

S. HIBISCUS RESIDENCE

DRB25-1111
FINAL SUBMITTAL
07/13/2025

290 S. COCONUT LANE, MIAMI BEACH, FL, 33139

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ARCHITECTURE + DESIGN
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Miami, Florida 33138
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290 S. COCONUT LANE
MIAMI BEACH, FLORIDA, 33139

seal

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by Ralph Choeff
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RALPH CHOEFF
registered architect
AR0009679
AA26003009
comm no.
2234
date:
06.16.25
revised:

sheet no.
A-0.0

CLIENT
COCONUT NINETY L.L.C.

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
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LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE L.L.C.
180 NE 69TH ST. STE 1106
MIAMI, FL 33138
(305) 919-1585

DRB SCOPE OF WORK:
1. AFTER-THE-FACT VARIANCE REQUEST FOR THE NORTHWEST SIDE YARD SETBACK REDUCTION OF 11', TO 6'-7" MEASURED FROM THE PROPERTY LINE.
2. AFTER-THE-FACT VARIANCE FOR THE SETBACK REDUCTION OF THE POOL EQUIPMENT SLAB ON THE NW SIDE YARD TO 3'-10". THIS WOULD REQUIRE A VARIANCE OF 1'-2".



S. HIBISCUS RESIDENCE

290 S. COCONUT LANE, MIAMI BEACH, FL, 33139

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SCALE: NTS

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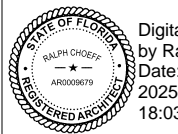
PREVIOUSLY APPROVED ARCH. DWGS.

- PA-0.5 FINAL ORDER
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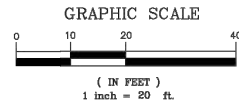
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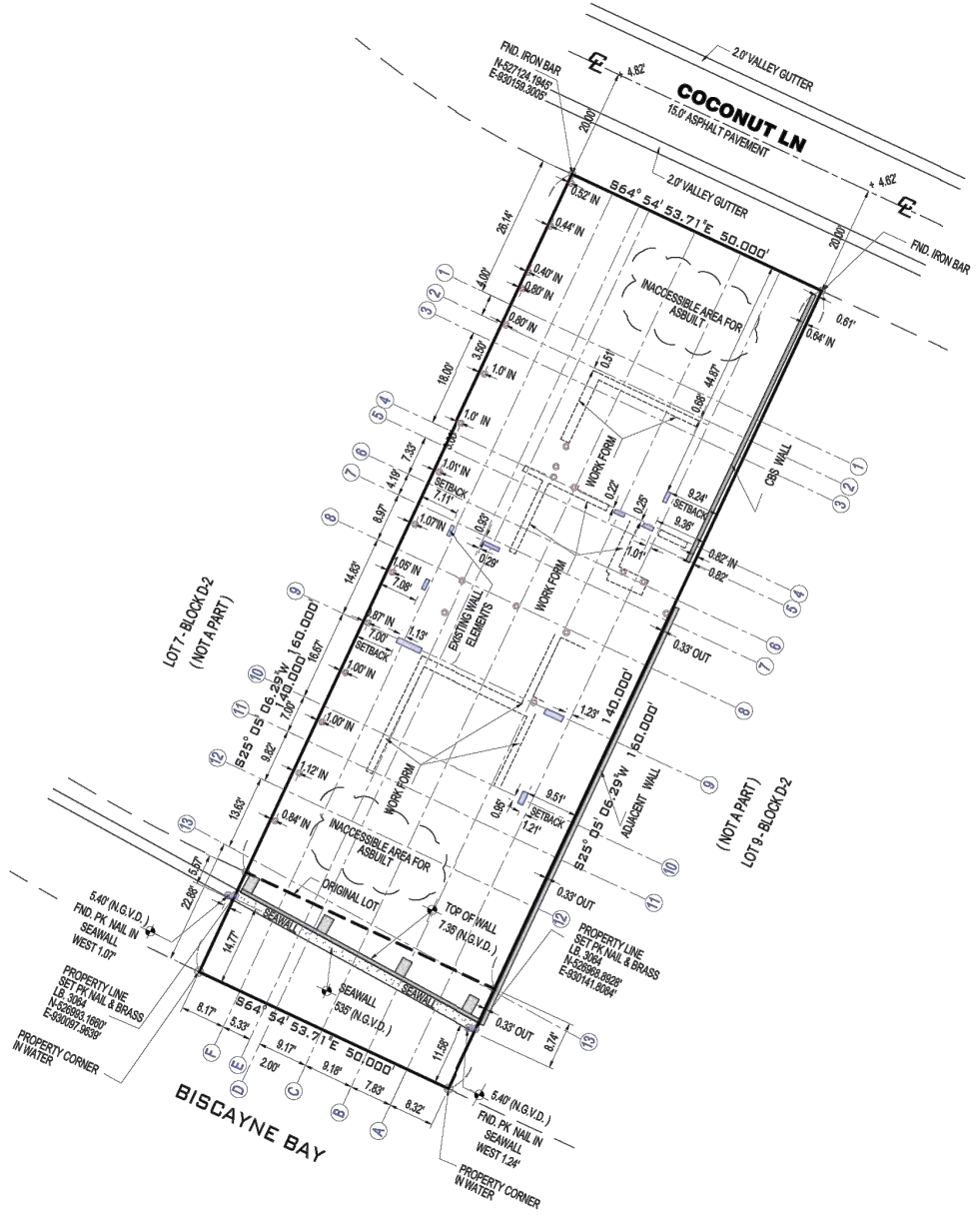
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IN PROGRESS CONSTRUCTION SURVEY (ASBUILT)



LEGAL DESCRIPTION:
 LOTS 8, IN BLOCK 2-D OF AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND A STRIP OF LAND 20 FEET WIDE ABUTTING THE WATERFRONT END OF LOT 8; IN BLOCK 2-D OF AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING A PART OF THE 20 FOOT STRIP OF LAND ENCIRCLING PALM ISLAND, CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND TO THE BISCAYNE BAY ISLAND COMPANY BY DEED DATED SEPTEMBER 14, 1932, RECORDED IN DEED BOOK 1501, PAGE 479, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 FOLIO NO: 02-4205-002-0630
 A/K/A 290 S COCONUT LN., MIAMI BEACH, FL 33139

SOURCE ELEVATION PROVIDED BY MIAMI DADE COUNTY SURVEY DEPARTMENT
 RELATIVE TO MEAN SEA LEVEL NATIONAL GEODETIC VERTICAL DATUM OF 1929
 BENCHMARK USED: E-01
 ELEVATION: 5.35' (N.G.V.D.)
 LOCATION1: MACARTHUR CSWY — 8' SW OF EDGE OF PAVEMENT
 LOCATION2: FOUNTAIN ST — 15' SE OF PROJECTED C/L
 DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC SIDEWALK.

LOCATION MAP

SCALE: N.T.S.



SURVEYOR'S NOTES:

- THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION; PROVIDED BY CLIENT.
- ACCURACY:**
 THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS PURSUANT RULE 5J-17 THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- NUMBER OF LOTS: INDICATED
- LAND USE: RESIDENTIAL
- TYPE OF SURVEY: ASBUILT SURVEY
- NORTH ARROW DIRECTION AND BEARINGS SHOWN HEREON ARE BASED ON: ASSUMED VALUE OF ALONG THE CENTERLINE OF "290 SOUTH COCONUT LN."
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNDERGROUND).
- NAD 83 FLORIDA STATE PLANES, EAST ZONE, US FOOT
- BEARINGS AS SHOWN WERE COLLECTED FROM COORDINATES OBTAINED FROM GPS CARLSON MOD.BRX5 DEVISE
- ELEVATIONS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROBERTO R BRIZUELA
 Digitally signed by ROBERTO R BRIZUELA
 Date: 2025.03.30 20:23:00 -07'00'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.
 I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

ROBERTO BRIZUELA & ASSOCIATES, INC.

LEGEND & ABBREVIATIONS

SYMBOL	DESCRIPTION	ABBREVIATION	SYMBOL	DESCRIPTION	ABBREVIATION
(Symbol)	WATER MAINLINE	WM	(Symbol)	WOOD POST	WP
(Symbol)	SEWER MAINLINE	SM	(Symbol)	WOOD POST	WP
(Symbol)	CONCRETE	CONC	(Symbol)	WOOD POST	WP
(Symbol)	REINFORCED CONCRETE	RC	(Symbol)	WOOD POST	WP
(Symbol)	STEEL	STEEL	(Symbol)	WOOD POST	WP
(Symbol)	BRICK	BRICK	(Symbol)	WOOD POST	WP
(Symbol)	CEMENT	CEM	(Symbol)	WOOD POST	WP
(Symbol)	ASPHALT	ASPH	(Symbol)	WOOD POST	WP
(Symbol)	GRAVEL	GRAVEL	(Symbol)	WOOD POST	WP
(Symbol)	PAVEMENT	PAV	(Symbol)	WOOD POST	WP
(Symbol)	CONCRETE	CONC	(Symbol)	WOOD POST	WP
(Symbol)	REINFORCED CONCRETE	RC	(Symbol)	WOOD POST	WP
(Symbol)	STEEL	STEEL	(Symbol)	WOOD POST	WP
(Symbol)	BRICK	BRICK	(Symbol)	WOOD POST	WP
(Symbol)	CEMENT	CEM	(Symbol)	WOOD POST	WP
(Symbol)	ASPHALT	ASPH	(Symbol)	WOOD POST	WP
(Symbol)	GRAVEL	GRAVEL	(Symbol)	WOOD POST	WP
(Symbol)	PAVEMENT	PAV	(Symbol)	WOOD POST	WP

FLOOD ZONE INFORMATION (N.G.V.D. 1929)

COMMUNITY NUMBER:	120650
PANEL NUMBER:	0318
SUFFIX:	L
DATE OF FIRM INDEX:	09/17/2009
FLOOD ZONE:	AE
BASE FLOOD OF ELEV.:	9.0'

OWNER: COCONUT NINETY LLC
 ADDRESS: 290 SOUTH COCONUT LN, MIAMI BEACH, FL
 FOLIO: 02-4205-002-0630

COMPANY: TRB.TECHSERVICES LLC
 Contact: Tomas Rodriguez
 Email: trbtechservices@gmail.com
 Phone number: 305-800-0089

SIGNED AND SEALED BY IDENTRUST



ROBERTO R. BRIZUELA, P.S.M.
 CERTIFICATE No. LS-2664
 STATE OF FLORIDA

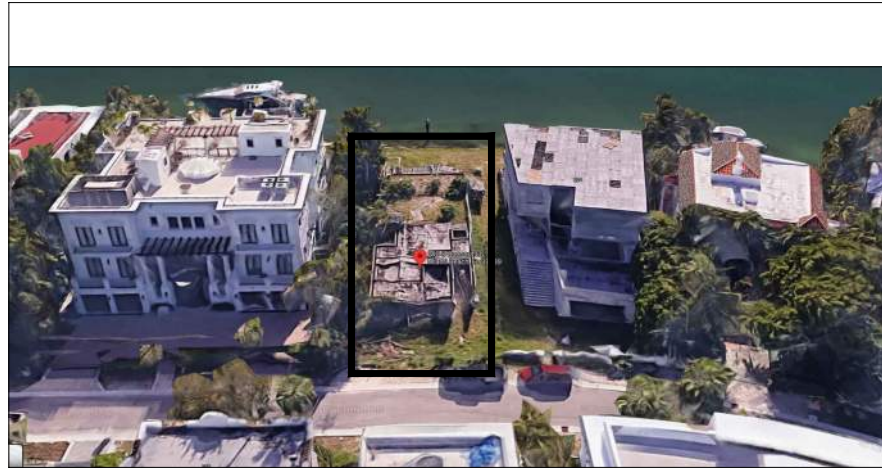
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DATE: 03-28-2025 DRAWN BY: DDALYS
 CHECK BY: R.B. SCALE: INDICATE

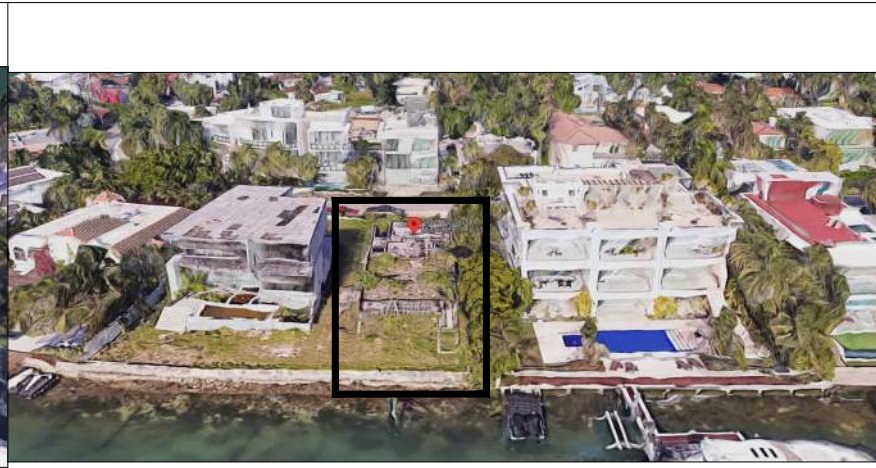
RD No. **25-03200**

PATH FILE: D:\DATA\2025\MARCH\290 S Coconut Ln, Miami Beach, FL 33139
 trbtechservices@gmail.com

seal



1 FRONT AERIAL SITE
Scale: NTS



2 REAR AERIAL SITE
Scale: NTS



3 SITE AERIAL VIEW
Scale: NTS



4 SITE
Scale: NTS



5 PROPERTY #1
Scale: NTS



6 PROPERTY #2
Scale: NTS



7 PROPERTY #3
Scale: NTS



8 PROPERTY #4
Scale: NTS



9 PROPERTY #5
Scale: NTS



1 SITE
A-04 Scale: NTS



2 RESIDENCE 1
A-04 Scale: NTS



3 RESIDENCE 2
A-04 Scale: NTS



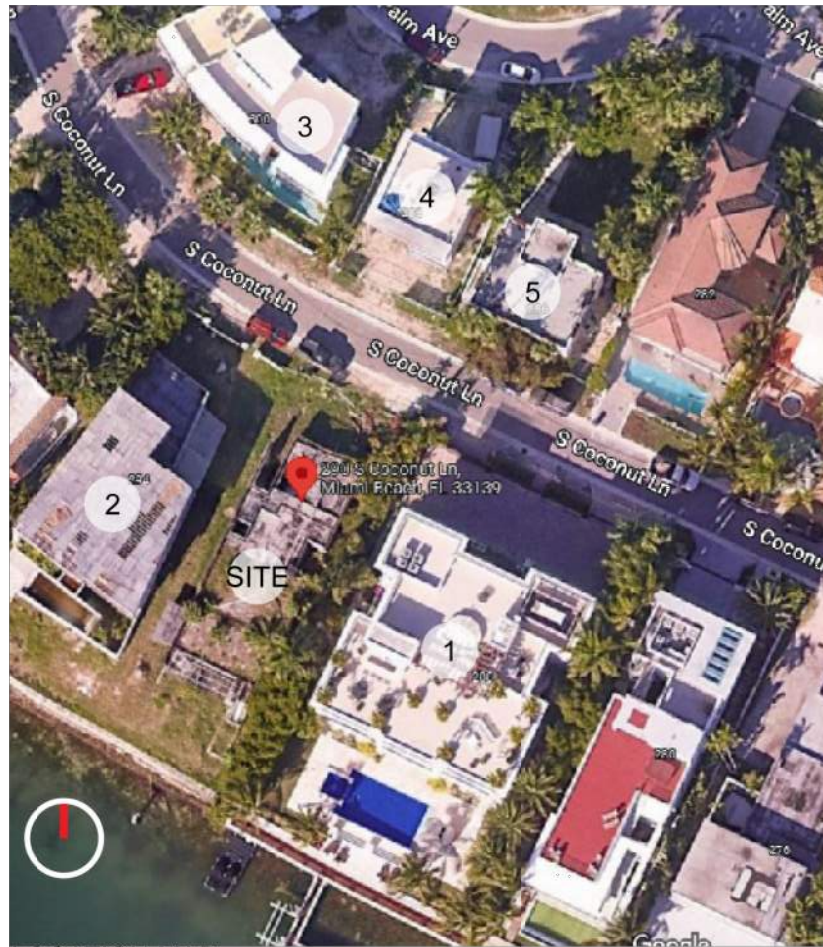
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A-04 Scale: NTS



5 REAR AERIAL PHOTO
A-04 Scale: NTS



6 PROPERTY #4
A-04 Scale: NTS

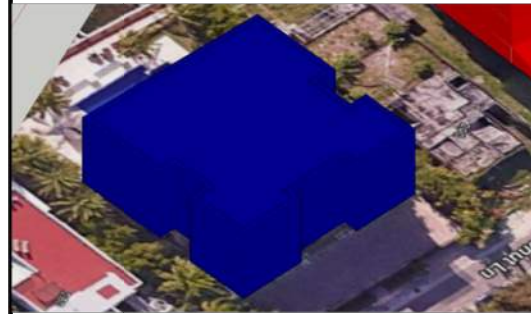


LOCATION MAP

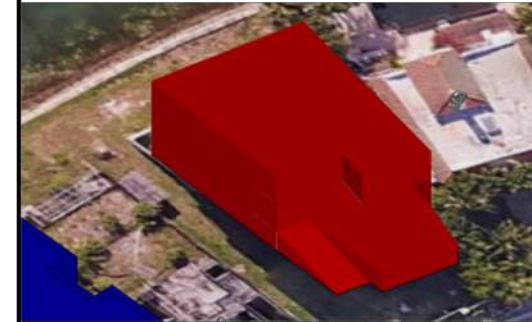


MASSING STUDIES

RESIDENCE 1 (BLUE)
 ADJACENT PROPERTY: 288 S COCONUT LANE
 LOT SIZE: 13,939 SQ. FT.
 LIVING AREA: 10,853 SQ. FT. (77.9%)



RESIDENCE 2 (RED)
 ADJACENT PROPERTY: 294 S COCONUT LANE
 LOT SIZE: 4,473 SQ. FT.
 LIVING AREA: 4,029 SQ. FT. (90%)



PROPOSED RESIDENCE (GREEN)
 290 S COCONUT LANE
 LOT SIZE: 8,000 SQ. FT.
 LOT COVERAGE: 2,783 SQ. FT. (35%)
 SECOND FLOOR AREA: 2,831 SQ. FT. (100%)



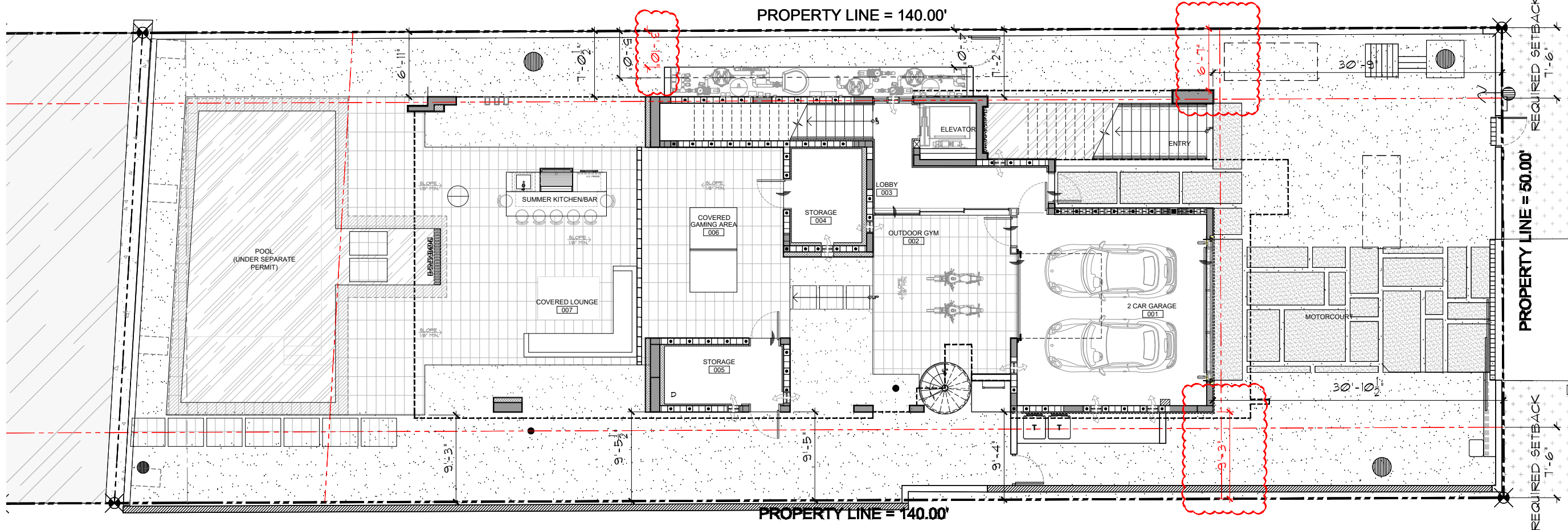
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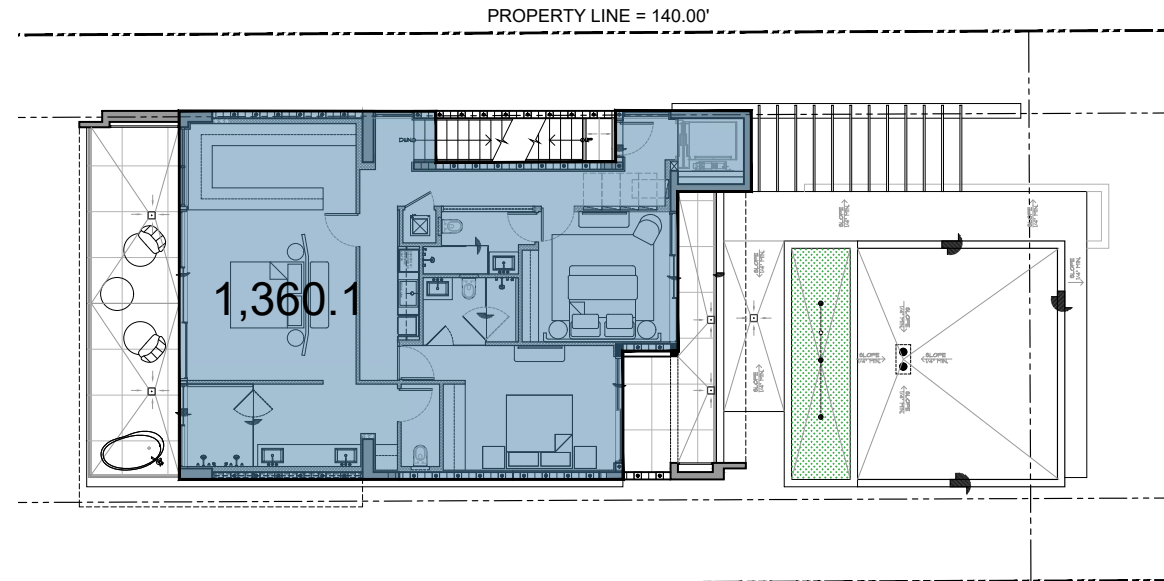


VARIANCE REQUESTS:

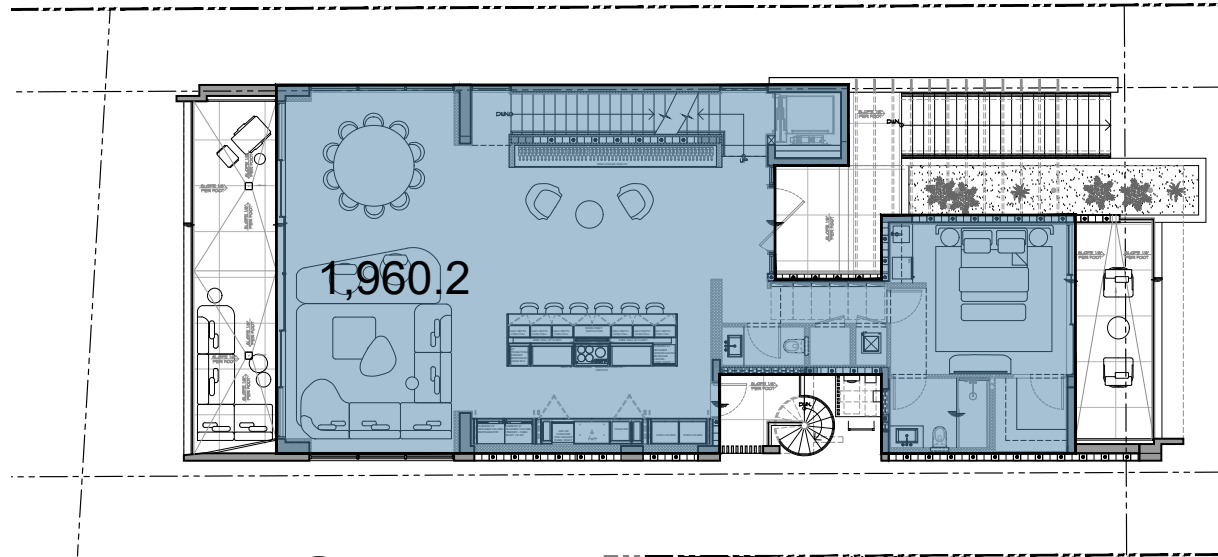
1. AS PER SECTION 122.23(b) THE SIDE SETBACK (INTERIOR) SHALL BE 1'-6". AS SHOWN IN THE SURVEY, THE EXISTING SETBACK IS AT 1'-0". HOWEVER, OUR MOST CRITICAL SETBACK, NOT SHOWN ON THE SURVEY, WILL BE 6'-7". **WE ARE REQUESTING AN 11' VARIANCE FOR THIS.**

- NOTE THAT WE MEET THE SUM OF SIDE YARD SETBACKS. OUR LOT WIDTH IS 50.00' AND 25% OF THIS IS 12.5', 15" MIN. OUR NW SIDE IS 6'-7" AND OUR SE IS 9'-3" TOTALING 15'-0".

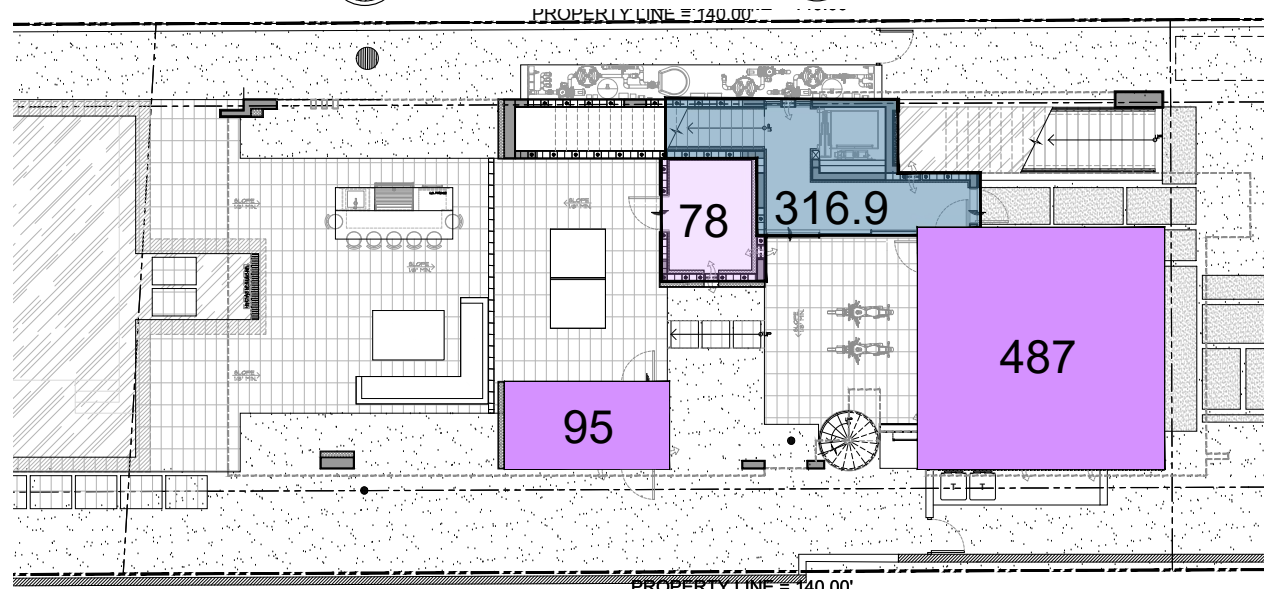
2. AS PER SECTION 122.23(b)(12)(F) ALL SLABS MUST BE 5' MIN. SETBACK FROM THE PROPERTY LINE. IN ORDER TO MAINTAIN OUR CURRENT DESIGN, THE SLAB WILL BE SETBACK 3'-10" FROM THE PROPERTY LINE. **WE ARE REQUESTING A 1'-2" VARIANCE FOR THIS.**




SECOND FLOOR UNIT SIZE 3
 SCALE: 1/8"=1'-0"



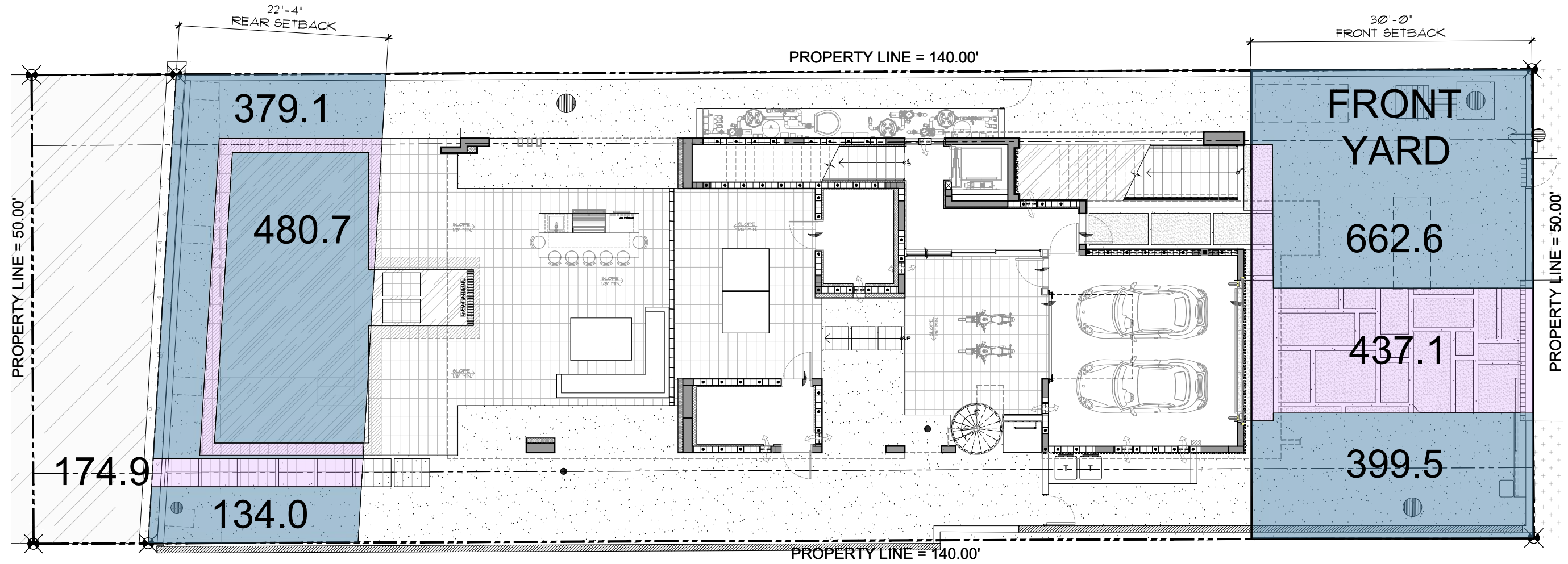

FIRST FLOOR UNIT SIZE 2
 SCALE: 1/8"=1'-0"





UNDERSTORY UNIT SIZE 1
 SCALE: 1/8"=1'-0"

seal

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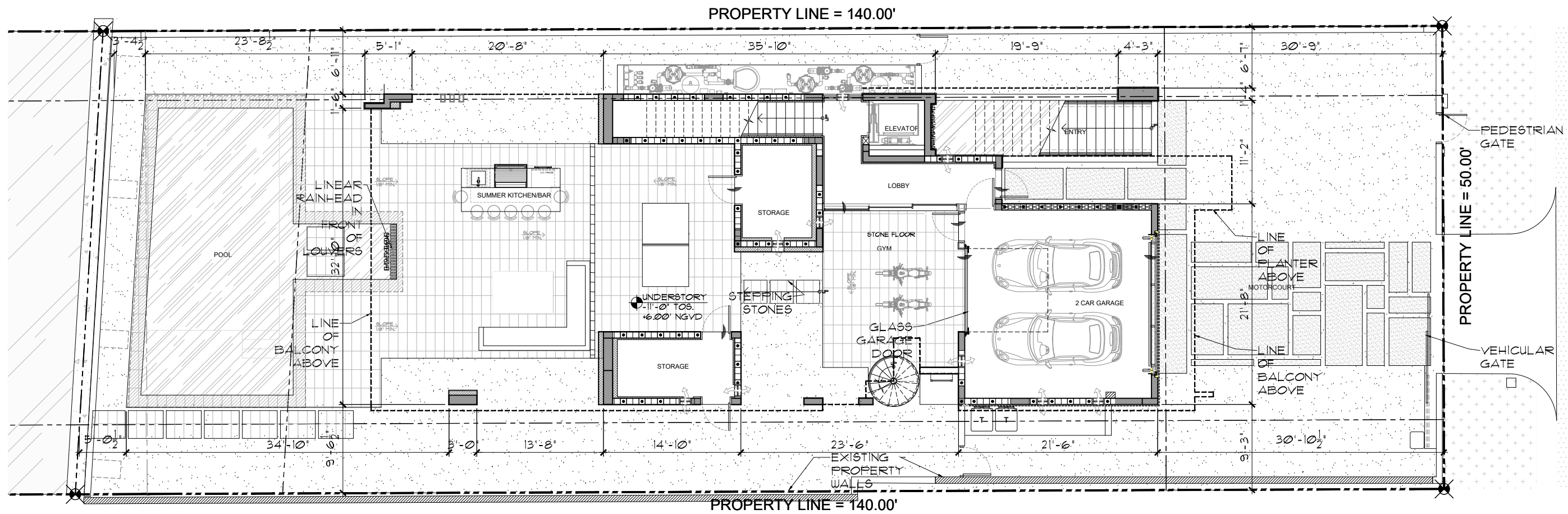



YARD CALCULATIONS
 SCALE: 3/16"=1'-0"

4

seal

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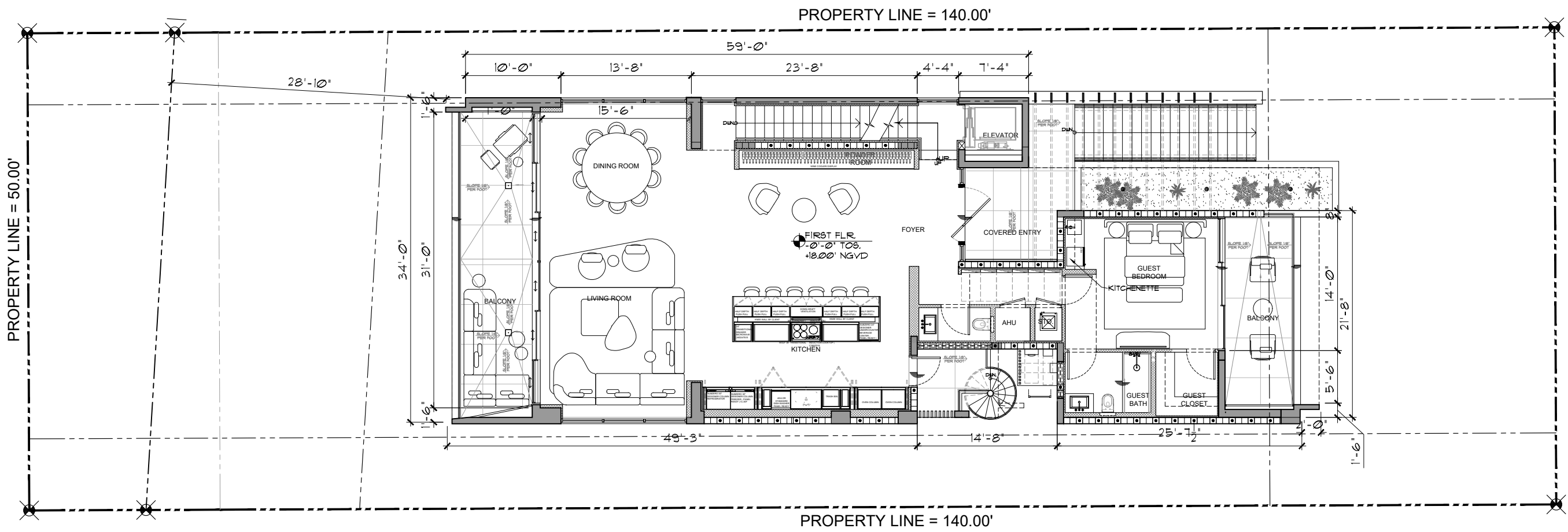
UNDERSTORY PLAN
 SCALE: 3/16" = 1'-0"

WALL LEGEND

-  CONC. WALL
-  CONC. BLOCK WALL
-  SOUND INSULATED INTERIOR PARTITION

FLOOD NOTES:




ALL MATERIALS BELOW DESIGN FLOOD ELEVATION +10.00 NGVD SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS, AS PER TECHNICAL BULLETING 2 FROM FEMA.



seal

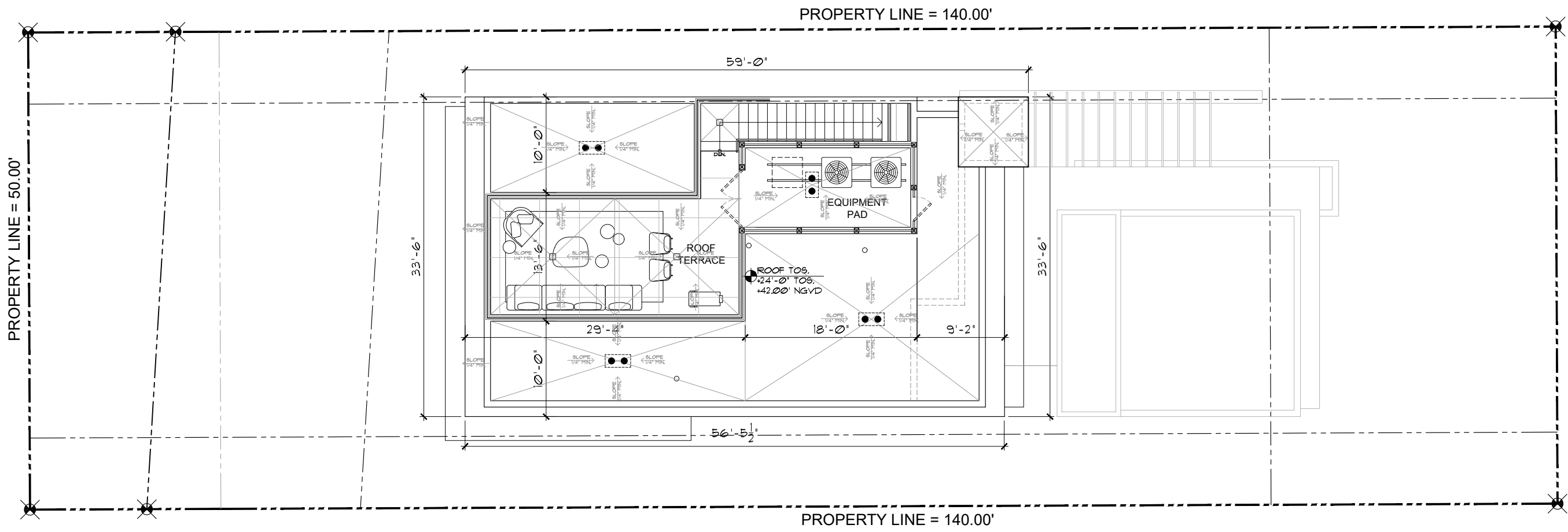
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WALL LEGEND

-  CONC. WALL
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FLOOD NOTES:

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1 FRONT ELEVATION (NORTH)
A-2.1 Scale: 3/16" = 1'-0"



2 RIGHT ELEVATION (WEST)
A-2.1 Scale: 3/16" = 1'-0"

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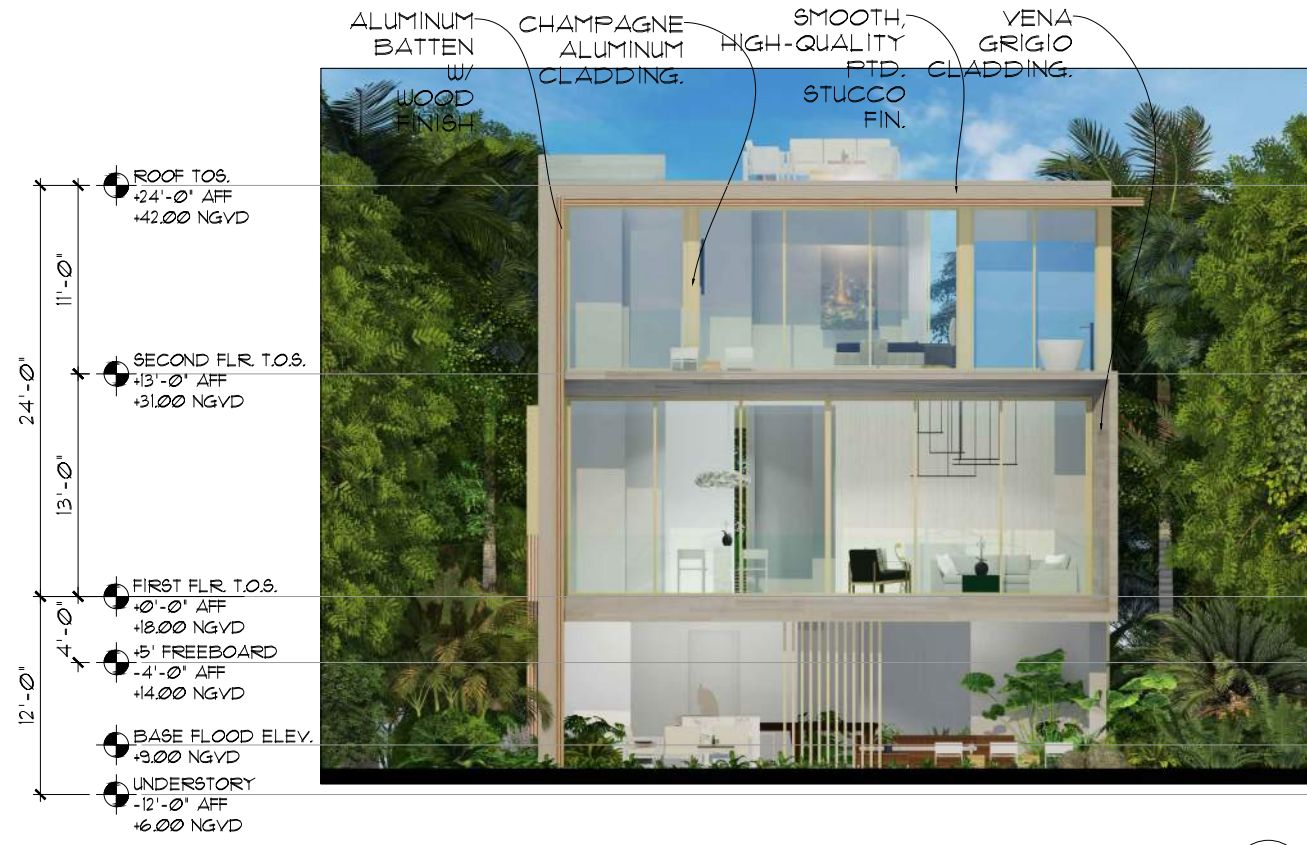
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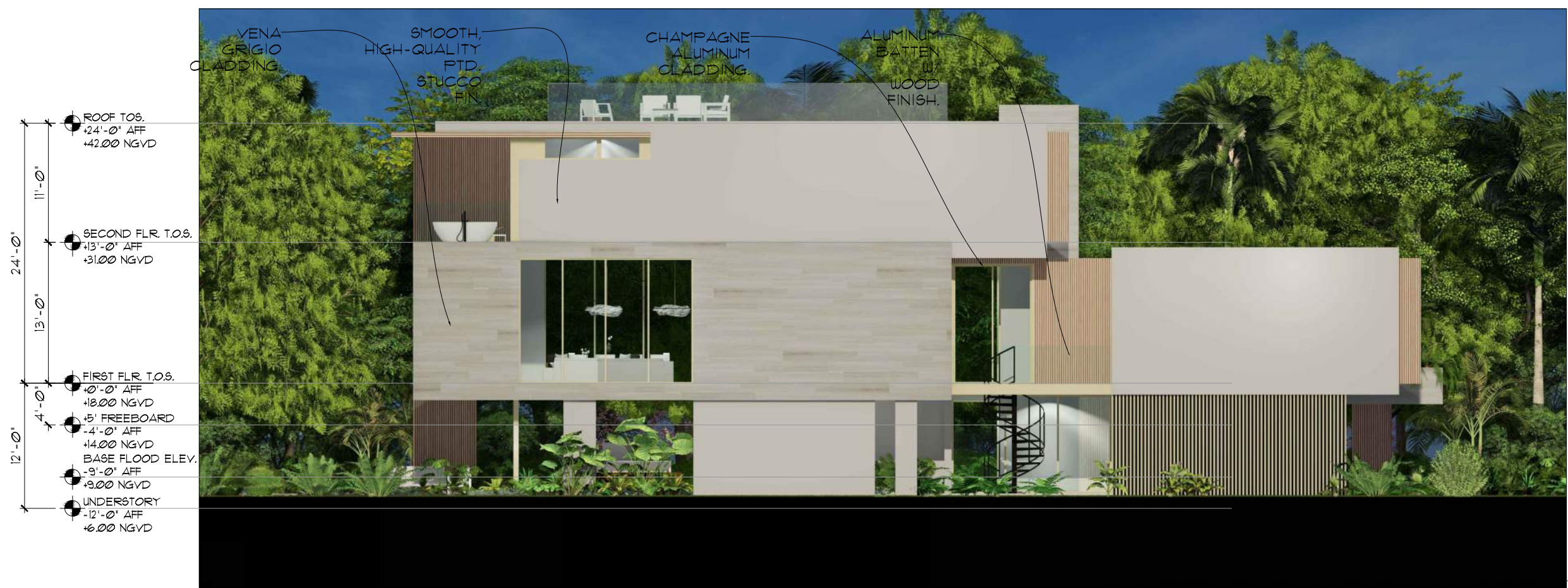
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1 REAR ELEVATION (SOUTH)
A-22 Scale: 3/16" = 1'-0"



2 LEFT ELEVATION (NORTH)
A-22 Scale: 3/16" = 1'-0"

LEFT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

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A-2.2

ROOF T.O.S.
 +24'-0" AFF
 +42.00 NGVD
 11'-0"
 SECOND FLR. T.O.S.
 +13'-0" AFF
 +31.00 NGVD
 13'-0"
 FIRST FLR. T.O.S.
 +0'-0" AFF
 +18.00 NGVD
 4'-0"
 5' FREEBOARD
 -4'-0" AFF
 +14.00 NGVD
 12'-0"
 BASE FLOOD ELEV.
 -9'-0" AFF
 +9.00 NGVD
 UNDERSTORY
 -12'-0" AFF
 +6.00 NGVD



1 SECTION A
 A-3.1 Scale: 3/16" = 1'-0"

ROOF T.O.S.
 +24'-0" AFF
 +42.00 NGVD
 11'-0"
 SECOND FLR. T.O.S.
 +13'-0" AFF
 +31.00 NGVD
 13'-0"
 FIRST FLR. T.O.S.
 +0'-0" AFF
 +18.00 NGVD
 4'-0"
 5' FREEBOARD
 -4'-0" AFF
 +14.00 NGVD
 12'-0"
 BASE FLOOD ELEV.
 -9'-0" AFF
 +9.00 NGVD
 UNDERSTORY
 -12'-0" AFF
 +6.00 NGVD



2 SECTION B
 A-3.1 Scale: 3/16" = 1'-0"

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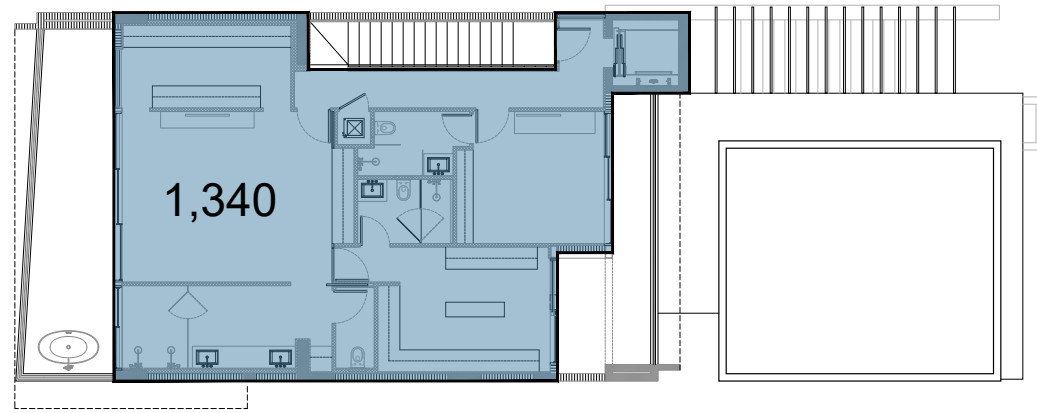
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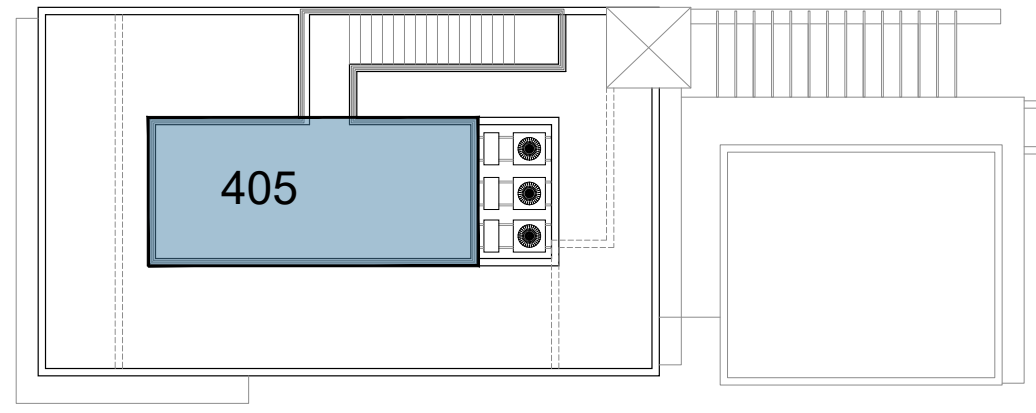
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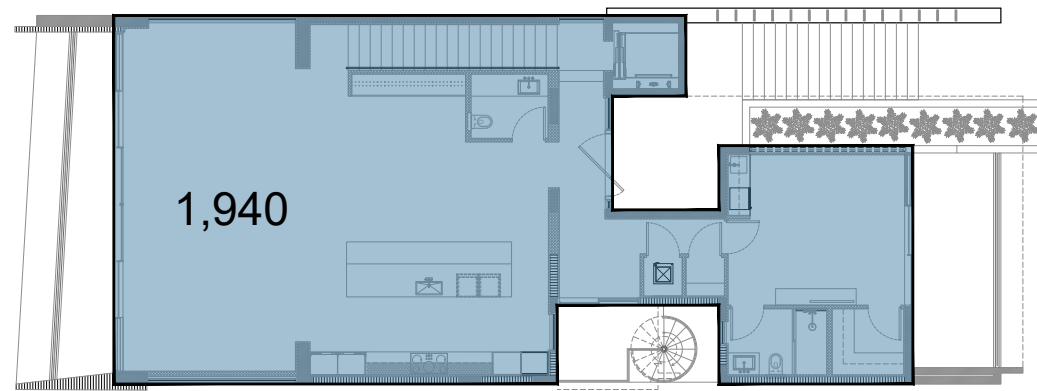
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SECOND FLOOR AREA 3
 SCALE: 1/8"=1'-0"



ROOF DECK AREA 4
 SCALE: 1/8"=1'-0"

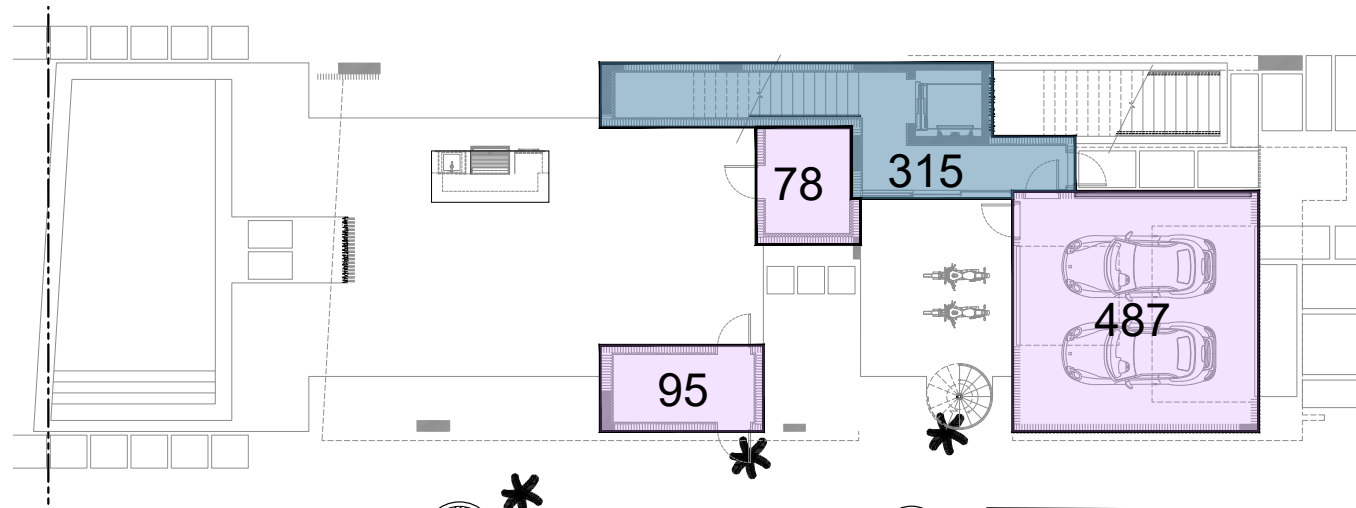


FIRST FLOOR AREA 2
 SCALE: 1/8"=1'-0"

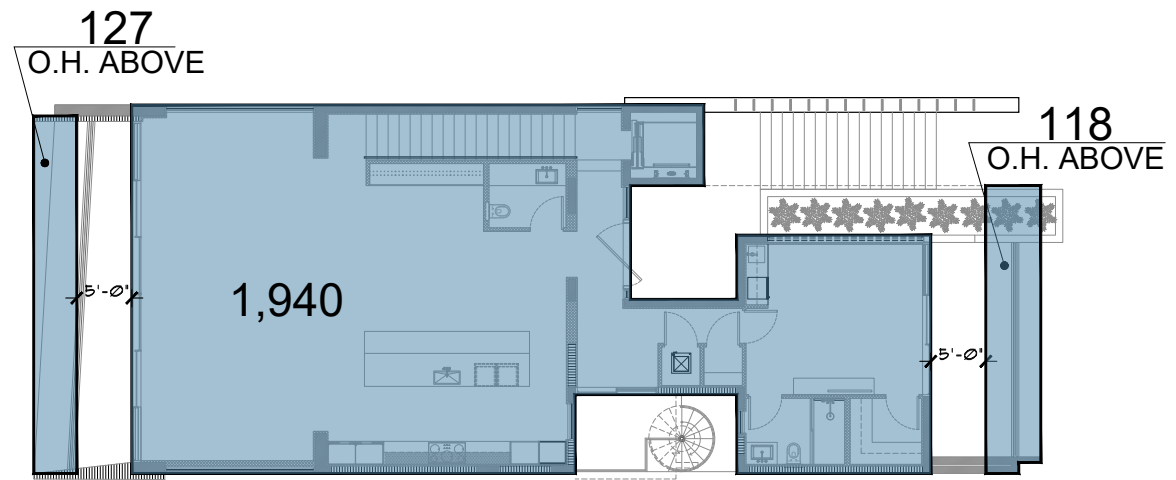
PROPERTY ADDRESS	290 S COCONUT LN
LEGAL DESCRIPTION	RIVIERA 1ST & 2ND ADDN AMD LOT 8 & 20FT STRIP ADJ SAME ON BAY BLK 2 D PB 32-37 LOT SIZE 50.000 X 140 COC22074-1334 022004 2 (2)
MUNICIPALITY	MIAMI BEACH
ZONING DESIGNATION	RS-4
ZONING DISTRICT	0100 SINGLE FAMILY-GENERAL
LOT SIZE	50' X 160'
LOT AREA	7,316 SQFT

UNIT SIZE: PROVIDED	ALLOWED	PROVIDED
UNDERSTORY	375 SQFT	
FIRST FLOOR	1,940 SQFT	
SECOND FLOOR	1,340 SQFT	
TOTAL	3,655 SQFT	3,655 SQFT
LOT COVERAGE: PROVIDED	ALLOWED	PROVIDED
FIRST FLOOR	1,940 SQFT	
FRONT OVERHANG	118 SQFT	
REAR OVERHANG	127 SQFT	
TOTAL	2,185 SQFT	2,185 SQFT

BACCHI RESIDENCE
 290 S. COCONUT LANE
 MIAMI BEACH, FLORIDA, 33139



UNDERSTORY AREA 1
 SCALE: 1/8"=1'-0"



LOT COVERAGE AREA 4
 SCALE: 1/8"=1'-0"

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 04/14/2023
 revised:

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CFN: 20230735817 BOOK 33925 PAGE 4664
 DATE: 10/19/2023 12:49:46 PM
 JUAN FERNANDEZ-BARQUIN
 CLERK OF THE COURT & COMPTROLLER
 MIAMI-DADE COUNTY, FL

DESIGN REVIEW BOARD
 City of Miami Beach, Florida

MEETING DATE: July 5, 2023 & September 5, 2023

PROPERTY/FOLIO: 290 S. Coconut Lane 02-4205-002-0630

FILE NO: DRB23-0927

IN RE: An application for Design Review Approval for the construction of a two-story residence with an understorey, to replace an existing structure.

LEGAL: Lot 8, Block 2-D of "Amended Riviera and First and Second Additions" thereto, according to the plat thereof, as recorded in plat book 32, at page 37, of the public records of Miami-Dade County, Florida.

APPLICANT: Paulo Bacchi

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 2.1.3.1 of the Land Development Regulations. 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 i and s in Section 2.5.3.1 of the Land Development Regulations.

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 7.1.2.4(a)(i) of the Land Development Regulations.

D. The project would be consistent with the criteria and requirements 2.5.3.1 and/or Section 7.1.2.4(a)(i) if the following conditions are met:

- Revised elevation, site plan, and floor plan drawings for the proposed new home at 290 S. Coconut Lane shall be submitted, at a minimum, such drawings shall incorporate the following:

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properties can elect to pay a sustainability fee, pursuant Section 7.1.3.2 of the Land Development Regulations. This fee is set as a percentage of the cost of construction.

B. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

C. During construction work, the applicant shall maintain gravel at the front of the construction site within the first 15'-0" of the required front yard and including the swale (subject to the review and approval of Public Works), to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way.

D. During the course of construction, all vehicles, including, but not limited to all personal vehicles, shall park within the confines of the private property, the swale directly abutting the construction site, or at alternate overflow parking sites that are not on-street metered spaces and not zoned RS. Additionally, parking of any vehicles shall be prohibited in the travel lanes of all streets.

E. All allowable construction signage shall be attached to or situated behind the construction fence and shall be limited to one (1) sign, not to exceed four (4) square feet, in accordance with Section 6.3.2 of the Land Development Regulations.

F. The building and parking departments shall approve a construction parking plan prior to the issuance of any building permit, including applicable demolition permits for the project.

G. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

H. The contractor(s) shall ensure that the street and the swale directly abutting the construction site remains free of debris and refuse at all times; at a minimum, the contractor(s) shall inspect and clear the street and swale areas before leaving at the end of each day.

I. This order shall be enforced by the Building, Planning, Parking and Code Compliance Departments.

J. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.

K. 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.

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

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a. 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.

b. URBAN HEAT ISLAND ORDINANCE Section 7.5.3.2(g)(iv) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in Section 1.2.1 of this Code, and (v) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in Section 1.2.1, shall be prohibited.

c. 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 4-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 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.

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M. 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.

N. 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.

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

P. 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 "Bacchi Residence" as prepared by **Choeff Levy Fischman P.A.** dated 4/14/23, and including landscape plans entitled Miami Beach First DRB Landscape Submittal dated 4/14/23, 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 (**July 5, 2023**), 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 Section 2.2.4.6 of the Land Development Regulations; 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.

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 July 5, 2023 & September 5, 2023

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 2.2.4.8 of the Land Development Regulations, the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal a decision of the design review board for design review approval only to 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.

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. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification,

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 July 5, 2023 & September 5, 2023

In accordance with Chapter 2 of the Land Development Regulations, 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 2 of the Land Development Regulations, for revocation or modification of the application.

Dated 10/6/2023 | 3:55 PM EDT

DESIGN REVIEW BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

DocuSigned 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 9 day of October, 2023 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.

Notary Miriam Herrera
 Notary Public - State of Florida
 Commission # CC 94048
 My Comm. Expires Dec 16, 2023
 Sealed Through National Notary Assn.

Notary Miriam Herrera
 Print Name Miriam Herrera
 Notary Public, State of Florida
 My Commission Expires: 12-16-23
 Commission Number: 60940469

Approved As To Form: Farat Andarawia (10/6/2023 | 3:55 PM EDT)
 City Attorney's Office: (10/6/2023 | 3:55 PM EDT)

Filed with the Clerk of the Design Review Board on: Jessica Gonzalez (10/6/2023 | 4:54 PM EDT)

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JK

FINAL ORDER
 SCALE: N.T.S.

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 www.chofflevyfishman.com

HIBISCUS RESIDENCE
 290 S. COCONUT LANE
 MIAMI BEACH, FLORIDA 33139

seal

RALPH CHOFF
 registered architect
 AF0009679
 AA26003009
 comm no.
2234
 date:
 06.16.25
 revised:

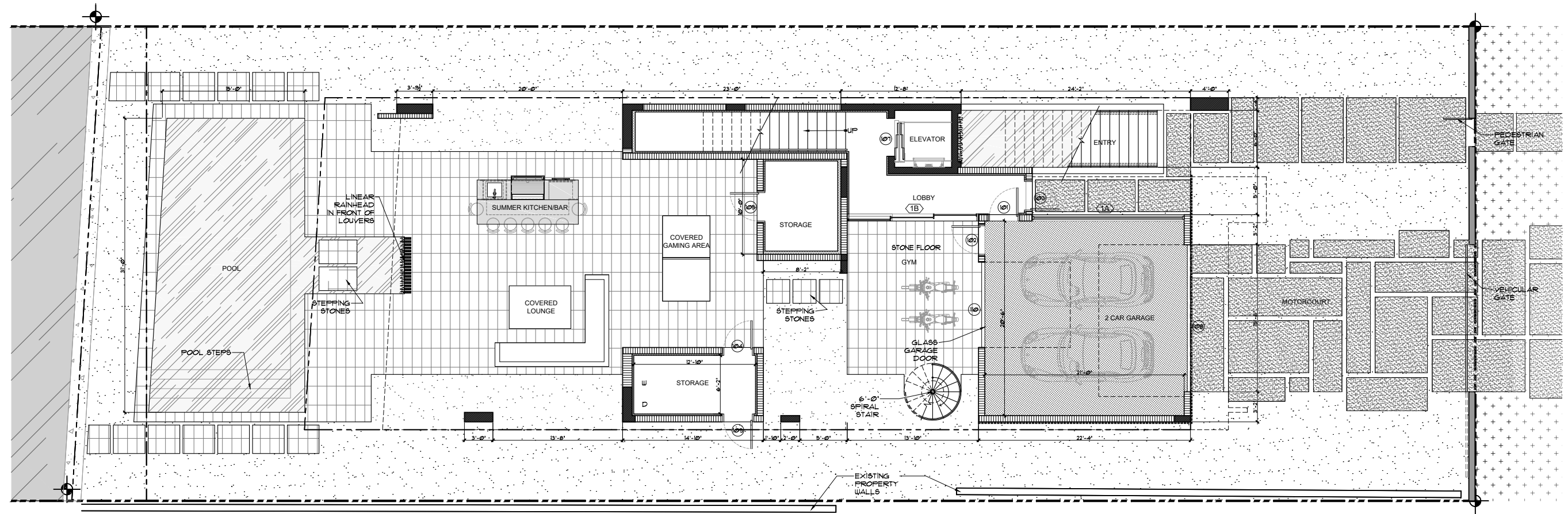
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WALL LEGEND




	CONC. WALL
	CONC. BLOCK WALL
	SOUND INSULATED INTERIOR PARTITION

FLOOD NOTES:
ALL MATERIALS BELOW DESIGN FLOOD ELEVATION +10.00 NGVD SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS, AS PER TECHNICAL BULLETIN 2 FROM FEMA.



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

WALL LEGEND

	CONC. WALL
	CONC. BLOCK WALL
	SOUND INSULATED INTERIOR PARTITION

FLOOD NOTES:
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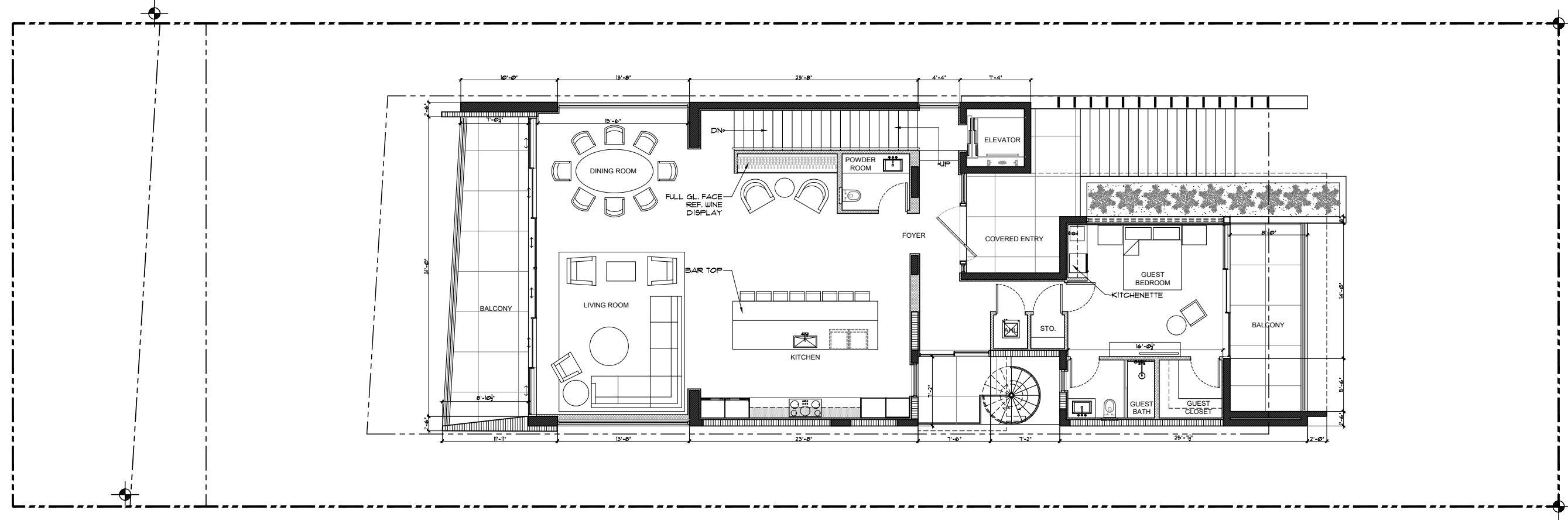
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Ralph Choeff
 registered architect
 AR0009679
 AA26003009

comm no.
2234




date:
 04/14/2023

revised:



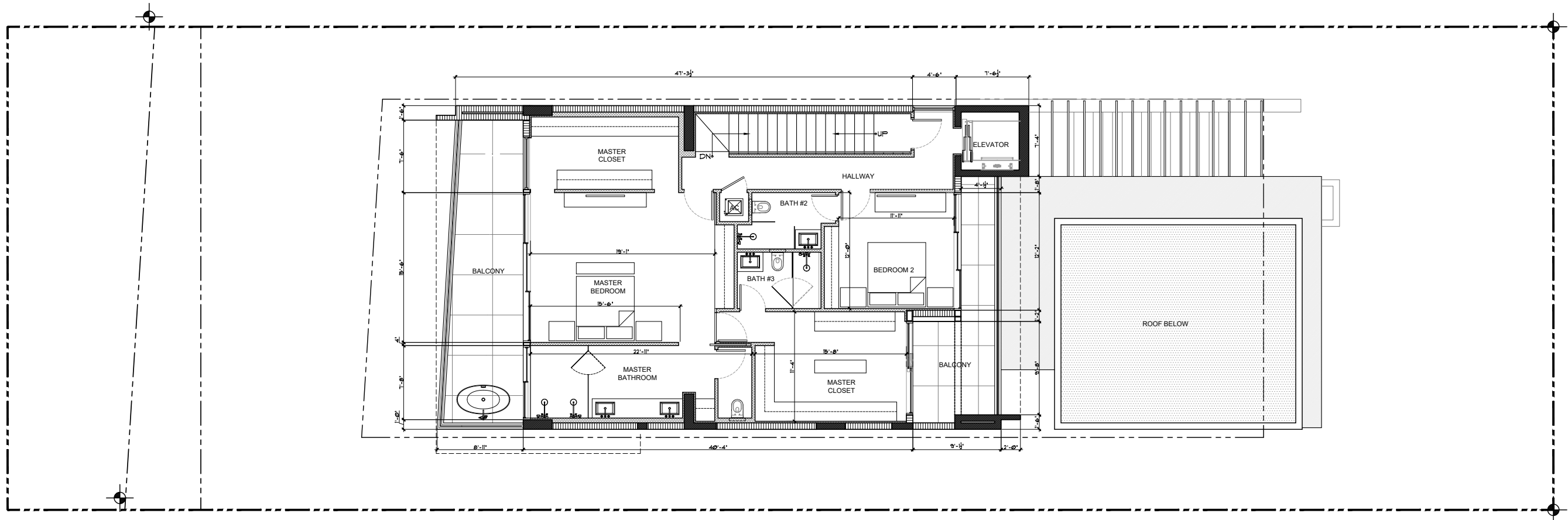
FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"

WALL LEGEND

	CONC. WALL
	CONC. BLOCK WALL
	SOUND INSULATED INTERIOR PARTITION

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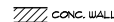
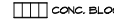
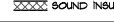
Ralph Choeff
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 04/14/2023

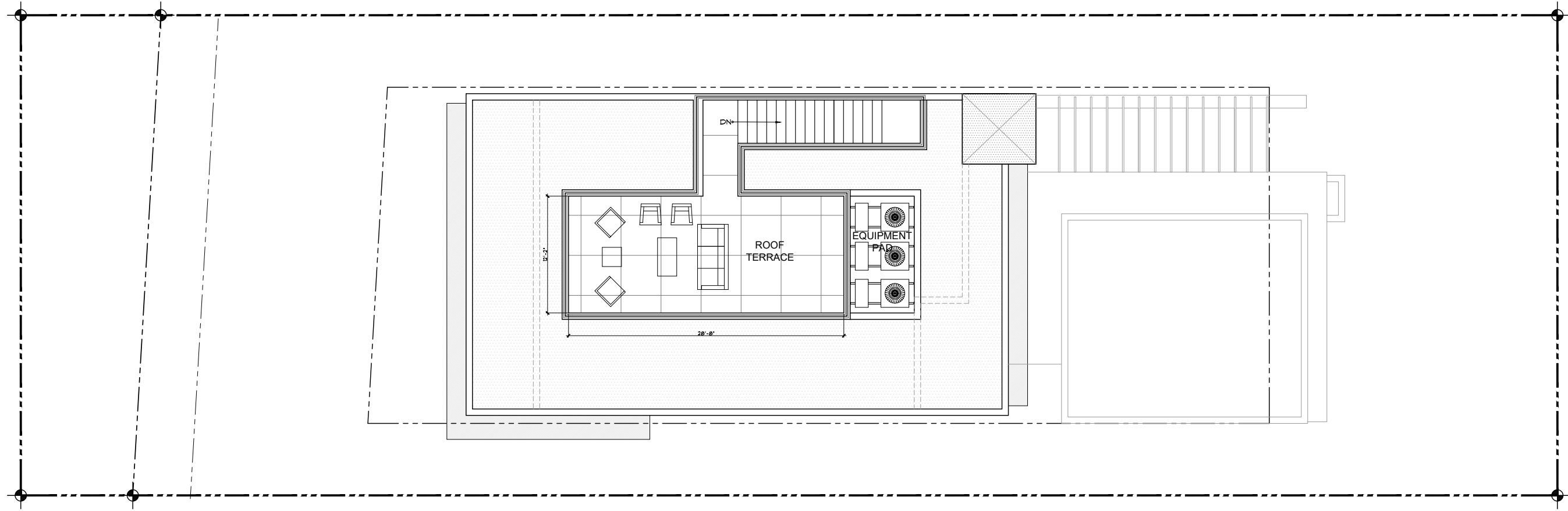
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WALL LEGEND

	CONC. WALL
	CONC. BLOCK WALL
	SOUND INSULATED INTERIOR PARTITION

FLOOD NOTES:
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date:
 04/14/2023

revised:



1 SOUTH EAST VIEW
G-40 Scale: NTS



2 NORTH EAST VIEW
G-40 Scale: NTS



3 NORTH WEST VIEW
G-40 Scale: NTS



4 SOUTH WEST VIEW
G-40 Scale: NTS

seal

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revised:

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1 FRONT RENDERING 1
G-4.1 Scale: NTS

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sheet no.

G-4.1



1 REAR RENDERING 1
G-4.2 Scale: NTS

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1 FRONT RENDERING 2
G-4.3 Scale: NTS



1 REAR RENDERING 2
G-4.4 Scale: NTS



seal

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1 FRONT RENDERING 3
G-4.5 Scale: NTS



1 FRONT RENDERING 4
G-4.6 Scale: NTS

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date:
06.16.25
revised:

1 SIDE RENDERING 1
G-4.7 Scale: NTS

sheet no.

G-4.7



seal

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date:
06.16.25
revised:

1 SIDE RENDERING 2
G-4.8 Scale: NTS

sheet no.

G-4.8