

NEW SINGLE-FAMILY RESIDENCE AT  
819 2ND STREET

HISTORIC PRESERVATION BOARD  
HPBIT-0173 SECOND SUBMITTAL  
11/09/2017

819 2ND STREET

MIAMI BEACH, FLORIDA



CLIENT

STEPHEN AND GERRI HELFMAN  
819 2ND STREET  
MIAMI BEACH, FL 33139

ARCHITECT

CHOEFF LEVY FISCHMAN  
8425 BISCAYNE BLVD. STE. 201  
MIAMI, FL 33138  
(305) 434-8338

LANDSCAPE ARCHITECTURE

CHRIS CAWLEY  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
780 NE 79th STREET SUITE 1106  
MIAMI, FL 33138  
(305) 979-1505  
LC 26000460

HISTORIC PRESERVATION BOARD NOTE

APPLICATION TO REQUEST A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF A CONTRIBUTING STRUCTURE IN A HISTORIC DISTRICT OF MIAMI BEACH & THE DESIGN OF A NEW SINGLE FAMILY RESIDENCE IN THE OCEAN BEACH HISTORIC DISTRICT IN THE CITY OF MIAMI BEACH.

seal

Raphael Levy  
registered architect  
AR0094779

comm no.

1732

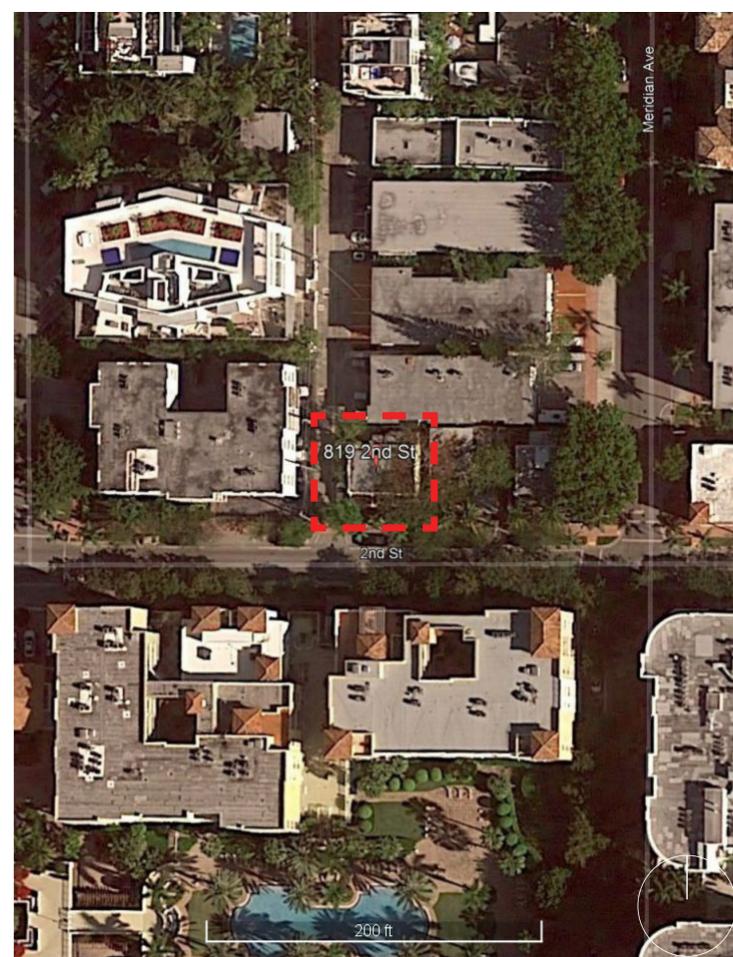
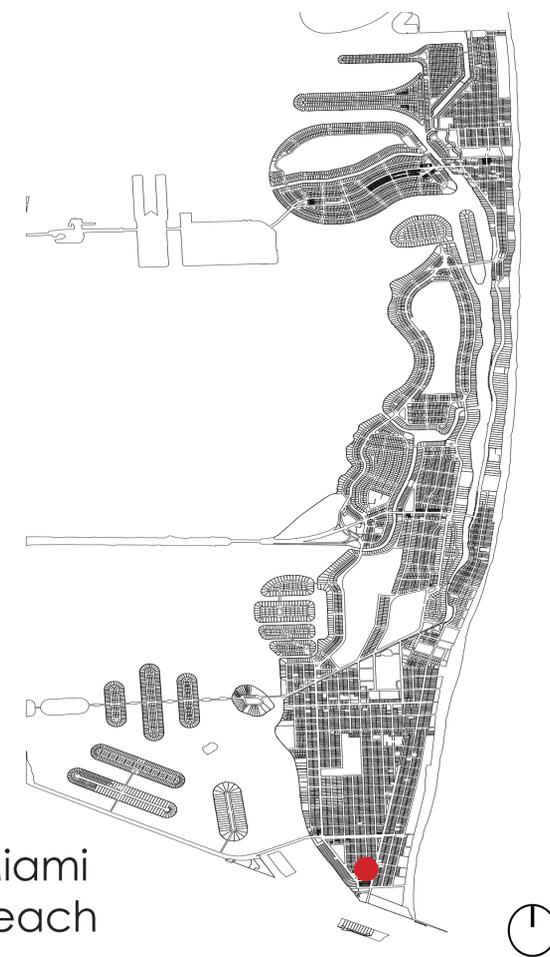
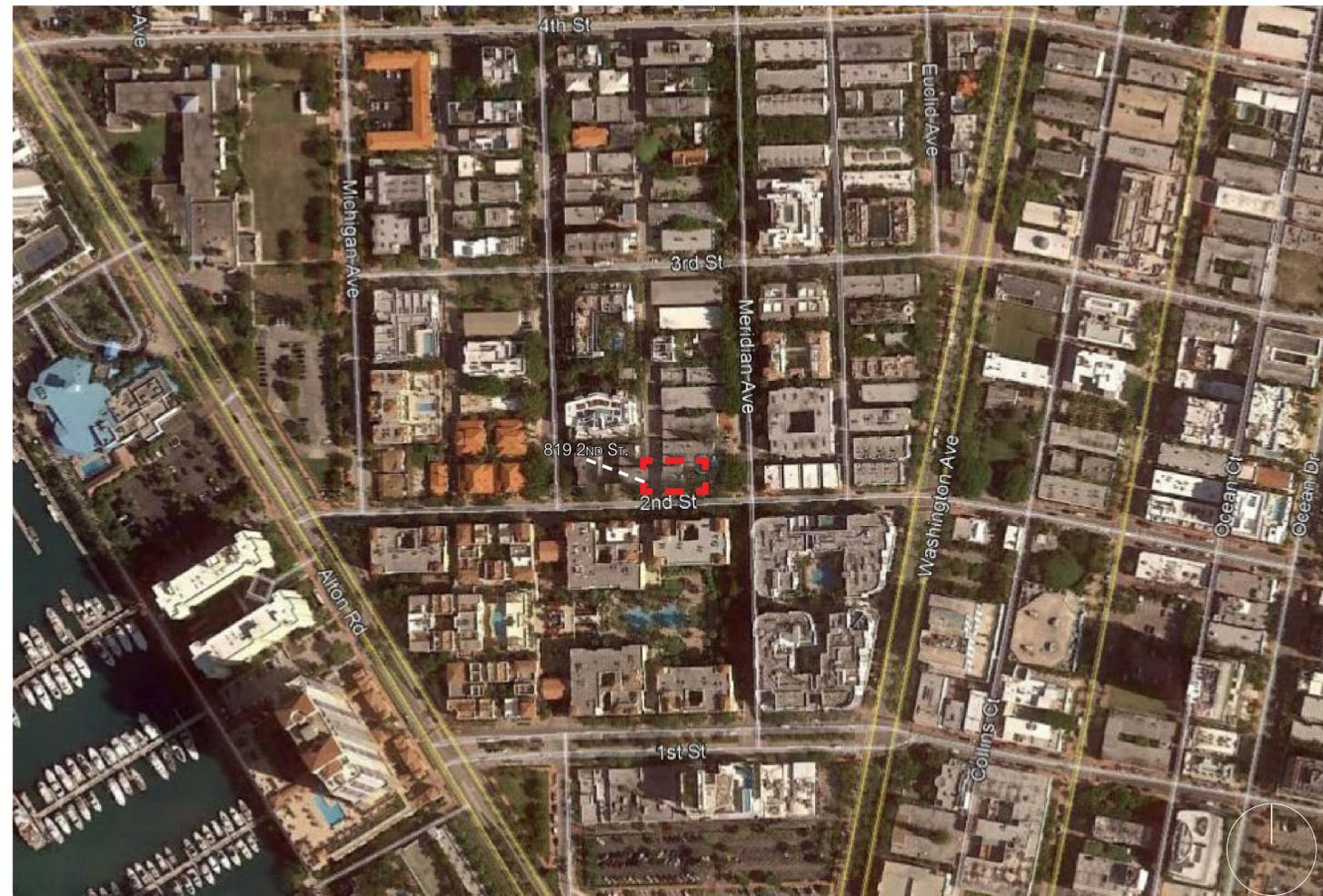
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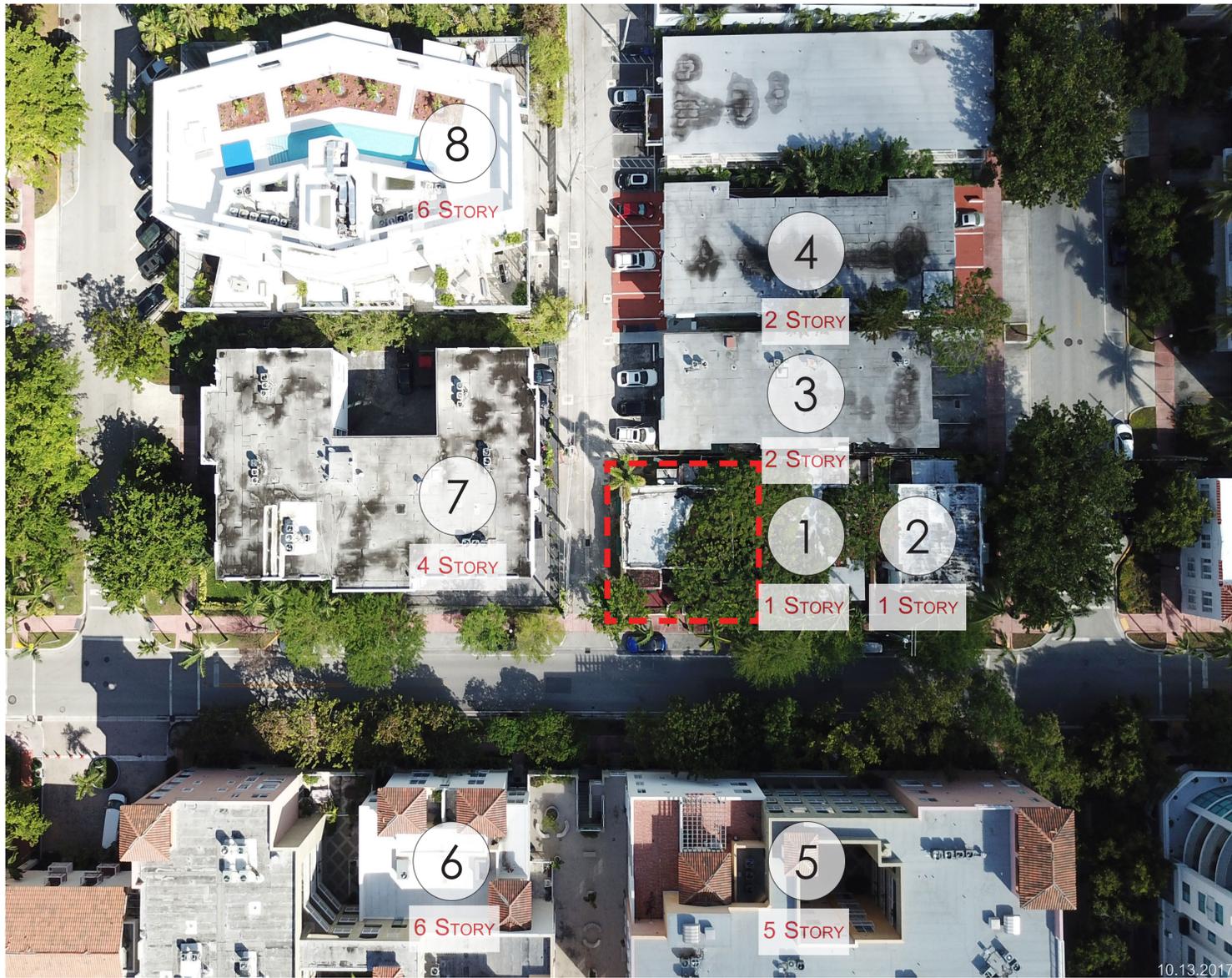
07/10/17

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sheet no.

A-COVER





KEY

AERIAL VIEWS



SURROUNDING STRUCTURES

PREPARED BY:



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PROPERTY ADDRESS: 819 2ND STREET MIAMI BEACH, FLORIDA 33139

SURVEY NUMBER: 1704.1269-03

FIELD WORK DATE: 8/28/2017 REVISION DATE(S): (REV.2 8/29/2017) (REV.1 8/28/2017) (REV.1 8/19/2017)

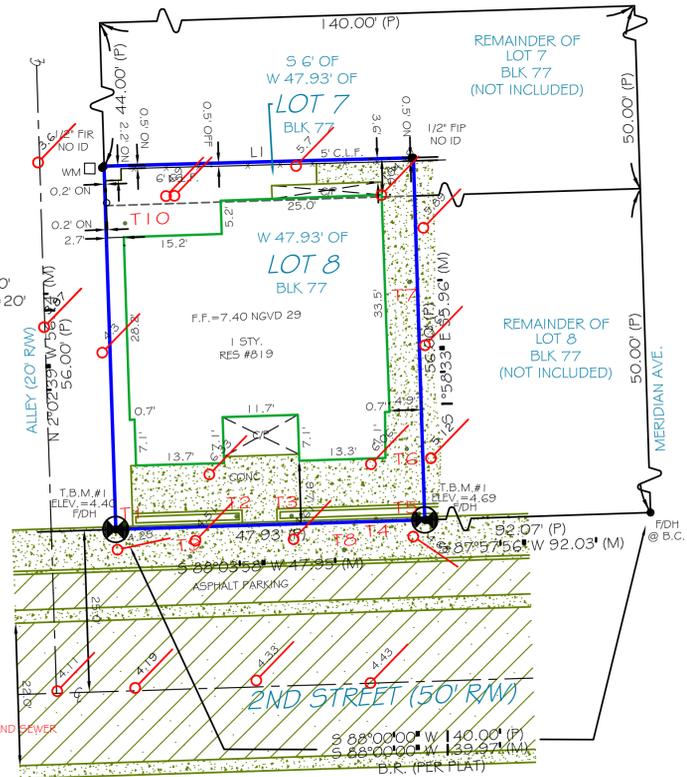
17041269  
BOUNDARY SURVEY  
MIAMI-DADE COUNTY

TABLE:

LI 47.93' (F)  
N 88°16'20" E 46.01' (M)

TABLE:

T1 FICOS W=1' H=15'  
T2 PATM W=.3' H=12'  
T3 PATM W=.3' H=12'  
T4 COCONUT W=.75' H=10'  
T5 PATM W=.5' H=114'  
T6 R. PONCHIANA W=2' H=20'  
T7 R. PONCHIANA W=1.5' H=20'  
T8 PATM W=.4' H=15'  
T9 PATM W=.4' H=15'  
T10 PATM W=.3' H=15'



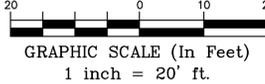
NOTES:

LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER  
FENCE OWNERSHIP NOT DETERMINED  
W=BREAST HEIGHT DIAMETER  
H=OVERALL HEIGHT

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a plat that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD W. WALLING  
State of Florida Professional Surveyor and Mapper  
License No. 6473

THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH REAL TIME NETWORK L-NET AND HAVE BEEN CONVERTED TO NGVD 1929 DATUM - CONVERSION FACTOR +1.56'  
\* DENOTES EXISTING ELEVATION IN NGVD 1929 DATUM



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8). THIS PROPERTY WAS FOUND IN THE CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, DATED 09/11/09.

POINTS OF INTEREST

NONE VISIBLE

CLIENT NUMBER: DATE: 8/29/2017

BUYER: Stephen Helfman and Gerri Helfman, Tenants by the Entireties

SELLER:

CERTIFIED TO: STEPHEN HELFMAN AND GERRI HELFMAN, TENANTS BY THE ENTIRETIES

This is page 1 of 2 and is not valid without all pages.



LEGAL DESCRIPTION:  
THE WEST 47.93 FEET OF LOT 8 AND THE SOUTH 6 FEET OF THE WEST 47.93 FEET OF LOT 7, BLOCK 77, OF OCEAN BEACH ADDITION NO. THREE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	819 2nd St		
2	Board and file numbers :	HPB-0173		
3	Folio number(s):	02-4203-009-5371		
4	Year constructed:	1923	Zoning District:	R-PS2
5	Based Flood Elevation:	+8'-0"	Grade value in NGVD:	+4'-6"
6	Adjusted grade (Flood+Grade/2):	+6'-9"	Lot Area:	2,684 SF
7	Lot width:	47.93'	Lot Depth:	56.0'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	Duplex Residential	Proposed use:	Single Family Residence

		Maximum	Existing	Proposed	Deficiencies
10	Height	40'	12'-1"	35'-0"	
11	Number of Stories	4	1	3	
12	FAR	1.5	0.54	1.47	
13	Gross square footage	4,026 SF	1540 SF	3,936 SF	
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	<b>Subterranean:</b>				
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			
	<b>At Grade Parking:</b>				
24	Front Setback:	N/A			
25	Side Setback:	N/A			
26	Side Setback:	N/A			
27	Side Setback facing street:	N/A			
28	Rear Setback:	N/A			
	<b>Pedestal:</b>				
29	Front Setback:	5'-0"	9'-6"	5'-0"	
30	Side Setback:	5'-0"	5'-2"	5'-0"	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street:	5'-0"	2'-8"	5'-0"	
33	Rear Setback:	5'-0"	5'-7"	5'-0"	
	<b>Tower:</b>				
34	Front Setback:	N/A			
35	Side Setback:	N/A			
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A			
37	Side Setback facing street:	N/A			

38	Rear Setback:				
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	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district		1		
40	Total # of parking spaces	2	0	2	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions	N/A			
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A			
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive aisle width	N/A			
48	Valet drop off and pick up	N/A			
49	Loading zones and Trash collection areas	N/A			
50	racks	N/A			

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A			
52	Number of seats located outside on private property	N/A			
53	Number of seats inside	N/A			
54	Total number of seats	N/A			
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
56	Total occupant content	N/A			
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			

58	Proposed hours of operation	N/A			
59	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)	NO			
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NO			
61	Is this a contributing building?			YES	
62	Located within a Local Historic District?			YES	

Notes:

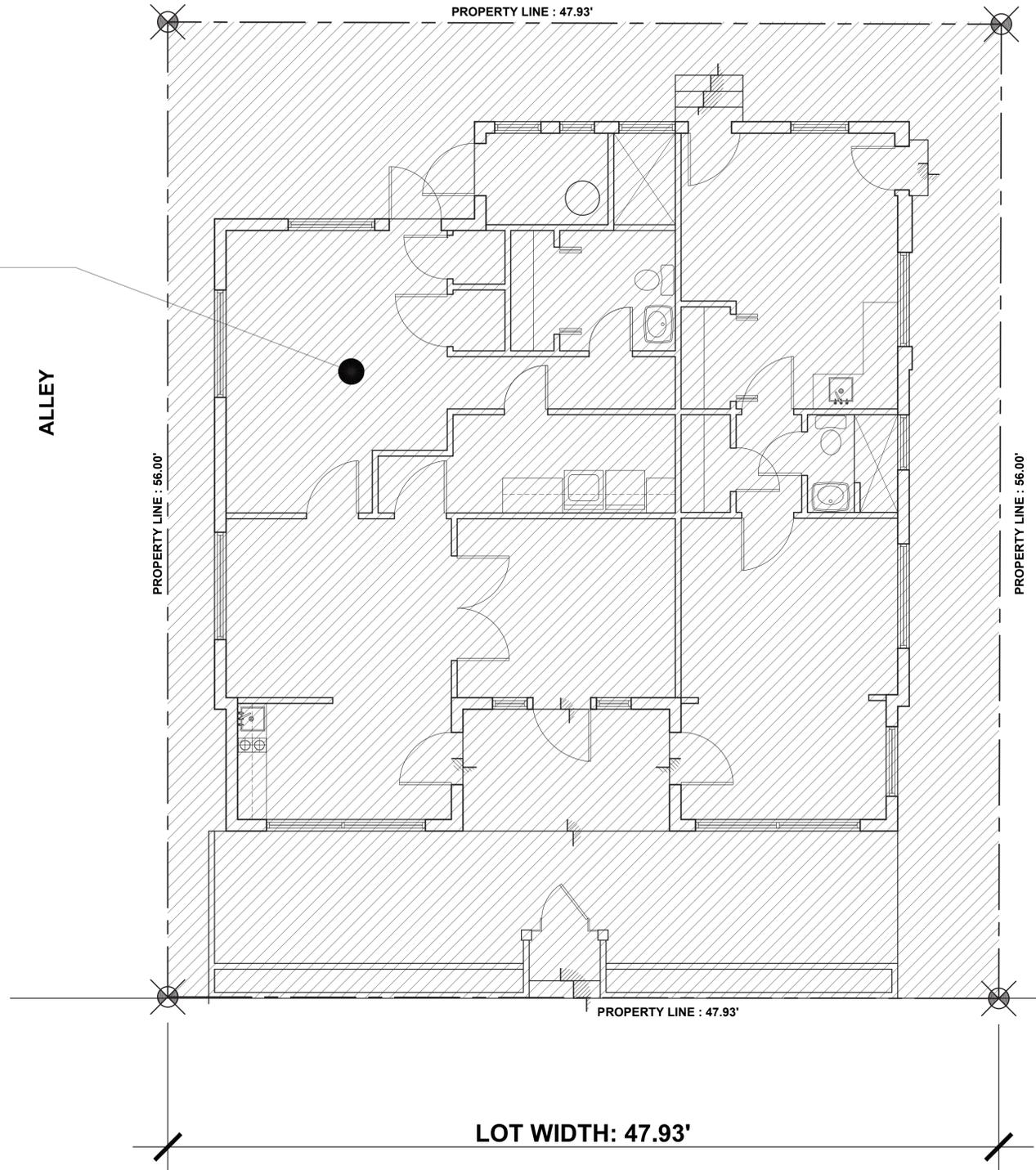
If not applicable write N/A

All other data information may be required and presented like the above format.

**VARIANCES**

- 1. REQUEST TO PERMIT A LOT SIZE SMALLER THAN THE MINIMUM REQUIRED BY CODE, PER SEC. 142-696. THE EXISTING LOT IS SMALLER THAN 5,750 SQFT MINIMUM. THE EXISTING LOT SIZE IS 2,684 SFT.
- 2. REQUEST TO PERMIT A LOT WIDTH SMALLER THAN THE MINIMUM REQUIRED BY CODE, PER SEC. 142-696. THE EXISTING PLAT HAS A LOT WIDTH LESS THAN THE 50' MINIMUM. THE EXISTING LOT WIDTH IS 47.93'.

LOT SIZE: 2,684 SQFT

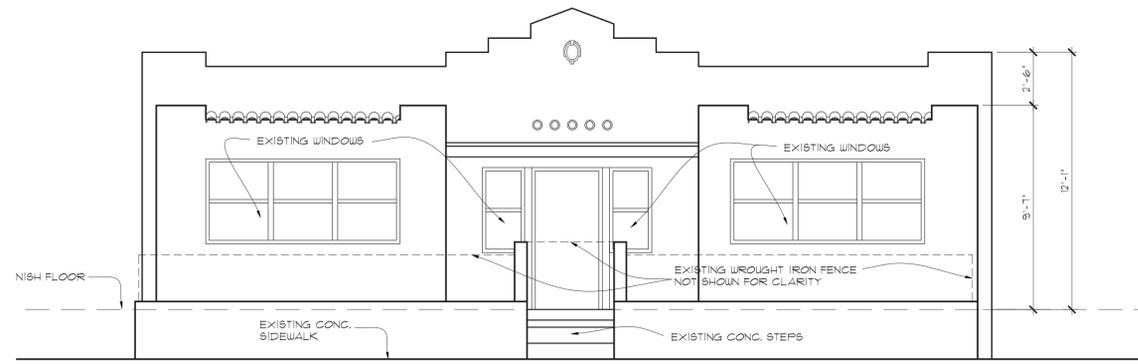


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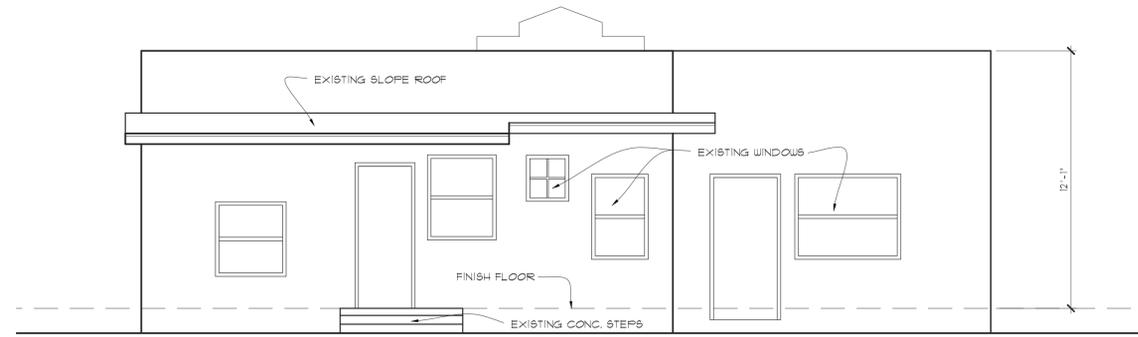
Raphael Levy  
registered architect  
AR0094779

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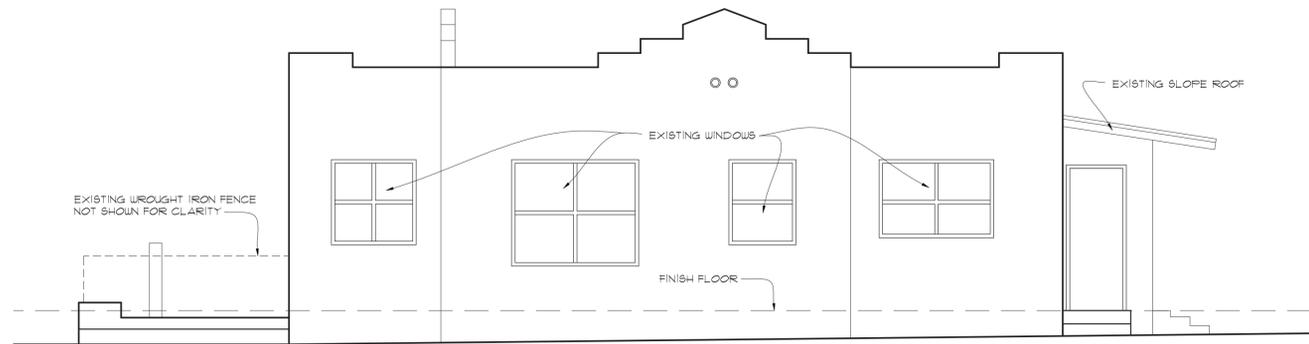
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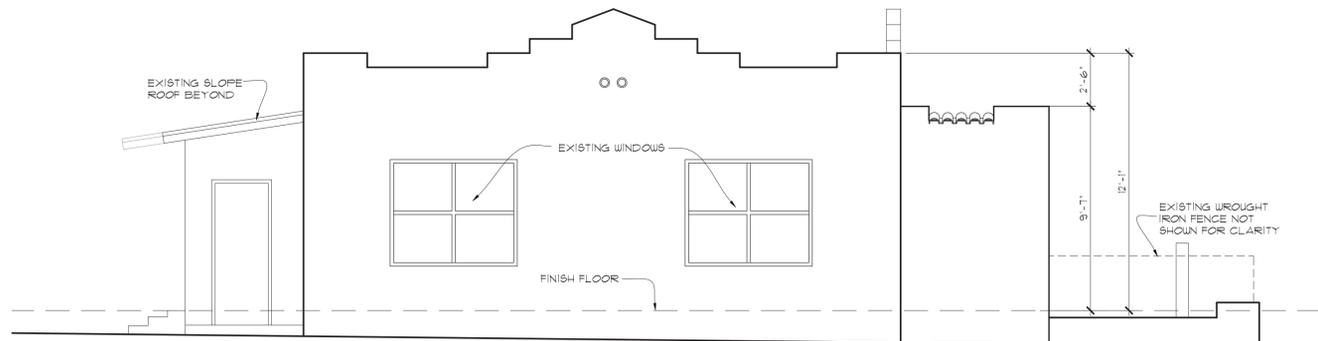
1 EXISTING SOUTH EXTERIOR ELEVATION (FRONT)  
SCALE: 1/4"=1'-0"



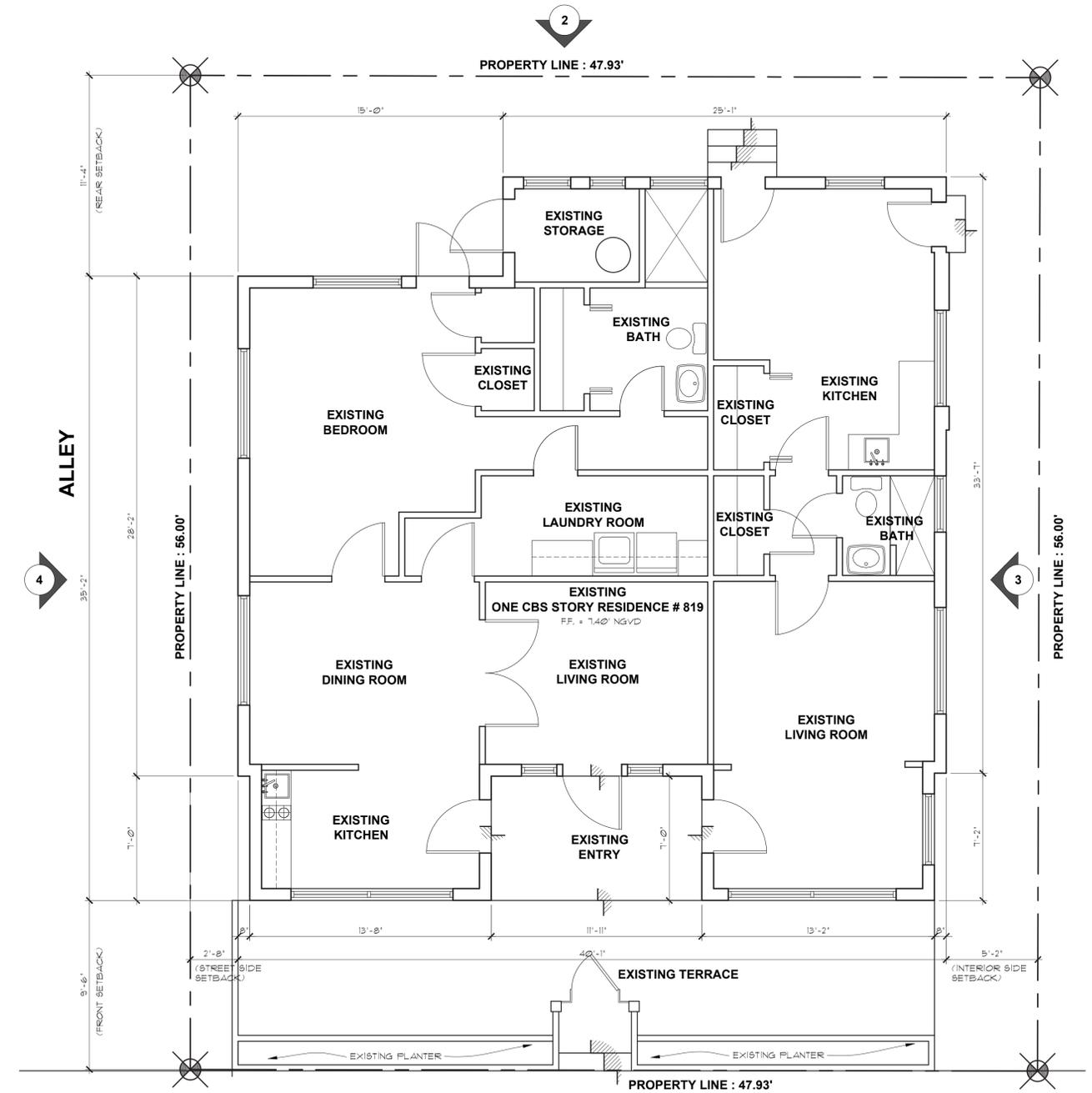
2 EXISTING NORTH EXTERIOR ELEVATION (REAR)  
SCALE: 1/4"=1'-0"



3 EXISTING EAST SIDE EXTERIOR ELEVATION (RIGHT)  
SCALE: 1/4"=1'-0"



4 EXISTING WEST SIDE EXTERIOR ELEVATION (LEFT)  
SCALE: 1/4"=1'-0"



2

PROPERTY LINE : 47.93'

ALLEY

4

PROPERTY LINE : 56.00'

3

PROPERTY LINE : 56.00'

PROPERTY LINE : 47.93'

EXISTING SIDEWALK

1

EXISTING ASPHALT PARKING

22'-0" ASPHALT DRIVE

2 ND. STREET

seal

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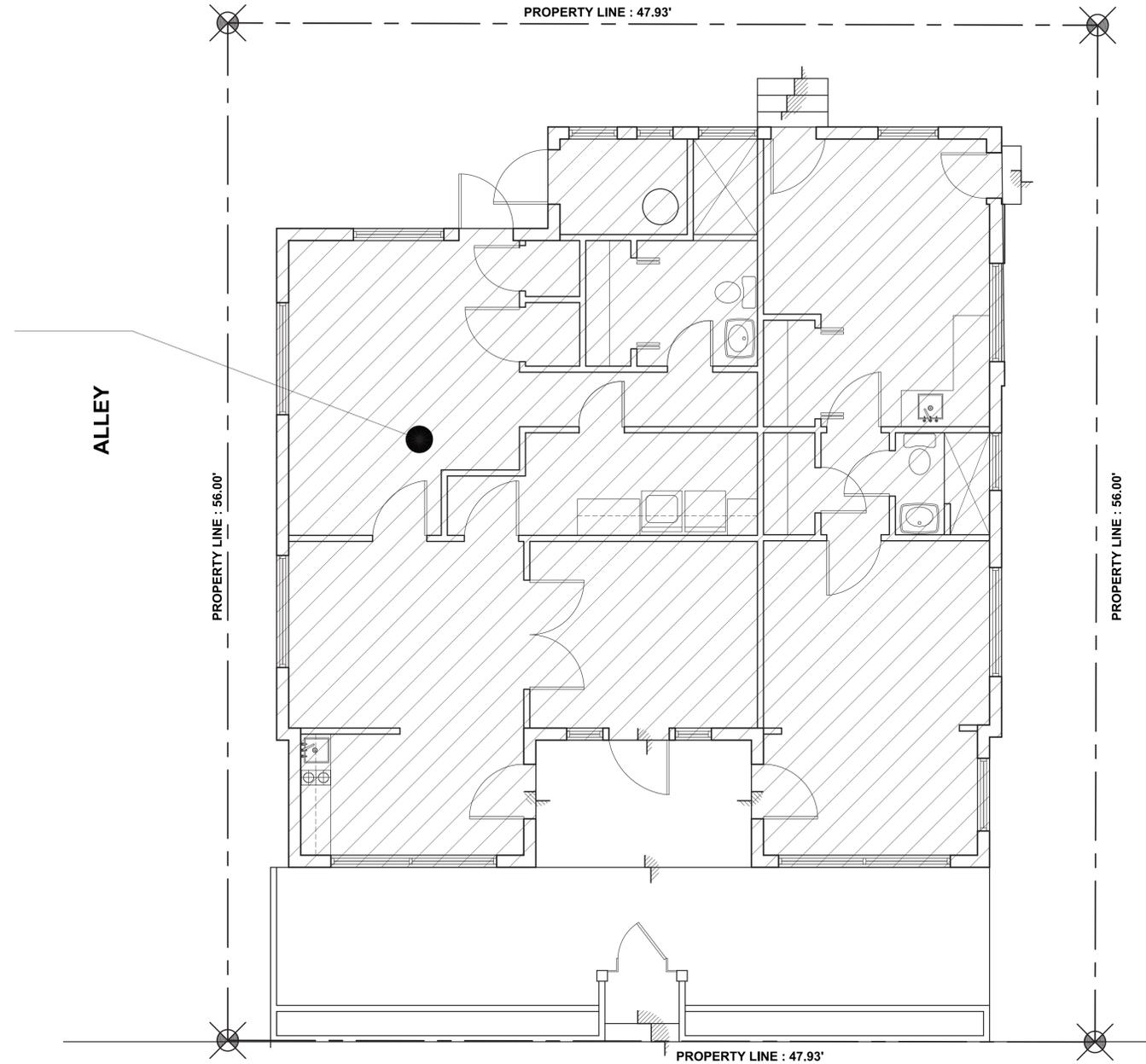
EXISTING GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"

AS-BUILTS

**FAR OF EXISTING BUILDING:**

**LOT AREA: 2,684 SQFT**  
**EXISTING FLOOR AREA: 1,540 SQFT**  
**EXISTING FAR: 0.54**

**EXISTING FLOOR  
AREA: 1,540 SQFT**



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**EXISTING FAR**

**CONTRACTOR NOTE:**

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION & INFORM ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR RESPONSIBLE FOR VERIFYING THE STRUCTURAL INTEGRITY OF EXISTING STRUCTURE AND ERECTING REQUIRED BRACING PRIOR TO ANY DEMOLITION.

**NOTE:**

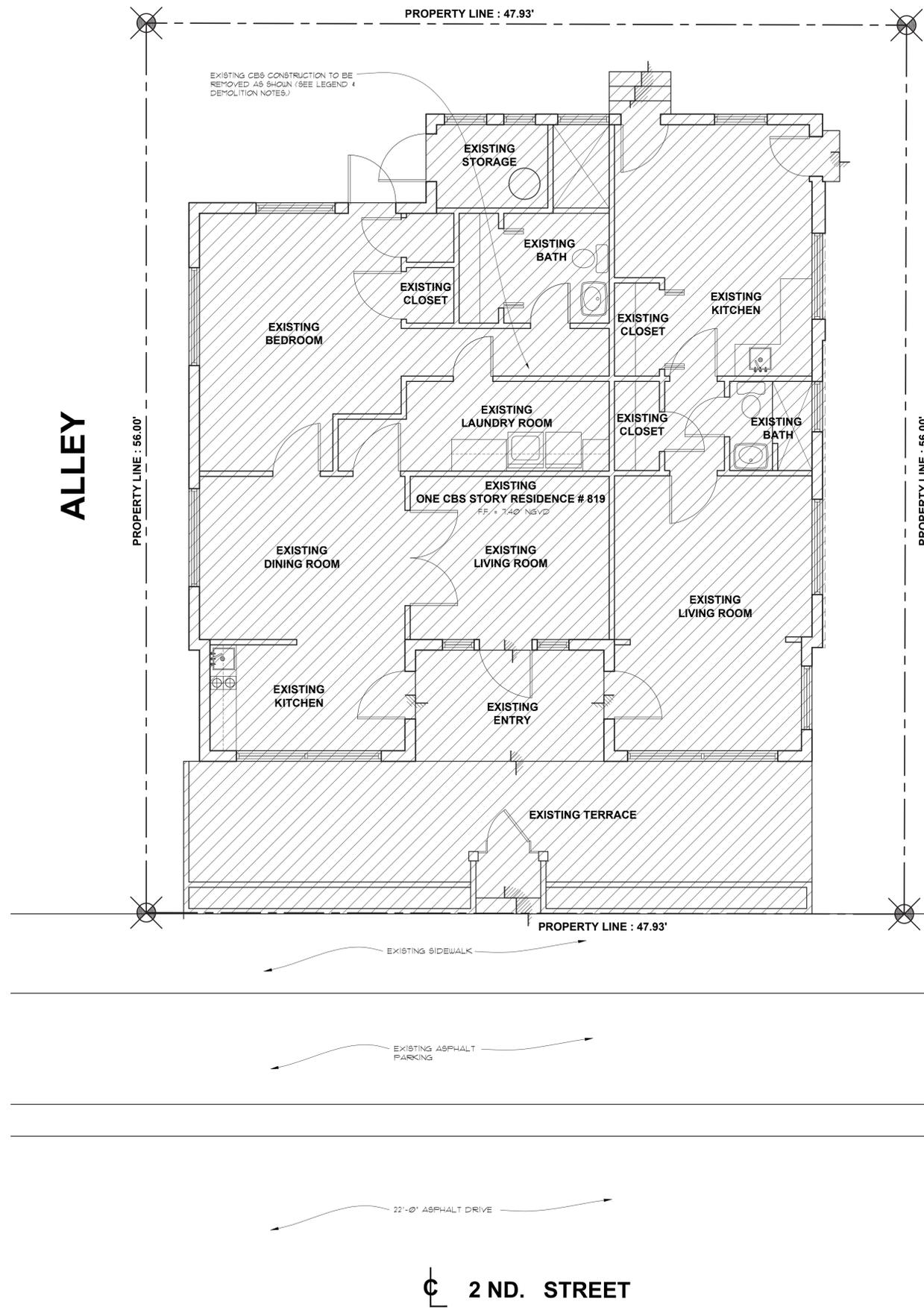
ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

**DEMOLITION NOTES :**

- 1.- ALL EXISTING STRUCTURES AND SITE IMPROVEMENTS SHALL BE DEMOLISHED.
- OCCUPANCY :
- 2.- ALL PORTIONS OF BUILDINGS SHALL BE VACATED PRIOR TO STAR DEMOLITION. THE BUILDING SHALL NOT BE OCCUPIED DURING DEMOLITION OR CONSTRUCTION UNTIL TCO OR CO HAS BEEN ISSUED BY THE CITY OF MIAMI BEACH FLORIDA. CONTRACTOR SHALL COORDINATE AND SCHEDULE STAR OF DEMOLITION WITH OWNER / TENANTS.
- 3.- CONDITION OF STRUCTURES :
- OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.
- 4.- PARTIAL DEMOLITION AND REMOVAL :
- ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVED.
- 5.- STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
- 6.- PROTECTION :
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK
- 7.- PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTION OF BUILDING.
- 8.- ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- 9.- PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN PLACE AND BECOME EXPOSED DURING DEMOLITION OPERATIONS.
- 10.- PROTECT FLOOR WITH SUITABLE COVERING WHEN NECESSARY.
- 11.- CONSTRUCT TEMPORARY INSULATED SOLID DUSTPROOF PARTITIONS WHERE REQUIRED TO SEPARATED AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATION ARE PERFORMED. EQUIP PARTITIONS WITH DUSTPROOF DOORS AND SECURITY LOCK ARE REQUIRED.

**LEGEND:**

-  EXISTING CONSTRUCTION TO REMAIN
-  EXISTING CONSTRUCTION TO BE REMOVED



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**DEMO PLAN**



CURRENT PHOTOS OF SITE & EXISTING STRUCTURE - OCTOBER 18, 2017



CURRENT PHOTOS OF SITE & EXISTING STRUCTURE - OCTOBER 18, 2017



CURRENT PHOTOS OF EXISTING INTERIOR - OCTOBER 18, 2017



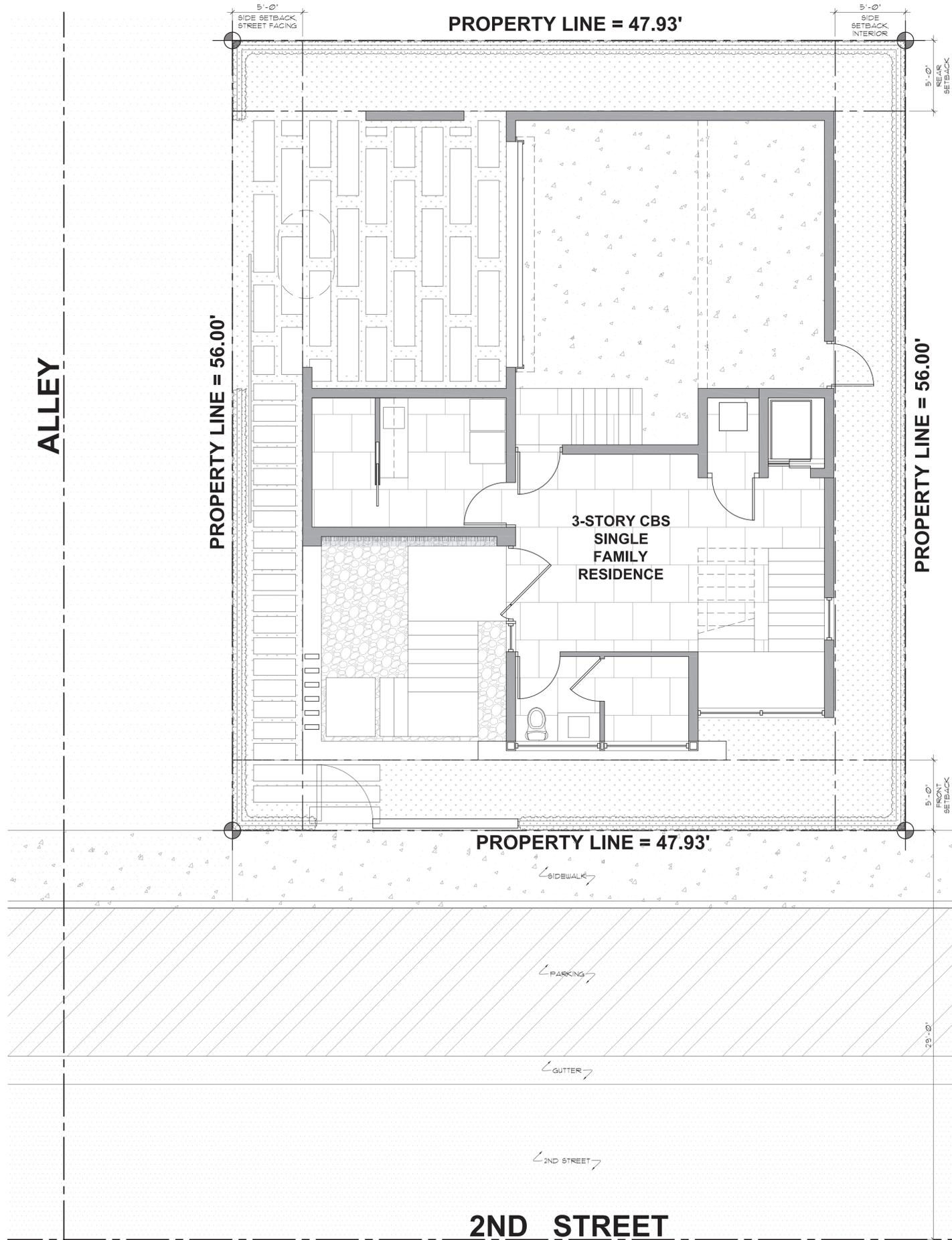
CURRENT PHOTOS OF EXISTING INTERIOR - OCTOBER 18, 2017



CURRENT PHOTOS OF EXISTING INTERIOR - OCTOBER 18, 2017



CURRENT PHOTOS OF EXISTING INTERIOR - OCTOBER 18, 2017



ALLEY

PROPERTY LINE = 56.00'

PROPERTY LINE = 47.93'

PROPERTY LINE = 56.00'

PROPERTY LINE = 47.93'

3-STORY CBS  
SINGLE  
FAMILY  
RESIDENCE

2ND STREET

1 SITE PLAN  
A-01 SCALE 1/4" = 1'-0"

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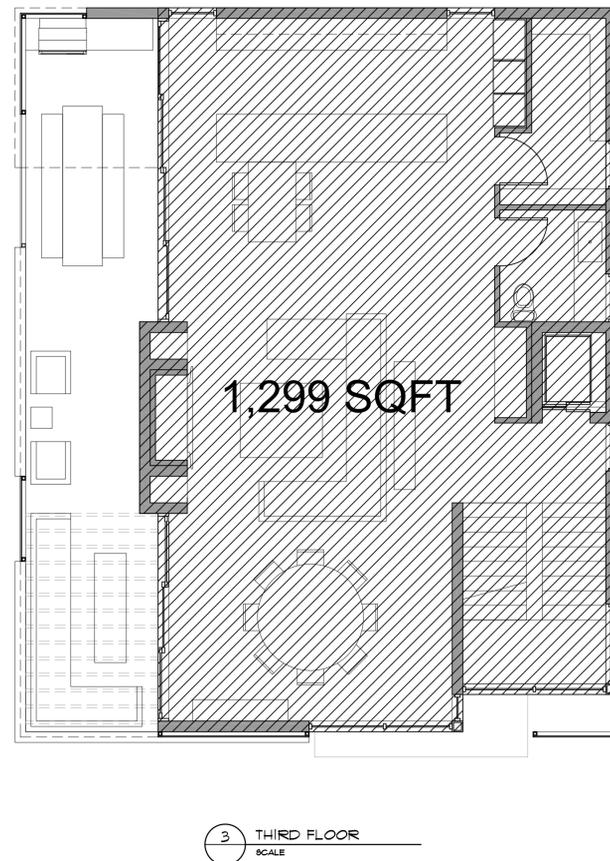
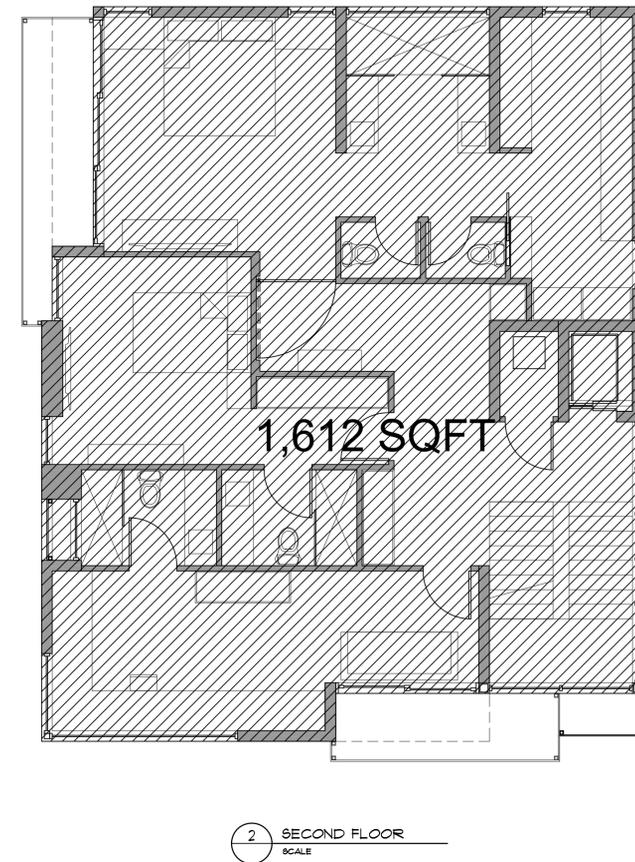
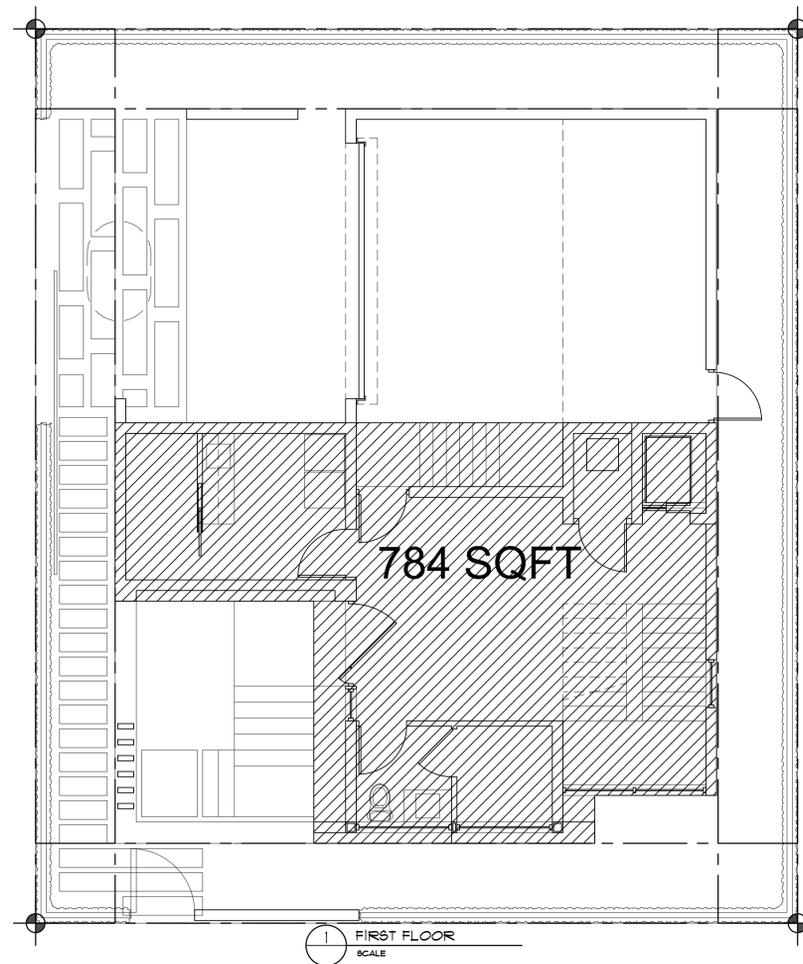
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**SITE PLAN**

FAR DIAGRAMS

LOT AREA: 2,684 SQFT  
MAX. FAR: 1.5, 4,026 SQFT  
PROPOSED FAR: 1.47, 3,936 SQFT



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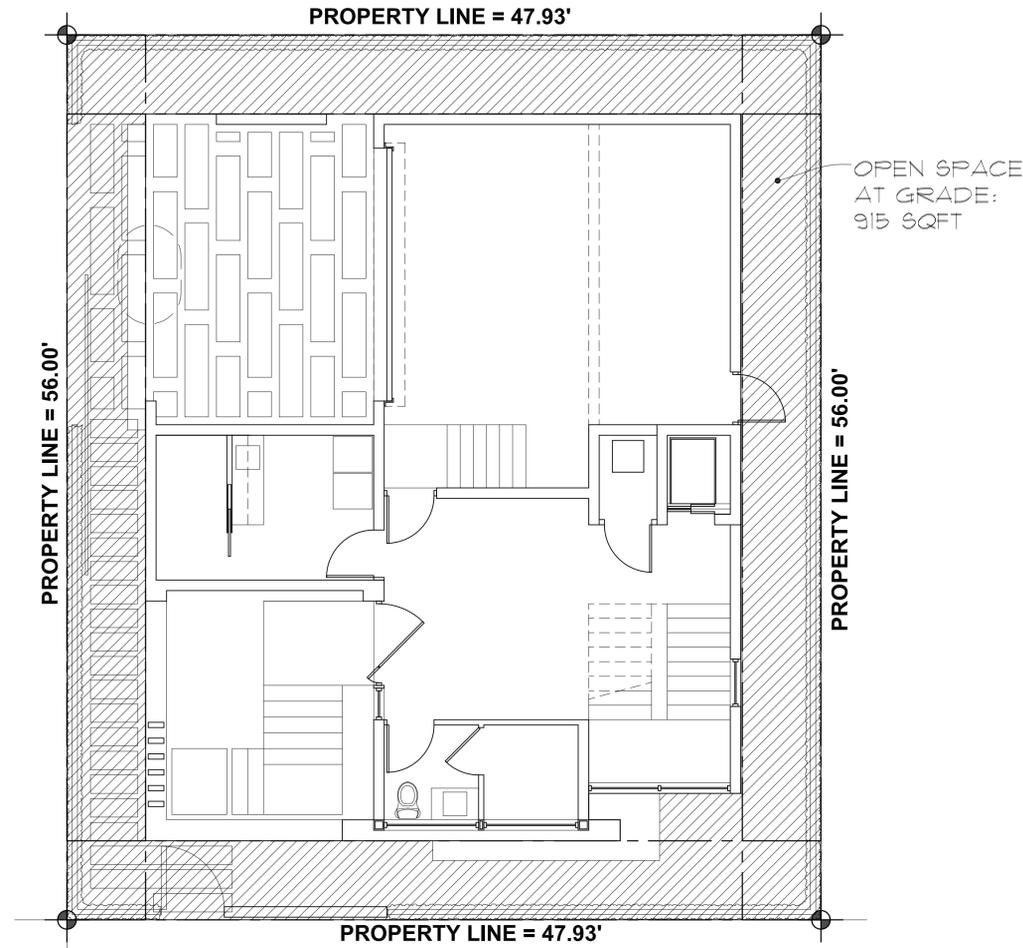
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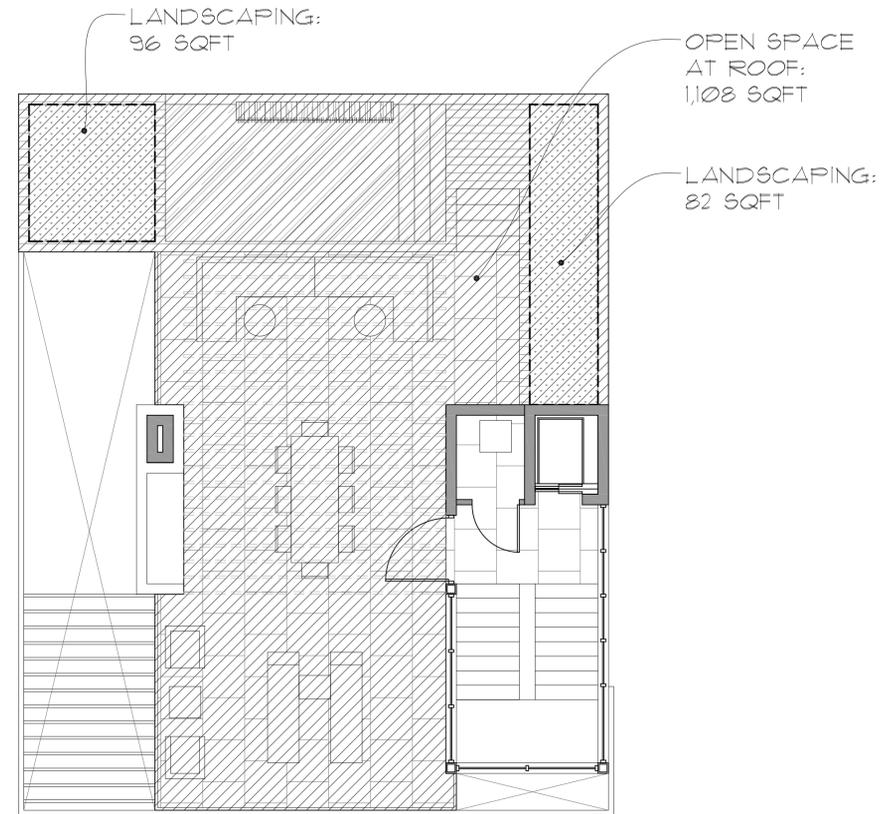
**OPEN SPACE DIAGRAMS**

LOT AREA: 2,684 SQFT  
 MIN. OPEN SPACE: 0.65, 1,745 SQFT  
 PROPOSED OPEN SPACE: 0.75, 2,023 SQFT

ROOFTOP LANDSCAPE AREA  
 MINIMUM REQUIRED: 0.25, 277 SQFT  
 PROPOSED: 0.16, 178 SQFT



**A**  
 OPEN SPACE AT GRADE  
 SCALE 3/16" = 1'-0"



**B**  
 OPEN SPACE AT ROOF  
 SCALE 3/16" = 1'-0"

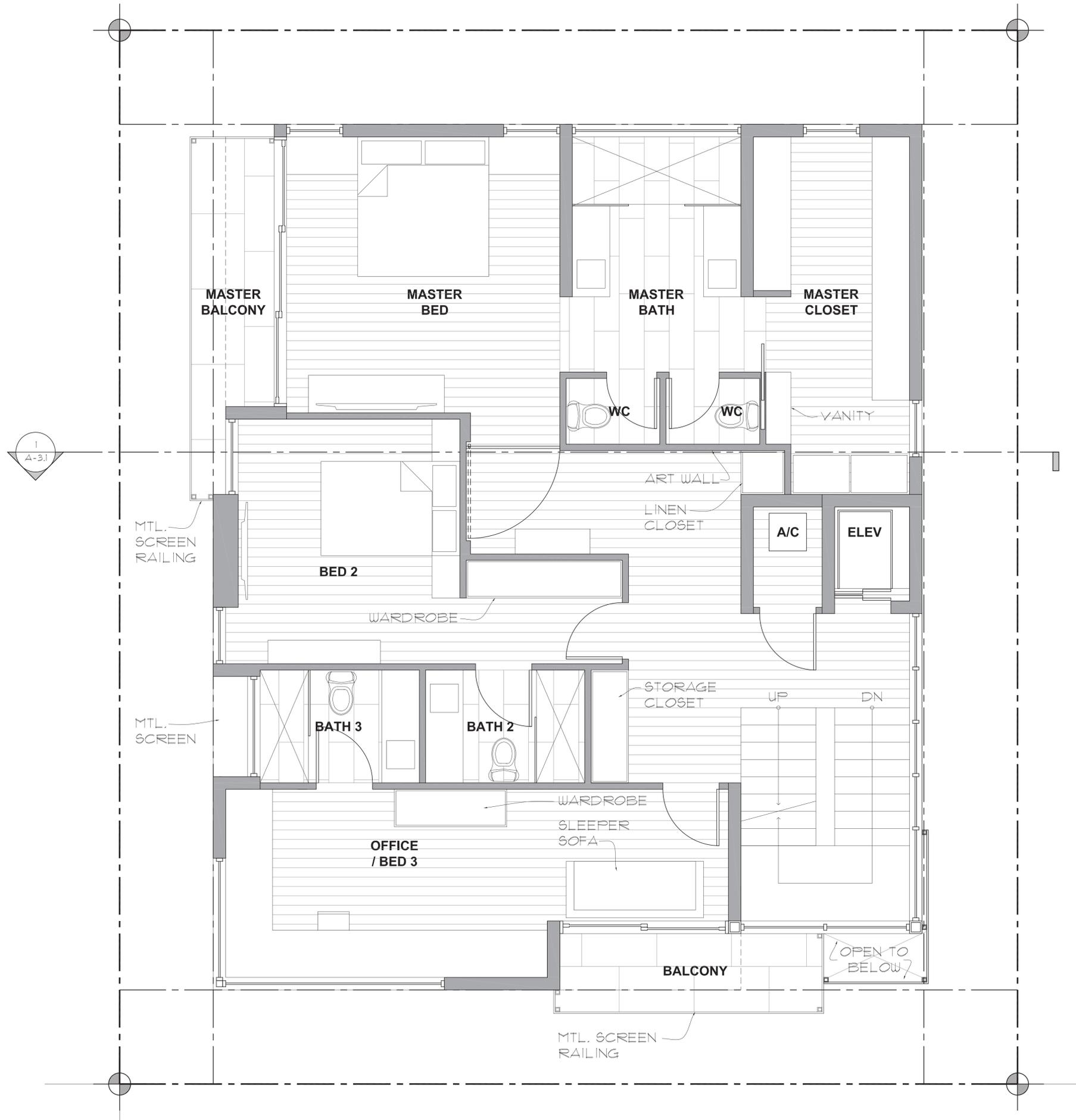
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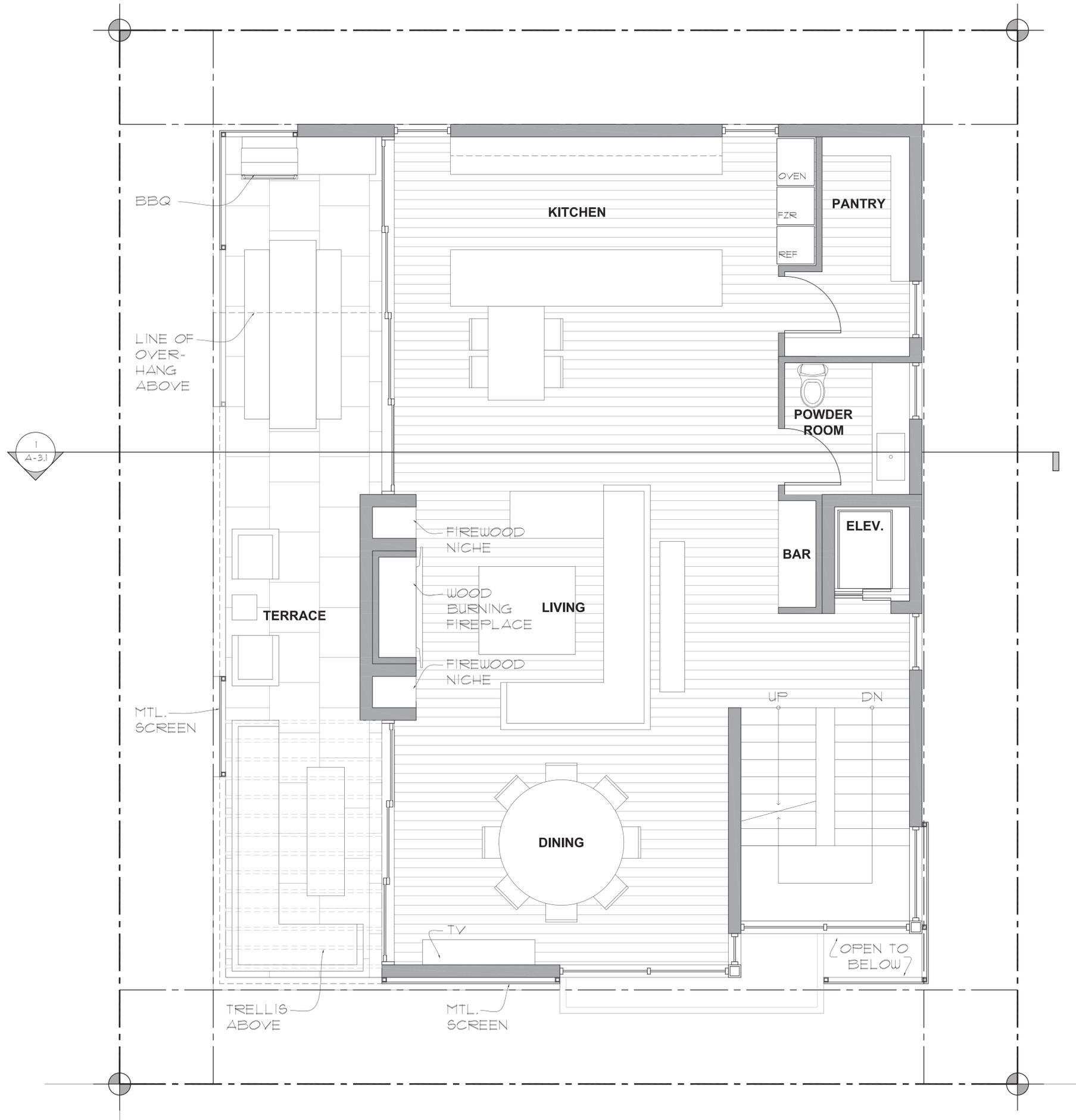
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1 SECOND FLOOR PLAN  
 A-1.2 SCALE 1/4" = 1'-0" N



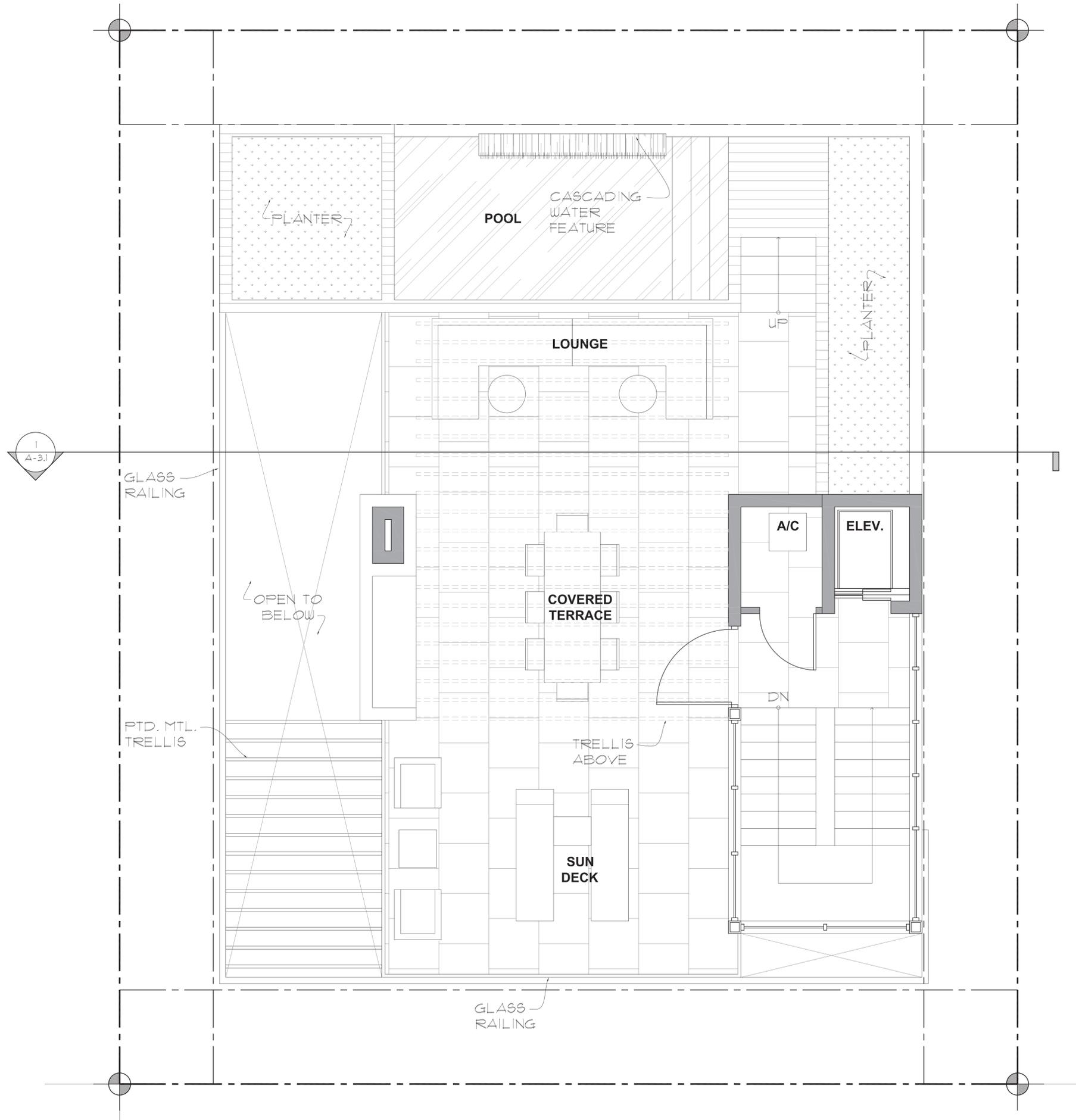
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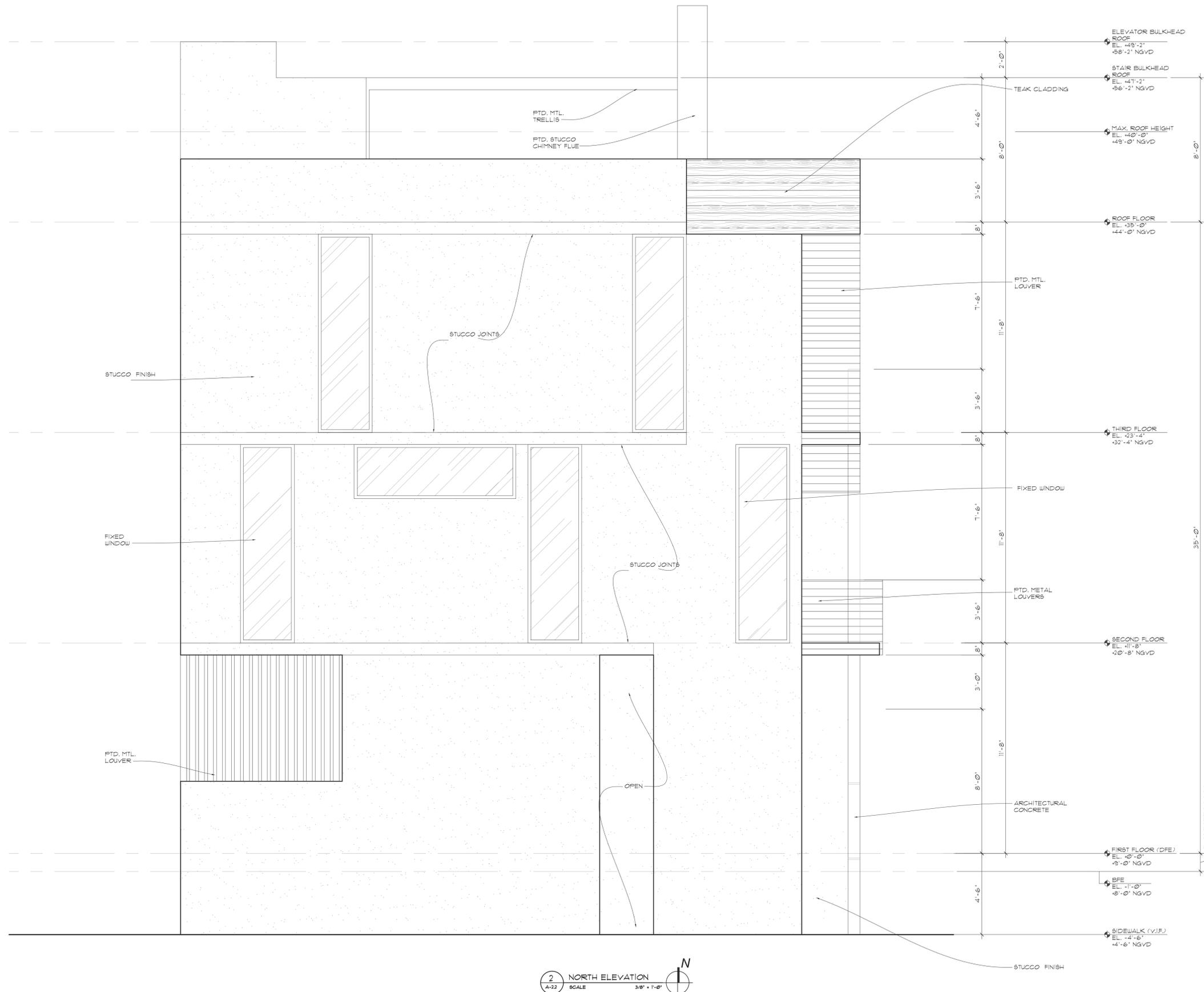
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**A-1.3**

1 THIRD FLOOR PLAN  
 A-1.3 SCALE 1/4" = 1'-0" N



1 FOURTH FLOOR PLAN  
A-1.4 SCALE 1/4" = 1'-0" N





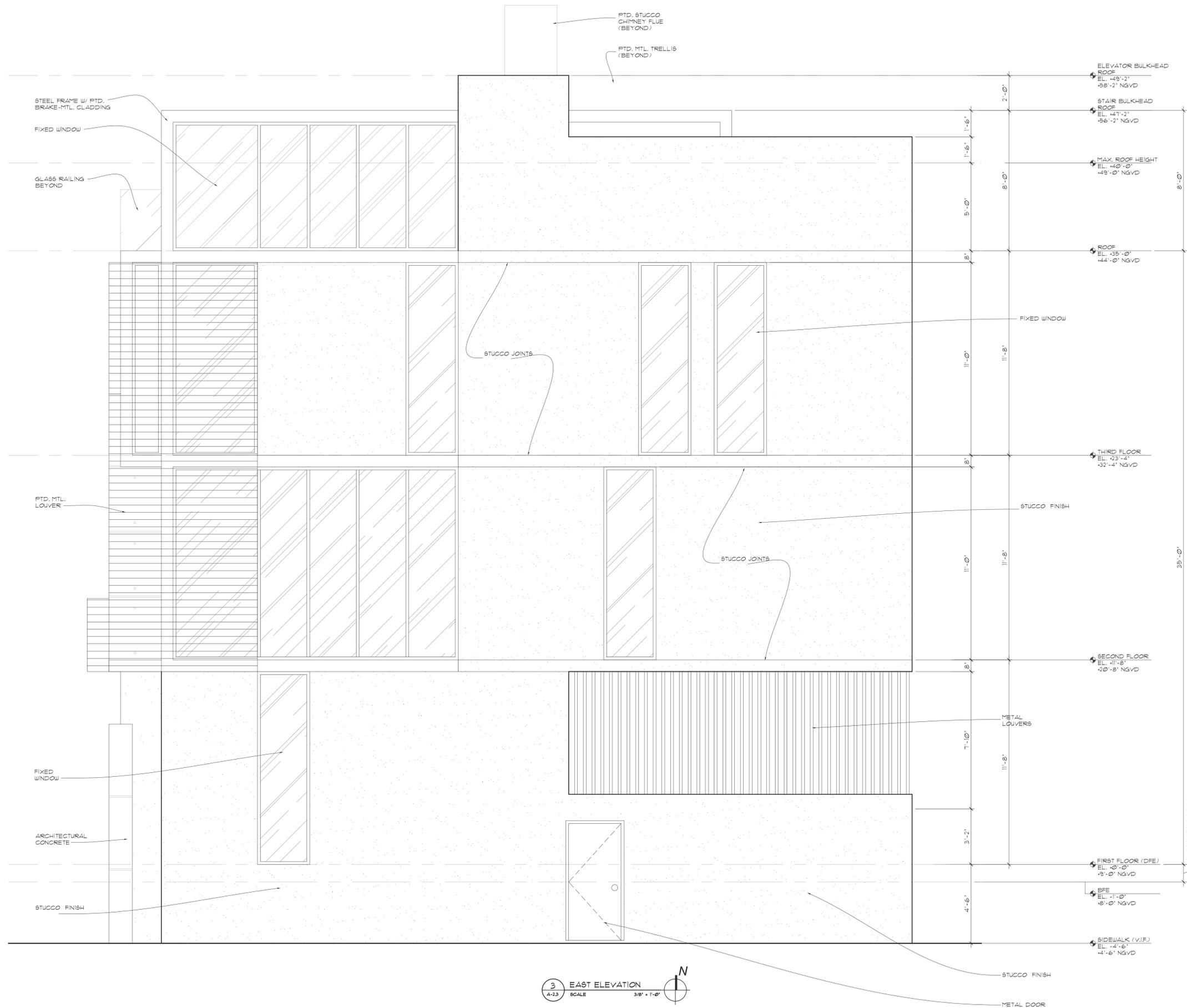
2 NORTH ELEVATION  
 A-2.2 SCALE 3/8" = 1'-0"

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 AR0094779

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**A-2.2**



3 EAST ELEVATION  
 A-2.3 SCALE 3/8" = 1'-0"

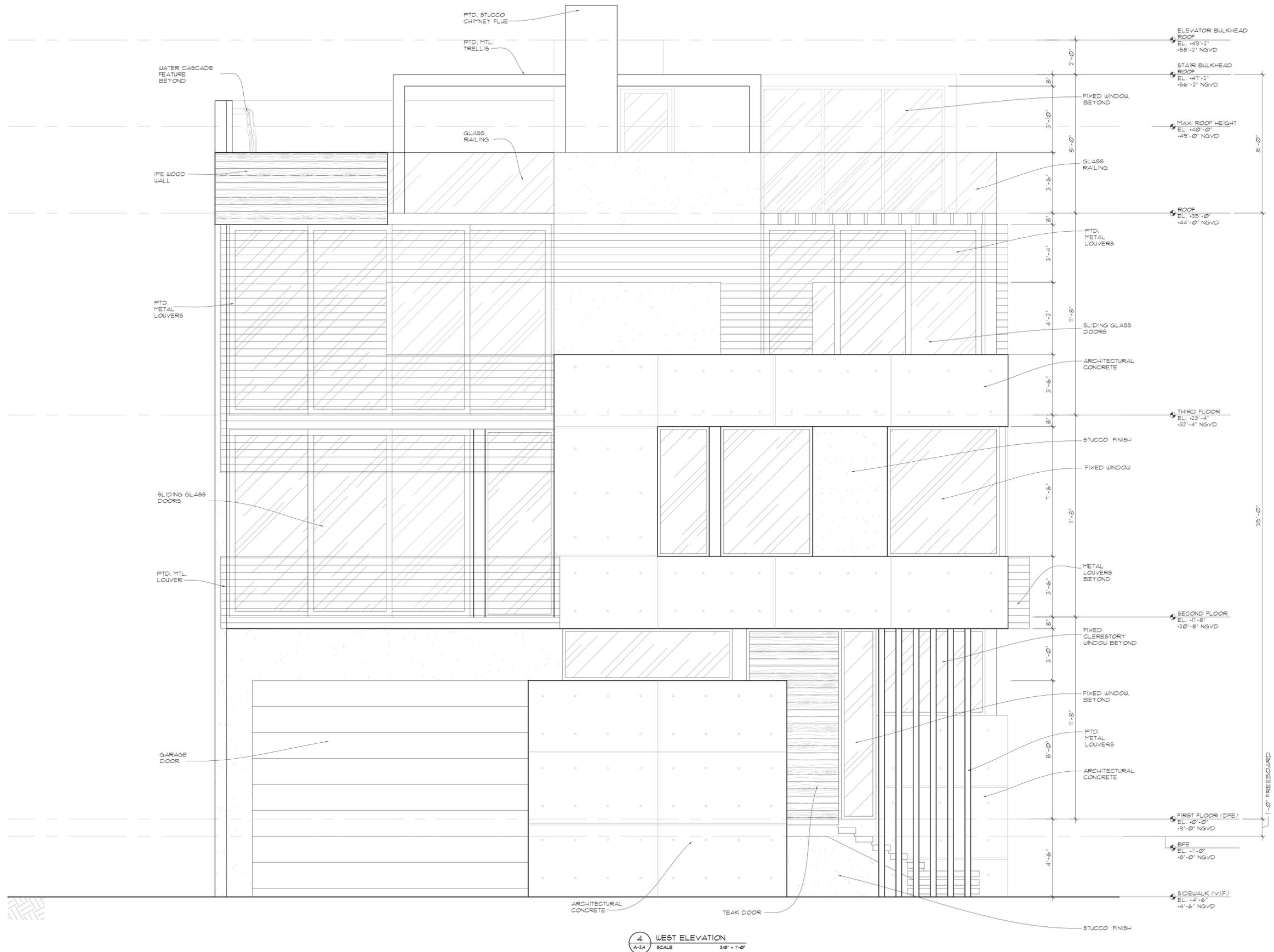
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**A-2.3**

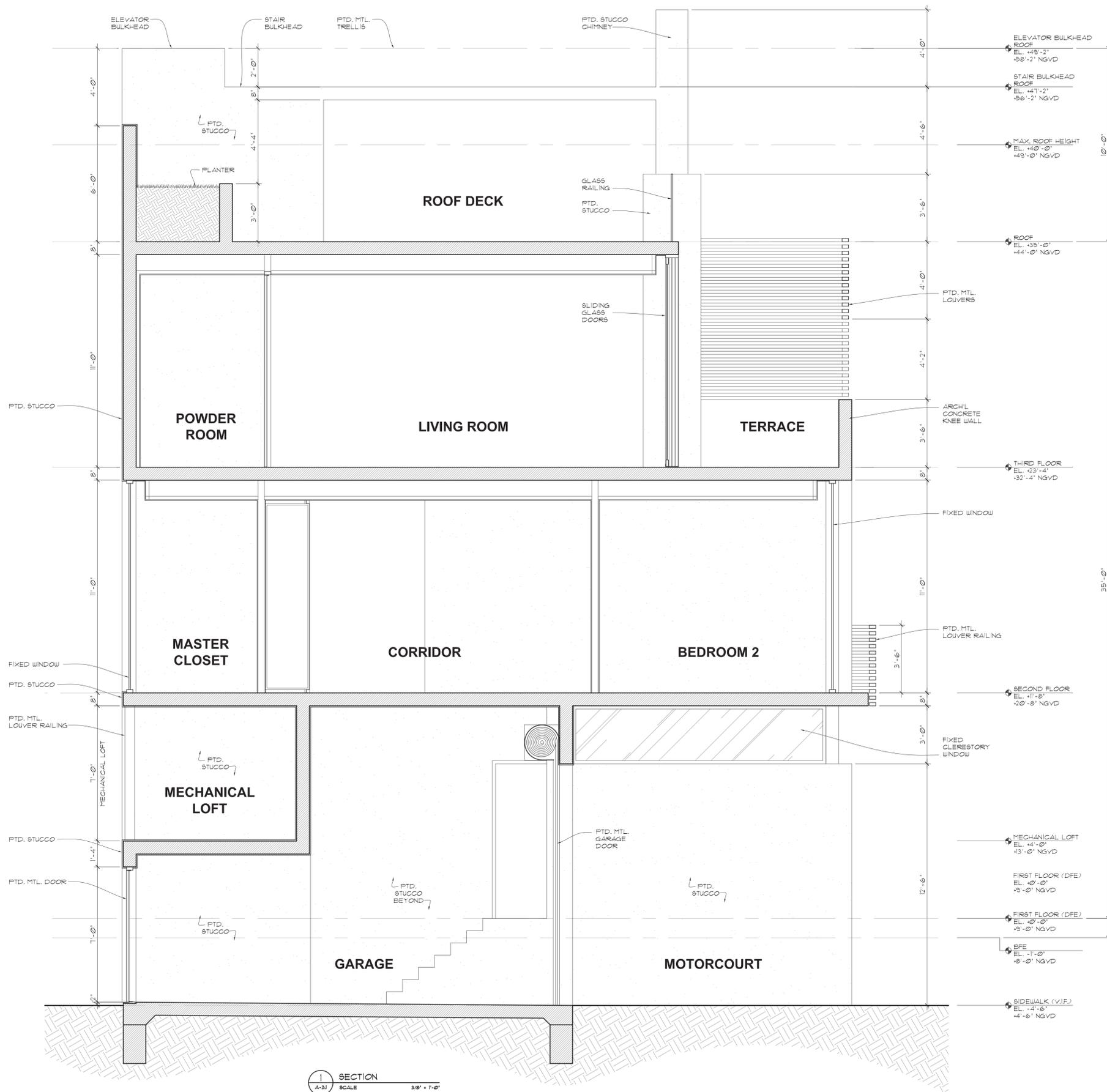


4 WEST ELEVATION  
A-2.4 SCALE 3/8" = 1'-0"

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SECTION  
A-31  
SCALE 3/8" = 1'-0"

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date:

07/10/17

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**A-3.1**



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

