

REQUEST FOR DRB APPROVAL FOR:  
PRICE RESIDENCE

DRB21-0722  
FINAL SUBMITTAL: 9/7/2021  
NOVEMBER 2021 AGENDA

1649 W 22ND STREET, MIAMI BEACH, FL 33140



SITE



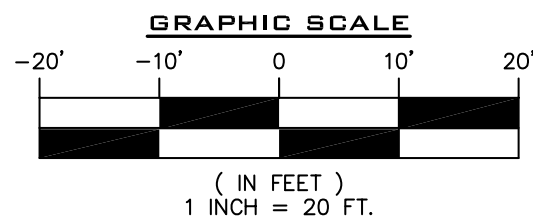
SITE



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**LEGAL DESCRIPTION:**  
LOT 23, BLOCK 4A, OF "3RD REVISED PLAT OF SUNSET ISLANDS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
FOLIO NO. 02-3228-001-1920

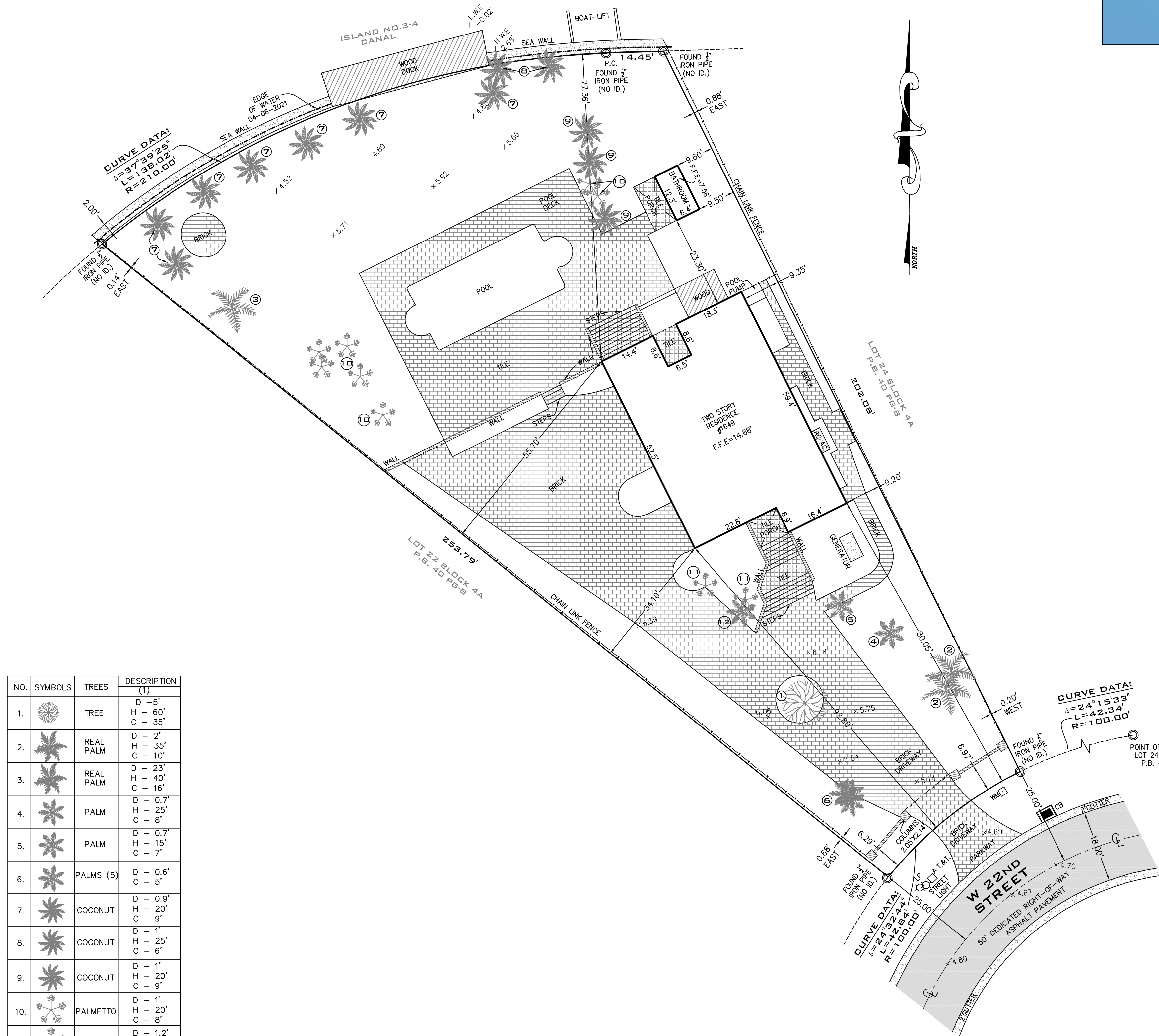
1649 W 22ND STREET,  
MIAMI BEACH, FL 33140-4512

AREA OF PROPERTY: 21,497 SQUARE FEET AND/OR  
0.494 ACRES MORE OR LESS.

**CERTIFIED TO:**  
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-DONALD M. ABRASHOFF AND BRUCE A. CARTER

## MAP OF BOUNDARY SURVEY



NO.	SYMBOLS	TREES	DESCRIPTION (1)
1.		TREE	D - 6' H - 60' C - 35'
2.		REAL PALM	D - 2' H - 35' C - 10'
3.		REAL PALM	D - 23' H - 40' C - 16'
4.		PALM	D - 0.7' H - 25' C - 8'
5.		PALM	D - 0.7' H - 15' C - 7'
6.		PALMS (5)	D - 0.6' C - 5'
7.		COCONUT	D - 0.9' H - 20' C - 9'
8.		COCONUT	D - 1' H - 25' C - 6'
9.		COCONUT	D - 1' H - 20' C - 9'
10.		PALMETTO	D - 1' H - 20' C - 8'
11.		PALMETTO	D - 1.2' H - 15' C - 7'
12.		PALM	D - 0.9' H - 22' C - 5'

### SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION; PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.5IFAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "3RD REVISED PLAT OF SUNSET ISLANDS" RECORDED IN PLAT BOOK 40, AT PAGE 8.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

### LOCATION MAP

SECTION 28, TOWNSHIP 53 SOUTH, RANGE 42 EAST  
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA  
(NOT TO SCALE)



**LB No. 7633**  
PROFESSIONAL SURVEYORS AND MAPPERS  
1435 S.W. 87th AVENUE, SUITE "20"  
MIAMI, FL 33174  
PHONE: (305) 556-4002 FAX: (305) 556-4003  
WWW.LANDMARKSURVEYING.COM  
EMAIL: REQUEST@LANDMARKSURVEYING.COM

### ABBREVIATIONS AND LEGEND:

- AC = DENOTES AIR CONDITIONING UNIT  
B.B. = DENOTES BASIS OF BEARINGS  
ASPH. = DENOTES ASPHALT  
B.M. = DENOTES BENCH MARK  
C.B.S. = DENOTES CONCRETE BLOCK STUCCO CONCRETE  
L.P. = DENOTES LIGHT POLE  
CB = DENOTES CATCH BASIN  
C. = DENOTES CENTERLINE  
L.M.E. = DENOTES LAKE & MAINTENANCE EASEMENT  
D.E. = DENOTES DRAINAGE EASEMENT  
D.H. = DENOTES DRILL HOLE  
W. = DENOTES WOOD FENCE  
(R) = DENOTES RECORD  
WEP = DENOTES WOOD POWER POLE  
U.E. = DENOTES UTILITY EASEMENT  
P.B. = DENOTES PERMANENT CONTROL POINT  
PS. = DENOTES PAGE  
P.C.P. = DENOTES PERMANENT CONTROL POINT  
P.O.B. = DENOTES POINT OF BEGINNING  
TYP. = DENOTES TYPICAL  
M.H.W. = DENOTES MEAN HIGH WATER LINE  
-- = DENOTES WOOD FENCE  
- - - = DENOTES CHAIN LINK FENCE  
- - - = DENOTES IRON FENCE  
O = DENOTES FOUND IRON PIPE (NO ID.)  
Δ = DENOTES FOUND NAIL AND DISC  
= DENOTES ASPHALT PAVEMENT  
= DENOTES BRICK  
= DENOTES CONCRETE PAD  
XXX = DENOTES ELEVATIONS

FLOOD ZONE:		AE	
ELEVATION:		8.0	
COMMUNITY:		120651	
PANEL:		12086C0317	
DATE OF FIRM:		09-11-2009	
SUFFIX:		L	
ORIGINAL FIELD WORK SURVEY DATE		04-06-2021	
BENCH MARK:		N/A	
ELEVATION:		N/A	
DATE	DRAWN BY	SCALE	
04-06-2021	J.FEE	1"=20'	
REVISION / UPDATE OF SURVEY			
DATE		DESCRIPTION	
N/A		N/A	
JOB NO.			
2103.0368			
ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.			

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND IS IN ACCORDANCE WITH THE FLORIDA STATUTE 42.02, FLORIDA STATUTE.

SIGNED:   
ARTURO MENDIGUTIA, P.S.M., STATE OF FLORIDA, P.L.M. No. 5844-STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER OR DELEGATIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND VERIFIED ELECTRONIC SEAL.





PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



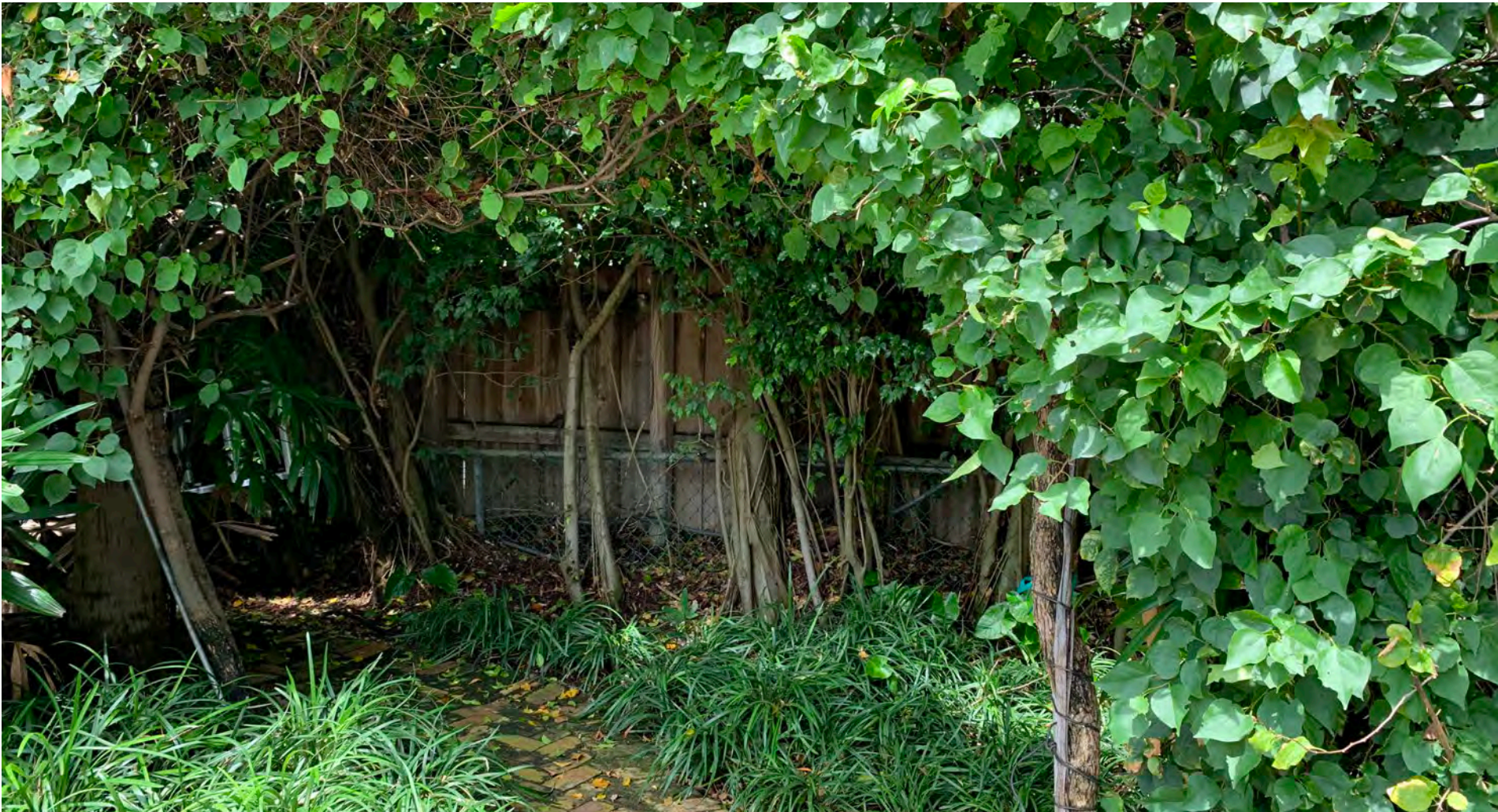
PHOTOGRAPH 5



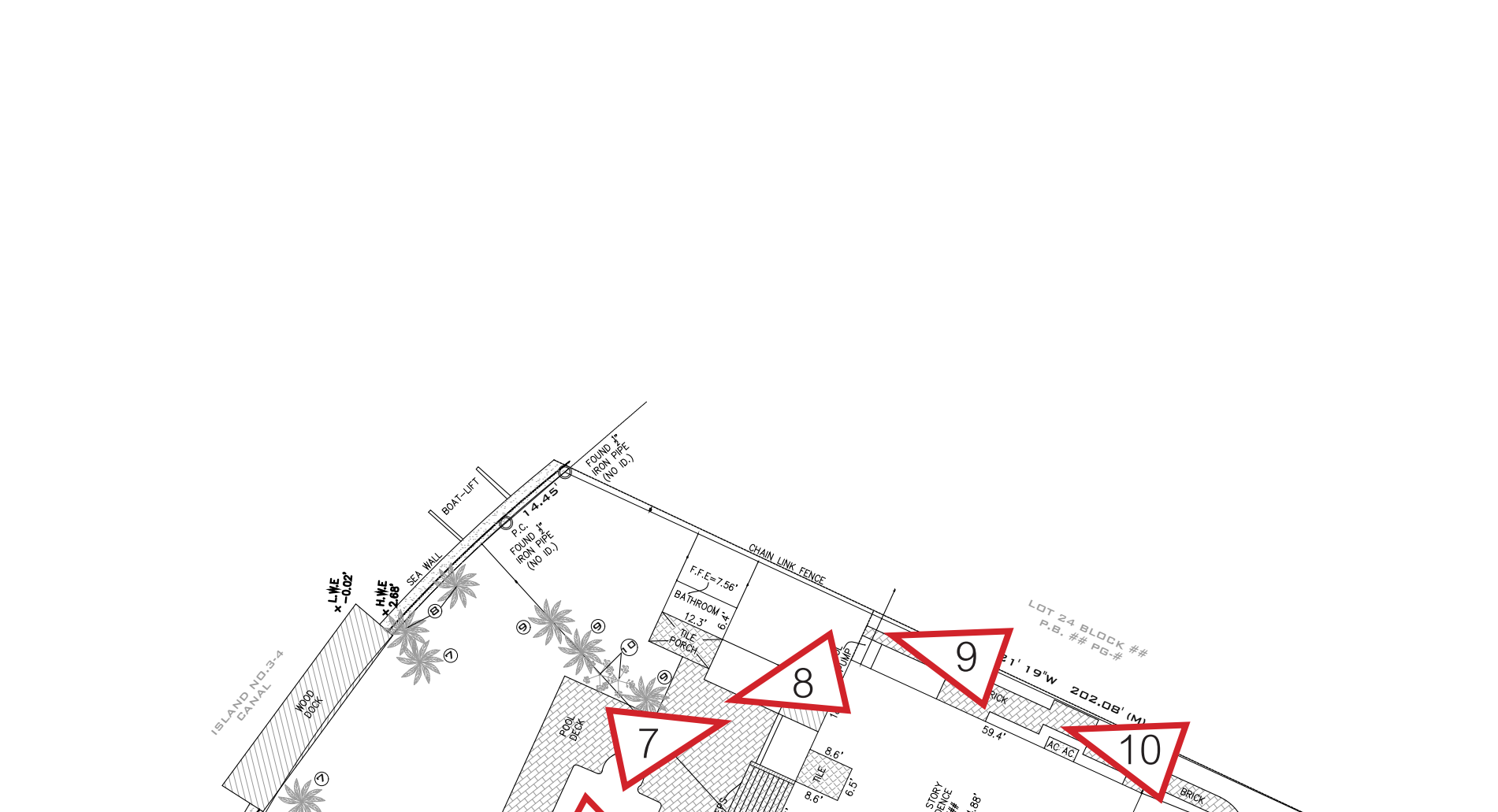
PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



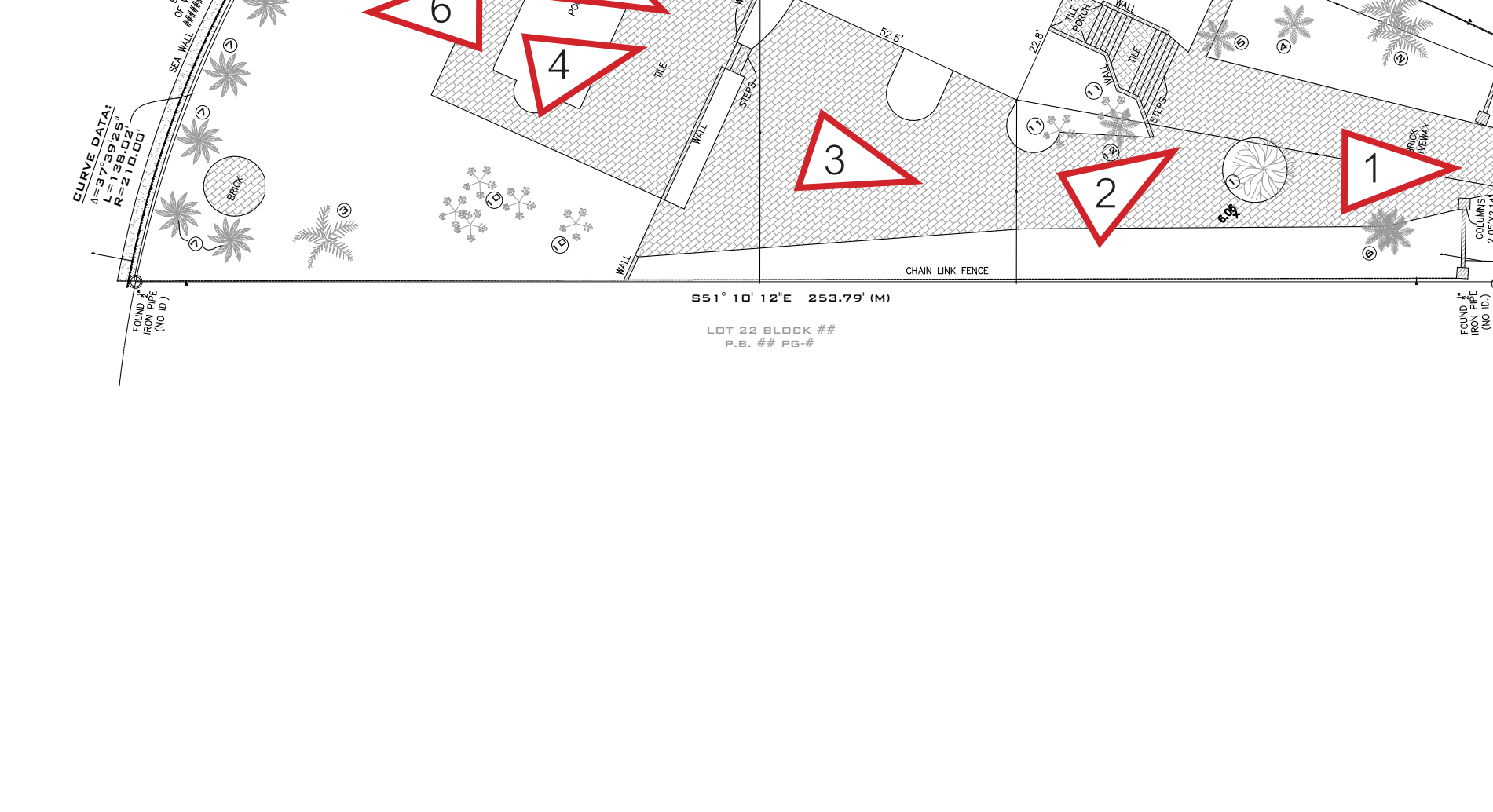
PHOTOGRAPH 9



PHOTOGRAPH 10



PHOTOGRAPH 11



PHOTOGRAPH 12





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





RESIDENCE 2

SUBJECT PROPERTY



RESIDENCE 3



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



SURROUNDING CONTEXT ELEVATIONS

CONTEXT ANALYSIS