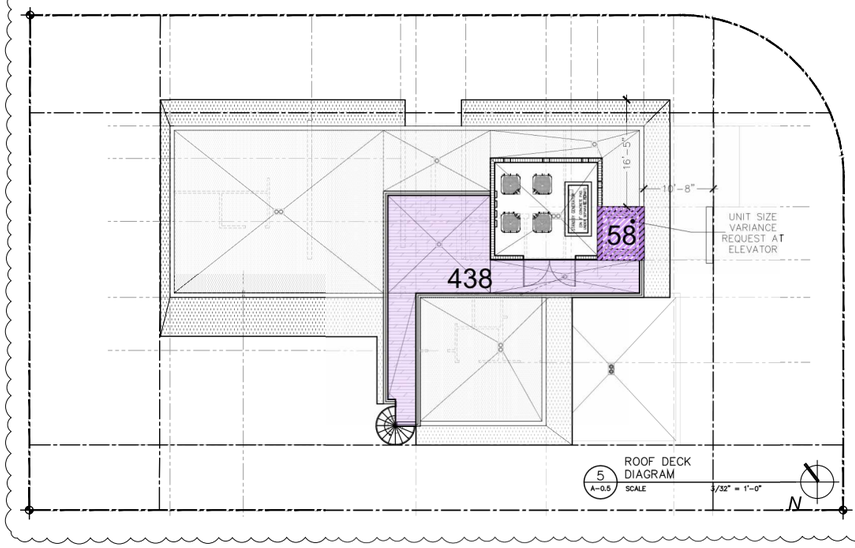
A-0.4a

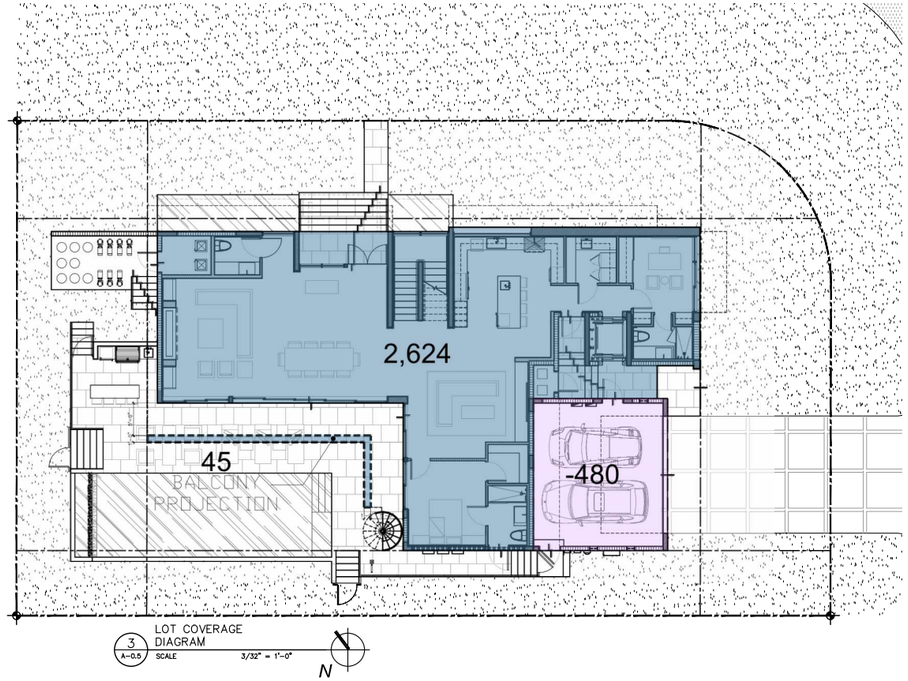


UNIT SIZE	
LOT SIZE:	9,371 SF
FIRST FLOOR	2,424 SF
SECOND FLOOR	2,369 SF
THIRD FLOOR	58 SF
TOTAL	4,851 SF
TOTAL S.F. OVER MAX UNIT SIZE	165 SF
UNIT/ LOT SIZE	51.7% (50 % MAX)

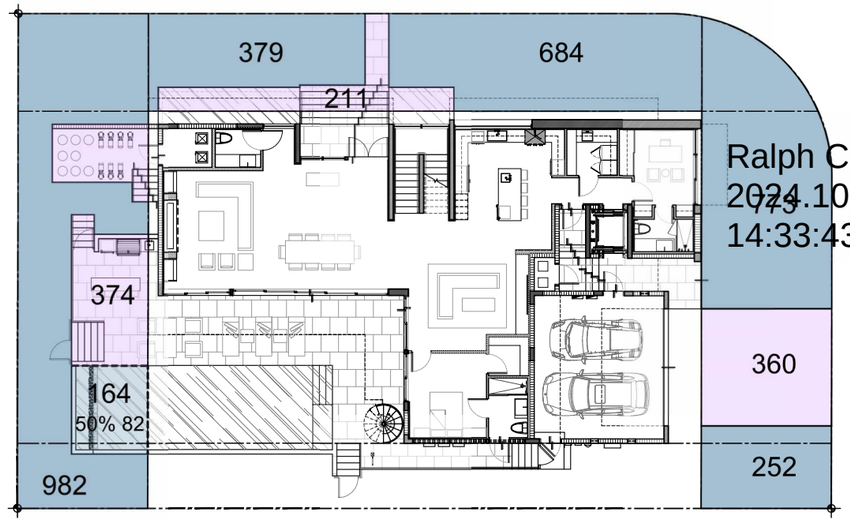




ROOF DECK	
DECK SIZE:	438 SF
SECOND FLOOR BELOW	2,369 SF
DECK / 2ND FLR	18% (25 % MAX)



LOT COVERED (FOOTPRINT)		
LOT SIZE:	9,371 SF	
FIRST FLOOR	2,624 SF	
OVERHANGS	45 SF	
TOTAL	2,669 SF	
UNIT/ LOT SIZE	28%	(30 % MAX)



REAR YARD CALCULATIONS		
AREA:	1,520 SF	100%
IMPERVIOUS AREA	456 SF	30%
PERVIOUS AREA	1,064 SF	70% (70% MIN.)

SIDE YARD- STREET CALCULATIONS		
AREA:	1,274 SF	100%
IMPERVIOUS AREA	211 SF	17%
PERVIOUS AREA	1,063 SF	83% (50% MIN.)

FRONT YARD CALCULATIONS		
AREA:	1,385 SF	100%
IMPERVIOUS AREA	360 SF	26%
PERVIOUS AREA	1,025 SF	74% (50% MIN.)

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Ralph Choeff
2024.10.11
14:33:43-04'00'

seal

STATE OF FLORIDA
RALPH CHOEFF
AR0009679
REGISTERED ARCHITECT

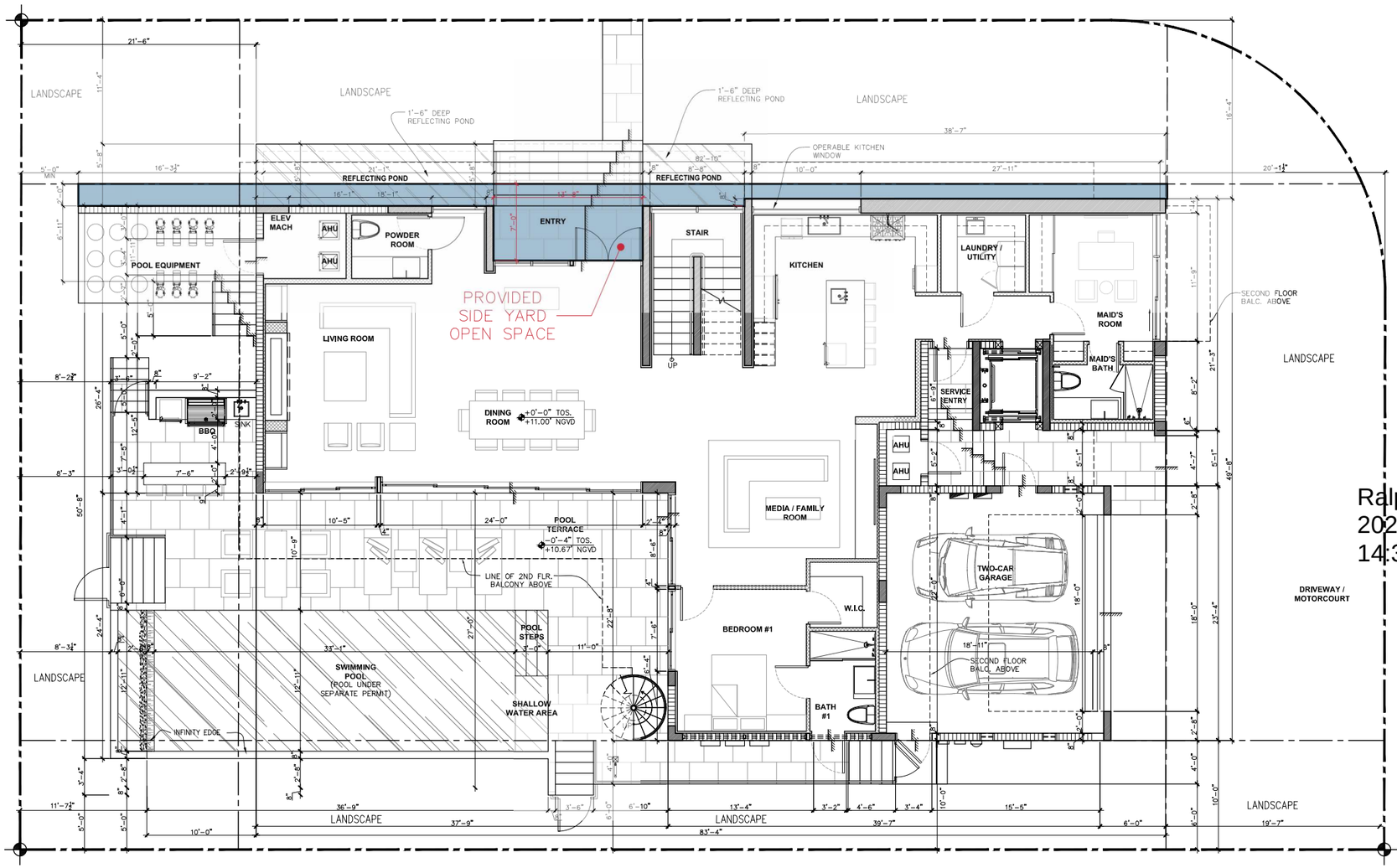
Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2032

date:
11-03-2020

revised:
1 04-06-2021 BLDG DEPT COMMENTS
2 08-18-2021 BLDG DEPT COMMENTS
3 10-13-2021 BLDG DEPT COMMENTS
4 11-24-2021 BLDG DEPT COMMENTS
7 06-26-2024 BLDG DEPT COMMENTS

sheet no.
A-0.5



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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MIAMI BEACH, FL 33139

Ralph Choeff
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14:34:03-04'00'

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RALPH CHOEFF
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AA26003009

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date:
11-03-2020

revised:

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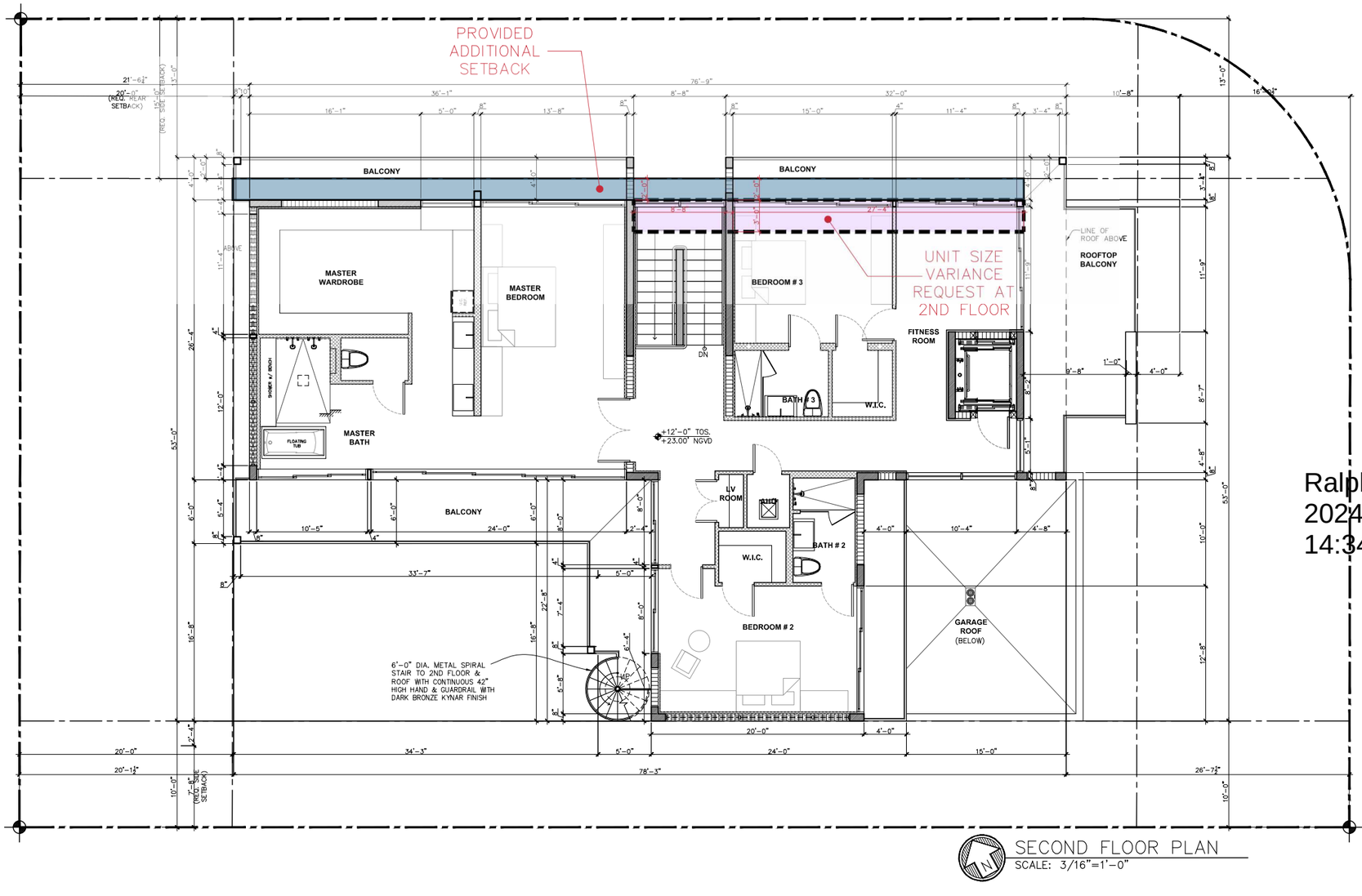
A-1.1



SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

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seal

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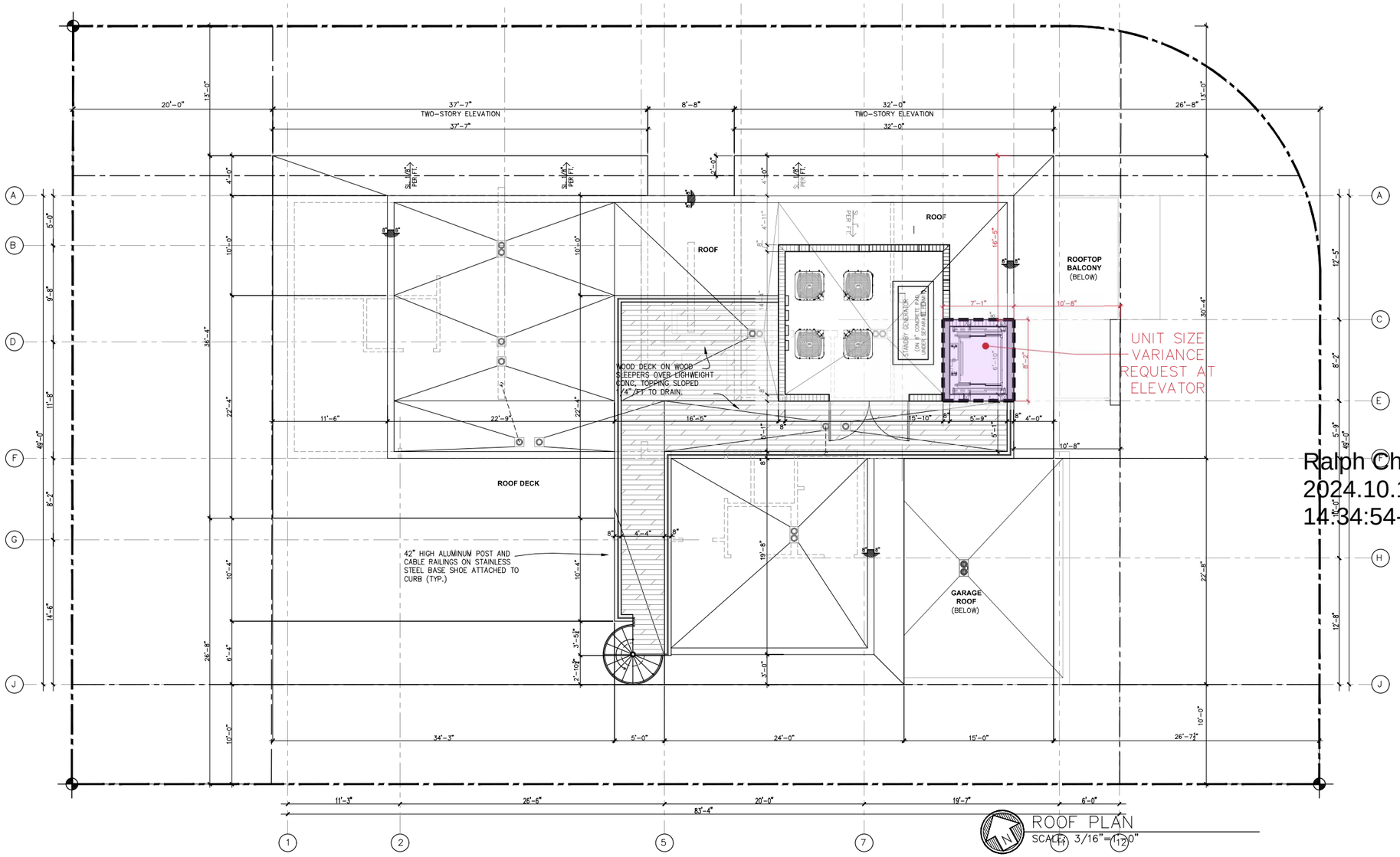
11-03-2020

revised:

sheet no.
A-1.2



ROOF PLAN
SCALE: 3/16"=1'-0"

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2032

date:
11-03-2020

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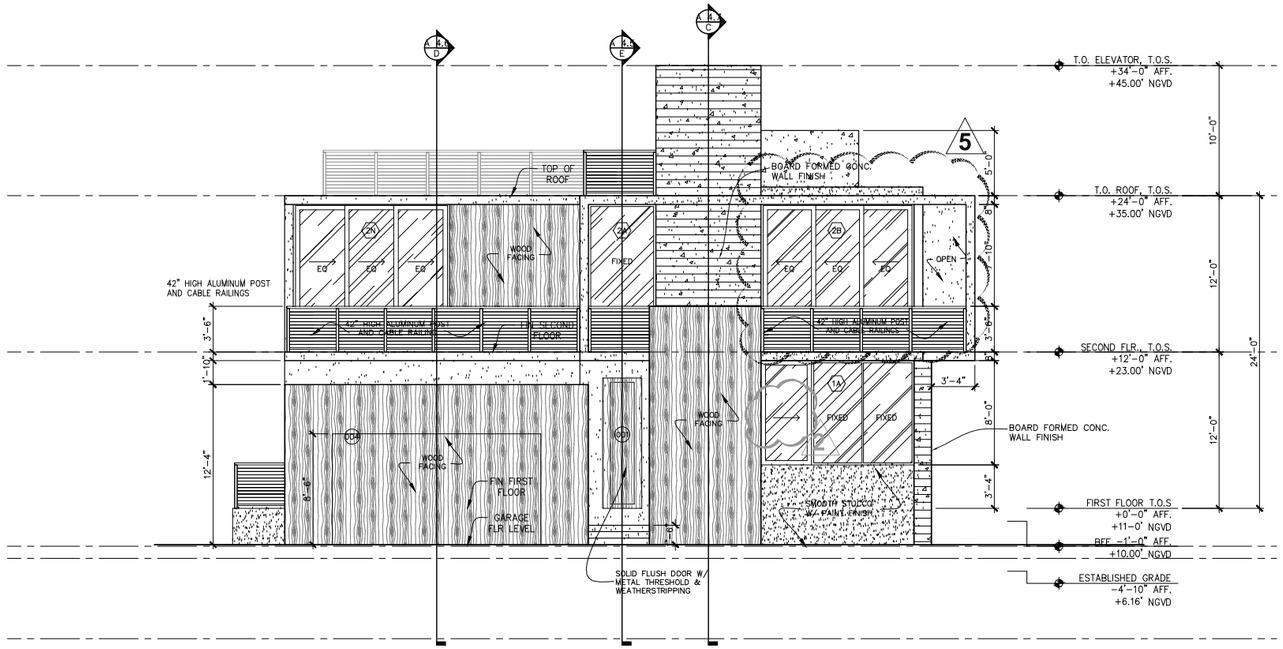
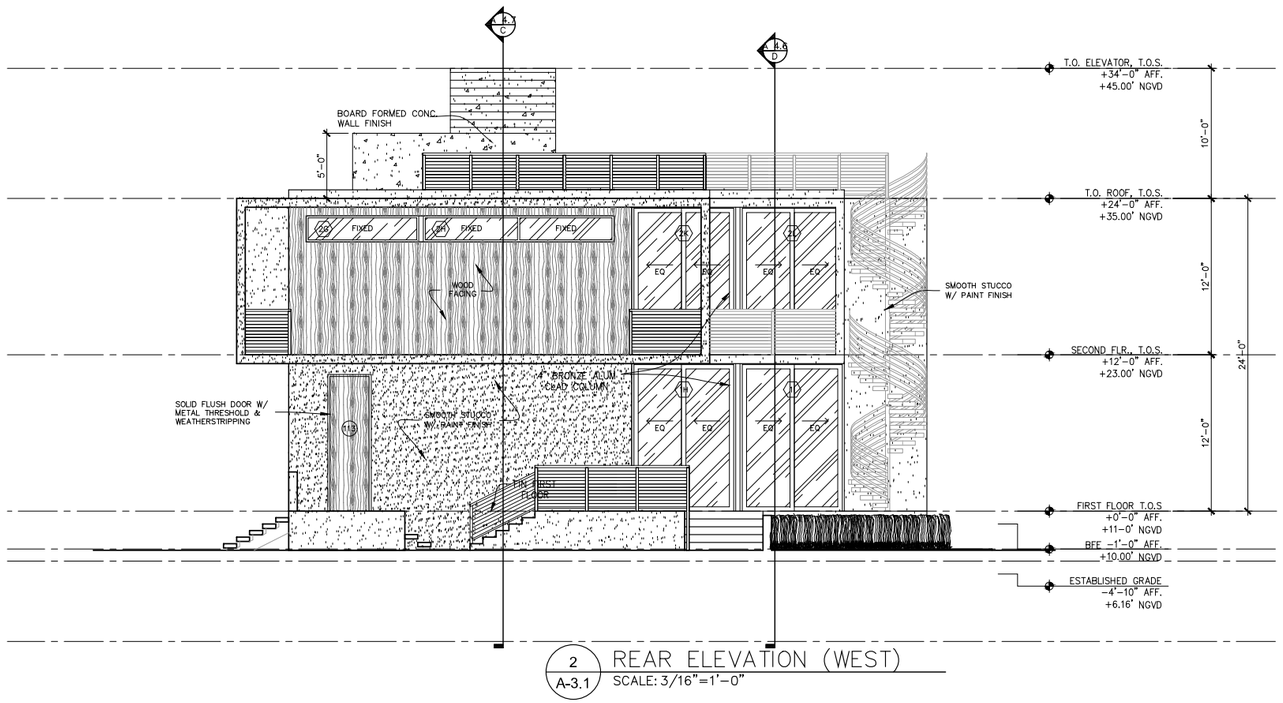
sheet no.
A-1.3



1 A-3.1 FRONT ELEVATION (EAST)
SCALE: 3/16"=1'-0"



2 A-3.1 REAR ELEVATION (WEST)
SCALE: 3/16"=1'-0"

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Ralph Choeff
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14:35:15-04'00'

seal
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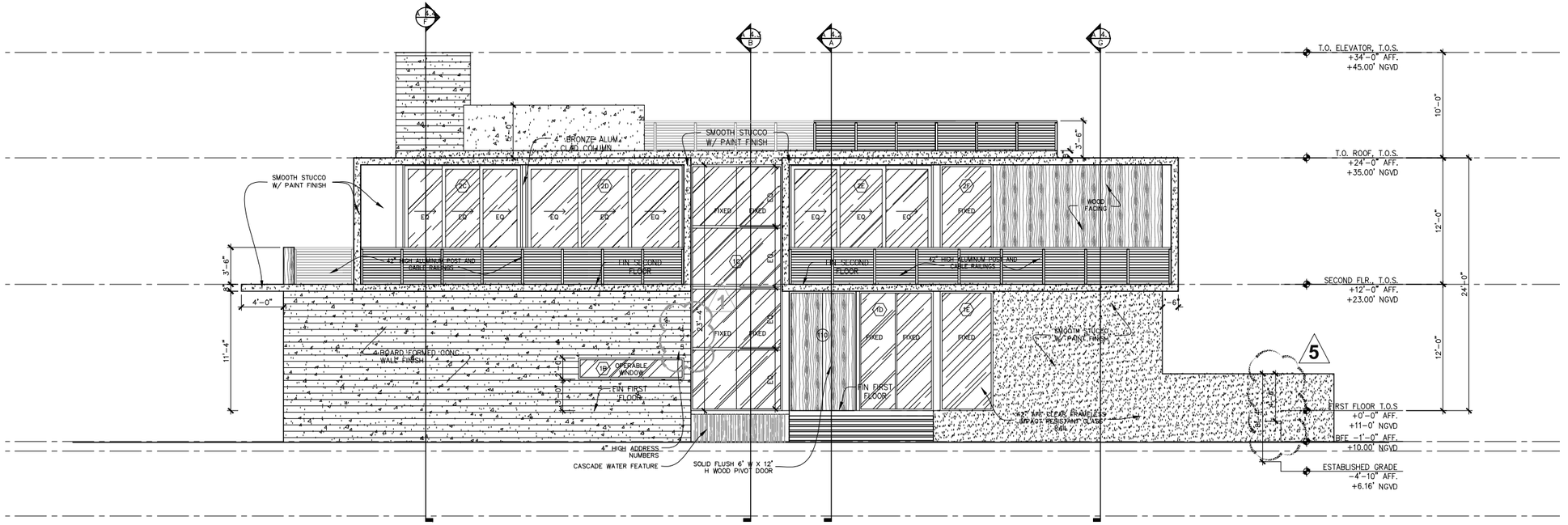
comm no.
2032

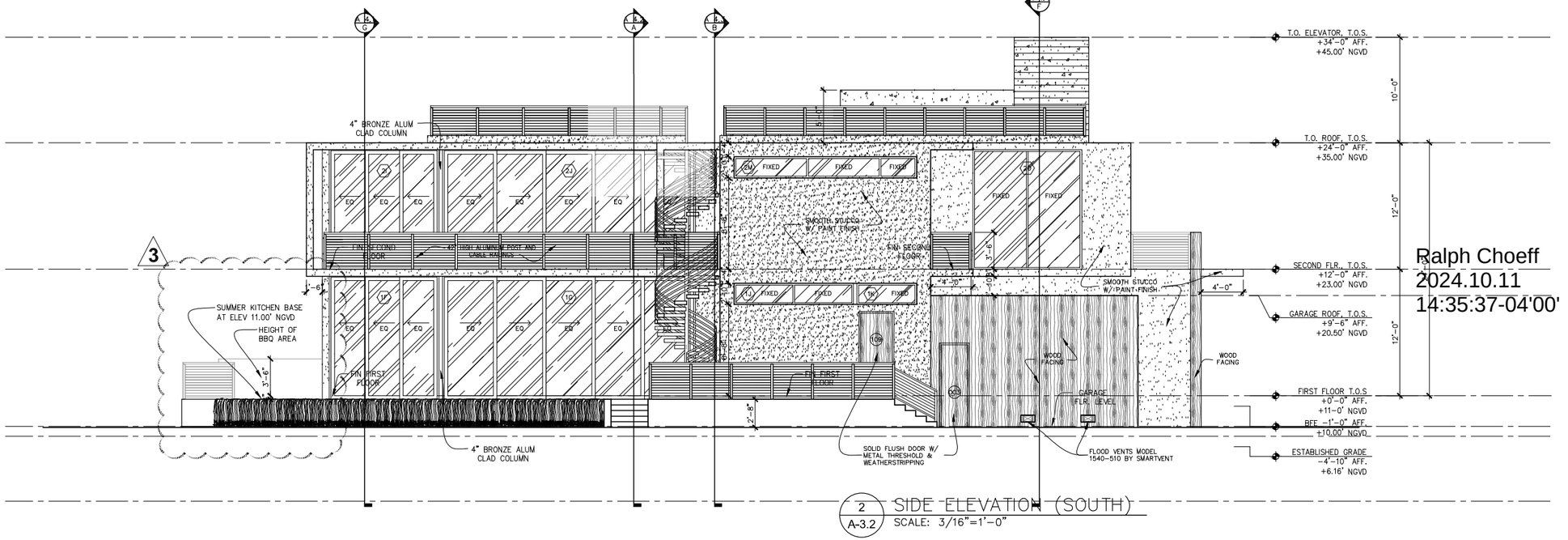
date:
11-03-2020

revised:
A 05-17-2021 OWNER CHANGES
5 02-21-2022 BLDG DEPT COMMENTS

sheet no.
A-3.1



1 A-3.2 SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



2 A-3.2 SIDE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"

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Ralph Choeff
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14:35:37-04'00'

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date:
11-03-2020

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1 04-06-2021 BLDG DEPT COMMENTS
2 08-18-2021 BLDG DEPT COMMENTS
3 10-13-2021 BLDG DEPT COMMENTS
4 11-24-2021 BLDG DEPT COMMENTS

sheet no.
A-3.2

Front View

Ralph Choeff
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14:36:04-04'00'

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C-1.1

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Side View

Ralph Choeff
2024.10.11
14:36:26-04'00'

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C-1.2

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FRONTELEVATION(EAST)

Scale: 1/4”= 1’-0”

Ralph Choeff
2024.10.11
14:36:47-04'00'

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sheet no.
C-2.1

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REAR ELEVATION (WEST)

Scale: 1/4" = 1'-0"

Ralph Choeff
2024.10.11
14:37:11-04'00'

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REGISTERED ARCHITECT

sheet no.
C-2.2

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

SIDEELEVATION(NORTH)

Scale: 1/4”= 1’-0”

Ralph Choeff
2024.10.11
14:37:32-04'00'

STATE OF FLORIDA
RALPH CHOEFF
AR0009679
REGISTERED ARCHITECT

sheet no.
C-2.3

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN