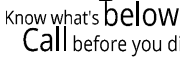




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**MASER**  
CONSULTING



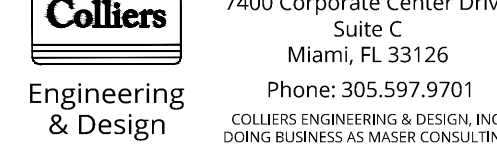
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VISIT: [WWW.CALL811.COM](http://WWW.CALL811.COM)

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FOR  
433 SOUTH  
HIBISCUS DRIVE

MIAMI-DADE  
COUNTY  
FLORIDA

SHEET TITLE:

SHEET NUMBER

1 of 2



1. FOR LOTS GREATER THAN 65 FEET IN WIDTH EACH INTERIOR SIDE YARD SHALL HAVE A MINIMUM OF TEN PERCENT OF THE LOT WIDTH OR TEN FEET, WHICHEVER IS GREATER.

2. FOR LOTS 65 FEET IN WIDTH OR LESS EACH INTERIOR SIDE YARD SHALL HAVE A MINIMUM OF SEVEN AND ONE-HALF FEET.

D. TWO-STORY SIDE ELEVATIONS LOCATED PARALLEL TO A SIDE PROPERTY LINE SHALL NOT EXCEED 50 PERCENT OF THE LOT DEPTH OR 60 FEET, WHICHEVER IS LESS, WITHOUT INCORPORATING ADDITIONAL OPEN SPACE, IN EXCESS OF THE MINIMUM REQUIRED SIDE YARD, DIRECTLY ADJACENT TO THE REQUIRED SIDE YARD. THE ADDITIONAL OPEN SPACE SHALL BE REGULAR IN SHAPE, OPEN TO THE SKY FROM GRADE, AND AT LEAST EIGHT FEET IN DEPTH, MEASURED PERPENDICULAR FROM THE MINIMUM REQUIRED SIDE SETBACK LINE. THE SQUARE FOOTAGE OF THE ADDITIONAL OPEN SPACE SHALL NOT BE LESS THAN ONE PERCENT OF THE LOT AREA. THE ELEVATION (HEIGHT) OF THE OPEN SPACE PROVIDED SHALL NOT EXCEED THE ELEVATION OF THE FIRST HABITABLE FLOOR, AND AT LEAST 50 PERCENT OF THE REQUIRED OPEN SPACE AREA SHALL BE SUBJECTED TO LANDSCAPING PREVIOUS TO THE OPEN SPACE BEING AN OPEN SPACE CONTAINING MECHANICAL EQUIPMENT. THE INTENT OF THIS REGULATION SHALL BE TO BREAK UP LONG EXPANSES OF UNINTERRUPTED TWO-STORY VOLUME AT OR NEAR THE REQUIRED SIDE YARD SETBACK LINE AND EXCEPTION FROM THE MINIMUM REQUIREMENTS OF THIS PROVISION MAY BE GRANTED ONLY THROUGH HISTORIC PRESERVATION BOARD, OR DESIGN REVIEW BOARD APPROVAL, AS MAY BE APPLICABLE, IN ACCORDANCE WITH THE APPLICABLE DESIGN REVIEW OR APPROPRIATENESS CRITERIA.

E. NONCONFORMING YARDS.

1. IF A SINGLE-FAMILY STRUCTURE IS RENOVATED IN EXCESS OF 50 PERCENT OF THE VALUE DETERMINATION, AS DETERMINED BY THE BUILDING OFFICIAL PURSUANT TO THE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE, ANY NEW CONSTRUCTION IN CONNECTION WITH THE RENOVATION SHALL MEET ALL SETBACK REGULATIONS EXISTING AT THE TIME, UNLESS OTHERWISE EXEMPTED UNDER CHAPTER 118, ARTICLE IX OF THESE LAND DEVELOPMENT REGULATIONS.

2. WHEN AN EXISTING SINGLE-FAMILY STRUCTURE IS BEING RENOVATED LESS THAN 50 PERCENT OF THE VALUE DETERMINATION, AS PRESCRIBED BY THE BUILDING OFFICIAL PURSUANT TO THE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE, AND THE SUM OF THE SIDE YARDS IS LESS THAN 25 PERCENT OF THE LOT WIDTH, ANY NEW CONSTRUCTION, WHETHER ATTACHED OR DETACHED, INCLUDING ADDITIONS, MAY RETAIN THE EXISTING SUM OF THE SIDE YARDS, PROVIDED THAT THE SUM OF THE SIDE YARDS IS NOT DECREASED.

3. WHEN AN EXISTING SINGLE-FAMILY STRUCTURE IS BEING RENOVATED LESS THAN 50 PERCENT OF THE VALUE DETERMINATION, AS PRESCRIBED BY THE BUILDING OFFICIAL PURSUANT TO THE STANDARDS FOR THE FLORIDA BUILDING CODE, AND HAS NONCONFORMING INTERIOR SIDE YARD SETBACK OF 4 FEET, 15 FEET, THE INTERIOR SIDE YARD SETBACK OF NEW CONSTRUCTION IN CONNECTION WITH THE EXISTING BUILDING MAY BE ALLOWED TO FOLLOW THE EXISTING BUILDING LINES. THE MAINTENANCE OF THIS NONCONFORMING INTERIOR SIDE YARD SETBACK SHALL ONLY APPLY TO THE LINEAL EXTENSION OF SINGLE STORY BUILDING PROVIDED SUCH LINEAL EXTENSION DOES NOT EXCEED 20 FEET IN LENGTH AND DOES NOT EXCEED 18 FEET IN HEIGHT FOR A FLAT ROOF STRUCTURE AND 2 FEET FOR A SLOPED ROOF STRUCTURE (MEASURED TO THE MID-POINT OF THE SLOPE), AS MEASURED FROM THE MINIMUM FLOOD ELEVATION.

- (3) REAR.

THE REAR SETBACK REQUIREMENT SHALL BE 15 PERCENT OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM. AT LEAST 70 PERCENT OF THE REQUIRED REAR YARD SHALL BE SODDED OR COVERED LANDSCAPED WITH PERVIOUS SURFING, WITHIN LOW SLOPE OF TWO FEET OR FLATTER GRADE. A SWIMMING POOL, WHEN LOCATED ABOVE ADJUSTED GRADE, TO MEET THIS REQUIREMENT, WHEN LOCATED ABOVE ADJUSTED GRADE, THE WATER PORTION OF A SWIMMING POOL MAY COUNT TOWARDS 50 PERCENT OF THE REQUIRED REAR YARD. ADEQUATE INFRASTRUCTURE SHALL BE INCORPORATED INTO THE DESIGN OF THE POOL TO FULLY ACCOMMODATE ON-SITE STORMWATER RETENTION.

LEGAL DESCRIPTION:

LOT 1, IN BLOCK W, OF RESUBDIVISION OF BLOCKS "C" AND "D" OF HIBISCUS ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, AT PAGE 87 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FOLIO NO. 02-3232-005-0520.

SURVEYOR'S NOTES:

NO UNDERGROUND FOOTINGS WERE LOCATED.

THE CLIENT PROVIDED THE LEGAL DESCRIPTION TO THIS SURVEYOR.

NO ENCROACHMENTS WERE NOTED BY THIS SURVEY, EXCEPT AS SHOWN HEREON

THE OWNERSHIP OF THE FENCES AND/OR WALLS AS SHOWN HEREON WAS NOT DETERMINED.

ANY REPRODUCTION IS NOT AN ORIGINAL. THIS SURVEYOR RETAINS AN ORIGINAL  
TO VERIFY THESE DATED CONTENTS FOR VALIDITY.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE  
RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

DIFFERENCES ARE NOTED AS COMPARED TO CALCULATIONS FROM THE RECORD PLAT AND ARE SHOWN AS PLAT, MEASURED, RECORD AND/OR DEED. TIES FROM THE BUILDING AS SHOWN ARE MEASURED TO THE PLATTED BOUNDARY.

ELEVATIONS ARE REFERRED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29).

ELEVATIONS ARE BASED ON MIAMI DADE COUNTY BENCHMARK D-135 THE SAME BEING A MAG SQUARE WASHER LOCATED AT TOP OF CURB 4' SOUTH OF EDGE OF PAVEMENT AND 15' EAST OF CENTERLINE OF FOUNTAIN STREET, ELEVATION 5.31' N.G.V.D. 29.

THE SUBJECT PARCEL HAS A TOTAL AREA OF 10,386.9 SQUARE FEET OR 0.24 ACRES.

THE NATIONAL FLOOD INSURANCE RATE MAP 12086C0316 L FOR FLORIDA COMMUNITY 120651 PANEL NO. 0316 L, FIRM DATE 01/20/93, WITH AN REVISED DATE OF 09/11/09, PUBLISHED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN ZONE "AE", WITH A BASE FLOOD ELEVATION OF 10 FEET.

THIS SURVEY MAP IS INTENDED FOR THE USE OF THE PARTIES TO WHOM THIS SURVEY IS CERTIFIED TO AND FOR. ANY REPRODUCTION IS NOT AN ORIGINAL. THIS SURVEYOR RETAINS AN ORIGINAL TO VERIFY THESE DATED CONTENTS FOR VALIDITY.

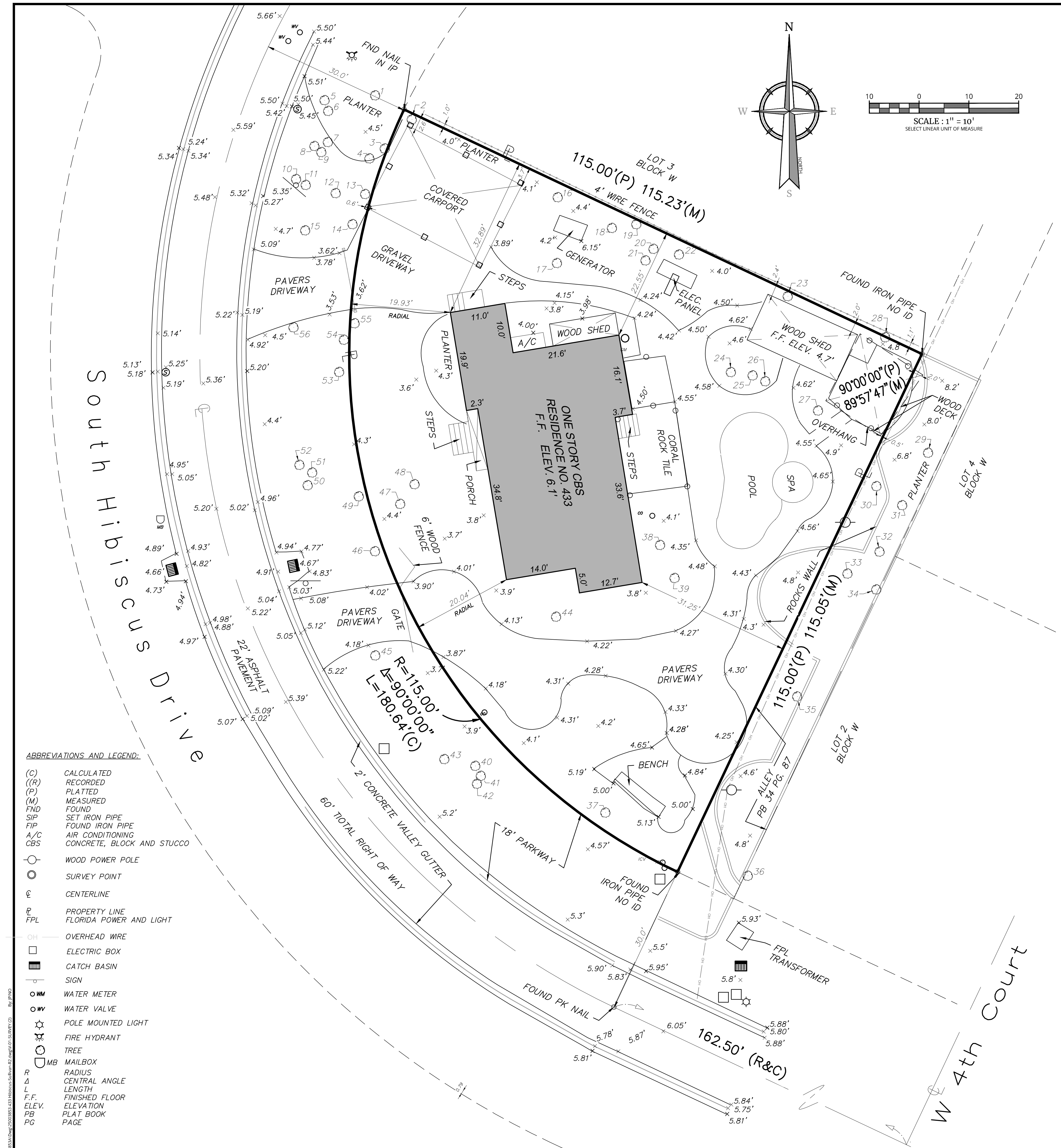
THIS SKETCH SHOWN HEREON IN ITS GRAPHIC FORM, IS THE RECORD DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMAT OF THIS SURVEY.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=10' OR SMALLER.  
AT THE MAXIMUM INTENDED DISPLAYED SCALE THE SURVEY AND SKETCH'S  
POSITIONAL ACCURACY VALUE OCCUPIES 1/10" ON THE DISPLAY.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS, THAT IN MY PROFESSIONAL OPINION, THIS MAP OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT AS RECENTLY SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED MEETS THE STANDARDS AND PRACTICES CURRENTLY ADOPTED BY THE PROFESSION OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTIONS 5J-17.051 AND 5J-17.052 AND IS A FINAL SURVEY AS DEFINED IN SECTION 5J-17.050(10)(B).

AIMARA DIAZ LA ROSA  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 6796  
STATE OF FLORIDA



| Tree List                            |                     |                                    |              |               |                        |
|--------------------------------------|---------------------|------------------------------------|--------------|---------------|------------------------|
| 433 S. Hibiscus Road, Miami, FL      |                     |                                    |              |               |                        |
| Erin Santiago, ISA Arborist FL-5705A |                     |                                    |              |               |                        |
| Tree #                               | Common Name         | Botanical Name                     | DBH (inches) | Height (feet) | Canopy Diameter (feet) |
| 1                                    | Montgomery Palm     | <i>Veitchia arecina</i>            | 5            | 12CT 200A     | 15                     |
| 2                                    | Montgomery Palm     | <i>Veitchia arecina</i>            | 5            | 15CT 1230A    | 15                     |
| 3                                    | Montgomery Palm     | <i>Veitchia arecina</i>            | 5            | 15CT 1230A    | 15                     |
| 4                                    | Montgomery Palm     | <i>Veitchia arecina</i>            | 5            | 15CT 1230A    | 15                     |
| 5                                    | Montgomery Palm dbl | <i>Veitchia arecina</i>            | 5+5          | 12CT 200A     | 15                     |
| 6                                    | Adonidia Palm       | <i>Veitchia merrillii</i>          | 4            | 20CT 250A     | 7                      |
| 7                                    | Royal Palm          | <i>Roystonea regia</i>             | 22           | 40CT 540A     | 33                     |
| 8                                    | Adonidia Palm       | <i>Veitchia merrillii</i>          | 5            | 24CT 280A     | 7                      |
| 9                                    | Areca Palm          | <i>Dypsis lutescens</i>            | 23           | 250A          | 20                     |
| 10                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 4            | 15CT 200A     | 6                      |
| 11                                   | Areca Palm          | <i>Dypsis lutescens</i>            | 8            | 180A          | 7                      |
| 12                                   | Fishtail Palm       | <i>Caryota mitis</i>               | 11           | 250A          | 15                     |
| 13                                   | Fishtail Palm       | <i>Caryota mitis</i>               | 5            | 250A          | 15                     |
| 14                                   | Fishtail Palm       | <i>Caryota mitis</i>               | 20           | 250A          | 15                     |
| 15                                   | Royal Palm          | <i>Roystonea regia</i>             | 17           | 36CT 480A     | 27                     |
| 16                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 4            | 18CT 230A     | 7                      |
| 17                                   | Starburst Tree      | <i>Clerodendrum quadriloculare</i> | 6            | 20            | 6                      |
| 18                                   | Adonidia Palm multi | <i>Veitchia merrillii</i>          | 5x6          | 24CT 280A     | 18                     |
| 19                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 5            | 24CT 280A     | 7                      |
| 20                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 5            | 24CT 280A     | 7                      |
| 21                                   | Adonidia Palm tpl   | <i>Veitchia merrillii</i>          | 5+5+4        | 24CT 280A     | 11                     |
| 22                                   | Fishtail Palm       | <i>Caryota mitis</i>               | 15           | 35            | 18                     |
| 23                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 5            | 26CT 290A     | 6                      |
| 24                                   | Washingtonia Palm   | <i>Washingtonia spp.</i>           | 11           | 11CT 180A     | 12                     |
| 25                                   | Montgomery Palm dbl | <i>Veitchia arecina</i>            | 7+6          | 40CT 460A     | 23                     |
| 26                                   | Solitaire Palm      | <i>Ptychosperma elegans</i>        | 4            | 37CT 400A     | 6                      |
| 27                                   | Solitaire Palm      | <i>Ptychosperma elegans</i>        | 4            | 37CT 400A     | 6                      |
| 28                                   | Strangler Fig       | <i>Ficus aurea</i>                 | 60           | 40            | 35                     |
| 29                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 5            | 24CT 260A     | 3                      |
| 30                                   | Florida Thatch Palm | <i>Thrinx radiata</i>              | 4            | 28CT 310A     | 3                      |
| 31                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 5            | 24CT 260A     | 3                      |
| 32                                   | Seagrape            | <i>Coccoloba uvifera</i>           | 4            | 23            | 4                      |
| 33                                   | Montgomery Palm     | <i>Veitchia arecina</i>            | 5            | 12CT 200A     | 15                     |
| 34                                   | Paperbark Tree      | <i>Melaleuca quinquenervia</i>     | 24           | 40            | 20                     |
| 35                                   | Montgomery Palm     | <i>Veitchia arecina</i>            | 5            | 16CT 220A     | 15                     |
| 36                                   | Mahogany            | <i>Swietenia mahagoni</i>          | 8            | 20            | 6                      |
| 37                                   | Weeping Fig         | <i>Ficus benjamina</i>             | 120          | 60            | 100                    |
| 38                                   | Solitaire Palm      | <i>Ptychosperma elegans</i>        | 4            | 33CT 360A     | 6                      |
| 39                                   | Solitaire Palm      | <i>Ptychosperma elegans</i>        | 4            | 28CT 310A     | 33                     |
| 40                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 5            | 26CT 320A     | 11                     |
| 41                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 6            | 26CT 320A     | 11                     |
| 42                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 6            | 26CT 320A     | 11                     |
| 43                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 5            | 18CT 220A     | 8                      |
| 44                                   | Montgomery Palm     | <i>Veitchia arecina</i>            | 4            | 10CT 220A     | 14                     |
| 45                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 6            | 26CT 320A     | 9                      |
| 46                                   | Black Olive         | <i>Bucida buceras</i>              | 36           | 55            | 65                     |
| 47                                   | Fishtail Palm       | <i>Caryota mitis</i>               | 4            | 27            | 10                     |
| 48                                   | Montgomery Palm     | <i>Veitchia arecina</i>            | 5            | 12CT 200A     | 10                     |
| 49                                   | Fishtail Palm       | <i>Caryota mitis</i>               | 4            | 27            | 10                     |
| 50                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 5            | 26CT 320A     | 9                      |
| 51                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 6            | 26CT 320A     | 9                      |
| 52                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 6            | 26CT 320A     | 9                      |
| 53                                   | Black Olive         | <i>Bucida buceras</i>              | 36           | 60            | 65                     |
| 54                                   | Fishtail Palm       | <i>Caryota mitis</i>               | 20           | 250A          | 15                     |
| 55                                   | Fishtail Palm       | <i>Caryota mitis</i>               | 20           | 250A          | 15                     |
| 56                                   | Adonidia Palm       | <i>Veitchia merrillii</i>          | 6            | 22CT 280A     | 10                     |

[illegible]