

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

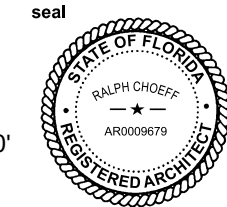
LANDSCAPE
CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE, LLC
780 NE 69TH STREET, SUITE 1106
MIAMI, FL 33138
(305) 979-1585

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%

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

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



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2032

date:
10-13-2024

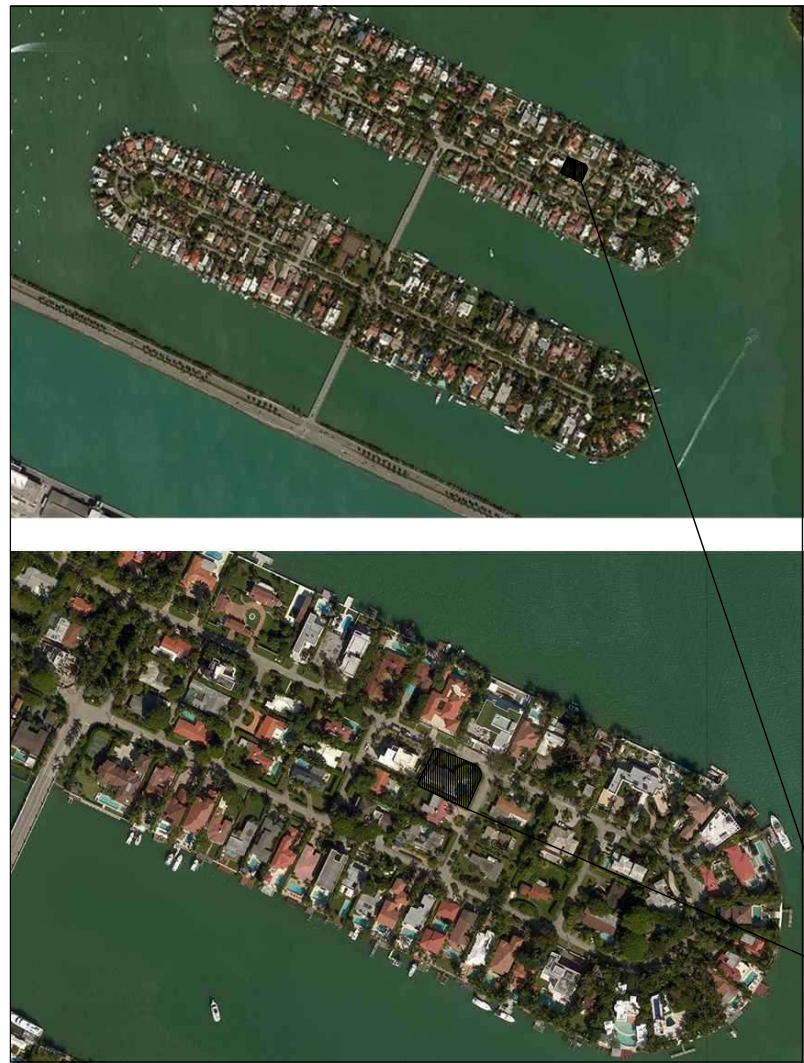
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sheet no.
A-0.0

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www.clfarchitects.com

REQUEST FOR DRB
APPROVAL FOR: DRB24-1032

110 N HIBISCUS DRIVE



110 N HIBISCUS DR.
MIAMI BEACH, FL 33139



OCTOBER 13, 2024
DRB -FINAL SUBMITTAL

MIAMI BEACH, FLORIDA

COVER PAGES / CONTEXT

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C-4.1	EXISTING CONDITIONS PHOTOGRAPHS
C-3.1	NEIGHBOR PHOTOGRAPHS
C-3.2	CONTEXT RENDERING & MASSING STUDIES
C-3.3	CONTEXT RENDERING & MASSING STUDIES

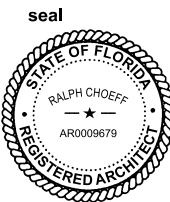
PROPOSED ARCHITECTURAL DRAWINGS

A-0.4	SITE PLAN
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LANDSCAPE

L-0	COVER
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L-6	IRRIGATION PLAN

Ralph Choeff
2024.10.11
14:30:34-04'00'



Ralph Choeff
registered architect
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AA26003009

comm no.
2032

date:
10-13-2024

revised:

sheet no.

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CFN: 20230118312 BOOK 33590 PAGE 3002
DATE: 02/22/2023 01:01:25 PM
LUIS G. MONTALDO, CLERK AD INTERIM
MIAMI-DADE COUNTY, FL

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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December 6, 2022

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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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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December 6, 2022

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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CFN: 20230118312 BOOK 33590 PAGE 3007
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December 6, 2022

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)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 14th day of January, 2022, by Michael Belush, Planning & Design Officer of the 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 Then Notary Public Under Oath

{NOTARIAL SEAL}

Approved As To Form:

DocuSigned by:
Shawn Robinson

 (1/13/2023 | 3:08 PM EST)
City Attorney's Office:

Filed with the Clerk of the Design Review Board on:

DocuSigned by:
Jessica Gonzalez

 (1/13/2023 | 6:13 PM EST)

Ralph Choeff
2024.10.11
14:30:52-04'00'

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

906540980870409

10FC3F3E9085445

seal

STATE OF FLORIDA
RALPH CHOEFF
REGISTERED ARCHITECT
AR0009679

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2032

date:
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A-DRB

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STATE OF FLORIDA
RALPH CHOEFF
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A-DRB

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
D.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
G.A.R.	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.	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

	OVERHEAD WIRE LINE
	WOOD FENCE
	CHAIN LINK FENCE
	IRON/ALUMINUM FENCE
	MONUMENT LINE
	CENTERLINE
	PROPERTY LINE
	STRUCTURE LINE

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

WATER	
SOD	
CONCRETE	
 UTILITY EASEMENT (U.E.)	

20 0 10 20

(IN FEET)

1 inch = 20 ft.



NORTH
SCALE: 1"=20'

A map of Hibiscus Island. The island is a small, irregularly shaped landmass in the water. It is surrounded by water on all sides. The map shows several streets: N Hibiscus Dr, S Hibiscus Dr, E 1st Ct, E 2nd Ct, and E 3rd Ct. A green house icon is located on the island, near the intersection of E 1st Ct and E 2nd Ct. A compass rose is located in the bottom left corner, pointing North. The word "NORTH" is written below the compass rose.

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'

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

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

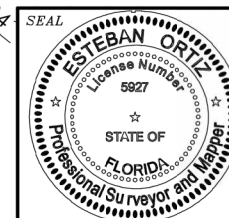
02-3232-005-0160

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

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

- 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. Underground utilities are not depicted hereon.
- 3) The lands shown hereon were not adstracked 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 does 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 obtaining Title Insurance and Financing and should not be used for Construction.

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.

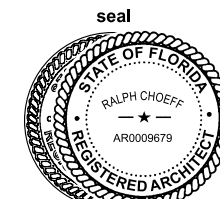


ESTEBAN ORTIZ
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
NO. 5927

NOTE: NOT VALID UNLESS
SIGNED AND SEALED

[illegible]

Ralph Choeff
2024.10.11
14:31:10-04'00'



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

sheet no.

A-0.3



VIEW OF EAST ELEVATION



VIEW OF NORTH ELEVATION



VIEW OF REAR POOL DECK



VIEW OF NORTH EAST CORNER

Ralph Choeff
2024 10 11
14:31:26-04'00"



Residence ①



Residence ②



Residence ③



Subject Property [110 N Hibiscus Dr.]



Residence ④



Residence ⑤



Residence ⑥

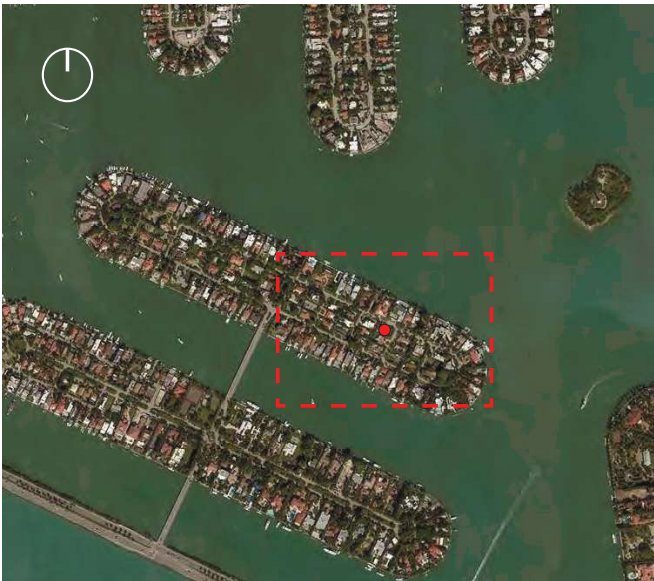


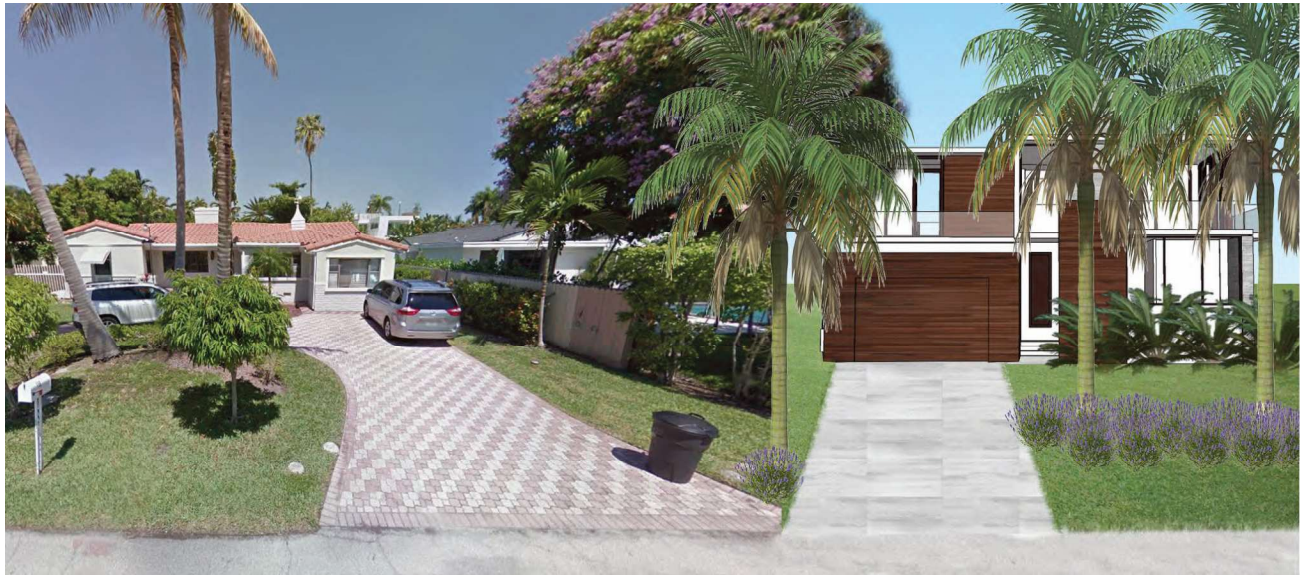
Residence ⑦

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



Aerial Photographs

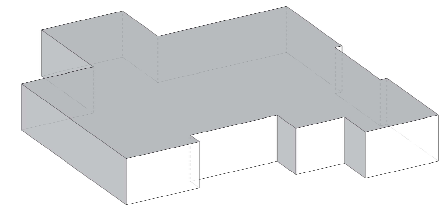




Front Context - E. 3rd Ct.



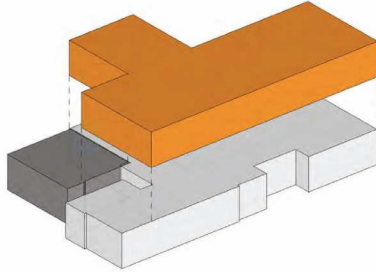
Side Context - N. Hibiscus Dr.



3

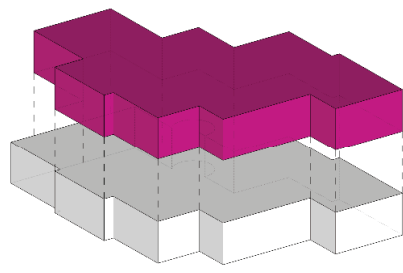
118 E. 3rd Ct.

Adjacent Property
Approx. Lot Coverage: 34.2%
Approx. First-Second Ratio: N/A



110 N. Hibiscus

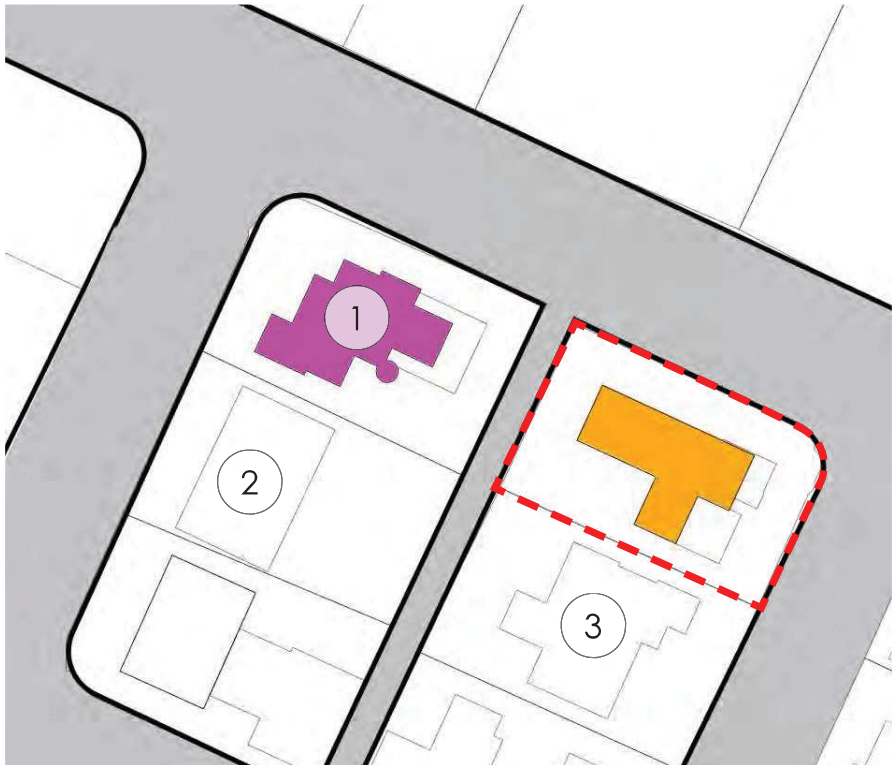
Proposed Property
Lot Coverage: 28.0%
First-Second Ratio: 80.6%



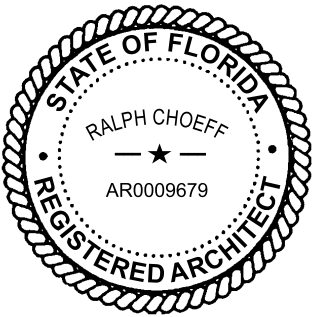
1

120 N. Hibiscus

Adjacent Property
Approx. Lot Coverage: 30%
Approx. First-Second Ratio: 89.5%

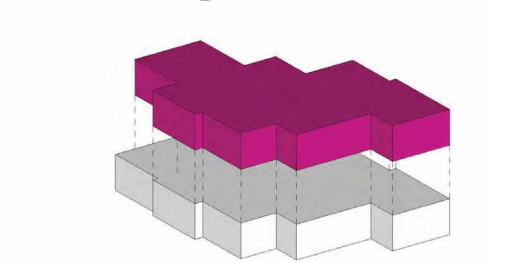


Ralph Choeff
2024.10.11
14:32:11-04'00'





Residence ①



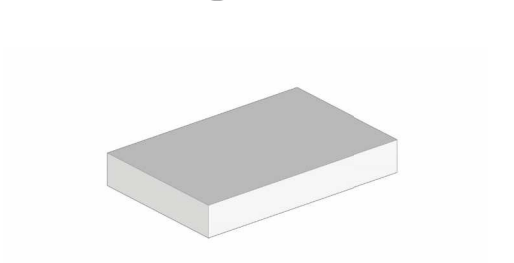
89.5%
Massing Diagram



Aerial View



Residence ②



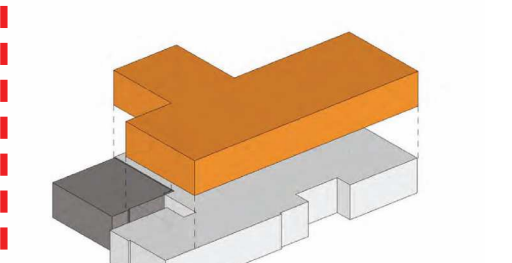
N/A%
Massing Diagram



Aerial View



Proposed Residence

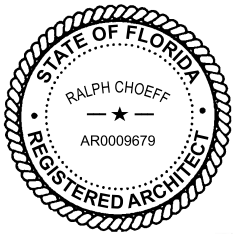


80.6%
Massing Diagram

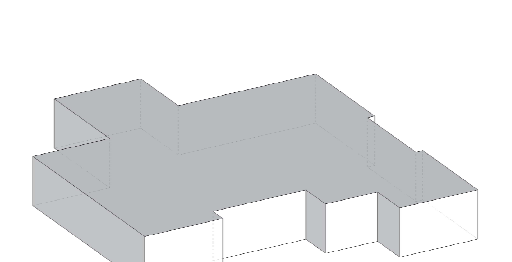


Aerial View

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



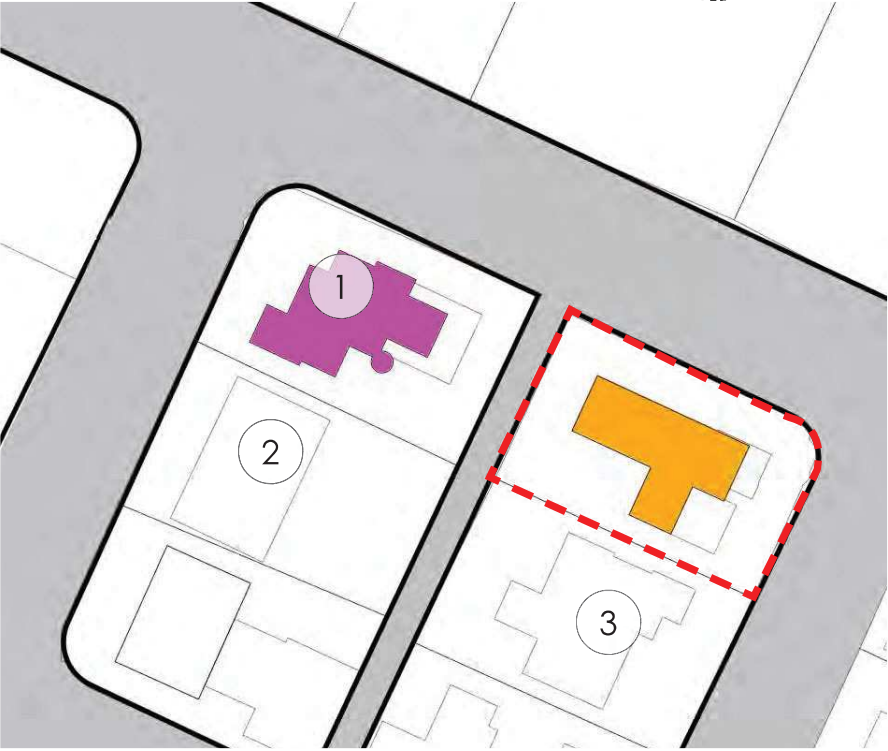
Residence ③



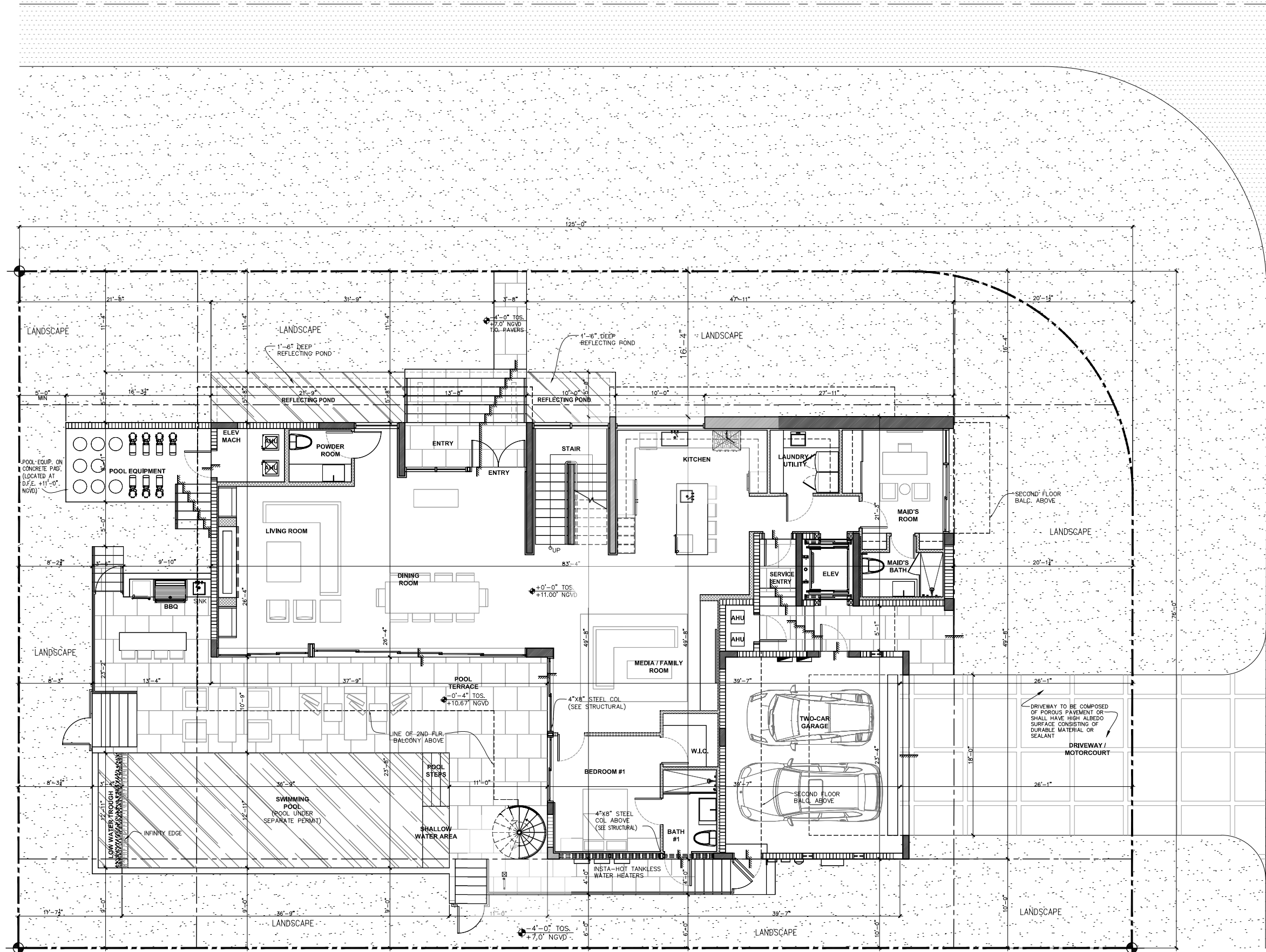
N/A%
Massing Diagram



Aerial View



Location Map



Ralph Choeff
2024.10.11
14:32:57-04'00'



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



Registered architect
AR0009679
AA26003009

comm no.
2032

date:
10-13-2024

revised:

sheet no.

A-0.4

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

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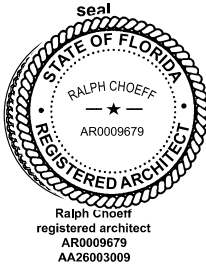
LEGAL DESCRIPTION:
LOT 6, IN BLOCK 1 OF "RE-SUBDIVISION OF BLOCKS "C" AND "D" OF HIBISCUS ISLAND" ACCORDING TO THE PLAT HEREOF RECORDED AT PLAT BOOK 34, PAGE 87 OF THE PUBLIC RECORDS RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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 higher 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 <u>(no)</u>		
28	Designated as an individual Historic Single Family Residence Site?		Yes or <u>(no)</u>		
29	Determined to be Architecturally Significant?		Yes or <u>(no)</u>		
Notes:					



comm no.
2032

date:
10-13-2024

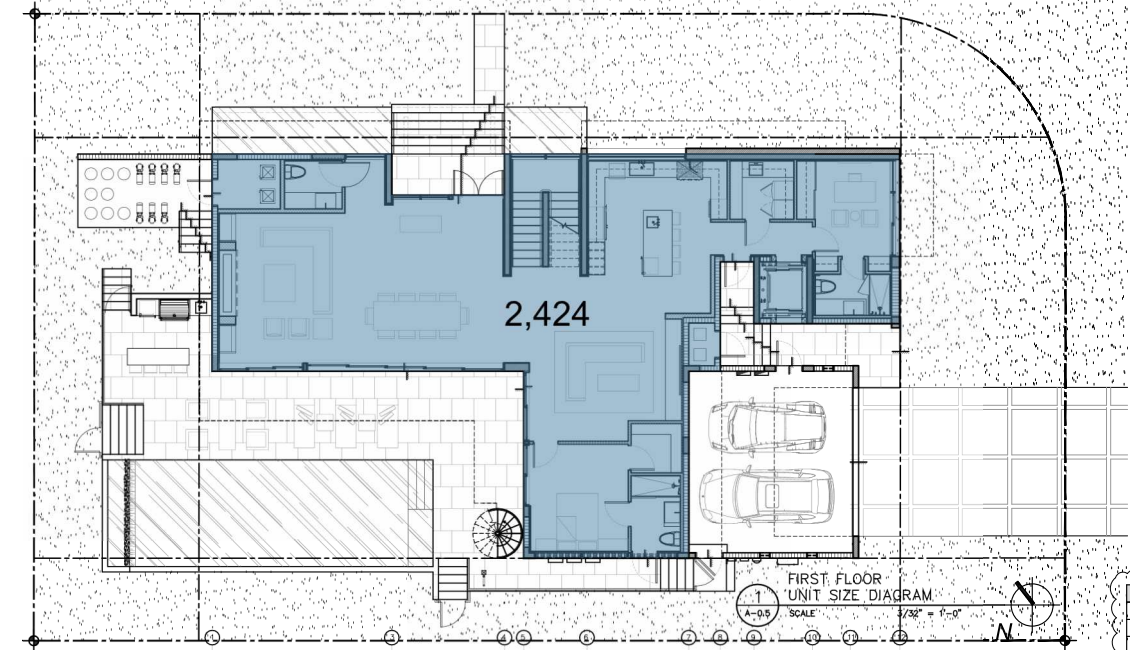
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sheet no.

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

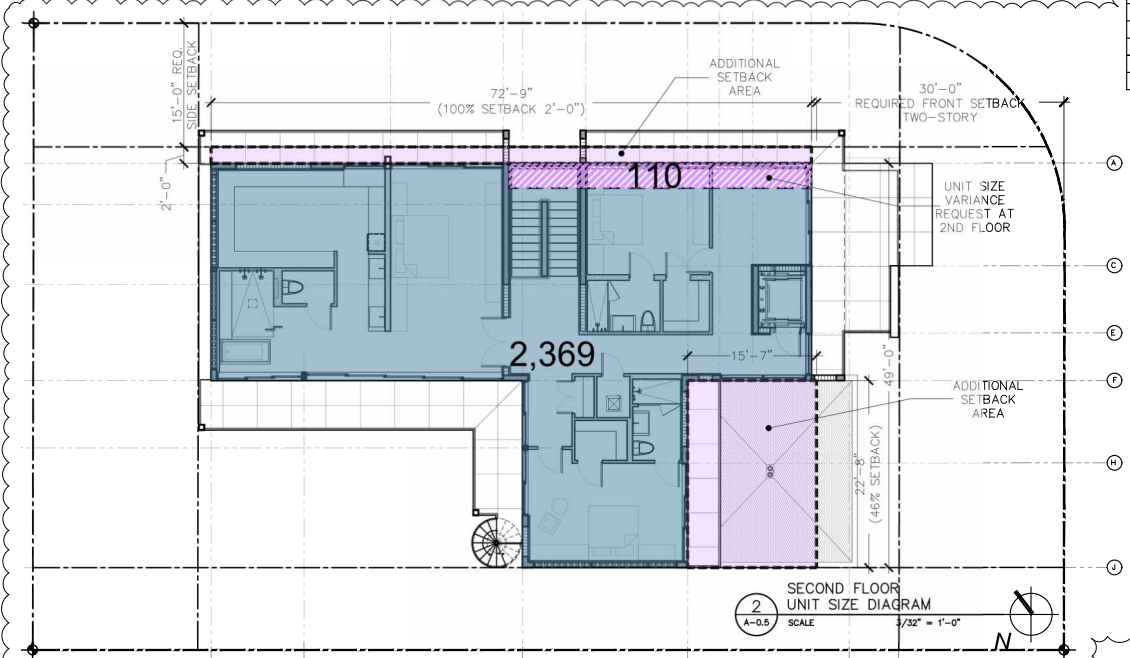
CHOEFFF LEVY FISCHMAN
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Ralph Choeff
2024.10.11
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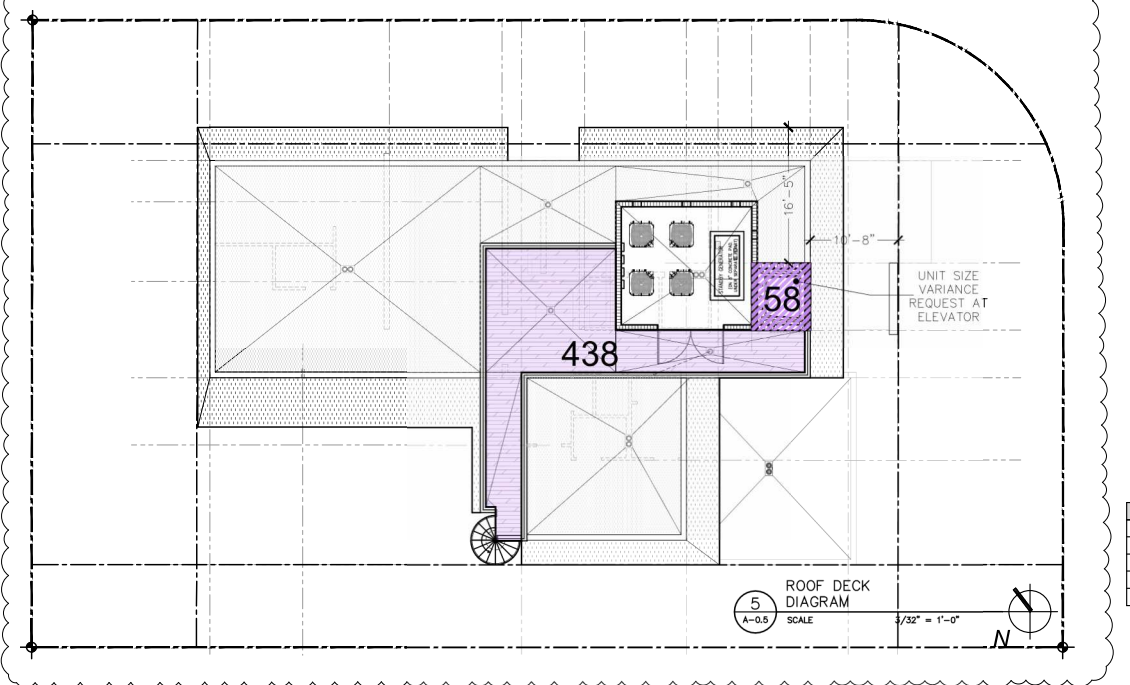


1
A-0.5
FIRST FLOOR
UNIT SIZE DIAGRAM
SCALE 3/32" = 1'-0"

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)

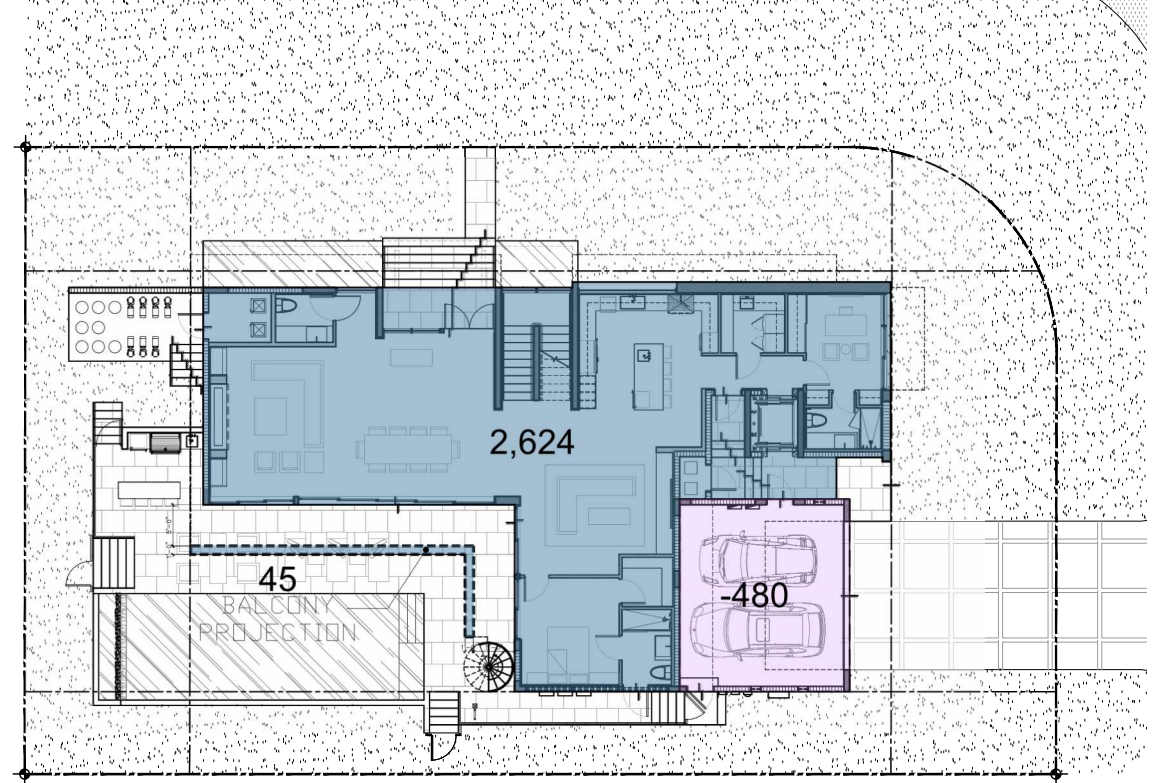


2
A-0.5
SECOND FLOOR
UNIT SIZE DIAGRAM
SCALE 3/32" = 1'-0"



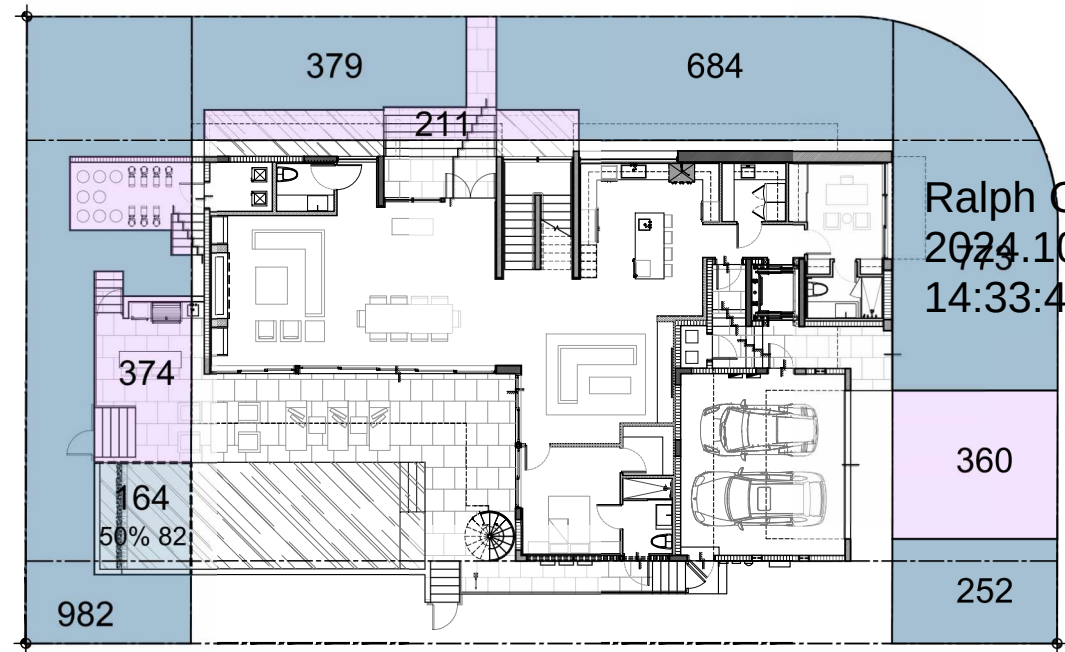
5
A-0.5
ROOF DECK
DIAGRAM
SCALE 3/32" = 1'-0"

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



3
A-0.5
LOT COVERAGE
DIAGRAM
SCALE 3/32" = 1'-0"

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)

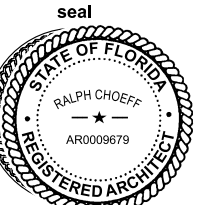


4
A-0.5
REQUIRED YARDS
DIAGRAM
SCALE 3/32" = 1'-0"

REAR YARD CALCULATIONS			SIDE YARD- STREET CALCULATIONS			FRONT YARD CALCULATIONS		
AREA:	1,520 SF	100%	AREA:	1,274 SF	100%	AREA:	1,385 SF	100%
IMPERVIOUS AREA	456 SF	30%	IMPERVIOUS AREA	211 SF	17%	IMPERVIOUS AREA	360 SF	26%
PERVIOUS AREA	1,064 SF	70% (70% MIN.)	PERVIOUS AREA	1,063 SF	83% (50% MIN.)	PERVIOUS AREA	1,025 SF	74% (50% MIN.)

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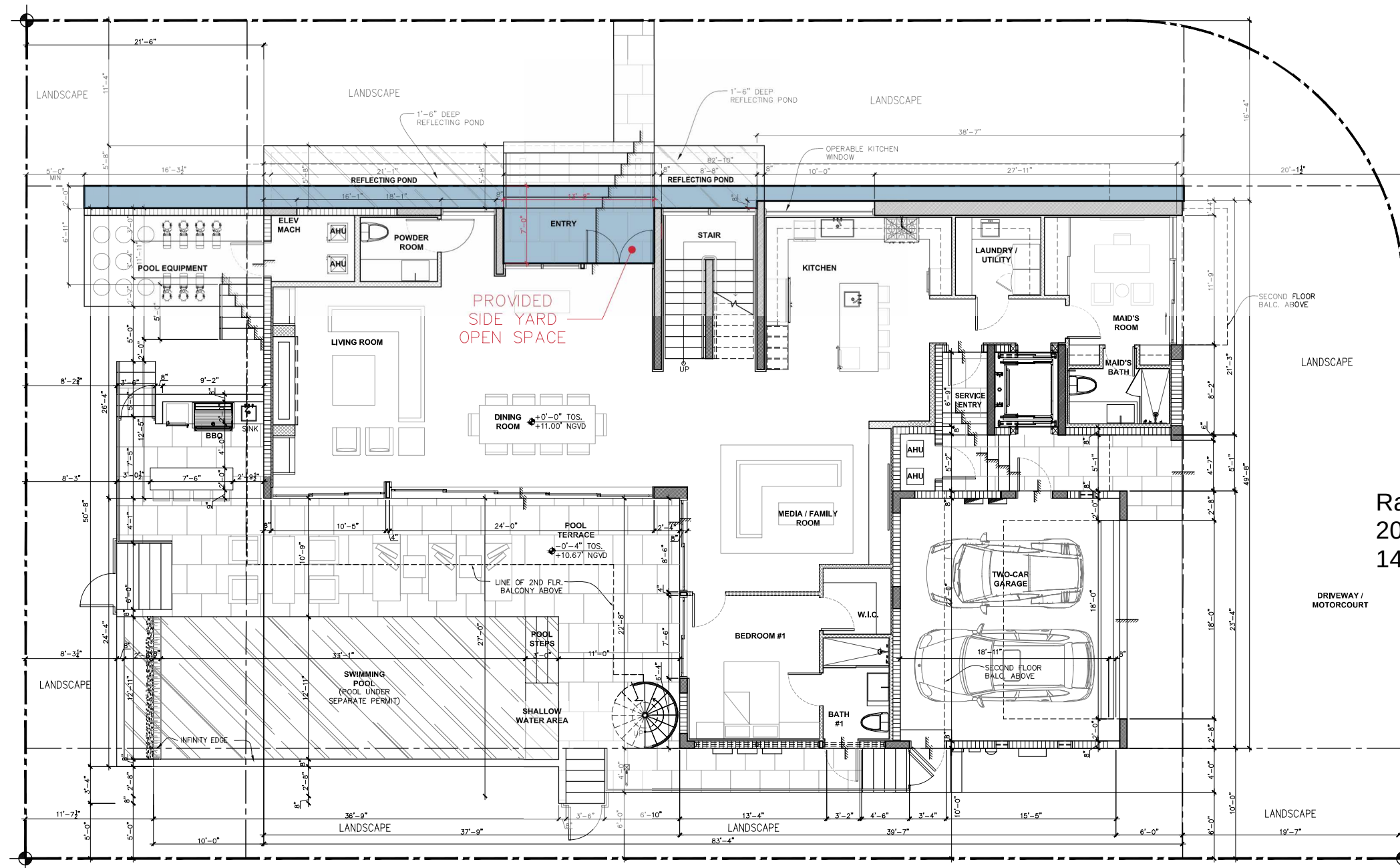
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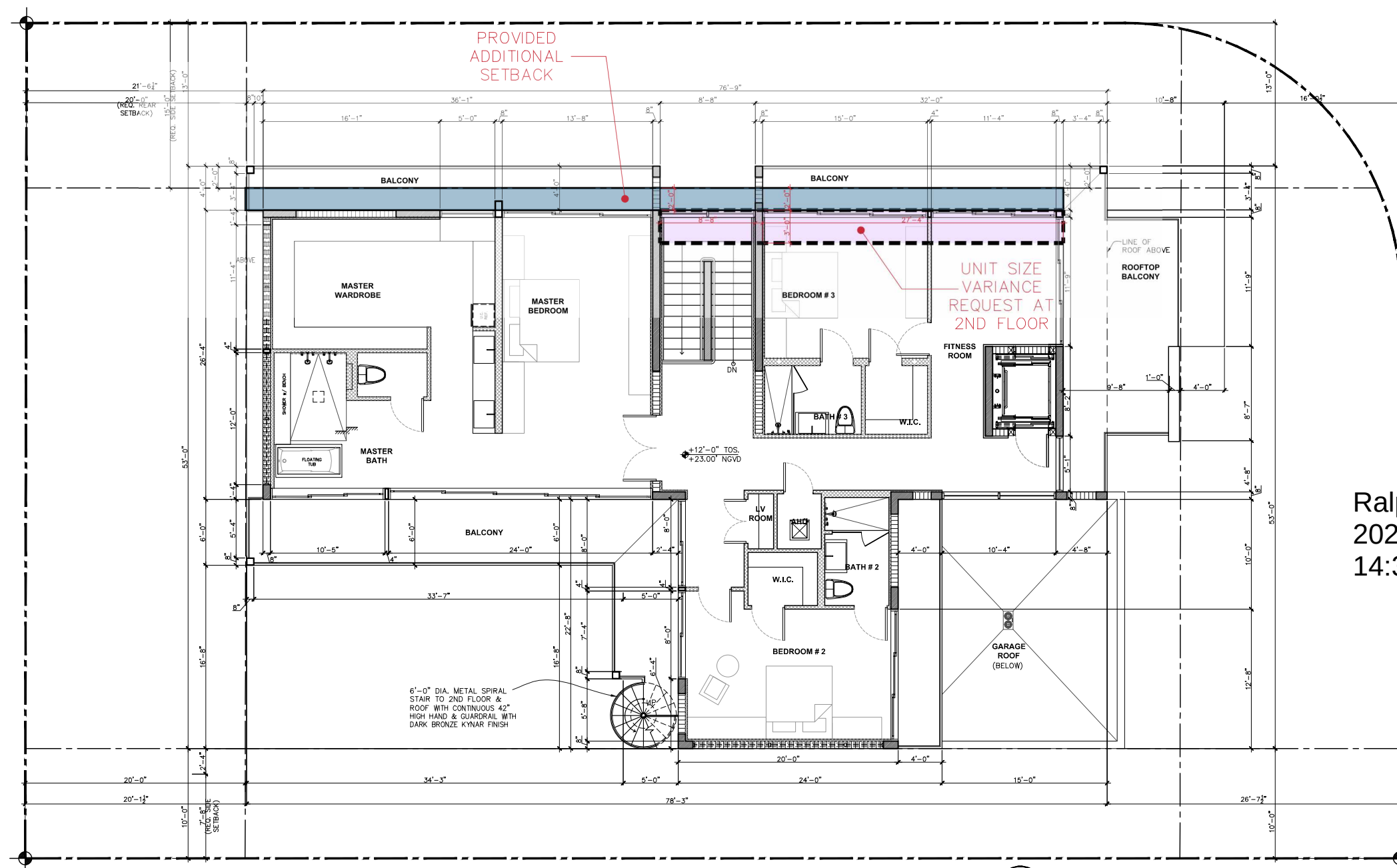
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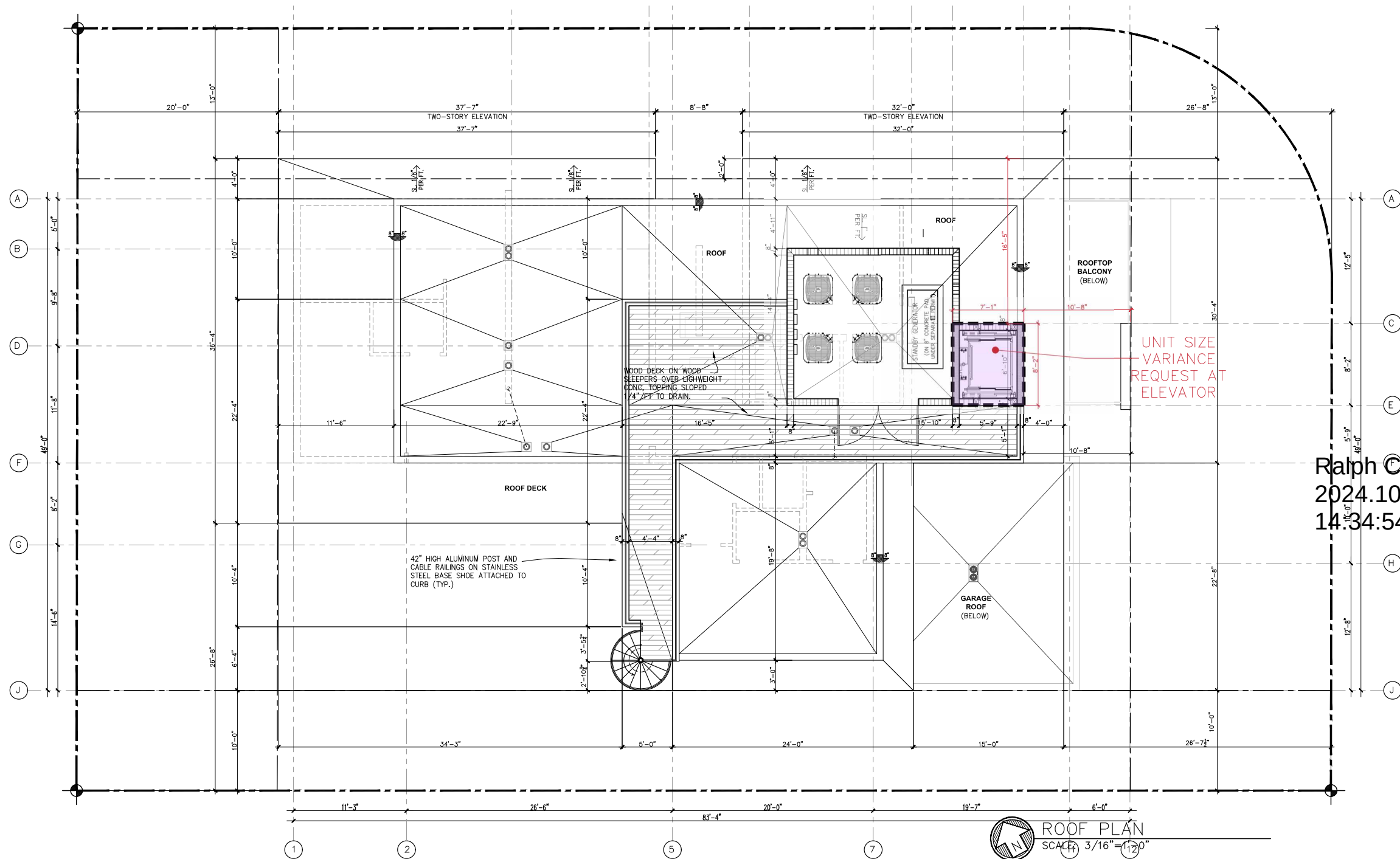
- 1 04-06-2021 BLDG DEPT COMMENTS
- 2 08-19-2021 BLDG DEPT COMMENTS
- 3 10-13-2021 BLDG DEPT COMMENTS
- 4 11-24-2021 BLDG DEPT COMMENTS
- 7 06-26-2024 BLDG DEPT COMMENTS

sheet no.
A-0.5

Ralph Choeff
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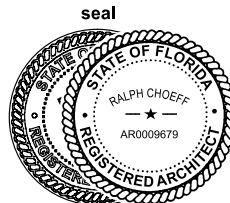






ROOF PLAN
SCALE: 3/16" = 1'-0"

Ralph Choeff
2024.10.11
14:34:54-04'00"



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2032

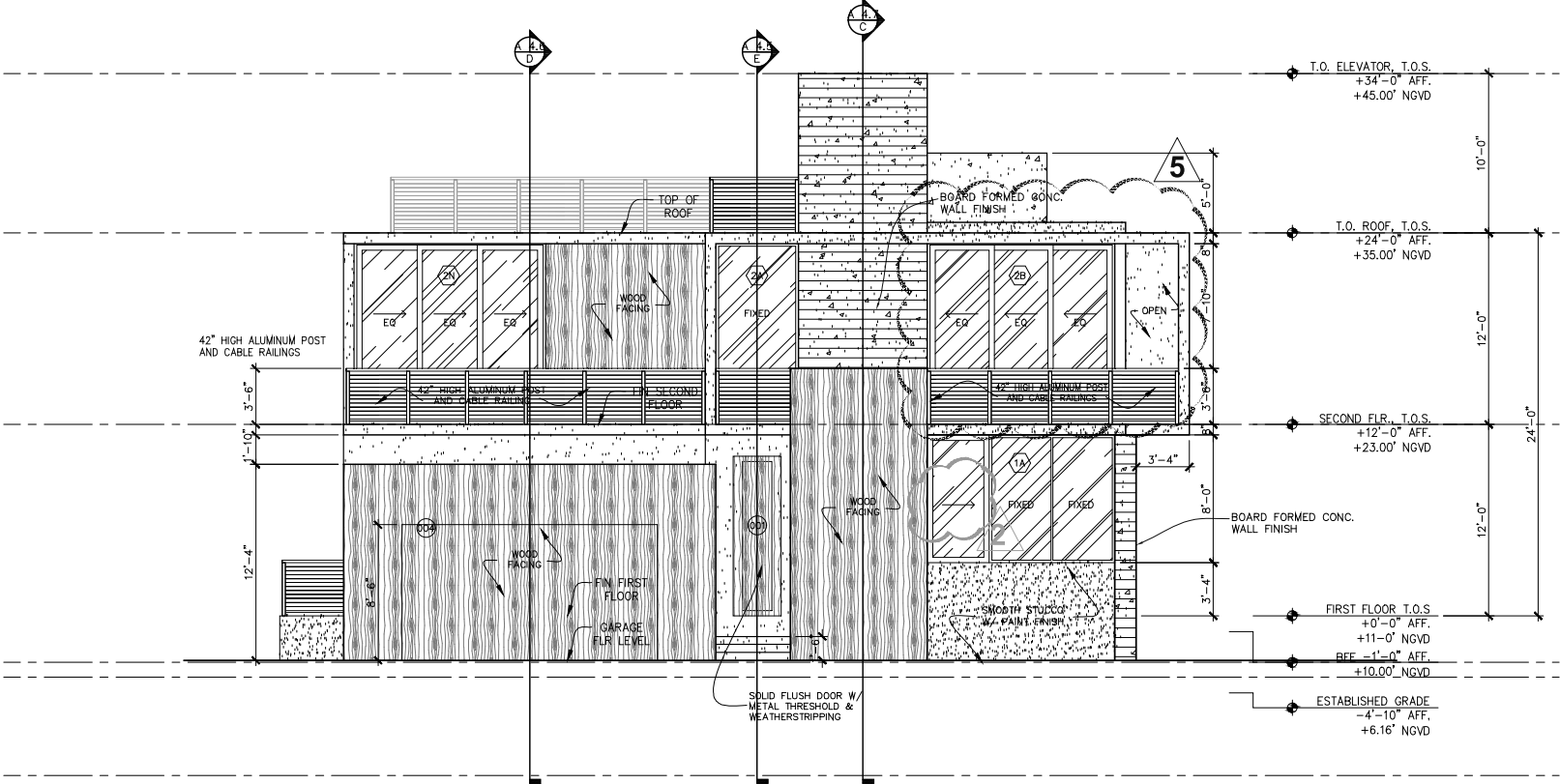
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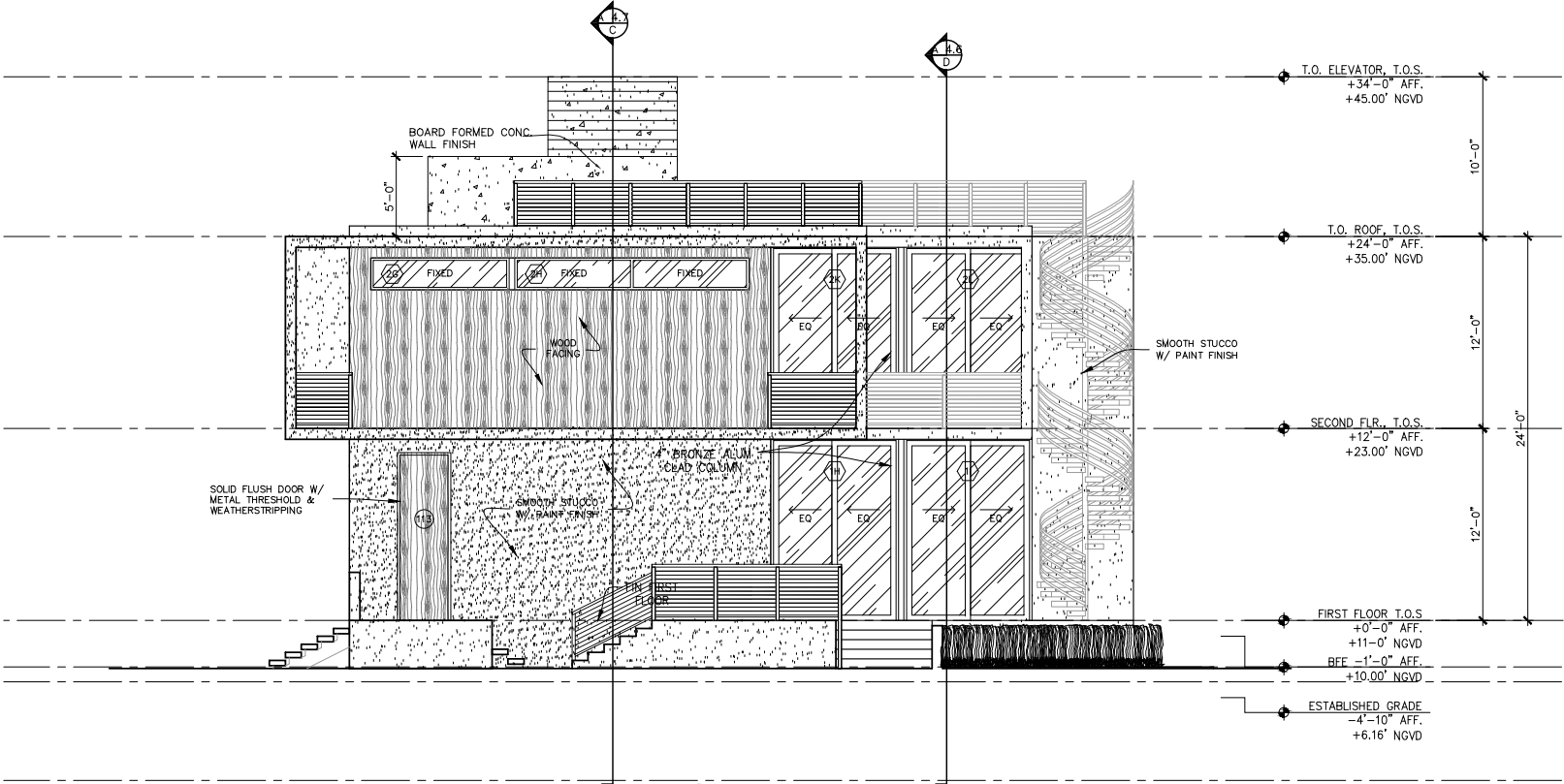
sheet no.
A-1.3

HIBISCUS ISLAND RESIDENCE
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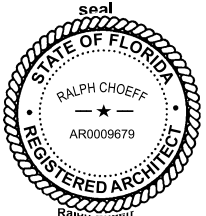


1 FRONT ELEVATION (EAST)
A-3.1 SCALE: 3/16"=1'-0"



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

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



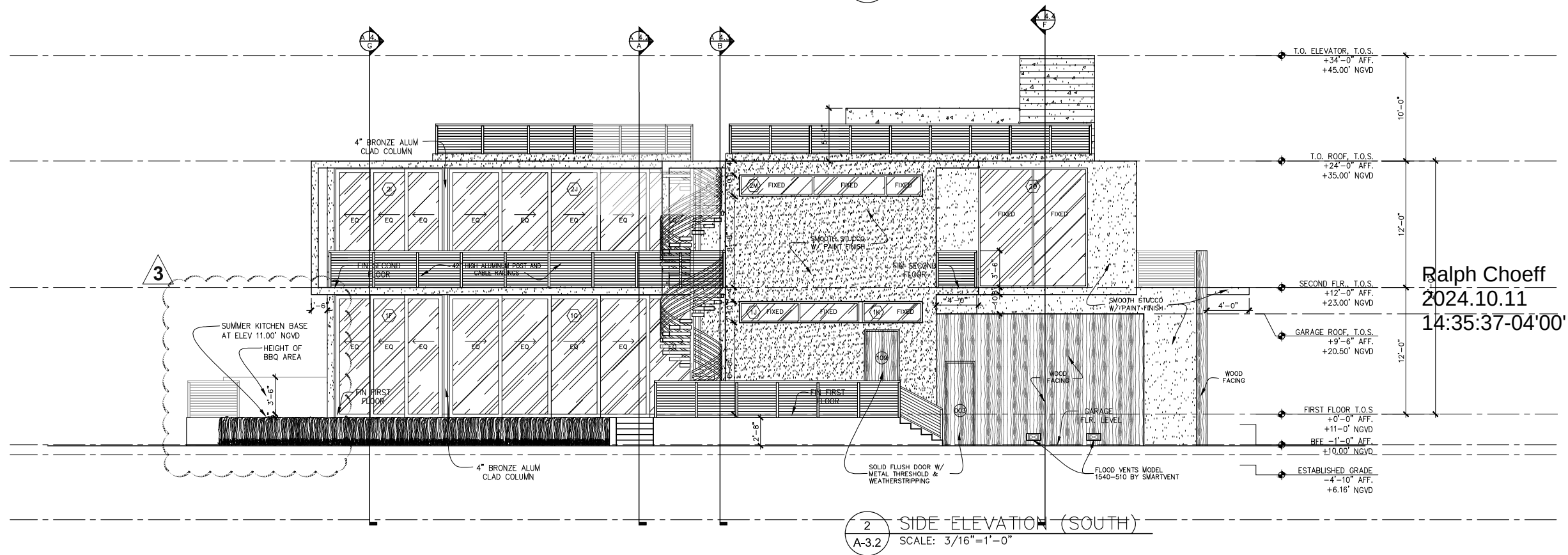
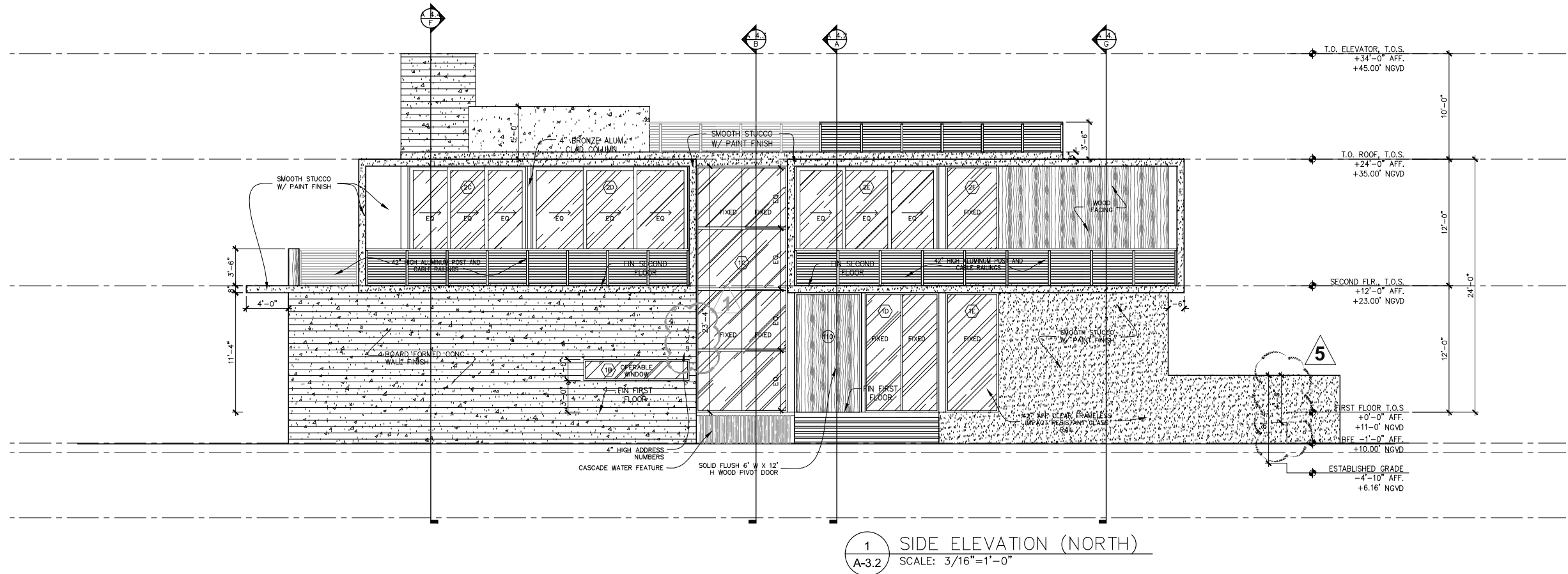
comm no.
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date:
11-03-2020
revised:
A 05-17-2021 OWNER CHANGES
5 02-21-2022 BLDG DEPT COMMENTS

sheet no.

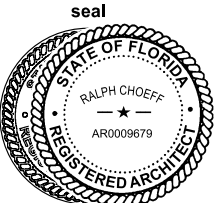
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HIBISCUS ISLAND RESIDENCE
110 N HIBISCUS DR.
MIAMI BEACH, FL 33139

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Ralph Choeff
2024.10.11
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comm no.
2032

date:
11-03-2020

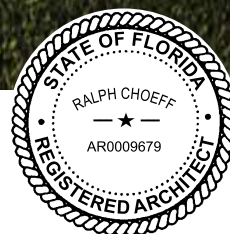
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- 1 04-06-2021 BLDG DEPT COMMENTS
- 2 08-18-2021 BLDG DEPT COMMENTS
- 3 10-13-2021 BLDG DEPT COMMENTS
- 4 11-24-2021 BLDG DEPT COMMENTS



Front View

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



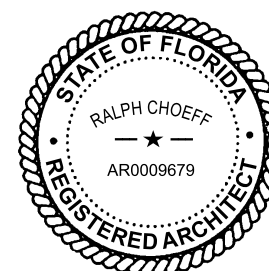
sheet no.
C-1.1

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Side View

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sheet no.
 C-1.2

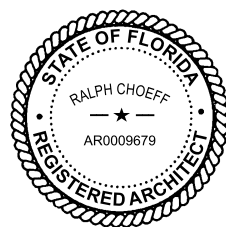
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 ARCHITECTURE + DESIGN



FRONTELEVATION(EAST)

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

Ralph Choeff
2024.10.11
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sheet no.
C-2.1

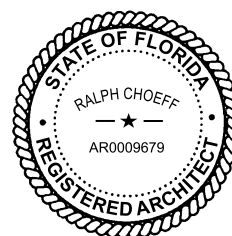
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REARELEVATION(WEST)

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

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2024.10.11
14:37:11-04'00'



sheet no.
C-2.2

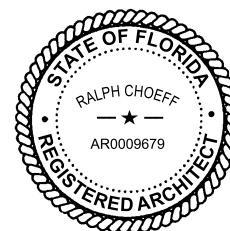
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SIDE ELEVATION (NORTH)

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

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



sheet no.
C-2.3

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