

NEW SINGLE-FAMILY RESIDENCE AT
819 2nd STREET

HISTORIC PRESERVATION BOARD
HPB17-0173 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
180 NE 79th STREET SUITE 1106
MIAMI, FL 33138
(305) 979-1585
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.

CHOEFF LEVY FISCHMAN
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MIAMI BEACH RESIDENCE
819 2ND STREET
MIAMI BEACH, FLORIDA 33139

seal

Raphael Levy
registered architect
AR0094779

comm no.

1732

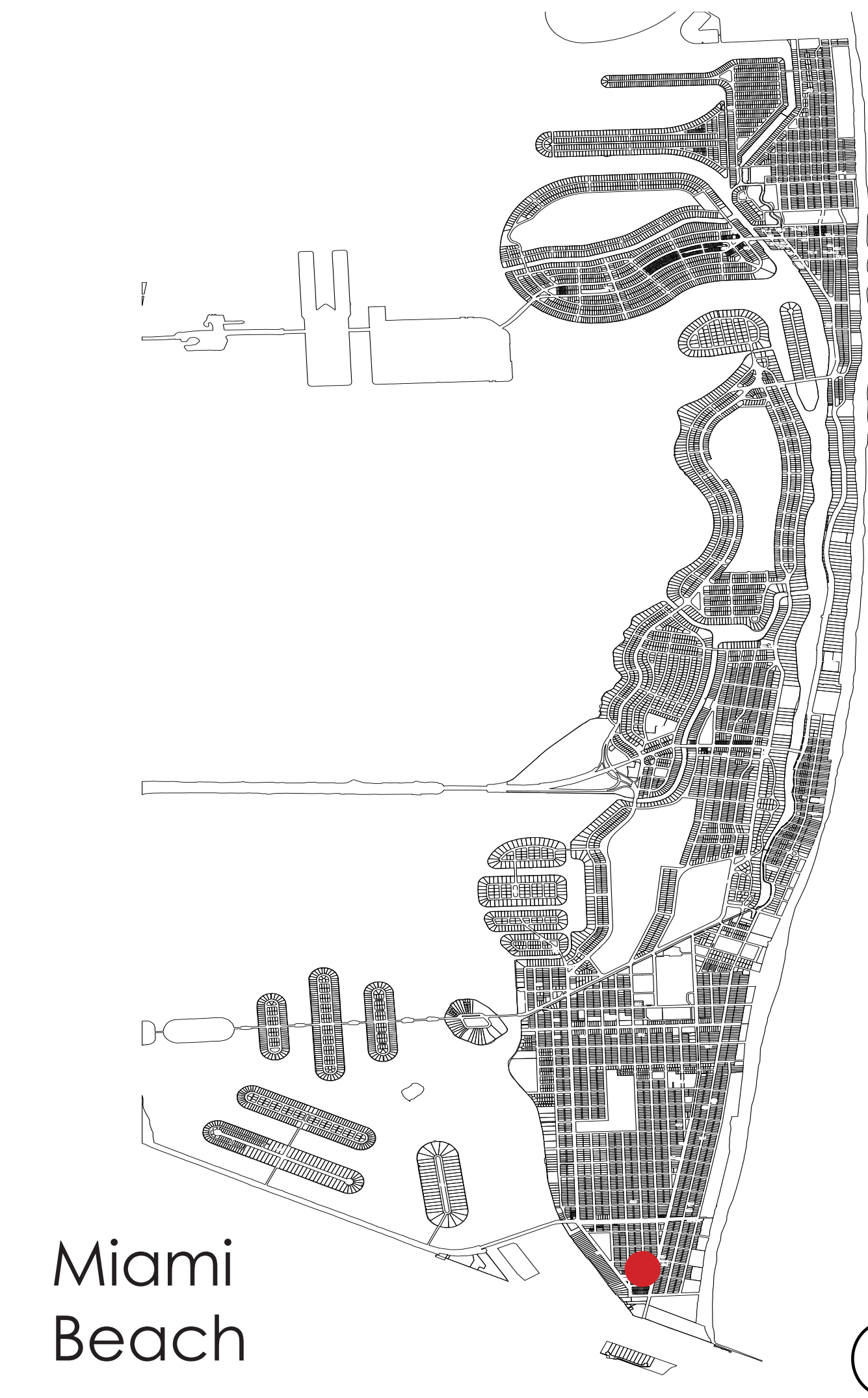
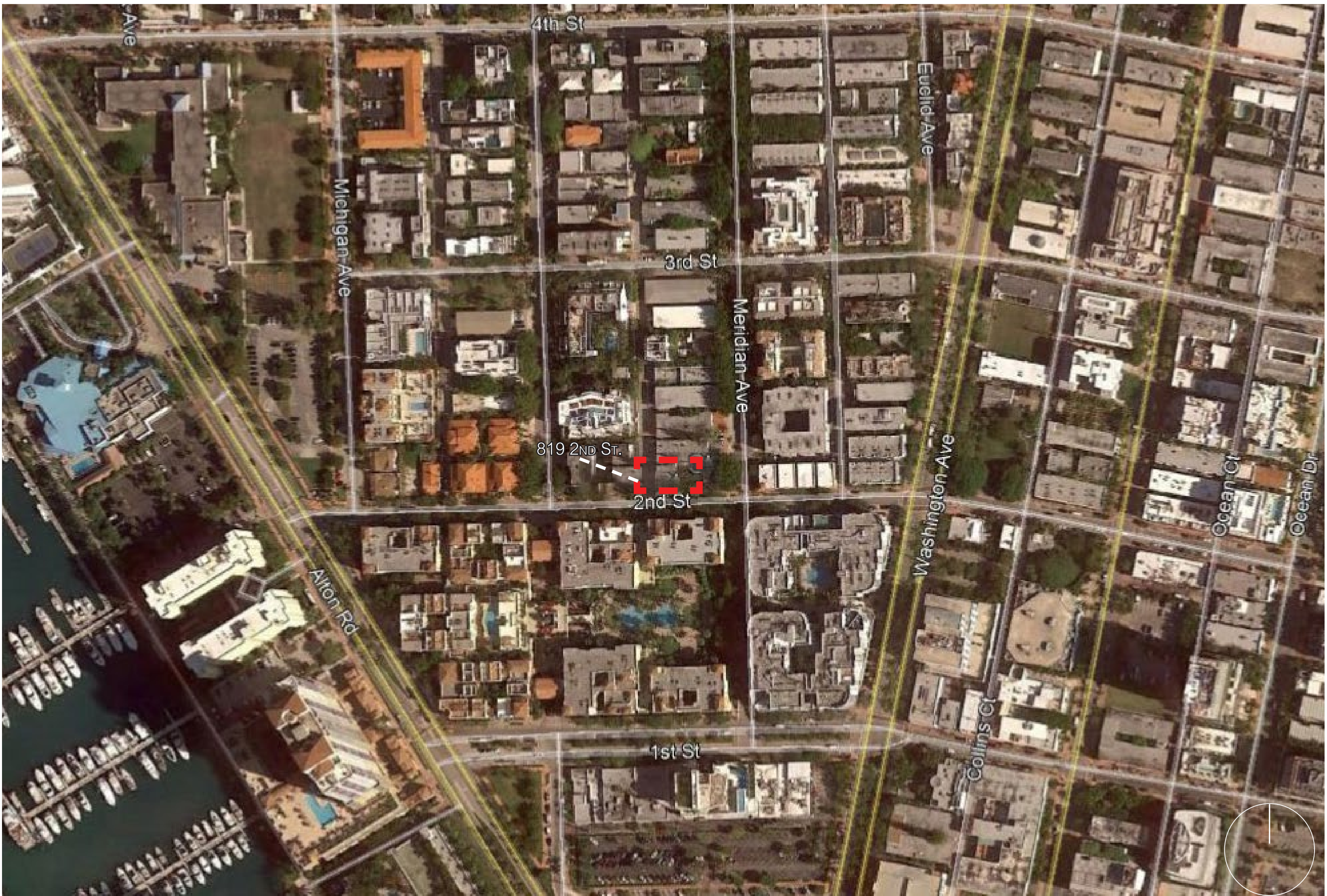
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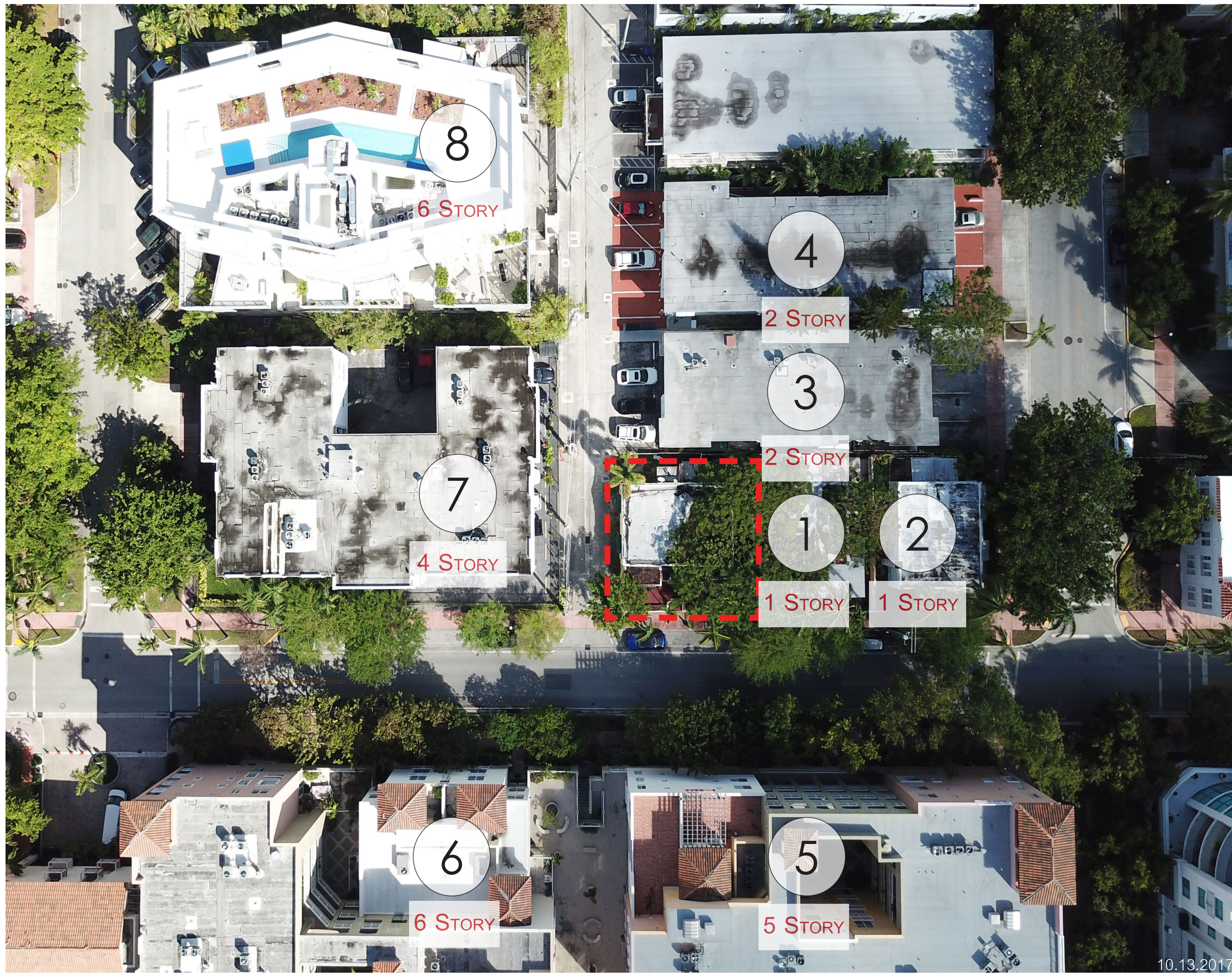
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A-COVER





KEY

AERIAL VIEWS

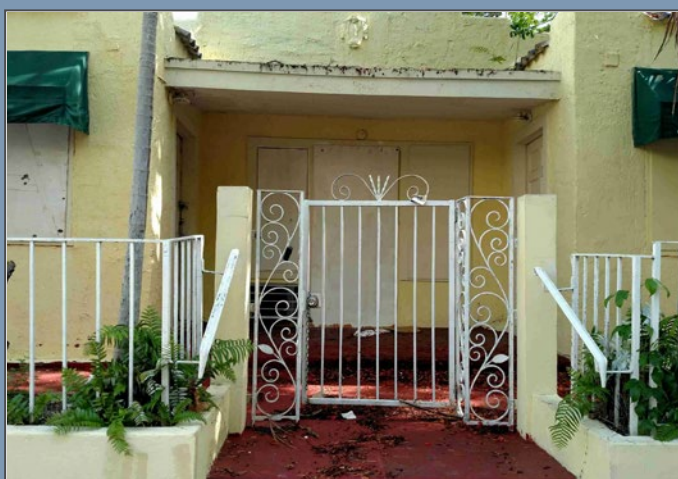
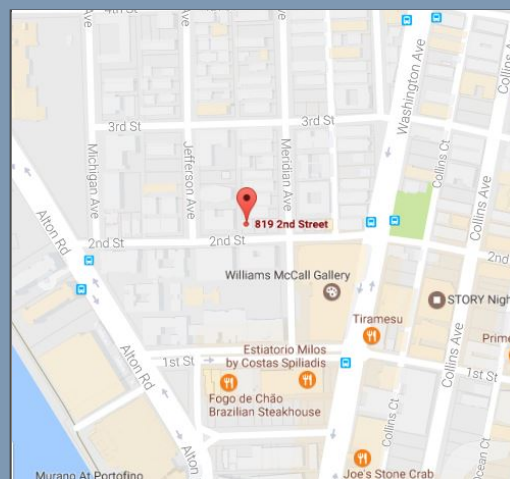


SURROUNDING STRUCTURES

PREPARED BY:

EXACTA
Land Surveyors, Inc.

www.exactaland.com
Toll Free 866-735-1916 • F 866-744-2882



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)

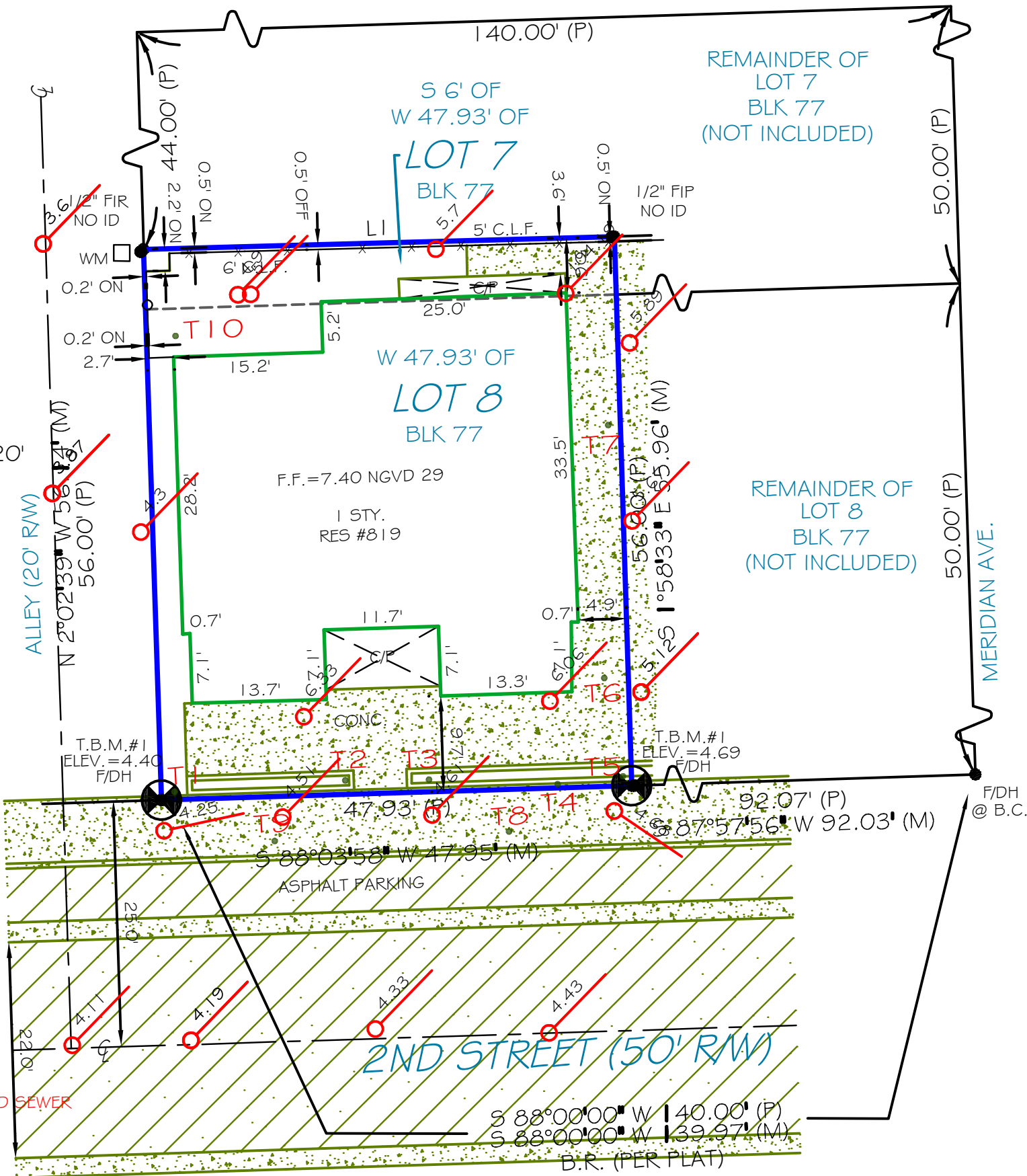
17041269
BOUNDARY SURVEY
MIAMI-DADE COUNTY

TABLE:

L1 47.93' (P)
N 88°16'20" E 48.01' (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:

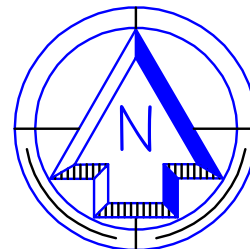
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED
W=BREAST HEIGHT DIAMETER
H=OVERALL HEIGHT

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 small lot and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and 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

GRAPHIC SCALE (In Feet)
1 inch = 20' ft.



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.

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.

POINTS OF INTEREST
NONE VISIBLE



Florida Land
Title Association

**AFFILIATE
MEMBERS**

EXACTA
Land Surveyors, Inc.

LB# 7337

www.exactaland.com
P866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1-Ft. Myers, FL 33913

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
	Subterranean:				
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			
	At Grade Parking:				
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			
	Pedestal:				
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"	
	Tower:				
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? (Neighboot Impact stablishment, 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

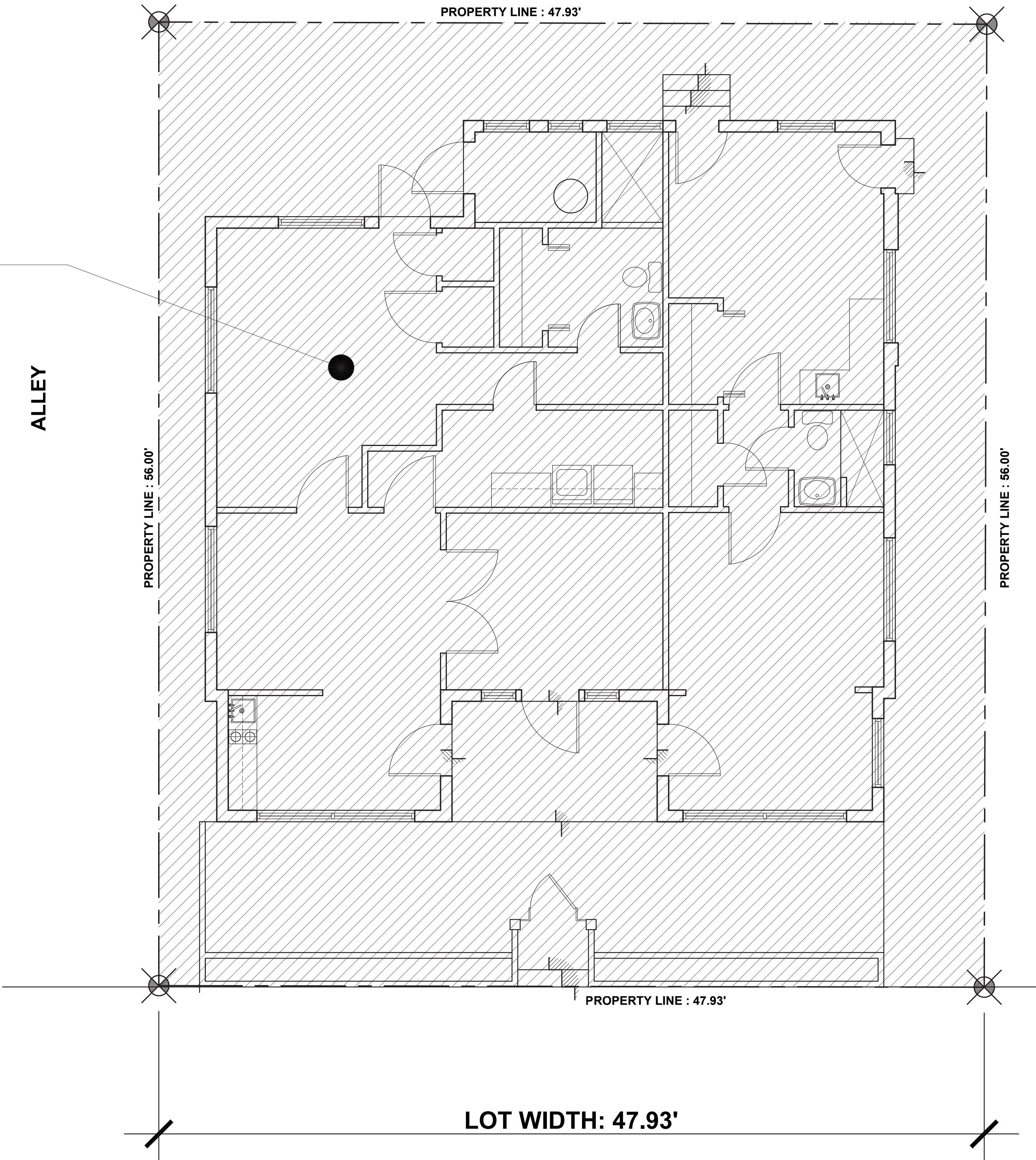
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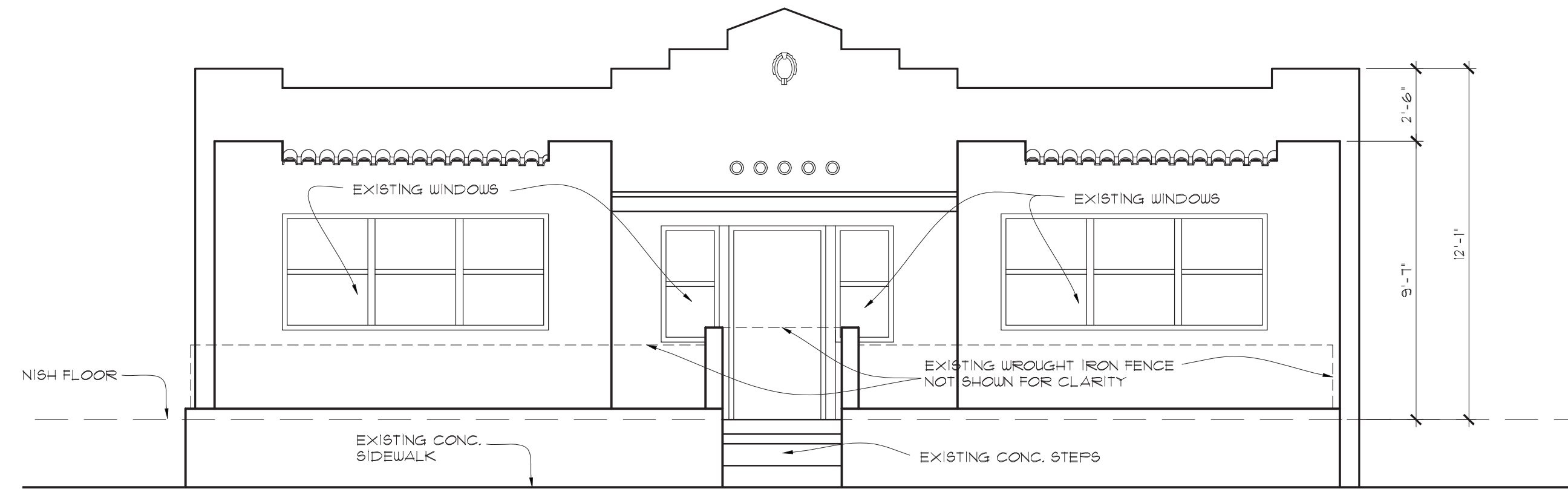
If not applicable write N/A

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

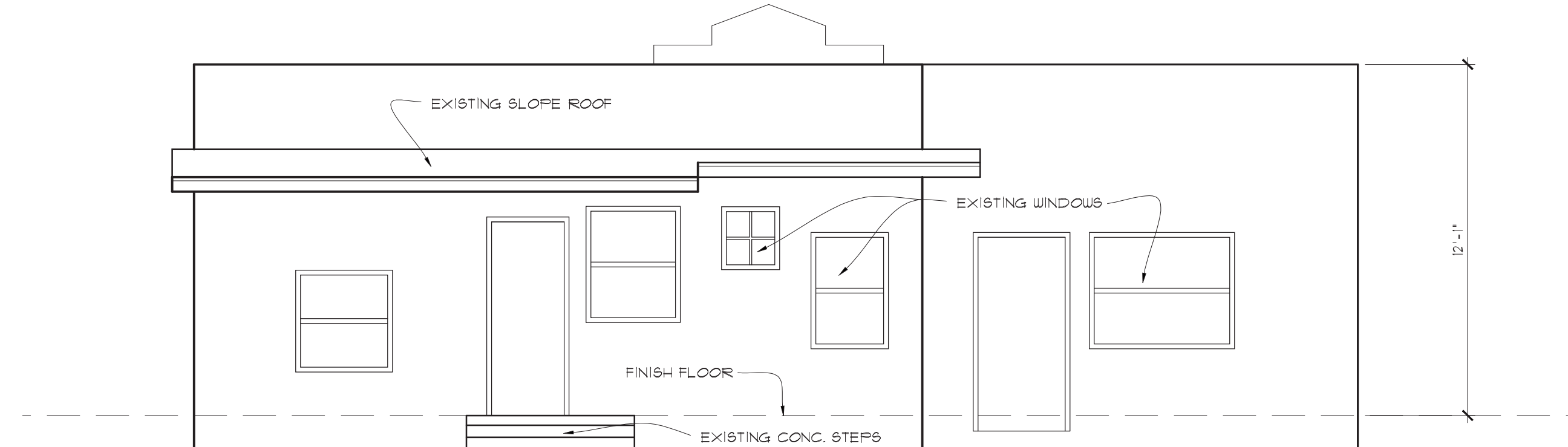
- VARIANCES**
1. REQUEST TO PERMIT A LOT SIZE SMALLER THAN THE MINIMUM REQUIRED BY CODE, PER SEC. 142-696. THE EXISTING LOT IS SMALLER THAN 5,750 SQFT MINIMUM. THE EXISTING LOT SIZE IS 2,684 SFT.
 2. REQUEST TO PERMIT A LOT WIDTH SMALLER THAN THE MINIMUM REQUIRED BY CODE, PER SEC. 142-696. THE EXISTING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

LOT SIZE: 2,684 SQFT

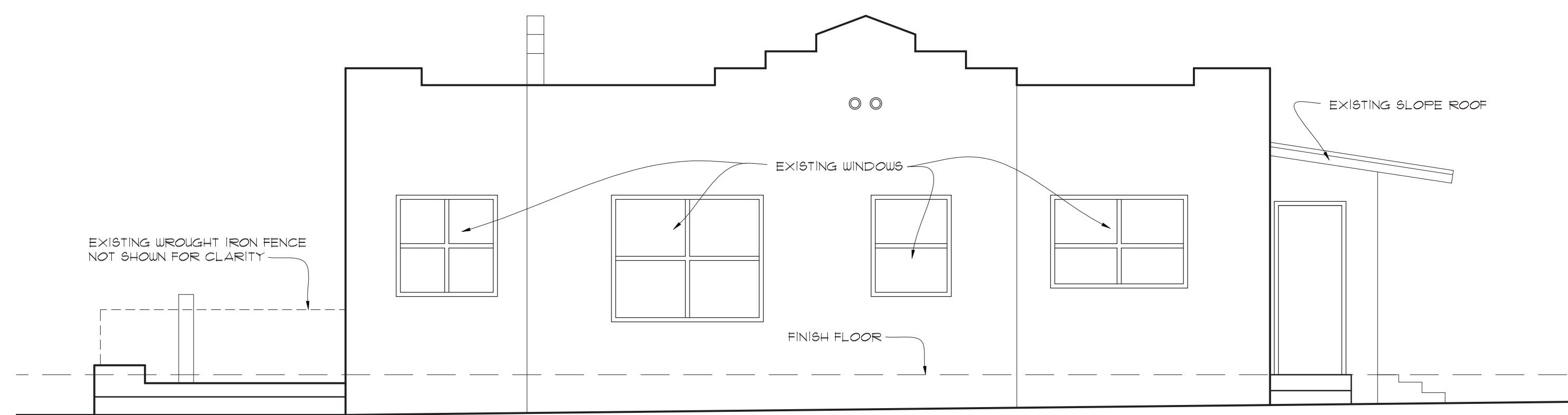




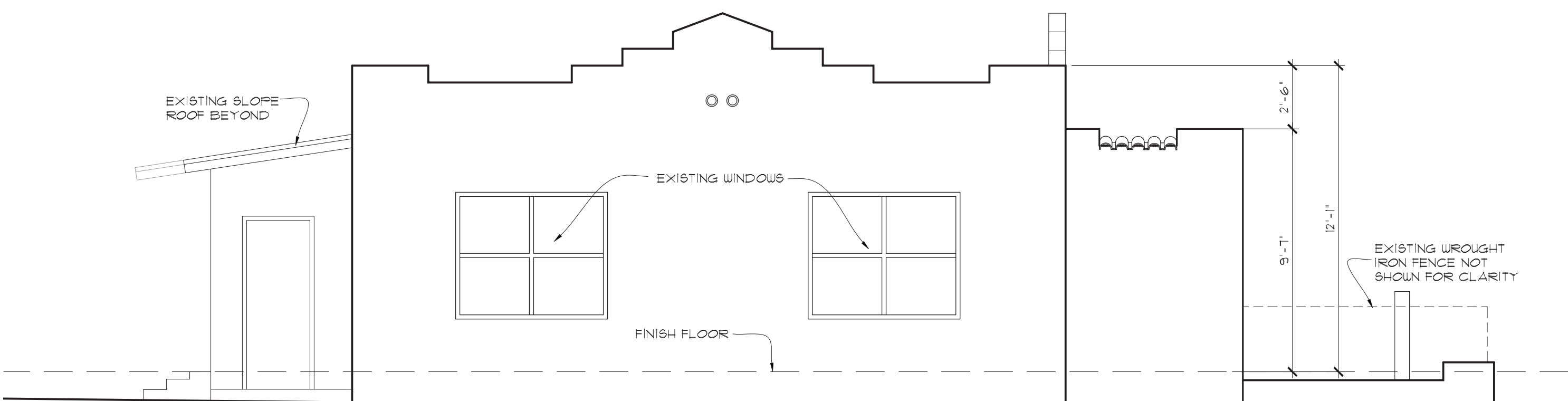
1 EXISTING SOUTH EXTERIOR ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



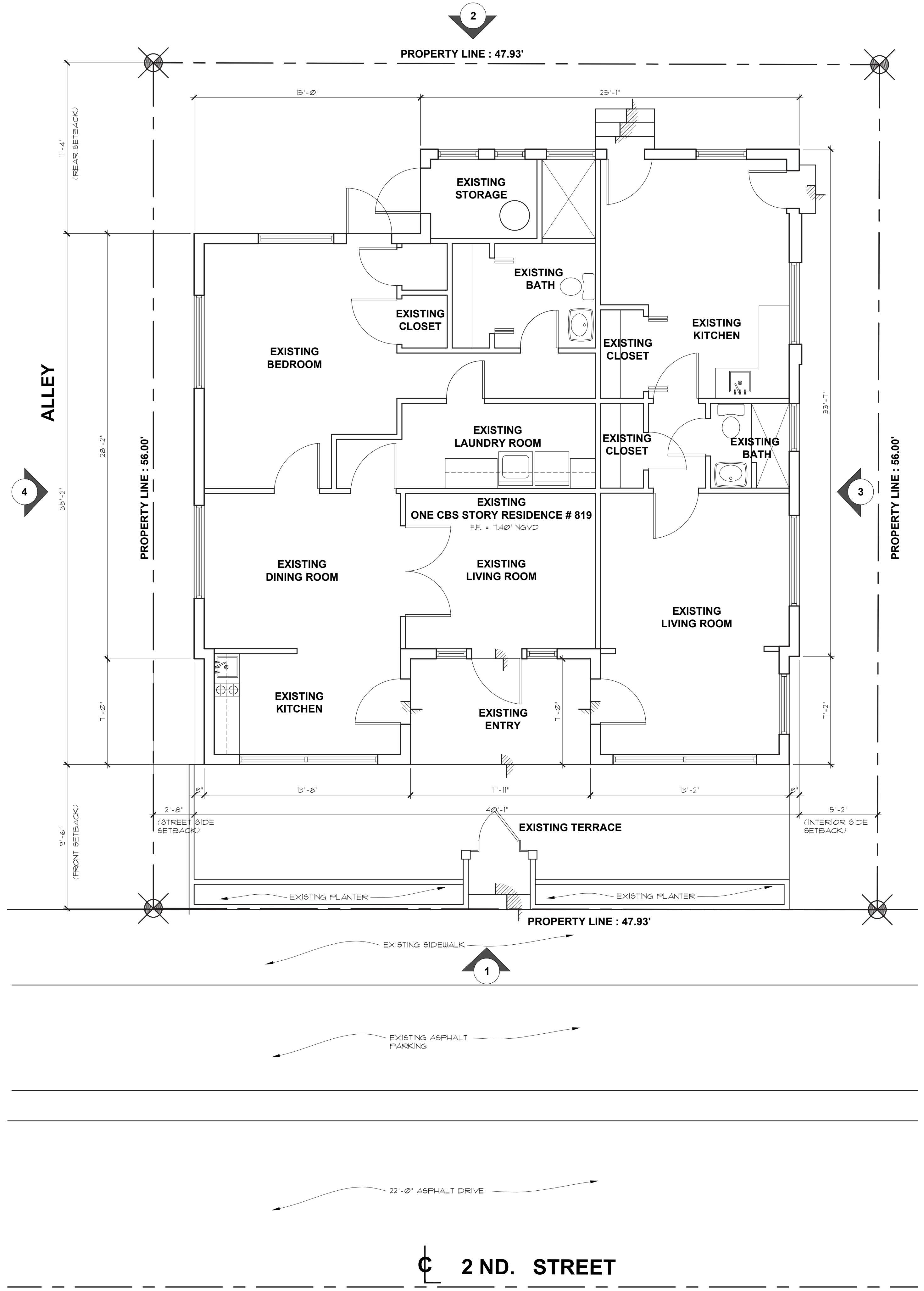
2 EXISTING NORTH EXTERIOR ELEVATION (REAR)
SCALE: 1/4"=1'-0"



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



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



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

seal

Raphael Levy
registered architect
AR0094779

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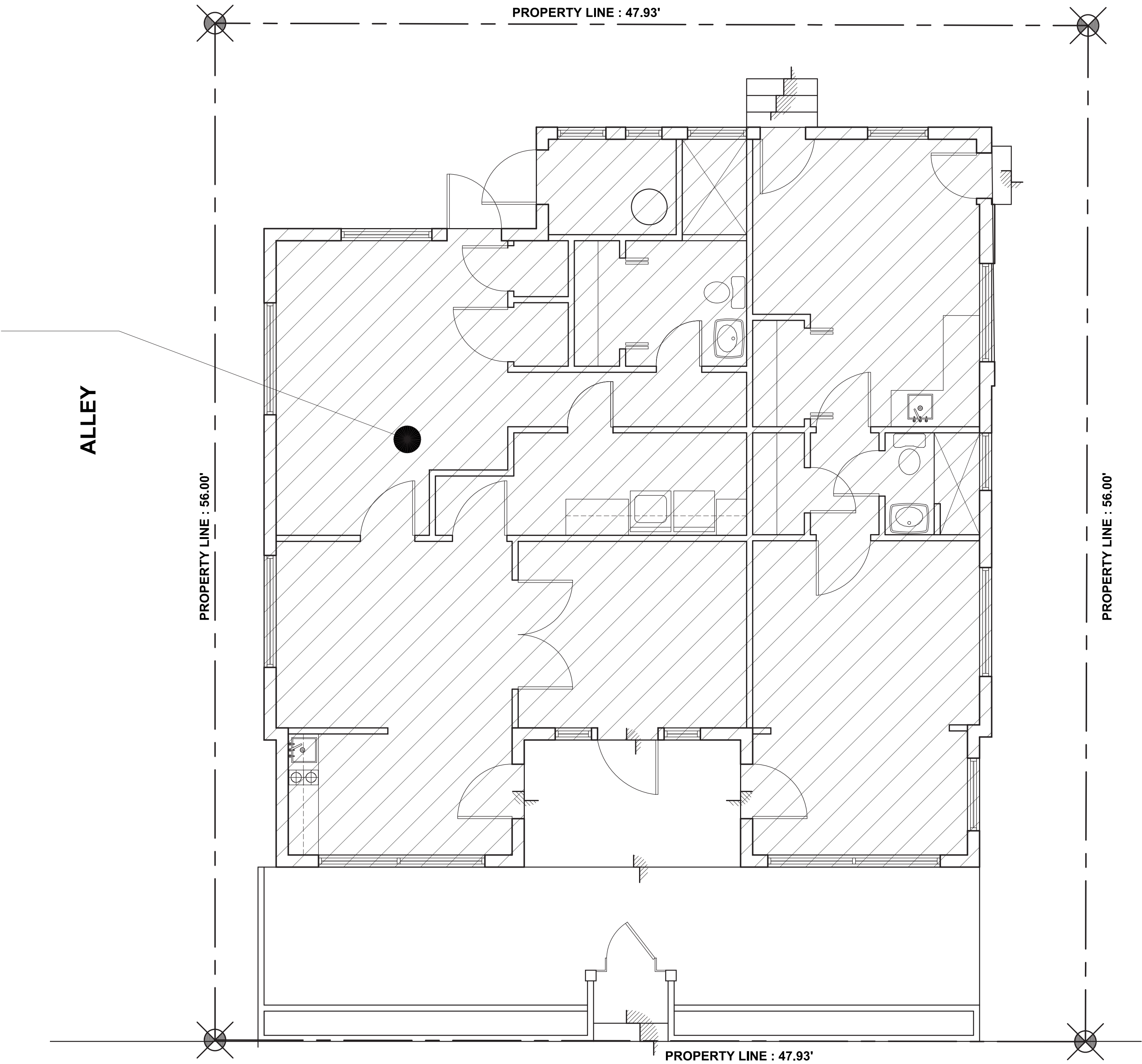
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AS-BUILTS

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



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:

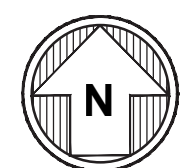
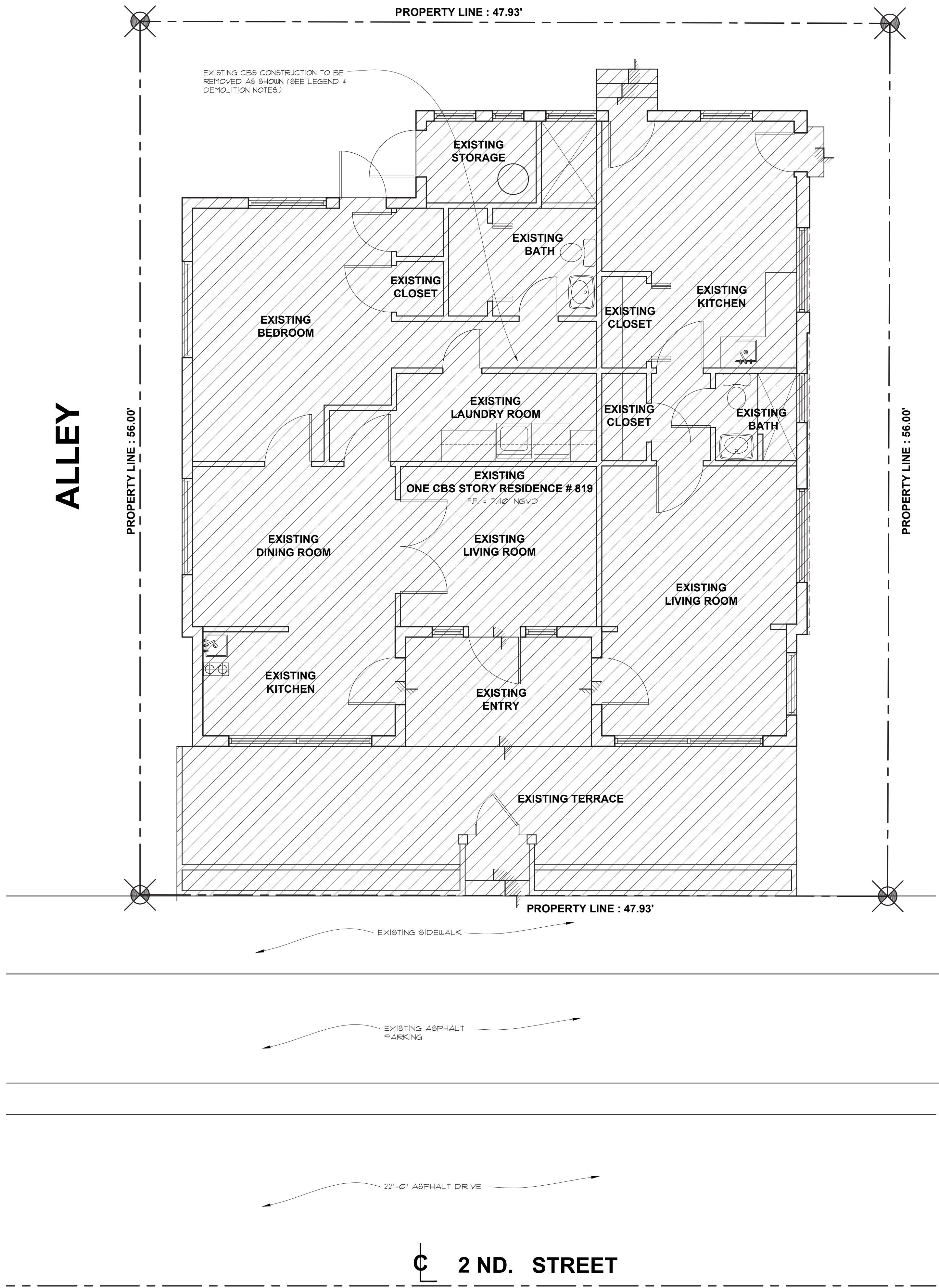
ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

DEMOLITION NOTES :

- 1.- ALL EXISTING STRUCTURES AND SITE IMPROVEMENTS SHALL BE DEMOLISHED.
- 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 START 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.
1.- PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER PERSONNEL AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTION OF BUILDING.
2.- ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
3.-PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN PLACE AND BECOME EXPOSED DURING DEMOLITION OPERATIONS.
4.-PROTECT FLOOR WITH SUITABLE COVERING WHEN NECESSARY.
5.-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





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



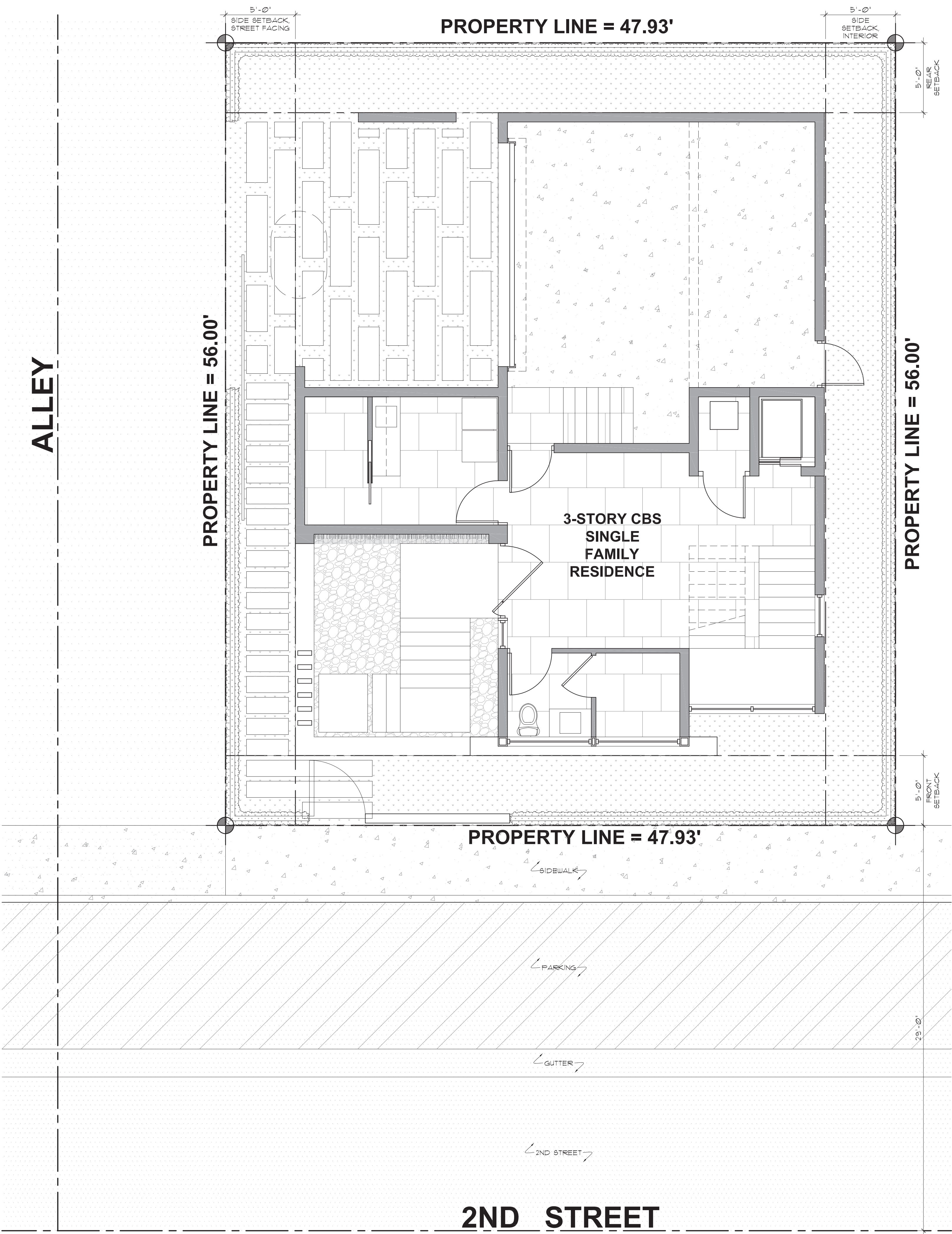
CURRENT PHOTOS OF EXISTING INTERIOR - OCTOBER 18, 2017



CURRENT PHOTOS OF EXISTING INTERIOR - OCTOBER 18, 2017



CURRENT PHOTOS OF EXISTING INTERIOR - OCTOBER 18, 2017



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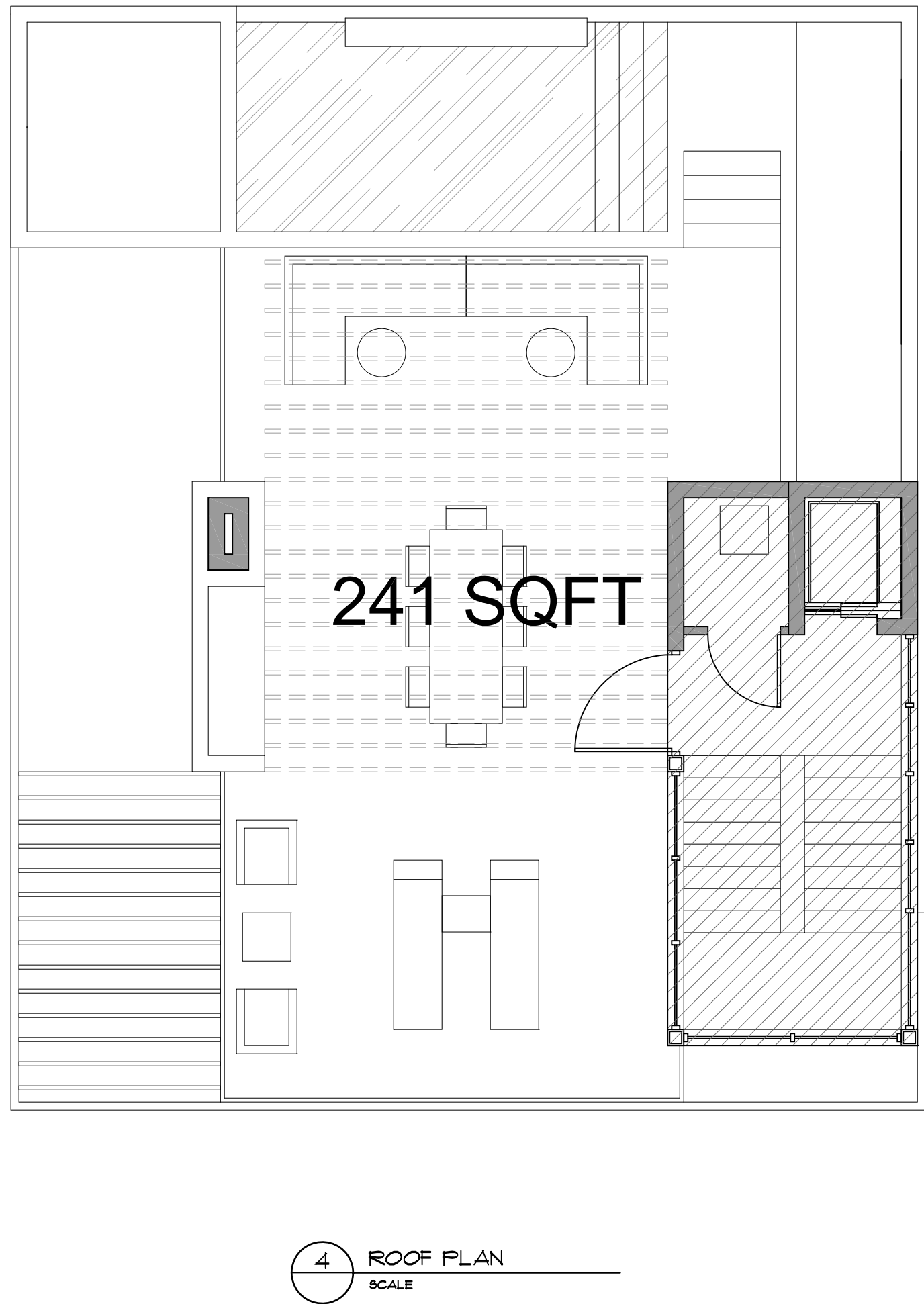
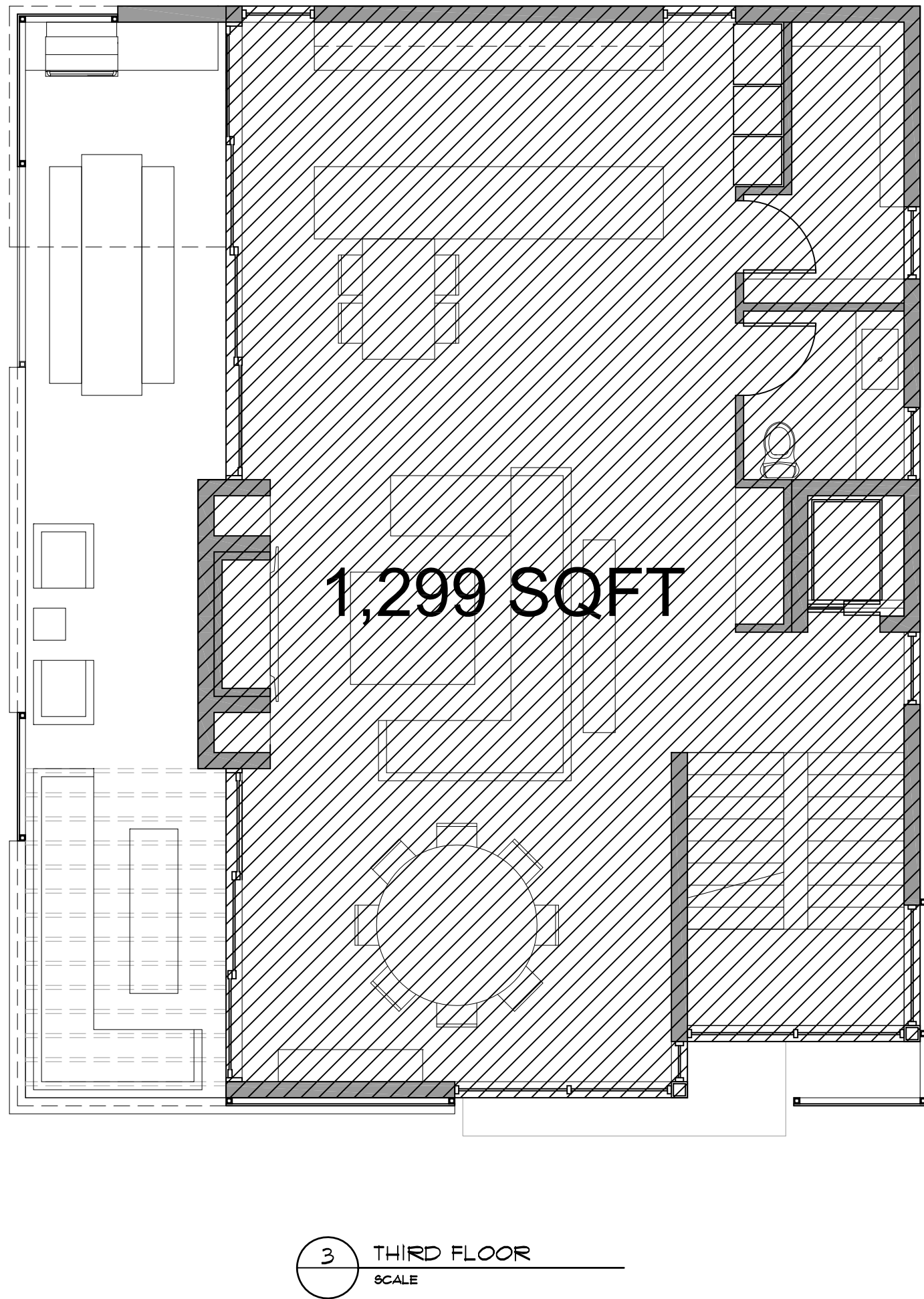
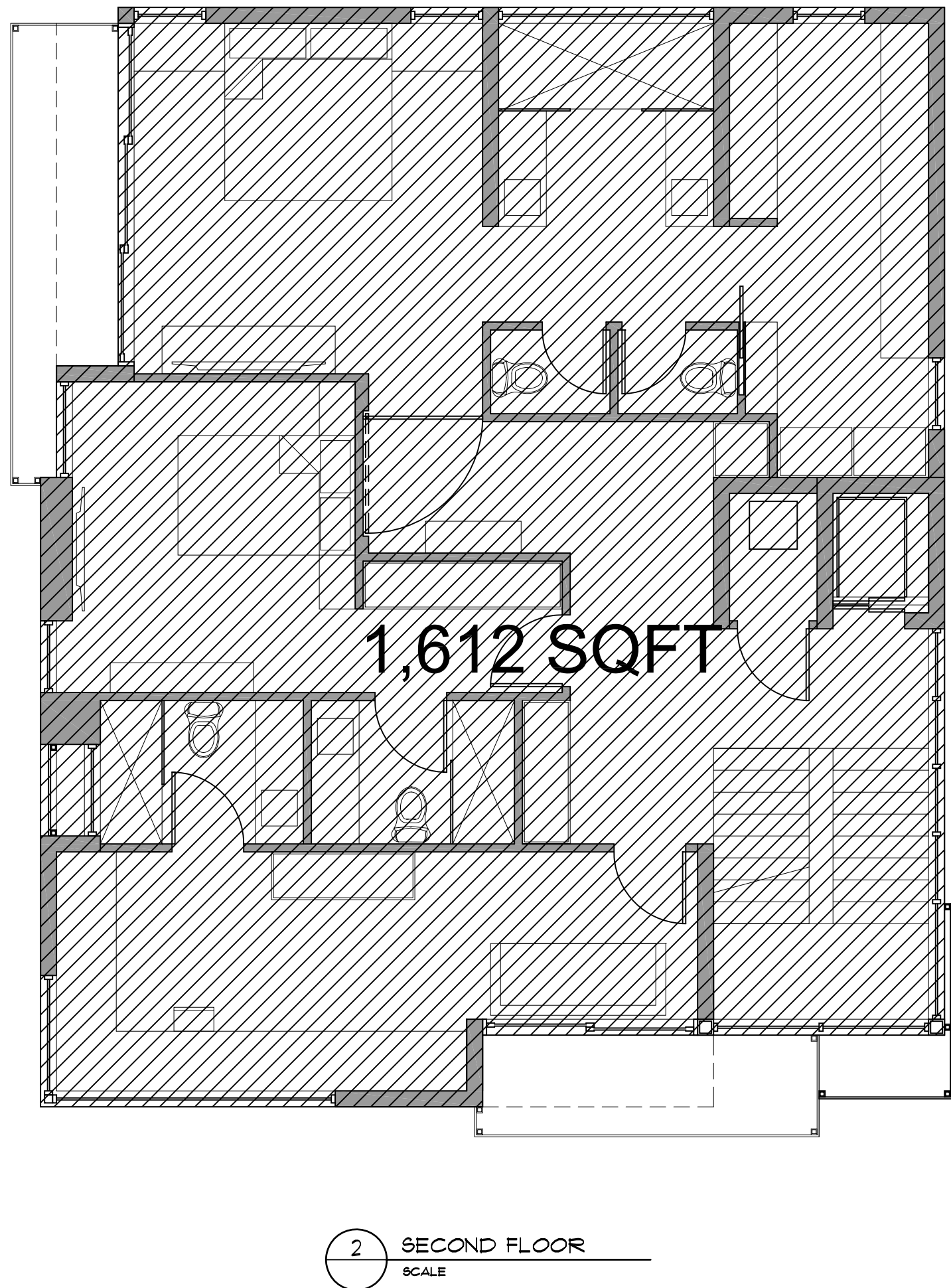
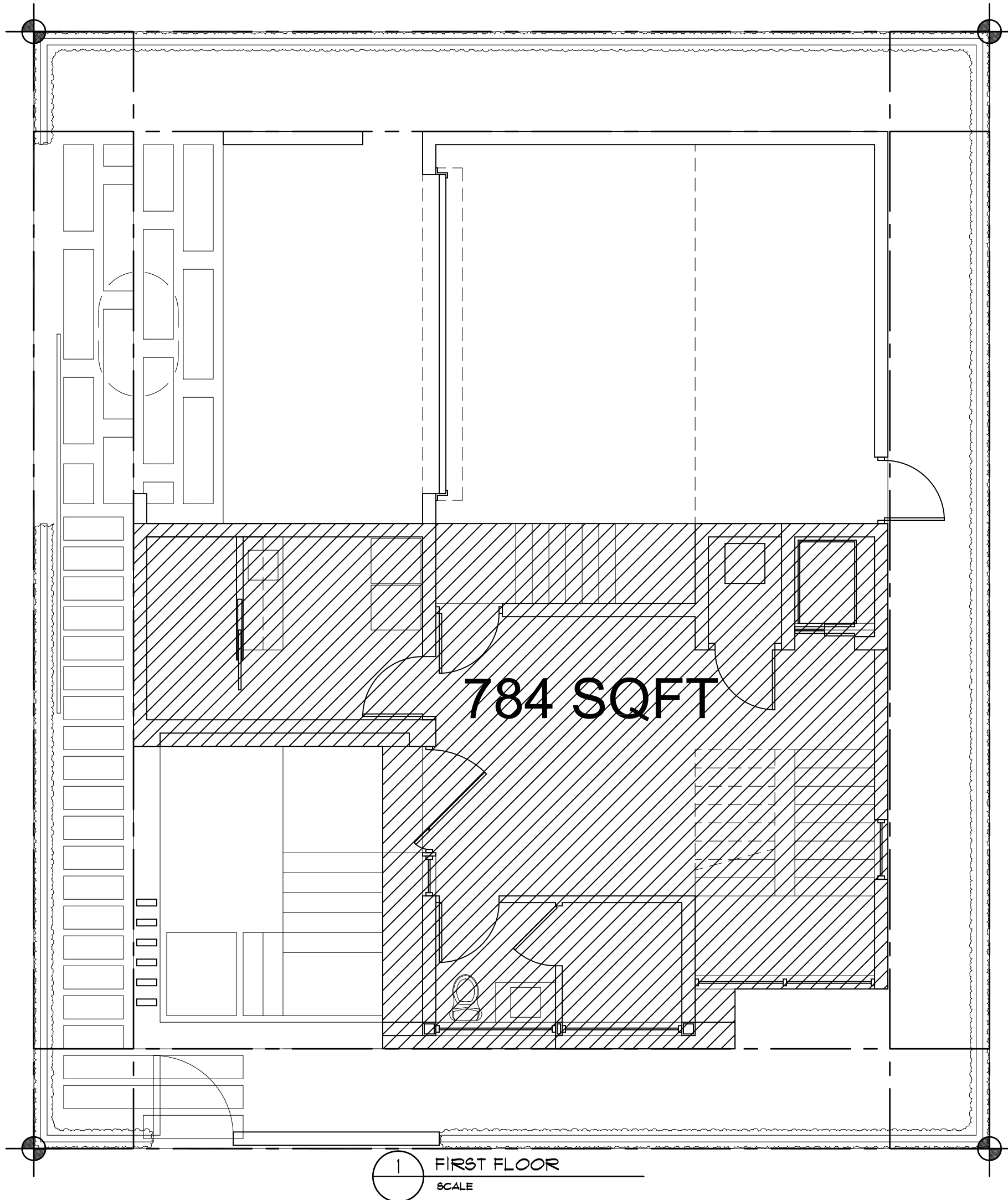
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SITE PLAN

FAR DIAGRAMS

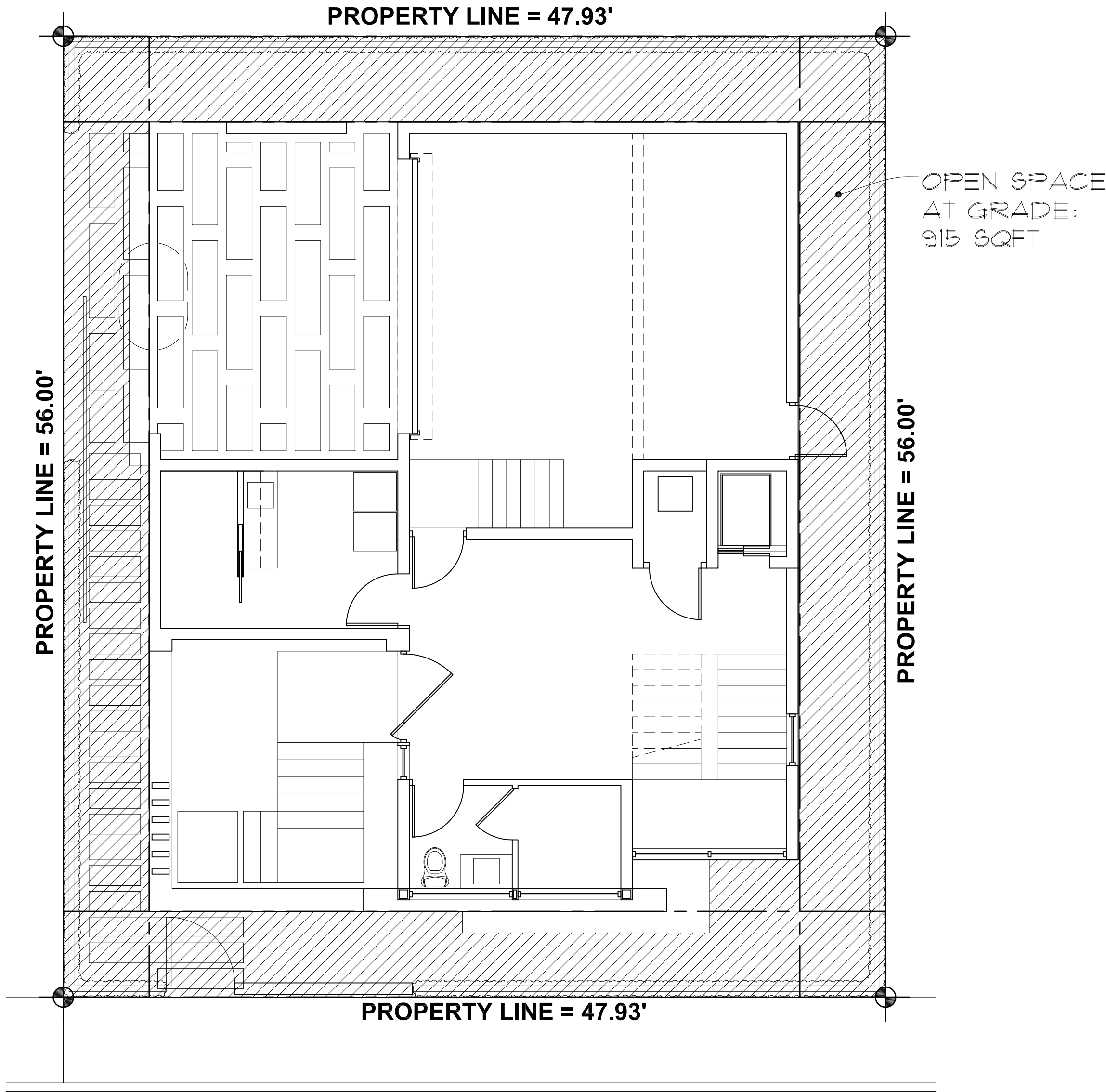
LOT AREA: 2,684 SQFT
MAX. FAR: 1.5, 4,026 SQFT
PROPOSED FAR: 1.47, 3,936 SQFT



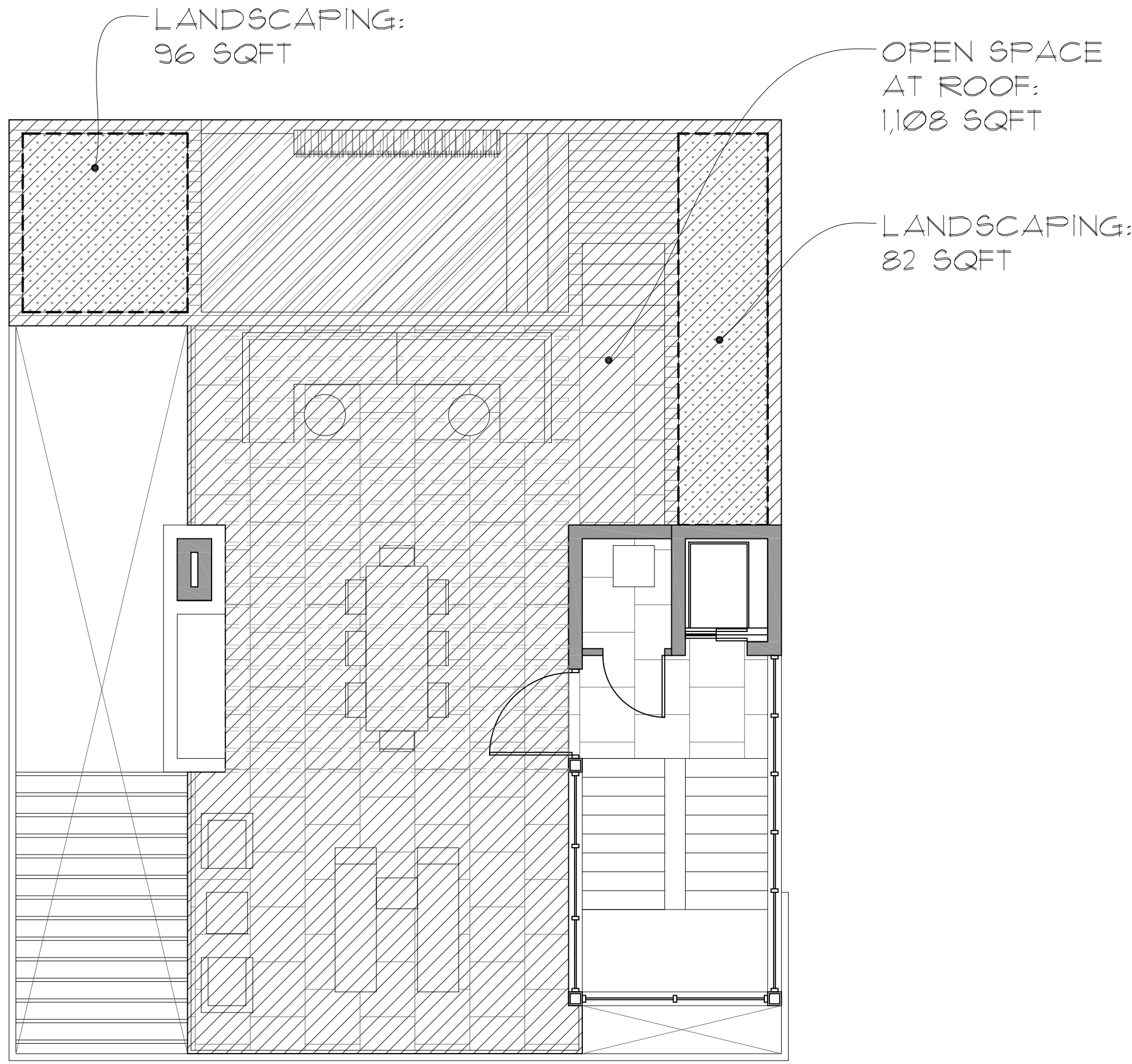
OPEN SPACE DIAGRAMS

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

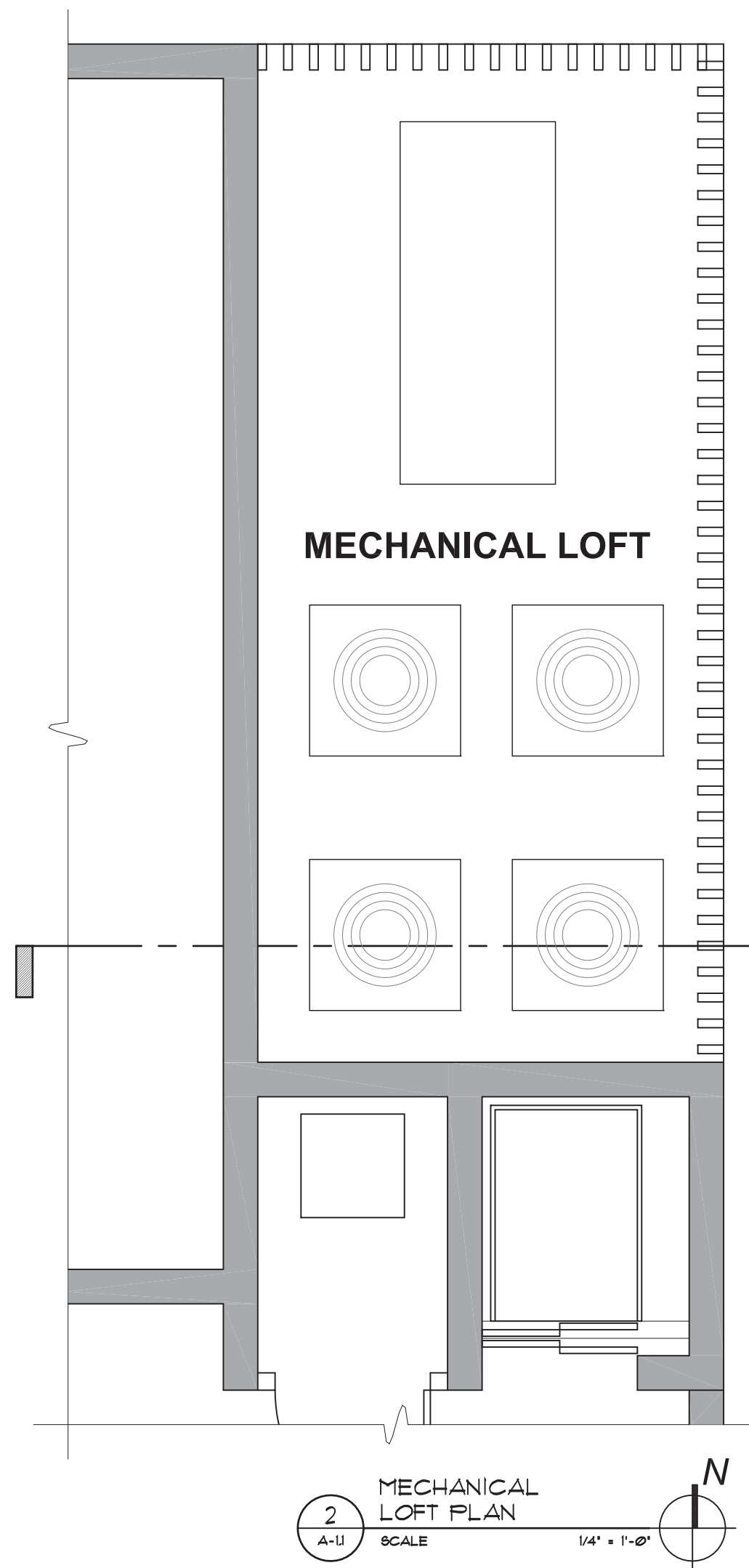
ROOFTOP LANDSCAPE AREA
MINIMUM REQUIRED: 0.25, 277 SQFT
PROPOSED: 0.16, 178 SQFT



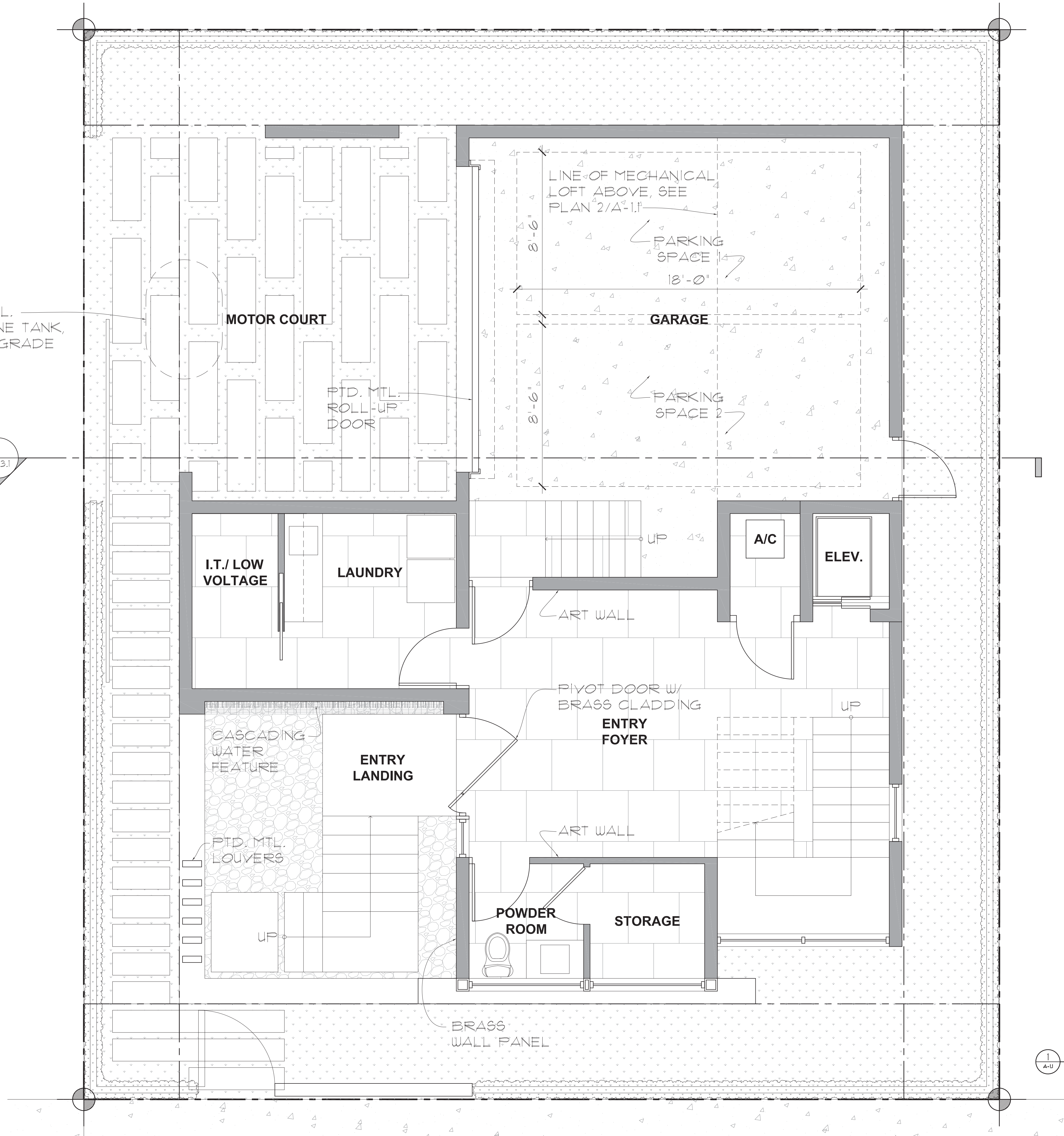
A OPEN SPACE AT GRADE
A-01 SCALE 3/16" = 1'-0"



B OPEN SPACE AT ROOF
A-01 SCALE 3/16" = 1'-0"



500 GAL.
PROPANE TANK,
BELOW GRADE



1 FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N

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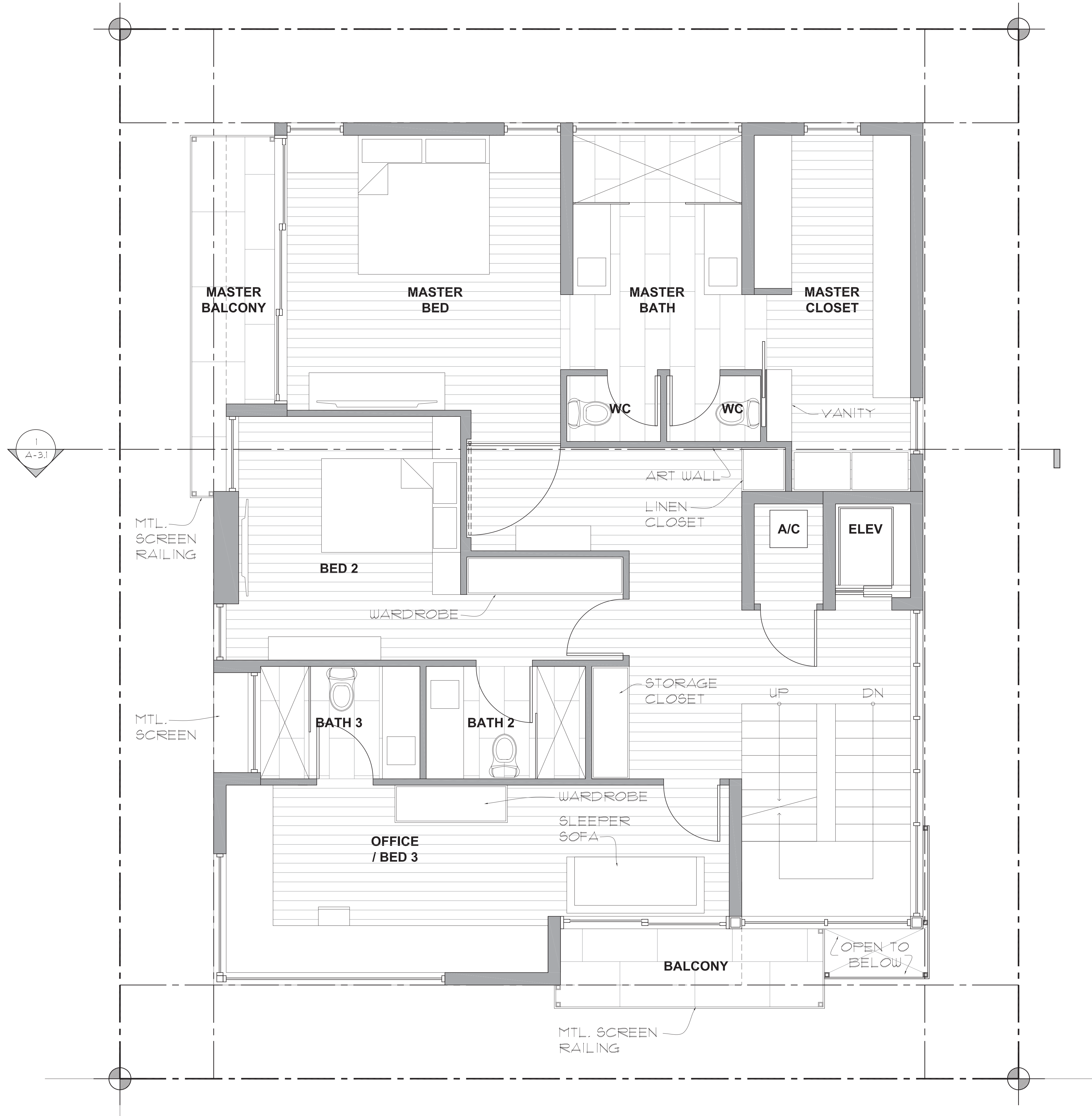
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A-1.1



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

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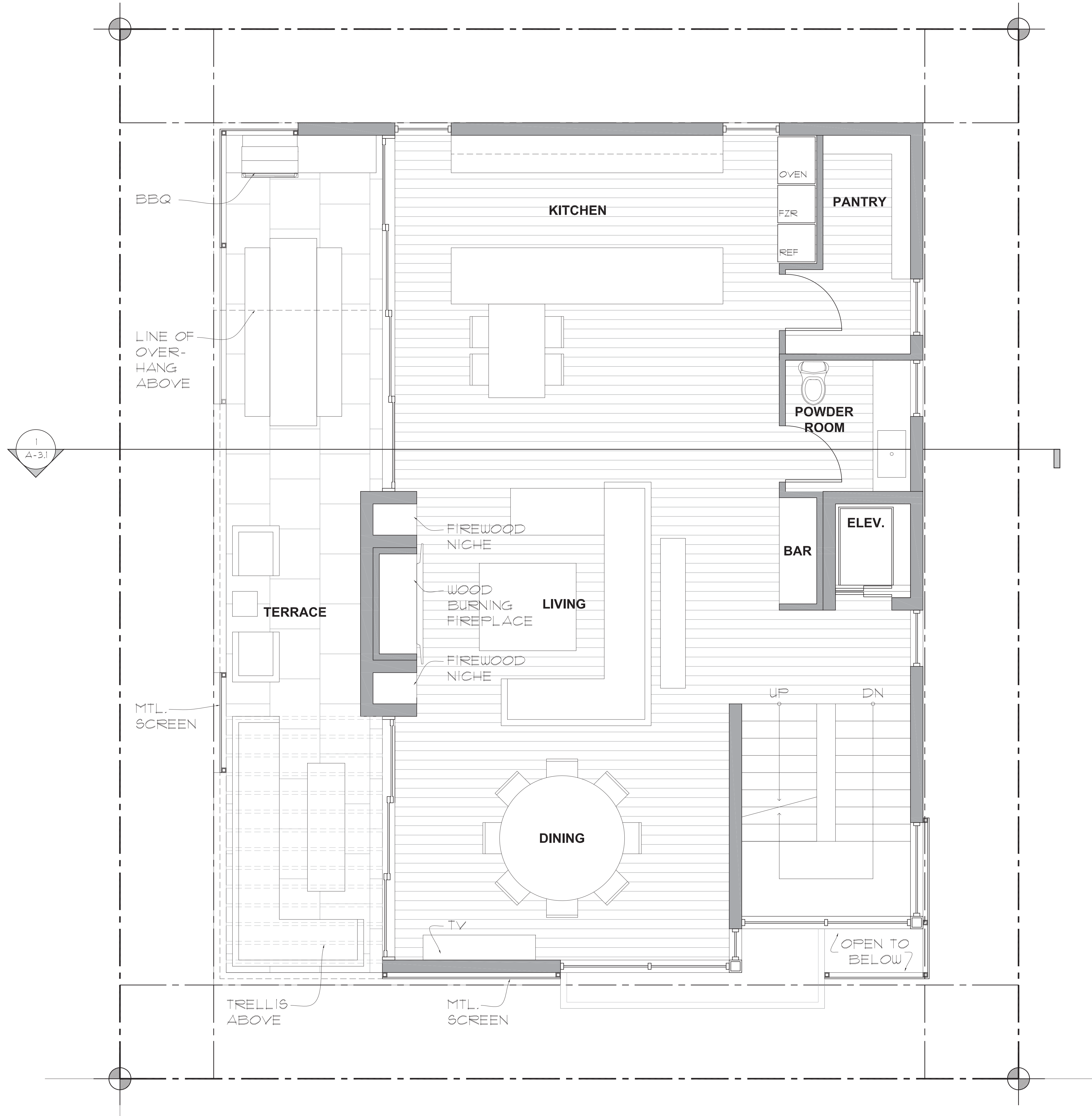
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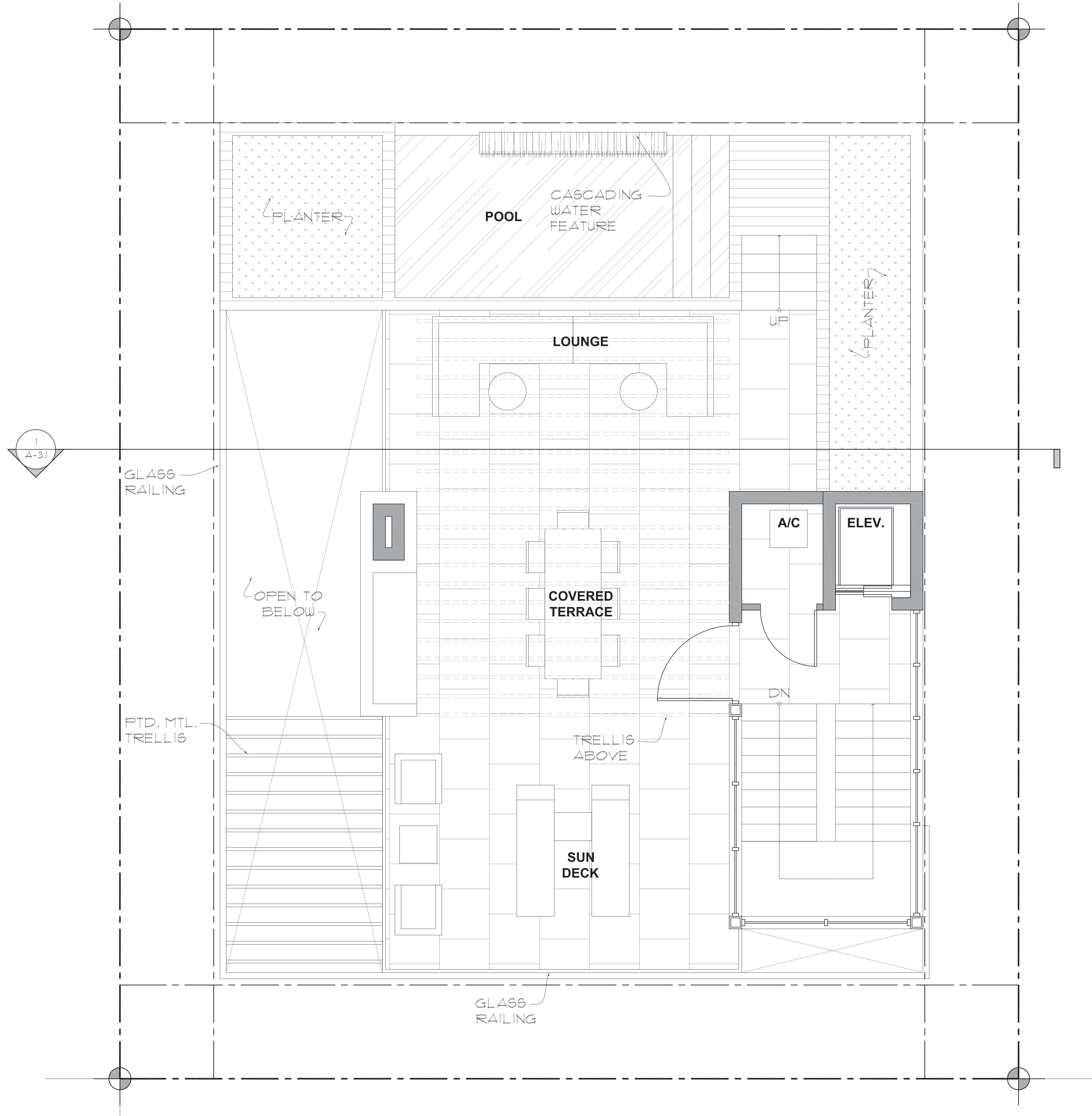


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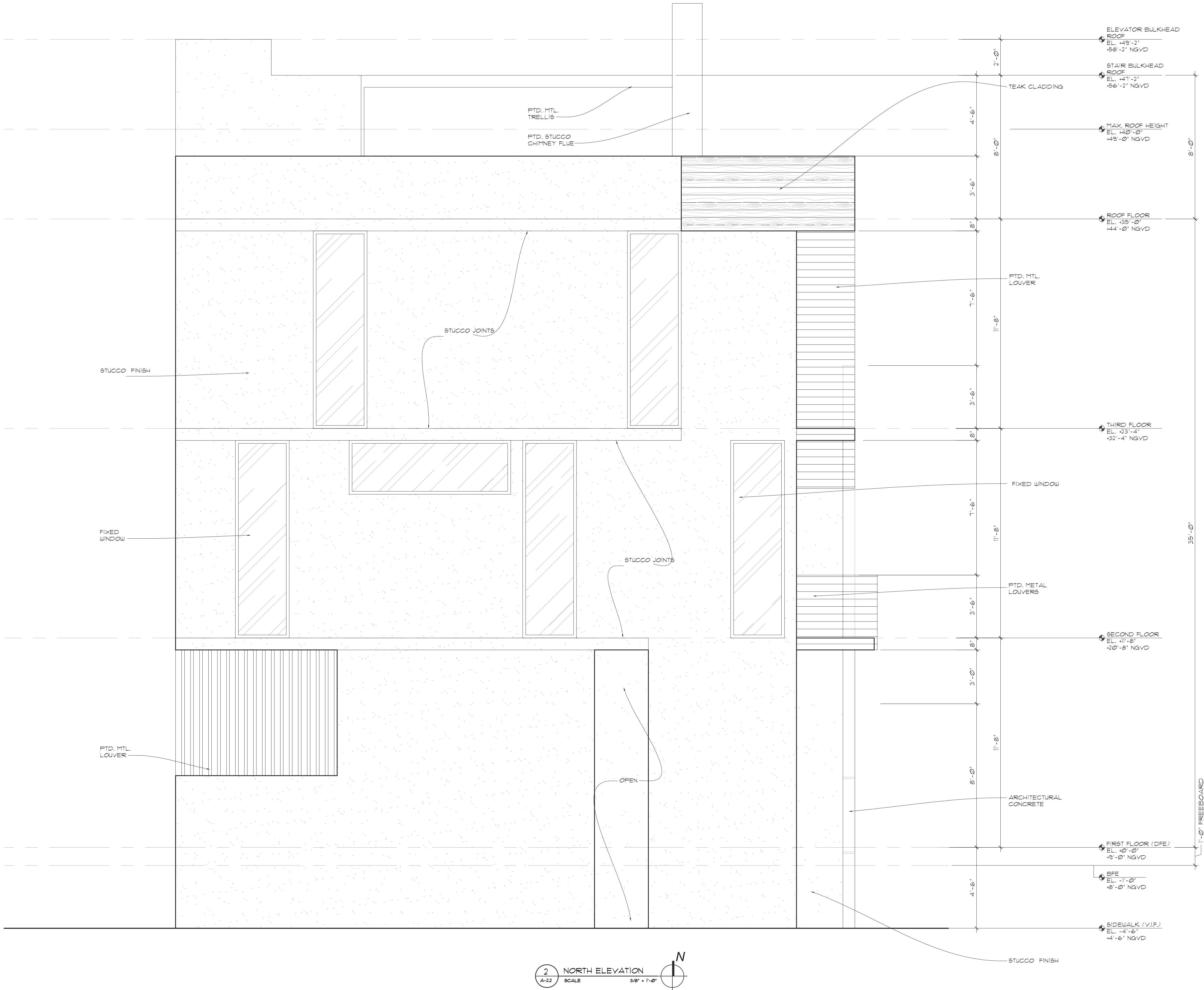
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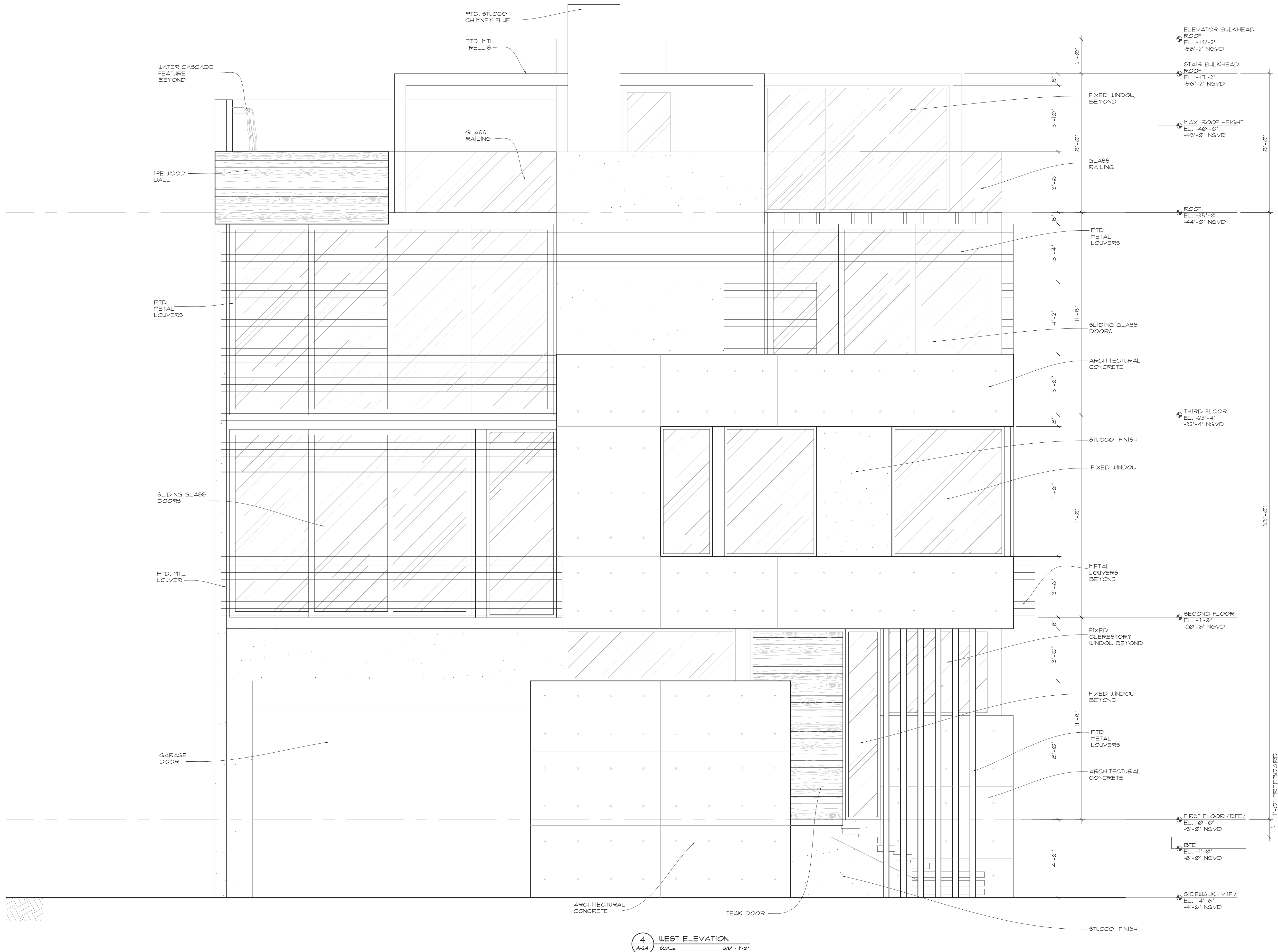
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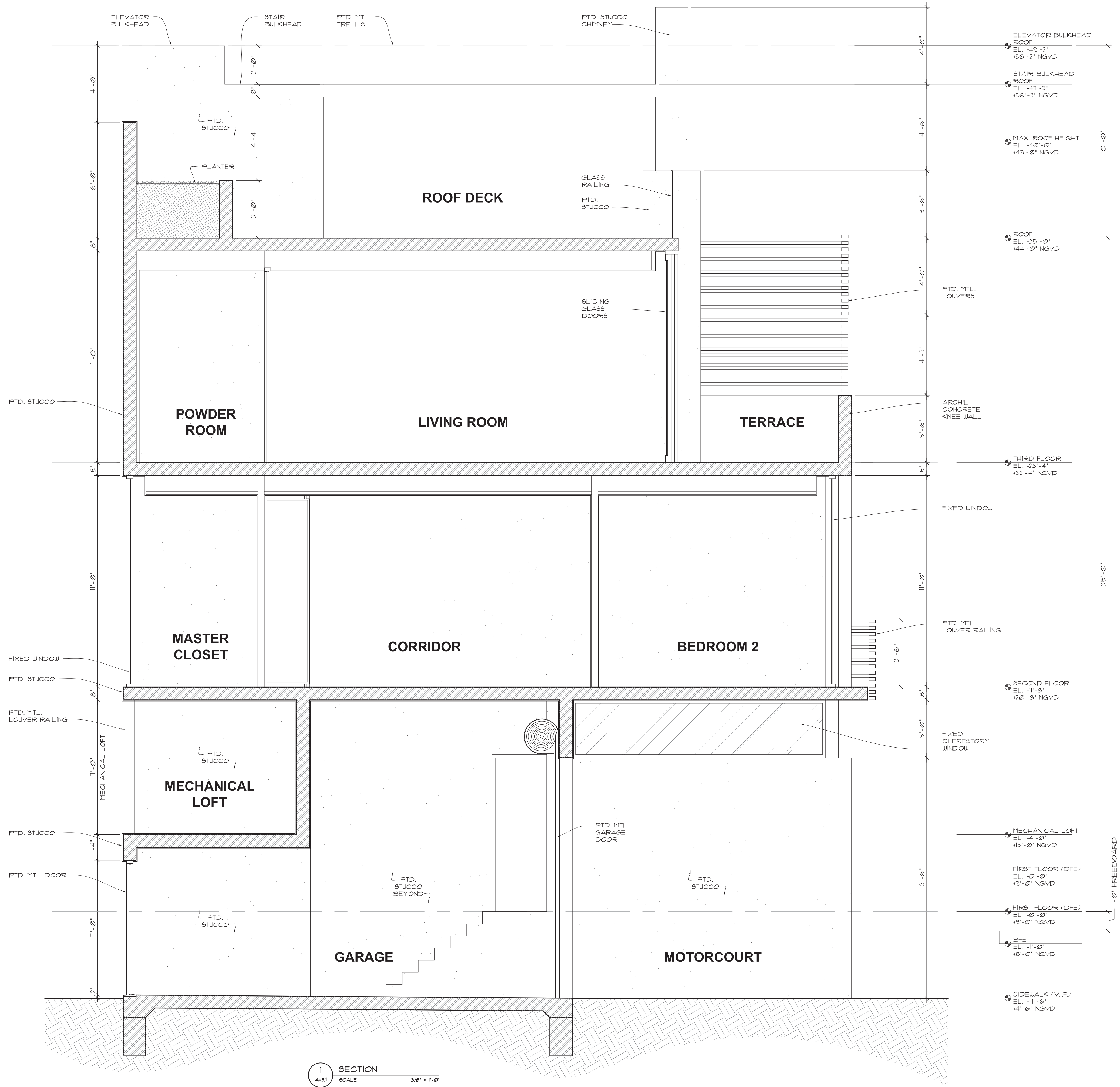
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A-2.3





seal

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A-3.1



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

