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VIA ELECTRONIC SUBMITTAL & HAND DELIVERY

May 10, 2021

Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: DRB21-0667 – Design Review for the Property Located at 184
and 190 S. Hibiscus Drive, Miami Beach, Florida

Dear Michael:

This law firm represents Lime Island 31, LLC (the "Applicant"), the owner of the properties located at 184 and 190 S. Hibiscus Drive (collectively the "Property") in the City of Miami Beach (the "City"). The Applicant intends to construct a beautifully-designed and modestly-sized two-story residence with garage, outdoor covered terrace, and pool. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for design review and height waiver approval.

Property Description. The Property is located on Hibiscus Island at the southwest corner of S. Hibiscus Drive and East 1 Court. The Property fronts Biscayne Bay at the rear and is surrounded at the sides and front by similar single-family homes. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio Nos. 02-3232-006-0860 and 02-3232-006-0870. See Exhibit A, Property Appraiser Summary Report. The Property is approximately 21,000 square feet in size.

The Property is located within the RS-3, Single Family Residential Zoning District. Notably, the Property's lot size more than doubles the required minimum lot size in the RS-3 district.

Proposed Development. The Applicant proposes to construct an exquisitely-designed two-story residence. The

proposed structures are modest in size, and the house is pushed back to the rear of the lot so as to create privacy and limit the visual impact of the home from S. Hibiscus Drive. The flow of the development with four (4) distinct structures effectively breaks up the massing and works in conjunction with the lush landscaping to give the Property a garden-like feel.

The home features an attractive low-scale entrance with a single driveway and motor court with minimal paving and heavy landscaping which leads up to a one-story garage and storage room, with entrances parallel to and therefore not visible from the right of way. A covered corridor stretching south connects the garage to a two-story house that features a gym and spa on the first level and living quarters on the second level. A cypress wood trellis connects the house to an outdoor covered terrace in the west. The home also features an accessory outdoor shower with side walls at the southeast corner of the lot. Notably, the combination of the two lots allows for the elimination of the exiting east driveway entrance and its extensive, wide hardscape, which will be replaced by landscaping.

The main house, garage and outdoor covered terrace will feature a unique Moorish-inspired design that includes finishes such as true barrel tile roofs; intricate arched windows and column details; and a variety of natural materiality on the first and second floor elevations. These architectural features combine with the lush and thoughtful landscaping to create an Eden on Hibiscus Island.

The Applicant does not intend to maximize the lot's development potential. In fact, quite the opposite with proposed unit size of 17.9% (3,757 square feet) when 50% (10,500 square feet) is allowable as of right. Similarly, the Applicant proposes a lot coverage of only 15.7%% when 30% is allowed. The design complies with, and in some instances exceeds, the setback requirements. The garage is set back 20' from the front and the main home is setback 76'-11" from the front, when only 40' is required, meaning almost double the requirement. The home has a rear setback of 31'-2", when only 26'-3" is required. Additionally, the sum of the interior side setbacks is 30' as required, with each side being greater than the minimum 10% required, 13'-4" and 16'-8" where 12'-0" minimum. This ensures that the home is pushed towards the center of the lot and minimizes any potential impacts on the neighboring lots. In order to accommodate the Proposed Development, the Applicant requires a modest height waiver to allow the house's sloped roof to be 28'-11" when 27'-0" is allowed.

Existing Conditions. The existing single-family home at 184 S. Hibiscus Drive was built in 1993. The existing single-family home at 190 S. Hibiscus Drive was originality built in 1939. However, it has undergone substantial renovations such that the existing structure is markedly different than the original structure, especially at the front and rear. See Exhibit B, Building Permit History and Exhibit C, Building Jacket Photos. The City's building permit records and

Miami-Dade County Property Appraiser's Building Jacket photographs show that a 1989 renovation dramatically changed the home's rear façade with a two-story addition obscuring the original façade. The most recent renovation in 2015 constructed a two-story addition at the front, which substantially altered the original home's low-scale appearance. Comparison of photographs of the home from 1965 to photographs of the home today clearly show that the home has not retained its original appearance and layout, especially for the front and rear elevations, and as a result is likely not architecturally significant.

Waiver Request. The Applicant respectfully requests DRB approval of a height waiver of 1'-11" pursuant to Code Section 142-105(b)(1) to allow a sloped roof of 28'-11" when 27' is the maximum permitted.

Height Waiver. Although the Property is zoned RS-3, which requires a minimum lot area of 10,000 square feet, the Property's size is more analogous to RS-2 zoned properties that have minimum lot areas of 18,000 square feet. At 21,000 square feet, its lot area is more than double the RS-3 minimum and larger than and therefore comparable to RS-2 zoned properties, which permit a height of 31' for sloped roofs without a waiver. Further, the area of the additional height is limited to only 300 square feet at the center of the home, which is setback 30' from the east property line, the closest neighbor.

As described above, the Applicant proposes a modest development that is significantly below the allowable unit size (17.9%) and lot coverage (15.7%) for this double lot with the home centrally located and 2-story notably 76'-11" from the front property line. These conditions further allow for extensive and lush landscaping that will buffer the new home from the neighboring properties. As such, the Property can accommodate a slightly larger scale than typically-sized RS-3 zoned lots, while remaining sensitive to the neighbors. Specifically, the Property can adequately accommodate the 28'-11" in height for the home while being consistent with the surrounding neighborhood.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

(1) A recycling or salvage plan for partial or total demolition shall be provided.

The Applicant will provide a recycling or salvage plan during permitting.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

The Proposed Home will feature hurricane impact windows.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

The design of the Proposed Home features multiple courtyards, and outdoor covered living area, and proposes to include operable windows where appropriate. Further, the abundant landscaping and permeable materials contribute to passive cooling, which represents a significant improvement from the existing condition.

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.

The Applicant has worked with a landscape architect to provide landscaping that is appropriate for the Property, with plant species that are native, salt-tolerant, and Florida-friendly. The proposed plantings are appropriate for the area and specifically selected to increase flood resilience and improve stormwater drainage on the Property.

(5) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

The proposed home does not have any residentially-habitable space below base flood elevation and increases the Finished Floor Elevation from 7.48' NGVD (for 190 S. Hibiscus Drive) applicable to the existing home, to 11' NGVD.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height.

The single driveway and garage are designed with future roadway elevation projects in mind. In addition, the increased Finished Floor Elevation of the proposed home from the existing condition makes the Property more adaptable to future road raising projects.

(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall,

whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

It is not reasonably feasible to elevate the existing homes.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

The design of the proposed home does not feature any habitable space below base flood elevation plus Freeboard. The existing home at 190 S. Hibiscus Drive is located below base flood elevation and does not currently contain any wet or dry flood proofing systems, making it vulnerable to damage from storm and tide induced flooding events.

(10) As applicable to all new construction, water retention systems shall be provided.

The proposed home will retain all stormwater on-site. Notably, the proposed home features permeable pavement system in the front yard, which serves to allow natural percolation and reduce stormwater runoff.

(11) Cool pavement material or porous pavement materials shall be utilized.

The Applicant proposes a substantial increase in cool and/or porous pavement materials, including a permeable driveway in the front yard.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The Applicant proposes a home with very minimal footprint, only 15.7% lot coverage and extensive and lush landscaping throughout the Property to effectively prevent heat island effects.

Conclusion. Granting this design review application and associated waiver will permit the development of a beautifully-designed residence that has less impact than the existing two homes and is therefore compatible with the surrounding neighborhood. The design effectively breaks up massing on the Property, does not maximize the size, and integrates great architectural interest that embraces the intent and purpose of the Code to provide a home that befits the area. We look forward to your favorable review of the application. If you have any questions or comments, please give me a call at 305-377-6236

Sincerely,



Matthew Amster

Attachments

cc: Cesar Molina
Michael Larkin, Esq.
Cecilia Torres-Toledo, Esq.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/12/2021

Property Information	
Folio:	02-3232-006-0870
Property Address:	190 S HIBISCUS DR Miami Beach, FL 33139-5130
Owner	LIME ISLAND 31 LLC
Mailing Address	190 S HIBISCUS DR MIAMI BEACH, FL 33319 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	7 / 7 / 0
Floors	2
Living Units	1
Actual Area	6,002 Sq.Ft
Living Area	5,239 Sq.Ft
Adjusted Area	5,176 Sq.Ft
Lot Size	10,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$3,570,000	\$3,570,000	\$3,360,000
Building Value	\$1,184,917	\$1,196,863	\$1,208,809
XF Value	\$73,057	\$73,955	\$74,850
Market Value	\$4,827,974	\$4,840,818	\$4,643,659
Assessed Value	\$4,827,974	\$4,840,818	\$4,643,659

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
HIBISCUS ISLAND PB 8-75 LOT 28 & 20FT STRIP ADJ BLK 3 LOT SIZE 60.000 X 175 OR 19505-1913 02 2001 1	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,827,974	\$4,840,818	\$4,643,659
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,827,974	\$4,840,818	\$4,643,659
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,827,974	\$4,840,818	\$4,643,659
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,827,974	\$4,840,818	\$4,643,659

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/18/2020	\$6,293,300	32113-2323	Qual by exam of deed
03/21/2019	\$100	31376-2544	Corrective, tax or QCD; min consideration
02/01/2001	\$2,500,000	19505-1913	Sales which are qualified
03/01/2000	\$1,065,000	19037-3652	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/19/2021

Property Information	
Folio:	02-3232-006-0860
Property Address:	184 S HIBISCUS DR Miami Beach, FL 33139-5130
Owner	LIME ISLAND 32 LLC
Mailing Address	184 S HIBISCUS DR MIAMI BEACH, FL 33139 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	1
Actual Area	5,427 Sq.Ft
Living Area	5,075 Sq.Ft
Adjusted Area	4,636 Sq.Ft
Lot Size	10,500 Sq.Ft
Year Built	1993



Assessment Information				
Year	2020	2019	2018	
Land Value	\$3,360,000	\$3,360,000	\$3,360,000	
Building Value	\$857,660	\$929,475	\$117,000	
XF Value	\$59,573	\$0	\$0	
Market Value	\$4,277,233	\$4,289,475	\$3,477,000	
Assessed Value	\$4,207,170	\$3,824,700	\$3,477,000	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$70,063	\$464,775	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
HIBISCUS ISLAND PB 8-75	
LOT 27 & 20FT STRIP ADJ	
BLK 3	
LOT SIZE 60.000 X 175	
OR 21085-3601 03 2003 1	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,207,170	\$3,824,700	\$3,477,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,277,233	\$4,289,475	\$3,477,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,207,170	\$3,824,700	\$3,477,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,207,170	\$3,824,700	\$3,477,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/16/2021	\$6,000,000	32388-0442	Qual by exam of deed
02/14/2010	\$3,300,000	27192-4646	Qual by exam of deed
09/01/2005	\$3,700,000	23966-4336	Sales which are qualified
03/01/2003	\$2,000,000	21085-3601	Sales which are qualified

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Version:

Exhibit B

Permit History - PermitsPlus

Total Permits: 76

Permit No	COMP TYPE	SUB TYPE	DESCRIPTION	STATUS	APPLIED DATE	APPROVED DATE
BP160038	BSUBPLUM	ALTRMDL	Renew/BP141868/ Installation of new spa	APPROVED	10/7/2015	10/7/2015
BP152412	BSUBPLUM	WELL	B1505842/ 2" POOL DISCHARGE WELL	FINAL	8/24/2015	8/24/2015
B1505842	BUILD	POOL-R	Renew/B1404308/New Construction of a	APPROVED	8/10/2015	8/10/2015
BCO15332	BCOCC	COMPLETE	CO/ New 2 story addition , existing kitchen	APPROVED	8/10/2015	8/24/2015
BE153077	BSUBELEC	ALTRMDL	Replace/BE142780/Install a new electrical	APPROVED	8/10/2015	8/10/2015
BREV152634	BREV	POOL-R	B1505842- RELOCATING POOL	APPLIED	8/10/2015	1/1/0001
BREV152227	BREV	NCONST-R	Rvsn to B1400193- Plumbing Gas Revision	FINAL	6/29/2015	7/2/2015
BREV152025	BREV	NCONST-R	B1400193/Change front door design	FINAL	6/5/2015	6/8/2015
BREV151835	BREV	NCONST-R	Rvsn to B1400193/ Install front door	FINAL	5/13/2015	6/8/2015
BE151642	BSUBELEC	ALTRMDL	b1400193 / New electrical of 40 outlets, new	FINAL	3/5/2015	3/5/2015
B1501155	BSBUILD	DRWNW-R	B1400193 - Installation of garage door	FINAL	12/1/2014	12/1/2014
BREV142531	BREV	NCONST-R	Rvsn to B1400193- Structural grider truss-	FINAL	9/9/2014	9/9/2014
B1406011	BSBUILD	ROOFING	B1400193/ Install verrea spanish "s" tile on	FINAL	9/2/2014	9/2/2014
BE142780	BSUBELEC	ALTRMDL	B1404308/ Installa new electrical for spa	CLOSED	7/2/2014	7/2/2014
BE142778	BSUBELEC	ALTRMDL	B1404308/ Install new electrical for spa	VOID	7/2/2014	1/1/0001
BP141868	BSUBPLUM	ALTRMDL	B1404308/ Installation of new spa	CLOSED	7/2/2014	7/2/2014
BREV141916	BREV	ALTRMD-R	B1400193/Revision to floor elevation, new	FINAL	6/20/2014	6/27/2014
BREV141854	BREV	NCONST-R	RVS#B11400193/ TRUSS SHOP	FINAL	6/13/2014	6/27/2014
B1404308	BUILD	POOL-R	New Construction of a Spa in an existing	CLOSED	6/3/2014	7/2/2014
BP141362	BSUBPLUM	ALTRMDL	B1400193--- PLUMBING SERVICE FOR	FINAL	4/17/2014	4/17/2014
B1402636	BSBUILD	DRWNW-R	B1400193/Installing (11) windows & (1) door	FINAL	3/7/2014	4/3/2014
BE141492	BELEC	LOWVOLT	B1400193/Low voltage phones, data,	FINAL	3/5/2014	3/20/2014
BM140734	BSUBMECH	A/C	B1400193/Install ac & ductwork	FINAL	2/25/2014	2/25/2014

BD140118	BDEMOPRJ	PARTIAL	RENEW BD130313 TO Demolish Portion of	FINAL	1/22/2014	1/22/2014
BMS1400440	BMISC	DOC HIST	4 mf copies	CLOSED	11/20/2013	1/1/0001
B1400193	BUILD	NCONST-R	New 2 story addition , existing kitchen	FINAL	10/11/2013	2/10/2014
BD130313	BDEMOPRJ	PARTIAL	Demolish Portion of partition wall to enlarge	CLOSED	7/17/2013	7/23/2013
BMS1301438	BMISC	DOC HIST	CD	CLOSED	2/19/2013	1/1/0001
BM120536	BMECH	A/C	CHANGE OUT 1 TON MINISPLIT A/C	FINAL	2/3/2012	2/3/2012
BMS1001958	BMISC	DOC HIST	CD	CLOSED	4/20/2010	1/1/0001
BE100223	BELEC	SRVCS	Increase svc from 200 amp to 300 amp	FINAL	10/27/2009	10/28/2009
B0805150	BSBUILD	ROOFING	RE-ROOF in main house & gazebo./ 5100	FINAL	9/12/2008	9/12/2008
BM070867	BMECH	A/C	RNW EXP. PERMIT #BM070020 & RPLC	FINAL	4/19/2007	4/19/2007
B0701541	BSBUILD	AWNING	INSTALL CAVAS CARPORT.	FINAL	12/18/2006	12/18/2006
BM070020	BMECH	A/C	C/O 1.5T LENNOX MINI-SPLIT /RNW EXP.	CLOSED	10/3/2006	10/3/2006
BE062775	BELEC	ALTRMDL	ELEC for 45 kw generator & 200 amps	FINAL	8/2/2006	8/2/2006
BM060994	BMECHW	VENT	TESTING	VOIDWEB	6/13/2006	1/1/0001
BG060001	BGENR	GNRTRSDT	USING TO TEST WEB PERMITS	APPROVED	6/12/2006	6/13/2006
BMS0603615	BMISC	REVISE	Rvsn/B0601940/ele plan	VOID	6/8/2006	1/1/0001
BE062316	BELEC	ALTRMDL	INSTALL GENERATOR	VOID	6/6/2006	1/1/0001
BMS0603022	BMISC	REVISE	Rvsn/B0601940/chng location and size of	VOID	5/11/2006	1/1/0001
BP060755	BPLUMW	ALTRMDL	gas generator	FINAL	3/7/2006	3/7/2006
B0601940	BUILD	OTHER	INSTALL CONCRETE PAD FOR	FINAL	2/2/2006	2/10/2006
B0500015	BSBUILD	MRNE-R	NEW A498 SQ FT DOCK WITH 10	FINAL	10/1/2004	10/6/2004
B0302804	BSBUILD	OTHER	1 GARAGE DOOR REPLACEMENT	FINAL	4/22/2003	4/25/2003
BM020045	BMECH	A/C	split system replacement	FINAL	10/5/2001	10/5/2001
BMS0101300	BMISC		RESEARCH OF PROPERTY	FINAL	2/8/2001	1/1/0001
BCC0100096	BCCOMP		Cert. of Completion for Interior Remodeling.	APPROVED	1/10/2001	1/26/2001
BP010076	BPLUM		4 GAS OUTLETS AND PIPING	FINAL	10/19/2000	10/19/2000
BMS0003200	BMISC		Prod. controll/shop drwngs. wndw/doors.	FINAL	8/2/2000	8/16/2000
BP001258	BPLUM		REMODEL 1 WTR HTR,16 ROUGH&SETS	FINAL	8/1/2000	8/1/2000

BE001829	BELEC		SERVICE OUTLETS PANEL APPLIANCES	FINAL	7/27/2000	7/27/2000
B0004180	BSBUILD		CONCRETE REPAIR	FINAL	7/25/2000	8/4/2000
BE001792	BELEC		burglar alarm,tv and telephon devices	FINAL	7/20/2000	7/20/2000
BP000986	BPLUM		1 PORTABLE TOILET	FINAL	5/30/2000	5/30/2000
BM000765	BMECH		REPLACE 3.5 & 5-TON SYSTEM	FINAL	5/26/2000	5/26/2000
B0003083	BUILD		INTERIOR RENOVATIONS /NEW	FINAL	5/16/2000	7/19/2000
BE001113	BELEC		ELECTRIC DEMOLITION	FINAL	3/30/2000	3/30/2000
BP000740	BPLUM		PLUMBING DEMO	FINAL	3/30/2000	3/30/2000
B0002354	BSBUILD		Partial interior non-structural demolition	CLOSED	3/28/2000	3/30/2000
BMS0001676	BMISC		BUILDING PERMIT RESEARCH	CLOSED	3/16/2000	3/16/2000
BMS0001495	BMISC		FIVE MICROFILM COPIES	CLOSED	2/29/2000	2/29/2000
BL951309	BELEV	ELEV	RESIDENTIAL ELEVATOR MB-	CLOSED	10/1/1998	9/19/2000
B9800287	BSBUILD	OTH	INSTALL SHUTTERS	FINAL	10/24/1997	10/24/1997
BEL51309	BELEV	ELEV	ELEVATOR ANNUAL INSPECTION MB-	VOID	10/1/1994	11/9/1994
BEL41309	BELEV	ELEV	ELEVATOR ANNUAL INSPECTION MB-	APPROVED	10/1/1993	11/5/1993
BEL31309	BELEV	ELEV	ELEVATOR ANNUAL INSPECTION MB-	APPROVED	10/1/1992	11/6/1992
BEL21309	BELEV	ELEV	ELEVATOR ANNUAL INSPECTION MB-	APPROVED	10/1/1991	8/13/1992
BM910385	BMECH	OTH	INSTALL NEW HYDRA. ELEVATOR MB-	CLOSED	1/17/1991	1/1/0001
BEL11309	BELEV	ESCL	ELEVATOR ANNUAL INSPECTION MB-	PENDING	1/17/1991	1/1/0001
BE901315	ELEC	ALT	NEW OUTLETS IN TERRACE (SF)	CLOSED	7/5/1990	1/1/0001
BE901316	ELEC	ALT	NEW OULETS IN TERRACE (SF)	FINAL	7/5/1990	7/5/1990
BA907942	AUTOPROJ	ALT	ENCLOUSE EXISTING TERRACE ONLY	CLOSED	5/31/1990	1/1/0001
BS901395	SBUIL	ALT	ENCLOSE EXISTING TERRACE ONLY	CLOSED	5/31/1990	5/31/1990
B8800076	BUILD	ALT	REPAIR EXIST. CONCRT CAP & NEW	CLSD-SYS	11/30/1988	12/6/1988
B8800049	BUILD	ALT	ROOM ADDITION & REMODELING &	CLSD-SYS	10/27/1988	10/28/1988

EXPIRED/FINALED DATE	VAL TOTAL	PARCEL NO	STREET NO	DIR	STREET NAME
8/6/2016	\$1,000.00	32320060870	190	S	HIBISCUS DR
8/6/2016	\$650.00	32320060870	190	S	HIBISCUS DR
8/6/2016	\$13,500.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
8/6/2016	\$800.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$800.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
12/17/2015	\$15,000.00	32320060870	190	S	HIBISCUS DR
12/17/2015	\$1,900.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
5/25/2015	\$22,450.00	32320060870	190	S	HIBISCUS DR
6/22/2015	\$800.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
6/22/2015	\$1,000.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
6/22/2015	\$13,500.00	32320060870	190	S	HIBISCUS DR
1/17/2016	\$32,000.00	32320060870	190	S	HIBISCUS DR
12/17/2015	\$9,600.00	32320060870	190	S	HIBISCUS DR
1/17/2016	\$3,000.00	32320060870	190	S	HIBISCUS DR
12/10/2015	\$25,000.00	32320060870	190	S	HIBISCUS DR

1/25/2016	\$5,000.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
1/25/2016	\$329,510.00	32320060870	190	S	HIBISCUS DR
1/19/2014	\$5,000.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
8/1/2012	\$6,700.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
5/19/2010	\$5,000.00	32320060870	190	S	HIBISCUS DR
5/20/2009	\$52,000.00	32320060870	190	S	HIBISCUS DR
4/8/2008	\$0.00	32320060870	190	S	HIBISCUS DR
10/24/2007	\$8,224.00	32320060870	190	S	HIBISCUS DR
4/1/2007	\$3,407.00	32320060870	190	S	HIBISCUS DR
9/19/2007	\$3,600.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$500.00		190	S	HIBISCUS DR
12/10/2006	\$1,000.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
9/19/2007	\$600.00		190	S	HIBISCUS DR
9/19/2007	\$30,000.00	32320060870	190	S	HIBISCUS DR
7/20/2005	\$20,000.00	32320060870	190	S	HIBISCUS DR
12/6/2003	\$1,100.00	32320060870	190	S	HIBISCUS DR
9/29/2002	\$2,100.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
6/11/2001	\$750.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
9/29/2001	\$7,000.00	32320060870	190	S	HIBISCUS DR

9/29/2001	\$13,800.00	32320060870	190	S	HIBISCUS DR
9/29/2001	\$10,000.00	32320060870	190	S	HIBISCUS DR
9/29/2001	\$1,500.00	32320060870	190	S	HIBISCUS DR
7/23/2001	\$500.00	32320060870	190	S	HIBISCUS DR
9/29/2001	\$6,000.00	32320060870	190	S	HIBISCUS DR
9/29/2001	\$120,000.00	32320060870	190	S	HIBISCUS DR
9/29/2001	\$500.00	32320060870	190	S	HIBISCUS DR
9/29/2001	\$300.00	32320060870	190	S	HIBISCUS DR
9/29/2001	\$2,500.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
9/30/2001	\$0.00	32320060870	190	S	HIBISCUS DR
6/3/1998	\$6,500.00	32320060870	190	S	HIBISCUS DR
9/30/1995	\$0.00	32320060870	190	S	HIBISCUS DR
9/30/1994	\$0.00	32320060870	190	S	HIBISCUS DR
9/30/1993	\$0.00	32320060870	190	S	HIBISCUS DR
9/30/1992	\$0.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$14,900.00	32320060870	190	S	HIBISCUS DR
1/1/0001	\$0.00	32320060870	190	S	HIBISCUS DR
4/3/1991	\$300.00	32320060870	190	S	HIBISCUS DR
4/3/1991	\$300.00	32320060870	190	S	HIBISCUS DR
4/3/1991	\$2,000.00	32320060870	190	S	HIBISCUS DR
4/3/1991	\$2,000.00	32320060870	190	S	HIBISCUS DR
12/6/1989	\$4,300.00		190	S	HIBISCUS DR
12/6/1989	\$30,000.00		190	S	HIBISCUS DR

Exhibit C



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