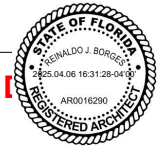


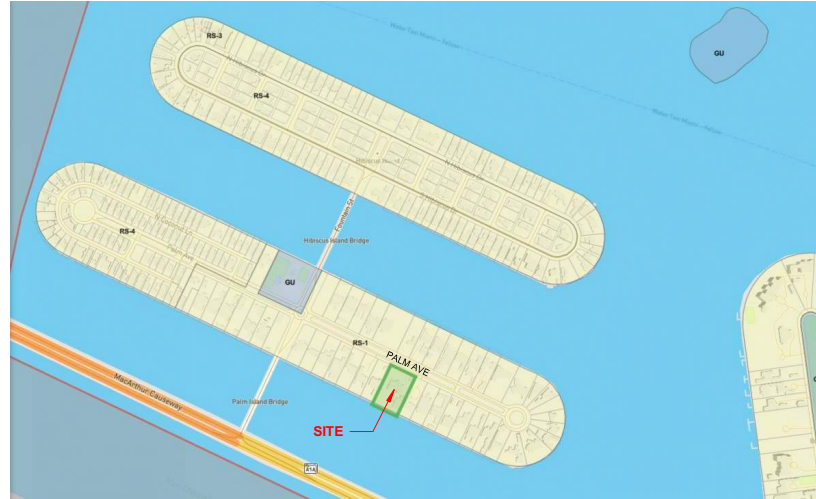
**DRB25-1087
mod. DRB24-1026**

**Design Review Board
June 12, 2025**





CONTEXT AERIAL
N.T.S.



CONTEXT SITE PLAN
N.T.S.



CFN: 20240750144 BOOK 34433 PAGE 2419
DATE: 10/04/2024 08:33:44 AM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

DESIGN REVIEW BOARD
City of Miami Beach, Florida

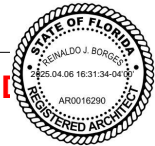
MEETING DATE: September 3, 2024

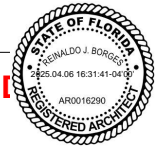
PROPERTY: 94 Palm Island 02-4205-001-0330

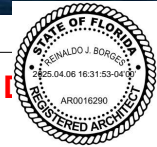
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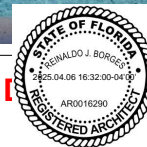
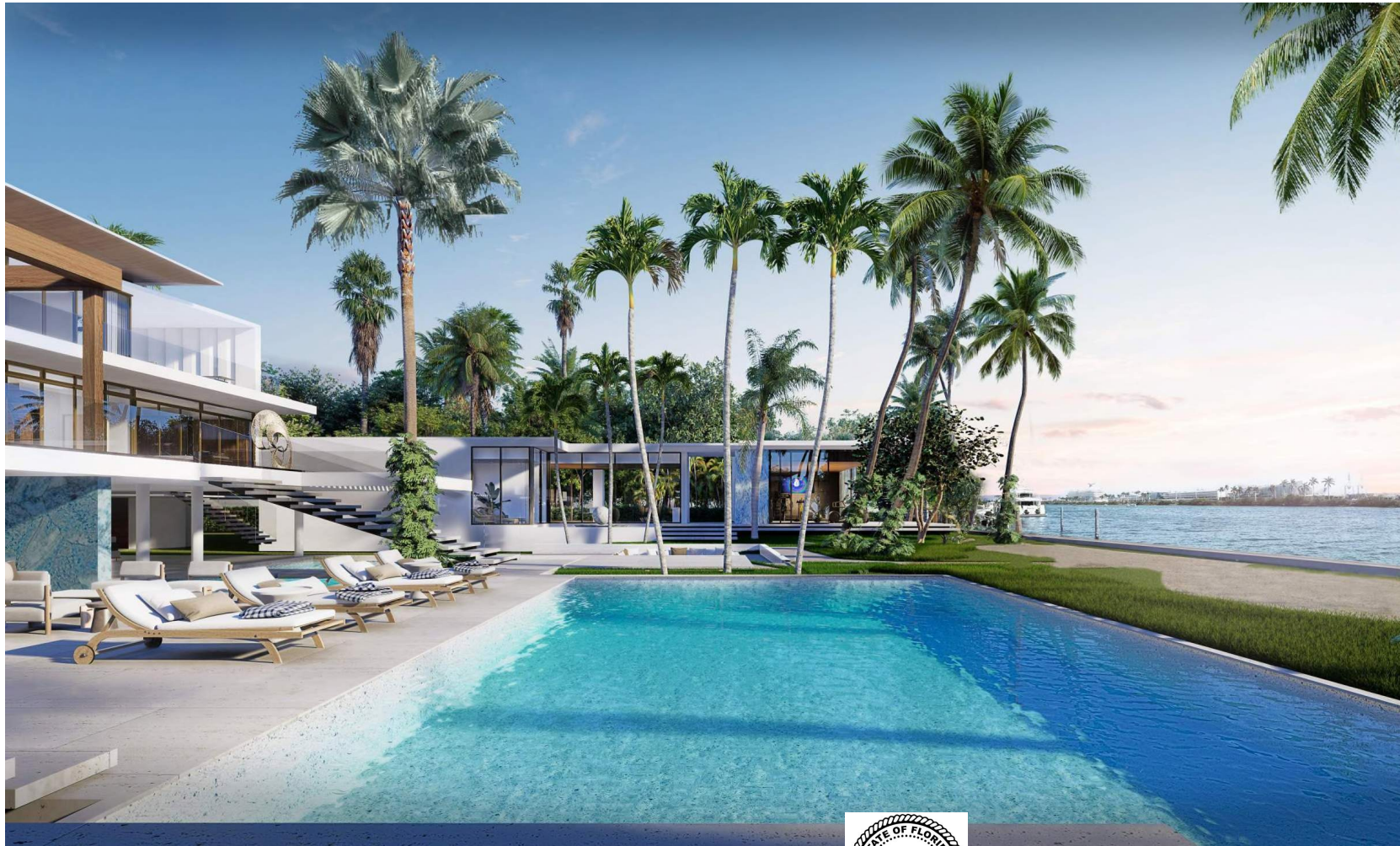
- Approval of two-story residence with an understory
- Variances
 - Reductions of front and side setbacks to retain an existing two-story structure
- Waivers
 - East side additional open space
 - Parking or vehicle storage within side yard

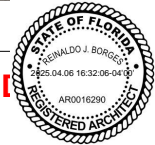




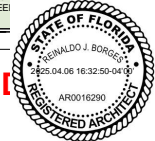
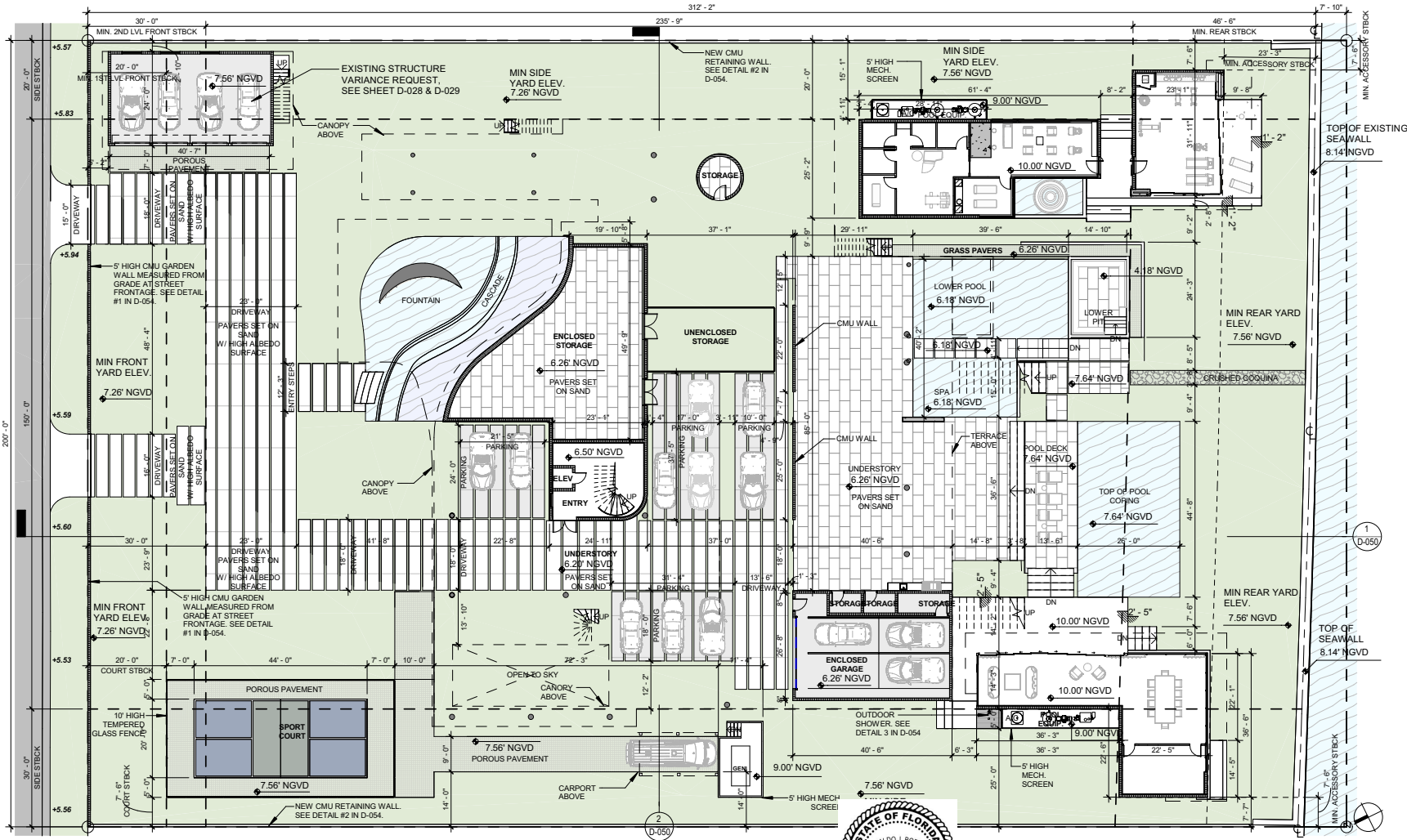


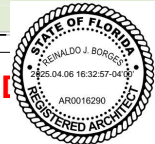
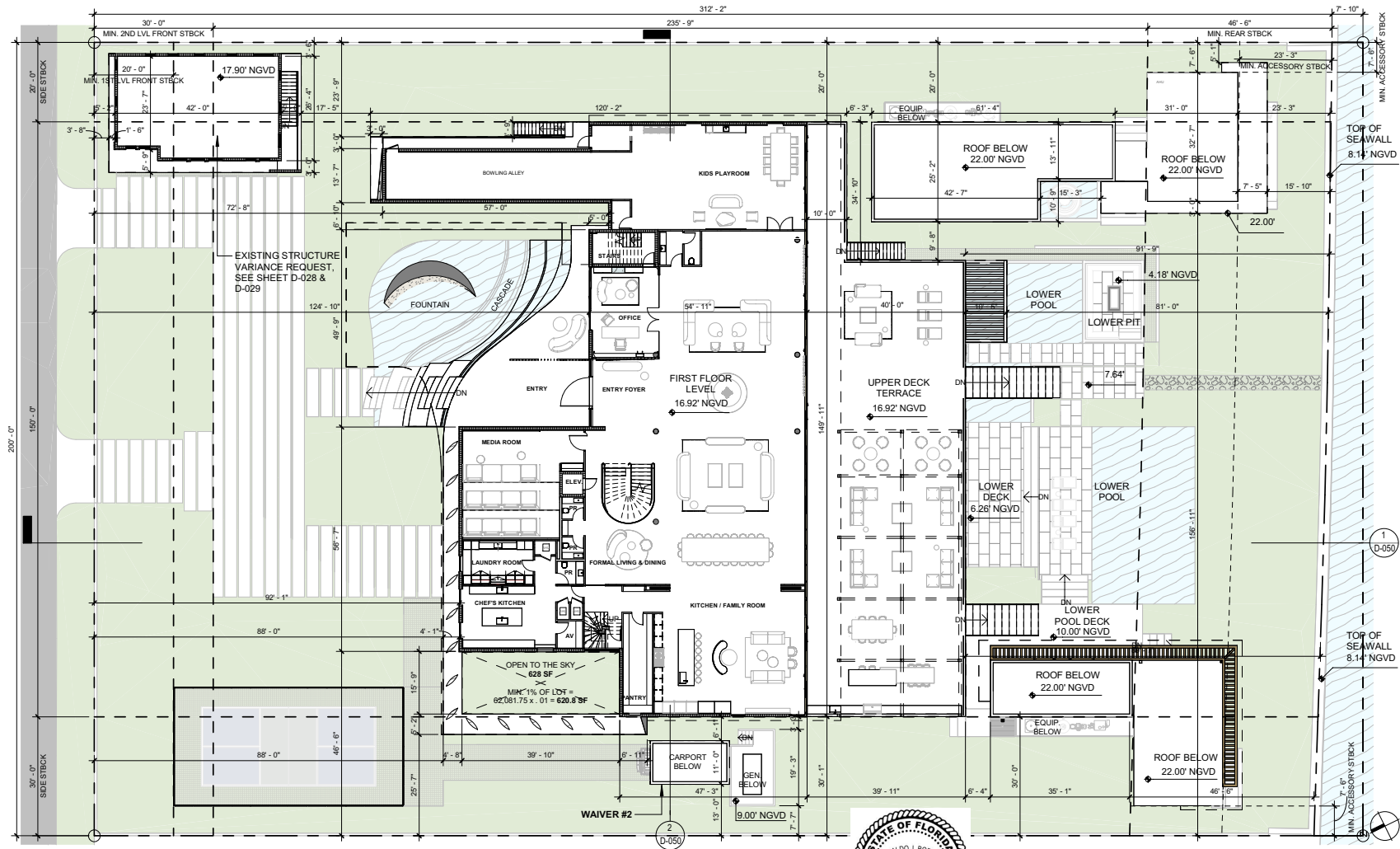


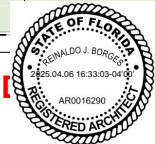
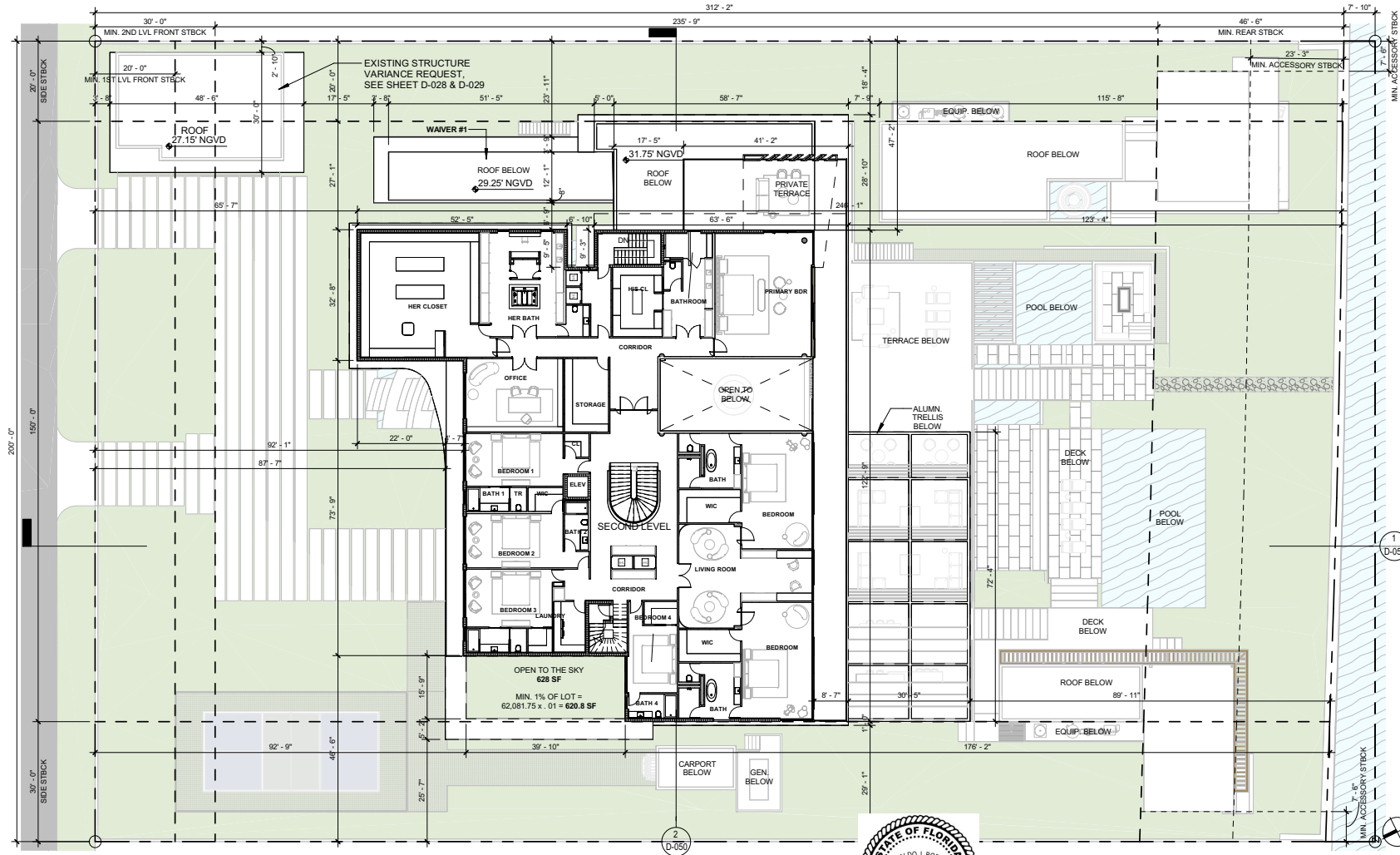


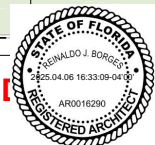
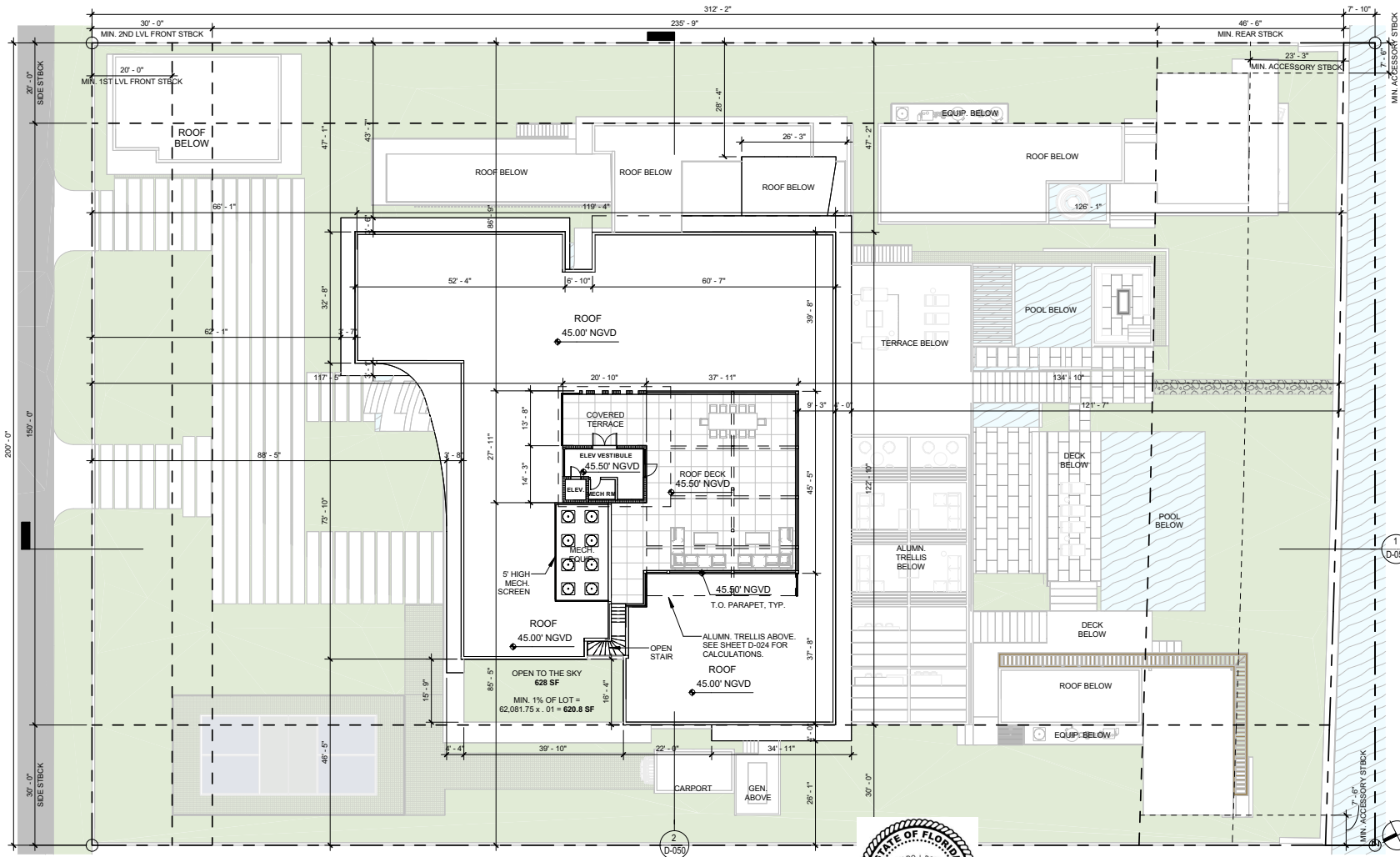








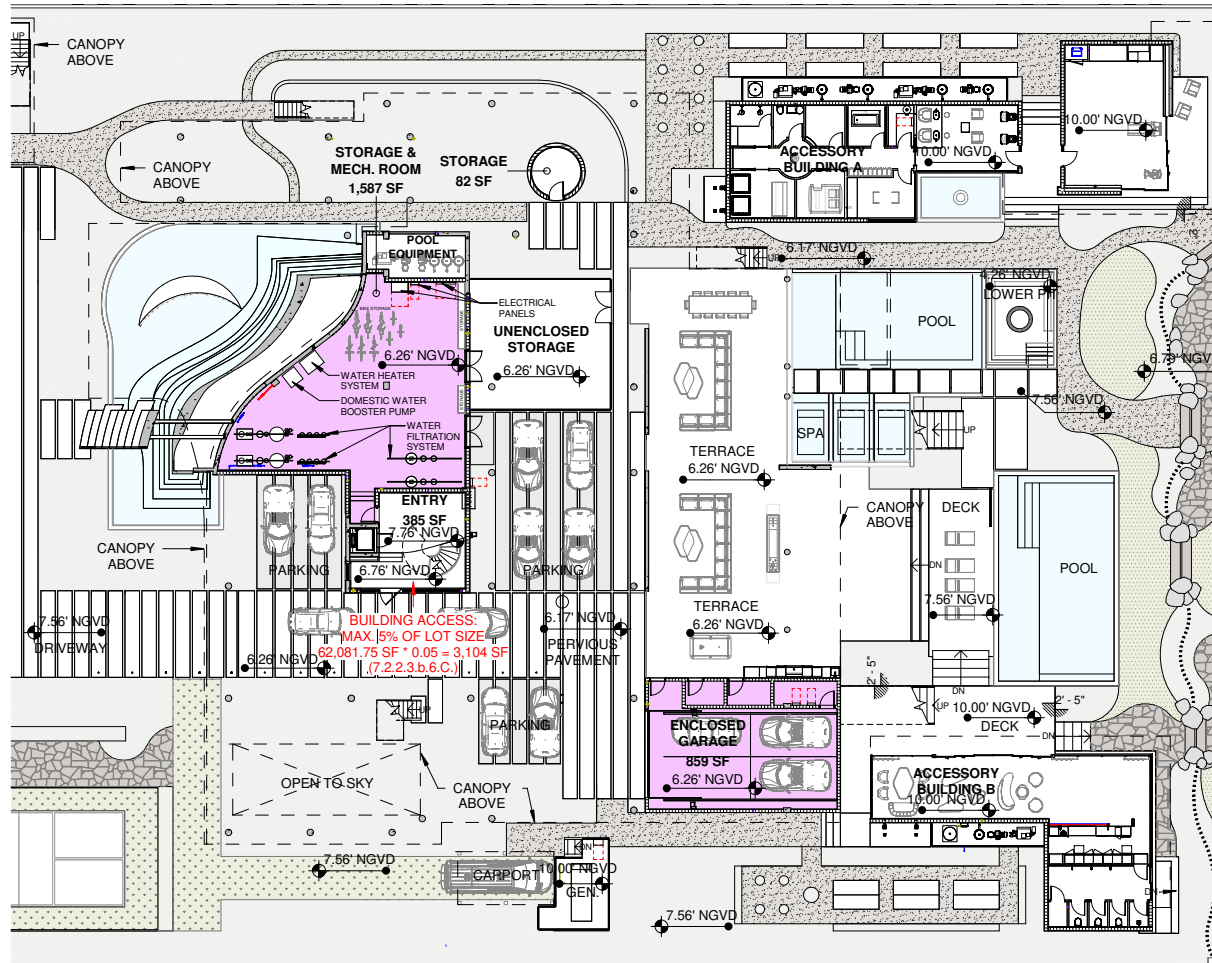




Variance Requests

1. Enclosed, air-conditioned storage areas within understory
2. Concrete within understory, limited to structural columns and pool areas
3. Exceed lot coverage by 4.15% to provide operable aluminum trellis
4. Exceed mechanical equipment and screening elements by 4'-5" and 5'-7" within interior side setback





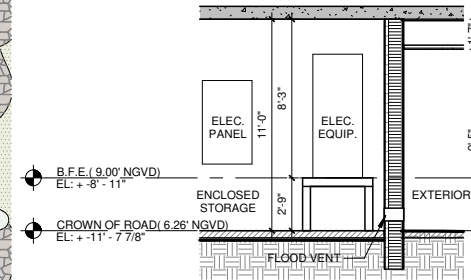
1 UNDERSTORY FLOOR PLAN DIAGRAM - VARIANCE 1

VARIANCE REQUEST 1:

Provide an enclosed, air-conditioned storage area within the understory.

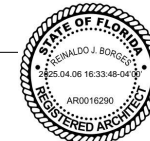
LEGEND

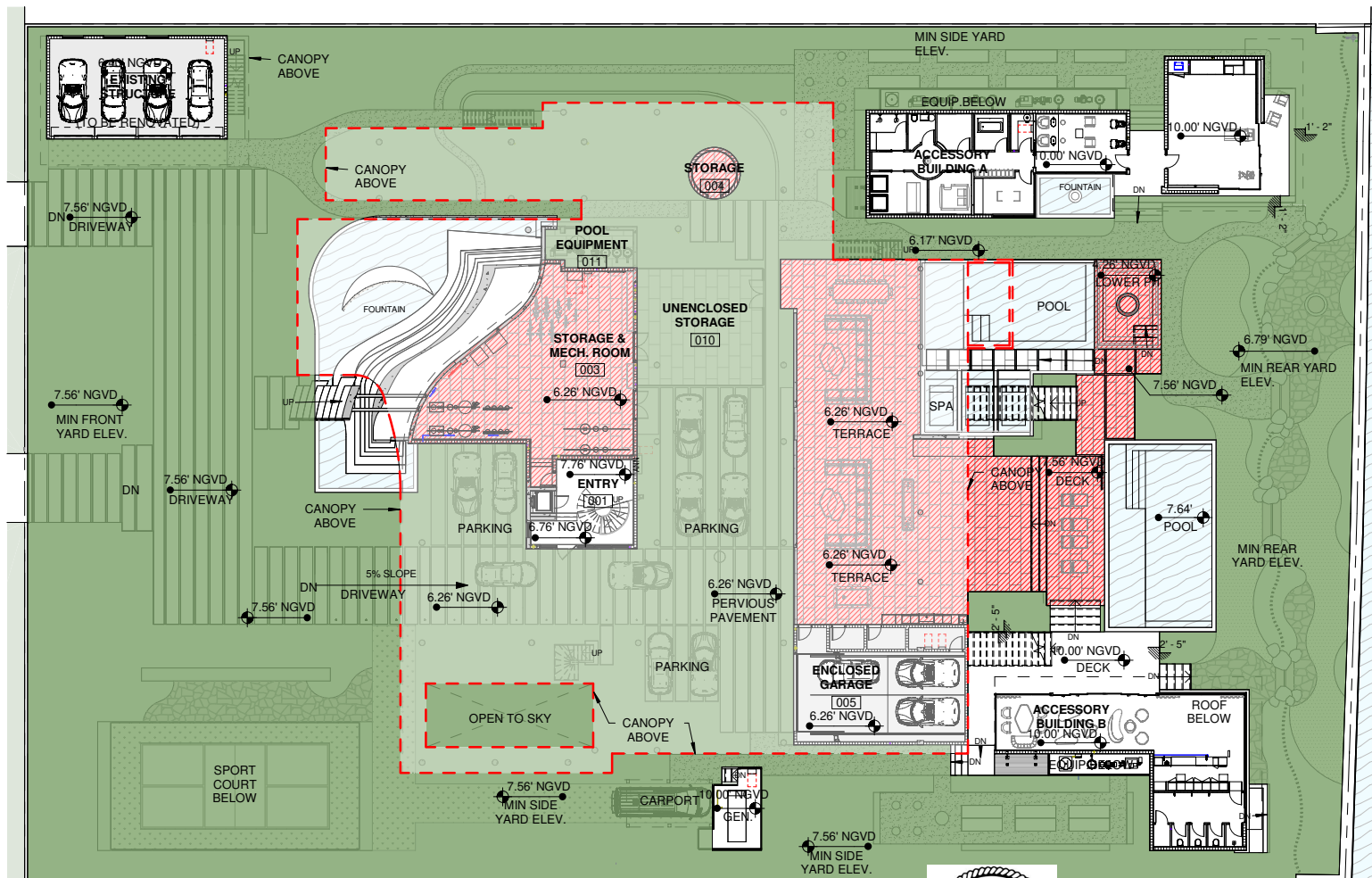
PROPOSED AREA WITH CONC. SLAB



PER FBC-R322.1.6: ELECTRICAL SYSTEMS, EQUIPMENTS, AND COMPONENTS TO BE LOCATED AT OR ABOVE BFE.

2 EQUIPMENT LOCATION DIAGRAM





VARIANCE REQUEST 2:
Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

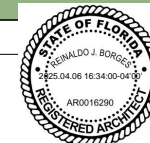
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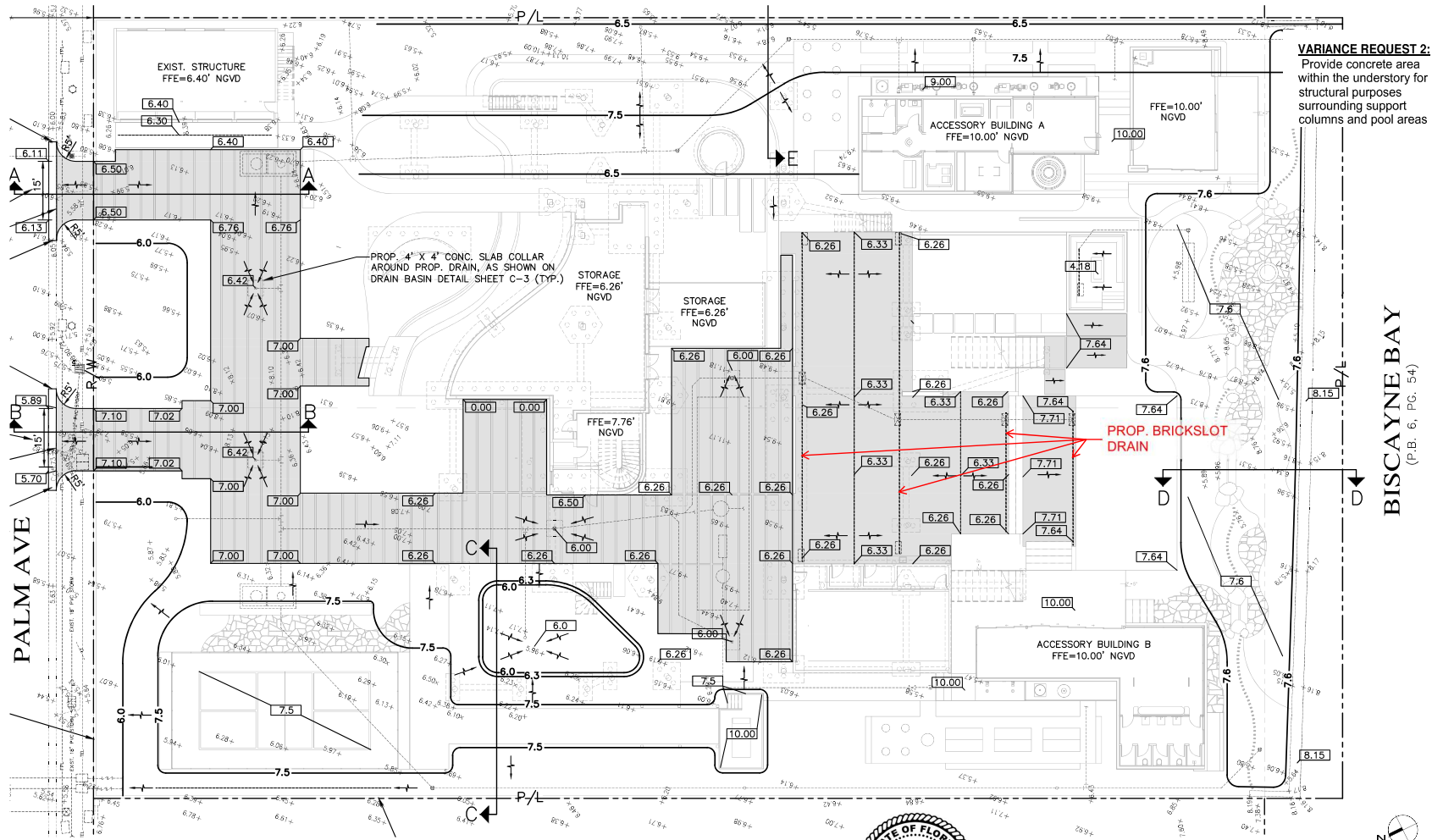
PERVIOUS AREA
41,521 SF =
67% OF LOT

PROPOSED CONC. SLAB
6,119 SF =
9.7% OF LOT

LOT AREA: 62,081.75 SF

BUILDING ABOVE





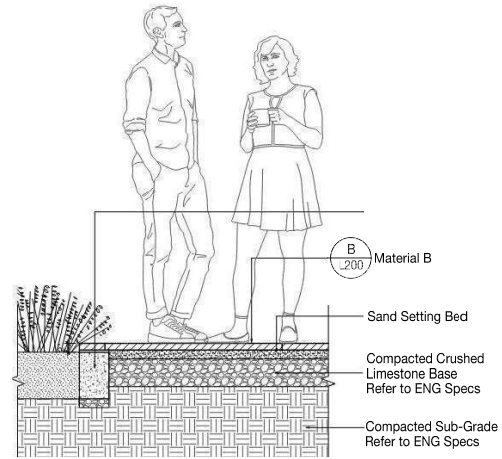
VARIANCE REQUEST 2:
 Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

BISCAYNE BAY
 (P.B. 6, P.C. 54)





PAVER INSTALLATION DETAIL

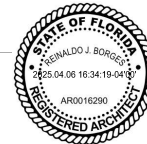


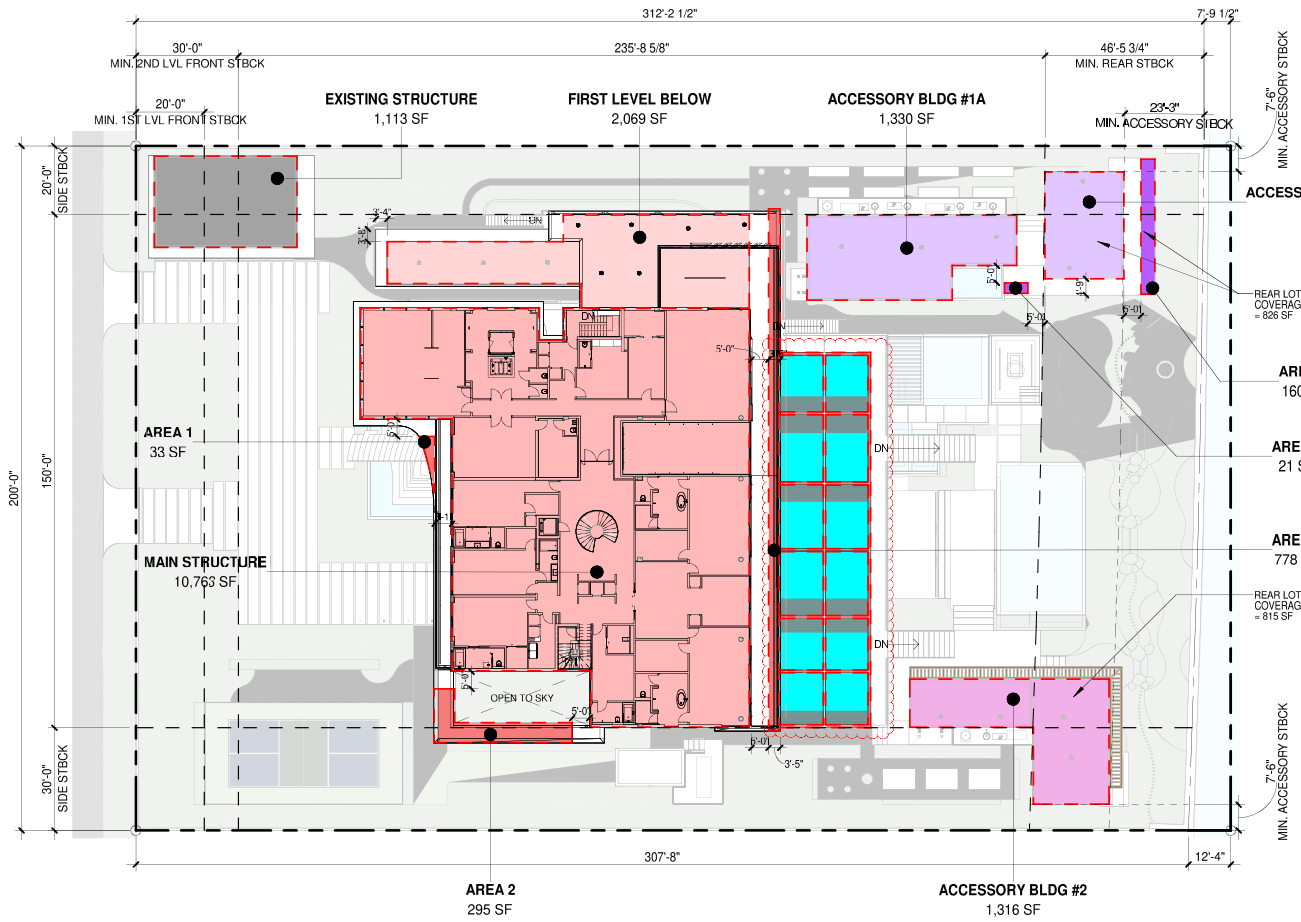
SECTION

VARIANCE REQUEST 2:
 Provide concrete area within the understorey for structural purposes surrounding support columns and pool areas



PAVER SETTLEMENT PHOTO

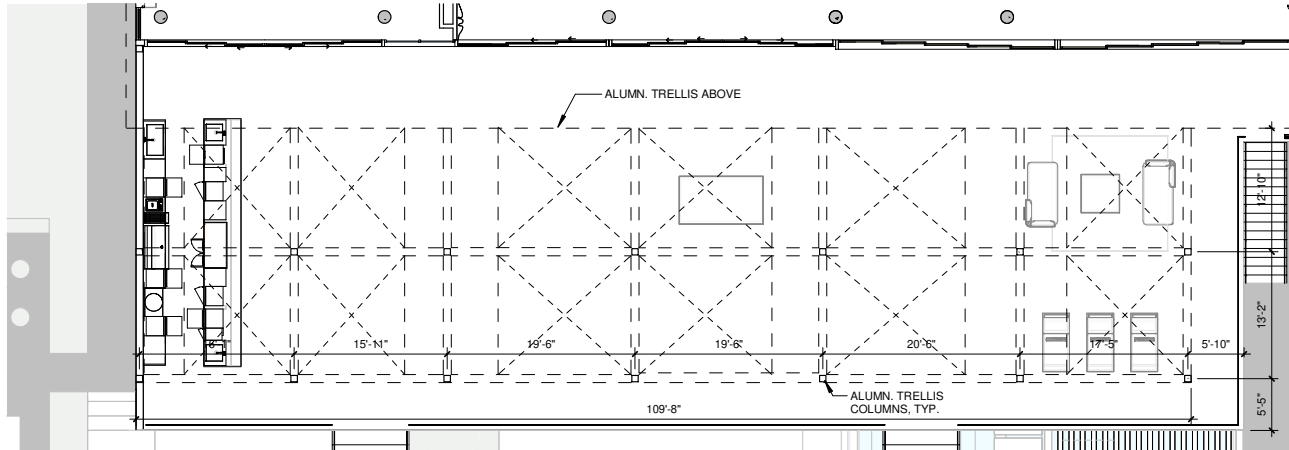




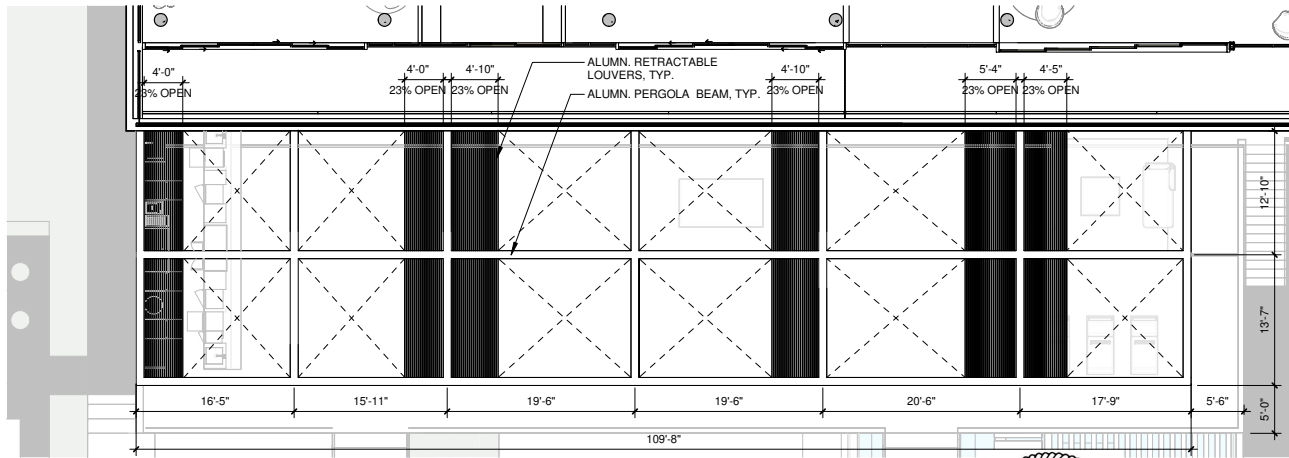
MAXIMUM LOT COVERAGE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
30% OF LOT AREA	
62,081.75 x .30 = 18,624.53	
PROVIDED	
	COLOR LEGEND
MAIN STRUCTURE	10,763
COVERED AREA 1	33
COVERED AREA 2	295
COVERED AREA 3	778
FIRST LEVEL BELOW	2,069
ACCESSORY BLDG #1A	1,330
ACCESSORY BLDG #1B	720
COVERED AREA 4	21
COVERED AREA 5	160
ACCESSORY BLDG #2	1,316
EXISTING STRUCTURE	1,113
TOTAL	18,598
	29.96%
TRELLIS	2,604
	4.19% OF LOT
TOTAL WITH TRELLIS	21,202
	34.15%

1 SECOND LEVEL - Dependent 1
1" = 30'-0"



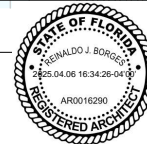


1 PERGOLA PLAN - FIRST LEVEL



2 PERGOLA PLAN - SECOND LEVEL

VARIANCE REQUEST 3:
 Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.





VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.



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Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

PERGOLA WITH ALUMN. LOUVERS



VARIANCE REQUEST 3:
Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

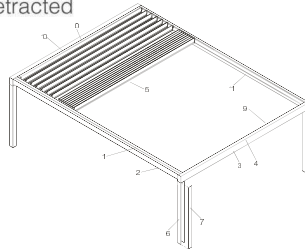
PERGOLA WITH FABRIC ENCLOSURE

ALUMINIUM PERGOLA DETAILS

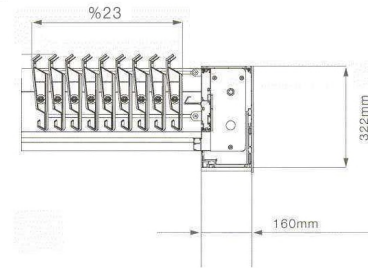
Fully Closed



Retracted



Side Elevation



Retracted & Tilted

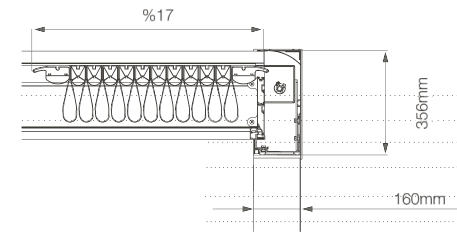
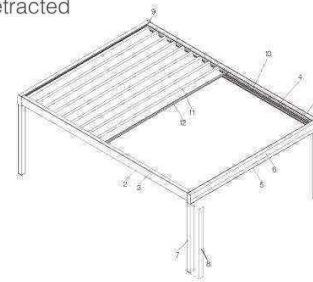


FABRIC PERGOLA DETAILS

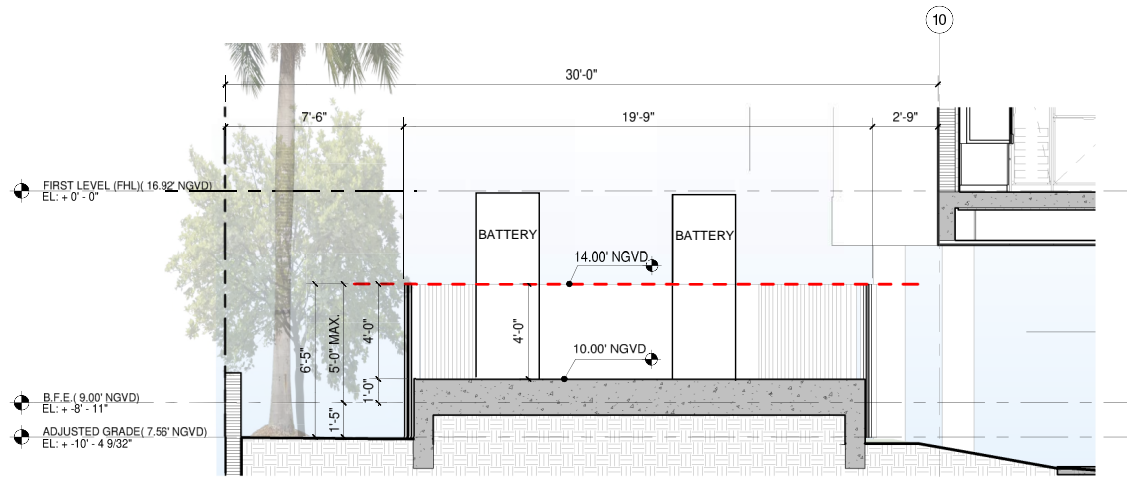
Fully Closed



Retracted

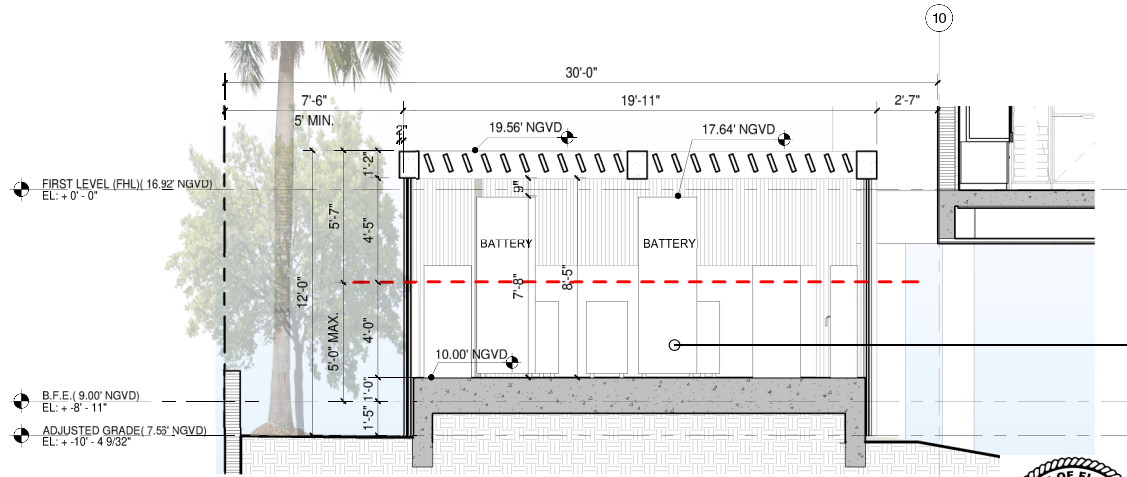


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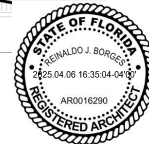
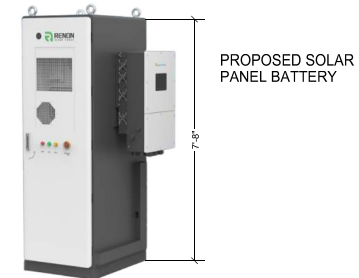
ORIGINAL DRB PLAN

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')



VARIANCE REQUEST

PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD





ORIGINAL DRB PLAN

MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')



VARIANCE REQUEST

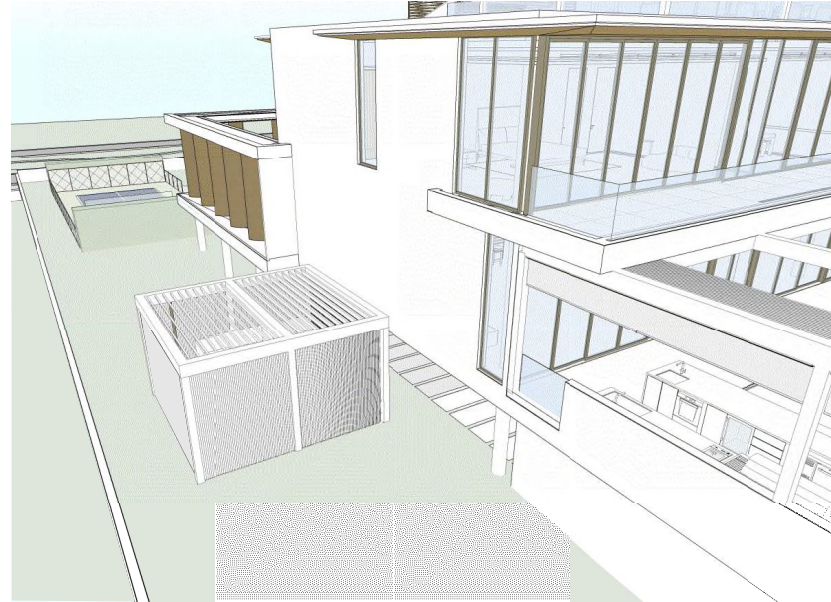
PROPOSED HEIGHT OF NEW MECHANICAL EQUIPMENT TO BE 17.64' NGVD
 PROPOSED HEIGHT OF SCREENING ELEMENT AND TRELLIS TO BE 19.56' NGVD





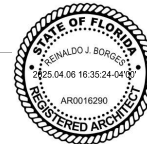
ORIGINAL DRB PLAN

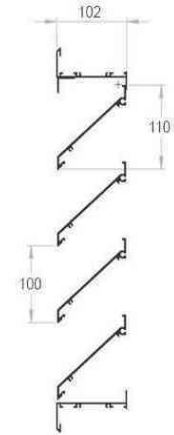
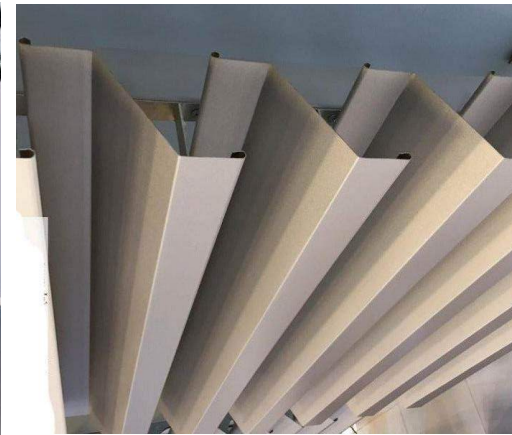
MECHANICAL EQUIPMENT AND SCREENING ELEMENT TO BE PROVIDED AT A MAXIMUM ELEVATION OF 14' NGVD (B.F.E. 9' +5')



VARIANCE REQUEST

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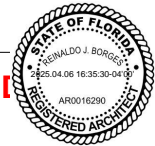




PS-01 PAINTED SMOOTH STUCCO FINISH
VP-01 VENETIAN PLASTER FINISH
MT-01 METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH
ST-01 EXTERIOR TILE CLADDING LARGE FORMAT
ST-02 EXTERIOR STONE CLADDING LARGE FORMAT
ST-03 EXTERIOR TILE CLADDING SMALL FORMAT.
WD-01 CLADDED IN SOLID HARDWOOD



PD-01 PIVOT ALUMINIUM DOOR CLADDED IN HARDWOOD
MS-01 ALUMINIUM MECHANICAL SCREEN
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME
GLR IMPACT GLASS HANDRAIL - CLEAR





PS-01
PAINTED SMOOTH
STUCCO FINISH

ST-01
EXTERIOR TILE CLADDING LARGE
FORMAT

ST-02
EXTERIOR STONE CLADDING
LARGE FORMAT

ST-03
EXTERIOR TILE CLADDING SMALL
FORMAT

WD-01
CLADD IN SOLID HARDWOOD

GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME

GLR
IMPACT GLASS HANDRAIL - CLEAR

WT
ALUMINIUM TRELLIS
CLADD IN WOOD



PS-01 PAINTED SMOOTH STUCCO FINISH

VP-01 VENETIAN PLASTER FINISH

ST-01 EXTERIOR TILE CLADDING LARGE FORMAT

ST-02 EXTERIOR STONE CLADDING LARGE FORMAT

ST-03 EXTERIOR TILE CLADDING SMALL FORMAT

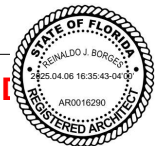
WD-01 CLADDED IN SOLID HARDWOOD



MS-01 ALUMINIUM MECHANICAL SCREEN

GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME

GLR IMPACT GLASS HANDRAIL - CLEAR





PS-01
PAINTED SMOOTH
STUCCO FINISH



MT-01
METAL COLUMN COVER, BRUSHED
BRONZE ALUMINIUM FINISH



ST-01
EXTERIOR TILE CLADDING LARGE
FORMAT



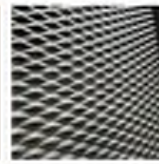
ST-02
EXTERIOR STONE CLADDING
LARGE FORMAT



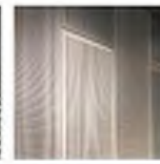
ST-03
EXTERIOR TILE CLADDING SMALL
FORMAT.



WD-01
CLADDEN IN SOLID HARDWOOD



MS-01
ALUMINIUM MECHANICAL
SCREEN



MS-02
METAL SCREEN

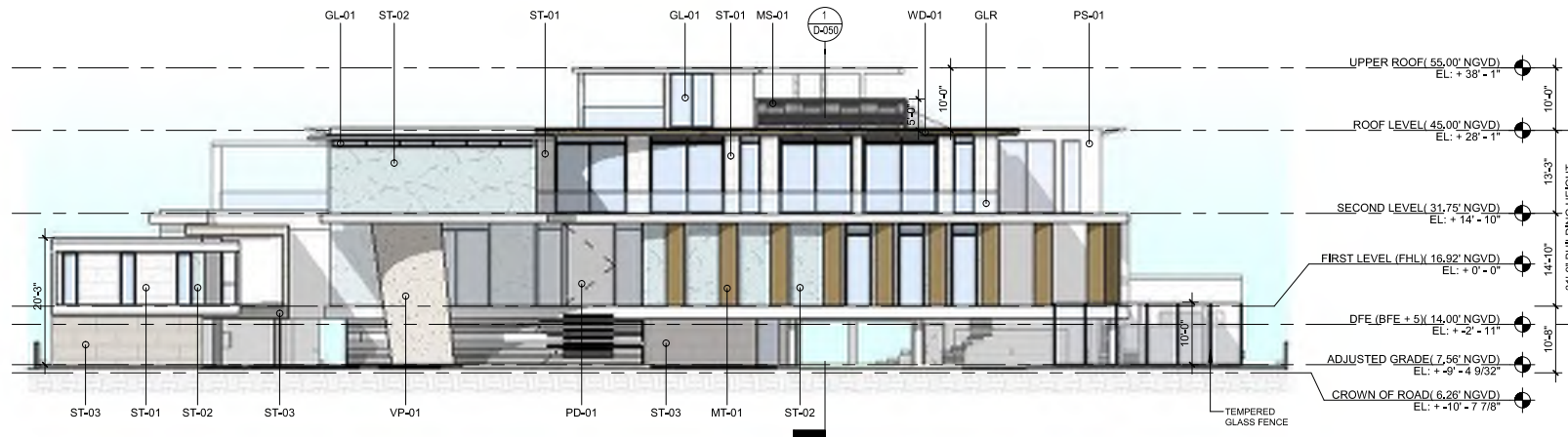


GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME



GLR
IMPACT GLASS HANDRAIL - CLEAR





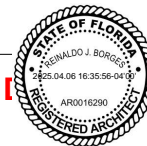
① NORTH ELEVATION
1/16" = 1'-0"

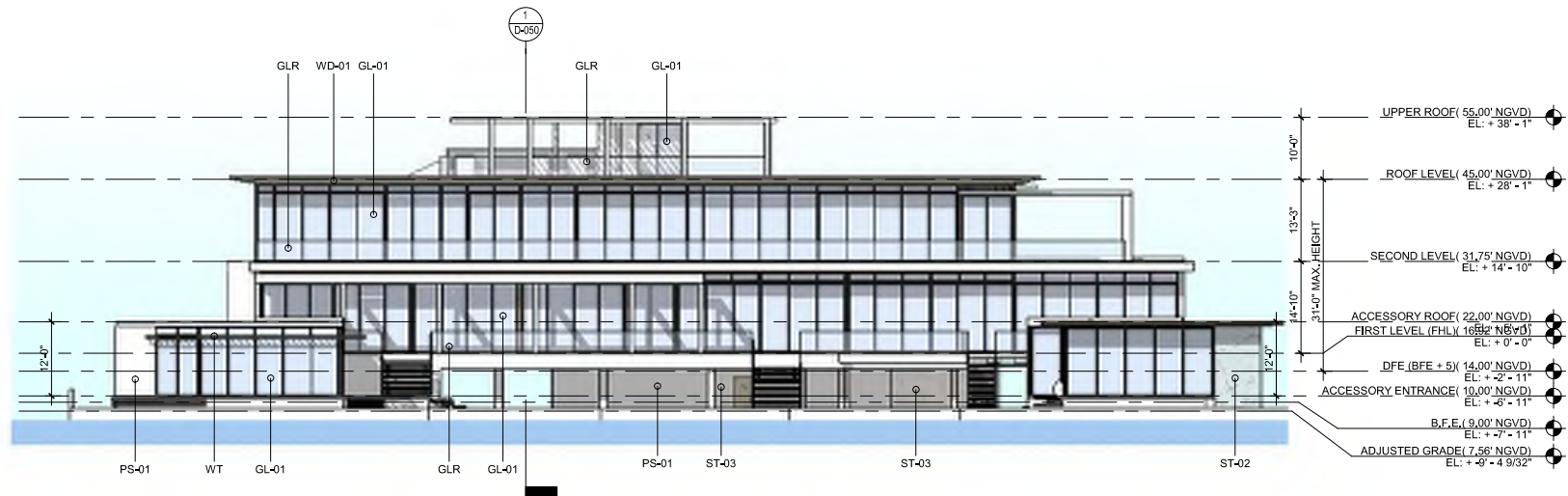


PS-01 PAINTED SMOOTH STUCCO FINISH
VP-01 VENETIAN PLASTER FINISH
MT-01 METAL COLUMN COVER, BRUSHED BRONZE ALUMINIUM FINISH
ST-01 EXTERIOR TILE CLADDING LARGE FORMAT
ST-02 EXTERIOR STONE CLADDING LARGE FORMAT
ST-03 EXTERIOR TILE CLADDING SMALL FORMAT.
WD-01 CLADDEN IN SOLID HARDWOOD



PD-01 PIVOT ALUMINIUM DOOR CLADDEN IN HARDWOOD
MS-01 ALUMINIUM MECHANICAL SCREEN
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME
GLR IMPACT GLASS HANDRAIL - CLEAR



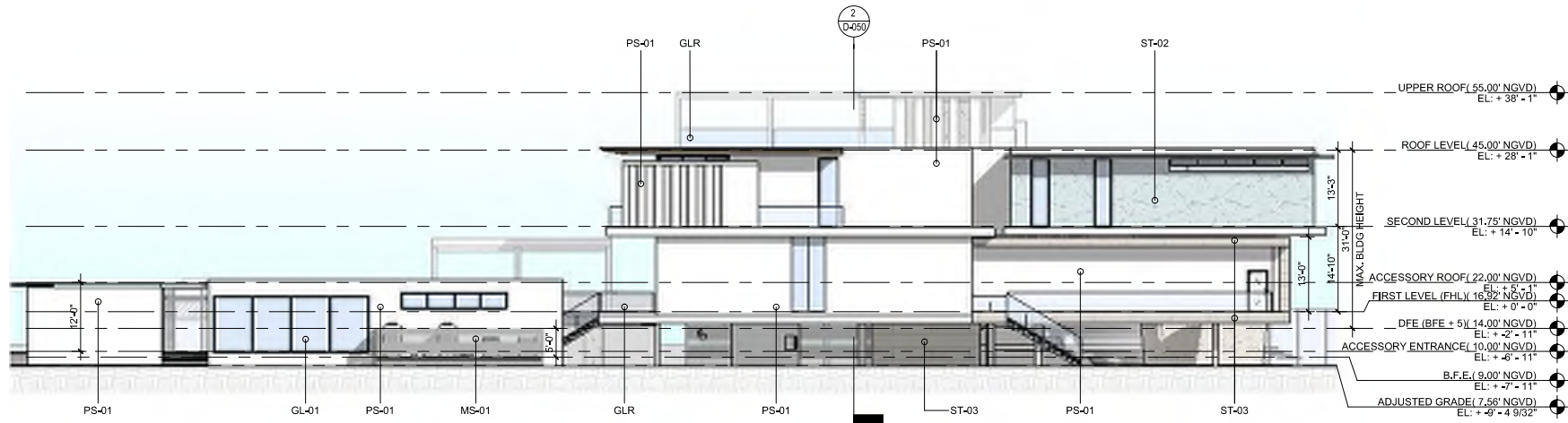


① SOUTH ELEVATION
1/16" = 1'-0"



- PS-01**
PAINTED SMOOTH
STUCCO FINISH
- ST-01**
EXTERIOR TILE CLADDING LARGE
FORMAT
- ST-02**
EXTERIOR STONE CLADDING
LARGE FORMAT
- ST-03**
EXTERIOR TILE CLADDING SMALL
FORMAT.
- WD-01**
CLADDEN IN SOLID HARDWOOD
- GL-01**
IMPACT GLAZING - CLEAR W/
BRONZE FRAME
- GLR**
IMPACT GLASS HANDRAIL - CLEAR
- WT**
ALUMINIUM TRELLIS
CLADDEN IN WOOD





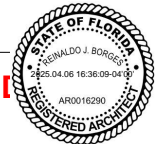
1 EAST ELEVATION
1/16" = 1'-0"

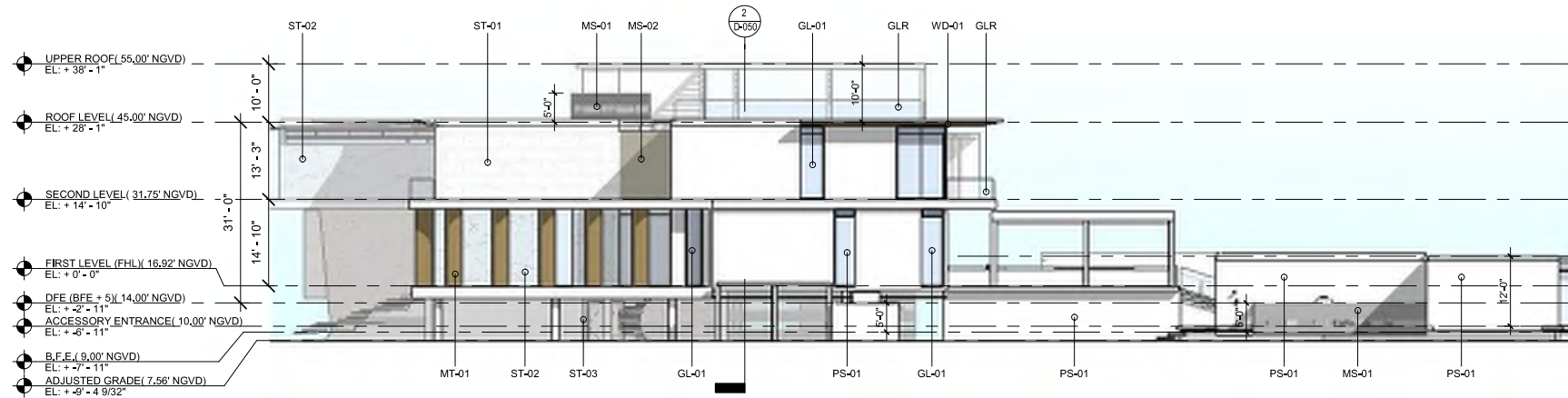


PS-01 PAINTED SMOOTH STUCCO FINISH
VP-01 VENETIAN PLASTER FINISH
ST-01 EXTERIOR TILE CLADDING LARGE FORMAT
ST-02 EXTERIOR STONE CLADDING LARGE FORMAT
ST-03 EXTERIOR TILE CLADDING SMALL FORMAT
WD-01 CLADDEN IN SOLID HARDWOOD



MS-01 ALUMINUM MECHANICAL SCREEN
GL-01 IMPACT GLAZING - CLEAR W/ BRONZE FRAME
GLR IMPACT GLASS HANDRAIL - CLEAR





① WEST ELEVATION
1/16" = 1'-0"



PS-01
PAINTED SMOOTH
STUCCO FINISH



GLR
IMPACT GLASS HANDRAIL - CLEAR



MT-01
METAL COLUMN COVER, BRUSHED
BRONZE ALUMINIUM FINISH



ST-01
EXTERIOR TILE CLADDING LARGE
FORMAT



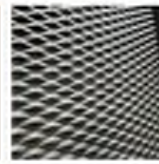
ST-02
EXTERIOR STONE CLADDING
LARGE FORMAT



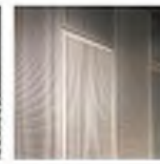
ST-03
EXTERIOR TILE CLADDING SMALL
FORMAT.



WD-01
CLADDEN IN SOLID HARDWOOD



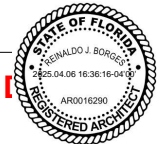
MS-01
ALUMINIUM MECHANICAL
SCREEN

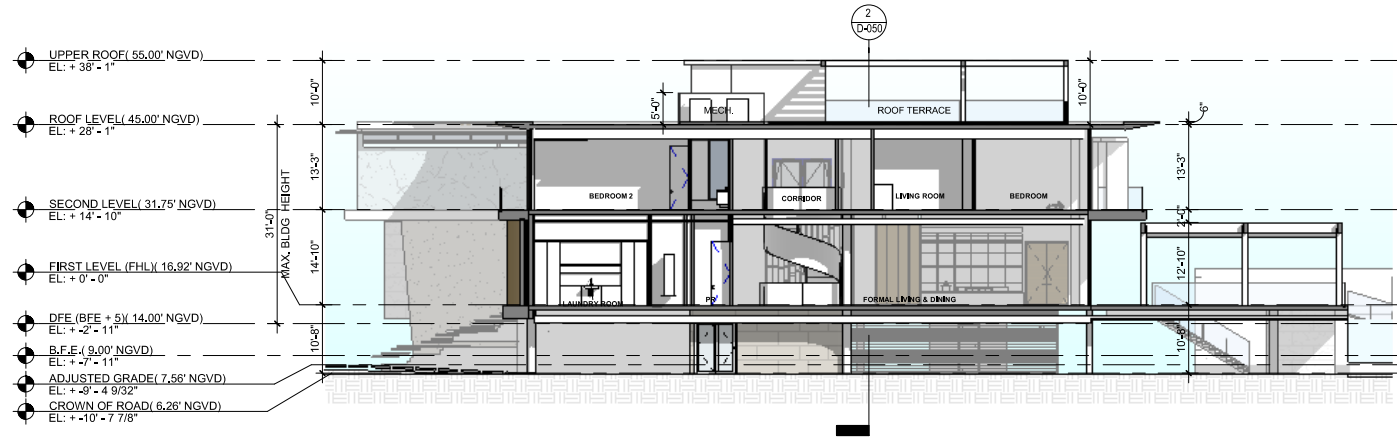


MS-02
METAL SCREEN

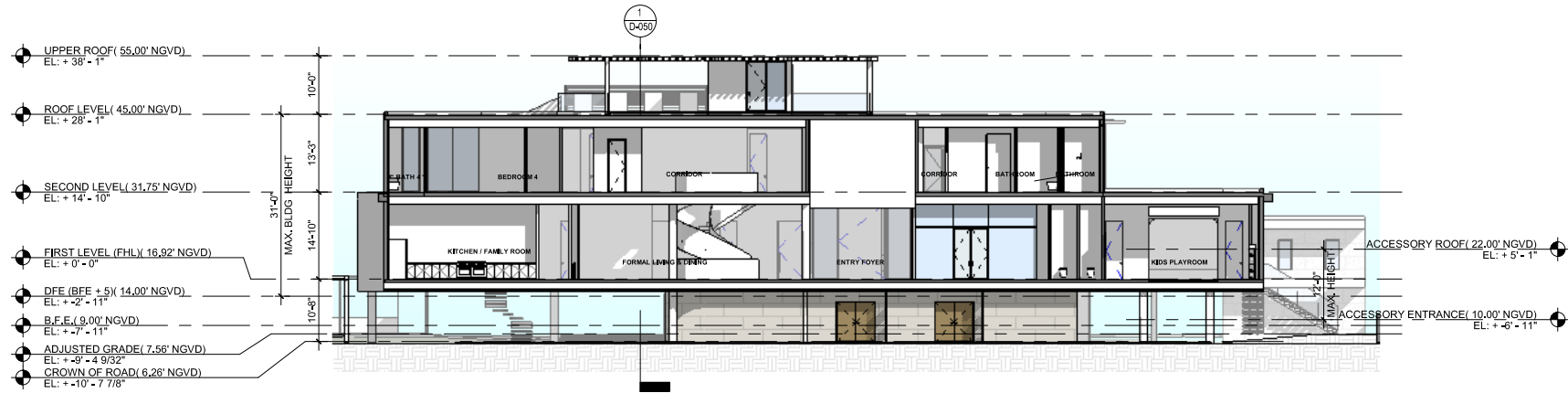


GL-01
IMPACT GLAZING - CLEAR W/
BRONZE FRAME





① Section 2
1/16" = 1'-0"



② Section 1
1/16" = 1'-0"

SCOPE OF WORK

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

VARIANCE REQUEST 1: Provide an enclosed, air-conditioned storage area within the understory.

VARIANCE REQUEST 2: Provide concrete area within the understory for structural purposes surrounding support columns and pool areas

VARIANCE REQUEST 3: Exceed the maximum permitted lot coverage by 4.15% to provide an operable aluminum trellis, rather than a trellis with fabric covering, that exceeds a projection of five (5) feet from the exterior wall.

VARIANCE REQUEST 4: Provide mechanical equipment and screening elements in side yard to exceed maximum height of B.F.E. + 3.

PROPERTY OWNER

94 PALM RESIDENCE LLC

ARCHITECT

BORGES ARCHITECTS + ASSOCIATES

237 S Dixie Hwy, Floor 4, Suite 419
Coral Gables, Florida 33131
O: 305.374.9216

Reinaldo Borges - rborges@borgesarchitects.com
Emilia Garcia - egarcia@borgesarchitects.com

LANDSCAPE ARCHITECT

L&ND

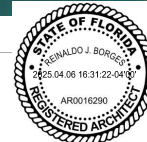
7294 NW 1st Court
Miami, FL
O: +1-614-439-4895
Matthew Lewis - matt@land.design

SHEET INDEX

ARCHITECTURE

- D-000 COVER
- D-001 INDEX & SITE LOCATION
- D-002.a RENDER
- D-002.b RENDER
- D-002.c RENDER
- D-002.d RENDER
- D-002.e RENDER
- D-002.f RENDER
- D-002.g RENDER
- D-002.h RENDER
- D-005 NEIGHBORHOOD ANALYSIS
- D-010 ZONING DATA
- D-011 NET LOT AREA CALCULATION
- D-012 SITE PLAN
- D-013 GRADE LEVEL PLAN
- D-014 FIRST LEVEL FLOOR PLAN
- D-015 SECOND LEVEL FLOOR PLAN
- D-016 ROOF LEVEL FLOOR PLAN
- D-020 LOT COVERAGE DIAGRAM
- D-021 UNIT SIZE DIAGRAM
- D-022 UNIT SIZE DIAGRAM
- D-023 UNIT SIZE DIAGRAM
- D-024 UNIT SIZE DIAGRAM
- D-032 VARIANCE 1 - DIAGRAM
- D-033.a VARIANCE 2 - DIAGRAM
- D-033.b VARIANCE 2 - DIAGRAM
- D-033.c VARIANCE 2 - DIAGRAM
- D-033.d VARIANCE 2 - DIAGRAM
- D-033.e VARIANCE 2 - DIAGRAM
- D-034.a VARIANCE 3 - DIAGRAM
- D-034.b VARIANCE 3 - DIAGRAM
- D-034.c VARIANCE 3 - DIAGRAM
- D-034.d VARIANCE 3 - DIAGRAM
- D-034.e VARIANCE 3 - DIAGRAM

- D-035.a VARIANCE 4 - DIAGRAM
- D-035.b VARIANCE 4 - DIAGRAM
- D-035.c VARIANCE 4 - DIAGRAM
- D-035.d VARIANCE 4 - DIAGRAM
- D-035.e VARIANCE 4 - DIAGRAM
- D-040 RENDERED NORTH ELEVATION
- D-041 RENDERED SOUTH ELEVATION
- D-042 RENDERED EAST ELEVATION
- D-043 RENDERED WEST ELEVATION
- D-045 NORTH ELEVATION
- D-046 SOUTH ELEVATION
- D-047 EAST ELEVATION
- D-048 WEST ELEVATION
- D-050 SECTION

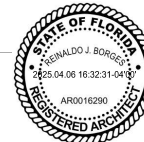


SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

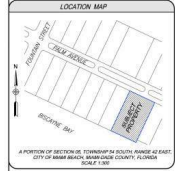
ITEM #	Project Information				
1	Address:	94 PALM AVENUE MIAMI BEACH, FL 33139			
2	Folio number(s):	02-4205-001-0330			
3	Board and file number(s):	DRB25-1087			
4	Year built: 2003	Zoning District:	RS-1		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	9 & 10	Grade value in NGVD:	6.12'	
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	(9+6.12)/2=7.56'	Free board:	5	
10	30" above grade:	8.62	Lot Area:	64,288 SF (32,144 SQ FT) (200' x 320')	
11	Lot width:	200'	Lot Depth:	320'	
12	Max Lot Coverage SF and %:	18,624.53 SF / 30%	Proposed Lot Coverage SF and %:	21,202 SF / 34.15%	
13	Existing Lot Coverage SF and %:		Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	4,228 SF / 70.47%	Rear Yard Open Space SF and %:	6,526 SF / 70.18%	
15	Max Unit Size SF and %:	31,040.88 SF / 50%	Proposed Unit Size SF and %:	29,414 SF / 47.38%	
16	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	10,637 SF	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,947 SF / 20.21%			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	YES		
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	31'		31'	N/A
	Front Setbacks:	30'		65'-7"	N/A
20	Front First level:	20'		92'-1"	N/A
	Front second level:	30'		65'-7"	N/A
	Front second level if lot coverage is 25% or greater:				
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35'		65'-7"	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A		N/A	N/A
22	Sum of side yard :	50'-0"		50'-0"	N/A
23	Side 1:	20'-0"		20'-0"	N/A
24	Side 2 or (facing street):	20'-0"		30'-0"	N/A
25	Rear:	46'-5 3/4"		123'-2"	N/A
26	Accessory Structure Side 1:	7'-8"		7'-8" / 20'-0"	N/A
27	Accessory Structure Side 2 or (facing street) :	7'-8"		7'-8" / 30'-0"	N/A
28	Accessory Structure Rear:	23'-3"		23'-3"	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.



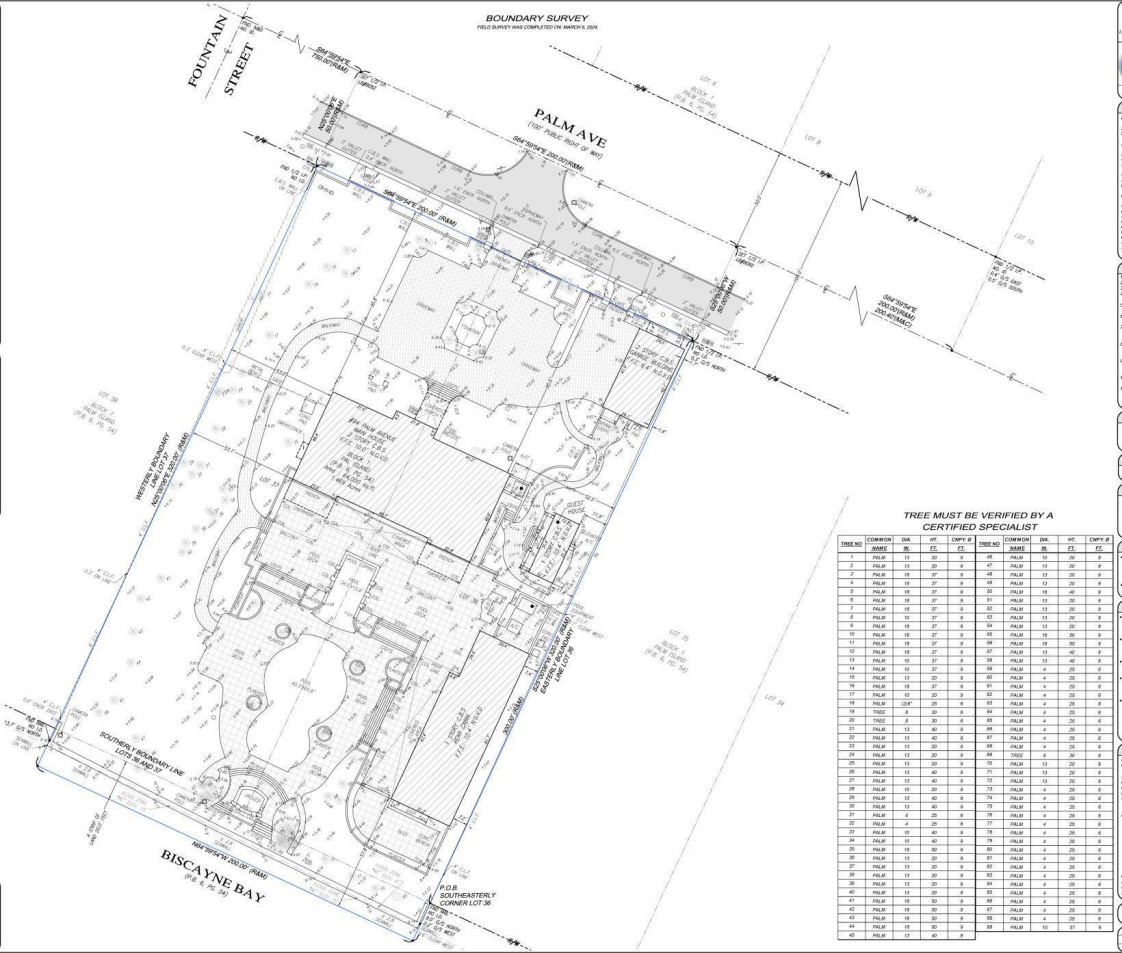
LEGEND AND ABBREVIATIONS

1. CENTERLINE	2. RIGHT-OF-WAY	3. EASEMENT	4. EASEMENT	5. EASEMENT	6. EASEMENT	7. EASEMENT	8. EASEMENT	9. EASEMENT	10. EASEMENT	11. EASEMENT	12. EASEMENT	13. EASEMENT	14. EASEMENT	15. EASEMENT	16. EASEMENT	17. EASEMENT	18. EASEMENT	19. EASEMENT	20. EASEMENT	21. EASEMENT	22. EASEMENT	23. EASEMENT	24. EASEMENT	25. EASEMENT	26. EASEMENT	27. EASEMENT	28. EASEMENT	29. EASEMENT	30. EASEMENT	31. EASEMENT	32. EASEMENT	33. EASEMENT	34. EASEMENT	35. EASEMENT	36. EASEMENT	37. EASEMENT	38. EASEMENT	39. EASEMENT	40. EASEMENT	41. EASEMENT	42. EASEMENT	43. EASEMENT	44. EASEMENT	45. EASEMENT	46. EASEMENT	47. EASEMENT	48. EASEMENT	49. EASEMENT	50. EASEMENT	51. EASEMENT	52. EASEMENT	53. EASEMENT	54. EASEMENT	55. EASEMENT	56. EASEMENT	57. EASEMENT	58. EASEMENT	59. EASEMENT	60. EASEMENT	61. EASEMENT	62. EASEMENT	63. EASEMENT	64. EASEMENT	65. EASEMENT	66. EASEMENT	67. EASEMENT	68. EASEMENT	69. EASEMENT	70. EASEMENT	71. EASEMENT	72. EASEMENT	73. EASEMENT	74. EASEMENT	75. EASEMENT	76. EASEMENT	77. EASEMENT	78. EASEMENT	79. EASEMENT	80. EASEMENT	81. EASEMENT	82. EASEMENT	83. EASEMENT	84. EASEMENT	85. EASEMENT	86. EASEMENT	87. EASEMENT	88. EASEMENT	89. EASEMENT	90. EASEMENT	91. EASEMENT	92. EASEMENT	93. EASEMENT	94. EASEMENT	95. EASEMENT	96. EASEMENT	97. EASEMENT	98. EASEMENT	99. EASEMENT	100. EASEMENT
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REVISIONS

DATE	DATE	REV	BY



TREE MUST BE VERIFIED BY A CERTIFIED SPECIALIST

TREES	COMMON	DBH	HGT	EST.	EST.	TREES	COMMON	DBH	HGT	EST.	EST.
1	PALM	13	24	5	48	PALM	13	20	5	48	48
2	PALM	13	20	5	47	PALM	13	20	5	47	47
3	PALM	18	27	5	52	PALM	13	20	5	47	47
4	PALM	18	27	5	48	PALM	13	20	5	47	47
5	PALM	18	27	5	52	PALM	13	20	5	47	47
6	PALM	18	27	5	54	PALM	13	20	5	47	47
7	PALM	18	27	5	52	PALM	13	20	5	47	47
8	PALM	18	27	5	58	PALM	13	20	5	47	47
9	PALM	18	27	5	52	PALM	13	20	5	47	47
10	PALM	18	27	5	58	PALM	13	20	5	47	47
11	PALM	18	27	5	52	PALM	13	20	5	47	47
12	PALM	18	27	5	58	PALM	13	20	5	47	47
13	PALM	18	27	5	58	PALM	13	20	5	47	47
14	PALM	18	27	5	58	PALM	13	20	5	47	47
15	PALM	13	20	5	48	PALM	13	20	5	47	47
16	PALM	18	27	5	52	PALM	13	20	5	47	47
17	PALM	18	27	5	52	PALM	13	20	5	47	47
18	TREE	8	20	5	48	PALM	13	20	5	47	47
19	TREE	8	20	5	44	PALM	13	20	5	47	47
20	TREE	8	20	5	48	PALM	13	20	5	47	47
21	PALM	13	20	5	48	PALM	13	20	5	47	47
22	PALM	13	20	5	48	PALM	13	20	5	47	47
23	PALM	13	20	5	48	TREE	8	20	5	48	48
24	PALM	13	20	5	75	PALM	13	20	5	47	47
25	PALM	13	20	5	71	PALM	13	20	5	47	47
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31	PALM	13	20	5	77	PALM	13	20	5	47	47
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42	PALM	18	27	5	82	PALM	13	20	5	47	47
43	PALM	18	27	5	82	PALM	13	20	5	47	47
44	PALM	18	27	5	82	PALM	13	20	5	47	47
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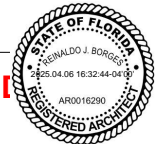
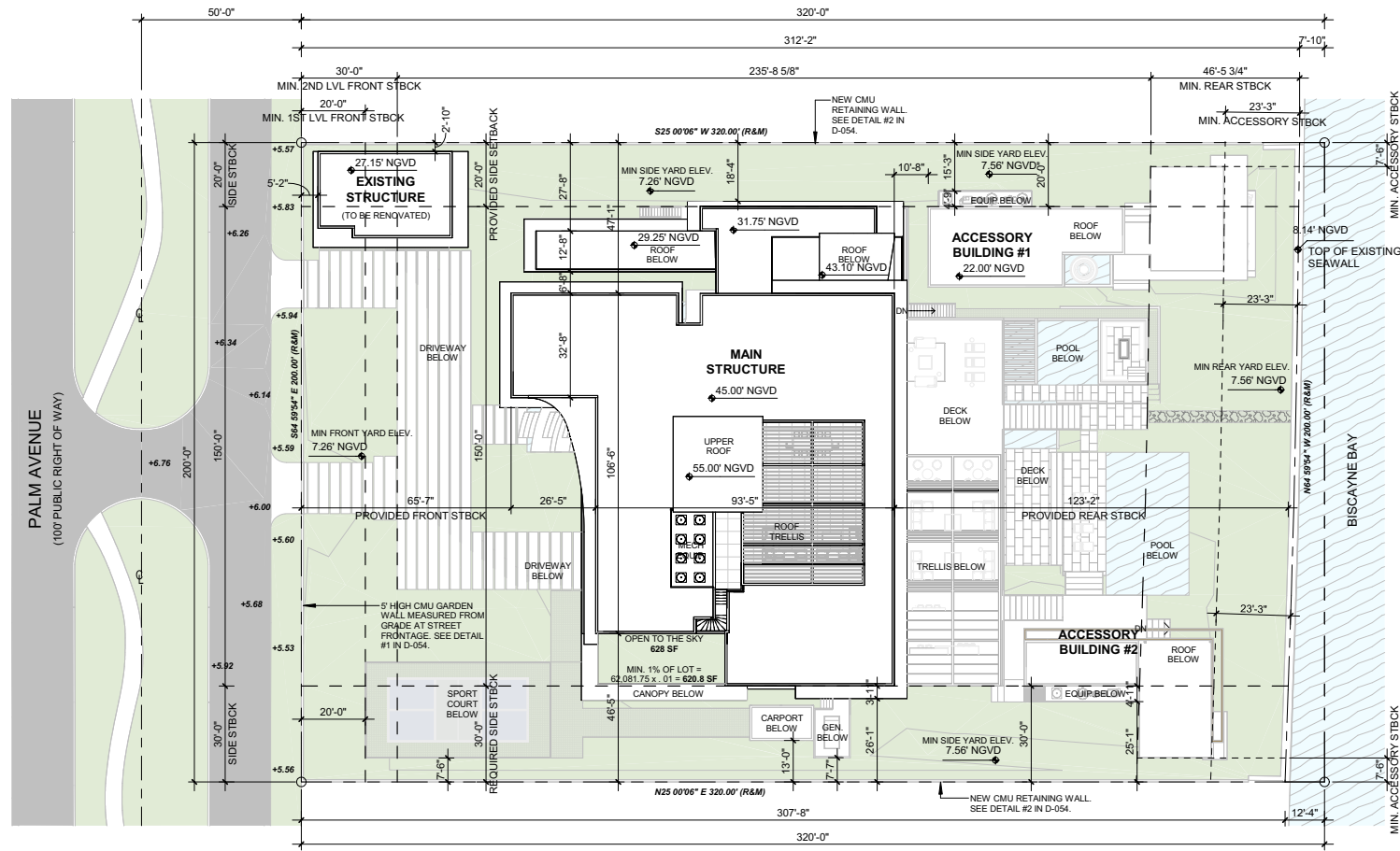
BOUNDARY SURVEY
CENTRE DEVELOPMENT
FIELD SURVEY WAS COMPLETED ON MARCH 8, 2024

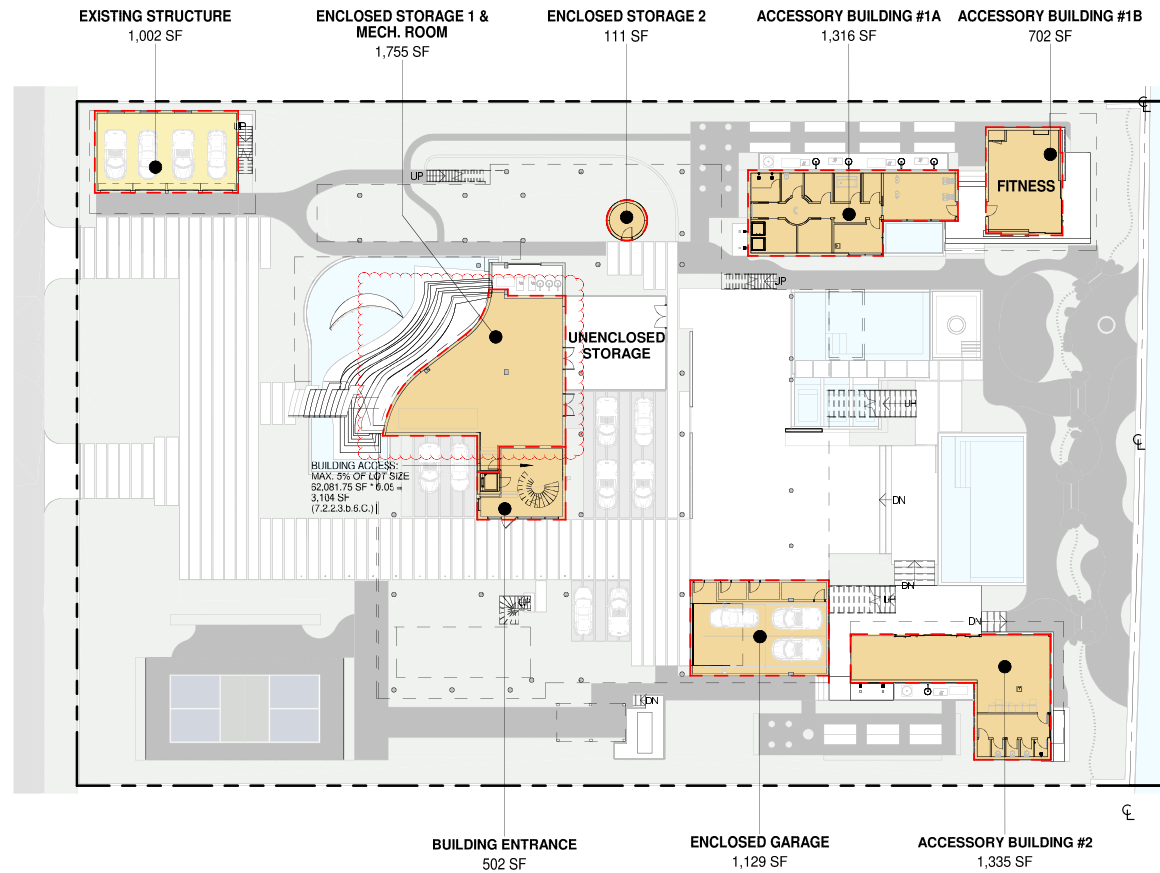
J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
REGISTERED PROFESSIONAL LAND SURVEYORS
STATE OF FLORIDA LICENSE NO. 12456
10000 BISCAYNE BLVD., SUITE 200, MIAMI, FL 33146
PH: 305.444.1111 FAX: 305.444.1112

DRAWN BY: C.A.F. CHECKED BY: J.C.H. DATE: 03/08/24
DATE: 03/08/24

LEGAL DESCRIPTION
LOT 36 AND 37, BLOCK 8, OF PALM RESIDENCE ACCORDING TO THE PLAT THEREOF AS RECORDED IN BOOK 26, PAGE 22, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

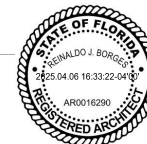
SURVEYORS NOTES
1. FIELD SURVEY WAS COMPLETED ON MARCH 8, 2024.
2. LEGAL DESCRIPTION AND PROPERTY BY THE CLIENT.
3. SURVEY POINTS WERE ESTABLISHED BY THE SURVEYOR.
4. ALL DISTANCES WERE MEASURED BY THE SURVEYOR.
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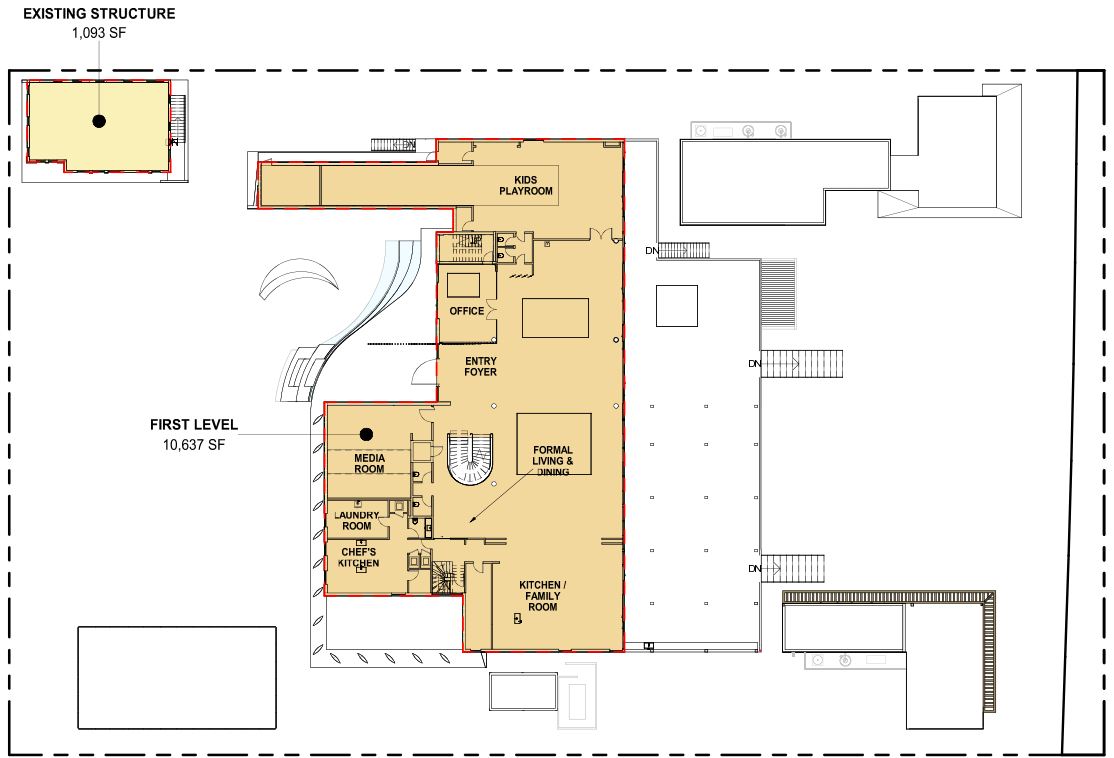




MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 = 31,040.88	
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	
	10,214
ROOF LEVEL	
	297
TOTAL	30,014
	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
	47.38%

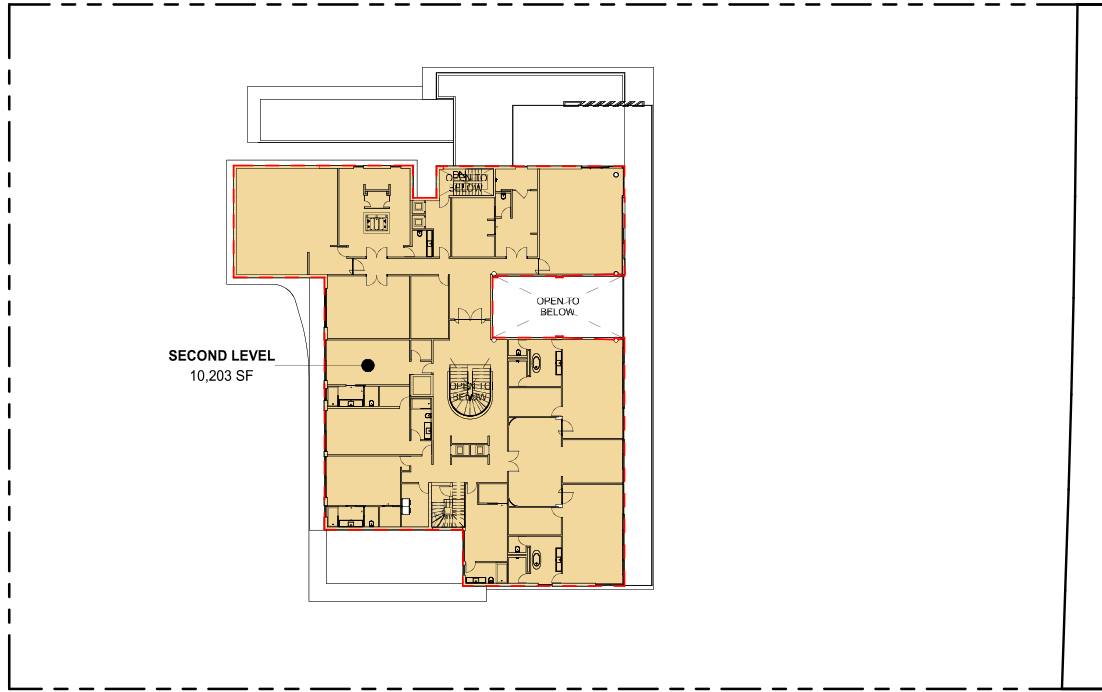
1 UNDERSTORY LEVEL
1" = 30'-0"





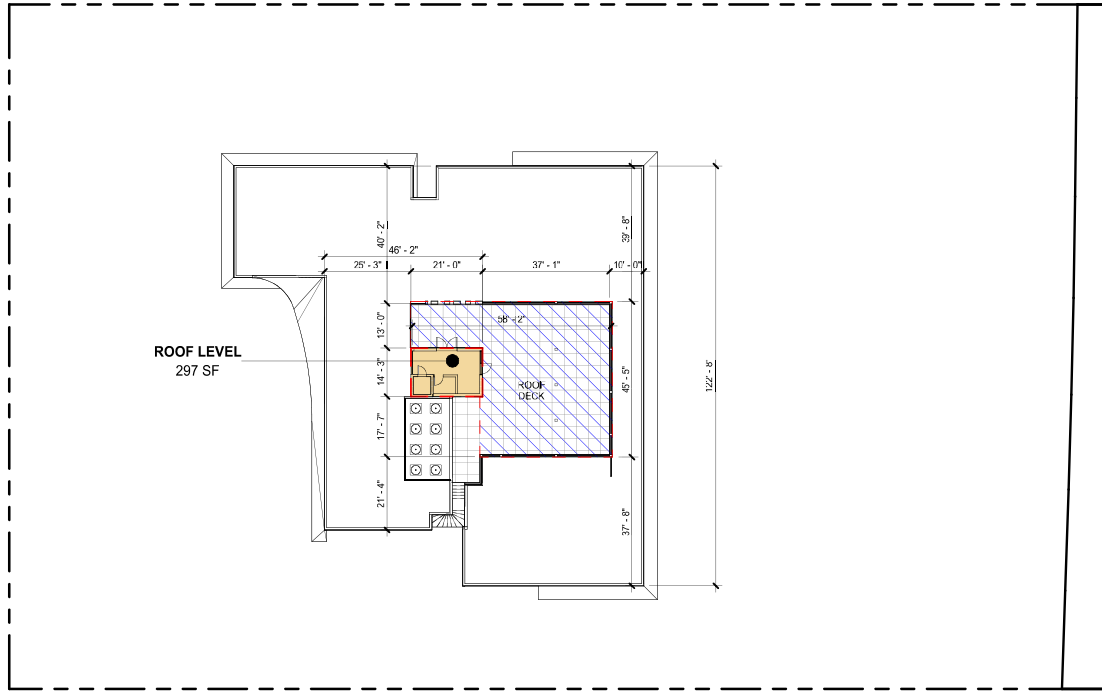
1 FIRST MAIN FLOOR
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 = 31,040.88	
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,092
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	
	10,214
ROOF LEVEL	
	297
TOTAL	30,014
	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
	47.38%



1 SECOND LEVEL
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
LOT AREA = 62,081.75	
ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 = 31,040.88	
PROVIDED	
UNDERSTORY LEVEL	
BUILDING ENTRANCE	423
ENCLOSED STORAGE 1 & MECH.	1,755
ENCLOSED STORAGE 2	111
ENCLOSED GARAGE	1,129
ACCESSORY BLDG #1A	1,316
ACCESSORY BLDG #1B	702
ACCESSORY BLDG #2	1,335
EXISTING BLDG	1,002
TOTAL	7,773
FIRST LEVEL	
MAIN STRUCTURE	10,637
EXISTING BLDG	1,093
TOTAL	11,730
SECOND LEVEL	
	10,214
ROOF LEVEL	
	297
TOTAL	30,014
	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
	47.38%



1 ROOF LEVEL
1" = 30'-0"

MAXIMUM UNIT SIZE (SF)	
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ALLOWABLE	
50% OF LOT AREA	
62,081.75 x .50 = 31,040.88	
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ROOF LEVEL	
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TOTAL	30,014
	48.35%
GARAGE CREDIT	-600.00
TOTAL	29,414
	47.38%

ROOF STANDARDS		
ALLOWABLE	PROVIDED	COLOR LEGEND
ROOF DECK AREA		
25% OF ENCLOSED FLOOR BELOW AREA OF LEVEL BELOW=10,214	2,113 SF PROVIDED	
10,214 SF x .25 = 2,553.5 SF ALLOWED	20.69%	
ROOF COVERED STRUCTURE		
20% OF ENCLOSED FLOOR BELOW AREA OF LVL BELOW = 10,214	2,023 SF PROVIDED	
10,214 SF x .20 = 2,042.8 SF ALLOWED	19.81%	

