230 N HIBISCUS DRIVE RESIDENCE MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL 02.04.2024 DRB24-0997 APRIL 02, 2024 DESIGN REVIEW BOARD





NEW SINGLE FAMILY RESIDENCE

DESIGN REVIEW BOARD

230 N HIBISCUS DRIVE

APPLICANT/PROPERTY OWNER

ARCHITECT

230 NORTH HIBISCUS DRIVE LLC

8950 SW 74 CT, SUITE 1901 MIAMI, FLORIDA 33156 PH: 617-803-0220

DOMO ARCHITECTURE + DESIGN

420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FLORIDA 33139 0: 305-674-8031 F: 305-328-9006 WWW.DOMODESIGNSTUDIO.COM

ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

LANDSCAPE ARCHITECT

DIEGO VANDERBIEST, RLA

6200 SW 80 STREET MIAMI, FLORIDA 33143 PH: 305-528-4001



INDEX OF DRAWINGS

CV-0.0	COVER SHEET	A-3.0	MATERIAL PALETTE
		A-3.1	RENDERED ELEVATION - RESIDENCE WEST
X-1.0	SURVEY	A-3.2	RENDERED ELEVATION - RESIDENCE NORTH
X-1.1	SURVEY	A-3.3	RENDERED ELEVATION - RESIDENCE EAST
X-1.2	DEMOLITION PLAN	A-3.4	RENDERED ELEVATION - RESIDENCE SOUTH
		A-3.5	ELEVATION - RESIDENCE WEST
X-2.0	LOCATION PLAN	A-3.6	ELEVATION - RESIDENCE NORTH
X-2.1	NEIGHBORHOOD ANALYSIS- KEY PLAN	A-3.7	ELEVATION - RESIDENCE EAST
X-2.2	NEIGHBORHOOD ANALYSIS- PROPERTY	A-3.8	ELEVATION - RESIDENCE SOUTH
X-2.3	NEIGHBORHOOD ANALYSIS- PROPERTY	A-3.9	PROPERTY WALL ELEVATION-NORTH
X-2.4	NEIGHBORHOOD ANALYSIS- PROPERTY	A-3.10	PROPERTY WALL ELEVATION- WEST
X-2.5	NEIGHBORHOOD ANALYSIS- CONTEXT		
X-2.6	NEIGHBORHOOD ANALYSIS- CONTEXT	A-4.0	SECTION - TRANSVERSE
X-2.7	NEIGHBORHOOD ANALYSIS- CONTEXT	A-4.1	SECTION - LONGITUDINAL
X-2.8	NEIGHBORHOOD ANALYSIS- CONTEXT		
X-2.9	NEIGHBORHOOD ANALYSIS- CONTEXT	A-6.0	YARD SECTIONS- SIDES
X-2.10	NEIGHBORHOOD ANALYSIS- CONTEXT	A-6.1	YARD SECTIONS- FRONT AND REAR
X-2.11	NEIGHBORHOOD CONTEXTUAL ELEVATIONS		
		A-7.0	RENDERING
-0.0	ZONING DATA SHEET	A-7.1	RENDERING
-1.0	PROPOSED BUILDING - SITE PLAN		
-1.1	PROPOSED BUILDING - UNDERSTORY PLAN		
-1.2	PROPOSED BUILDING - FIRST FLOOR PLAN		
-1.3	PROPOSED BUILDING - SECOND FLOOR PLAN		
-1.4	PROPOSED BUILDING - ROOF TERRACE PLAN		
-1.5	PROPOSED BUILDING - ROOF PLAN		
-2.0	ZONING DIAGRAM- LOT COVERAGE		
-2.0b	ZONING DIAGRAM- LOT COVERAGE OVERLAY		
-2.1	ZONING DIAGRAM- UNIT SIZE GROUND FLOOR		
-2.2	ZONING DIAGRAM- UNIT SIZE SECOND FLOOR		
-2.3	ZONING DIAGRAM- UNIT SIZE ROOF TERRACE		
-2.4	ZONING DIAGRAM- OPEN SPACE/PERVIOUS AREA		
-2.5	UNDERSTORY OPENNESS DIAGRAM		
-2.6	VARIANCE DIAGRAM 01		
-2.7	VARIANCE DIAGRAM 02		

MIAMI BEACH, FLORIDA

SCOPE OF WORK

- NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE WITH UNDERSTORY, POOL, TERRACES, PROPERTY WALLS AND FENCING, DRIVEWAY, AND LANDSCAPING

- VARIANCE 01: REDUCE UNDERSTORY 50% OPEN **REQUIREMENT AT REAR ELEVATION TO 31%**

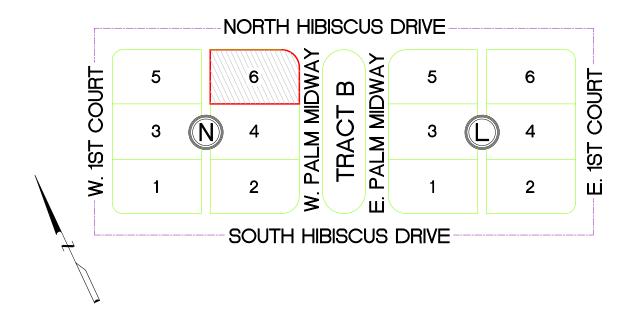
- VARIANCE 02: REDUCE SIDE YARD FACING A STREET 70% **OPEN SPACE REQUIREMENT TO 62%**





Prepared By: AFA & COMPANY, INC. PROFESSIONAL LAND SURVEYORS AND MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498 13050 SW 133RD COURT, MIAMI, FLORIDA 33186 E-MAIL: AFACO@BELLSOUTH.NET PH: 305-234-0588

Location Sketch N.T.S.



Property Information

PROPERTY ADDRESS:

230 North Hibiscus Drive Miami Beach, Florida 33139

CERTIFIED ONLY TO:

230 NORTH HIBISCUS DRIVE LLC

LEGAL DESCRIPTION:

Lot 6, Block N, of: "HIBISCUS ISLAND RESUBDIVISION", according to the Plat Thereof as Recorded in Plat Book 34, Page 87, of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION al Flood I N

National Flood Insurance Program						
FEMA Elev. Refere	nce to NGVD 1929					
Comm Panel	120651					
Panel #	0316					
Firm Zone:	"AE"					
Date of Firm:	09-11-2009					
Base Flood Elev.	10.00'					
F.Floor Elev.	7.69'					
Garage Elev.	6.10'					
Suffix:	"L"					
Elev. Reference to N	IGVD 1929					

JOB # 23-730 DATE 07-12-2023 PB 34-87

Surveyors Notes: #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherewise noted. #2 Benchmark: Miami-Dade County Public Works Dep. Loc. 4250; Elev. +5.70' #3 Bearings as Shown hereon are Based upon North Hibiscus Drive, S65°00'00"E #4 Please See Abbreviations #5 Drawn By: A. Torres #6 Date: 7-12-2023

#7 Completed Survey Field Date: 7-10-2023

#10 Zoned Building setback line not determined

#8 Disc No 2023, Station Surveying Scion



Professional Surveyors & Mappers LB 7498 13050 S.W. 133rd Court Miami Florida, 33186 E-mail: afaco@bellsouth.net Ph: (305) 234-0588

230 N HIBISCUS DRIVE MIAMI BEACH, FLORIDA FEBRUARY 04, 2024

DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING A26002383

#9 Last Revised

Sheet 1 of 2

Surveyor's Notes:

#14 Accuracy:

#11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client. #12 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. #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.

The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10.000.00' feet, the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

#15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon. #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties. #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information. #18 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. #19 Ownership subject to Opinion of Title. #20 The location of the Flood Zone lines shown hereon are an

approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

> This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. & That the Sketch hereon is a true and

accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez

Professional Surveyor & Mapper #5526 State of Florida Not Valid unless Signed & Stamped with Embossed Seal

EX-1.1



AFA & COMPANY, INC. PROFESSIONAL LAND SURVEYORS AND MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498 13050 SW 133RD COURT MIAMI FLORIDA 3318 E-MAIL: AFACO@BELLSOUTH.NET PH: 305-234-0588

Abbreviations

of Legend
 AVE:
 =AVENUE

 ASPH
 =ASPHALT

 AW
 =ANCHORD WRE

 AC
 =ARICONDITIONER

 BLGO
 =BULDINGNER

 BLGO
 =BULDINGNER

 CAL
 =CALCULATED

 CAL
 =CALCULATED

 CONC
 =CONCRETE

 COL
 =COLUMN

 C.L.P.
 =CONCRETE BULCK

 CLR
 =CONCRETE BULCK

 STRUCTURE
 CLM

 C.M.AINTENANCE
 =ASAMENT
-CANAL MAINTENANCE EASEMENT -DELTA -DERVEWAY -DRAINAGE & MAINTENANCE EASEMENT -ENCROACHMENT -ELCETRIC TRANSFORMER PAD -FLOEDRIC TRANSFORMER PAD -FLOEDRIC TRANSFORMER PAD -FIRE HYDRANT -FOUND IRON PIPE -FOUND REMAR D D/W D.M.E.
 D.M.E.
 =ORAINAGE & MAINTENANCE

 EASEMENT
 =ENCROACHMENT

 E.T.P.
 =ELECTRUCTRANSFORMER PAD

 F.T.P.
 =ELECTRUCTRANSFORMER PAD

 F.T.P.
 =ELECTRUCTRANSFORMER PAD

 F.T.P.
 =ELECTRUCTRANSFORMER PAD

 F.T.P.
 =FOLDONAL

 F.F.
 =FOLND IRON PERC

 F.F.
 =FOLND IRON PERC

 F.F.
 =FOLND DRICL IROLE

 F.R.
 =FOLND NORLIL HOLE

 F.
 =FOLND NALL

 IF
 =ILENGHT

 L.
 =ELENGHT

 L.F.
 =LORE LATOR EASEMENT

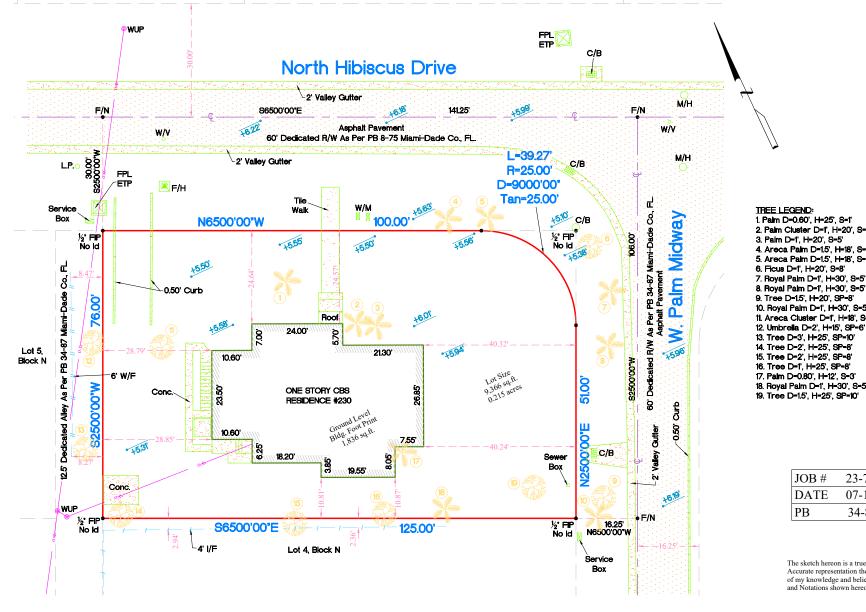
 L.F.E.
 =LOWENT FLOOR ELEVATION

 M.H.
 =MONUMENT LINE

 N.G.V.D.
 =NATIONAL GEODETI =MONITORY WELL

Boundary Survey

Graphic Scale 1" = 20'





230 N HIBISCUS DRIVE MIAMI BEACH, FLORIDA FEBRUARY 04, 2024

DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING A26002383

Sheet 2 of 2

2. Palm Cluster D=1', H=20', S=5' 3. Palm D=1', H=20', S=5' 4. Areca Palm D=1.5', H=18', S=5' 5. Areca Palm D=1.5', H=18', S=5' 10. Royal Palm D=1', H=30', S=5' 11. Areca Cluster D-1', H-18', S-5' 12. Umbrella D-2', H-15', SP-6' 18. Royal Palm D-1', H-30', S-5'

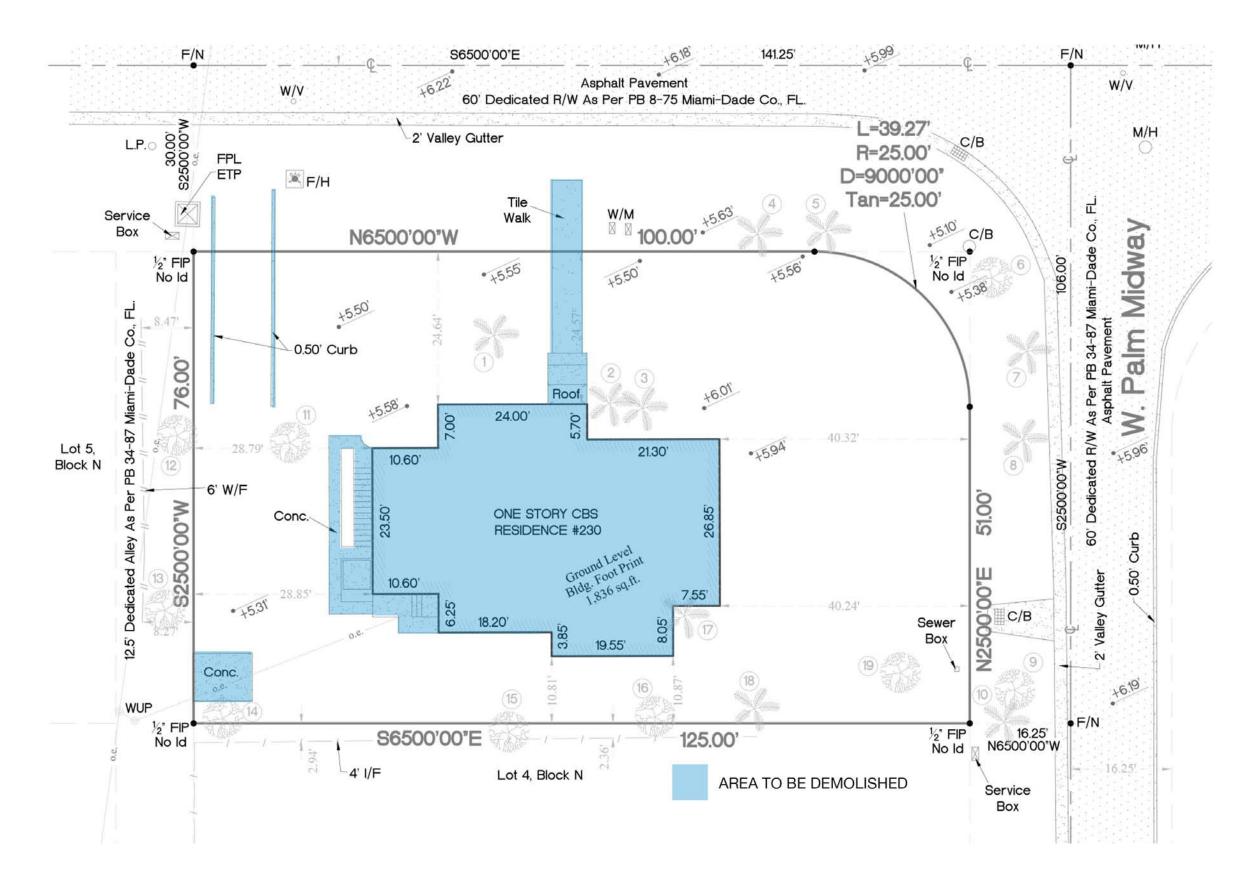
B #	23-730
TE	07-12-2023
	34-87

The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief, Subject to notes and Notations shown hereon.

Armando F. Alvarez

Professional Surveyor & Mapper #5526 State of Florida Not Valid unless Signed & Stamped with Embossed Seal



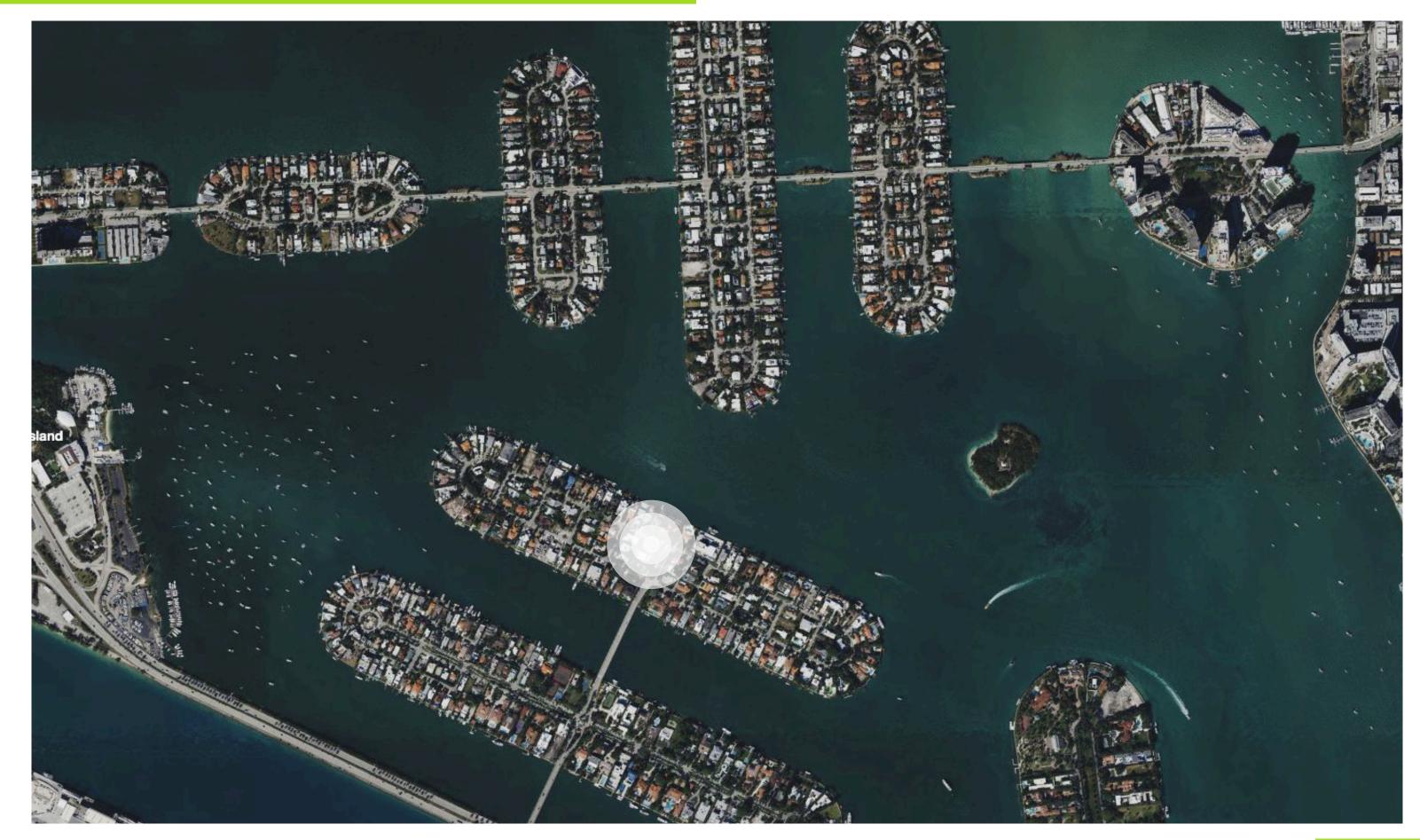


230 N HIBISCUS DRIVE MIAMI BEACH, FLORIDA FEBRUARY 04, 2024

DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING A26002383



LOCATION PLAN



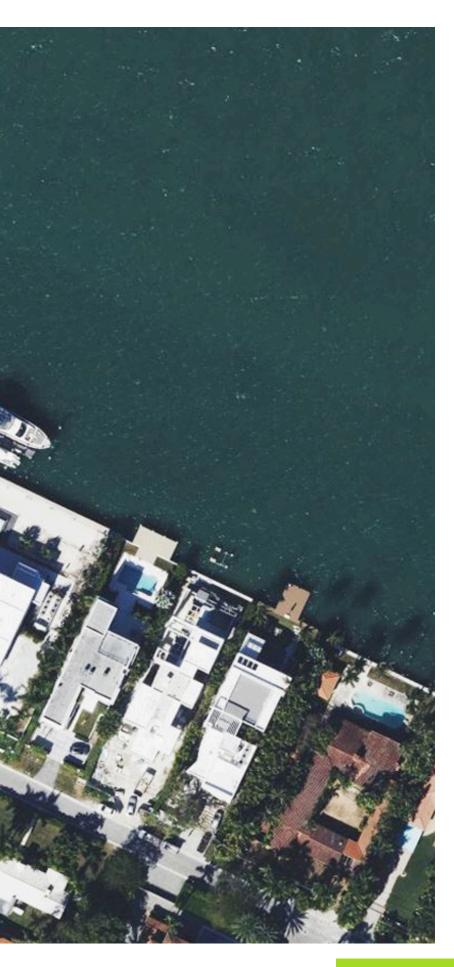
230 N HIBISCUS DRIVE MIAMI BEACH, FLORIDA FEBRUARY 04, 2024



NEIGHBORHOOD ANALYSIS - KEY PLAN

SUBJECT PROPERT

230 N HIBISCUS DRIVE MIAMI BEACH, FLORIDA FEBRUARY 04, 2024





NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY





NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY



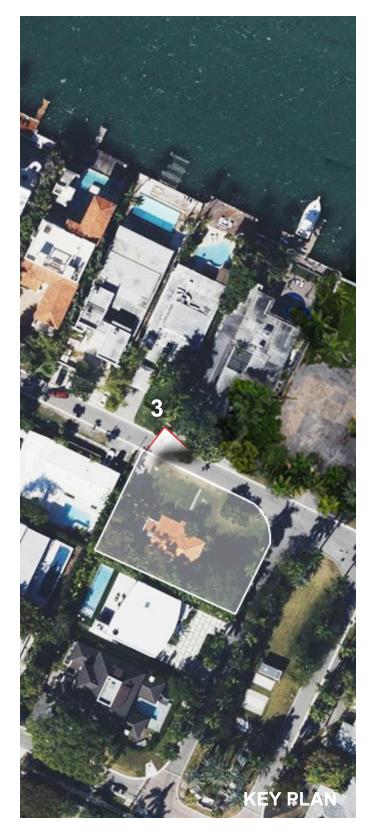
230 N HIBISCUS DRIVE MIAMI BEACH, FLORIDA FEBRUARY 04, 2024



NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY







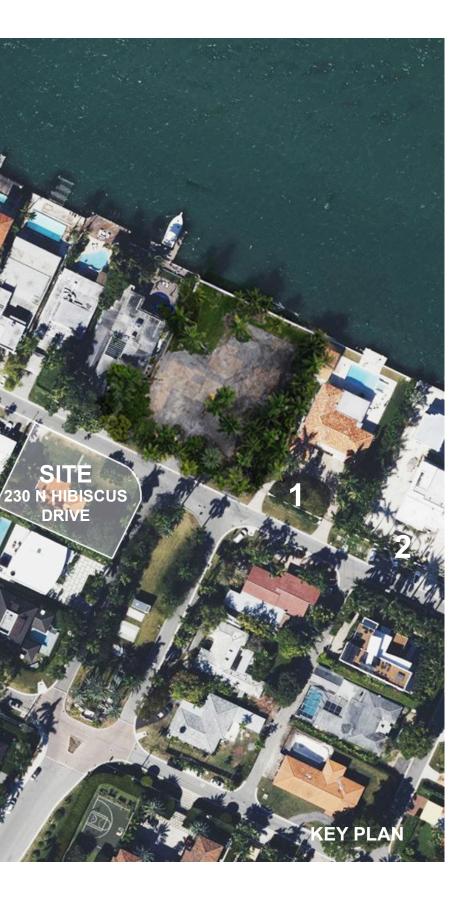




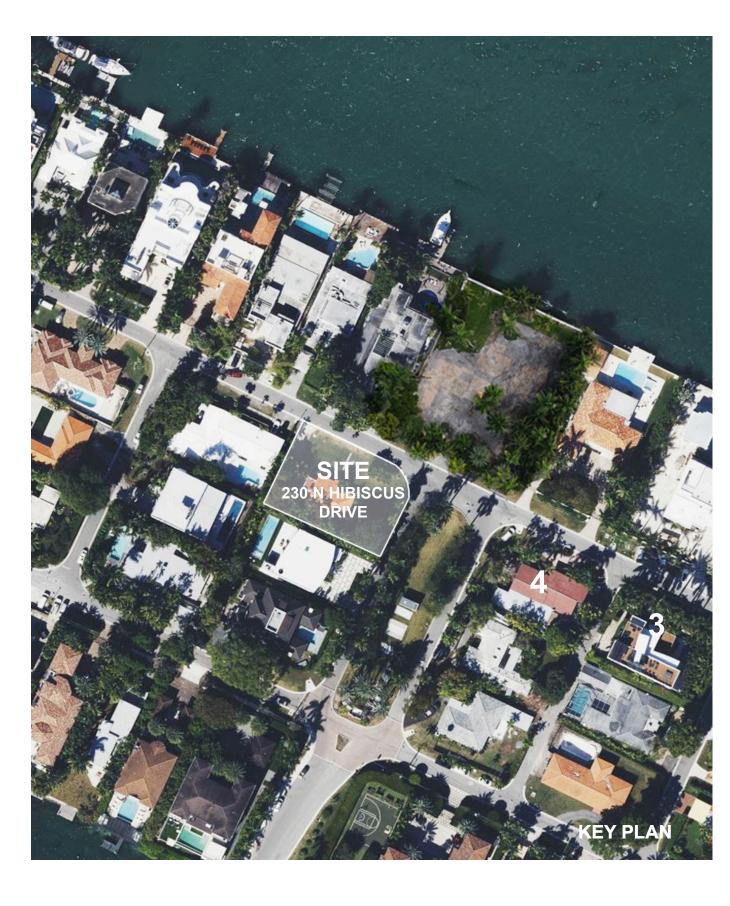
205 N HIBISCUS DRIVE



191 N HIBISCUS DRIVE









180 N HIBISCUS DRIVE



200 N HIBISCUS DRIVE





115 E PALM MIDWAY



112 W PALM MIDWAY







250 N HIBISCUS DRIVE



265 N HIBISCUS DRIVE



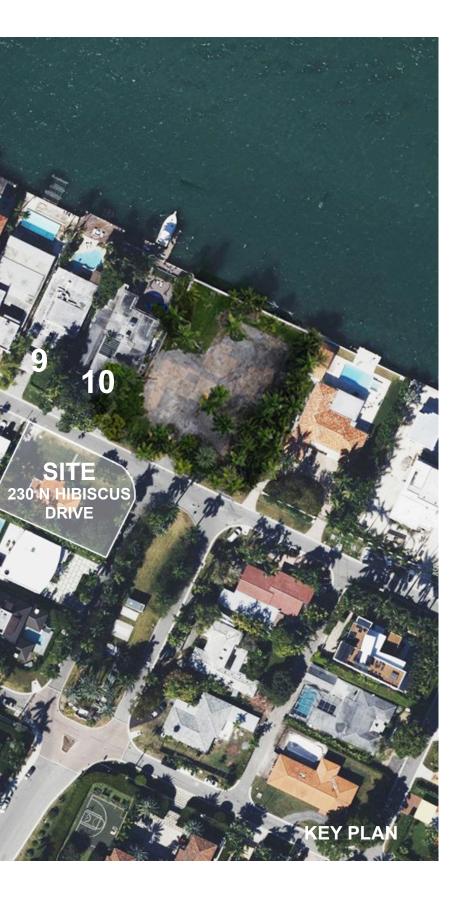




255 N HIBISCUS DRIVE



235 N HIBISCUS DRIVE







225 N HIBISCUS DRIVE

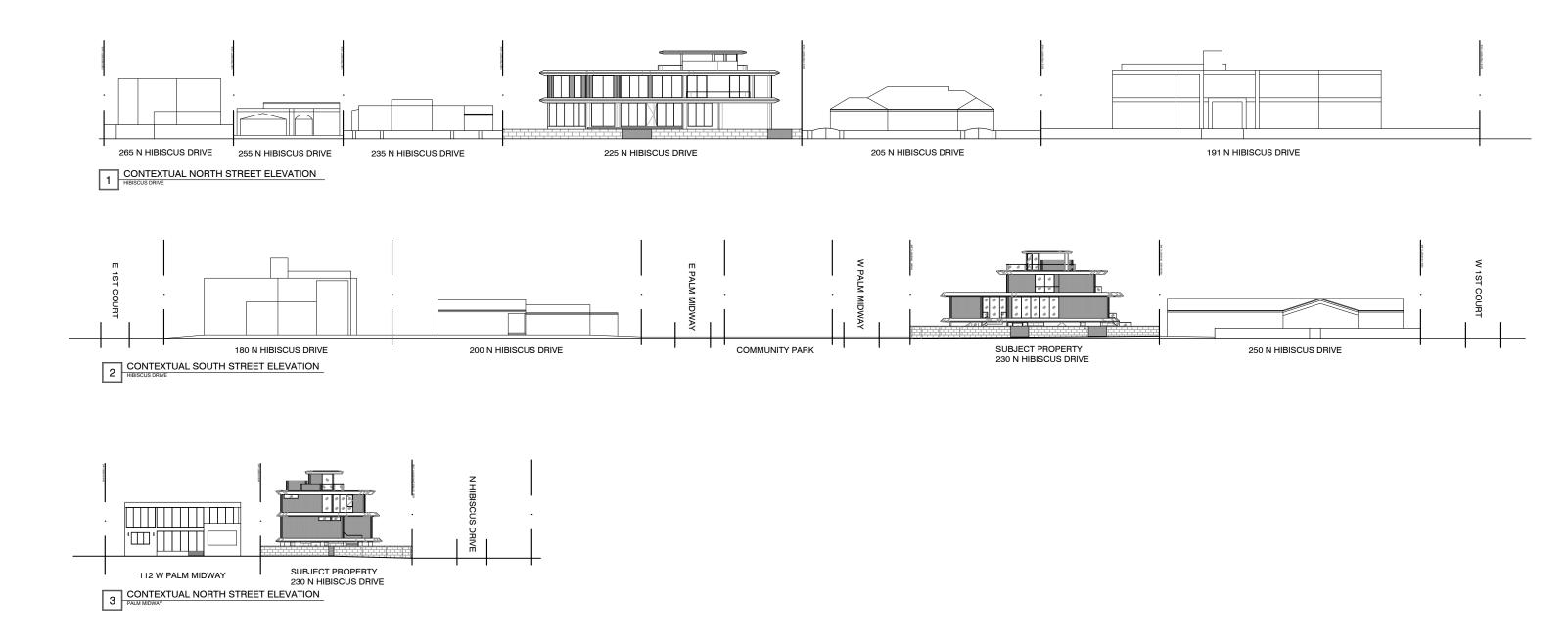


COMMUNITY PARK





NEIGHBORHOOD ANALYSIS - CONTEXTUAL ELEVATIONS



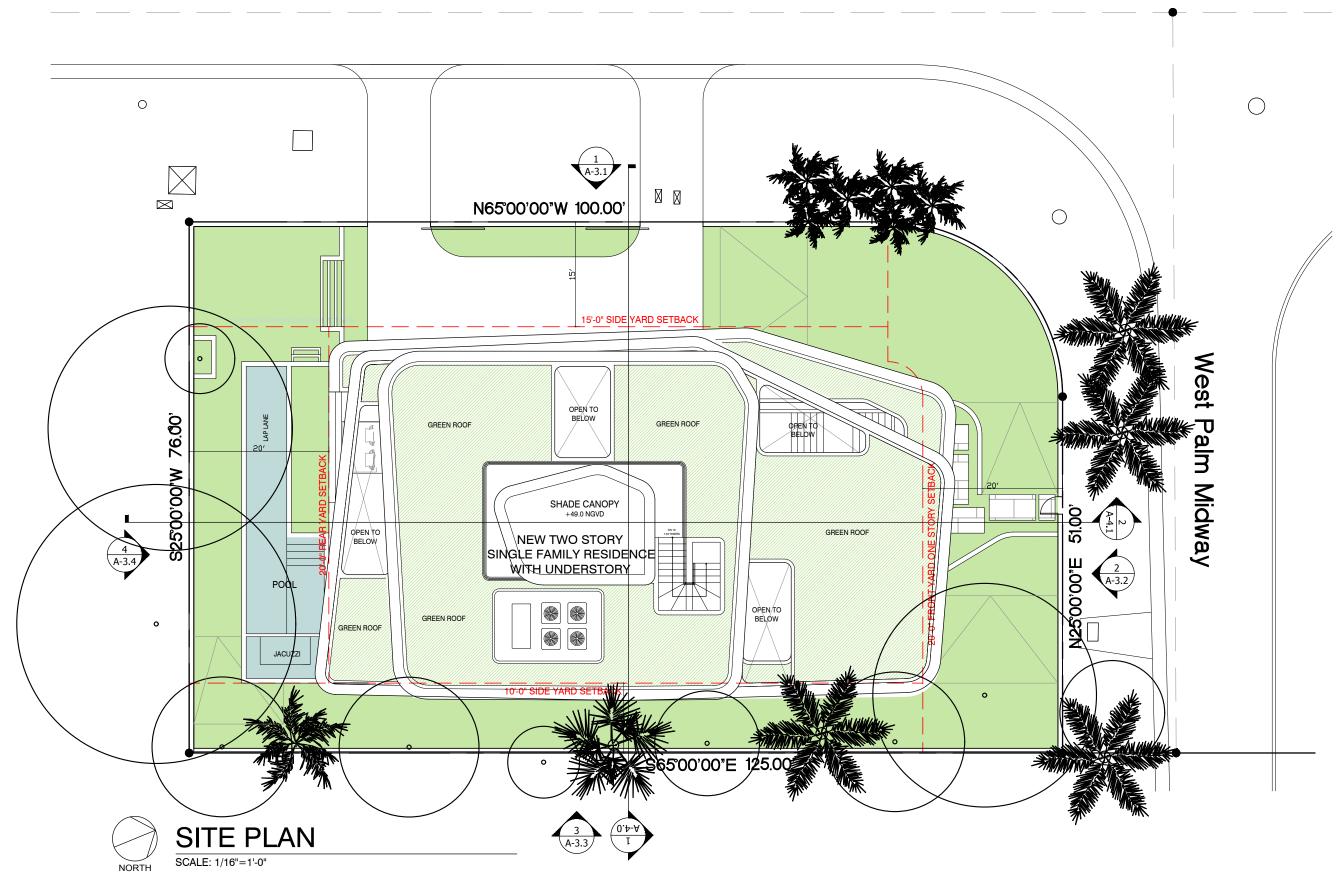


Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

TEM	Zaning Information		l			
#	Zoning Information					
۱ 	Address:	230 N HIBISCUS DRIVE, MIAMI BEACH, FL 33140				
۲ 	Folio number(s):	02-3232-005-0330				
3	Board and file numbers :	DRB22-0997				
4 ;:	Year built:	1945,1959	Zoning District:	RS-4		
	Based Flood Elevation:	+10.0 NGVD	Grade value in NGVD:	6.11' NGVD		
6 	Adjusted grade (Flood+Grade/2):	8.56' NGVD	Free board:	+5'		
/	Lot Area:	9,366sf	ļ			
8	Lot width:	76'	Lot Depth:	125'		
9	Max Lot Coverage SF and %:	2,810sf (30%)	Proposed Lot Coverage SF and %:	2,808sf (30%)		
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A		
11	Front Yard Open Space SF and %:	1,196sf (96%)	Rear Yard Open Space SF and %:	715sf (70%)		
12	Max Unit Size SF and %:	4,683sf (50%)	Proposed Unit Size SF and %:	4,683f (50%)		
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,653sf		
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		N17.4	Duran and Consul Floor Unit Sing CF and W.			
16		N/A	Proposed Second Floor Unit Size SF and % : Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,751sf 395sf (23%)		
		Required	Proposed	Deficiencies		
17	Height:	24'-0"	24'-0"	N/A		
	÷		***************************************			
18	Setbacks:					
	Setbacks: Front First level:	20'-0"	20'-0"	N/A		
19		20'-0" 30'-0"	20'-0" 48'-4"	N/A N/A		
19 20 21	Front First level:	30'-0"	48'-4"			
19 20 21	Front First level: Front Second level: Side 1:		÷	N/A		
19 20 21 22	Front First level: Front Second level:	30'-0" EAST 10'-0" WEST 15'-0"	48'-4" EAST 10'-0"	N/A		
19 20 21 22	Front First level: Front Second level: Side 1: Side 2 or (facing street):	30'-0" EAST 10'-0"	48'-4" EAST 10'-0" WEST 20'-0"	N/A N/A		
19 20 21 22 23 24	Front First level: Front Second level: Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing	30'-0" EAST 10'-0" WEST 15'-0" 20'-0"	48'-4" EAST 10'-0" WEST 20'-0" 22'-0"	N/A N/A N/A		
19 20 21 22 23 24	Front First level: Front Second level: Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) :	30'-0" EAST 10'-0" WEST 15'-0" 20'-0" N/A	48'-4" EAST 10'-0" WEST 20'-0" 22'-0" N/A	N/A N/A N/A N/A		
19 20 21 22 23 24 25	Front First level: Front Second level: Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) :	30'-0" EAST 10'-0" WEST 15'-0" 20'-0" N/A N/A	48'-4" EAST 10'-0" WEST 20'-0" 22'-0" N/A N/A	N/A N/A N/A N/A N/A		
19 20 21 22 23 24 25 26 27	Front First level: Front Second level: Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) : Accessory Structure Rear: Sum of Side yard : Located within a Local Historic District	30'-0" EAST 10'-0" WEST 15'-0" 20'-0" N/A N/A N/A 25'-0"	48'-4" EAST 10'-0" WEST 20'-0" 22'-0" N/A N/A N/A	N/A N/A N/A N/A N/A		
19 20 21 22 23 24 25 26 27 28	Front First level: Front Second level: Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) : Accessory Structure Rear: Sum of Side yard :	30'-0" EAST 10'-0" WEST 15'-0" 20'-0" N/A N/A N/A 25'-0"	48'-4" EAST 10'-0" WEST 20'-0" 22'-0" N/A N/A N/A N/A 25'-0"	N/A N/A N/A N/A N/A		
19 20 21 22 23 24 25 26 27 28	Front First level: Front Second level: Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) : Accessory Structure Rear: Sum of Side yard : Located within a Local Historic District	30'-0" EAST 10'-0" WEST 15'-0" 20'-0" N/A N/A 25'-0" gle Family Residence Site?	48'-4" EAST 10'-0" WEST 20'-0" 22'-0" N/A N/A N/A N/A 25'-0" no	N/A N/A N/A N/A N/A		
19 20 21 22 23 24 25 26 27 28 27 28 29	Front First level: Front Second level: Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) : Accessory Structure Rear: Sum of Side yard : Located within a Local Historic District Designated as an individual Historic Sin Determined to be Architecturally Signif	30'-0" EAST 10'-0" WEST 15'-0" 20'-0" N/A N/A 25'-0" gle Family Residence Site?	48'-4" EAST 10'-0" WEST 20'-0" 22'-0" N/A N/A N/A N/A 25'-0" no no	N/A N/A N/A N/A N/A		
18 19 20 21 22 23 24 25 26 27 28 29 29 Notes If not	Front First level: Front Second level: Side 1: Side 2 or (facing street): Rear: Accessory Structure Side 1: Accessory Structure Side 2 or (facing street) : Accessory Structure Rear: Sum of Side yard : Located within a Local Historic District Designated as an individual Historic Sin Determined to be Architecturally Signif	30'-0" EAST 10'-0" WEST 15'-0" 20'-0" N/A N/A 25'-0" gle Family Residence Site?	48'-4" EAST 10'-0" WEST 20'-0" 22'-0" N/A N/A N/A N/A 25'-0" no no	N/A N/A N/A N/A N/A		
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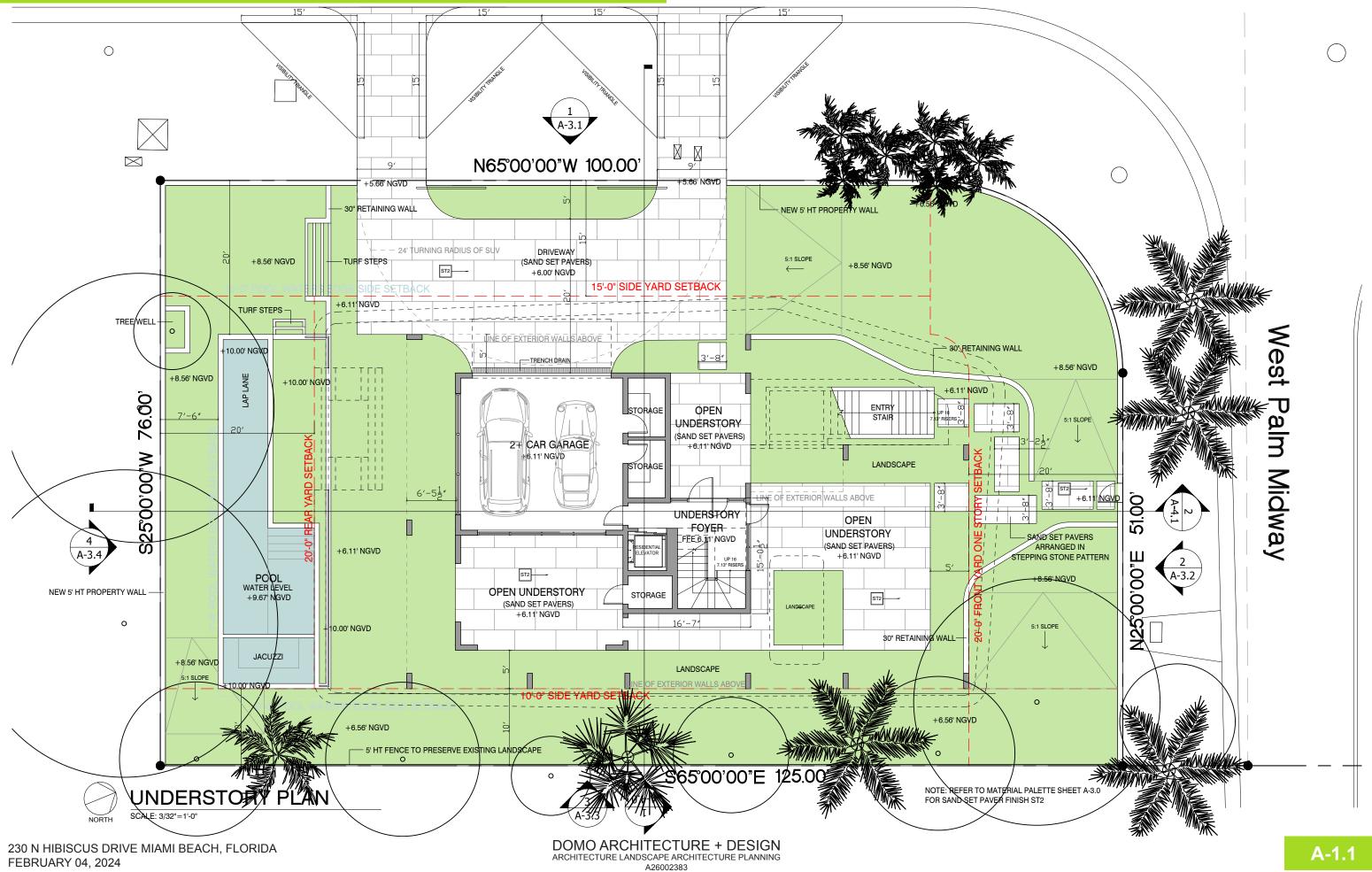


North Hibiscus Drive

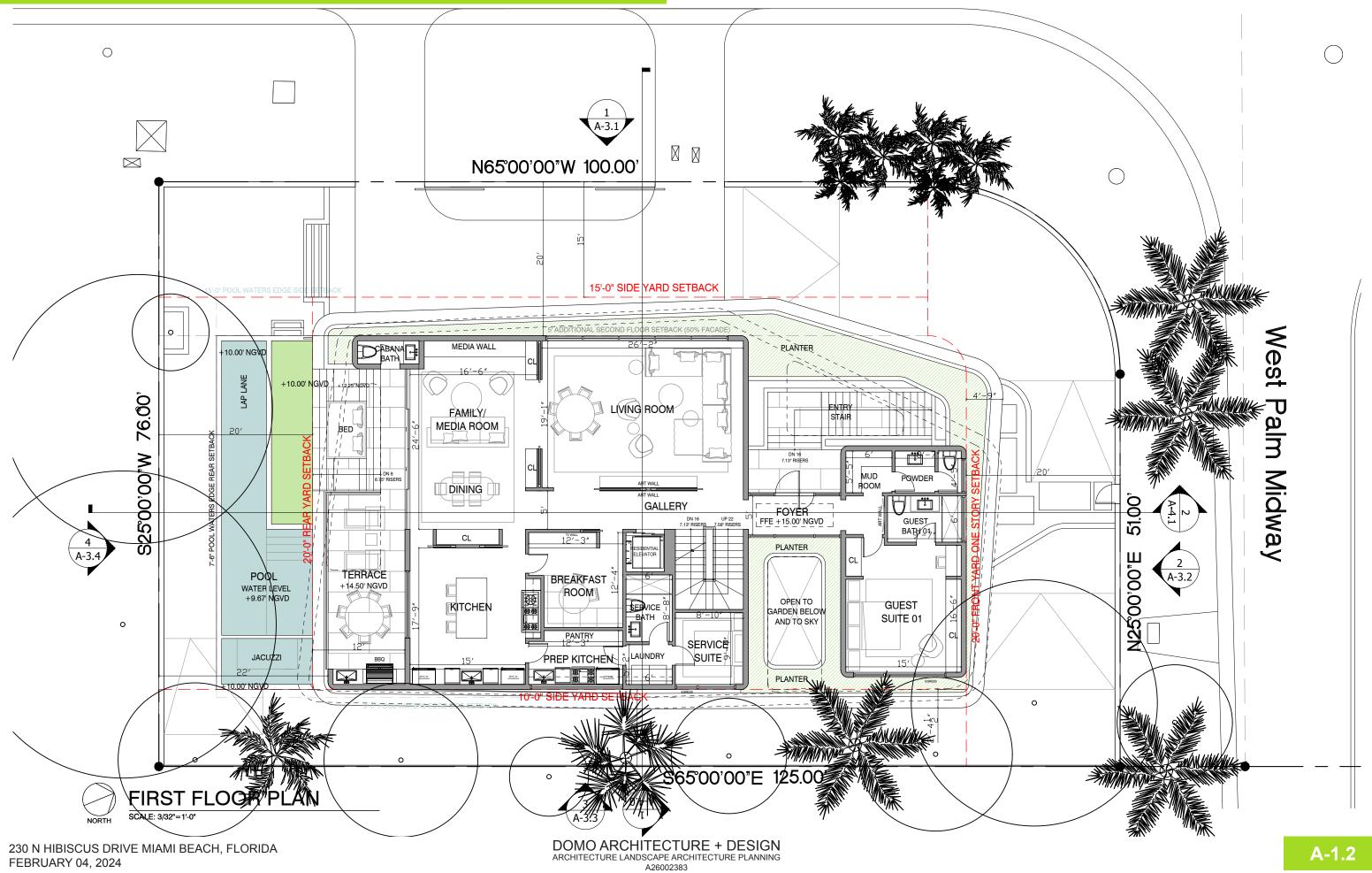


A-1.0

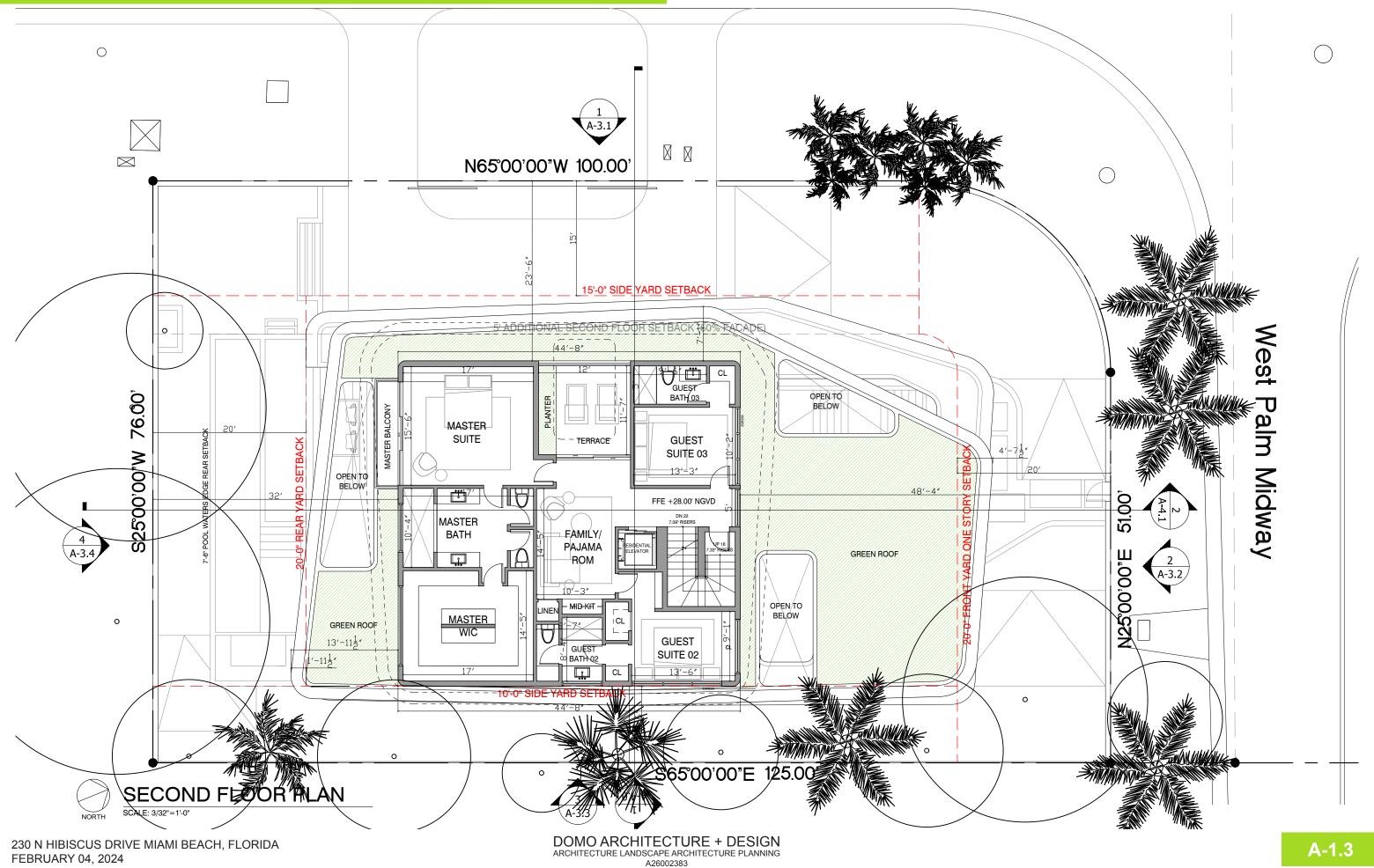
PROPOSED BUILDING - UNDERSTORY PLAN



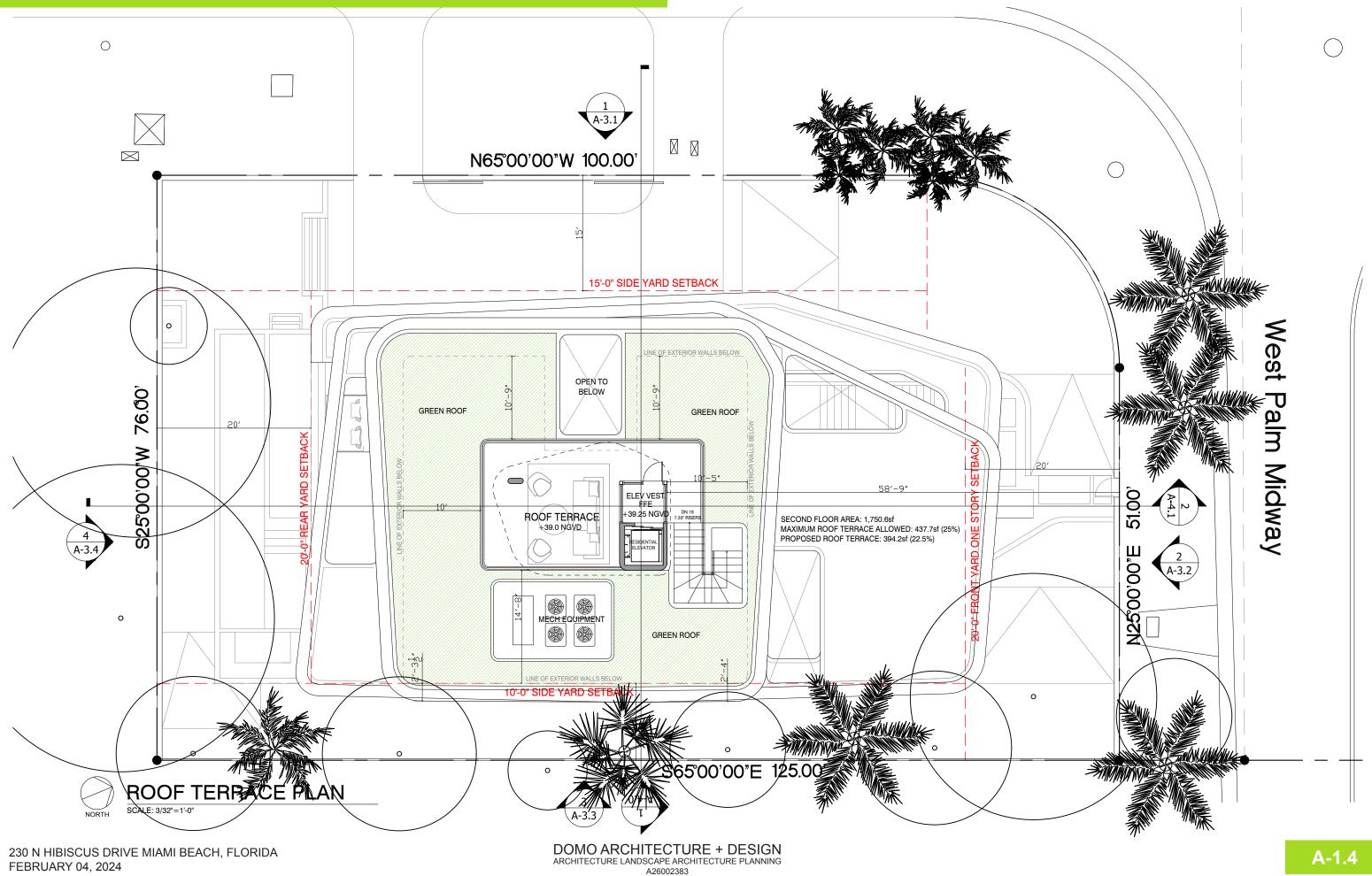
PROPOSED BUILDING - FIRST FLOOR PLAN



PROPOSED BUILDING - SECOND FLOOR PLAN



PROPOSED BUILDING - ROOF TERRACE PLAN



PROPOSED BUILDING - ROOF PLAN

