



# 225 N HIBISCUS DRIVE RESIDENCE

MIAMI BEACH, FLORIDA

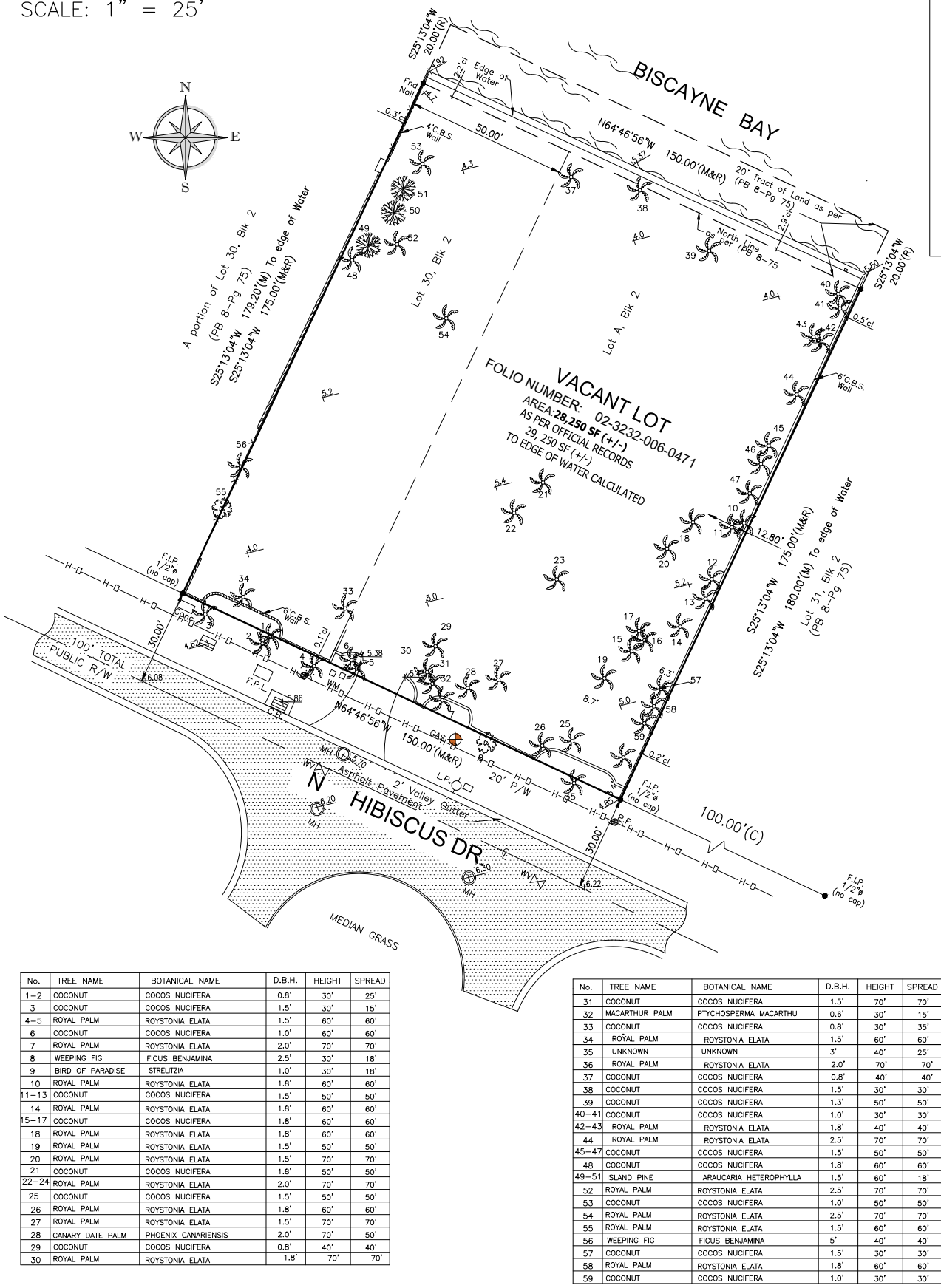
DESIGN REVIEW BOARD FINAL SUBMITTAL 08.08.2022  
DRB22-0852

OCTOBER 4TH 2022 DESIGN REVIEW BOARD



SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



LOCATION MAP  
SCALE: NTS



SITE PICTURE



**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 ARE NO EASEMENTS PLOTTED ON THE SUBJECT PROPERTY

SITE ADDRESS: 225 N HIBISCUS DR., MIAMI BEACH, FL. 33139  
JOB NUMBER: 22-341  
DATE OF SURVEY: MARCH 17, 2022/ JULY 22, 2022 (UPDATE)  
FOLIO NUMBER: 02-3232-006-0471

**CERTIFIED TO:**  
NORTH HIBISCUS HOLDINGS LLC  
IMPERIAL TITLE LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSINGS, A.T.I.M.A.

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. 12086C-0316L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00 FEET** (NGVD)
- 2 LAND AREA OF SUBJECT PROPERTY: **28,250 SF (+/-)** AS PER OFFICIAL RECORDS / 29,250 SF (+/-) TO EDGE OF WATER CALCULATED
- 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 BEACH MIDWAY., AS SHOWN ON PLAT BOOK 8 AT PAGE 75 OF THE PUBLIC RECORDS 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.

**LEGAL DESCRIPTION:**  
LOT "A", BLOCK 2, 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, TOGETHER WITH A TRACT OF LAND 20 FEET WIDE ADJOINING AND ABUTTING ON THE SEAWARD SIDE OF LOT "A", BLOCK 2 OF HIBISCUS ISLAND.  
AND  
THE SOUTHEASTERLY 1/2 OF LOT 30, BLOCK 2, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A TRACT OF LAND 20 FEET WIDE ADJOINING AND ABUTTING ON THE SEAWARD SIDE OF SOUTHEASTERLY 1/2 OF LOT 30, BLOCK 2, HIBISCUS ISLAND.

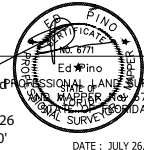
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE 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  
266 GIRALDA AVENUE  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM

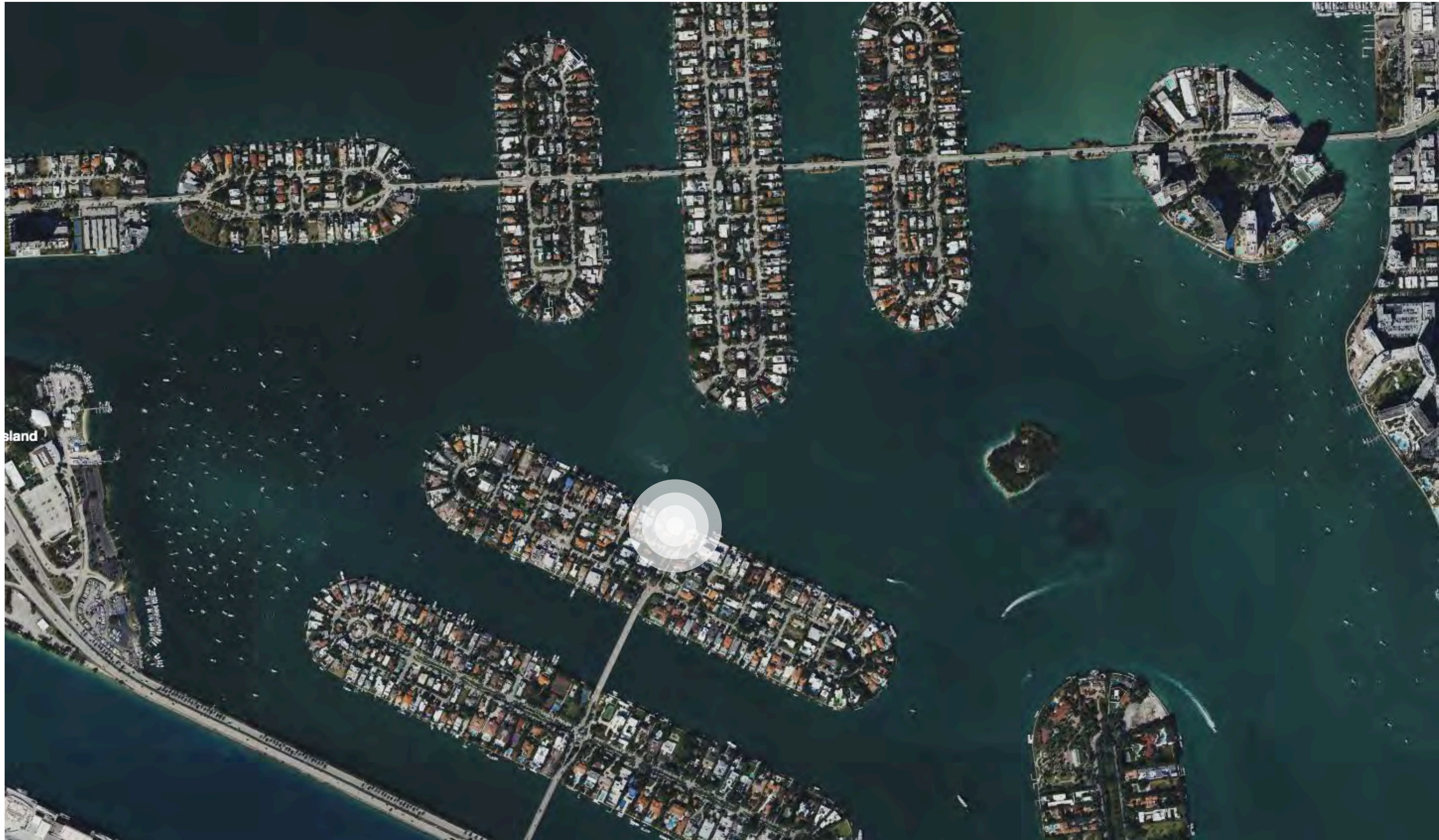
This item has been digitally signed and sealed by Ed Pino, PSM on the date adjacent to the seal.  
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ED  
PINO

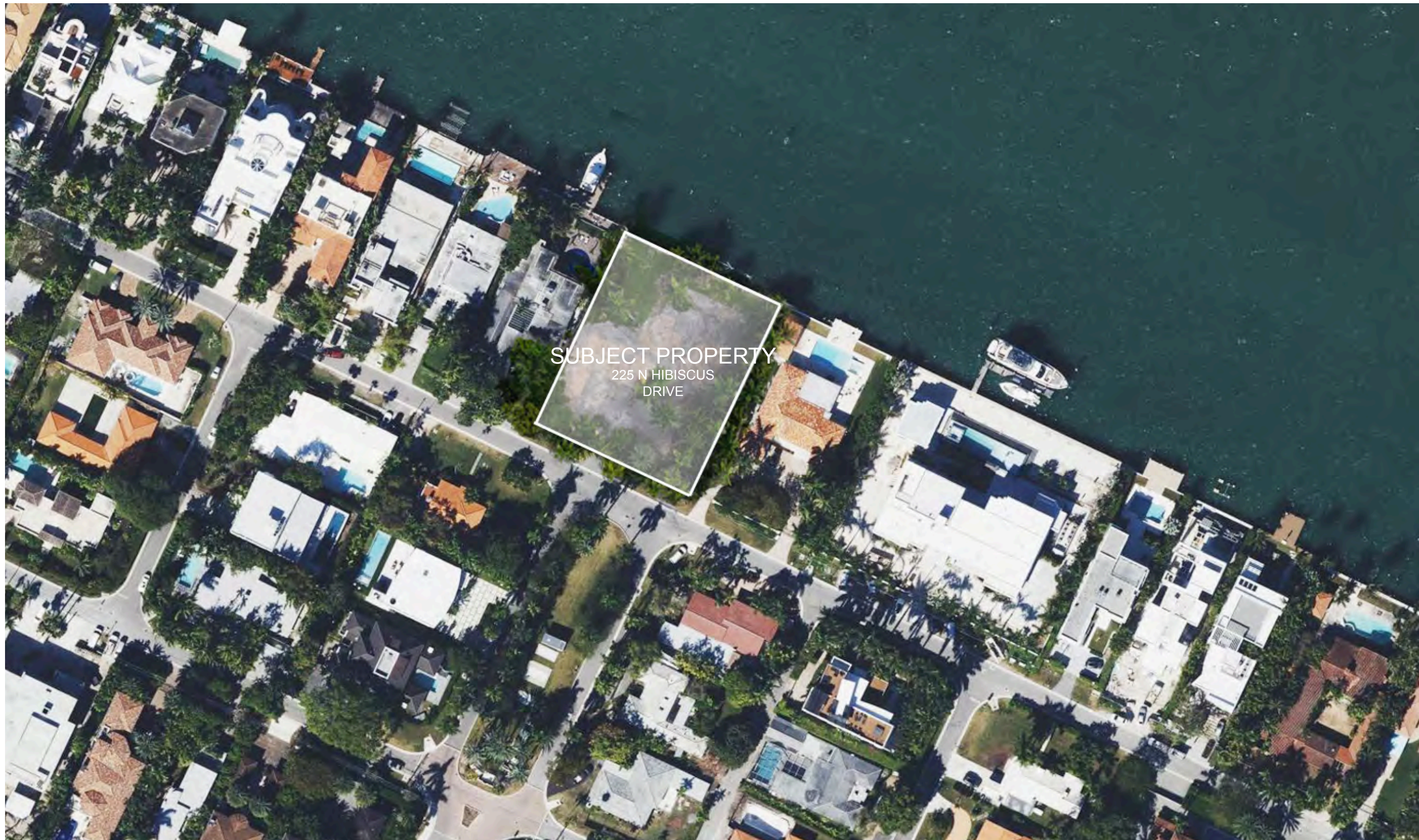
Digitally signed by Ed Pino, PSM on 2022.07.26 10:24:13 -04'00'  
DATE: JULY 26, 2022













# NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY

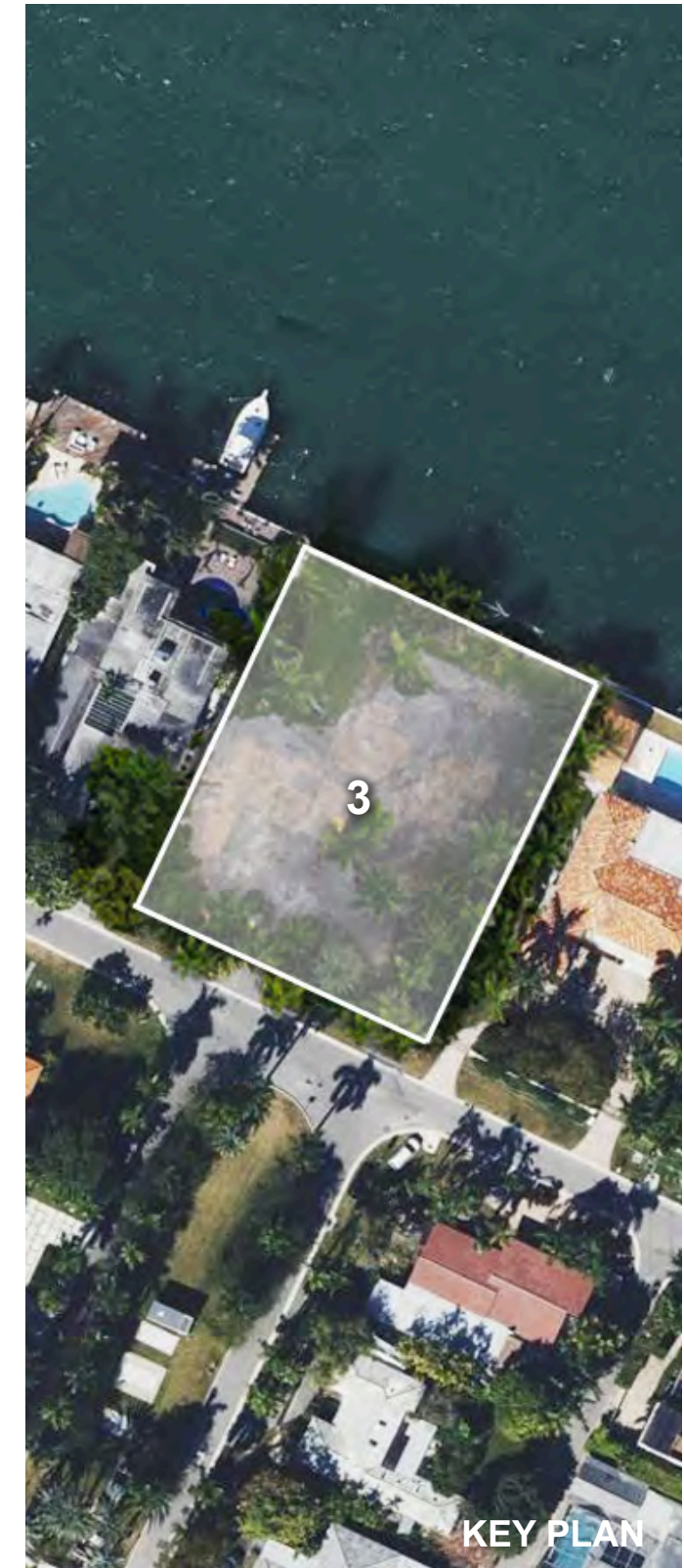




# NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY









NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



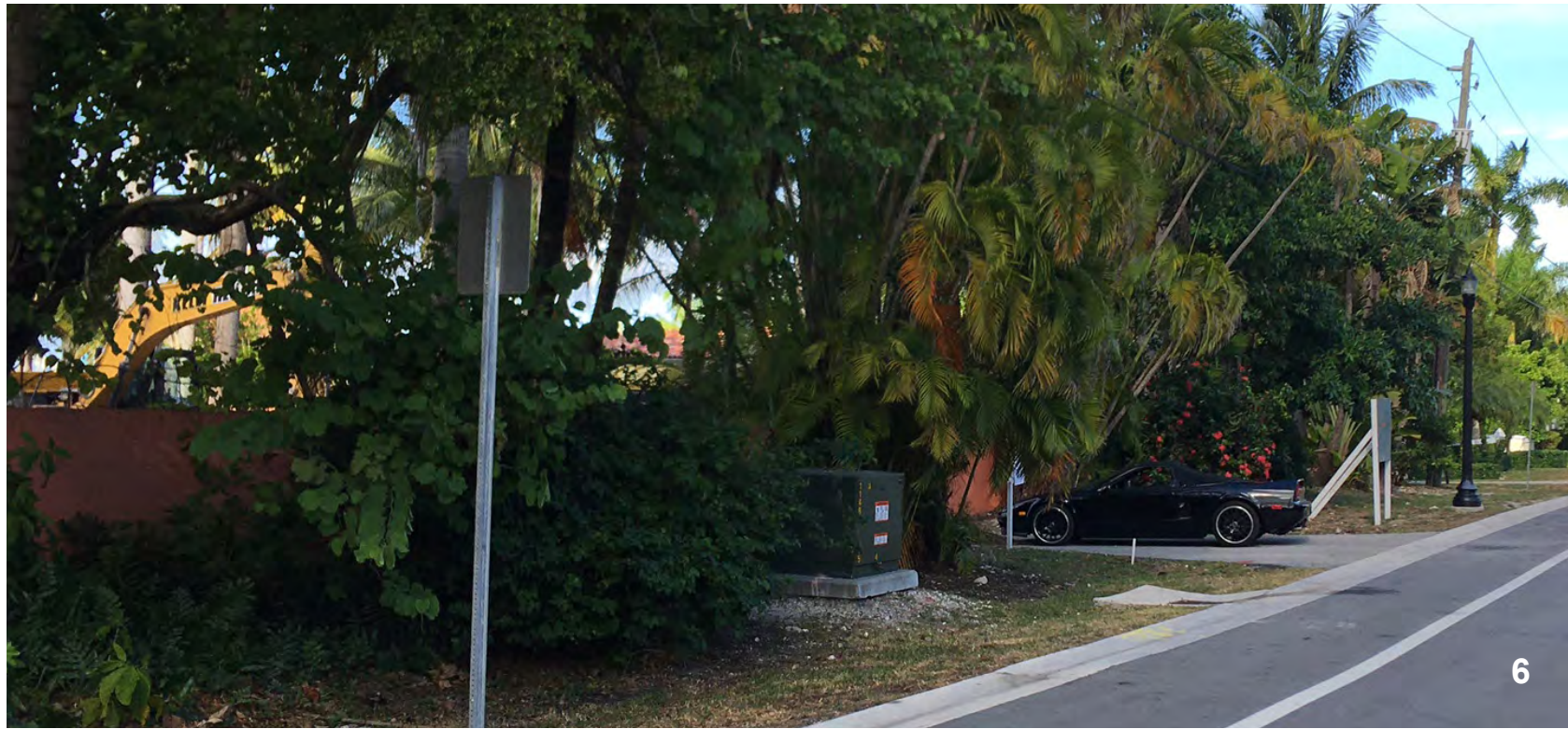


NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY





NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY STREETScape









## RENDERING- REAR FACADE AND GARDEN







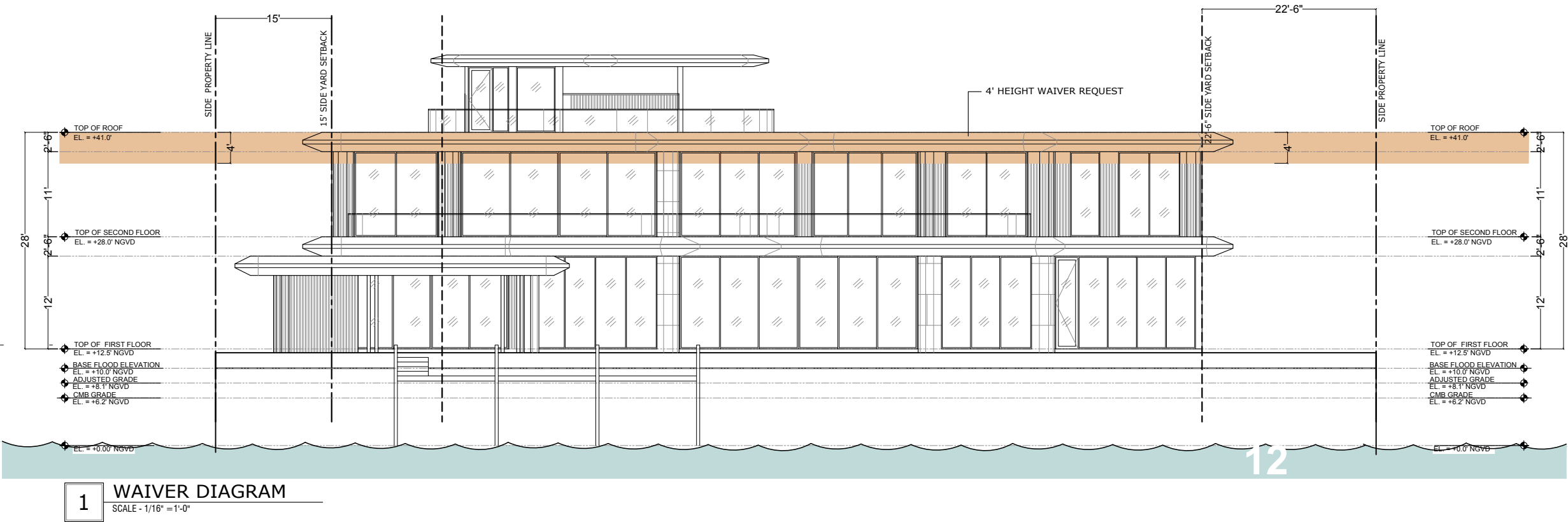


Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	225 N HIBISCUS DRIVE, MIAMI BEACH, FL 33140			
2	Folio number(s):	02-3232-006-0471			
3	Board and file numbers :	DRB22-0852			
4	Year built:	1934	Zoning District:	RS-3	
5	Based Flood Elevation:	+10'-0" NGVD	Grade value in NGVD:	6.2' NGVD	
6	Adjusted grade (Flood+Grade/2):	8.1' NGVD	Free board:	+2.5	
7	Lot Area:	26,787sf			
8	Lot width:	150'	Lot Depth:	178'-2"	
9	Max Lot Coverage SF and %:	8,036sf (30%)	Proposed Lot Coverage SF and %:	8,036sf (30%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,706sf (56.9%)	Rear Yard Open Space SF and %:	3,156sf (70.5%)	
12	Max Unit Size SF and %:	13,394sf (50%)	Proposed Unit Size SF and %:	13,394f (50%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	7,267sf	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A	
15		N/A	Proposed Second Floor Unit Size SF and % :	6,037sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,497sf (24.9%)	
		Required		Proposed	Deficiencies
17	Height:	24'-0"		28'-0"	+4'
18	Setbacks:				
19	Front First level:	20'-0"		20'-0" (GARAGE)	N/A
20	Front Second level:	30'-0"		46'-10.5"	N/A
21	Side 1:	EAST 15'(10% LOT DEPTH)		EAST 15'	N/A
22	Side 2 or (facing street):	WEST 22'-6"		WEST 22'-6"	
23	Rear:	26'-3"		36'-9"	N/A
	Accessory Structure Side 1:	7'-6"		7'-6"	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	N/A
25	Accessory Structure Rear:	13'-1.5"		13'-1.5"	N/A
26	Sum of Side yard :	37'-6"		37'-6"	
27	Located within a Local Historic District?			no	
28	Designated as an individual Historic Single Family Residence Site?			no	
29	Determined to be Architecturally Significant?			no	
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

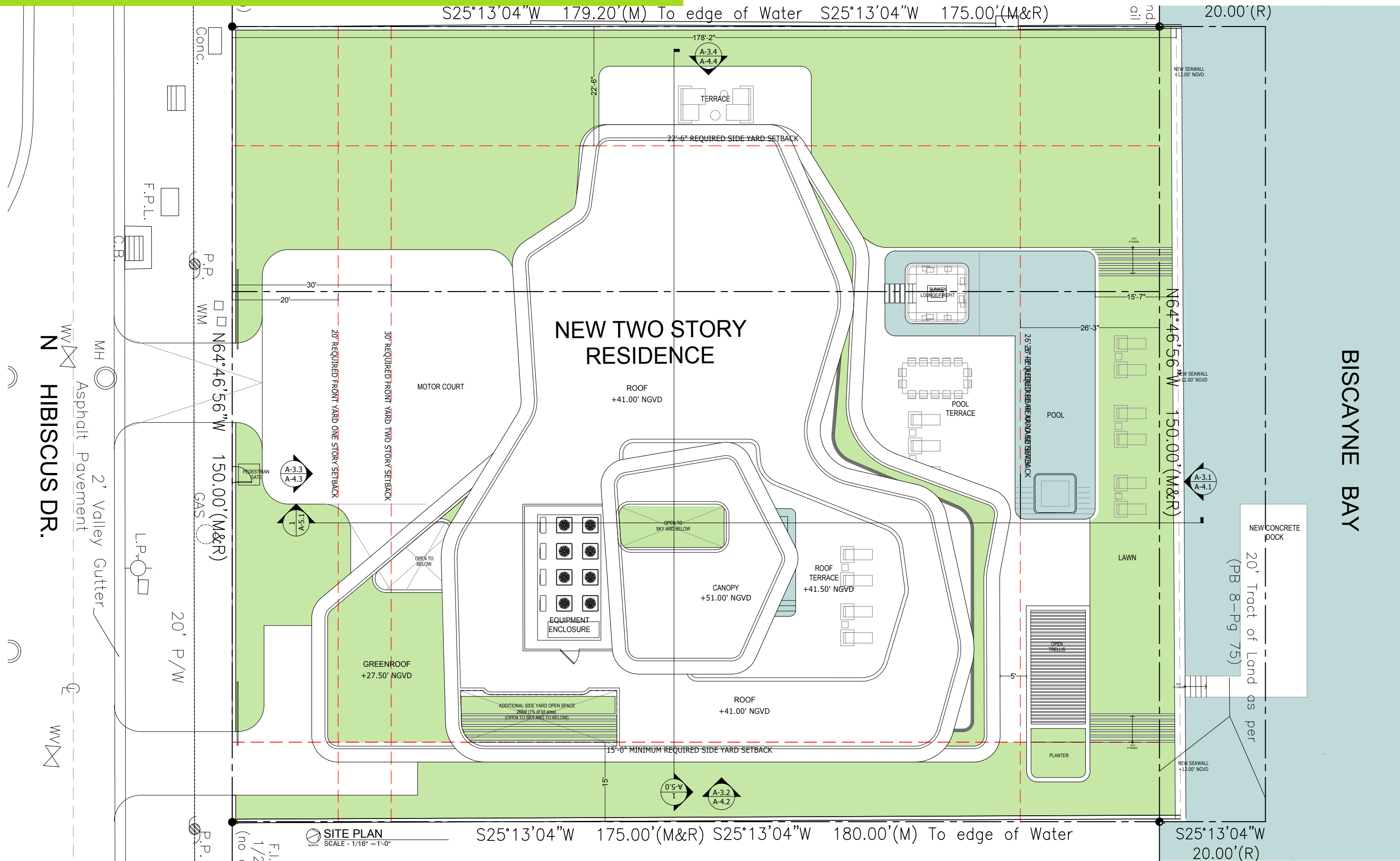


WAIVER DIAGRAM



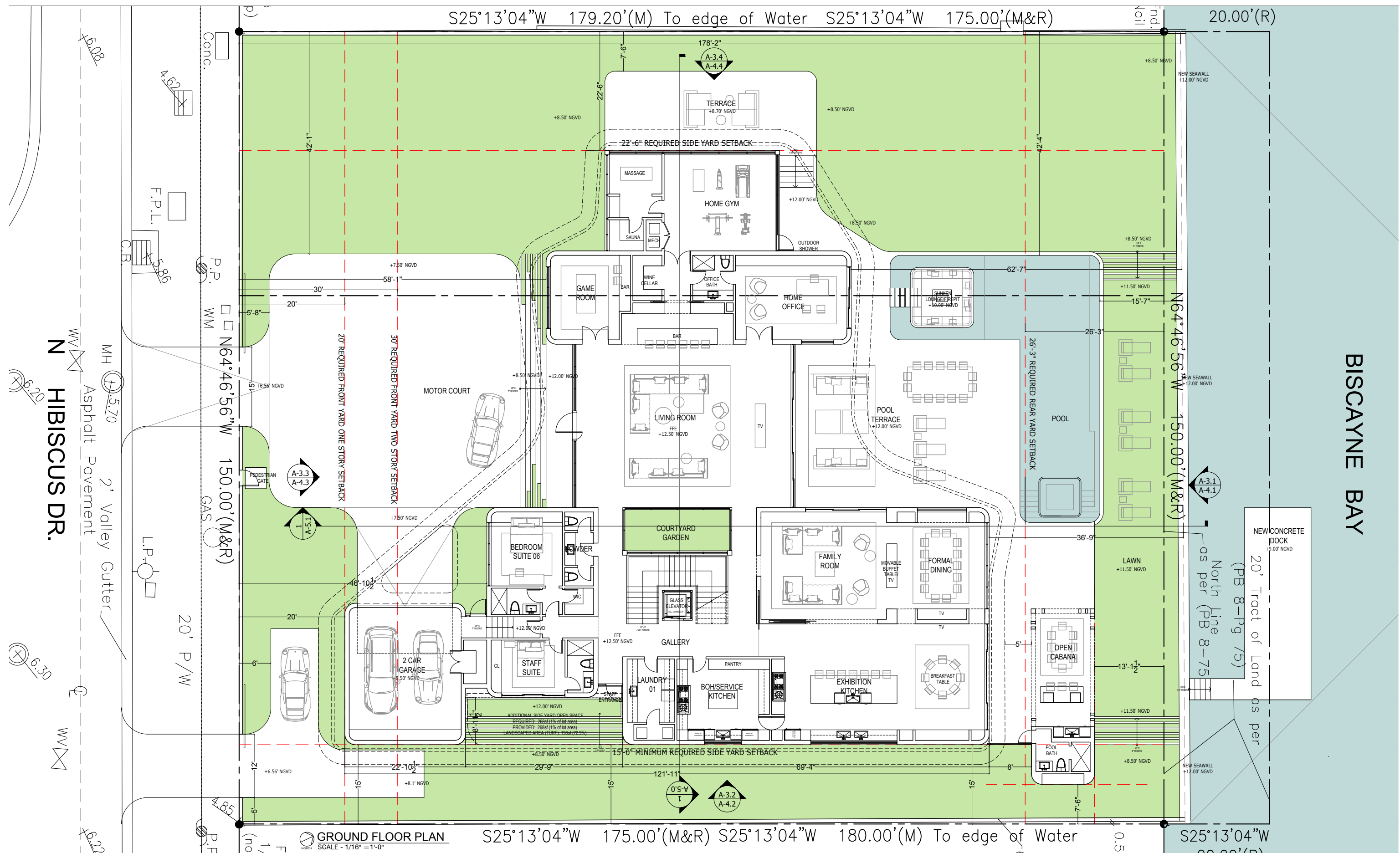


## PROPOSED BUILDING - SITE PLAN



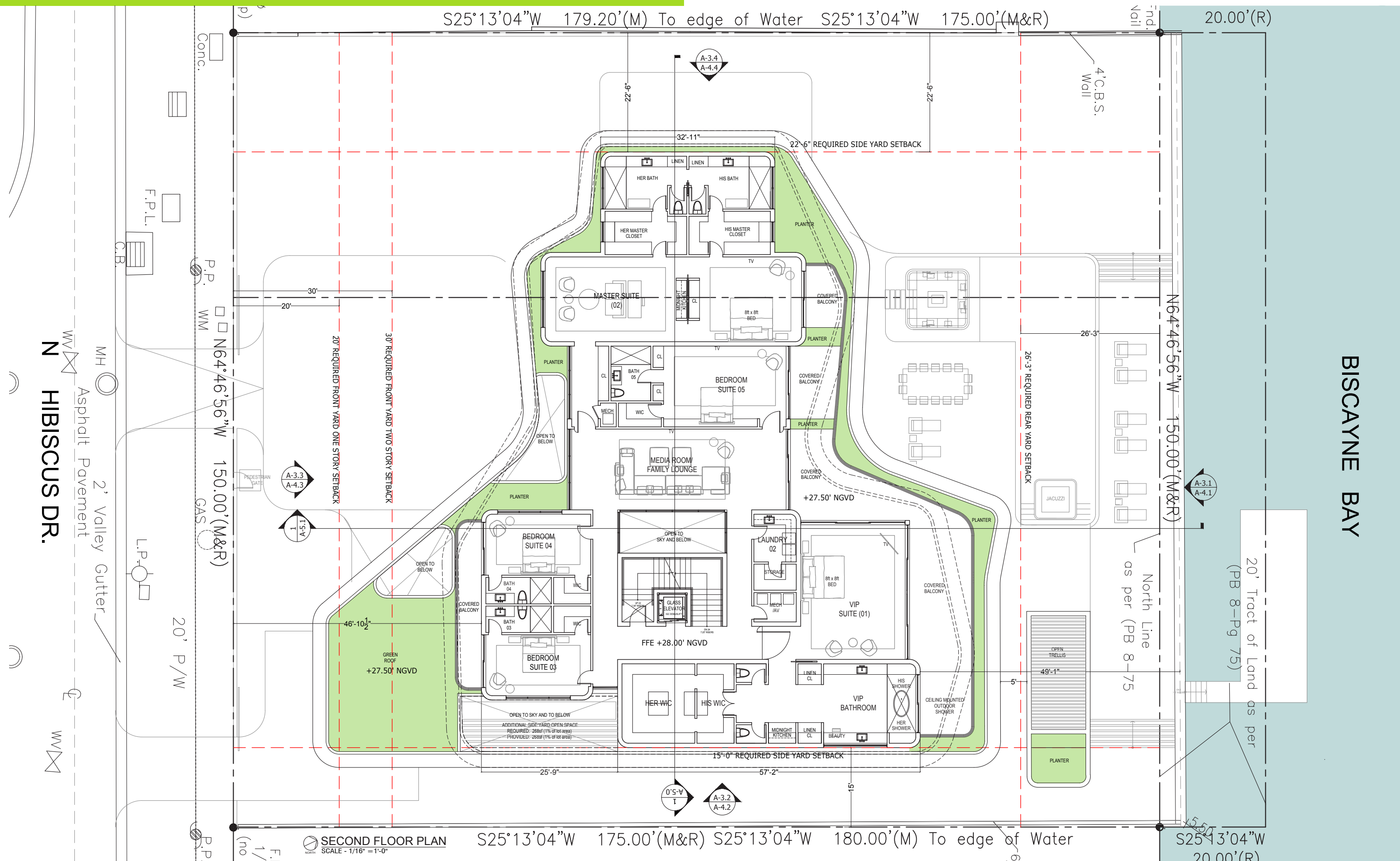


## PROPOSED BUILDING - GROUND FLOOR PLAN



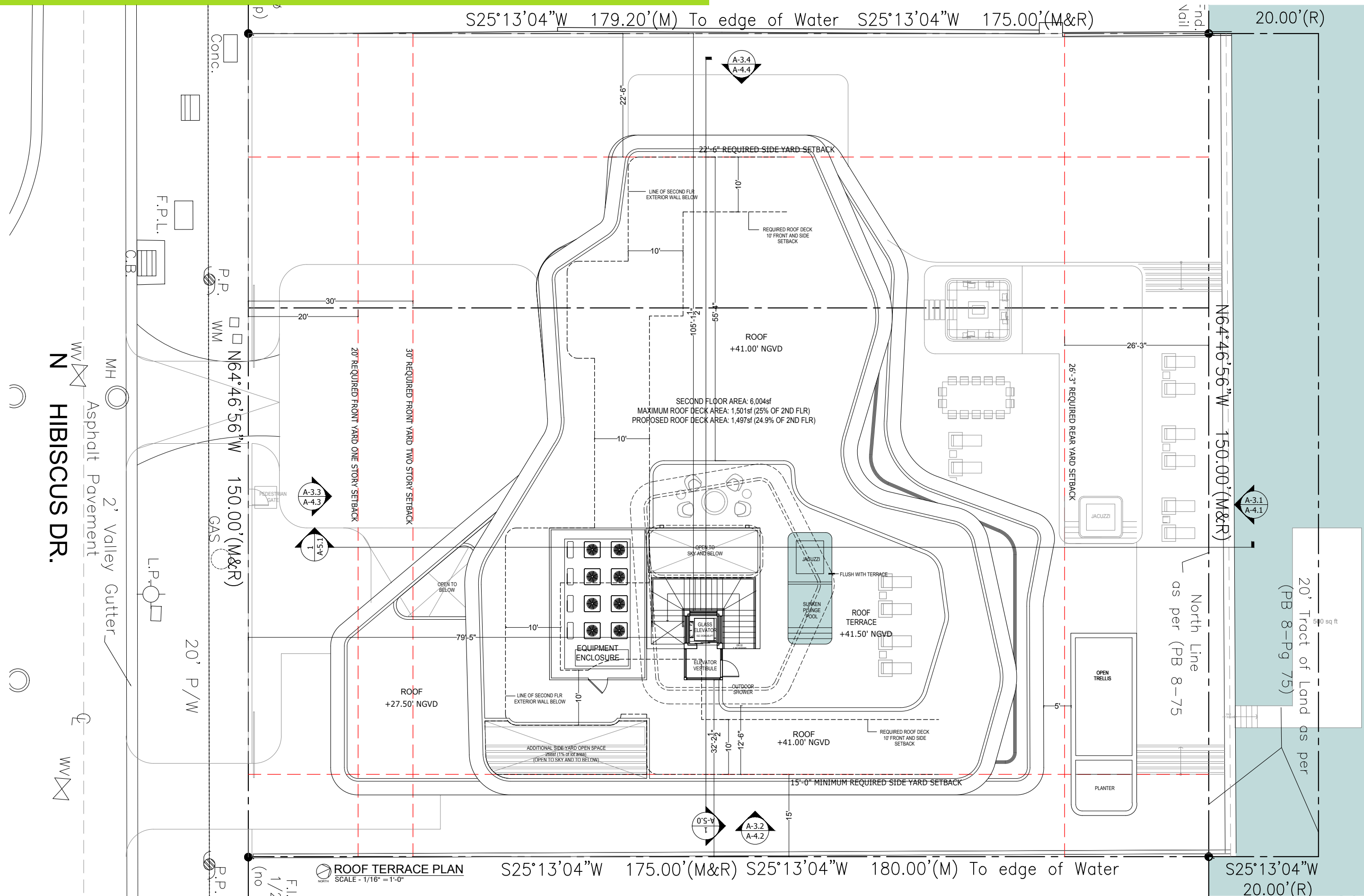


## PROPOSED BUILDING - SECOND FLOOR PLAN



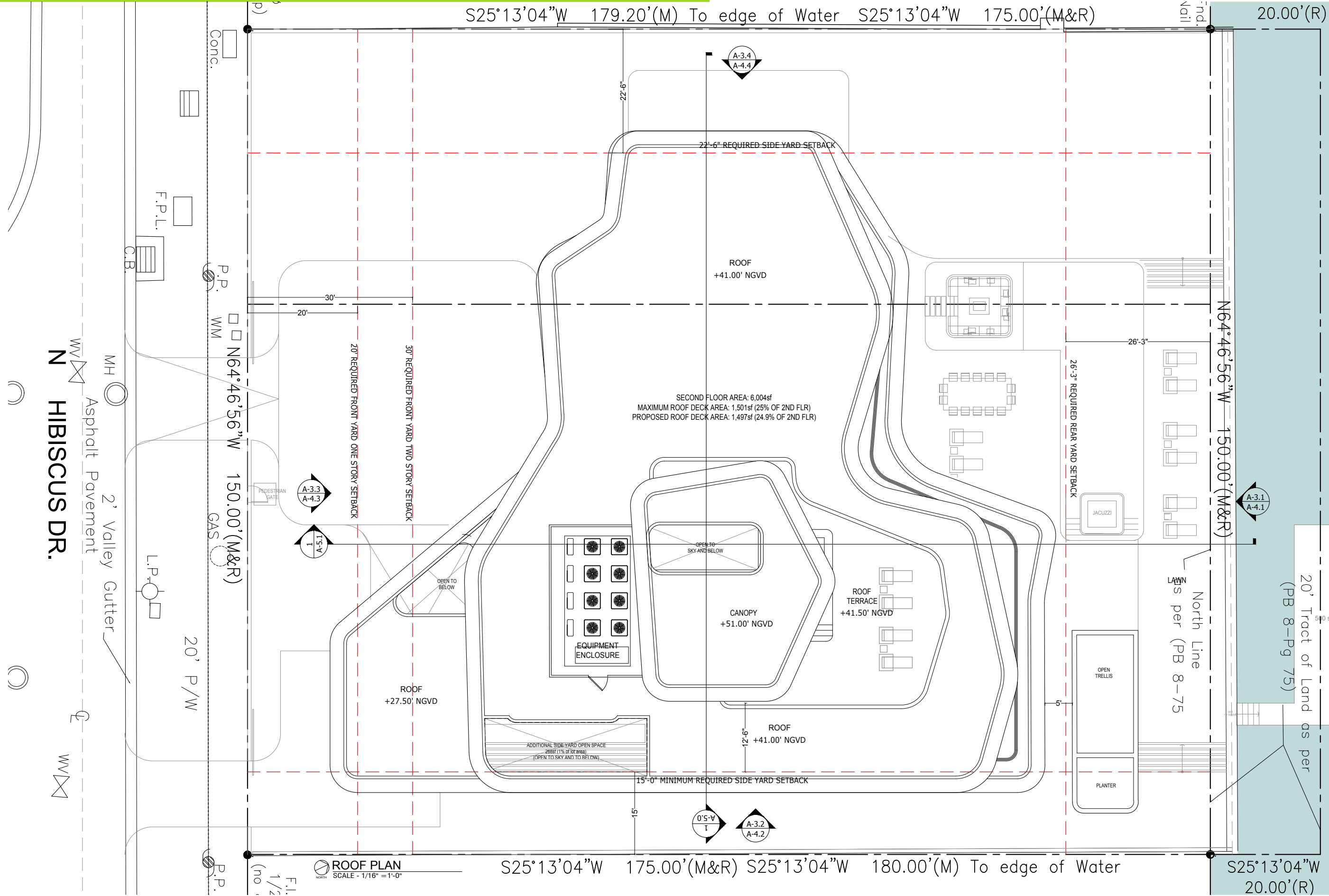


## PROPOSED BUILDING - ROOF TERRACE PLAN



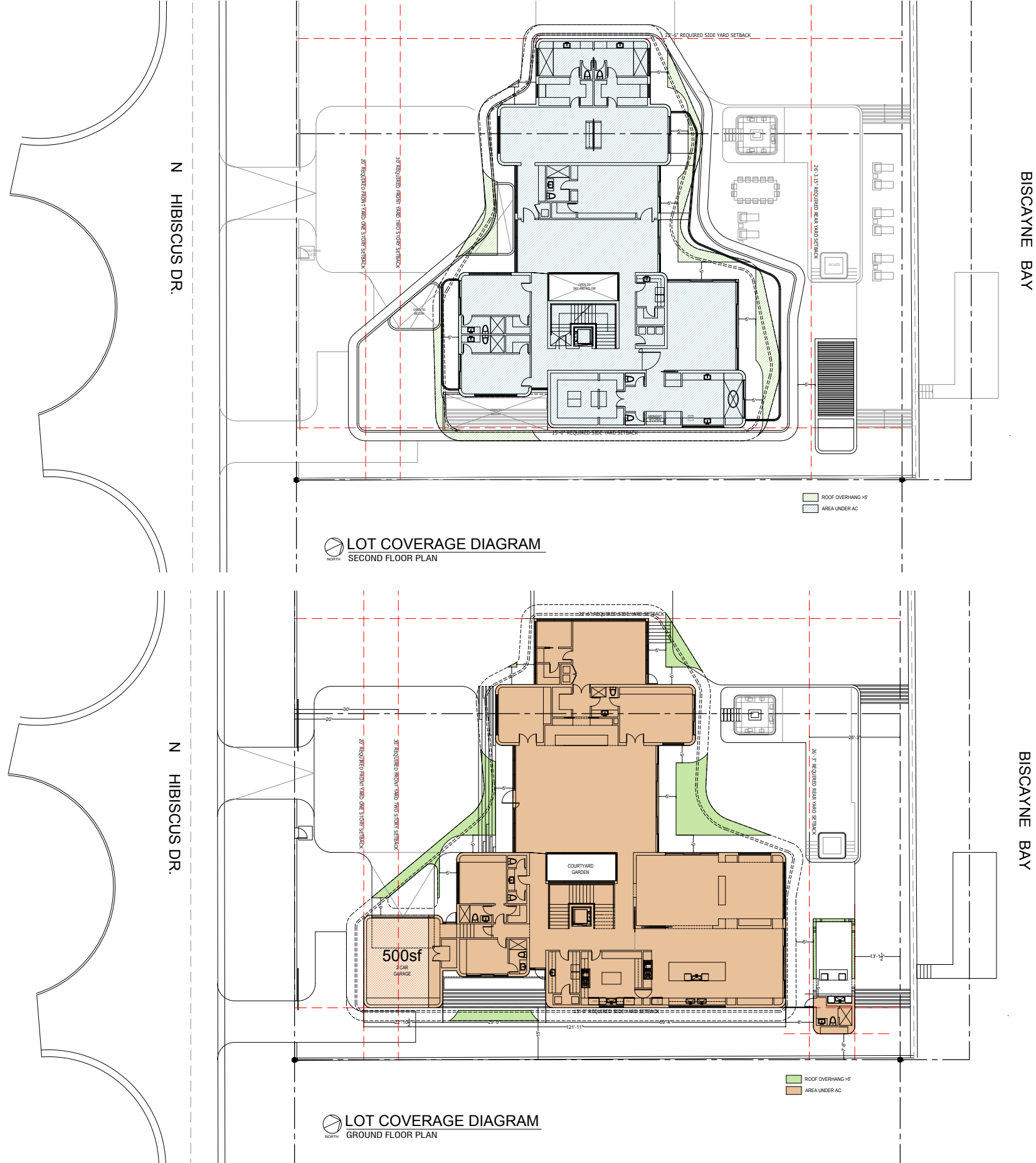


PROPOSED BUILDING - ROOF PLAN



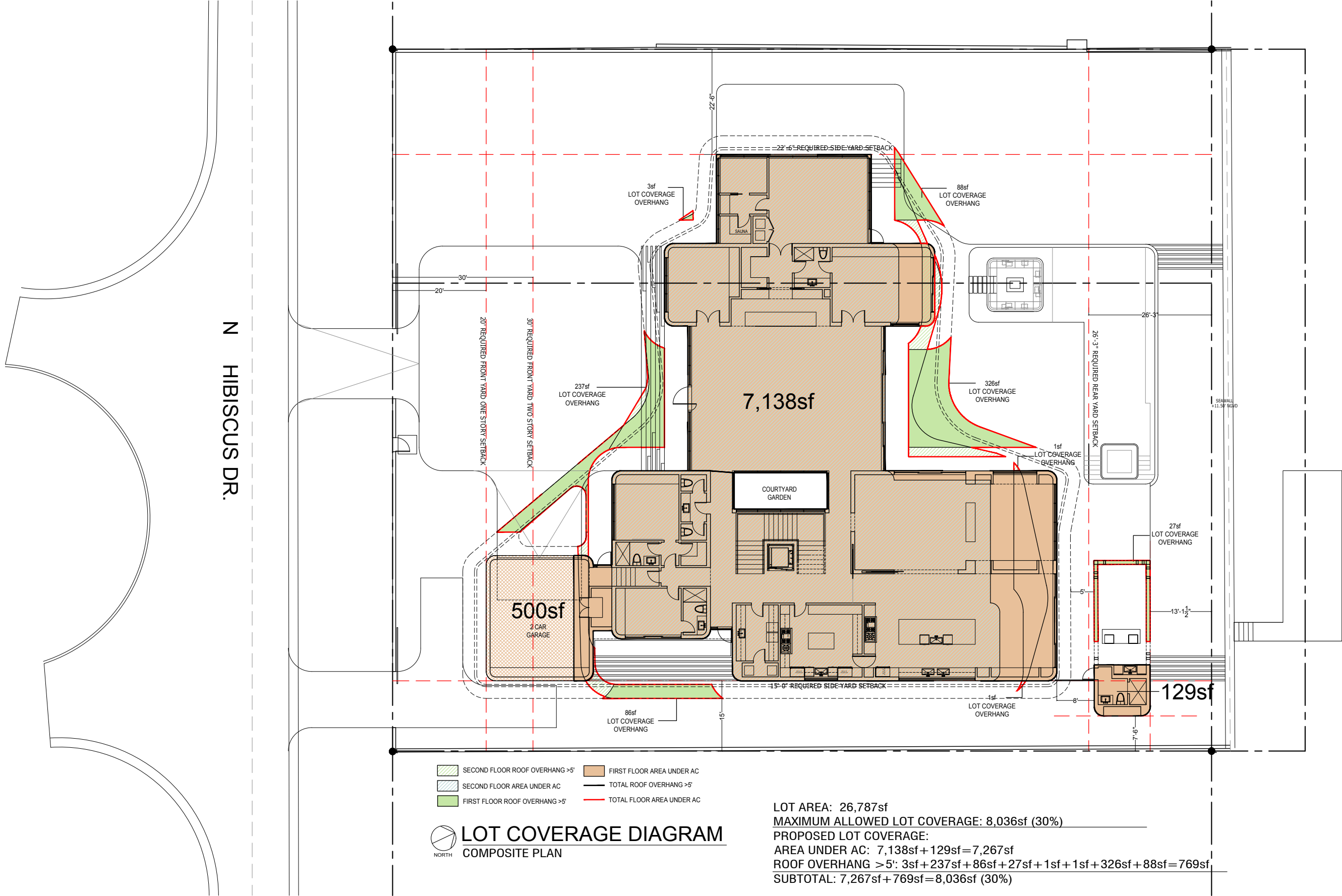


ZONING DIAGRAM - LOT COVERAGE



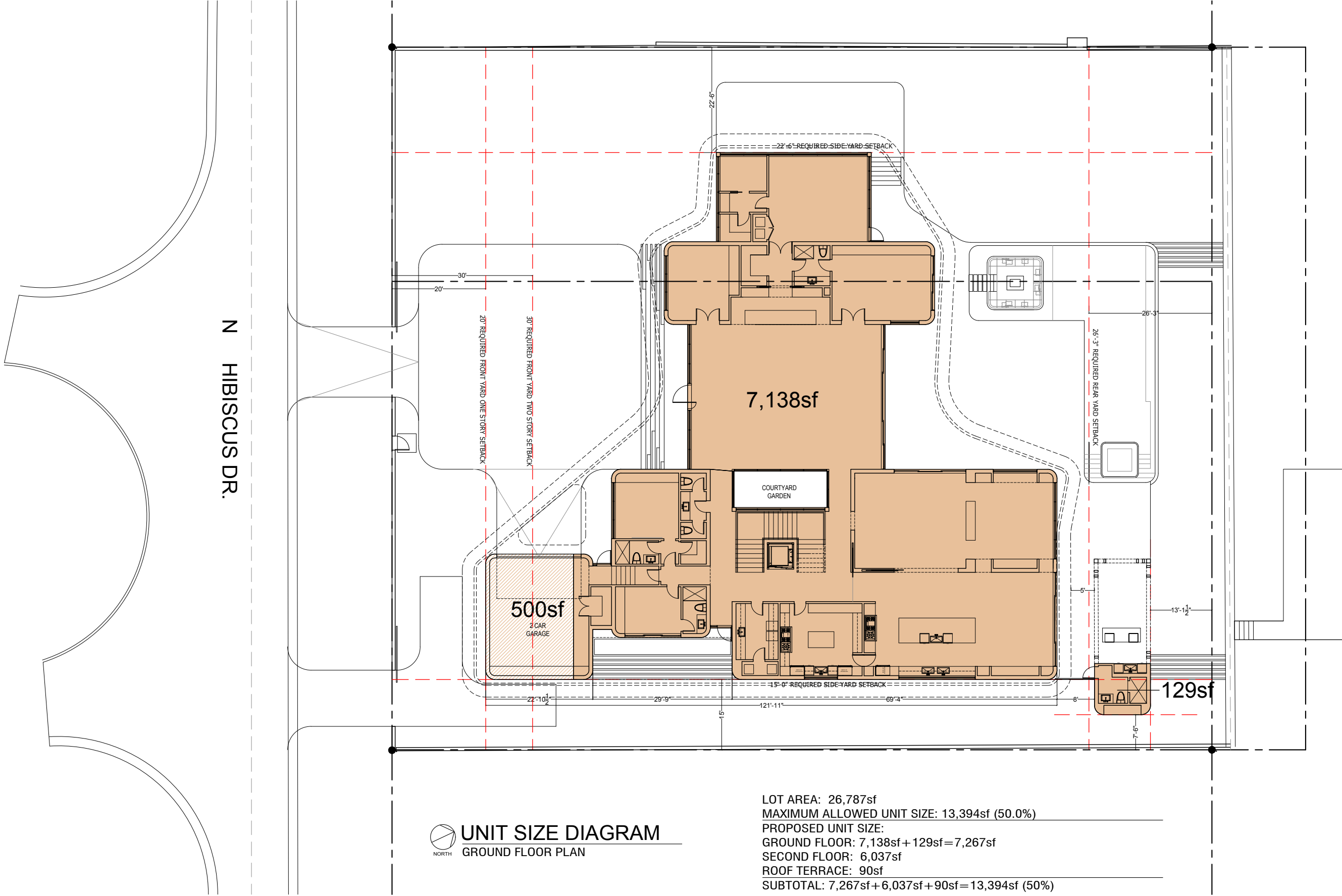


ZONING DIAGRAM - LOT COVERAGE



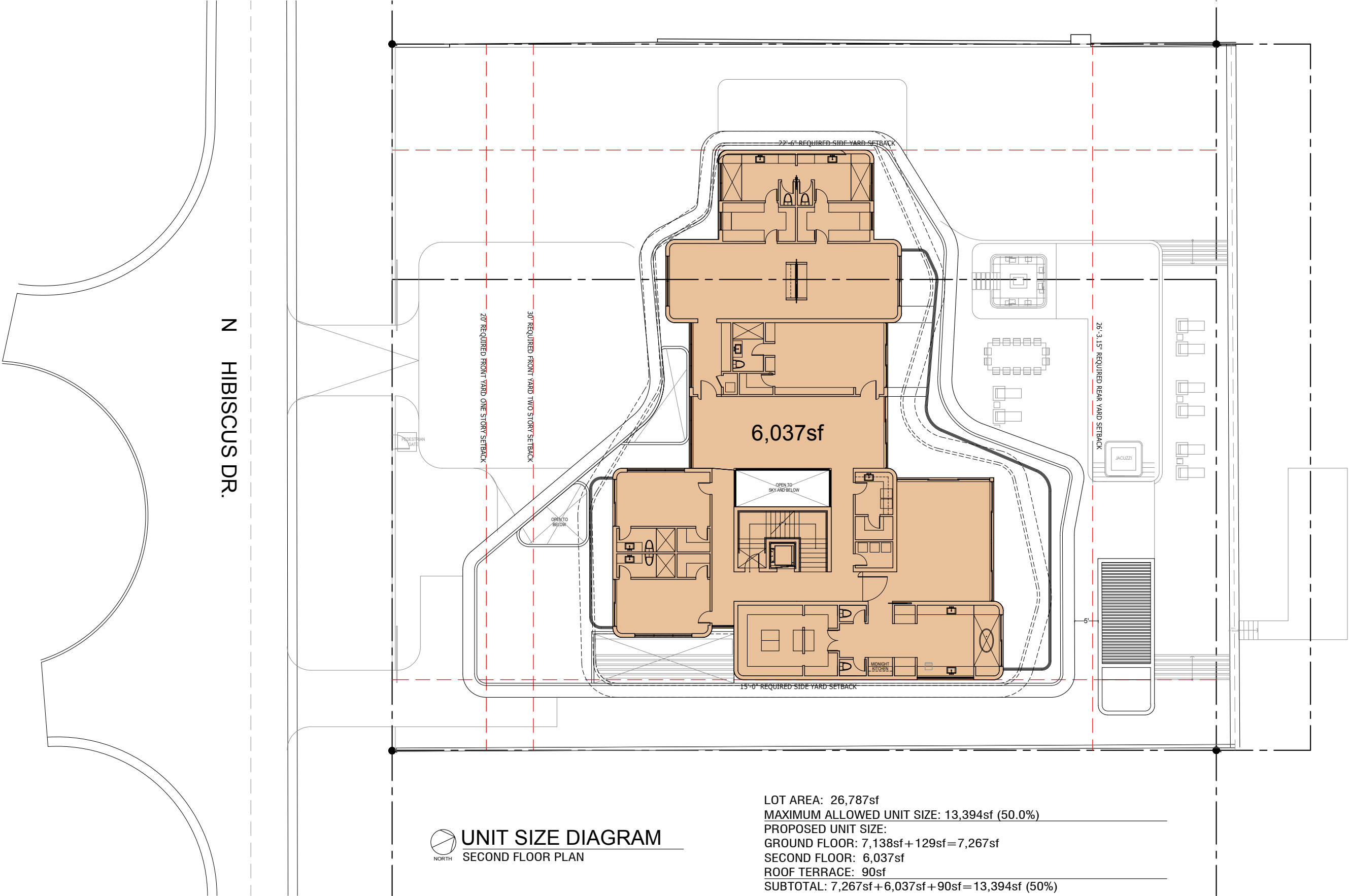


ZONING DIAGRAM - UNIT SIZE GROUND FLOOR



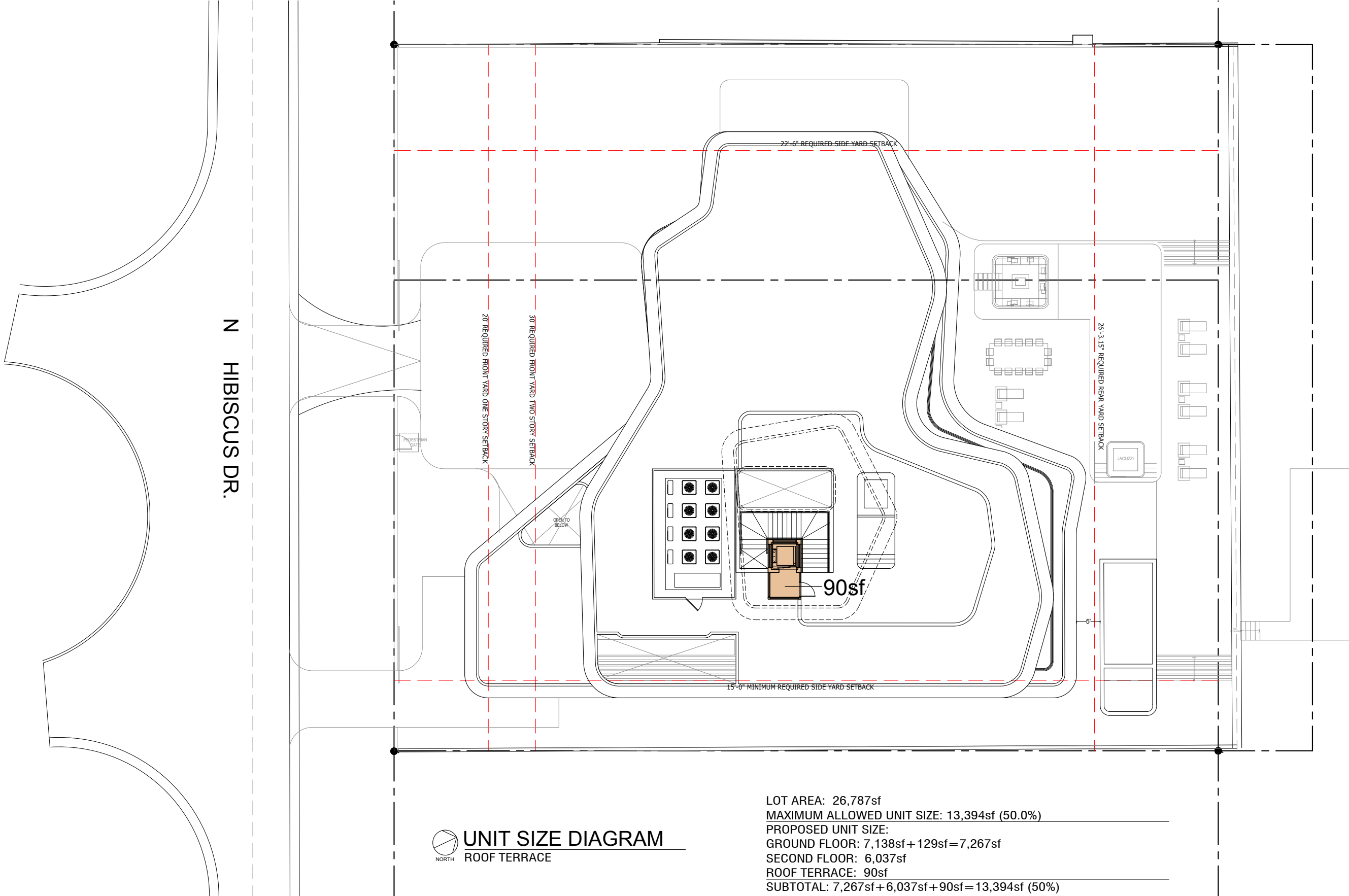


ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



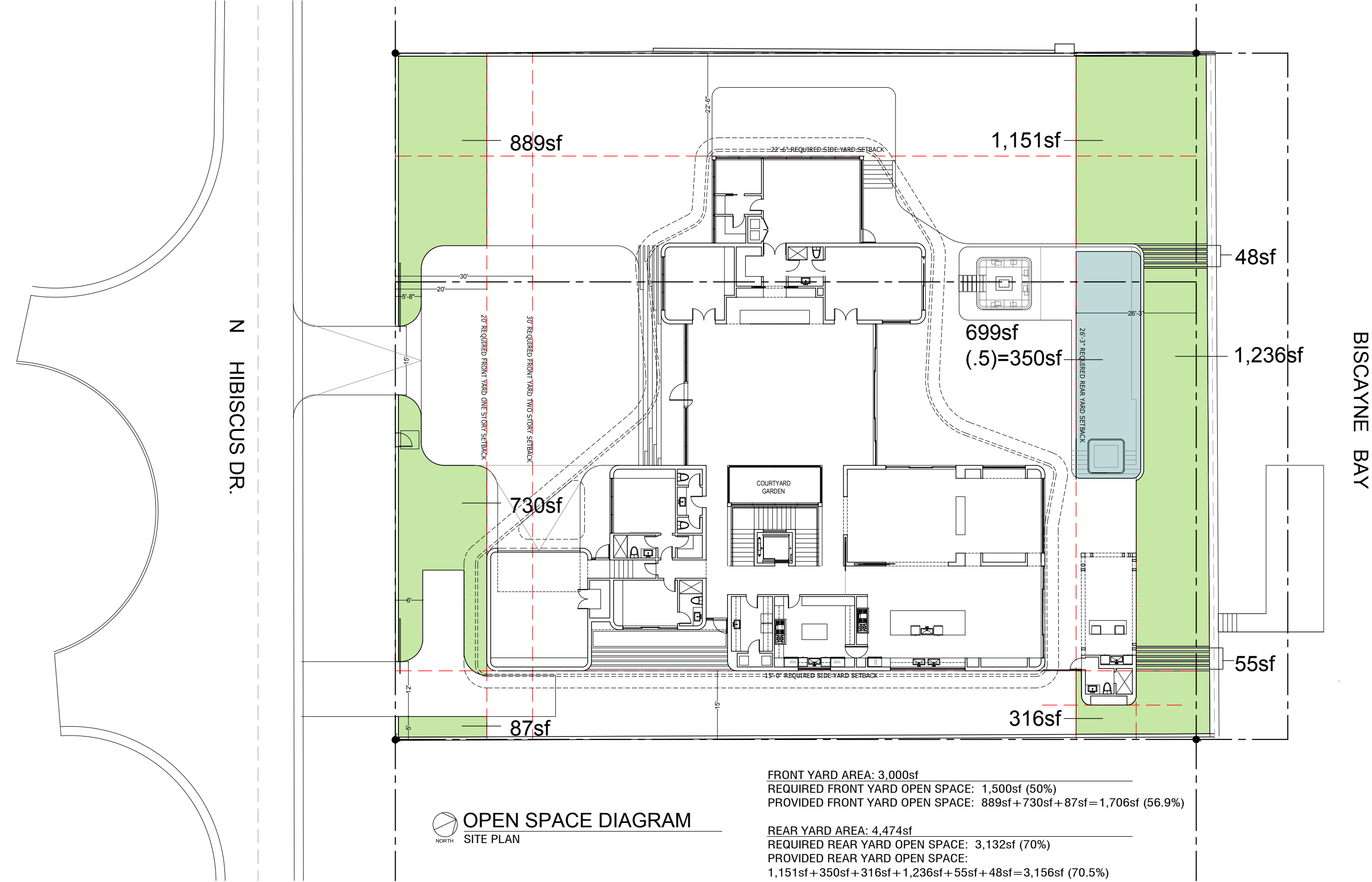


ZONING DIAGRAM - UNIT SIZE ROOF TERRACE



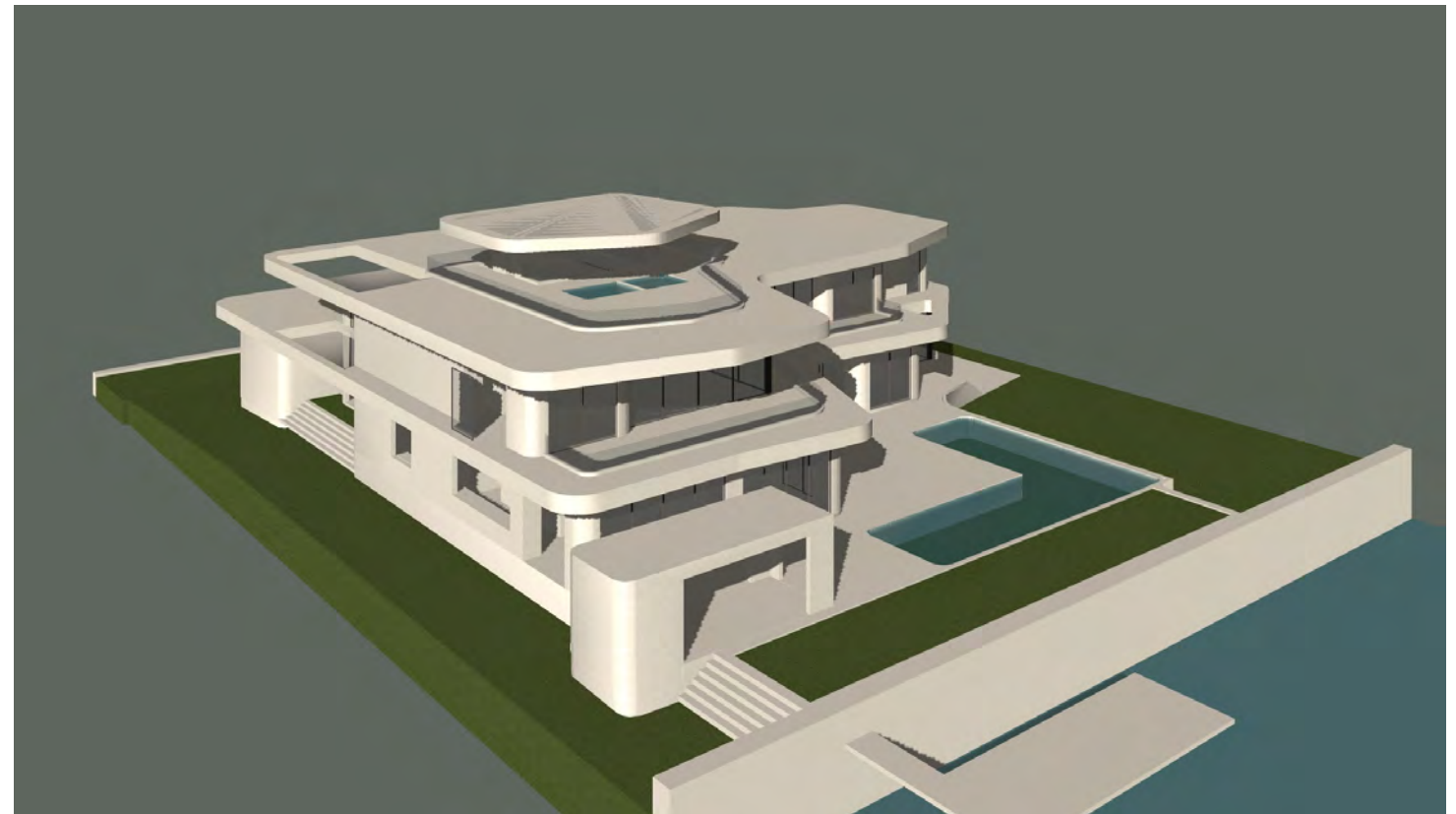
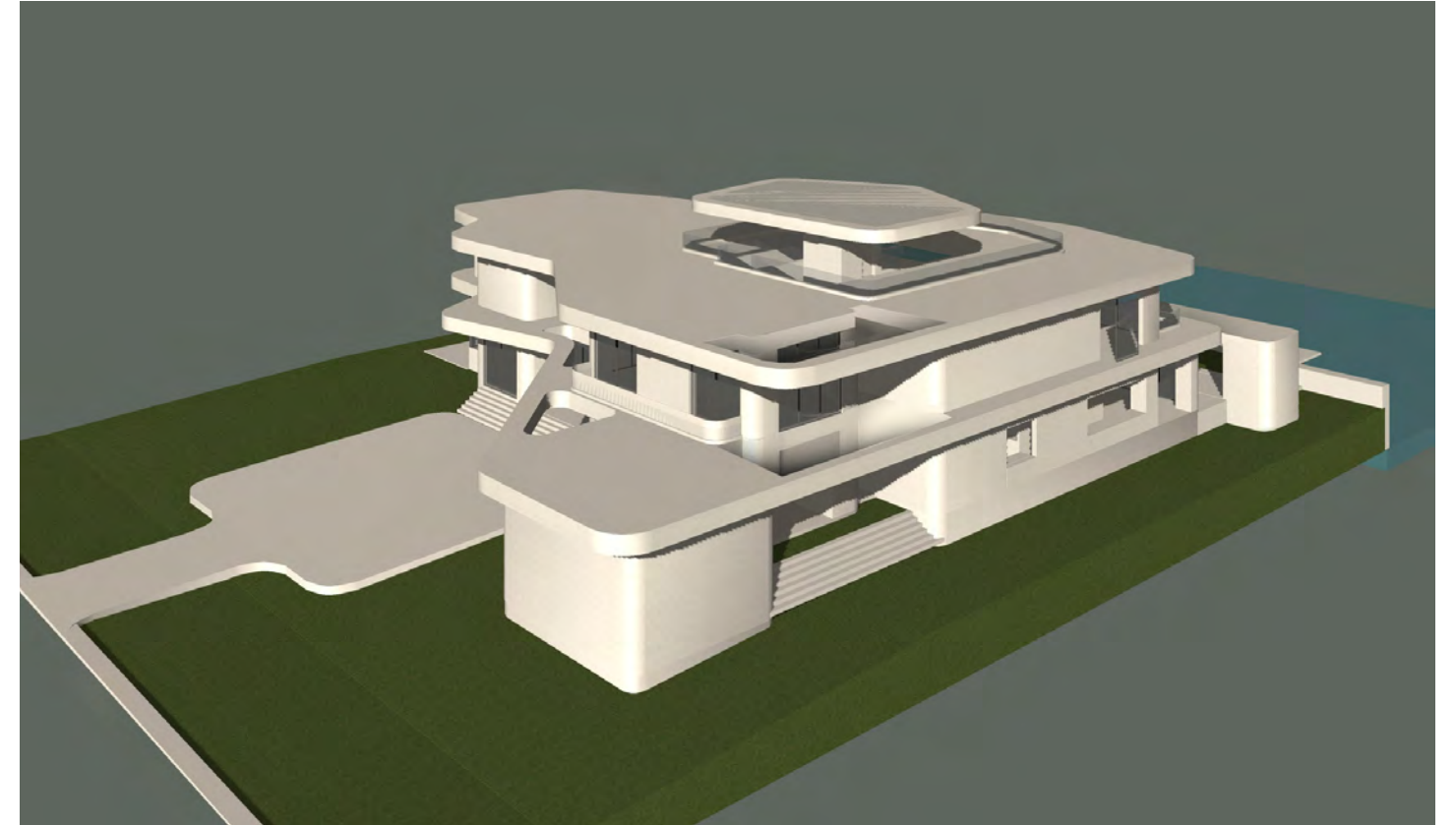


ZONING DIAGRAM - OPEN SPACE



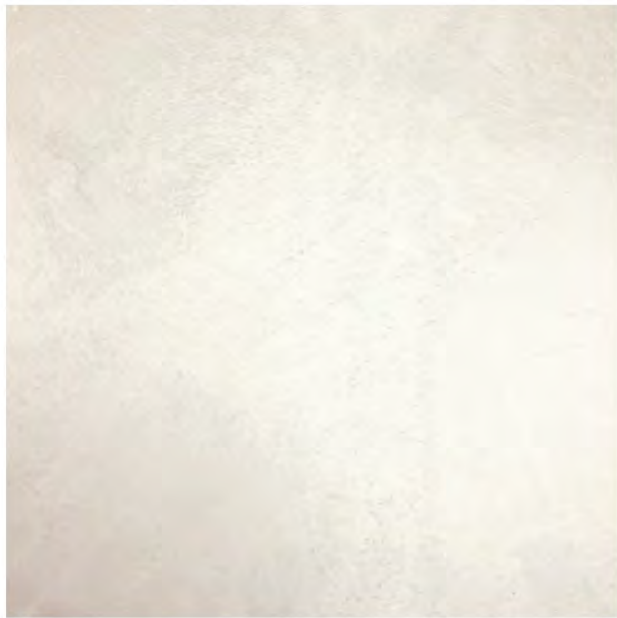


# AXONOMETRIC VIEWS

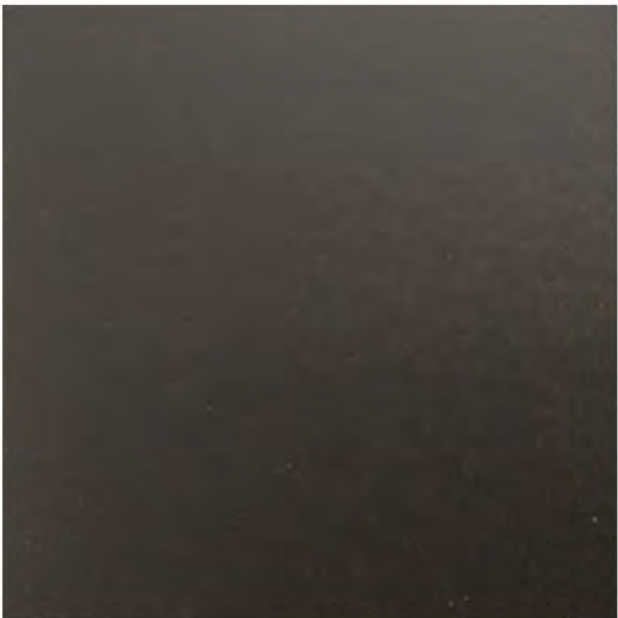




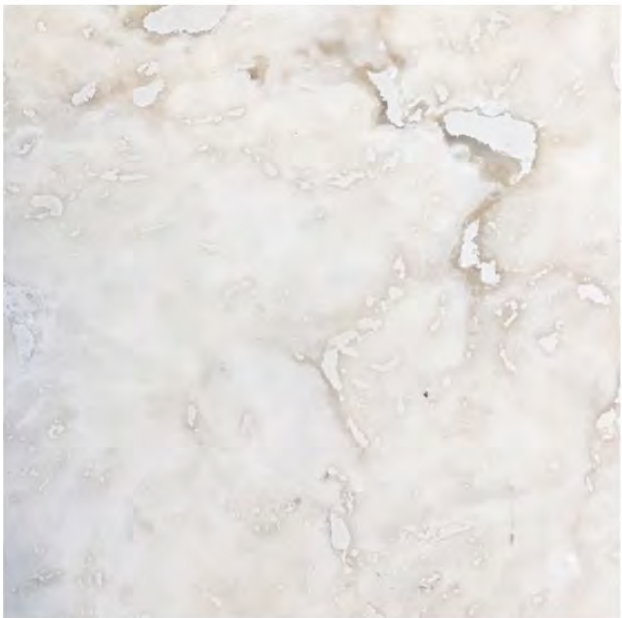
MATERIAL PALETTE



**PS1**  
LIME PLASTER STUCCO FINISH



**MT1**  
ALUMINUM MULLIONS AND COLUMN  
COVERS- PAINTED FINISH



**ST1**  
STONE CLADDING-  
HONED AND FILLED



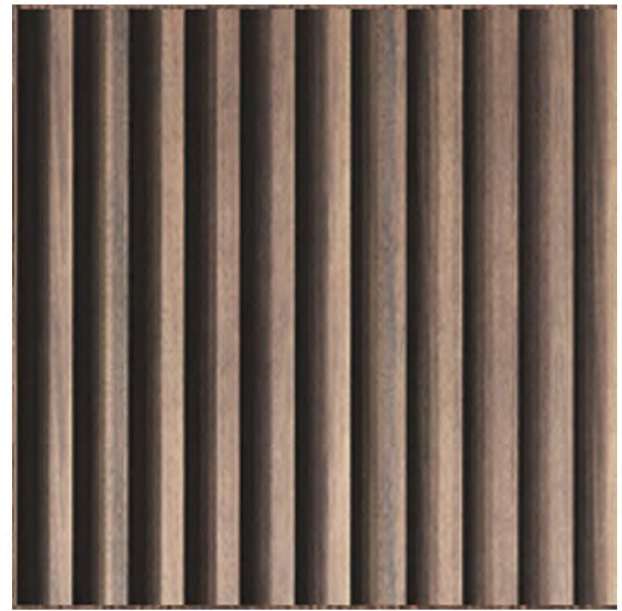
**ST2**  
STONE CLADDING-  
SELECT WHITE



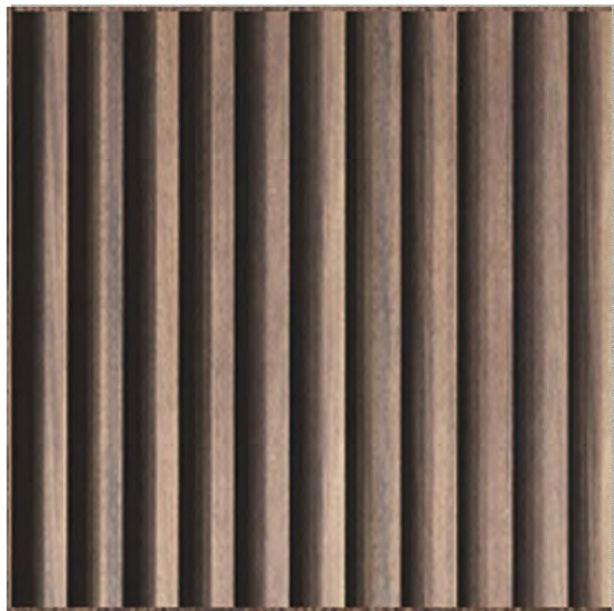
**GL1**  
IMPACT GLAZING-  
CLEAR



**GL2**  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUS CORNERS



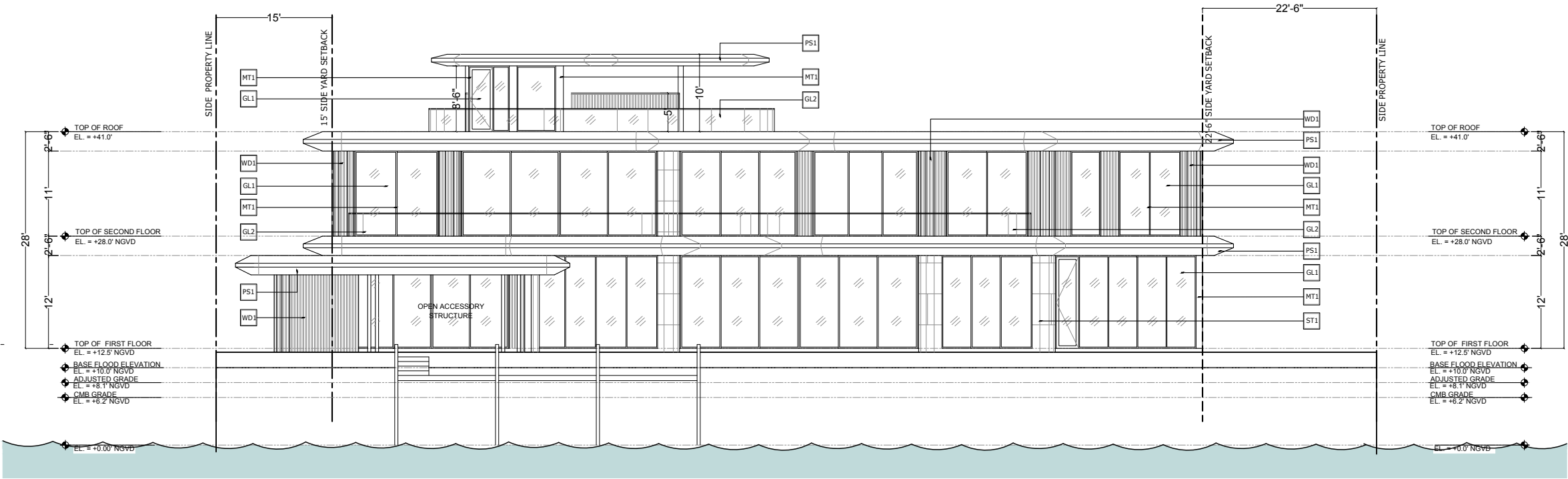
**WD1**  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH



**WD2**  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN



ELEVATION - RESIDENCE NORTH



1 NORTH ELEVATION  
SCALE - 1/16" = 1'-0"



PS1  
LIME PLASTER STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS - PAINTED FINISH



ST1  
STONE CLADDING -  
HONED AND FILLED



ST2  
STONE CLADDING -  
SELECT WHITE



GL1  
IMPACT GLAZING -  
CLEAR



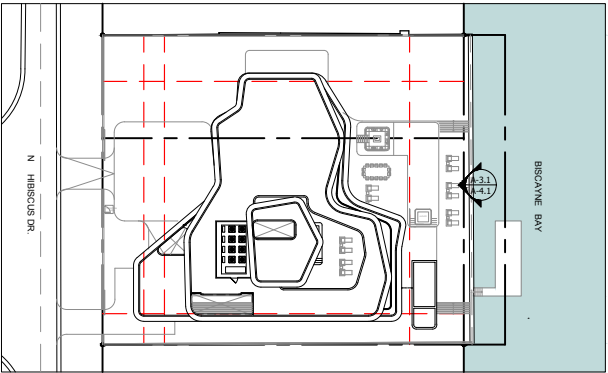
GL2  
IMPACT GLASS HANDRAIL -  
CLEAR, RADIUSED CORNERS



WD1  
EXTERIOR ALUMINUM CLADDING -  
POWDERCOATED PTF FINISH

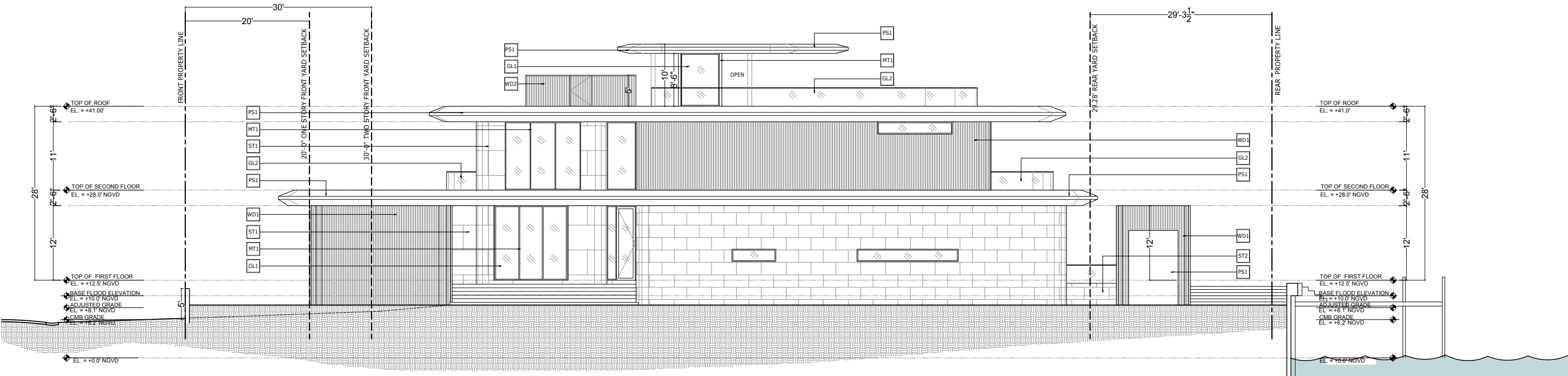


WD2  
EXTERIOR ALUMINUM SCREEN -  
POWDERCOATED PTF FINISH, 50% OPEN





ELEVATION - RESIDENCE EAST



1 EAST ELEVATION  
SCALE - 1/16" = 1'-0"



PS1  
LIME PLASTER STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS - PAINTED FINISH



ST1  
STONE CLADDING-  
HONED AND FILLED



ST2  
STONE CLADDING-  
SELECT WHITE



GL1  
IMPACT GLAZING-  
CLEAR



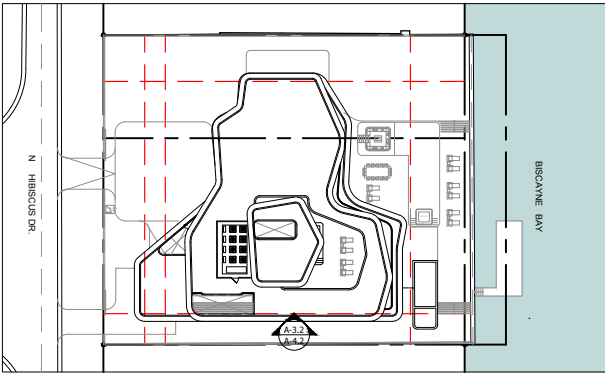
GL2  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



WD1  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH

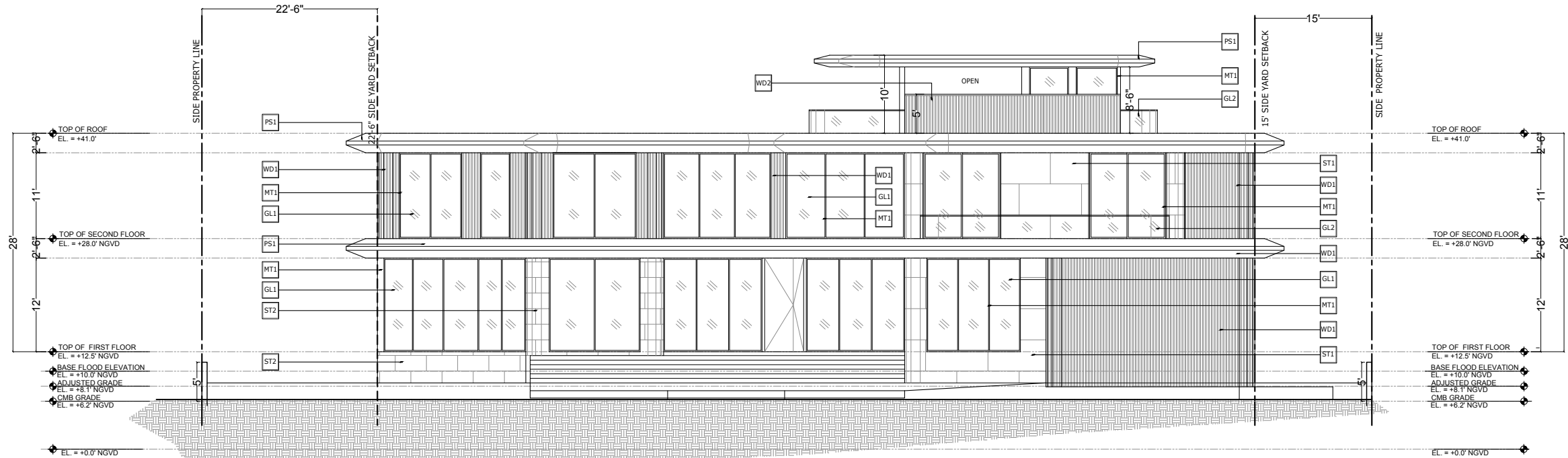


WD2  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN





ELEVATIONS - RESIDENCE SOUTH



1 SOUTH ELEVATION  
SCALE - 1/16" = 1'-0"



PS1  
LIME PLASTER STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS - PAINTED FINISH



ST1  
STONE CLADDING-  
HONED AND FILLED



ST2  
STONE CLADDING-  
SELECT WHITE



GL1  
IMPACT GLAZING-  
CLEAR



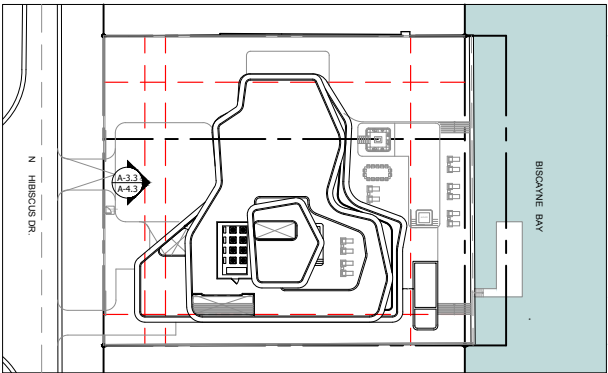
GL2  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



WD1  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH

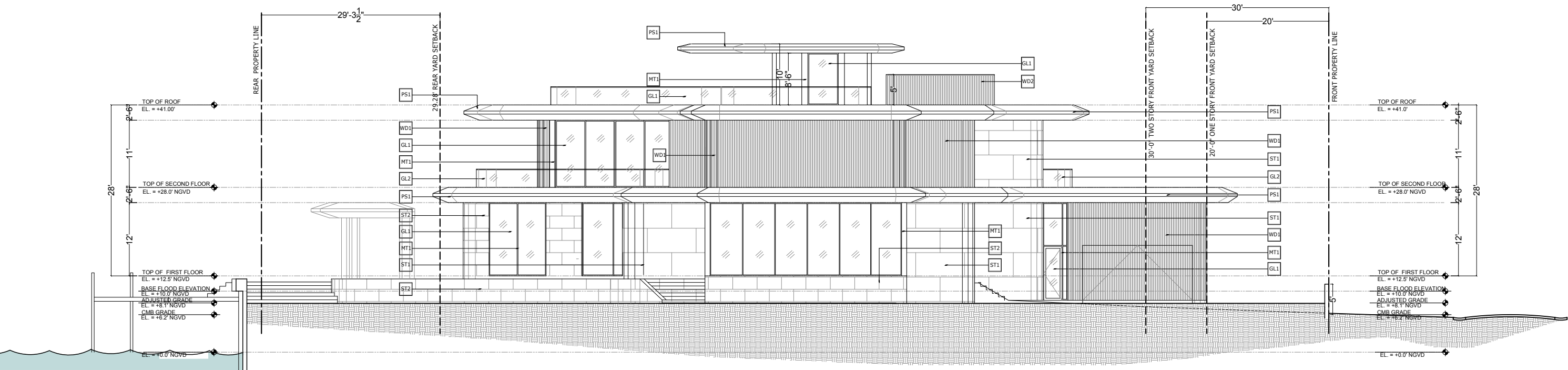


WD2  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN





ELEVATIONS - RESIDENCE WEST



1 WEST ELEVATION  
SCALE - 1/16" = 1'-0"



PS1  
LIME PLASTER STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS - PAINTED FINISH



ST1  
STONE CLADDING-  
HONED AND FILLED



ST2  
STONE CLADDING-  
SELECT WHITE



GL1  
IMPACT GLAZING-  
CLEAR



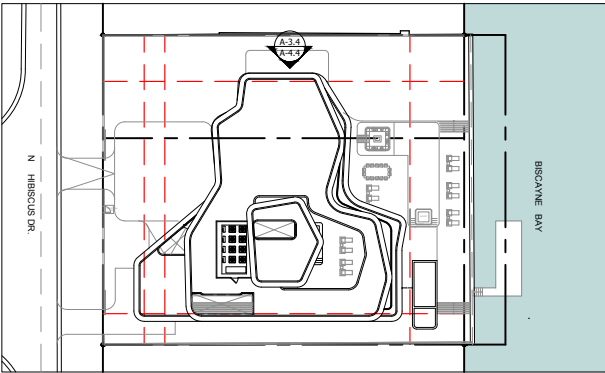
GL2  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



WD1  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH

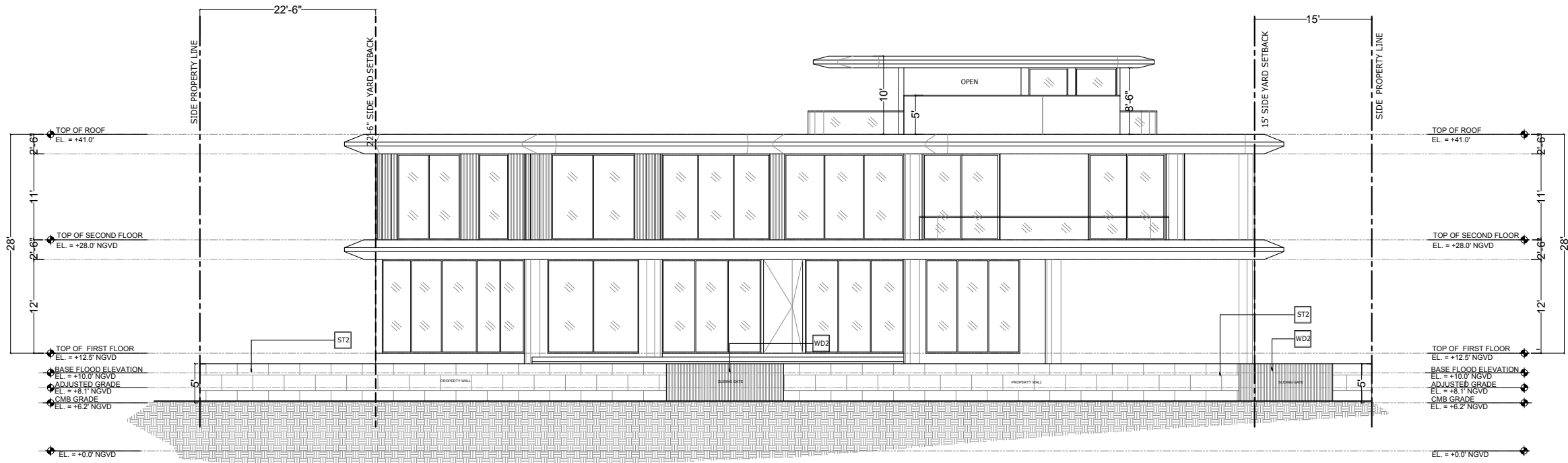


WD2  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN





ELEVATIONS - FRONT PROPERTY FENCE AND GATES



1 STREET/PROPERTY WALL ELEVATION  
SCALE - 1/16" = 1'-0"



PS1  
LIME PLASTER STUCCO FINISH



MT1  
ALUMINUM MULLIONS AND COLUMN  
COVERS - PAINTED FINISH



ST1  
STONE CLADDING-  
HONED AND FILLED



ST2  
STONE CLADDING-  
SELECT WHITE



GL1  
IMPACT GLAZING-  
CLEAR



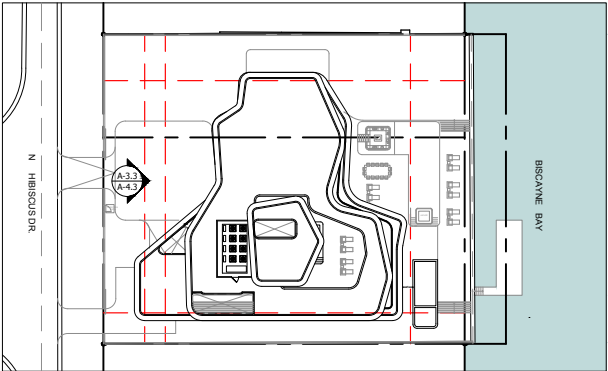
GL2  
IMPACT GLASS HANDRAIL-  
CLEAR, RADIUSED CORNERS



WD1  
EXTERIOR ALUMINUM CLADDING-  
POWDERCOATED PTF FINISH

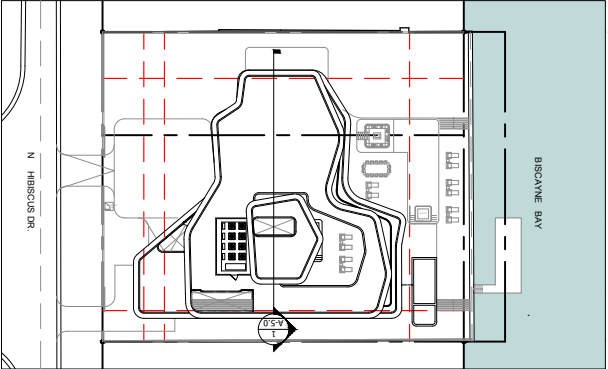
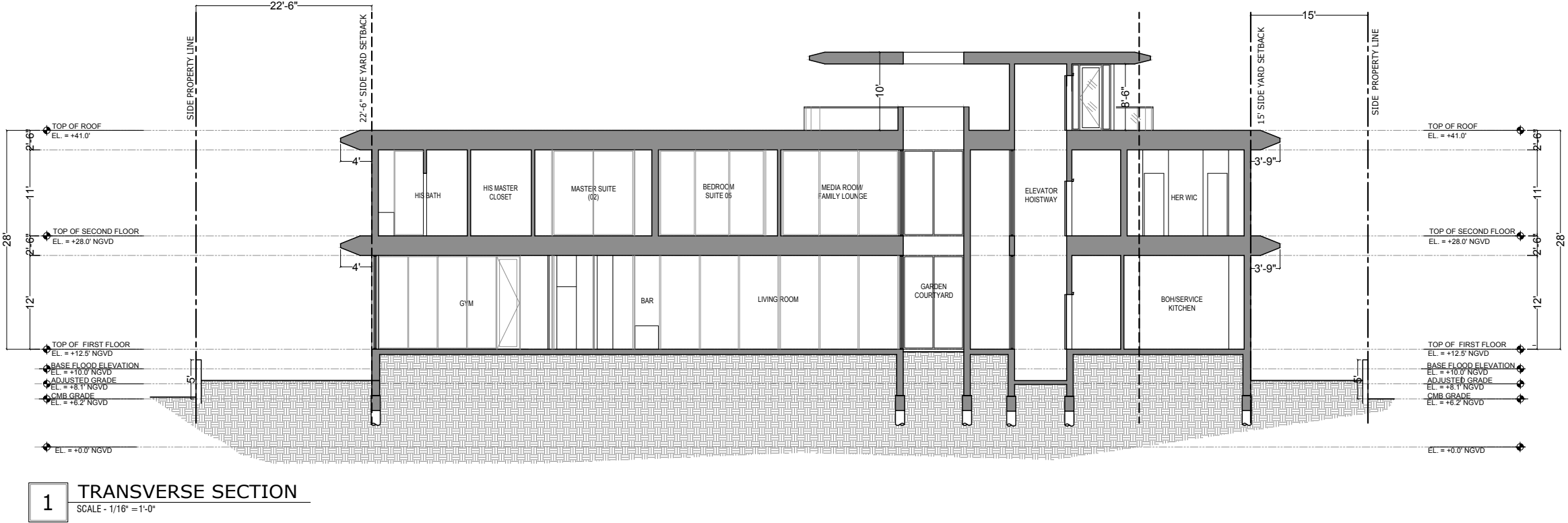


WD2  
EXTERIOR ALUMINUM SCREEN-  
POWDERCOATED PTF FINISH, 50% OPEN

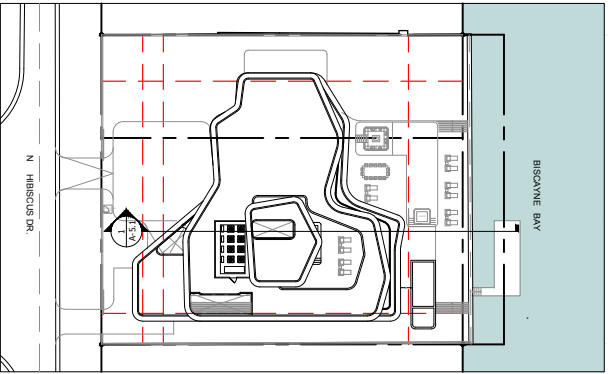
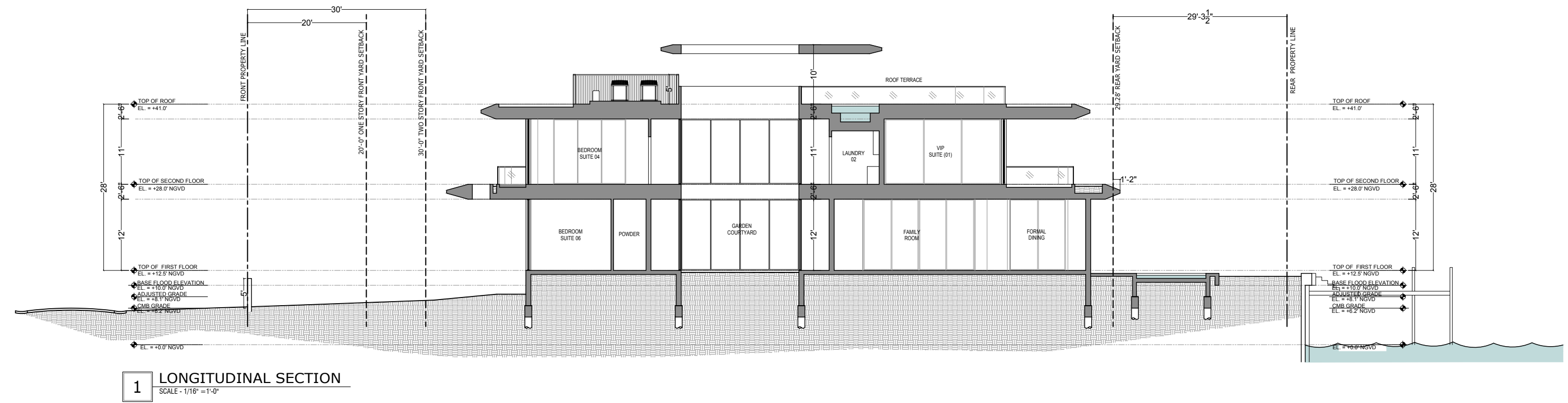




SECTION- TRANSVERSE

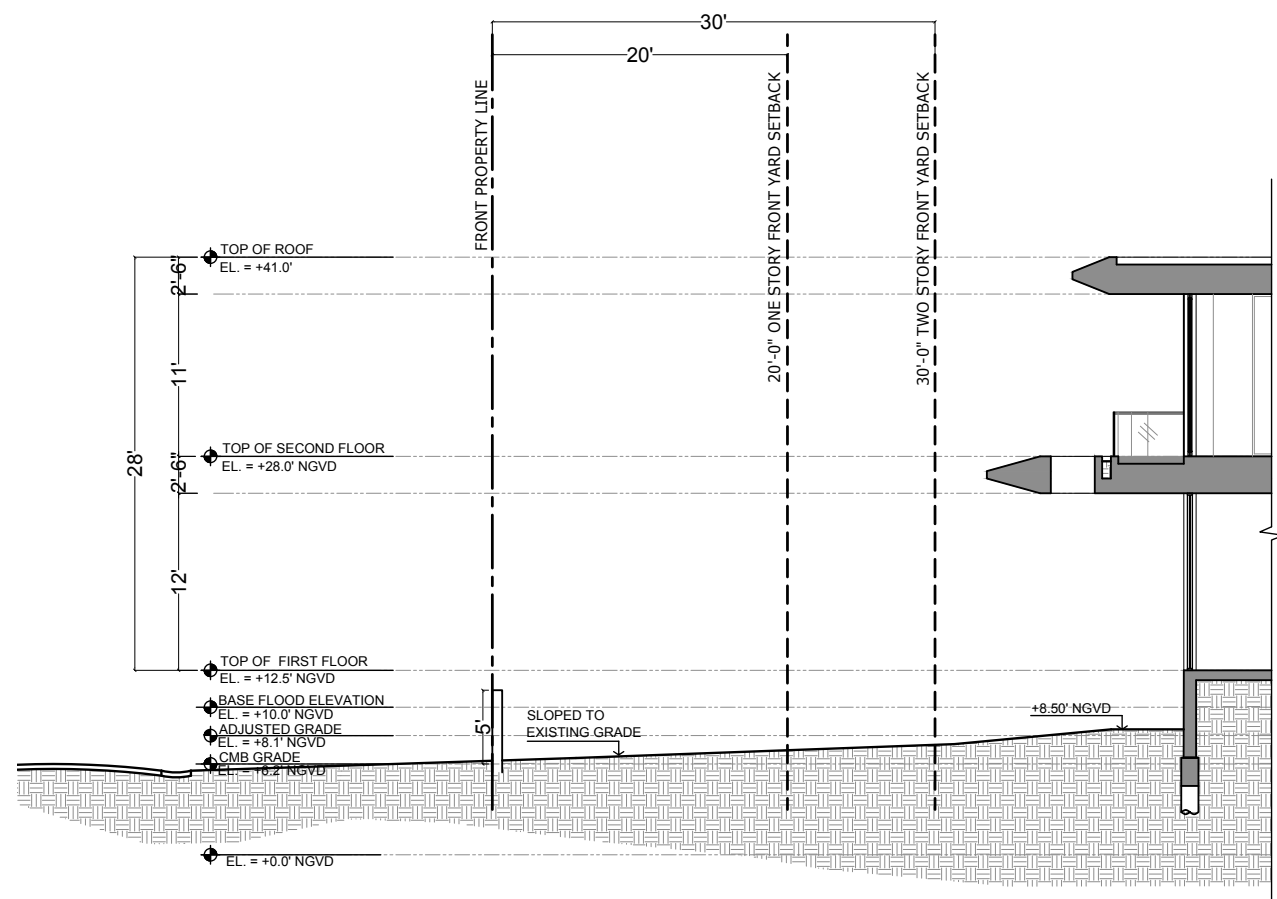




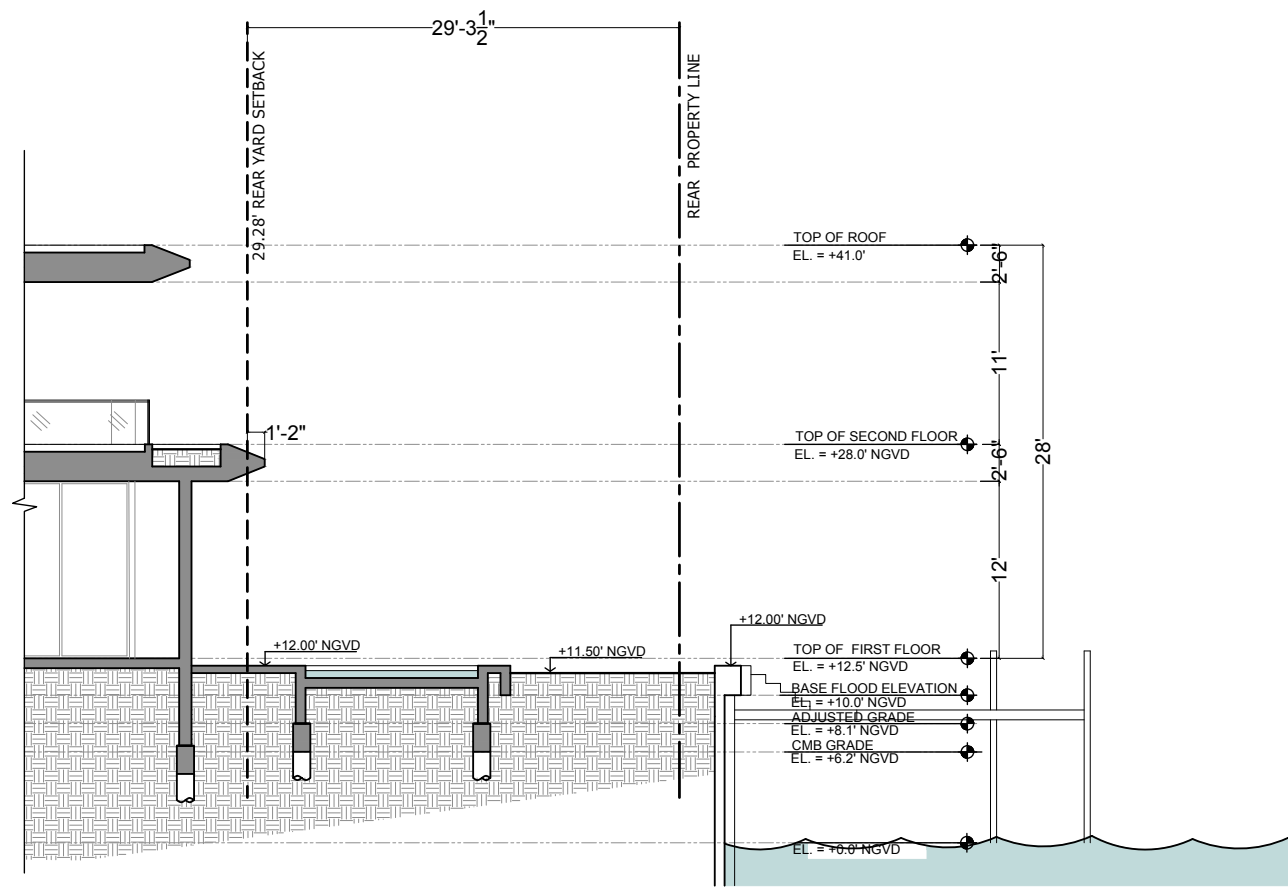




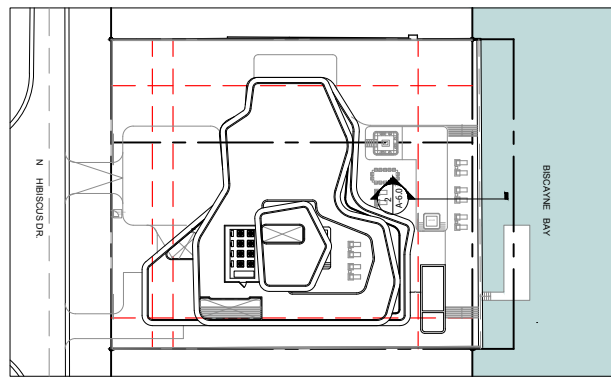
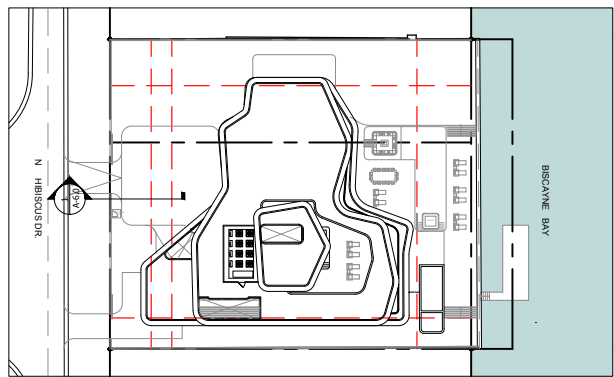
# YARD SECTIONS - FRONT AND REAR



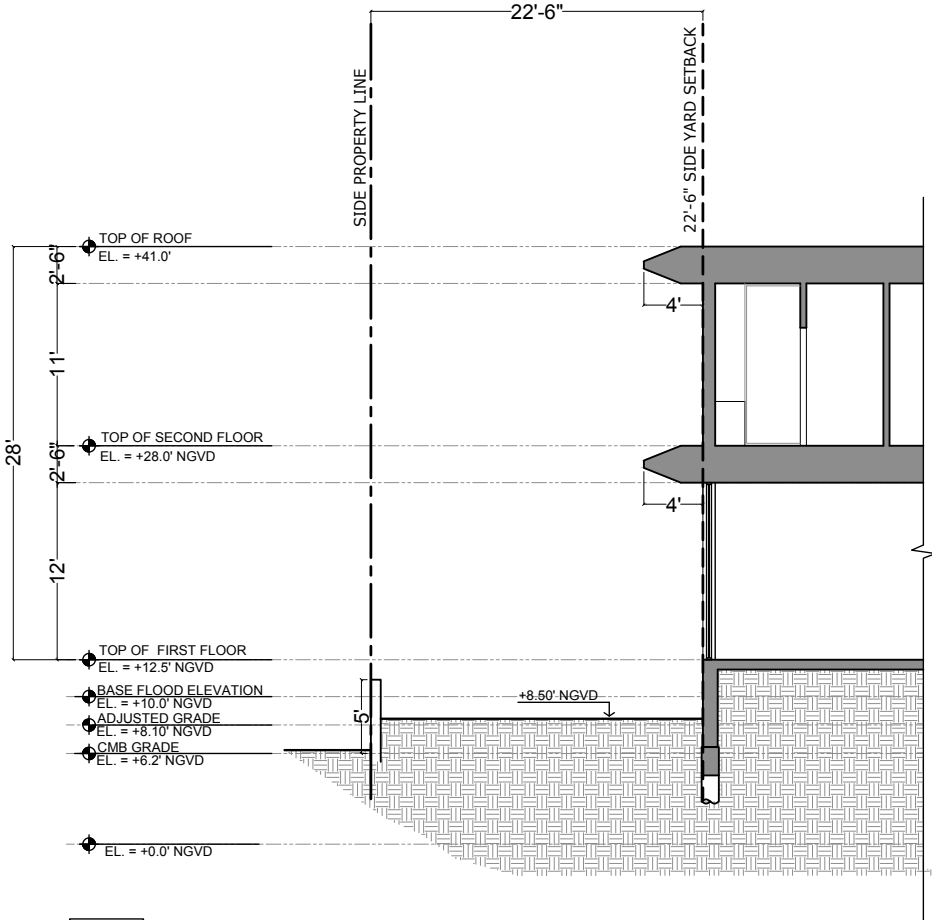
1 FRONT YARD SECTION  
SCALE - 1/16" = 1'-0"



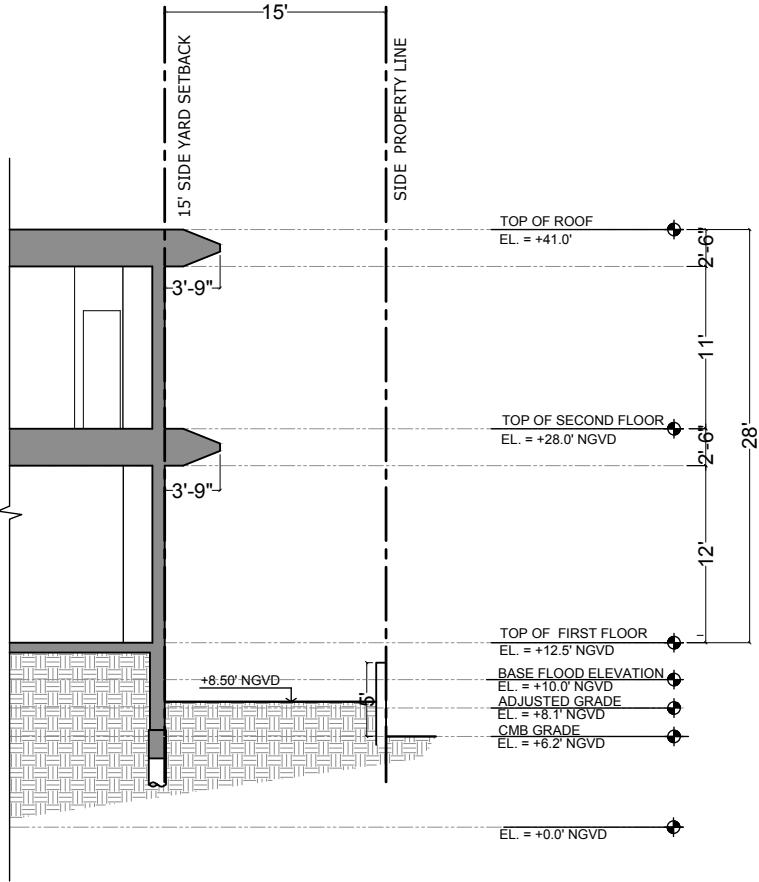
2 REAR YARD SECTION  
SCALE - 1/16" = 1'-0"



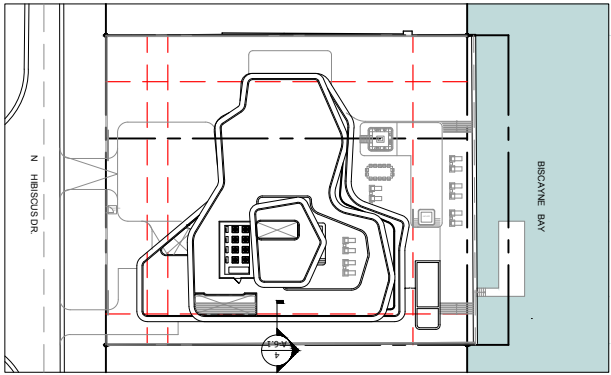
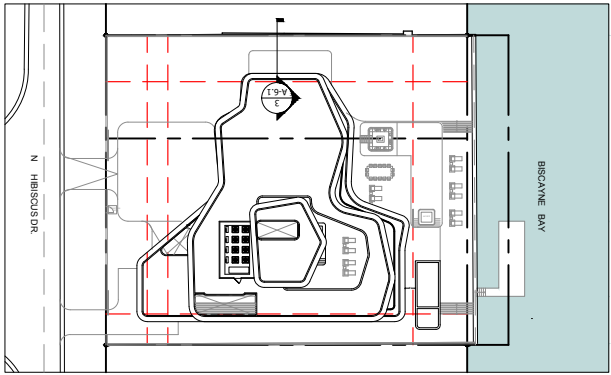




3 WEST SIDE YARD SECTION  
SCALE - 1/16" = 1'-0"



4 EAST SIDE YARD SECTION  
SCALE - 1/16" = 1'-0"









## RENDERING- REAR FACADE AND GARDEN





