

A wide-angle photograph of the Miami skyline at night, viewed from across a body of water. The city lights are reflected on the water's surface. The sky is a deep blue with some clouds. The text '420 SOUTH HIBISCUS' is overlaid in a large, white, serif font.

# 420 SOUTH HIBISCUS

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL CSS RESUBMITTAL 10/07/2019

NOVEMBER 05, 2019 DESIGN REVIEW BOARD



# NEW RESIDENCE

## DESIGN REVIEW BOARD

### 420 SOUTH HIBISCUS DRIVE

PRE-APPLICATION MEETING: JUNE 11TH, 2019  
FIRST CSS SUBMISSION: JUNE 17TH, 2019  
FINAL CSS SUBMITTAL: AUGUST 5TH, 2019  
DRB BOARD MEETING: OCTOBER 2ND, 2019  
**FINAL CSS RESUBMITTAL: OCTOBER 7TH, 2019**  
DRB BOARD MEETING: NOVEMBER 5TH, 2019

### MIAMI BEACH, FLORIDA

#### CLIENT

420 S HIBISCUS DRIVE  
MIAMI BEACH FLORIDA 33139

#### ARCHITECT

DOMO ARCHITECTURE + DESIGN  
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

420 LINCOLN ROAD  
SUITE 506  
MIAMI BEACH, FLORIDA 33139  
O: 305.674.8031  
F: 305.328.9006  
WWW.DOMODESIGNSTUDIO.COM

#### LANDSCAPE ARCHITECT

CRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC

780 NE 69TH STREET  
SUITE 1106  
MIAMI, FLORIDA 33138  
O: 305.979.1585  
WWW.CHRISTOPHERCAWLEY.COM

#### CONSULTANTS

#### SCOPE OF WORK

- NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE, POOL, DRIVEWAY, AND LANDSCAPING.

**-WAIVER REQUEST 01:** THE SECOND FLOORS PHYSICAL VOLUME EXCEEDS 70% OF THE FIRST FLOOR IN ACCORDANCE WITH SECTION 142-105(b)(c): 83.20%

**-WAIVER REQUEST 02:** THE HEIGHT OF THE PROPOSED STRUCTURE IS 26'-0" IN ACCORDANCE WITH SECTION 142-105(b)4: 26' AS MEASURE FROM BFE+5' FREEBOARD

**-WAIVER REQUEST 03:** A TWO STORY SIDE ELEVATION IN EXCESS OF 60'-0" IN LENGTH IN ACCORDANCE WITH SECTION 142-105(b)(4)(e).

**-VARIANCE REQUEST 01:** TO EXCEED BY 3'-0" THE MAXIMUM HEIGHT ALLOWED OF 10'-0" ABOVE THE ROOFLINE IN ORDER TO CONSTRUCT AN ELEVATOR BULKHEAD UP TO 13'-0" ABOVE THE ROOFLINE.

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## MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

PUBLIC WORKS DEPARTMENT  
Tel: 305-673-7080 , Fax: 305-673-7028

June 5, 2019

Jeevan B. Tillit  
East of Collins  
17100 Collins Avenue  
Suite 215  
Sunny Isles, FL 33160

Re: Sidewalk Elevation  
420 S. Hibiscus Drive  
Miami Beach, Florida 33139

Dear East of Collins Expediting/Jeevan B. Tillit

Attached please refer to the line and grade survey providing elevations of the existing conditions at the roadway and right of way lines. Also attached is the City Resolution 2017-30039 stating that for purposes of land development, the future grade (at the right of way) shall be a minimum of 4.10ft N.A.V.D. 1988.

Please call (305) 673-7080 if you should have any further questions or need additional information.

Sincerely,



Nelson Perez-Jacome, P.E.  
City Engineer

cc: Tom Mooney

BB/dgh

F:\WORK\ALL SURVEYS\Sidewalk Grade Elevation\420 S. Hibiscus Drive.doc

*We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.*

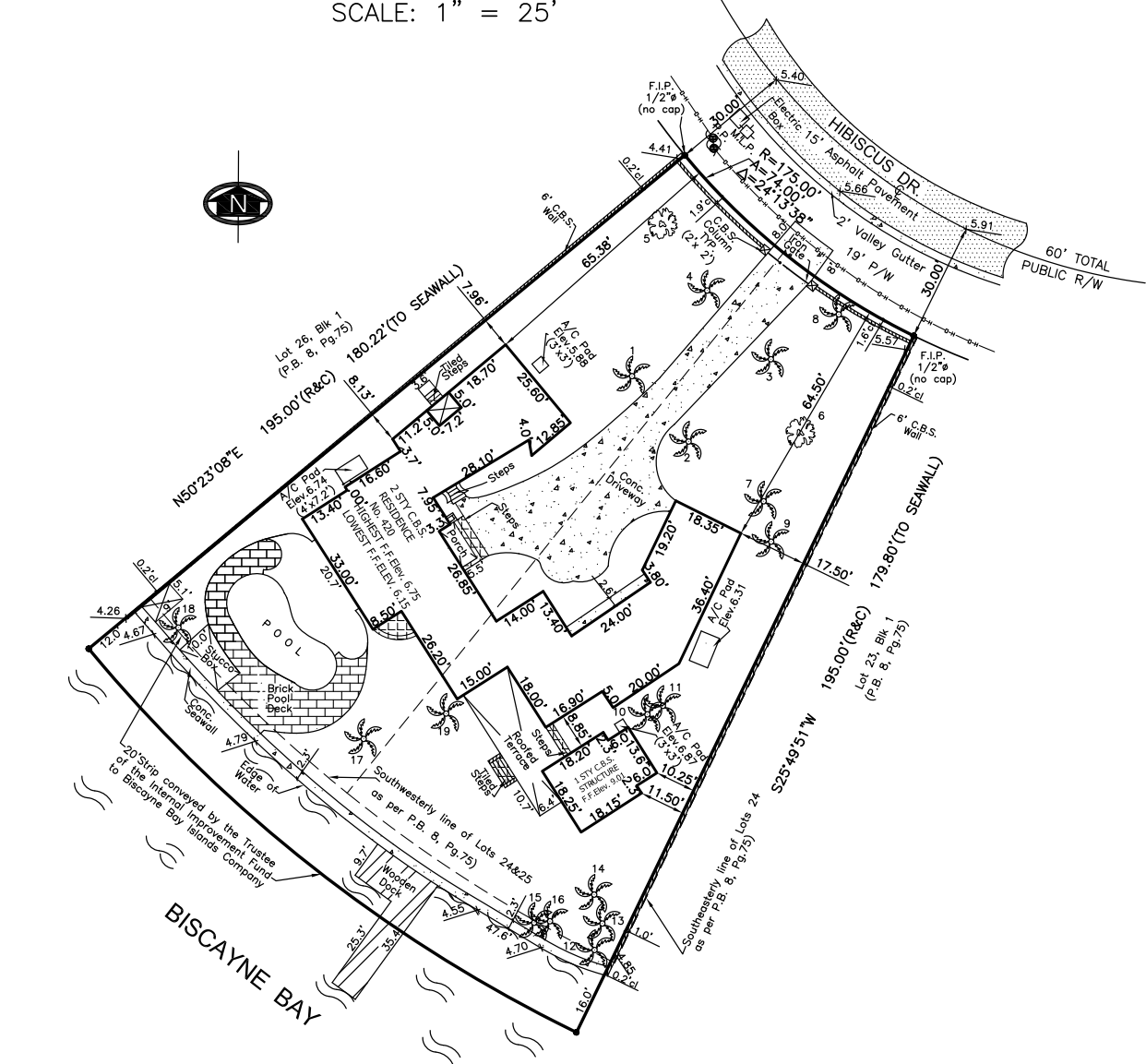
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|                        |                         |                   |              |                                                |                     |                                             |
|------------------------|-------------------------|-------------------|--------------|------------------------------------------------|---------------------|---------------------------------------------|
| Owner                  | GEO. W. MULLER          | Mailing Address   |              | Permit No.                                     | 10445               |                                             |
| Lot                    | 24-25                   | Block             | 1            | Subdivision                                    | HIBISCUS ISLAND     | No. 420                                     |
|                        |                         |                   |              | Street                                         | So. Hibiscus Drive  | Date Oct. 18-1937                           |
| General Contractor     | Clyde Ellis and Company |                   |              | Address                                        |                     |                                             |
| Architect              | August Geiger,          | A.H. Baxter, engr |              | Address                                        |                     |                                             |
| Front                  | 62'-2                   | Depth             | 89'          | Height                                         |                     |                                             |
|                        |                         |                   |              | Stories                                        | two                 | Use Residence & Garage                      |
| Type of construction   | c/b/s/                  | Cost              | \$ 15,000.00 | Foundation                                     | Concrete Piling     | Roof Tile                                   |
| Plumbing Contractor    | Alexander Orr           | # 10567           |              | Address                                        |                     | Date Nov. 9-1937                            |
| No. fixtures           | 17                      |                   |              | Rough approved by                              |                     | Date                                        |
| No. Receptacles        |                         |                   |              |                                                |                     |                                             |
| Plumbing Contractor    |                         |                   |              | Address                                        |                     | Date                                        |
| No. fixtures set       |                         |                   |              | Final approved by                              |                     | Date                                        |
| Sewer connection       |                         |                   |              | Septic tank                                    | # 10763 one-600 gal | Make Superior Septic Tank Date Jan. 22-1938 |
| Electrical Contractor  | B & W Electric Co.      | # 10388           |              | Address                                        |                     | Date Jan. 10-1938                           |
| No. outlets            | 26 Water                | Heaters 2         | Stoves 1     | Motors                                         | Fans                | Temporary service - Sept. 23-1937           |
|                        | 24 - receptacles-       |                   |              | 1- refrigerator                                |                     | SAW--- # 9391- E.E. Larkin-                 |
| Rough approved by      |                         |                   |              | space heaters                                  | Date                |                                             |
| Electrical Contractor  | B & W Electric Co.      | # 10752           |              | Address                                        |                     | Date Apr. 7-1938                            |
| No. fixtures set       | 22                      |                   |              | Final approved by                              | H C Inman           | Date                                        |
| Date of service        | April 15th-1938         |                   |              | #10777 B & W - 7 outlets- 13 fixtures-         |                     |                                             |
|                        |                         |                   |              | 1 range- - 4 centers                           |                     | - 4/16th-1938.                              |
| Alterations or repairs |                         |                   |              |                                                |                     | Date                                        |
| PLUMBING PERMIT #      | 18604                   |                   |              | Lyles Landscape Service - 95 Sprinkler Heads - |                     | Oct. 16, 1945                               |
| PLUMBING PERMIT #      | 20427                   |                   |              | Pitsch & Morgen - 3 Gas heaters -              |                     | Nov. 16, 1946                               |
|                        |                         |                   |              | GAS OK O'Neill                                 |                     | 11/18/46                                    |



SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



| TREE LIST |                  |                       |        |        |
|-----------|------------------|-----------------------|--------|--------|
| No.       | TREE NAME        | BOTANICAL NAME        | D.B.H. | HEIGHT |
| 1         | CANARY PALM      | PHOENIX CANARIENSIS   | 1.8'   | 50'    |
| 2         | CANARY PALM      | PHOENIX CANARIENSIS   | 1.8'   | 50'    |
| 3         | CANARY PALM      | PHOENIX CANARIENSIS   | 1.8'   | 50'    |
| 4         | CANARY PALM      | PHOENIX CANARIENSIS   | 1.8'   | 50'    |
| 5         | UNKNOWN          | UNKNOWN               | 0.8'   | 25'    |
| 6         | UNKNOWN          | UNKNOWN               | 0.8'   | 25'    |
| 7         | UNKNOWN          | UNKNOWN               | 0.8'   | 25'    |
| 8         | CALIFORNIA PALM  | WASHINGTONIA FILIFERA | 1.0'   | 25'    |
| 9         | ROYAL PALM       | ROYSTONIA ELATA       | 1.7'   | 60'    |
| 10        | ROYAL PALM       | ROYSTONIA ELATA       | 1.5'   | 60'    |
| 11        | ROYAL PALM       | ROYSTONIA ELATA       | 1.5'   | 60'    |
| 12        | COCONUT          | COCOS NUCIFERA        | 1.5'   | 60'    |
| 13        | ROYAL PALM       | ROYSTONIA ELATA       | 1.5'   | 15'    |
| 14        | MACARTHUR PALM   | PTYCHOSPERMA MACARTHU | 0.6'   | 15'    |
| 15        | ROYAL PALM       | ROYSTONIA ELATA       | 1.0'   | 12'    |
| 16        | COCONUT          | COCOS NUCIFERA        | 1.5'   | 60'    |
| 17        | BIRD OF PARADISE | STRELITZIA            | 0.4'   | 18'    |
| 18        | COCONUT          | COCOS NUCIFERA        | 1.5'   | 50'    |
| 19        | COCONUT          | COCOS NUCIFERA        | 1.5'   | 50'    |
| 20        | ALEXANDER PALM   | PTYCHOSPERMA ELEGANS  | 0.3'   | 25'    |

**LEGAL DESCRIPTION:**  
LOTS 24 AND 25, BLOCK 1, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL II:  
TOGETHER WITH THAT PORTION OF 29 FOOT STRIP OF LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND TO BISCAYNE BAY ISLANDS COMPANY, BY DEED DATED SEPTEMBER 14, 1932, RECORDED IN DEED BOOK 1501, PAGE 479, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING SOUTHWESTERLY AND CONTIGUOUS TO THE SOUTHWEST BOUNDARY LINES OF SAID LOTS 24 AND 25, BLOCK 1, HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF RECORDS OF MIAMI- DADE COUNTY FLORIDA, AND LYING BETWEEN THE NORTHWESTERLY LINE OF LOT 25, BLOCK 1, EXTENDED SOUTHWESTERLY INTO BISCAYNE BAY AND A LINE RUNNING PARALLEL TO AND 1 FOOT NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF LOT 24, BLOCK 1, HIBISCUS ISLAND, EXTENDED SOUTHWESTERLY INTO BISCAYNE BAY.

LOCATION MAP  
SCALE: NTS



SITE PICTURE



**ABBREVIATION (IF ANY APPLIED)**

A = CURVE  
A/C = AIR CONDITIONING UNIT  
ASPH = ASPHALT  
B.M. = BENCH MARK  
B/COR = BLOCK CORNER  
CALC(C) = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C.C. = CLEAR  
CONC. = CONCRETE  
D.M.E. = DRAINAGE MAINT. EASEMENT  
Ø = DIAMETER  
EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.D/H = FOUND DRILL HOLE  
F.H. = THE HYDRANT  
F.A/D = FOUND NAIL AND DISC  
F.I.P. = FOUND IRON PIPE  
F.S. = FOUND SPIKE  
L.P. = LIGHT POLE  
MEASUREMENT = MEASURED  
M = MANHOLE  
M = MONUMENT  
M = MONUMENT LINE  
NTS = NOT TO SCALE

P/W = PARKWAY  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.C. = POINT OF CURVATURE  
P.I. = POINT OF INTERSECTION  
P.L. = PROPERTY LINE  
P.P. = POWER POLE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.T. = POINT OF TANGENCY  
RAD. = RADIAL  
REC. (R) = RECORDED  
RES. = RESERVE  
R/W = RIGHT OF WAY  
SEC. = SECTION  
S.D/H = SET DRILL HOLE  
S.N/D = SET NAIL AND DISC  
S.I.P. = SET IRON PIPE  
S.R.B. = SET REBAR  
STY = STORY  
SWK. = SIDEWALK  
T.O.P. = TOP OF BANK  
U.E. = UTIL. EASEMENT  
W.C. = WOODEN POLE  
S = SECTION LINE

**SURVEYOR'S LEGEND (IF ANY APPLIED)**

BOUNDARY LINE  
STRUCTURE (BLDG.)  
CONCRETE BLOCK WALL  
METAL FENCE  
WOODEN FENCE  
CHAIN LINK FENCE  
WOOD DECK/DOCK  
ASPHALTED AREAS  
CONCRETE  
BRICKS OR PAVERS  
ROOFED AREAS  
WATER (EDGE OF WATER)

CATCH BASIN  
MANHOLE  
OVERHEAD ELECT.  
POWER POLE  
LIGHT POLE  
HANDICAP SPACE  
FIRE HYDRANT  
EASEMENT LINE  
WATER VALVE  
TV-CABLE BOX  
W.M. WATER METER  
CONC. LIGHT POLE

**CERTIFIED TO :**  
DANIEL KODSI  
THE MIRRELLI LAW FIRM, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

- JOB SPECIFIC SURVEYOR NOTES:**
- ① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0316L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00 FEET** (NGVD)
- ② LAND AREA OF SUBJECT PROPERTY: **19,687 SF (+/-)** AS PER PUBLIC RECORDS/ 22,578 (C)
- ③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. E-01**, WITH AN ELEVATION OF **5.35 FEET**.
- ④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°07'12"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF WEST PALM MIDWAY., AS SHOWN ON PLAT BOOK 8 AT PAGE 75 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY FLORIDA.

**GENERAL SURVEYOR NOTES:**  
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.  
SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.  
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.  
THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.  
PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.  
THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.  
THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.  
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.  
THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.  
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.  
ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.  
IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

SITE ADDRESS: 420 S. HIBISCUS DR, MIAMI BEACH, FL 33139  
JOB NUMBER: 19-502  
DATE OF SURVEY: MAY 13, 2019  
FOLIO NUMBER: 02-3232-006-0210

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**  
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)  
-THERE NO PLATTED UTIL EASEMENT ON THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINSTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

**American Services of Miami, Corp.**  
Consulting Engineers . Planners . Surveyors  
3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM

Ed Plino  
PROFESSIONAL LAND SURVEYOR  
NO. 6771  
DATE : MAY 20, 2019

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER











NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR





# NEIGHBORHOOD ANALYSIS - EXISTING INTERIOR





# NEIGHBORHOOD ANALYSIS - CONTEXT



440 S HIBISCUS DR



433 S HIBISCUS DR





# NEIGHBORHOOD ANALYSIS - CONTEXT



432 S HIBISCUS DR



428 S HIBISCUS DR





# NEIGHBORHOOD ANALYSIS - CONTEXT



410 S HIBISCUS DR



400 S HIBISCUS DR

