

A nighttime photograph of the Miami skyline across a body of water. The sky is a deep blue with scattered clouds. The city lights are reflected on the water's surface. 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 11/12/2019

DECEMBER 13, 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
FINAL CSS RESUBMITTAL: NOVEMBER 12TH, 2019
 DRB BOARD MEETING: DECEMBER 13TH, 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): 75.67%

-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

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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BUILDING CARD

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. Board # 1721 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

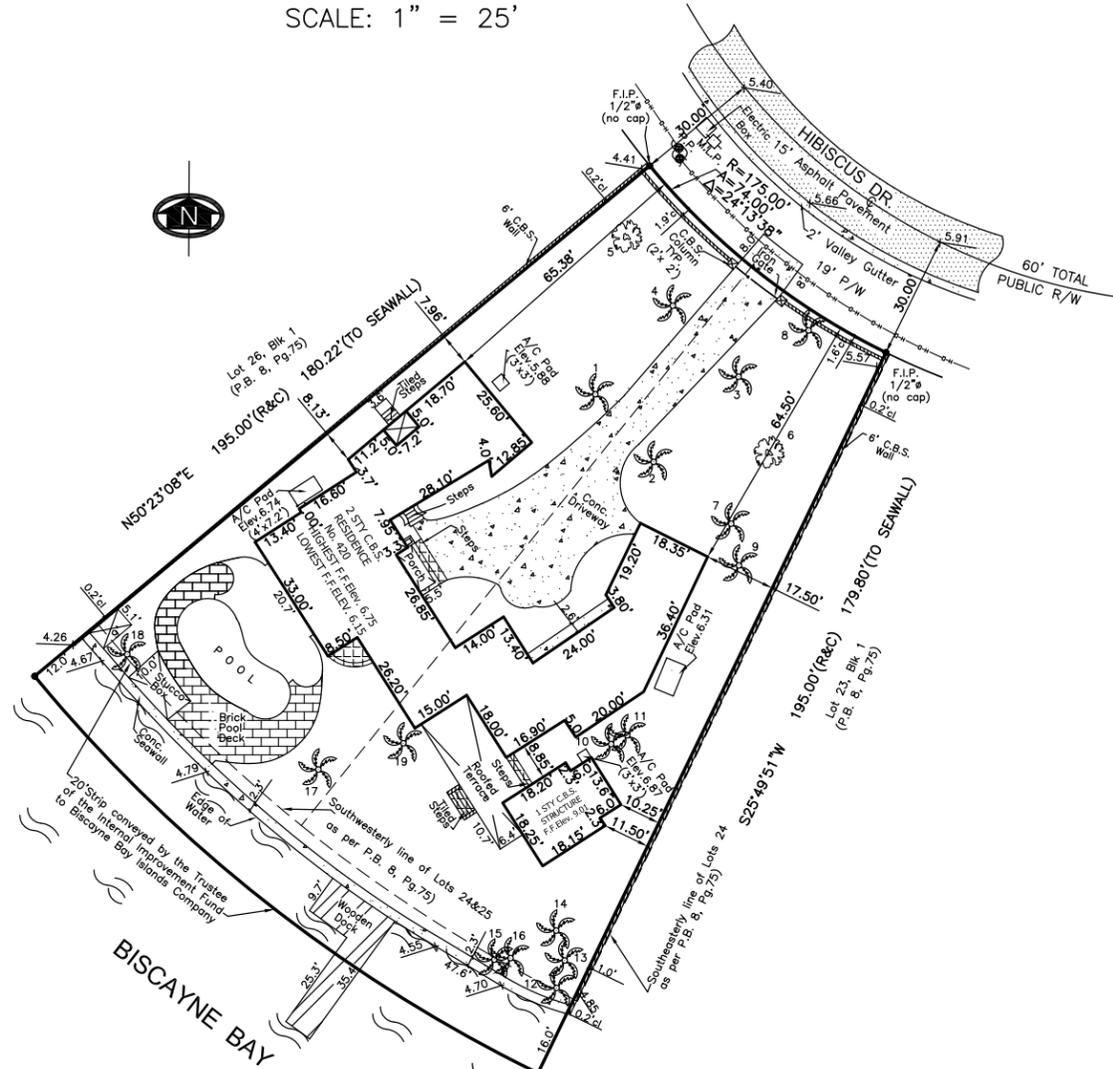
Plumbing Contractor Alexander Orr # 10567 Address Date Nov. 9-1937
 No. fixtures 17 Rough approved by Date
 No. Receptacles
 Plumbing Contractor Address Date
 No. fixtures set Final approved by Date
 Sewer connection # 10763 Septic tank one-600 gal Make Superior Septic Tank Date Jan. 22-1938

Electrical Contractor B & W Electric Co. # 10388 Address Date Jan. 10-1938
 No. outlets 26 Water 25 Heaters 2 Stoves 1 Motors Fans Temporary service - Sept. 23-1937
 Rough approved by 24 - receptacles- 1 - refrigerator SAW--- # 9391- E. E. Larkin-
 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	SPREAD
1	CANARY PALM	PHOENIX CANARIENSIS	1.8"	50'	30'
2	CANARY PALM	PHOENIX CANARIENSIS	1.8"	50'	30'
3	CANARY PALM	PHOENIX CANARIENSIS	1.8"	50'	30'
4	CANARY PALM	PHOENIX CANARIENSIS	1.8"	50'	30'
5	UNKNOWN	UNKNOWN	0.8"	25'	12'
6	UNKNOWN	UNKNOWN	0.8"	25'	12'
7	UNKNOWN	UNKNOWN	0.8"	25'	12'
8	CALIFORNIA PALM	WASHINGTONIA FILIFERA	1.0"	25'	12'
9	ROYAL PALM	ROYSTONIA ELATA	1.7"	60'	50'
10	ROYAL PALM	ROYSTONIA ELATA	1.5"	60'	10'
11	ROYAL PALM	ROYSTONIA ELATA	1.5"	60'	10'
12	COCONUT	COCOS NUCIFERA	1.5"	60'	40'
13	ROYAL PALM	ROYSTONIA ELATA	1.5"	15'	8'
14	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.6"	15'	20'
15	ROYAL PALM	ROYSTONIA ELATA	1.0"	12'	12'
16	COCONUT	COCOS NUCIFERA	1.5"	60'	50'
17	BIRD OF PARADISE	STRELITZIA	0.4"	18'	8'
18	COCONUT	COCOS NUCIFERA	1.5"	50'	50'
19	COCONUT	COCOS NUCIFERA	1.5"	50'	50'
20	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3"	25'	6'

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



SITE PICTURE



- ABBREVIATION (IF ANY APPLIED)**
- A = CURVE
 - A/C = AIR CONDITIONING UNIT
 - ASPH = ASPHALT
 - BM = BENCH MARK
 - BLV/COM = BLOCK CORNER
 - CALC(C) = CALCULATED
 - CB = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - CL = CLEAR
 - CONC. = CONCRETE
 - D.M.E. = DRAINAGE MAINT. EASEMENT
 - Ø = DIAMETER
 - RES. = RESUME
 - ELEV. = ELEVATION
 - ENC. = ENCROACHMENT
 - F.D/H = FOUND DRILL HOLE
 - F.H. = FIRE HYDRANT
 - F.A/D = FOUND MAIL AND DISC
 - F.I.P. = FOUND IRON PIPE
 - F.S. = FOUND SPIKE
 - L.P. = LIGHT POLE
 - MEASUR. = MEASURED
 - M = MANHOLE
 - M = MONUMENT
 - R = 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. (C) = RECORDED
 - RES. = RESUME
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - S.D/H = SET DRILL HOLE
 - SN/D = SET NAIL AND DISC
 - S.I.P. = SET IRON PIPE
 - S.R.B. = SET REBAR
 - STY = STORY
 - SWC. = SIDEWALK
 - T.O.P. = TOP OF BANK
 - U.E. = UTIL. EASEMENT
 - W.P. = WOODEN POLE
 - W = 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
 - 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:

- 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)
- LAND AREA OF SUBJECT PROPERTY: **19,687 SF (+/-)** AS PER PUBLIC RECORDS/ 22,578 (C)
- 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**.
- 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 1/4" 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 ADMINISTRATIVE 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 Pino
 PROFESSIONAL LAND SURVEYOR
 MIAMI-DADE COUNTY, FLORIDA
 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

