



HABER  
RESIDENCE

Miami Beach, Fl.

SITE ADDRESS:

1831 WEST 23RD STREET.  
MIAMI BEACH,  
FLORIDA 33140

OWNER: ARCHITECT:

DAVID HABER,  
TRUSTEE  
1831 WEST 23RD STREET.  
MIAMI BEACH,  
FLORIDA 33140

N/A

MEP ENG.: STRUCTURAL ENG.:

TBD TBD

SUBMITTED SEPARATELY SUBMITTED SEPARATELY

CIVIL ENG.: POOL CONSULTANT:

TBD

SUBMITTED SEPARATELY

enea  
garden design

Enea Garden Design Inc.  
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Miami, Florida 33138, USA  
T+1 305.576.6702 | F+1 305.576.6703  
www.enea.ch | info.miami@enea.ch

REG.No: LC26000339

SEAL:

FOR THE FIRM:  
GERARDO JAVIER DELGADO  
R.L.A. 0001574 DATE:

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Haber Residence - Sheet Index

Legend		X = Sheet Submitted				• = Sheet Revised			
SHEET #	SHEET NAME	FIRST SUBMITTAL 08.29.17		COMMENT 09.18.17		COMMENT 10.11.17			
L-000	COVER - SHEET INDEX	X		X	•	X	•		
L-001	ZONING DATA SHEET & VARIANCE DATA SHEET	X		X	•	X	•		
	CONTEXT PLAN	X		X		X			
	EXISTING CONDITIONS PHOTOS			X	•	X			
	SITE SURVEY	X		X		X			
	CITY STREET IMPROVEMENTS PLAN (PAVING, GRADING & DRAINAGE PLAN)	X		X		X			
L-100	TREE DISPOSITION/ DEMO PLAN	X		X		X			
L-101	SITE PLAN	X		X	•	X	•		
L-102	VARIANCE DIAGRAM	X		X	•	X	•		
L-200	MATERIALS PLAN	X		X		X	•		
L-300	SITE ELEVATIONS	X		X		X			
L-301	SITE SECTIONS	X		X	•	X	•		
L-302	SITE SECTIONS	X		X	•	X	•		
L-400	CARPORT RENDERING	X		X		X			
L-500	CANOPY PLAN	X		X		X			
L-501	UNDERTORY PLAN	X		X	•	X			
L-600	IRRIGATION PLAN	X		X		X			
L-601	IRRIGATION NOTES AND SCHEDULE	X		X		X			
L-700	LIGHTING PLAN	X		X		X			

No:	DATE:	ISSUE FOR
1	08.29.17	FIRST SUBMITTAL
2	09.18.17	RESPONSE
3	10.11.17	RESPONSE

ISSUED FOR:

NOT FOR  
CONSTRUCTION

PROJECT No: MA15201  
DRAWN BY: CRS / MLT / BHA / CAL  
REVIEWED BY: CMO  
DATE: 08.29.2017

DRAWING TITLE:

COVER SHEET

SHEET NO:

L-000

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Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1831 West 23 ST		
2	Folio number(s):	02-3228-001-1620		
3	Board and file numbers :			
4	Year built:	1937	Zoning District:	RS-3
5	Based Flood Elevation:	8.0'	Grade value in NGVD:	5.29' (FUTURE)
6	Adjusted grade (Flood+Grade/2):	6.65' (FUTURE)	Free board:	0'
7	Lot Area:	10,941 SF		
8	Lot width:	75'	Lot Depth:	143.5'
9	Max Lot Coverage SF and %:	3,282 SF; 30%	Proposed Lot Coverage SF and %:	
10	Existing Lot Coverage SF and %:	2,414 SF; 22%	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	1,206 SF; 78.2%	Rear Yard Open Space SF and %:	1,154 SF; 71.6%
12	Max Unit Size SF and %:	5,470 SF; 50%	Proposed Unit Size SF and %:	
13	Existing First Floor Unit Size:	2,213 SF	Proposed First Floor Unit Size:	
14	Existing Second Floor Unit Size	1,572 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	
15			Proposed Second Floor Unit Size SF and % :	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	

		Required	Existing	Proposed	Deficiencies
17	Height:	27'			
18	Setbacks:				
19	Front First level:	20'	20'		
20	Front Second level:	30'	54'-6"		
21	Side 1:	10'	13'-4"		
22	Side 2 or (facing street):	15'	19'-11"		
23	Rear:	21'-6"	27'-4"		
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:				
26	Sum of Side yard :	25'			

27	Located within a Local Historic District?	Yes or <input type="checkbox"/> no
28	Designated as an individual Historic Single Family Residence Site?	Yes or <input type="checkbox"/> no
29	Determined to be Architecturally Significant?	<input type="checkbox"/> Yes or no

Notes:

If not applicable write N/A

All other data information should be presented like the above format

VARIANCE DATA SHEET					
No.		REQUIRED	PROVIDED	DEFICIENCY	CODE
	FRONT YARD				
1.	GATE & COLUMN HEIGHT	5'-0" 10.26' NGVD	6'-2" 11.40' NGVD	1'-2"	142-1132 (h)(1)a.
	SIDE YARD 1 (INTERIOR)				
3.	SETBACK TO WALL	10'-0"	4'-0"	-6'-0"	142-106 (2) c.
6.	SETBACK TO POOL DECK	7'-6"	5'-6"	-2'-0"	142-1133 (2)
7.	SETBACK TO WATER	9'-0"	7'-11"	-1'-1"	142-1133 (2)
	SIDE YARD AT STREET				
1.	GATE & COLUMN HEIGHT	5'-0" 10.26' NGVD	6'-0" 11.25' NGVD	1'-0"	142-1132 (h)(1)a.
8.	SETBACK TO STRUCTURE	15'-0"	4'-9"	-10'-3"	142-106 (2) b.
	REAR YARD				
1.	GATE & COLUMN HEIGHT	5'-0" 10.26' NGVD	6'-3" 11.50' NGVD	1'-3"	142-1132 (h)(1)a.
2.	ENCLOSURE)	7'-0" 12.26' NGVD	10'-6" 15.75' NGVD	3'-6"	142-1132 (h) (1) b.
4.	SETBACK TO POOL DECK	6'-0"	5'-0"	-1'-0"	142-1133 (1)
5.	SETBACK TO WATER	7'-6"	6'-4"	-1'-8"	142-1133 (1)
9.	SETBACK TO STRUCTURE	21'-6"	5'-1"	-16'-7"	142-106 (3)

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STRUCTURAL ENG.:

TBD

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SUBMITTED SEPARATELY

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CIVIL ENG.:

POOL CONSULTANT:

TBD

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DATE:

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ZONING DATA

SHEET NO:

L-001

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Address

Owner Name

Subdivision Name

Folio

SEARCH:

1831 WEST 23 ST

Suite

[Back to Search Results](#)

## PROPERTY INFORMATION

Folio: 02-3228-001-1620

## Sub-Division:

SUNSET ISLANDS ISLAND NO 1

## Property Address

1831 W 23 ST  
Miami Beach, FL 33140-4520

## Owner

DAVID B HABER TRUSTEE  
DAVID B HABER DECL OR TRUST  
DAVID B HABER

## Mailing Address

1831 WEST 23 ST  
MIAMI BEACH, FL 33140

## PA Primary Zone

0800 SGL FAMILY - 1701-1900 SQ

## Primary Land Use

0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Beds / Baths / Half

3 / 3 / 0

Floors

2

Living Units

1

Actual Area

Living Area

Adjusted Area

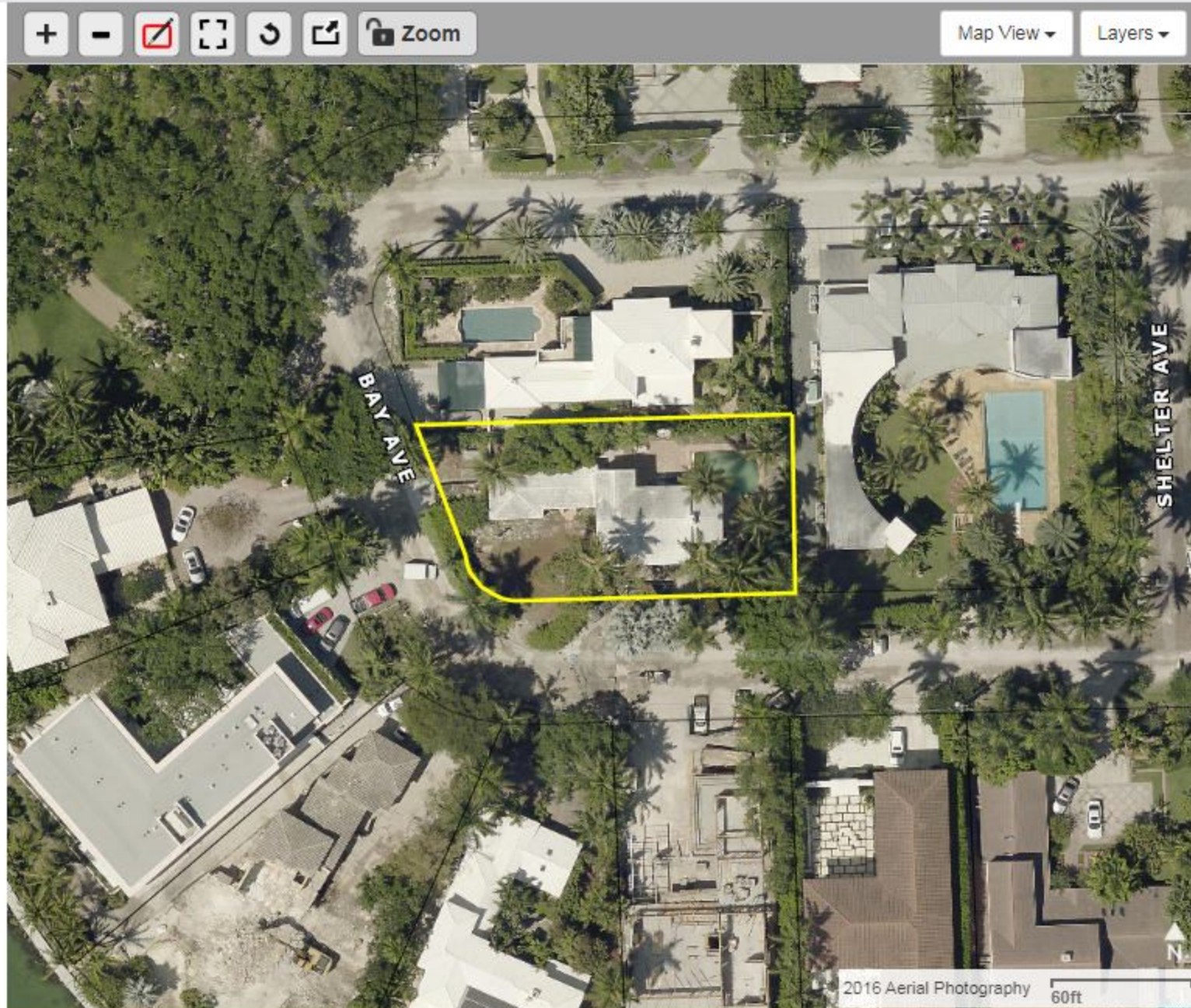
2,971 Sq.Ft

Lot Size

10,941 Sq.Ft

Year Built

1937

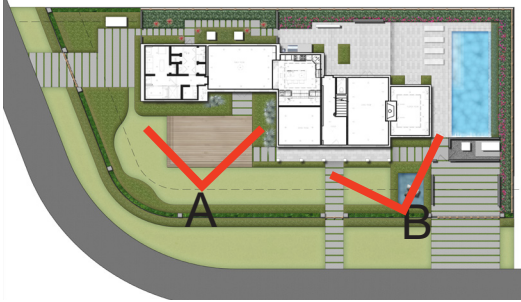




A



B

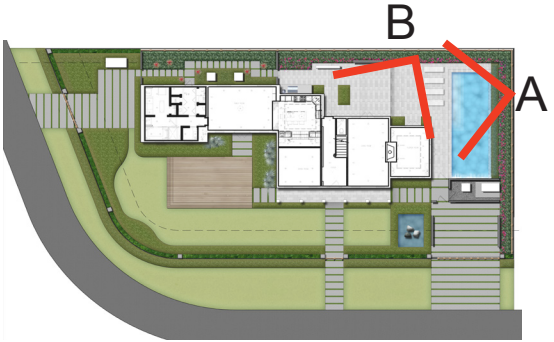




A



B

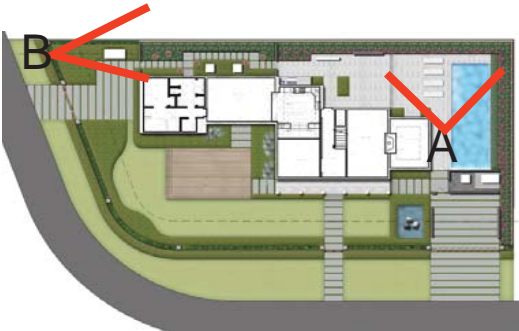




A



B





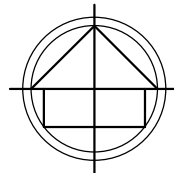
- LEGEND:
- CKD CHECKED BY
  - CONC CONCRETE
  - DWN DRAWN BY
  - FB/PG FIELD BOOK AND PAGE
  - SIR SET IRON ROD & CAP #6448
  - SNC SET NAIL AND CAP #6448
  - FIR FOUND IRON ROD
  - FIP FOUND IRON PIPE
  - FNC FOUND NAIL AND CAP
  - FND FOUND NAIL & DISC
  - P.B. PLAT BOOK
  - M/D.C.R. MIAMI/DADE COUNTY RECORDS
  - WPP WOOD POWER POLE
  - X- CHAIN LINK/ WOOD FENCE
  - ELEV ELEVATION
  - CBS CONCRETE BLOCK STRUCTURE
  - E- OVERHEAD UTILITY WIRES
  - A/C AIR CONDITIONER
  - EB ELECTRIC BOX
  - CO CLEAN OUT
  - NTS NOT TO SCALE
  - TOW TOP OF WALL
  - GEN GENERATOR PAD
  - R RADIUS
  - A ARC DISTANCE
  - Δ CENTRAL ANGLE
  - 7.59 ELEVATION

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
  - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
  - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
  - UNDERGROUND IMPROVEMENTS NOT SHOWN.
  - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  - BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK # A-36. ELEVATION = 7.31'

LAND DESCRIPTION:

LOT 1, BLOCK 3F OF "3RD REVISED PLAT OF SUNSET ISLANDS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 8, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

SKETCH OF SURVEY



TREE NO. ON SURVEY	COMMON NAME	TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD
		INCHES		FEET	FT2
1	PALM	15	1	30	25
2	PALM	20	1	10	25
3	PALM	6	1	30	10
4	PALM	6	1	30	10
5	PALM	6	1	40	10
6	PALM	10	1	35	20
7	PALM	12	1	40	20
8	PALM	6	1	20	8
9	PALM	10	1	60	20
10	PALM	12	1	45	20
11	PALM	15	1	70	20
12	PALM	18	1	50	25
13	PALM	15	1	65	18
14	FICUS	15	1	45	50
15	PALM	15	1	50	30
16	PALM	18	1	70	20
17	PALM	20	1	40	20
18	PALM	20	1	40	20
19	AVOCADO	18	1	35	50
20	PALM	15	1	70	20
21	PALM	20	1	35	30
22	PALM	6	1	15	10
23	PALM	16	1	45	25

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN AUGUST, 2017. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

*Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 08/25/17

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 7873-15

CLIENT :  
HABER SLADE

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	12/18/15	SKETCH	JD	REC
UPDATE SURVEY	08/16/16	SKETCH	AM	REC
ADDITIONAL INFORMATION ADDED	09/22/16	SKETCH	JD	REC
ADDED POINT LOCATIONS	10/12/16	SKETCH	JD	REC
UPDATE SURVEY	08/25/17	SKETCH	AM	REC

FLOOD ZONE INFORMATION
COMMUNITY NUMBER 120651
PANEL NUMBER 0317 L
ZONE AE
BASE FLOOD ELEVATION 8
EFFECTIVE DATE 09/11/09

PROPERTY ADDRESS :  
1831 W 23RD STREET

SCALE: 1"= 20'

SHEET 1 OF 1