

DESIGN REVIEW BOARD, CITY OF MIAMI BEACH  
FINAL SUBMITTAL - 03.13.2023

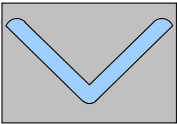
PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT:	521 W 30th St. LLC.
LOCATION:	521 W 30th STREET, MIAMI BEACH, FLORIDA 33140
PROPOSED USE:	RESIDENCE
SCOPE OF WORK:	.DEMOLITION OF EXISTING RESIDENCE .PREPARE SOIL FOR NEW CONSTRUCTION .CONSTRUCTION OF NEW RESIDENCE (NON-HABITABLE GROUND FLOOR & 2 FLOORS UNDER A/C)
CODE ENFORCEMENT JURISDICTION:	FLORIDA FIRE PREVENTION CODE (FFPC) 7TH. EDITION (2020) FLORIDA BUILDING CODE (FBC) 7TH. EDITION (2020) NFPA 1, 2021 EDITION, "FIRE CODE". NFPA 101, 2021' EDITION, "LIFE SAFETY CODE". NFPA 10, 2018' EDITION, "STANDARD FOR PORTABLE FIRE EXTINGUISHER". NFPA 13, 2019' EDITION, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM". NFPA 70, 2020' EDITION, "NATIONAL ELECTRICAL CODE". NFPA 72, 2019' EDITION, "NATIONAL FIRE ALARM CODE". CITY OF MIAMI BEACH ZONING CODE
ZONING:	RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICT
FOLIO NUMBER:	02-3227-001-0280
LEGAL DESCRIPTION:	ORCHARD SUB NO 1 PB 6-11 LOT 11, BLOCK 43 LOT SIZE: 50.000 X 150 OR 9872-1056
OWNER:	521 W 30TH ST LLC



MANUEL D. FERNANDEZ, AIA  
AR 95601

DRB 23-0908



**3** 8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

A R C H I T E C T U R A L   G R O U P

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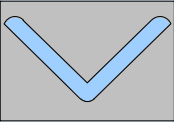
DESIGN REVIEW BOARD, CITY OF MIAMI BEACH  
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Submittal Graphic Symbols Definitions		FINAL SUBMITTAL: 03.13.2023
NEW / REVISED		
RE-ISSUED WITHOUT REVISION		
PREVIOUSLY SUBMITTED		
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521 W 30th St. LLC  
521 W 30th STREET, MIAMI BEACH, FLORIDA 33140  
03.13.2023

DRB 23-0908  
DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601  
DRAWING INDEX  
A1.0

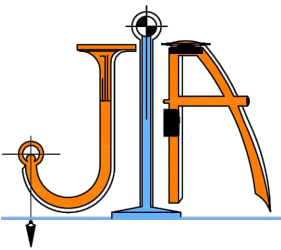


3

8103 NW 33<sup>RD</sup> STREET  
DORAL, FLORIDA 33122  
O: 305.559.1496  
AA26002069

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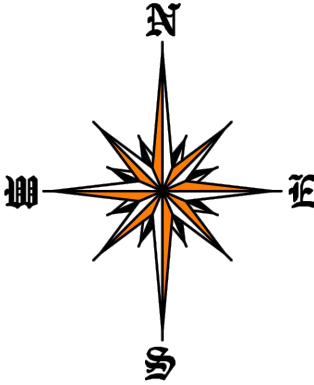
# JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

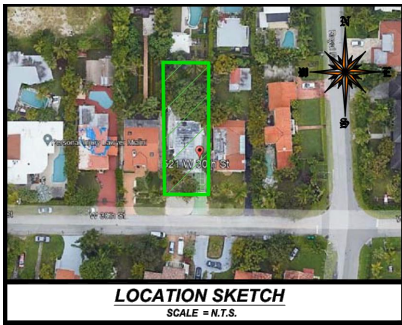
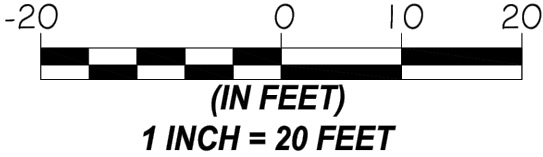
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400  
FAX : (305) 262-0401

3725 DEL PRADO BLVD. S.  
SUITE B  
CAPE CORAL, FL 33904  
PH: (239) 540-2660  
FAX: (239) 540-2664



## GRAPHIC SCALE




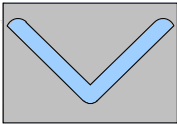
**LEGAL DESCRIPTION:**  
LOT 11, BLOCK 43 MIAMI BEACH  
IMPROVEMENT CO'S PLAT OF ORCHARD  
SUBDIVISION # 11 ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 6,  
PAGE 1111 OF THE PUBLIC RECORDS OF  
MIAMI-DADE COUNTY, FLORIDA.

Digitally signed by  
CARLOS M IBARRA  
Date: 2022.06.03  
10:01:46 -04'00'  
**05/18/2022**

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

<b>DRAWN BY:</b>	<b>CARLOS D.</b>	 Digitally signed by CARLOS M IBARRA Date: 2022.06.03 10:02:03 -04'00'
<b>FIELD DATE:</b>	<b>05/18/2022</b>	
<b>SURVEY NO:</b>	<b>22-001535-1</b>	
<b>SHEET:</b>	<b>1 OF 1</b>	



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## MAP OF TOPOGRAPHIC SURVEY

521 W 30TH STREET, MIAMI BEACH, FLORIDA 33140

### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

### FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: "AE"  
BASE FLOOD ELEVATION: 8 FT  
COMMUNITY: 120651  
PANEL: 0317  
SUFFIX: L  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

### SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI DADE COUNTY BENCH MARK NAME D-183. LOCATOR NO. 4324 W @ W 29 STREET# PRAIRIE; ELEVATION IS 3.17 FEET OF N.G.V.D. OF 1929.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

### ABBREVIATIONS AND MEANINGS

A = ARC  
A/C = AIR CONDITIONER PAD.  
A.E. = ANCHOR EASEMENT.  
A/R = ALUMINUM ROOF.  
A/S = ALUMINUM SHED.  
ASPH. = ASPHALT.  
B.C. = BLOCK CORNER.  
B.C.R. = BROWARD COUNTY RECORDS  
BLDG. = BUILDING.  
B.M. = BENCH MARK.  
B.O.B. = BASIS OF BEARINGS.  
B.S.L. = BUILDING SETBACK LINE  
C = CALCULATED  
C.B. = CATCH BASIN.  
C.B.S. = CONCRETE BLOCK STRUCTURE.  
CBW = CONCRETE BLOCK WALL.  
CH. = CHORD.  
CH.B. = CHORD BEARING.  
CL = CLEAR  
C.L.F. = CHAIN LINK FENCE.  
C.M.E. = CANAL MAINTENANCE EASEMENTS.  
CONC. = CONCRETE.  
C.P. = CONC. PORCH.  
C.S. = CONCRETE SLAB.  
C.U.P. = CONC. UTILITY POLE  
C.W. = CONCRETE WALK.  
D.E. = DRAINAGE EASEMENT.  
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS  
DRIVE = DRIVEWAY  
° = DEGREES.  
E = EAST.  
EB = ELECTRIC BOX  
E.T.P. = ELECTRIC TRANSFORMER PAD.  
ELEV. = ELEVATION.  
ENC. = ENCROACHMENT.  
F.H. = FIRE HYDRANT.  
F.I.P. = FOUND IRON PIPE.  
F.I.R. = FOUND IRON ROD.  
F.F.E. = FINISHED FLOOR ELEVATION.  
F.N.D. = FOUND NAIL & DISK.  
FR = FRAME.  
FT = FEET.  
FNIP. = FEDERAL NATIONAL INSURANCE  
F.N. = FOUND NAIL.  
H. = HIGH (HEIGHT)  
I.C.V. = IRRIGATION CONTROL VALVE  
I.F. = IRON FENCE  
IN.# EG. = INGRESS AND EGRESS EASEMENT.  
L.B. = Certificate of Authorization L.B.#7806  
L.P. = LIGHT POLE.  
L.F.E. = LOWEST FLOOR ELEVATION.  
L.M.E. = LAKE MAINTENANCE EASEMENT.  
' = MINUTES.  
M. = MEASURED DISTANCE.  
MB = MAIL BOX  
M.D.C.R. = MIAMI DADE COUNTY RECORDS  
M.E. = MAINTENANCE EASEMENTS  
MON. = MONUMENT LINE.  
MH = MANHOLE.  
ML = MONUMENT LINE.  
N.A.P. = NOT A PART OF.  
NGVD = NATIONAL GEODETIC VERTICAL DATUM.  
N. = NORTH.  
N.T.S. = NOT TO SCALE.  
#-NO. = NUMBER.  
O/S = OFFSET.

O.H. = OVERHEAD  
O.H.L. = OVERHEAD UTILITY LINES  
O.R.B. = OFFICIAL RECORDS BOOK  
OVH = OVERHANG  
P.V.M.T. = PAVEMENT.  
PL = PLANTER.  
P/L = PROPERTY LINE.  
P.C.C. = POINT OF COMPOUND CURVE.  
P.C. = POINT OF CURVE.  
PT. = POINT OF TANGENCY.  
POC. = POINT OF COMMENCEMENT.  
POB. = POINT OF BEGINNING.  
P.R.C. = POINT OF REVERSE CURVE  
P.B. = PLAT BOOK.  
FG. = PAGE.  
PWY. = PARKWAY.  
PRM. = PERMANENT REFERENCE MONUMENT.  
P.L.S. = PROFESSIONAL LAND SURVEYOR.  
R. = RECORDED DISTANCE.  
RR. = RAIL ROAD.  
RES. = RESIDENCE.  
PROP. COR. = PROPERTY CORNER  
RW = RIGHT-OF-WAY.  
R.P. = RADIUS POINT.  
RGE. = RANGE.  
SEC. = SECTION.  
STY. = STORY.  
SWK. = SIDEWALK.  
S.I.P. = SET IRON PIPE L.B. #7806.  
S.P. = SCREENED PORCH  
S. = SOUTH  
" = SECONDS  
T = TANGENT  
TB = TELEPHONE BOOTH  
T.U.E. = TECHNOLOGY UTILITY EASEMENT  
TSB = TRAFFIC SIGNAL BOX  
T.S.P. = TRAFFIC SIGNAL POLE  
TWP = TOWNSHIP.  
UTIL. = UTILITY.  
U.P. = UTILITY POLE.  
W.M. = WATER METER.  
W.F. = WOOD FENCE.  
W.R. = WOOD ROOF.  
W.M. = WATER METER.  
W.F. = WOOD FENCE.  
W.R. = WOOD ROOF.  
W.S. = WOOD SHED.  
W = WEST.  
CL. = CENTER LINE.  
Δ = CENTRAL ANGLE.  
∠ = ANGLE.

— O—H — = OVERHEAD UTILITY LINES  
— X — = CONCRETE BLOCK WALL  
— X — = CHAIN LINK FENCE  
— I — = IRON FENCE  
— H — = WOOD FENCE  
— H — = BUILDING SETBACK LINE  
— H — = UTILITY EASEMENT  
— H — = LIMITED ACCESS RW  
— H — = NON-VEHICULAR ACCESS RW  
— H — = EXISTING ELEVATIONS  
+ 0.00

**1 ORIGINAL SURVEY**

SCALE: 1/32" = 1'-0"



521 W 30th St. LLC

521 W 30th STREET, MIAMI BEACH, FLORIDA 33140

03.13.2023

DRB 23-0908

DESIGN REVIEW BOARD - FINAL SUBMITTAL

MANUEL D. FERNANDEZ  
AR 95601

ORIGINAL SURVEY  
A1.1

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY.  
SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	PROJECT INFORMATION				
1	ADDRESS:	521 W 30TH STREET, MIAMI BEACH, FL 33140			
2	FOLIO NUMBER:	02-3227-001-0280			
3	BOARD AND FILE NUMBERS:	DRB 23-0908			
4	YEAR BUILT: 1925	ZONING DISTRICT:	RS-4		
5	LOCATED WITHIN THE HISTORIC DISTRICT (YES OR NO):	NO			
6	INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE (YES OR NO):	NO			
7	HOME DETERMINED ARCHITECTURALLY SIGNIFICANT BY CMB (YES OR NO):	NO			
8	BASE FLOOD ELEVATION:	7.00' FEMA/ 8.0 FT CMB	GRADE VALUE IN NGVD:	4.1'	
9	ADJUSTED GRADE (FLOOD + GRADE/ 2):	6.05'	FREE BOARD:	13.00'	
10	30" ABOVE GRADE:	8.5'	LOT AREA:	7,500 S.F.	
11	LOT WIDTH:	50.0'	LOT DEPTH:	150.0'	
12	MAX. LOT COVERAGE SF. & %:	2,250 S.F. (30%)	PROPOSED LOT COVERAGE SF. & %:	1,902 S.F. (25.3%)	
13	EXISTING LOT COVERAGE SF. & %:	1,566 SF.	NET LOT COVERAGE (GARAGE-STORAGE)	N/A	
14	FRONT YARD OPEN SPACE SF. & %:	1,054 S.F (70.2%)	REAR YARD OPEN SPACE SF. & %:	954 S.F. (84.8%)	
15	MAX. UNIT SIZE SF. & %:	3,750 S.F (50%)	PROPOSED UNIT SIZE SF. & %:	3,537 S.F (47.1%)	
16	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	187 S.F. + 1,654 S.F. = 1,841 (24.5%)	
17	PROPOSED ROOF DECK AREA SF. & % (NOTE MAX. IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW	N/A			
18	SIGNED & SEALED LANDSCAPE PLANS (TREE/ VEGETATION SURVEY, TREE DISPOSITION PLAN, & IRRIGATION PLAN)		YES OR NO:	YES	
	ZONING INFORMATION/ CALCULATION	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
19	HEIGHT MEASURED FROM B.F.E. PLUS FREEBOARD:	28 FT- SLOP ROOFS	N/A	28 FT- SLOP ROOFS	
20	FRONT SETBACKS:				
	FRONT FIRST LEVEL:	MIN. 30 FT.	N/A	31'-6"	
	FRONT SECOND LEVEL:	MIN. 30 FT.	N/A	31'-6"	
21	FRONT SECOND LEVEL IF LOT COVERAGE IS 25% OR GRATER:				
	a) AT LEAST 35% OF THE FRONT FACADE SHALL BE SETBACK 5' FROM THE MIN. REQUIRED SETBACK				
	b) AT LEAST 50% OF THE SECOND FLOOR ALONG A SIDE ELEVATION FACING A STREET SHALL BE SETBACK 5' FROM THE MIN. REQUIRED SETBACK				
22	SUM OF SIDE YARD:	MIN. 15'-0"		17'-0"	
23	SIDE 1:				
24	SIDE 2 OR (FACING STREET):				
25	REAR:				
26	ACCESSORY STRUCTURE SIDE 1:				
27	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):				
28	ACCESSORY STRUCTURE REAR:				
29	ADDITIONAL DATA OR INFORMATION THAT MAY BE APPLICABLE TO THE PROJECT SHALL BE PROVIDED IN THE FOLLOWING FIELDS				

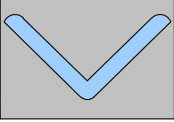
NOTES:  
.IF NOT APPLICABLE WRITE N/A  
.ALL OTHER DATA INFORMATION SHOULD BE PRESENTED LIKE THE ABOVE FORMAT

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MANUEL D. FERNANDEZ  
AR 95601  
ZONING DATA  
A1.2

PROJECT COST ESTIMATE	
PRICE OF PROJECT PER S.F. :	\$150 / S.F
PROJECT S.F. :	Gnd. LEVEL (1,841 S.F) + 2nd. LEVEL (1,696 S.F) = 3,537 S.F
PROJECT COST ESTIMATE:	\$530,550



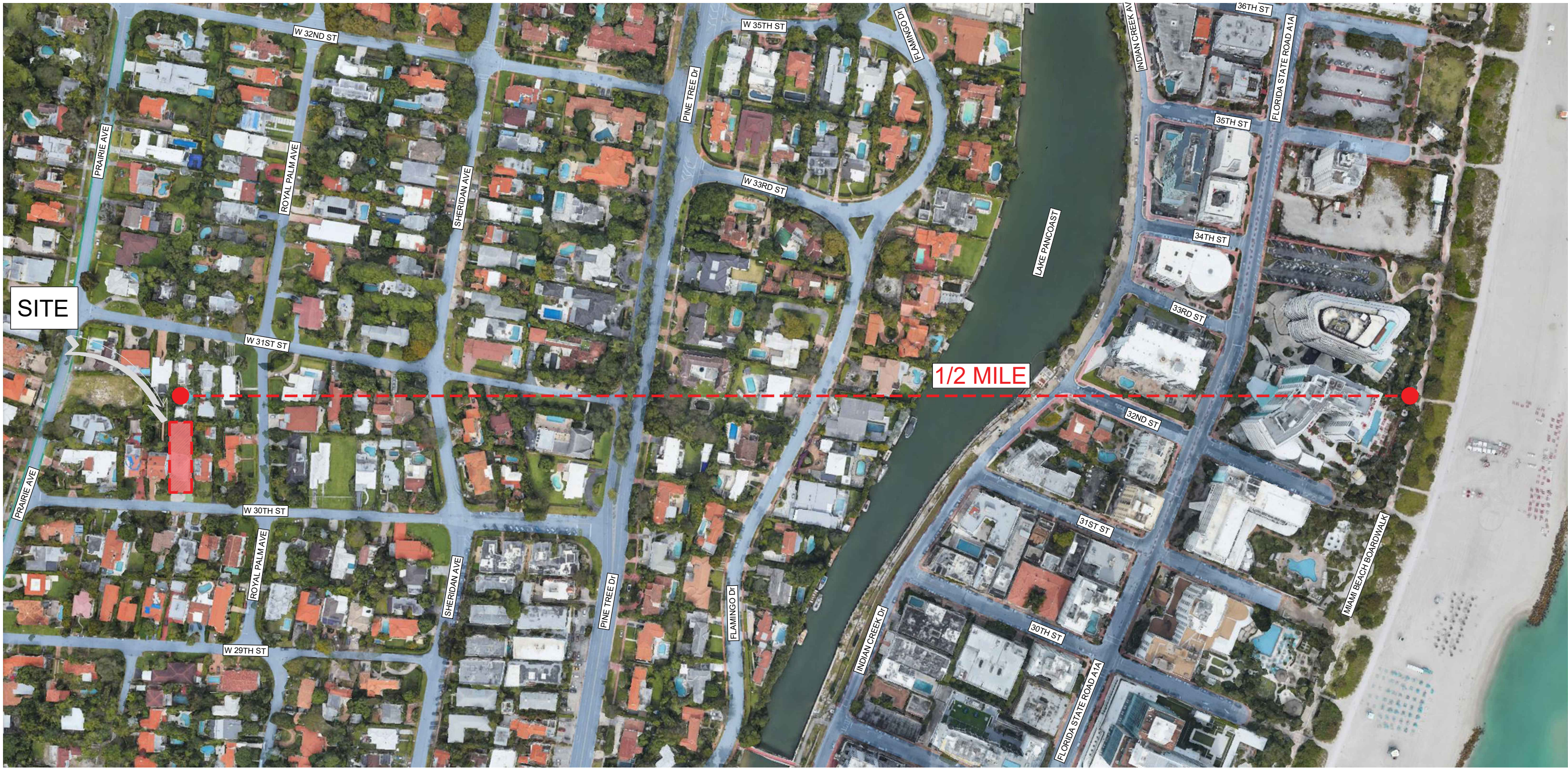
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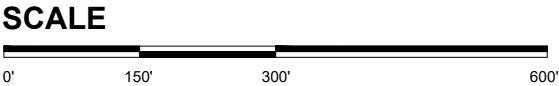


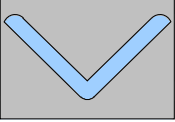
**1 OVERALL SITE PLAN**  
SCALE: N.T.S.

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CONTEXT LOCATION MAP  
A1.3



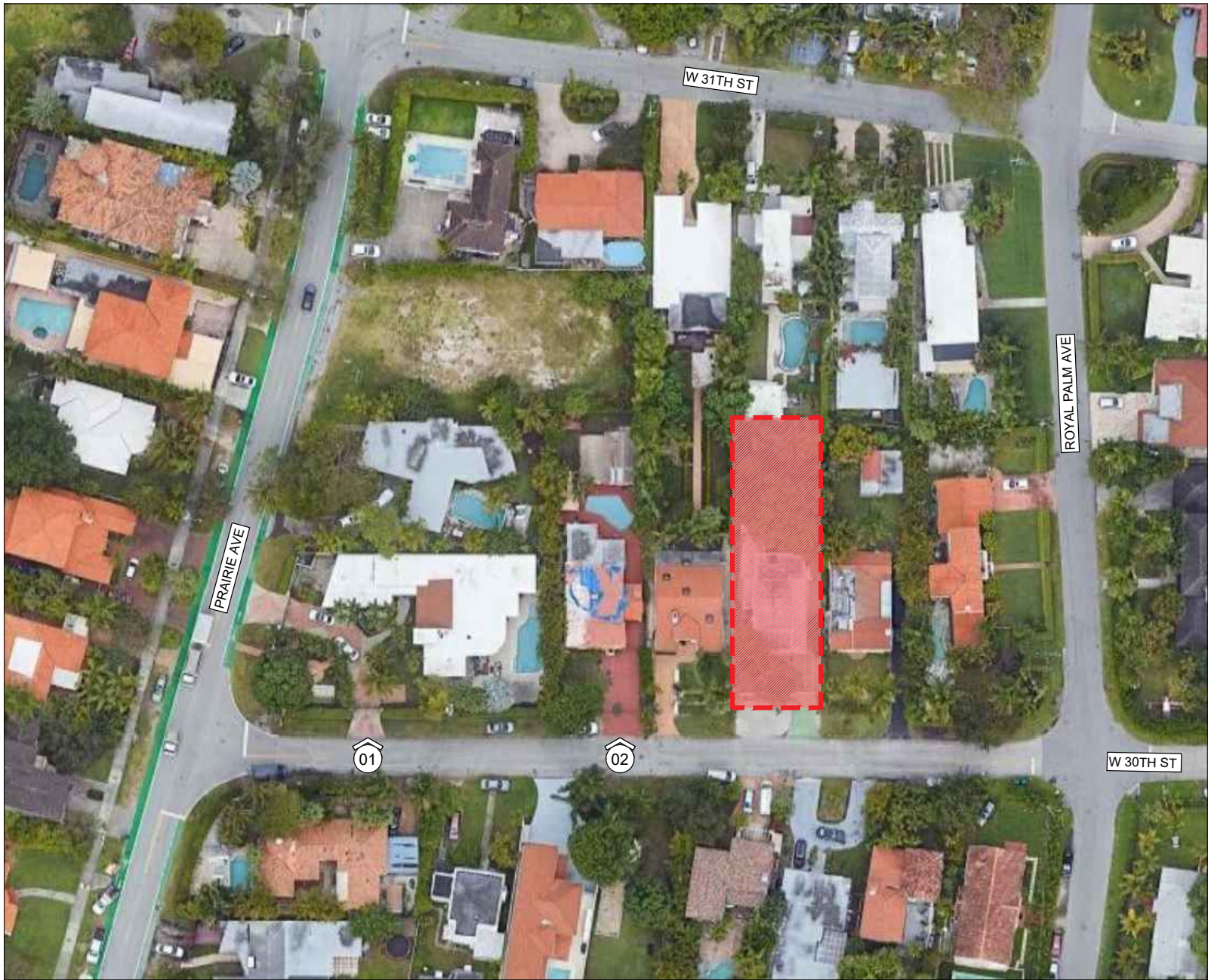


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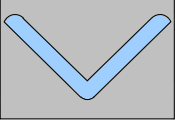
MANUEL D. FERNANDEZ  
AR 95601  
**CONTEXT ANALYSIS**  
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**1 3001 PRAIRIE AVE**  
SCALE: N.T.S



**2 535 W 30TH ST.**  
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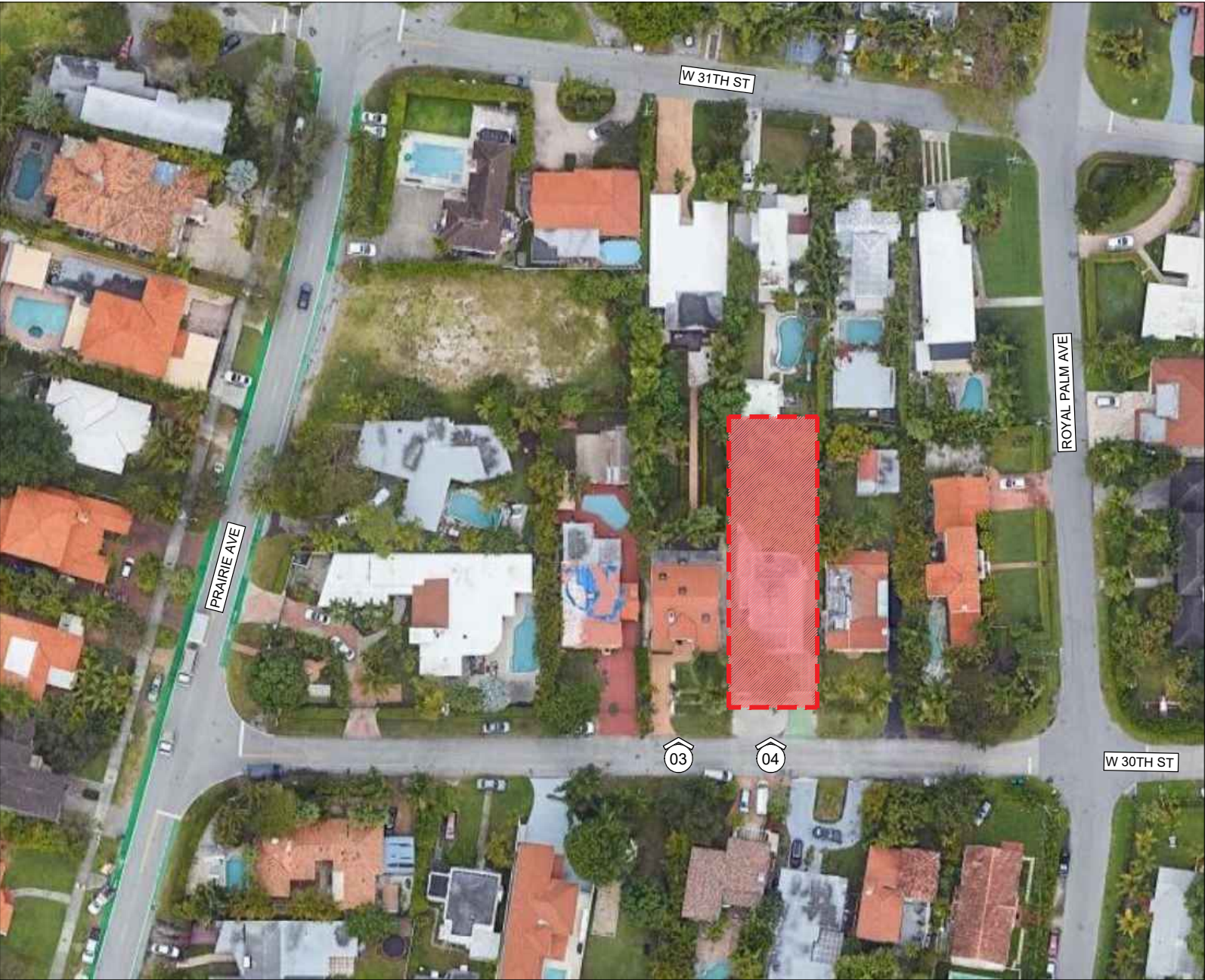


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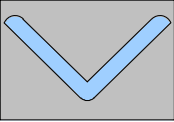
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**3 531 W 30TH ST.**  
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**4 521 W 30TH ST.**  
SCALE: N.T.S

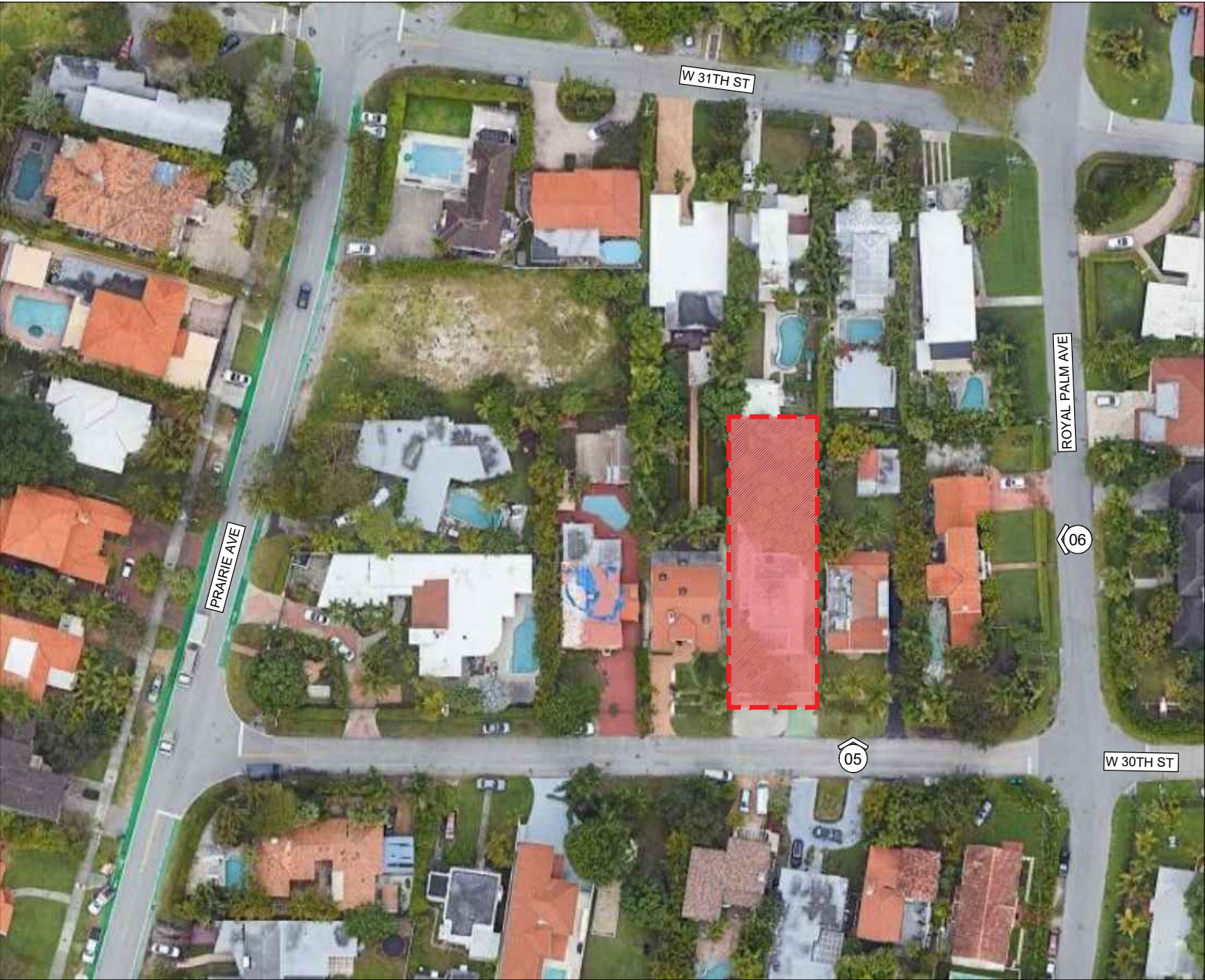


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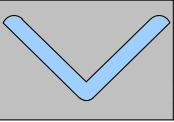
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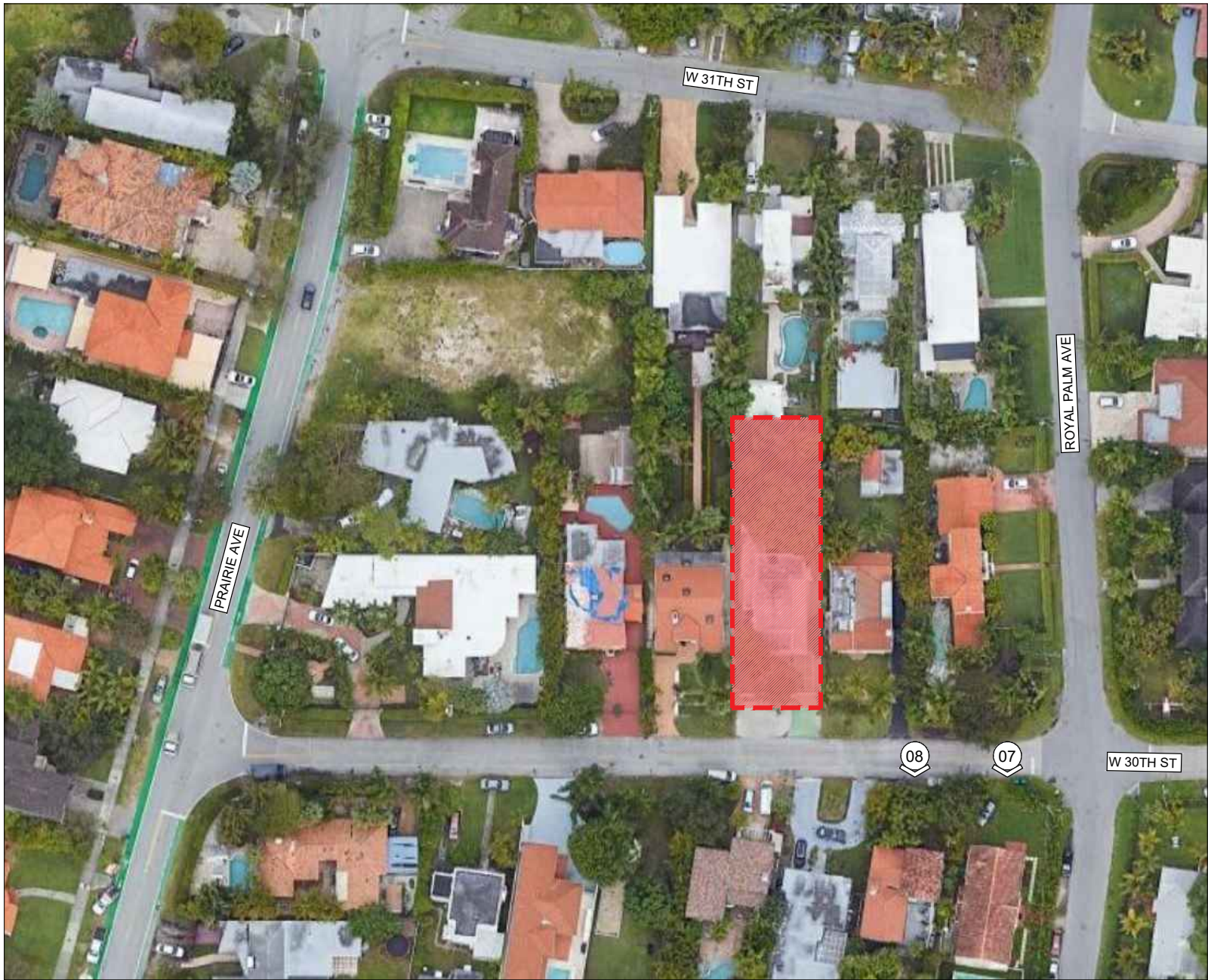


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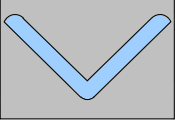
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AR 95601  
**CURRENT SITE IMAGES**  
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**7 2926 ROYAL PALM AVE**  
SCALE: N.T.S



**8 510 W 30TH ST.**  
SCALE: N.T.S

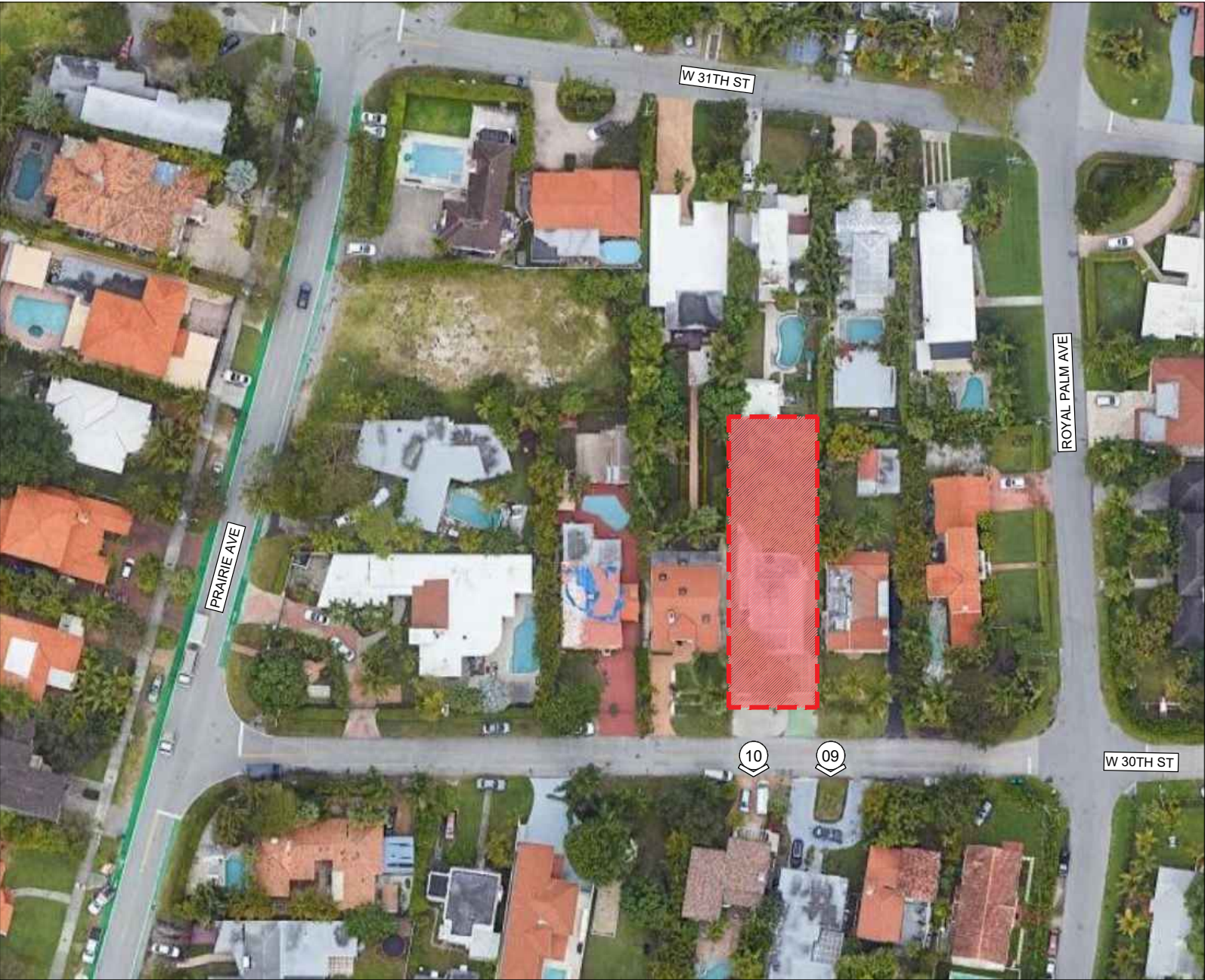


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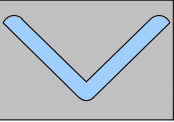
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**A1.8**



**9 518 W 30TH ST.**  
SCALE: N.T.S



**10 526 W 30TH ST.**  
SCALE: N.T.S

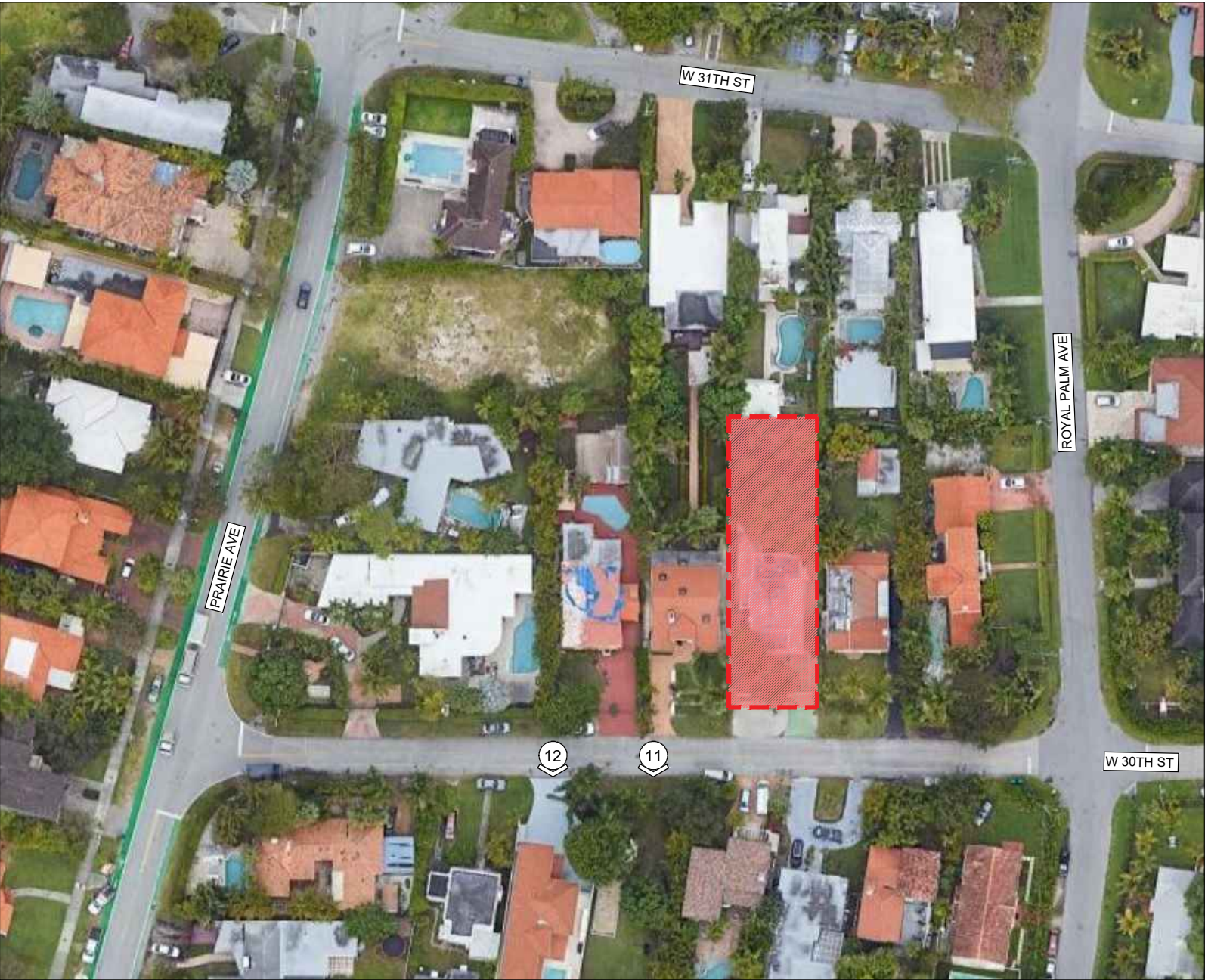


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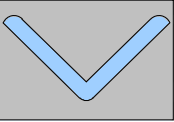
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**A1.9**



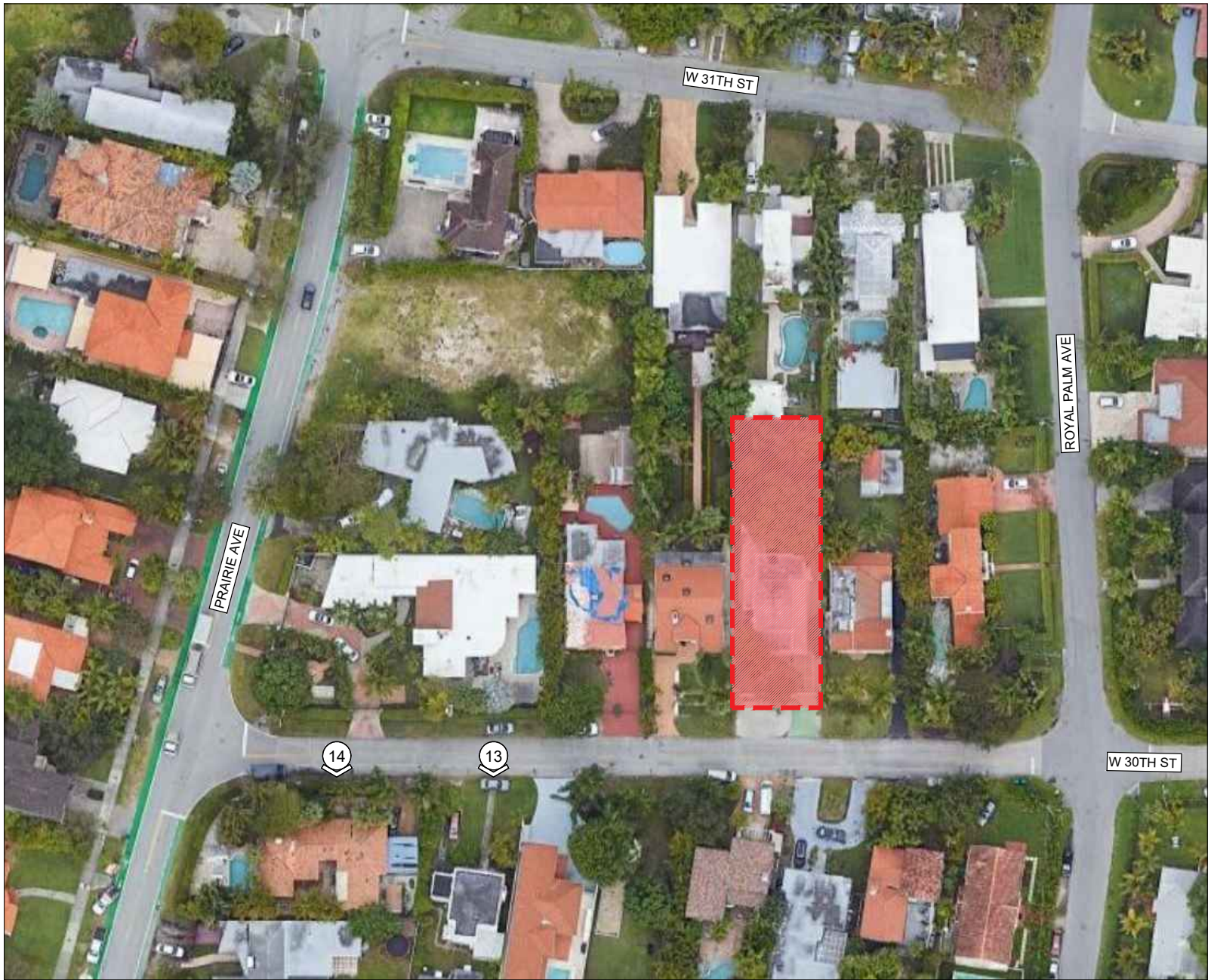


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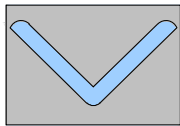
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**CONTEXT ANALYSIS**

**A1.10**

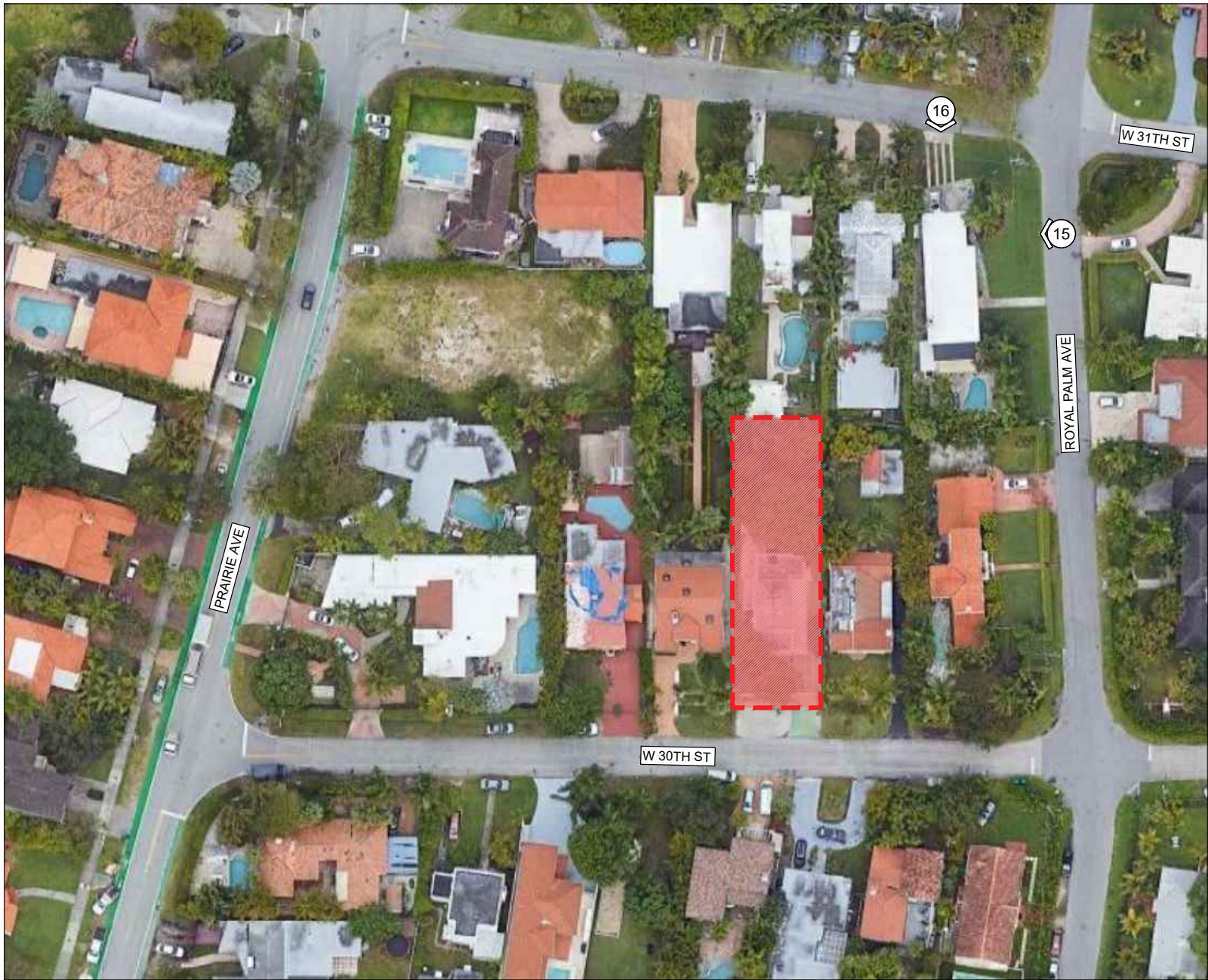


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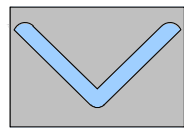
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**A1.11**



**15** **3030 ROYAL PALM AVE.**  
SCALE: N.T.S



**16** **3030 ROYAL PALM AVE.**  
SCALE: N.T.S

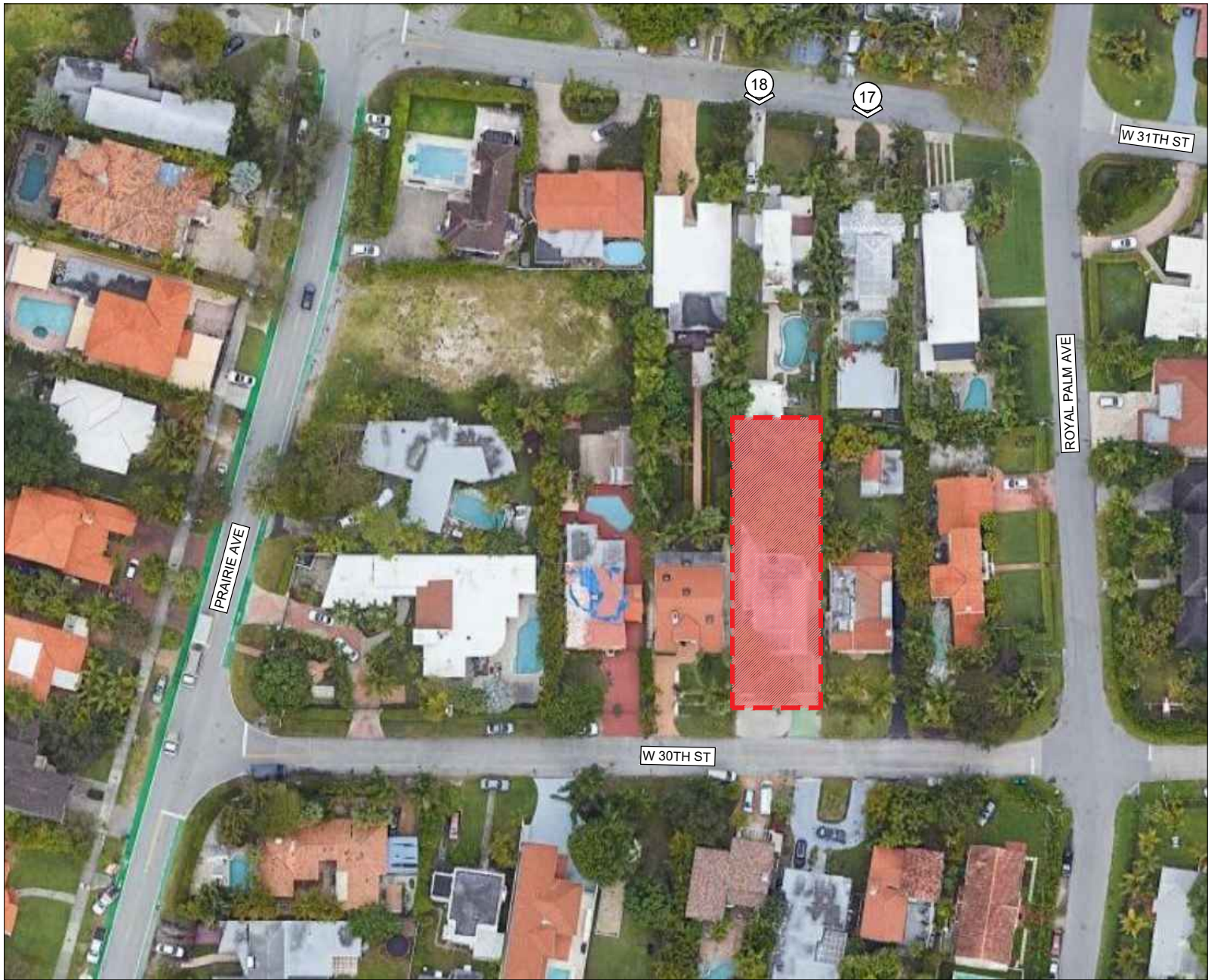


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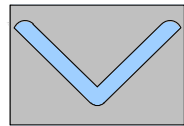
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**CONTEXT ANALYSIS**  
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**17** 510 W 31st St  
SCALE: N.T.S



**18** 520 W 31st St  
SCALE: N.T.S

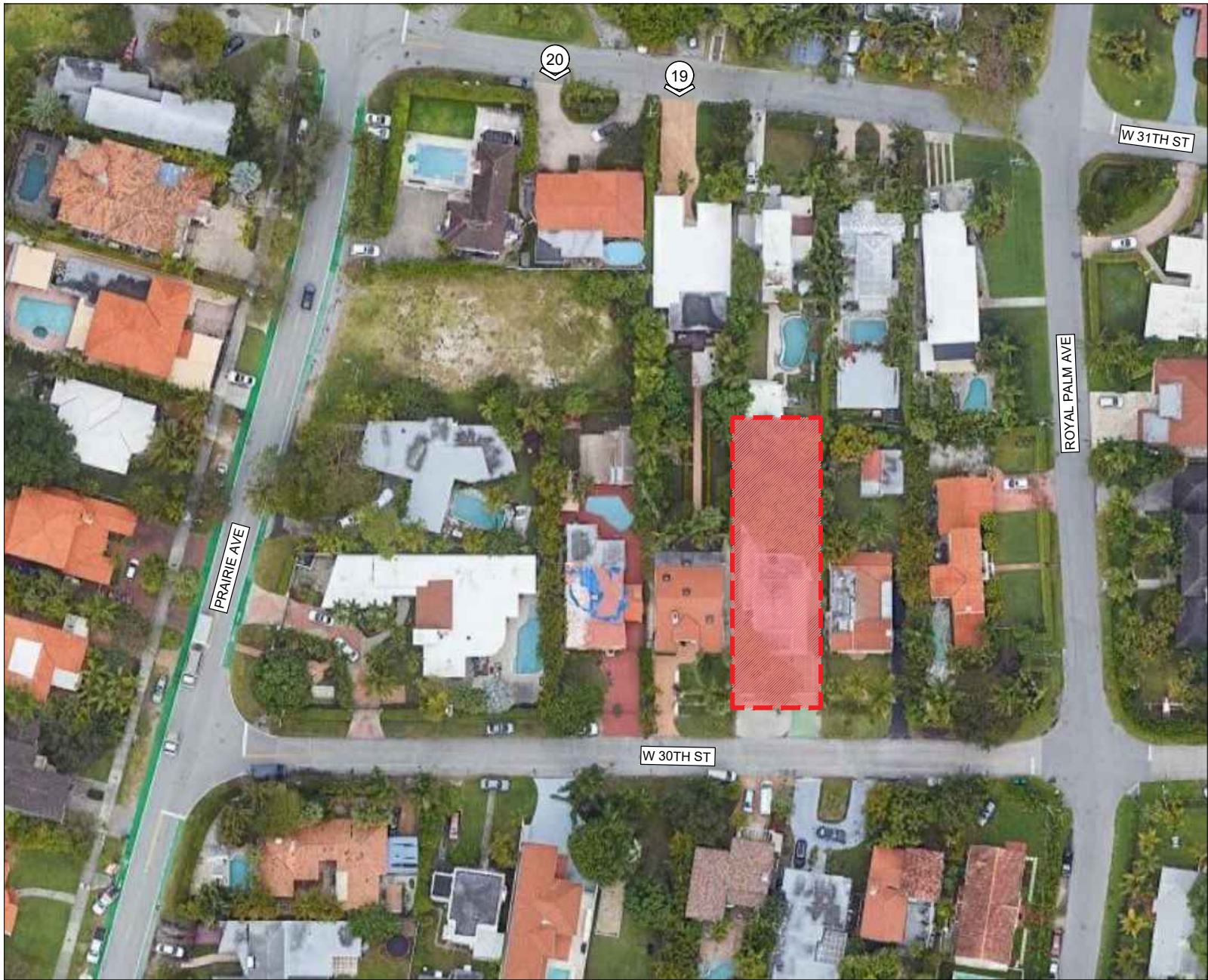


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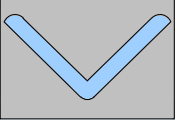
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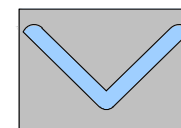
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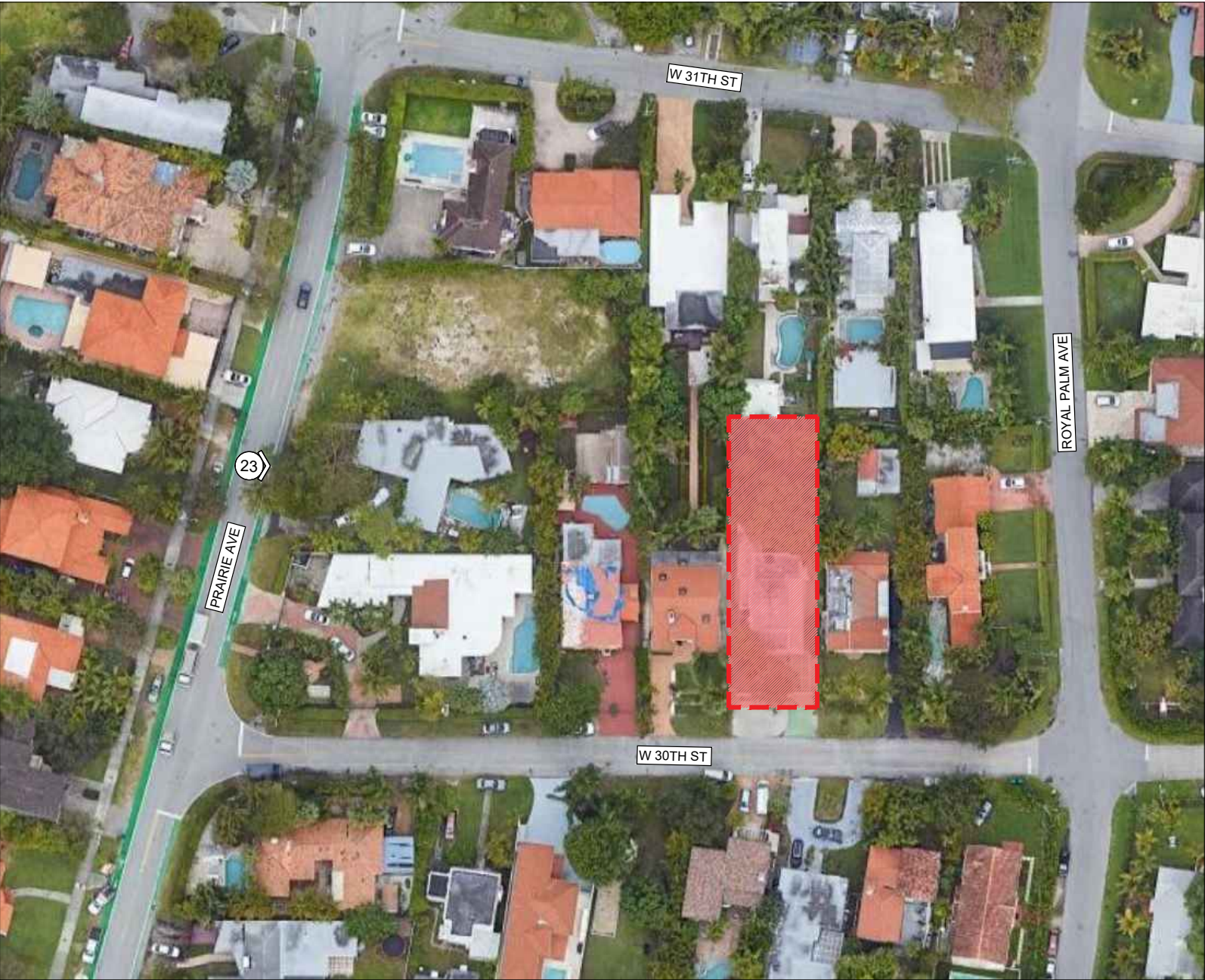


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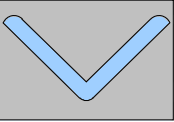
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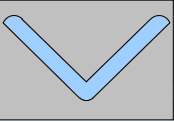


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A1.16



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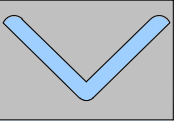


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