

REQUEST FOR DRB APPROVAL FOR:  
DANDEKAR RESIDENCE

FINAL SUBMITTAL: 03/08/2021  
MARCH 2021 AGENDA

450 W DILIDO DRIVE, MIAMI BEACH, FL 33139

DRB21-0643



LOCATION MAP  
SCALE: N.T.S.

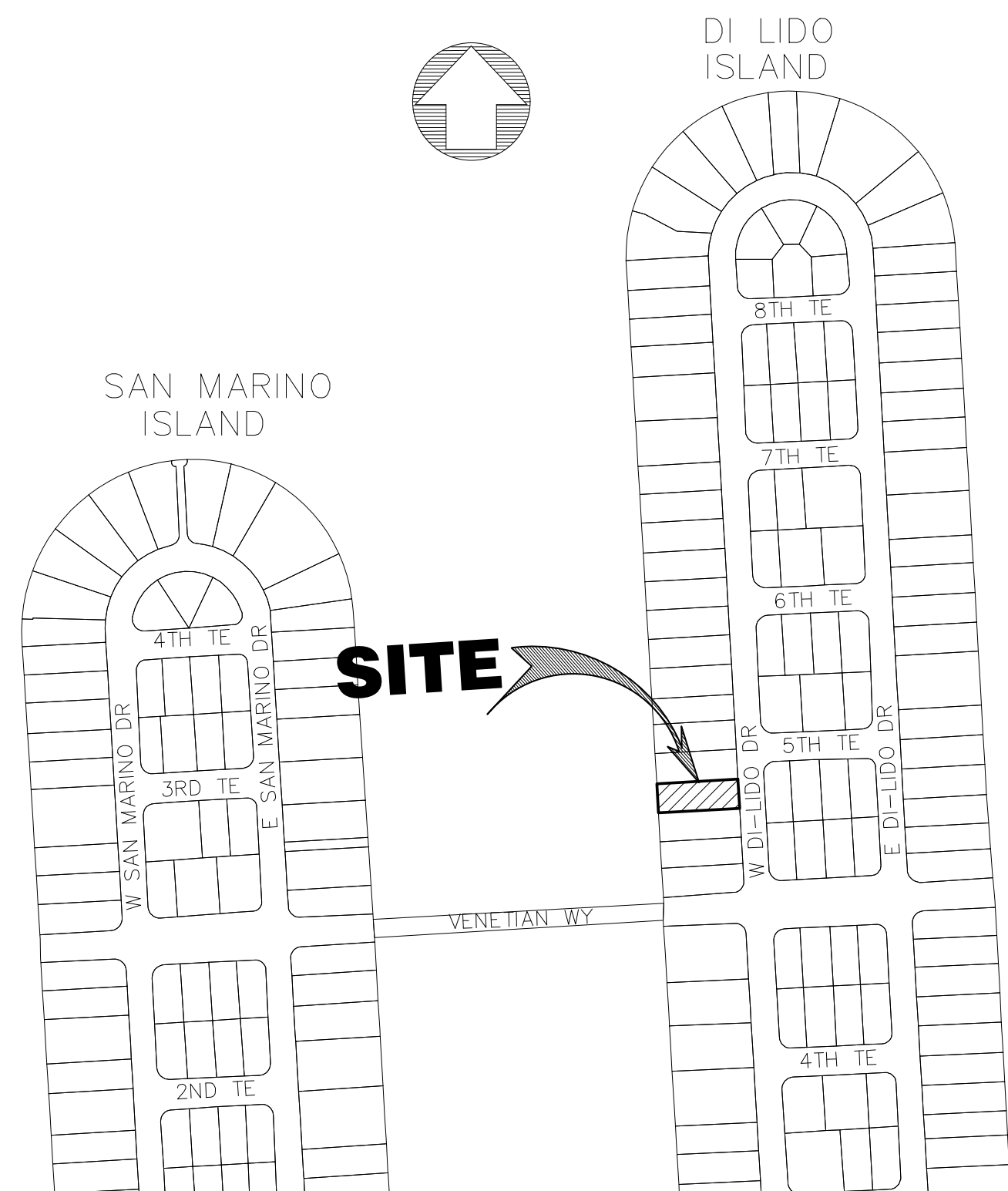
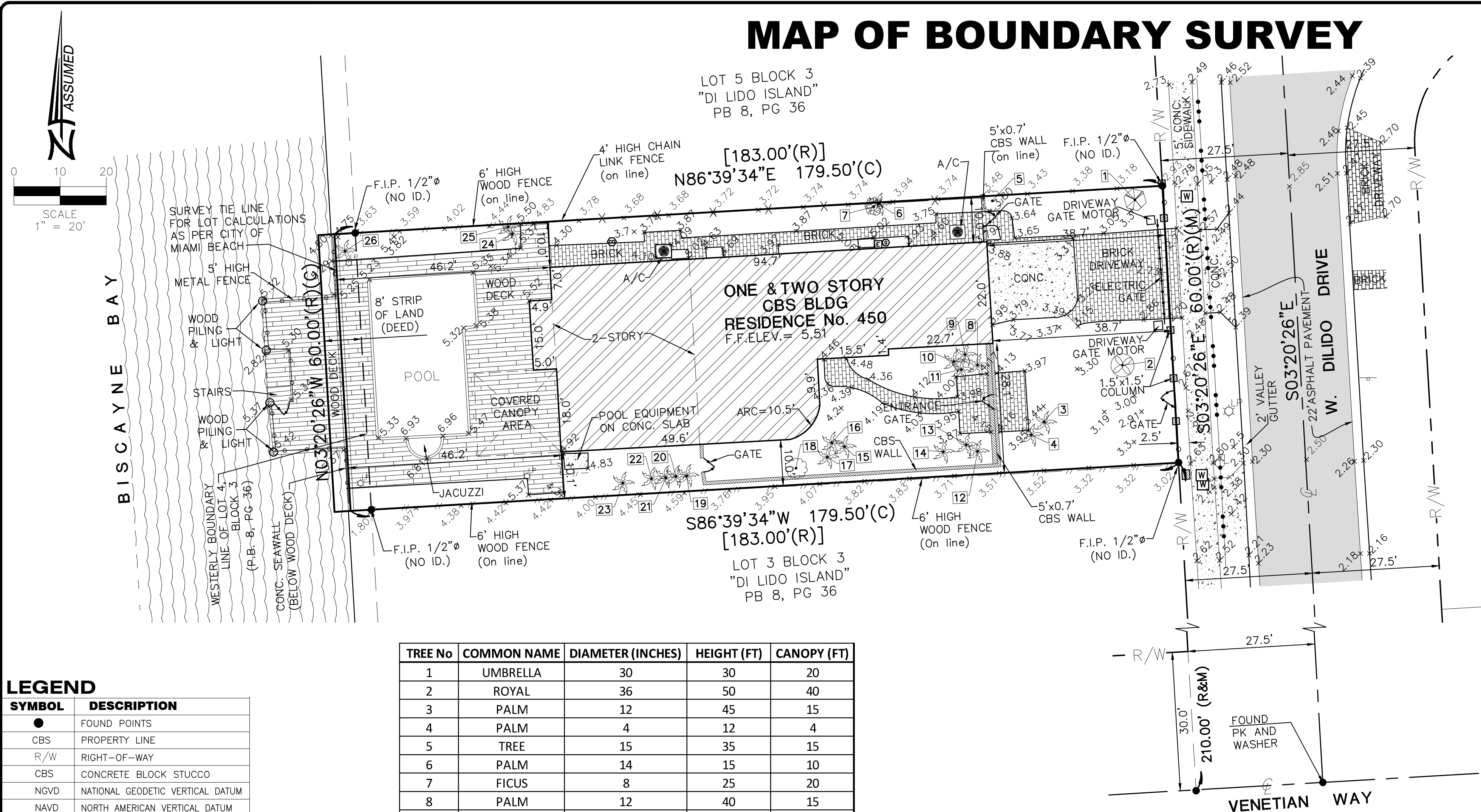
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# MAP OF BOUNDARY SURVEY

SECTION 32 - TOWNSHIP 53 SOUTH - RANGE 42 EAST



LOCATION MAP  
NOT TO SCALE

## LEGEND

SYMBOL	DESCRIPTION
●	FOUND POINTS
CBS	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
EXISTING ELEVATION	EXISTING ELEVATION
F.F.ELEV.	FINISH FLOOR ELEVATION
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
(D)	DEED
(C)	CALCULATED DISTANCE
(M)	MEASURED DISTANCE
⊕	GAS VALVE
⊖	ELECTRIC UTILITY BOX
⊙	LIGHT POLE
⊙	GUY ANCHOR
⊙	WATER METER
⊙	WATER VALVE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEAN-OUT
⊙	MANHOLE-UNKNOWN
⊙	DRAINAGE MANHOLE
⊙	SIGN
⊙	WOOD UTILITY POLE
⊙	TREE NUMBER
⊙	CBS WALL
⊙	WOOD FENCE
⊙	IRON FENCE
⊙	IRON ROLLING GATE
⊙	IRON SWING GATE
⊙	CHAIN-LINK FENCE
⊙	CHAIN-LINK ROLLING GATE
⊙	FENCE-OTHER
⊙	TREE
⊙	PINE TREE
⊙	PALM TREE
⊙	OVERHEAD UTILITY LINE
⊙	BRICK
⊙	BUILDING HATCH
⊙	CONCRETE
⊙	TILE
⊙	ASPHALT PAVEMENT
⊙	WOOD DECK

TREE NO	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	UMBRELLA	30	30	20
2	ROYAL	36	50	40
3	PALM	12	45	15
4	PALM	4	12	4
5	TREE	15	35	15
6	PALM	14	15	10
7	FICUS	8	25	20
8	PALM	12	40	15
9	PALM	12	40	15
10	PALM	12	40	15
11	PALM	15	50	15
12	PALM	12	45	15
13	PALM	12	45	15
14	PALM	24	70	20
15	PALM	4	20	10
16	PALM	4	20	10
17	PALM	4	20	10
18	TREE	4	20	15
19	PALM	14	40	15
20	PALM	14	40	15
21	PALM	14	40	15
22	PALM	14	12	10
23	PALM	10	30	15
24	PALM	14	60	15
25	PALM	12	50	15
26	PALM	12	50	15

## SURVEYOR'S NOTES:

### SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of the field work for the original Survey was on February 11, 2020.
- The date of completion of the Update Survey was on November 18, 2020.
- The date of completion of the Update Survey was on February 15, 2021.

### SECTION 2) LEGAL DESCRIPTION:

Lot 4, Block 3, of "PLAT DI LIDO", according to the Plat thereof recorded in Plat Book 8, Page 36, of the Public Records of Miami-Dade County, Florida, together with an 8 foot strip of land contiguous to the Westerly boundary line of said Lot 4, lying between the Westerly extension of the Northerly and Southerly boundary lines of said Lot 4, together with all common law and Statutory Riparian Rights.

Containing 10,770 Square Feet by calculation.

**Property Address and Tax Folio Number:**  
450 W Di Lido Drive, Miami Beach, Florida 33139  
Folio No. 02-3232-011-0330

### SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

### SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

(Warranty Deed, dated August 23rd, 2018, recorded in Official Records Book 31111, Page 4335, Miami-Dade County Records).

Bearings as shown hereon are based upon the Easterly Boundary Line with an assumed bearing of N03°20'26"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE" with a Base Flood Elevation being 9.0 Feet [7.45 feet (NAVD-88)], as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0316, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the North American Vertical Datum (NAVD-88).

The Benchmark (BM) used was a Miami-Dade County Benchmark.  
Name: D-170-R  
Elevation: 7.80 feet  
Datum: National Geodetic Vertical Datum of 1929 (NGVD-29)

The BM elevation was converted from NGVD-29 to NAVD-88 by reducing the Datum elevation difference of 1.55

BM D-170-R elevation= 7.80 (NGVD-29)  
-1.55  
= 6.25 (NAVD-88)

### SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

### SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

ASHWIN DANDEKAR AND LALITA DANDEKAR  
CHARLES RATNER, P.A.  
CHICAGO TITLE INSURANCE COMPANY

### SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation  
Florida Certificate of Authorization Number LB7097

Raul Izquierdo  
2021.02.18 15:42:28 -05'00'

By: Raul Izquierdo, PSM  
For the Firm  
Registered Surveyor and Mapper LS6099  
State of Florida

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

REVISIONS			
1. UPDATE SURVEY & RECERTIFICATION 11-18-2020	6.	7.	16.
2. UPDATE SURVEY 02-15-2021	7.	12.	17.
3.	8.	13.	18.
4.	9.	14.	19.
5.	10.	15.	20.

**HADONNE**  
1985 NW 88th Court, Suite 101 • Doral, FL 33172 • P: +1(305)266-1188 • F: +1(305)207-6845 • W: www.hadonne.com

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

**MAP OF BOUNDARY SURVEY**  
for  
**ASHWIN DANDEKAR AND LALITA DANDEKAR**  
of  
**450 W Di Lido Drive, Miami Beach, Florida 33139**

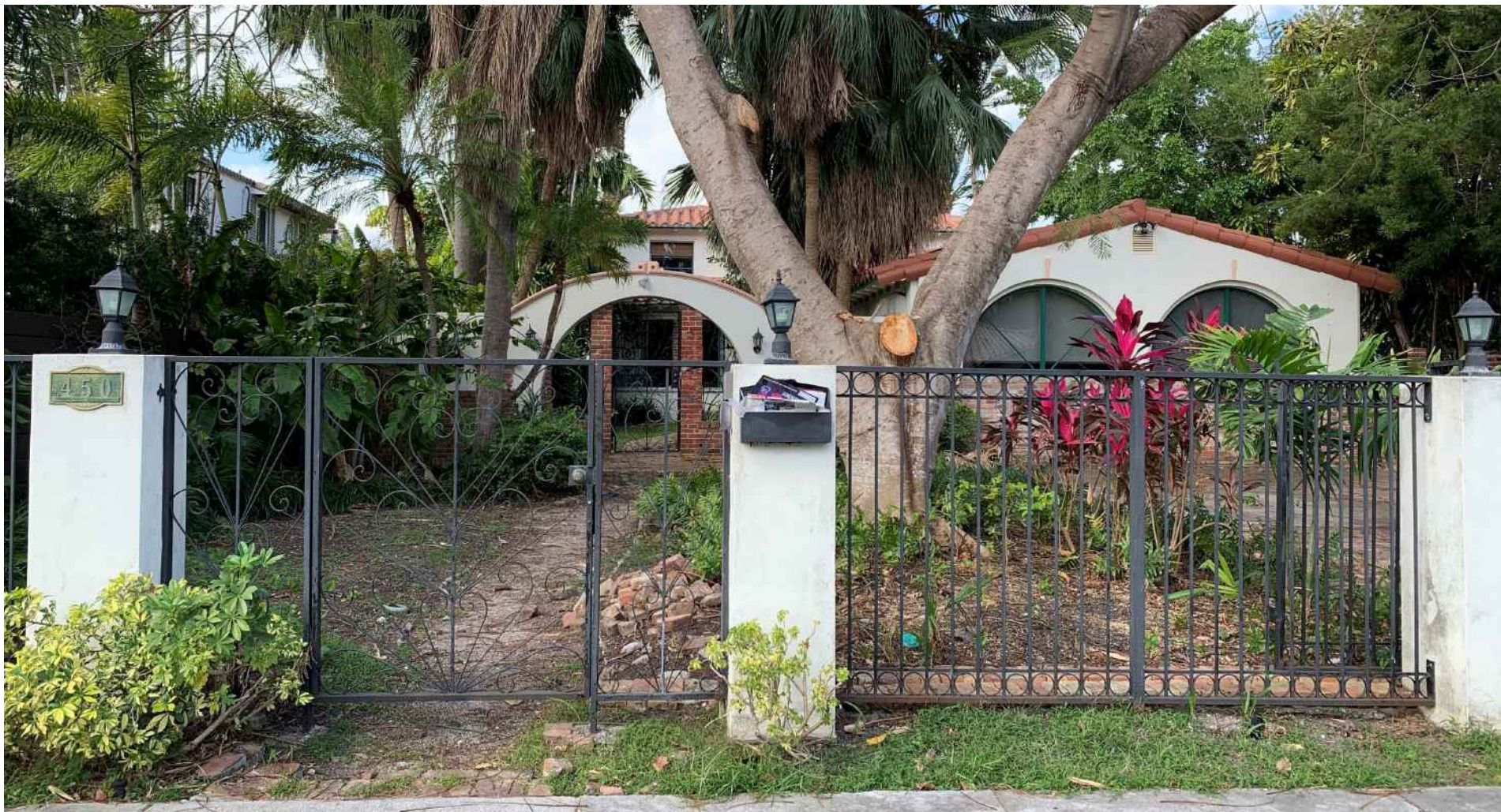
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DRAWN BY: MG
TECH BY: RI
QA/QC BY: JS

Job No.: <b>20009</b>
<b>1/1</b>









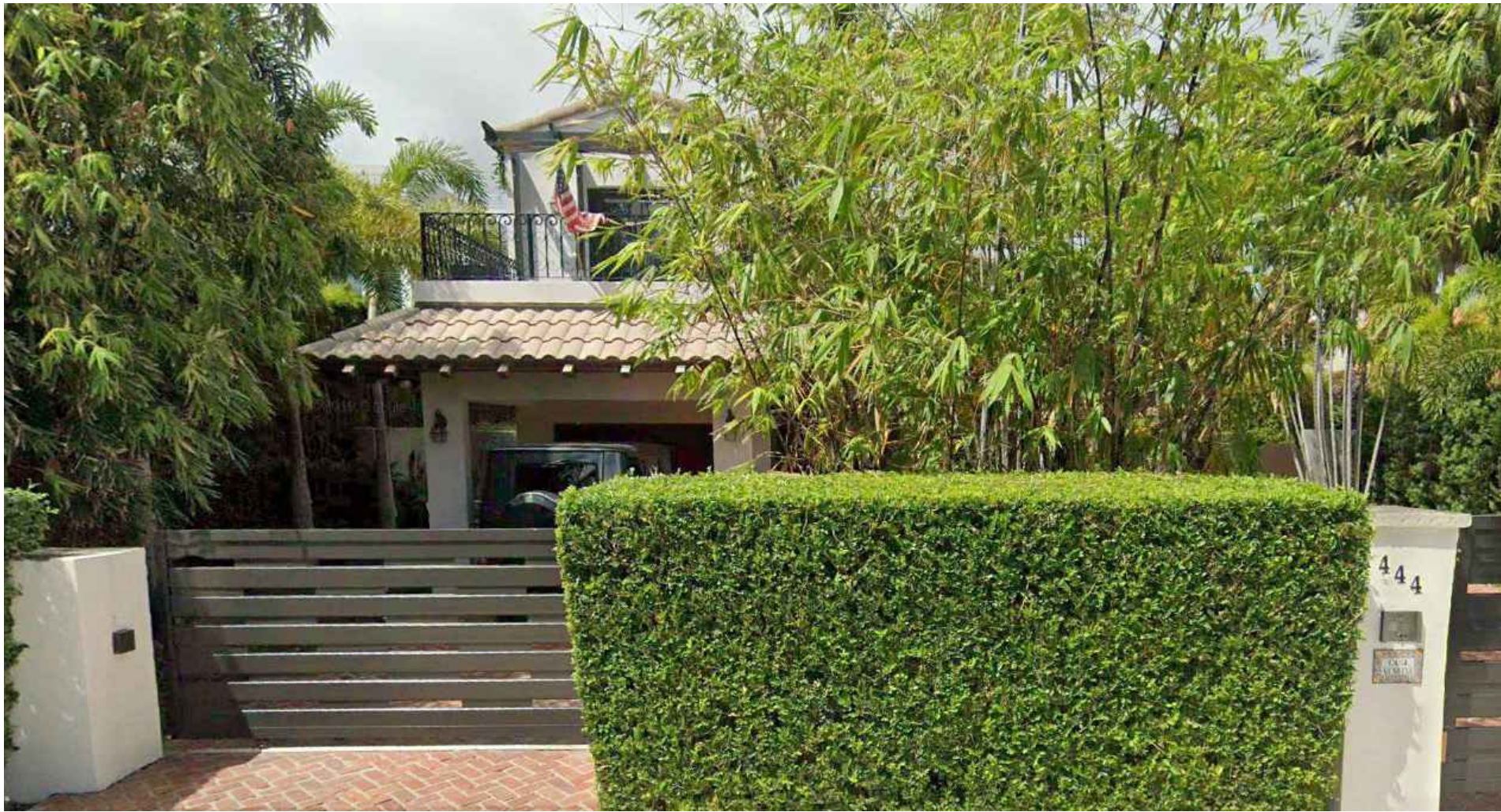
SITE



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES

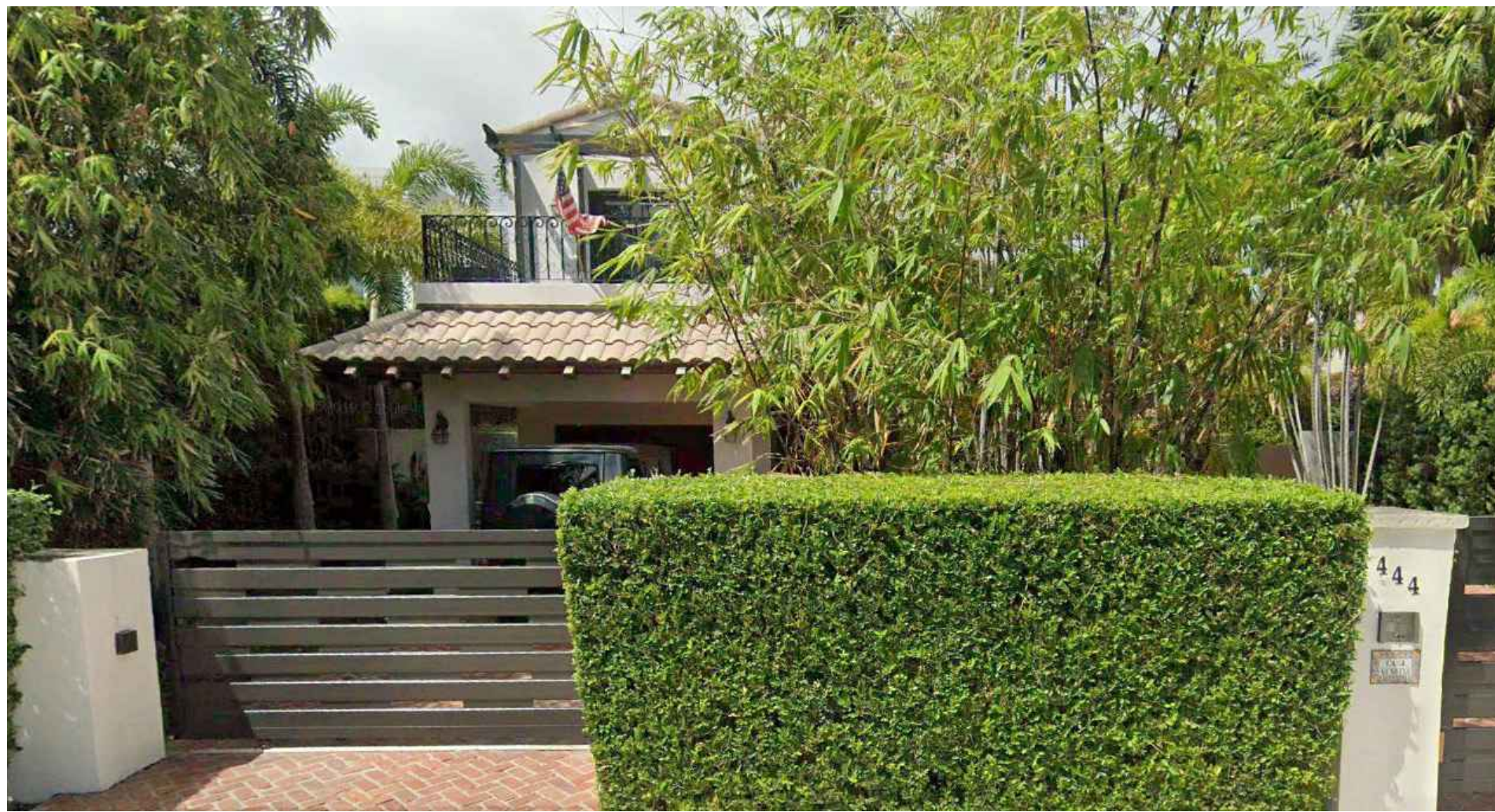




SUBJECT PROPERTY 1 (450 W DILIDO DRIVE)



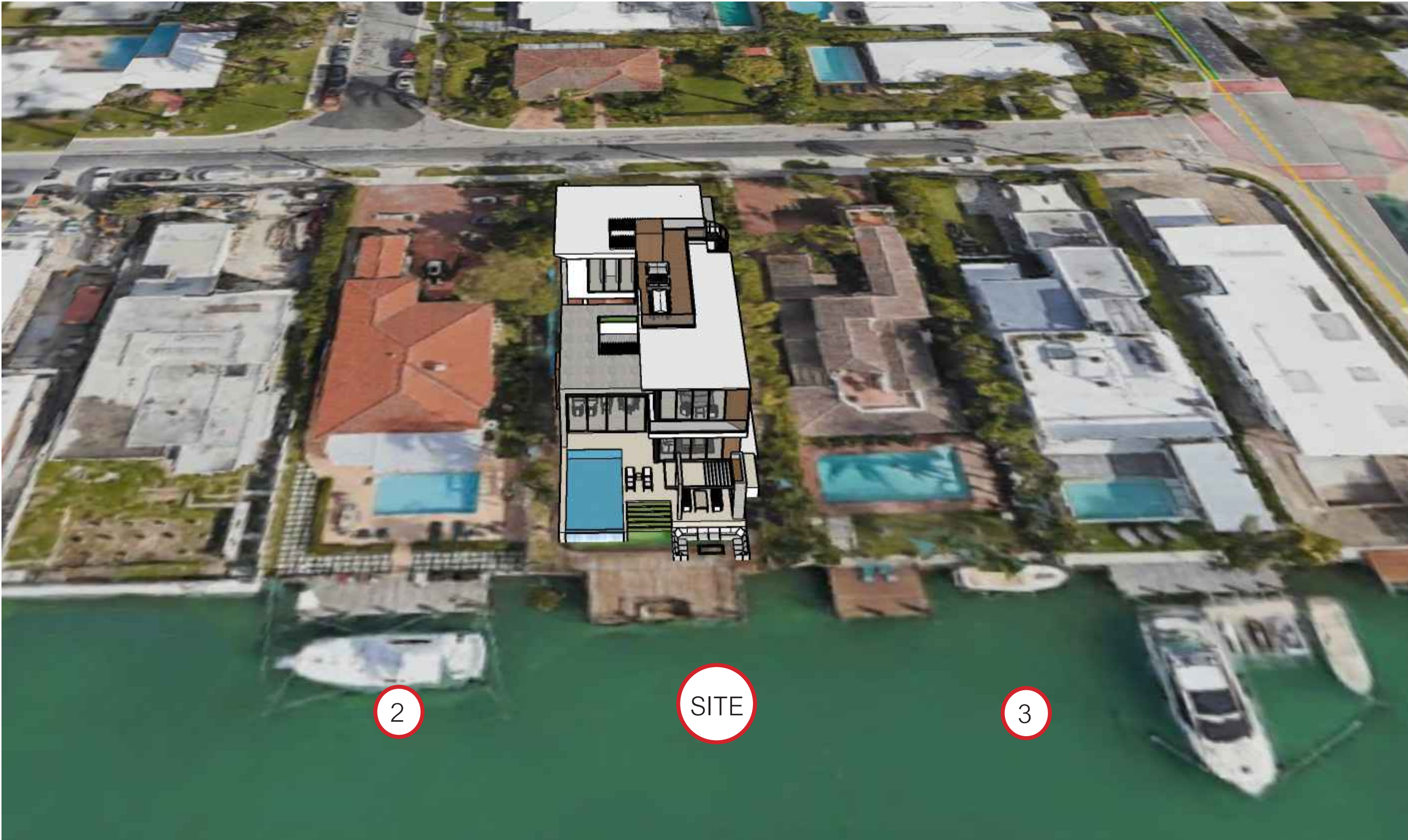
RESIDENCE 2



RESIDENCE 3



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



SURROUNDING CONTEXT ELEVATIONS