

DRB REVISION NARRATIVE

DRB18-0358 – 320 South Hibiscus Dr. (East Parcel)

Notice to Proceed: 02/11/19

DRB Meeting Date: 05/07/19

**DRB Review Board**

1. Deficiencies in Architectural presentation & Design/ appropriateness comments & Variance/  
Zoning Comments:
  - A. Mechanical Lifts
    - i. Variance for car lifts at garage requested. Please see sheet A-2.1 for note.  
Also see sheet A-5.2 for a section.
  - B. Waiver #1 - +2'
    - i. Please see sheet A-5.1 requesting Waiver.
  - C. Waiver #2 – 70% limitation to 86%
    - i. Please see sheet A-1.2 requesting Waiver.
  - D. Waiver #3 – Open space North Side.
    - i. Please see sheet A-5.0 requesting Waiver.
  - E. Waiver #4 – Open space South Side.
    - i. Please see sheet A-5.0 requesting Waiver.
  - F. Variance #1: Lot coverage permitted 25%. Proposed 30%.
    - i. Issue has been addressed with James Murphy. Lot coverage permitted is 30%.
  - G. Variance #2: Unit size permitted: 40%. Proposed 49%
    - i. Issue has been addressed with James Murphy. Unit size permitted is 50%.
  - H. Returning to PB on March 26, 2019 to modify PB18-0220 specifically the applicant is requesting the removal of the conditions that prevents the applicant to request DRB waivers. Conditions B1 f-h
  - I. Minimum garage slab elevation for detached or attached garage: 8.13 NGVD. Refer to grade calculations.
    - i. Please see site plan for Garage Finished floor elevation, sheet A-2.0.  
Elevation varies from 8.17' to 8.30'.
  - J. Front Yard: Min 6.56 Max 8.76, Rear Yard: Min 6.56 Max 12, Side Yard: Min: 6.56 Max 8.76
    - i. Site has been graded to meet these standards. Please refer to sheet A-2.0 for reference.
  - K. All fences, gates and perimeter wall shall be measured from grade.
    - i. Please see Elevations, sheets A-3.0, 3.1 for note specifying that all fences, gates and perimeter walls shall be measured from grade.

- L. Revise zoning information. Based on lot width of 90' and lot depth of 178.7', the lot area is 16,083' SF.
    - i. The Zoning Sheet A-0.5 has been updated.
  - M. Accessory building shall be setback 5'-0" from any element of the main house. See Roof Plan.
    - i. Please see sheet A-2.3. Balcony was drawn incorrectly.
  - N. Finish Floor of garage shall be not lower than adjusted grade or 8.13' NGVD.
    - i. Please see site plan for Garage Finished floor elevation, sheet A-2.0. Elevation varies from 8.17' to 8.30'.
  - O. Add "Final Submittal" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.
    - i. Final Submittal has been added to front cover title. All pages have been dated on the lower right hand side.
  - P. Add narrative response sheet.
    - i. This is the narrative response sheet.
2. Landscape Comments
- A. Please see written response from Landscape Architect.

**MUNICIPAL COMMENT RESPONSES**

Project	<u>310 South Hibiscus Dr. West</u>	Job No.	
Municipality.	<u>City of Miami Beach</u>	Date	08 March, 2019
Permit No	.....	Review:	Feb., 2019

**DRB Landscape Comments**

Discipline	Comment	Response
Landscape comments	1- Provide a written response to comments.	Noted. Please find attached written response to comments.
Landscape comments	2- Provide a tree disposition plan. Removal of any non-invasive trees with a 6" DBH or greater from private property would require a tree removal permit form CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.	Noted. Please refer to sheet L02 and L03 for reference. Planting and tree disposition sheets will be submitted to Urban Forestry.
Landscape comments	3- The use of silva cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited.	Noted.
Landscape comments	4- A permanent tree bracing/ support system shall be provided for any substantially large plant material proposed on a rooftop.	Noted.

## MUNICIPAL COMMENT RESPONSES

Landscape comments	5- The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by CMB code chapter 126. Understory landscape plan needs to be developed and detailed further. Include standard CMB landscape legend on plans. Landscape legend is available at the following link: <a href="https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-legend-Form-7-11-2016.pdf">https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-legend-Form-7-11-2016.pdf</a>	Noted. Understory plan has been submitted with current submission. Please refer to sheet L05. Landscape legend has been provided. Please refer to sheet L03.
Landscape comments	6- Provide a tree report prepared by a certified arborist for any existing canopy shade proposed for either removal or relocation.	Noted. Arborist report will be provided with current submission.
Prepared by	Marsh Kriplen	



March 8, 2019

Matthew Lewis, Design Director  
LAND  
2610 North Miami Avenue  
Miami, FL 33127

Via e-mail to: matt@land.design

**RE: Certified Arborist Assessment  
320 Hibiscus Drive, Lot 1, Miami Beach, Florida**

New Leaf Environmental, LLC (NLE) is providing this report as a record of our assessment of the trees within the above referenced property. This assessment was conducted by an International Society of Arboriculture Certified Arborist in general accordance with the ANSI A300 Standards for Tree Risk Assessment and associated Best Management Practices (BMP) companion book, for a Level 1 (Limited Visual) Assessment. This assessment is not intended to serve for purposes other than tree permitting for site redevelopment. Trees on the site were identified and assessed in March of 2019 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log. Offsite trees within 10 feet of the property are identified (or characterized based on visibility), with approximate measurements provided.

This assessment is valid for the time at which it was written, and changing site conditions, proposed development, and changes in tree health may affect the future validity of this assessment. This assessment does not cover trees other than those listed on the tree table. Trees on site that are exempt from permitting (by classification of species) and woody plants that do not meet the size requirements to be classified as a tree are not typically included with this assessment, but selected individuals may be included to avoid confusion/clarify regulatory status and to provide consistency with survey data.

### **Project Background & General Site Description**

Development activities are being proposed within this property. The current evaluation of trees onsite is intended to assist with identification of trees to be retained, removed, or relocated as part of demolition and construction. The adjacent aerial depicts an overhead view of the property. The property is bordered by residential properties on the two sides, a roadway to the front, and Biscayne Bay to the rear of the lot.



57 Silver Springs Drive Key Largo, FL 33037  
(954) 643-0423 mmccoy@newleaf.expert

Condition Ratings

Assigned condition ratings follow the categories described in the 10<sup>th</sup> edition for Plant Appraisal:

**Excellent** – nearly perfect vigor and health, free of defects.

**Good** - no significant damage, normal vigor, any defects or health problems are minor/affect only small branches. Function and aesthetics not compromised.

**Fair** – reduced vigor, significant damage/defects in up to 50% of the crown though the defects are unlikely to be fatal. Function and aesthetics are compromised.

**Poor** – unhealthy/in a state of decline, overmature, or severely stressed. Poor vigor. Poor foliage density/color. Defects cannot be detected and are anticipated to contribute to death of the tree. Significant effects on the function and aesthetics of the tree.

**Very Poor** – tree is effectively dead, possibly with some living foliage. Provides little to no function.

**Dead** - tree completely dead. Stumps are recorded when observed and appear to have been cut/tree fallen within the last 3-6 months.

Special Classifications

In addition to the condition ratings, the following special classifications are noted as applicable:

**Hazardous** - trees are identified as those that pose a threat, either imminent or anticipated, to people or valuable property, which cannot be mitigated through proper arboricultural practices, or where accepted arboricultural practices would require their removal, regardless of property redevelopment.

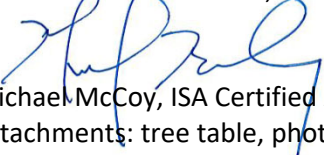
**Non-viable** trees are identified as trees which are currently living and may or may not currently be in poor condition, but may be considered as “dead” or effectively destroyed for regulatory purposes - they cannot continue to grow and thrive in their current condition/location, and cannot be restored or relocated. Examples are trees with a fatal, non-treatable pathogen, trees that have fallen over but continue to grow, and trees growing overtop of infrastructure elements where their removal is required to comply with mandatory infrastructure maintenance and relocation is infeasible. These trees in general do not qualify as hazardous, and are not labeled as effectively destroyed since there was typically no single activity causing an impact to or destruction of the tree.

Measurements were recorded as follows:

Heights were measured using a digital range finder/hypsometer when a clear line of site was available, and otherwise visually approximated. Heights were recorded to the nearest foot up to 20 feet, and in five-foot increments above 20 feet. The height of a canopy was considered the top of the main contiguous area of leaves, and does not include solitary branches that may protrude above this level. Diameter at breast height (DBH) was measured using a diameter tape (where possible), and rounded to the nearest inch, except when rounding up or down would change the regulatory status of the tree. Canopy width measurements are approximated based on field observations and aerial photography, and intended to demonstrate the average diameter of the canopy. Critical root zones trees were calculated as eight inches in radius from the trunk for each inch in DBH, with a minimum calculated radius of 10 feet. Critical root zones unless otherwise indicated are drawn for planning purposes and may be adjusted based on field observations to reflect observed roots or root barriers.

Sincerely,

New Leaf Environmental, LLC









Michael McCoy, ISA Certified Arborist MA 4243A, TRAQ Qualified

Attachments: tree table, photo log, site map






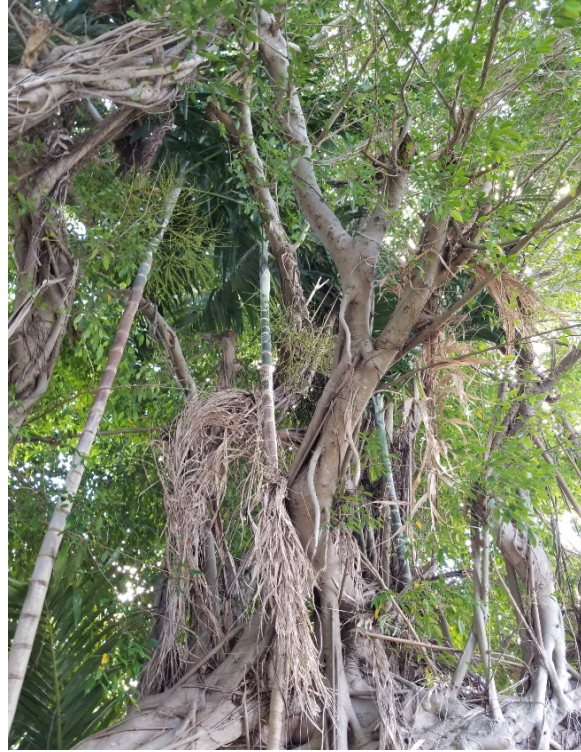
Tree Table 320 Hibiscus Dr




Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Height (feet)	Spread (feet)	Critical Root Zone Radius* (feet)	Canopy (square feet)	Prohibited?	Specimen?
1	royal palm	<i>Roystonea regia</i>	13	Fair	35	15	10	177	No	Yes
2	royal palm	<i>Roystonea regia</i>	16	Fair	35	10	11	79	No	Yes
3	royal palm	<i>Roystonea regia</i>	16	Good	35	20	11	314	No	Yes
4	weeping fig	<i>Ficus benjamina</i>	cluster	Good	10	10	10	79	no	No
5	fishtail palm	<i>Caryota mitis</i>	cluster	Good	9	10	5	177	No	No
6	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	20	8	10	50	No	No
7	fishtail palm	<i>Caryota mitis</i>	cluster	Good	15	15	5	177	No	No
8	weeping fig	<i>Ficus benjamina</i>	43	Fair	35	25	29	491	No	Yes
9	solitaire palm	<i>Ptychosperma elegans</i>	5	Fair	20	8	10	50	No	No
10	solitaire palm	<i>Ptychosperma elegans</i>	5	Fair	20	8	10	50	No	No
11	solitaire palm	<i>Ptychosperma elegans</i>	4	Fair	20	8	10	50	No	No
12	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	20	8	10	50	No	No
13	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	20	8	10	50	No	No
14	solitaire palm	<i>Ptychosperma elegans</i>	3	Fair	20	8	10	50	No	No
15	weeping fig	<i>Ficus benjamina</i>	16	Fair	35	20	11	314	No	Yes
* CRZ is a planning estimate and may be updated based on field observations										

Photo Log 320 Hibiscus Dr

<p>Tree 1 royal palm (<i>Roystonea regia</i>) 13 inch DBH, Fair condition 35 foot height, 15 foot spread</p>	<p>Tree 2 royal palm (<i>Roystonea regia</i>) 16 inch DBH Fair condition 35 foot height, 10 foot spread</p>	<p>Tree 3 royal palm (<i>Roystonea regia</i>) 16 inch DBH Good condition 35 foot height, 20 foot spread</p>
		
<p>ficus wrapping base of palm, fishtail cluster at base</p>		
<p>Tree 4 weeping fig (<i>Ficus benjamina</i>) cluster inch DBH, Good condition 10 foot height, 10 foot spread</p>	<p>Tree 5 fishtail palm (<i>Caryota mitis</i>) cluster inch DBH Good condition 9 foot height, 10 foot spread</p>	<p>Tree 6 solitaire palm (<i>Ptychosperma elegans</i>) 3 inch DBH Fair condition 20 foot height, 8 foot spread</p>
		
<p>growth form is an overgrown hedge, 8+ stems</p>	<p>below height threshold to qualify as a tree</p>	



<p>Tree 7 fishtail palm (<i>Caryota mitis</i>) cluster inch DBH, Good condition 15 foot height, 15 foot spread</p>	<p>Tree 8 weeping fig (<i>Ficus benjamina</i>) 43 inch DBH Fair condition 35 foot height, 25 foot spread</p>	<p>Tree 9 solitaire palm (<i>Ptychosperma elegans</i>) 5 inch DBH Fair condition 20 foot height, 8 foot spread</p>
		
<p>below height threshold to qualify as a tree</p>	<p>One main stem, multiple aerial stems</p>	<p>growing within the canopy of Tree No.6</p>
<p>Tree 10 solitaire palm (<i>Ptychosperma elegans</i>) 5 inch DBH, Fair condition 20 foot height, 8 foot spread</p>	<p>Tree 11 solitaire palm (<i>Ptychosperma elegans</i>) 4 inch DBH Fair condition 20 foot height, 8 foot spread</p>	<p>Tree 12 solitaire palm (<i>Ptychosperma elegans</i>) 3 inch DBH Fair condition 20 foot height, 8 foot spread</p>
		
<p>growing within the canopy of Tree No.6</p>	<p>growing within the canopy of Tree No.6</p>	<p>growing within the canopy of Tree No.6</p>

<p>Tree 13 solitaire palm (<i>Ptychosperma elegans</i>) 3 inch DBH, Fair condition 20 foot height, 8 foot spread</p>	<p>Tree 14 solitaire palm (<i>Ptychosperma elegans</i>) 3 inch DBH Fair condition 20 foot height, 8 foot spread</p>	<p>Tree 15 weeping fig (<i>Ficus benjamina</i>) 16 inch DBH Fair condition 35 foot height, 20 foot spread</p>
		
<p>growing within the canopy of Tree No.6</p>	<p>growing within the canopy of Tree No.6</p>	<p>growing on property edge</p>



**JOHN IBARRA & ASSOCIATES, INC.**  
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM  
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33136  
PH: (305) 262-0400 FAX: (305) 262-0401

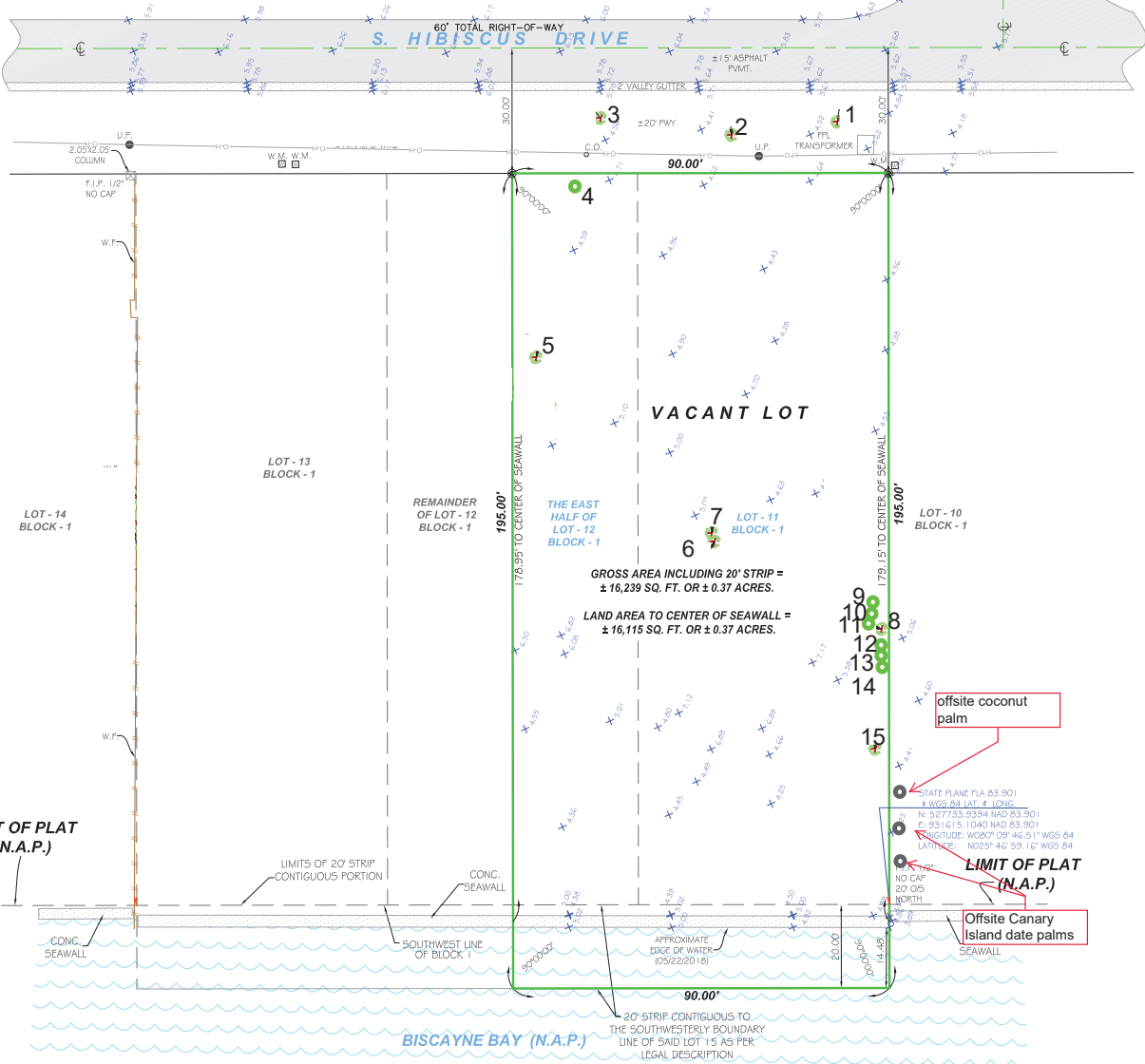
6811 TRAVELER TRAIL NORTH SUITE # 200 NAPLES, FL 34103  
PH: (239) 540-2600 FAX: (239) 540-2604



**MAP OF BOUNDARY SURVEY  
PROPOSED LOT 1**



W 2nd COURT  
50' TOTAL RIGHT-OF-WAY



LOCATION SKETCH  
SCALE = N.T.S.

**PROPERTY ADDRESS:**

310 S. HIBISCUS DRIVE  
MIAMI BEACH, FL 33139  
THE SUBJECT PROPERTY IS VACANT LAND, THE ADDRESS IS PLUS OR MINUS AND SHOULD BE VERIFIED BY MIAMI-DADE COUNTY.

**CERTIFICATION:**

JOHN IBARRA, Surveyor No. 5204  
12/04/2018

**ABBREVIATIONS**

Table listing various survey abbreviations and their meanings, such as AC (As-built), AD (As-drawn), and various utility lines.

**LEGAL DESCRIPTION:**

THE EAST HALF OF LOT 12 AND ALL OF LOT 11, IN BLOCK 1, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A STRIP OF LAND 27' WIDE, CONTIGUOUS AND ABUTTING THE WATERFRONT END OF LOTS 12 AND 11 OF BLOCK 1, HIBISCUS ISLAND, WHICH SAID 27' STRIP IS A PART OF THE 20' STRIP OWNED TO THE BISCAYNE BAY ISLAND COMPANY BY DEED OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND AS RECORDED IN DEED BOOK 1501, PAGE 479 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**

- THESE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORKY PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DETECTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING LOT PLANS WITH CORRECT INFORMATION FOR APPROVAL FOR AUTHORIZATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**FLOOD ZONE INFORMATION:**

THE NFP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: FLOOD ZONE 14C  
BASE FLOOD ELEVATION: 10 FEET  
COMMUNITY: 120551  
PANEL: 0316  
SUFFIX: L  
DATE OF FIRM: 09/12/2009  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTES:**

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MARKS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 17500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- THE SUBJECT PROPERTY IS VACANT LAND, THE ADDRESS IS PLUS OR MINUS AND SHOULD BE VERIFIED BY MIAMI-DADE COUNTY.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CITY OF MIAMI BEACH BENCH MARK # CMB HB 01. ELEVATION IS 5.62 FEET OF N.G.V.D. OF 1929.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS III, CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: John Barra 12/04/2018  
(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA  
IRON FENCE = IRON FENCE  
LIMITED ACCESS RW = LIMITED ACCESS RW  
NON-VEHICULAR ACCESS RW = NON-VEHICULAR ACCESS RW

REVISED ON: \_\_\_\_\_

DRAWN BY: KEVIN	
FIELD DATE: 12/04/2018	
SURVEY NO: 18-003863-1	
SHEET: 1 OF 1	



- LEGEND**
- - - - - = OVERHEAD UTILITY LINES
  - - - - - = CONCRETE BLOCK WALL
  - - - - - = CHAIN LINK FENCE
  - - - - - = WOOD FENCE
  - - - - - = BUILDING SETBACK LINE
  - - - - - = UTILITY EASEMENT
  - - - - - = LIMITED ACCESS RW
  - - - - - = NON-VEHICULAR ACCESS RW
  - x 0.00 = EXISTING ELEVATIONS