

# CASA LEROY DOBLES

1339 14TH TERRACE MIAMI BEACH, FL 33139

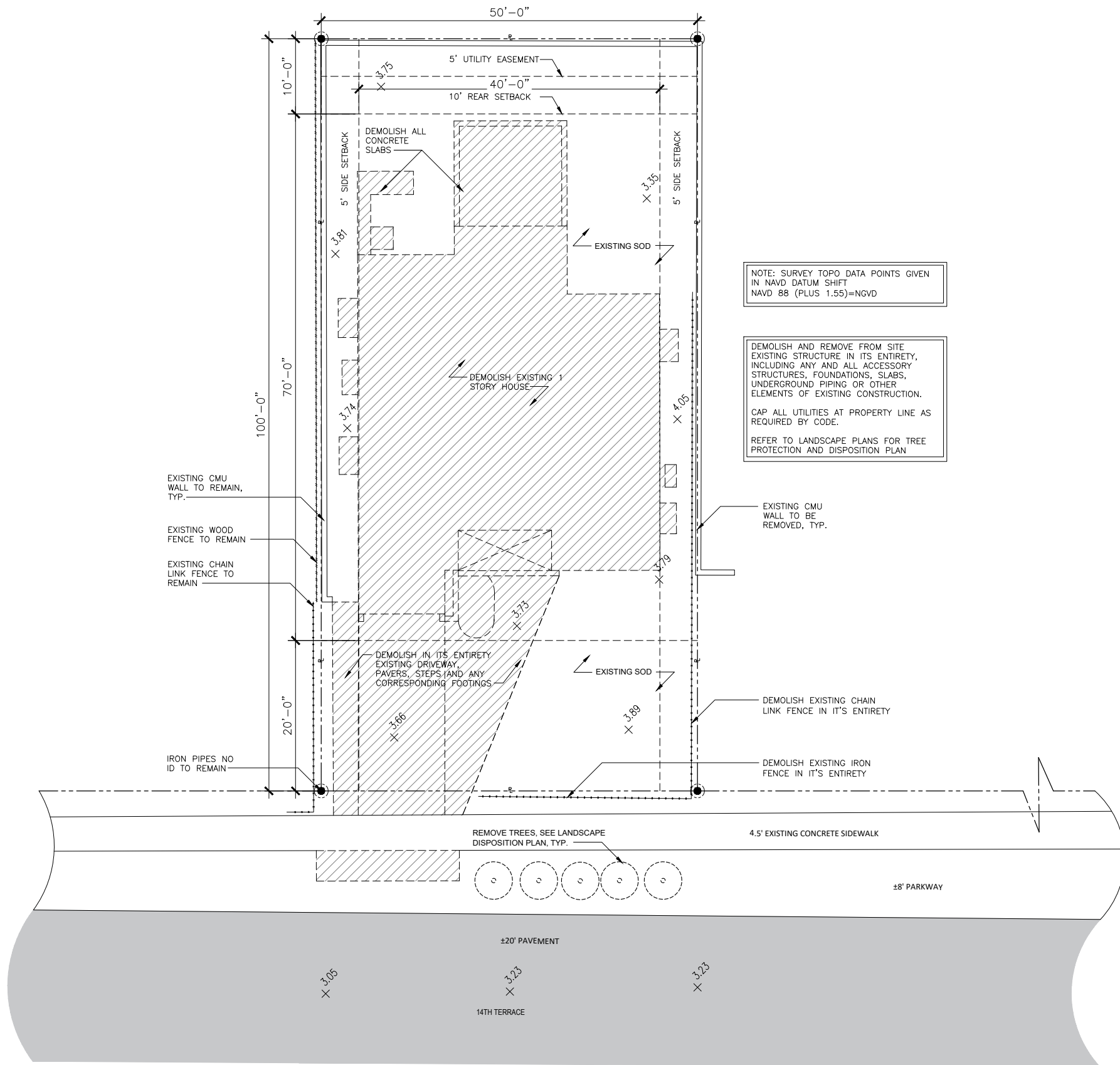
MA 2320



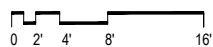
MATEU ARCHITECTURE INC.  
AA-26000522  
8887 SW 131ST STREET  
MIAMI, FLORIDA 33176  
PH: 305-233-3304  
FX: 305-233-3326

## DESIGN REVIEW BOARD

CSS FINAL SUBMITTAL - AUGUST 07, 2024  
DRB FILE NO. - DRB24-1019



## DEMOLITION SITE PLAN

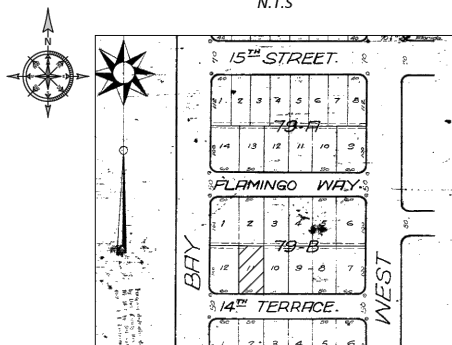


CASA LEROY DOBLES

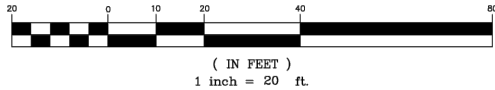
1339 14TH TERRACE MIAMI BEACH, FLORIDA 33139  
**MATEU ARCHITECTURE, INC.**  
 8887 SW 131 STREET MIAMI, FLORIDA 33176  
 TEL.: 305.233.3304 FAX: 305.233.3326  
 FINAL SUBMITTAL 08.07.2024

A-101

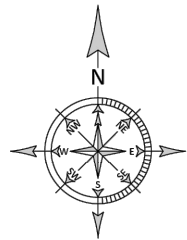
## LOCATION MAP



## GRAPHIC SCALE



## BOUNDARY SURVEY



## LEGAL DESCRIPTION:

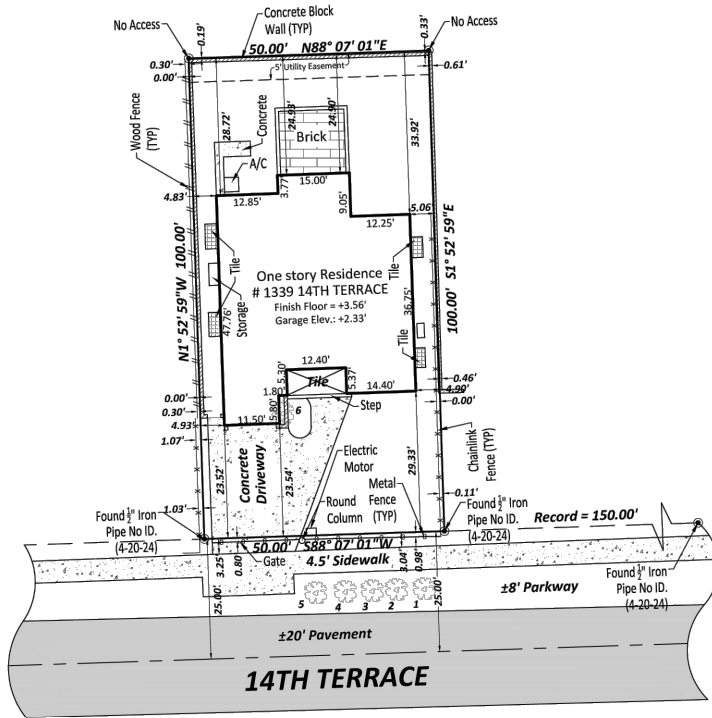
Lot Eleven (11), in Block Seventy-Nine-B (79-B), of A RESUBDIVISION OF BLOCKS 67 AND 79 ALTON BEACH REALTY CO'S. BAY FRONT SUBDIVISIONS, according to the Plat thereof, as recorded in Plat Book 16, Page 1, of the Public Records of Miami-Dade County, Florida.

## SURVEY FOR:

1339 14TH TERRACE LLC

## SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- 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.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- 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.
- The surveyor of record does not determine ownership of fences, measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (5J-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown are assumed and are based on the North Right-of-Way line of 14TH TERRACE, being  $S 88^{\circ}07'01'' W$ .



## TREE TABULATION

NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
①	Areca Palm	Dyopsis lutescens	6"	10'	8'
②	Areca Palm	Dyopsis lutescens	7"	13'	8'
③	Areca Palm	Dyopsis lutescens	7"	12'	8'
④	Areca Palm	Dyopsis lutescens	7"	9'	8'
⑤	Areca Palm	Dyopsis lutescens	7"	9'	8'
⑥	Avocado Tree	Persea americana	5"	16'	9'

## LEGEND

WATER METER
CATCH BASIN
FIRE HYDRANT
CLEAN OUT
SANITARY MANHOLE
STORM MANHOLE
FPL MANHOLE
BELL SOUTH MANHOLE
INLET
WATER VALVE
GAS VALVE
UTILITY POLE
CONCRETE UTILITY POLE
TRAFFIC BOX
TREE
P.B. PLAT BOOK
PAGE
SQ.FT. SQUARE FEET
± MORE OR LESS
ELEV. ELEVATION
INV. INVERT
C CENTERLINE
M CITY OF MIAMI MONUMENT LINE
P PROPERTY LINE
ENCR. ENCROACHMENT
(M) MEASURED
(P) PLAT
(A) ATLAS SHEET
OVERHEAD POWER LINES
WATER MAIN
SEWER MAIN
TELEPHONE LINE
GAS LINE
CHAIN LINK FENCE
BACKFLOW PREVENTER
HANDICAP PARKING
ELECTRIC BOX
COLUMN
TBM TEMPORARY BENCH MARK
STREET LIGHT POLE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, A PROFESSIONAL SURVEYOR, ON APRIL 23, 2024 USING A DIGITAL SIGNATURE CERTIFIED BY TESTIMONY.

DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED COPIES. THE SEAL APPEARING ON THIS DOCUMENT IS THE SEAL OF WALDO F. PAEZ, A PROFESSIONAL SURVEYOR, ON APRIL 23, 2024.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL. THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL ARE REQUIRED FOR THIS CERTIFICATION TO BE VALID. THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL ARE REQUIRED FOR THIS CERTIFICATION TO BE VALID. THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED SEAL ARE REQUIRED FOR THIS CERTIFICATION TO BE VALID.

Waldo F. Paez  
Digitally signed by Waldo F. Paez  
Date: 2024.04.26 15:07:13 -0400

BY: FOR THE FIRM  
WALDO F. PAEZ, P.S.M. No. 3284  
STATE OF FLORIDA

DELTA MAPPING & SURVEYING, Inc.  
Land Surveyors - Land Planners  
1339 14TH TERRACE, MIAMI BEACH, FL 33139  
MIAMI, FLORIDA 33139  
PHONE: (786) 425-1024 FAX: (786) 992-1152

ADDRESS: 1339 14TH TERRACE, MIAMI BEACH, FL 33139  
FOLIO NO.: 02-3233-016-0410

SCALE: 1" = 20'

FLOOD ZONE INFORMATION:  
COMMUNITY NAME & NUMBER  
CITY OF MIAMI BEACH 120651  
MAP/PANEL NUMBER  
12086CO317 L  
AE  
EFFECTIVE/REVISED DATE  
09-11-2009

BASE FLOOD ELEVATION  
8.0'

SHEET:

1

OF 1 SHEET(S)

SURVEY DATE:

4-22-2024

JOB NO.:

24-0091

ELEVATION NOTE: IF REQUESTED AND SHOWN  
1. +0.00' Indicates existing Elevations  
2. Elevations are referred to the North American Vertical Datum of 1988

BENCHMARK INFORMATION: NAME: D-104. DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC DECK FOR CATCH BASIN. LOCATION: 14 ST --- 50' SOUTH OF C/L ALTON RD --- 35' WEST OF C/L. ELEVATION: (+3.05' NGVD)(+1.49' NAVD)

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:
SURVEY	21-0250	07-27-21			
UP-DATE	24-0091	4-22-24			



SURVEY

CASA LEROY DOBLES

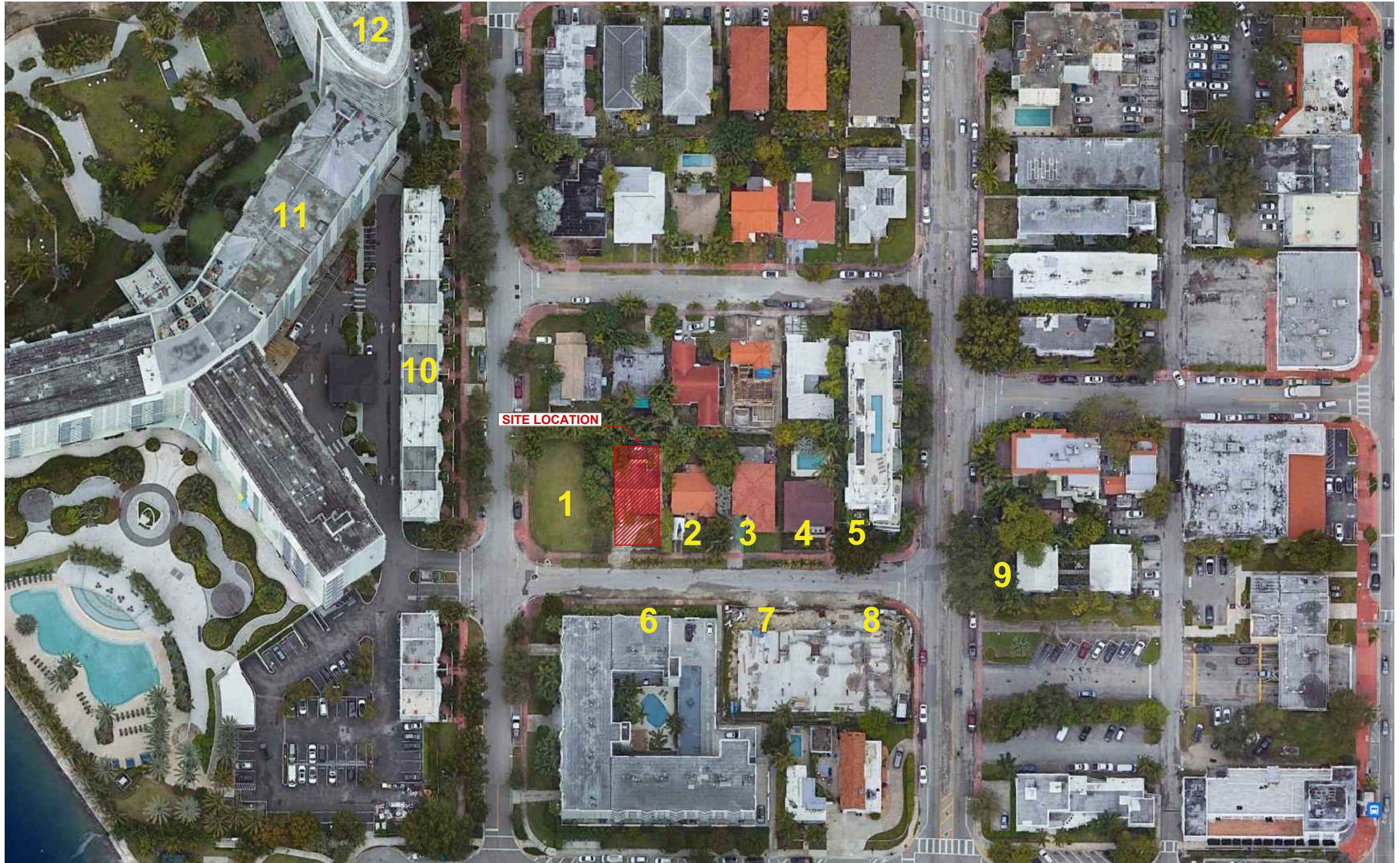
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MIAMI, FLORIDA 33176

FINAL SUBMITTAL

08.07.2024

A-102





SURROUNDING PROPERTIES ALONG 1339 14TH TERRACE





14TH TERRACE LOOKING EAST (9)



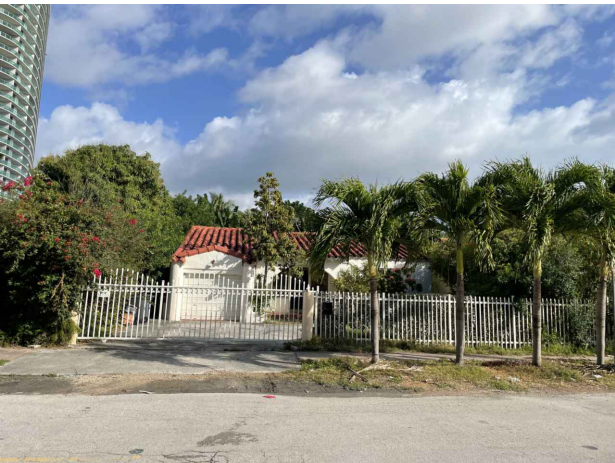
EAST NEIGHBOR CONSTRUCTION (8)



FRONT NEIGHBOR LOOKING EAST (6,7,8)



FRONT NEIGHBOR (6)



1339 14TH TERRACE EXISTING CONDITION



NEIGHBOR RIGHT SIDE NORTH (2,3)



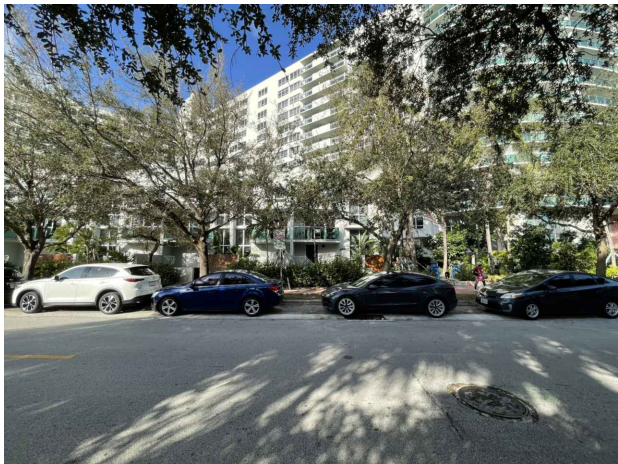
NEIGHBOR RIGHT SIDE NORTH (2)



NEIGHBOR RIGHT SIDE NORTH (3,4,5)



BUILDING IN BAY ROAD NEAR 14TH TERRACE (12)



BAY RD HOUSES NEAR 14TH TERRACE (10)



14 TERRACE LOOKING WEST TO BAY RD (11)



NEIGHBOR LEFT SIDE NORTH (1)

**SURROUNDING PROPERTIES ALONG 1339 14TH TERRACE**  
REFER TO SHEET A-103 FOR MAP KEY IDENTIFYING SURROUNDING PROPERTIES



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1339 14th terrace, Miami Beach, FL		
2	Board and file numbers :	DRB22-0809		
3	Folio number(s):	02-3233-016-0410		
4	Year constructed:	N/A	Zoning District:	RM-1
5	Based Flood Elevation:	8'-0"	Grade value in NGVD:	+3.66' N.G.V.D
6	Adjusted grade (Flood+Grade/2):	+5.83' N.G.V.G	Lot Area:	5,000 sf.
7	Lot width:	50 ft	Lot Depth:	100ft
8	Minimum Unit Size	1,939 sf.	Average Unit Size	1,939 sf.
9	Existing use:	Single Family Residential	Proposed use:	Mulii Family Duplex composed of 2 units

		Maximum	Existing	Proposed	Deficiencies
10	Height	55 ft		41 ft 0 in	
11	Number of Stories			4	
12	<b>FAR</b>	6,250 sf.		5,751 sf.	
13	Gross square footage				
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>	N/A			
19	Front Setback:				
20	Side Setback:				
21	Side Setback:				
22	Side Setback facing street:				
23	Rear Setback:				
	<b>At Grade Parking:</b>				
24	Front Setback:	20 ft		20 ft	
25	Side Setback:	5.0 ft		7.5 ft	
26	Side Setback:	5.0 ft		7.5 ft	
27	Side Setback facing street:	N/A		N/A	
28	Rear Setback:	10 ft		10 ft	
	<b>Pedestal:</b>				
29	Front Setback:	20 ft		20 ft	
30	Side Setback:	7.5 ft		7.5 ft	
31	Side Setback:	7.5 ft		7.5 ft	
32	Side Setback facing street:	N/A		N/A	
33	Rear Setback:	10 ft		10 ft	
	<b>Tower:</b>	N/A		N/A	
34	Front Setback:				
35	Side Setback:				

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
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Calculation of Minimum and Maximum Yards		
PROPERTY CONDITIONS		
	Waterfront Lot (Yes/No)	NO
	Corner property (Yes/No)	NO
	Sidewalk (yes/no)	YES
	Sidewalk elevation at the centerline of the front of the property	3.660
	Crown of road at center of property (if no sidewalk exists or is proposed)	0.000
	Flood Elevation	8.000
	Freeboard (provided)	1.000
INTERIOR SIDEYARD CONDITIONS		
Indicate yes only for the condition that applies		
	Default Condon unless one of the below applies	Max. Yard Elevation
Yes	Maximum Yard Elevation	6.560
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.330
	Is the abutting property vacant?	8.330
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000
REAR YARD CONDITIONS		
Indicate yes only for the condition that applies		
	Default Condon unless one of the below applies	Max. Yard Elevation
Yes	Maximum Yard Elevation	6.560
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.330
	Is the abutting property vacant?	8.330
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000
RESULTS		
	Grade	3.66
	Adjusted Grade	5.83
	30" above Grade	6.16
	Future Crown of Road	5.25
	Future Adjusted Grade	7.125
	Minimum Freeboard Elev.	9.000
	Maximum Freeboard Elev.	13.000
	Minimum Yard Elevation	6.56
	Min. Garage elevation (for a detached or attached garage, not under the house)	5.83
	Minimum garage ceiling elevation	17.000
	Front Yard	
	Min Yard Elevation	6.560
	Max Yard Elevation	7.125
	Interior Side	
	Min Yard Elevation	6.560
	Max Yard Elevation	6.560
	Interior Side	
	Min Yard Elevation	6.560
	Max yard Elevation	6.560
	Non-Waterfront	
	Min Yard Elevation	6.560
	Max Yard Elevation	6.560







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

37	Side Setback facing street:				
38	Rear Setback:				

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	1		4	
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	8 ft 6in -18 ft		8 ft 6in - 18 ft	
44	Parking Space configuration (45o,60o,90o,Parallel)	90		90	
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	Total # of seats	N/A			
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
54	Total occupant content	N/A			
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			

56	Is this a contributing building?	Yes or no	NO
57	Located within a Local Historic District?	Yes or no	NO

Notes:

If not applicable write N/A

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

MULTYFAMILY - COMMERCIAL - ZONING CHECK LIST

CHECK LIST of required Items	Included	PAGE # (s)
Survey (signed and sealed in the last 6 months)	Yes	1
Final Recorded Order to be delivered to our department	Yes	
ZONING DATA SHEET	Yes	A-104/A-104A
Unit size (provide table)	N/A	
Parking Spaces (Provide Table)	N/A	

Site plan showing:

Required setbacks with dimensions	Yes	A-109
Accessory structures with setbacks with dimensions	N/A	
Mechanical/pool equipment setbacks with dimensions	N/A	
Backflowpreventor and Siamese pipes	No	
Projections into required setbacks with dimensions	N/A	
Driveways, walkways, decks with setbacks and dimensions	Yes	A-109
Swimming pool, decks with setbacks and dimensions	Yes	A-109 A-110
Docks with setbacks and dimensions	N/A	
Elevations showing dimensions from flood to maximum height	Yes	A-113/A-114/A-115
Section showing dimensions from flood to maximum height	Yes/No	A-116

Landscape plan	Yes	LA-001 - LA-020
Irrigation plan	No	

Notes:

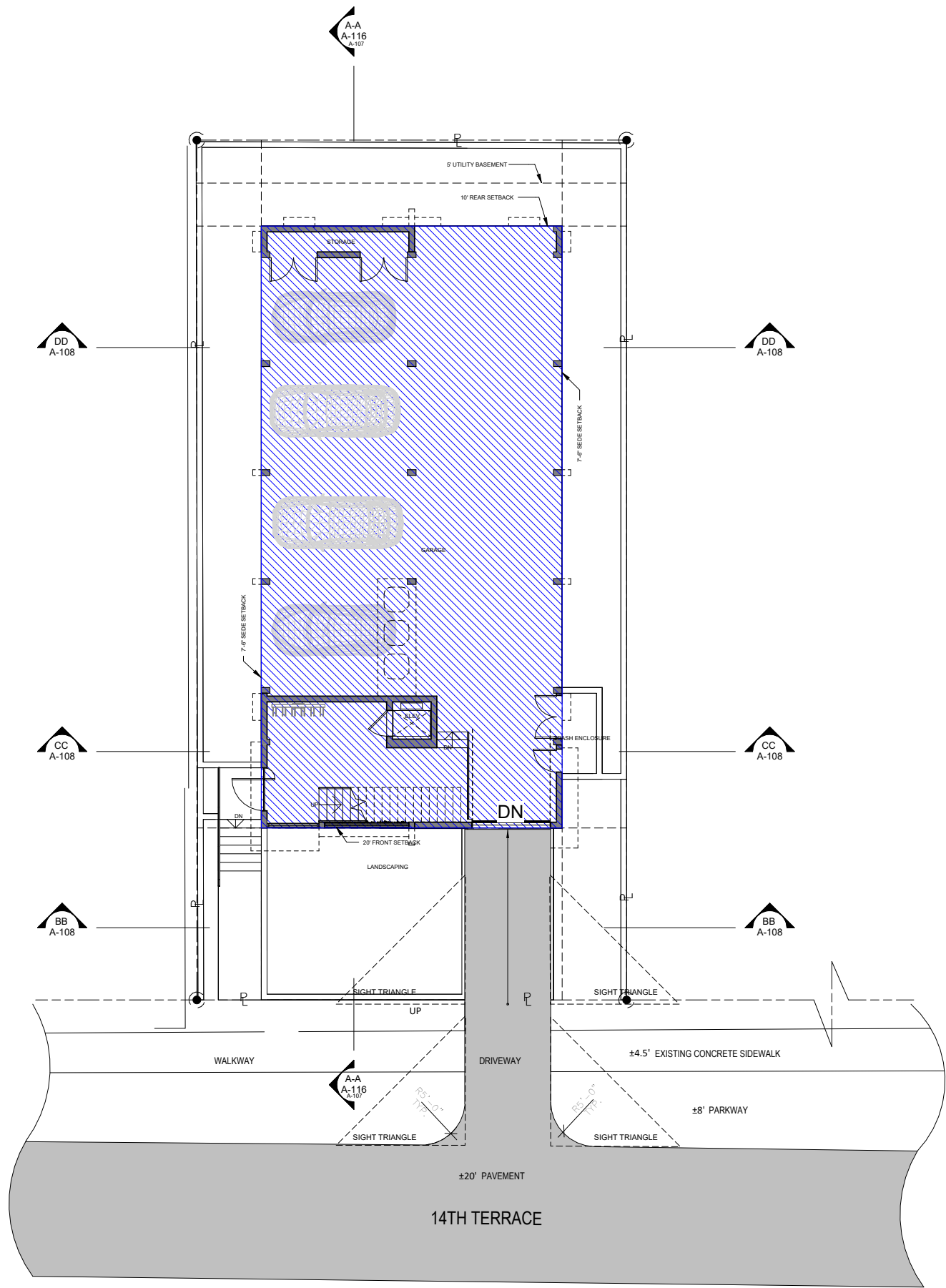
If not applicable write N/A


This check list is only a part of all Items and plans that are required for permit approval

A complete set of plans shall be submitted for permit approval

Upon review of the submitted material it may be deemed that further information be required



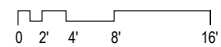


LOT COVERAGE	
2,450 S.F. (49 %)	
SEC. 142-155.a.3.e	
SEC. 142-155.a.3.b.1	
SEC. 142-1132.h.1.a	

LOT COVERAGE	
5,000 S.F. (.11 ACRES)	



## LOT COVERAGE CALCULATION



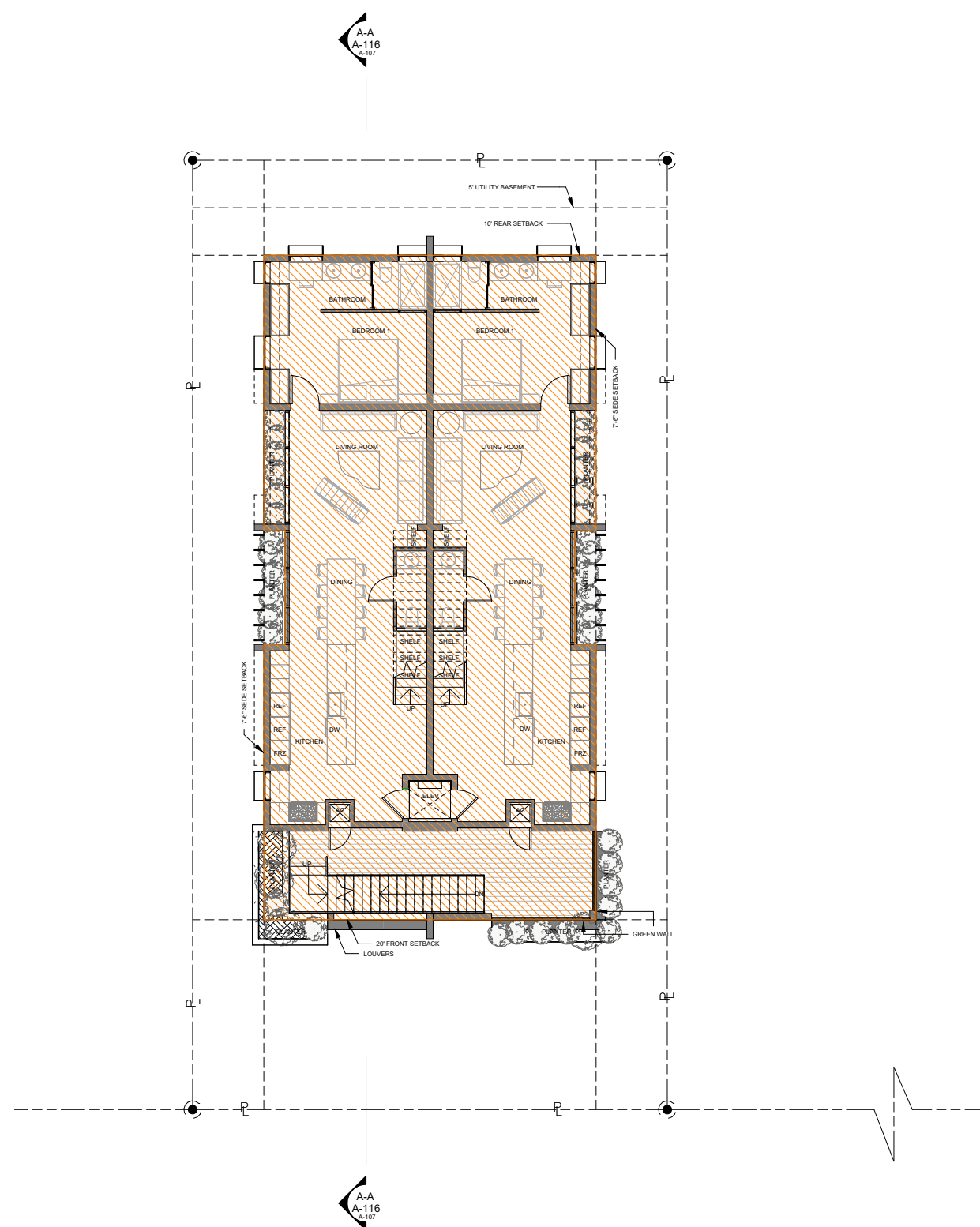
CASA LEROY DOBLES

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MATEU ARCHITECTURE, INC.  
6887 SW 131 STREET MIAMI, FLORIDA 33176  
TEL.: 305.233.3304  
FAX.: 305.233.3359  
FINAL SUBMITTAL

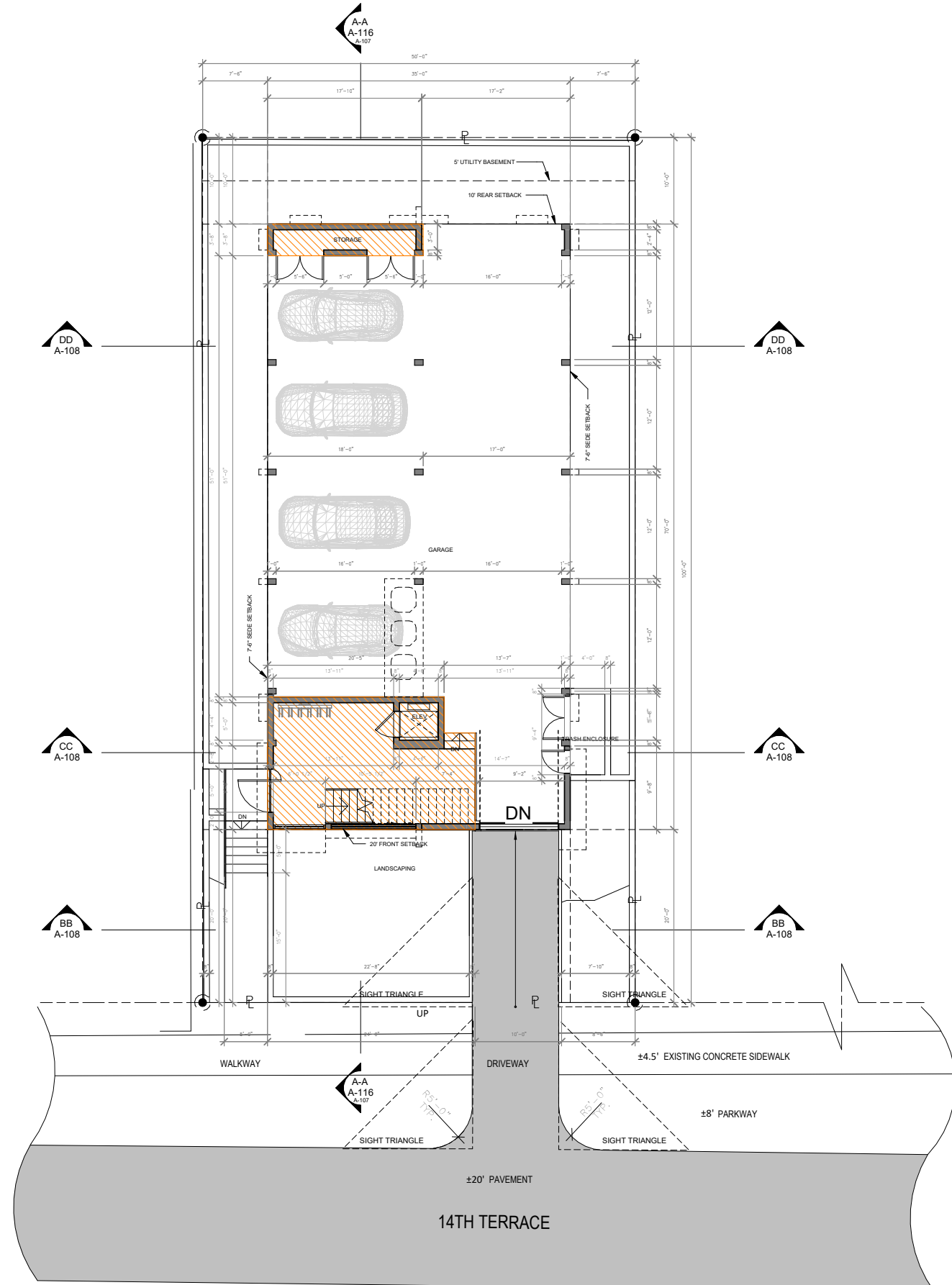
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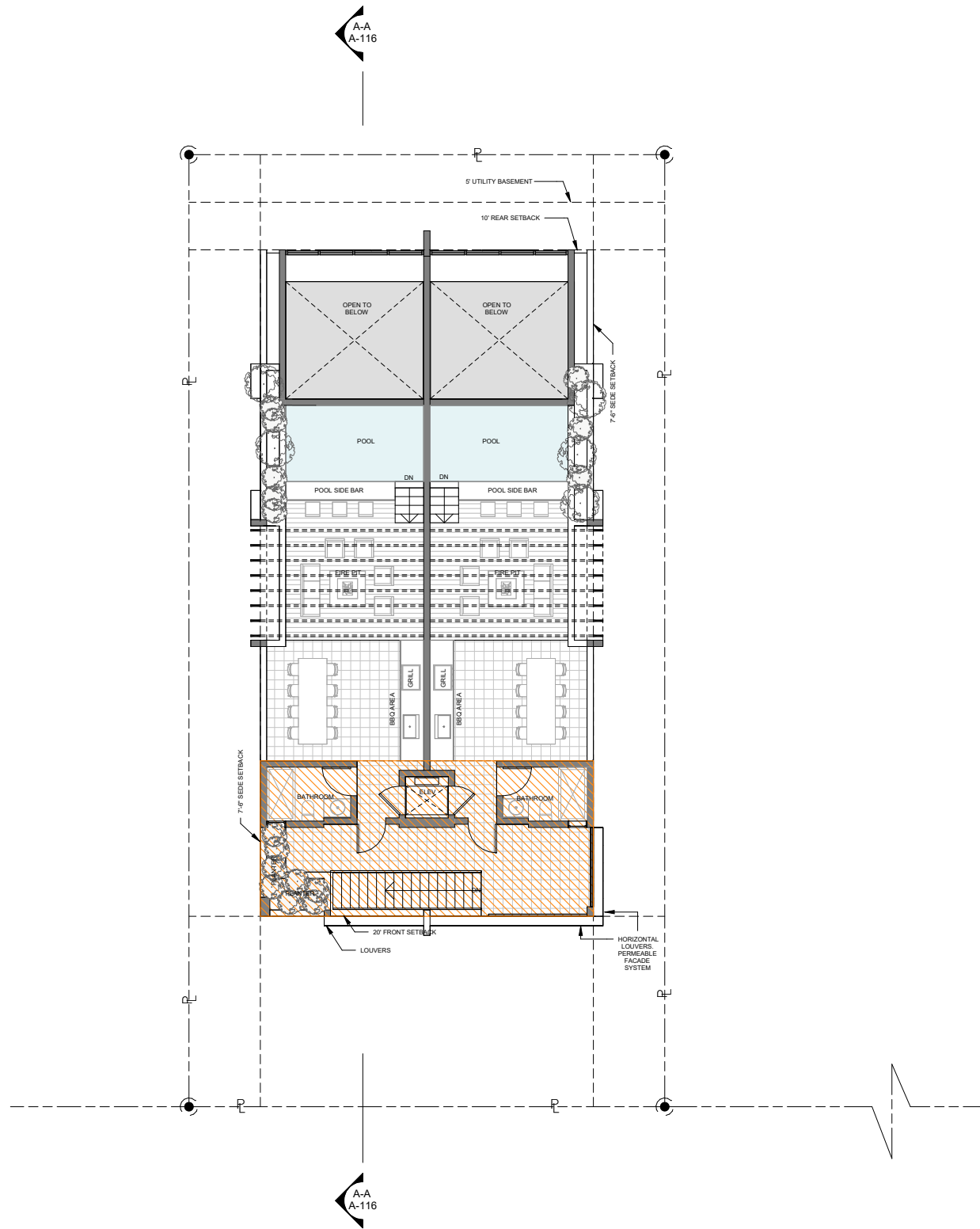
SECOND FLOOR AREA FOR F.A.R. CALCULATION	
2396 S.F.	



GROUND FLOOR AREA FOR F.A.R. CALCULATION	
423 S.F.	





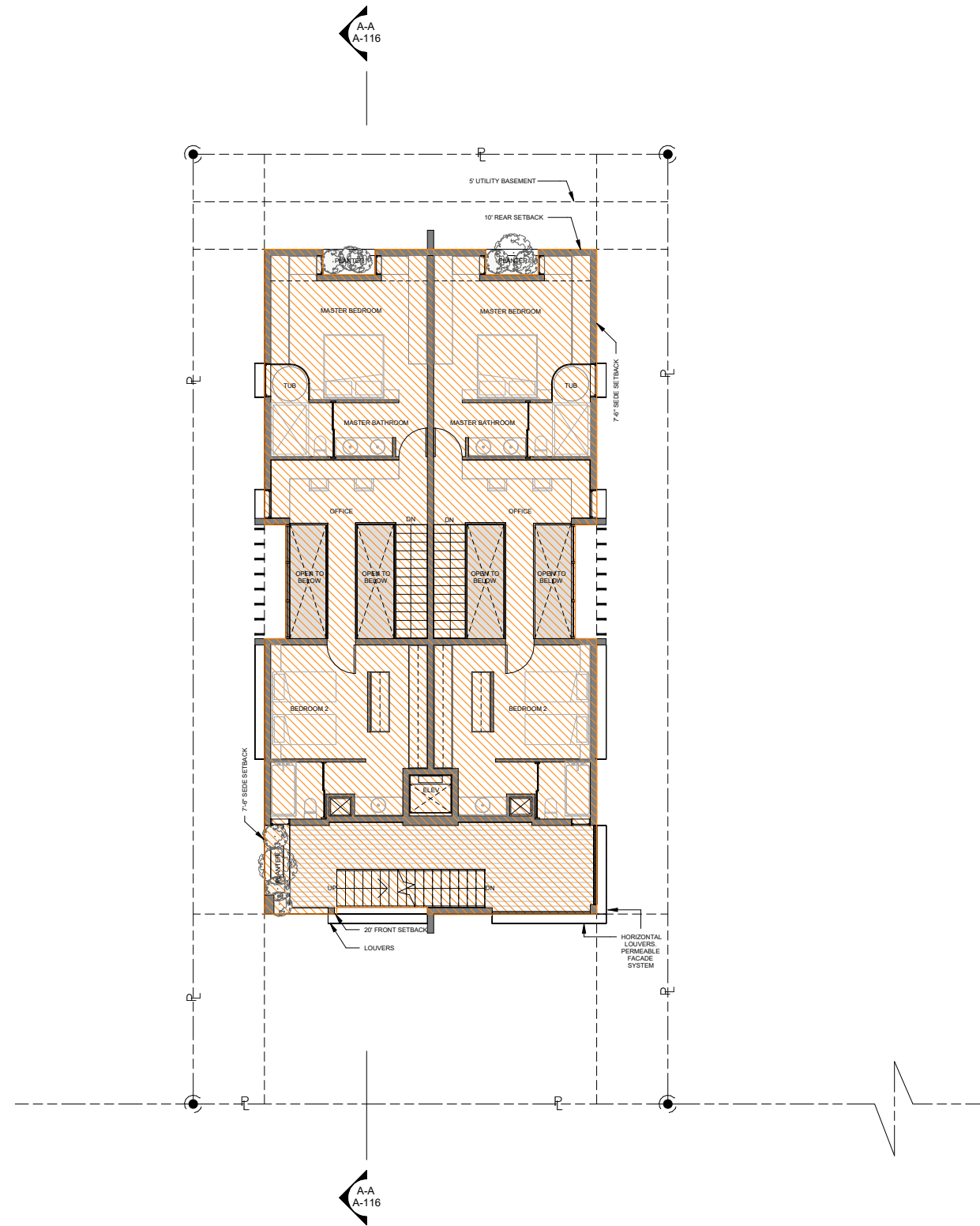


SECOND FLOOR AREA  
FOR F.A.R. CALCULATION

572 S.F.

**ROOF DECK PLAN AREA CALCULATION**

0 2' 4' 8' 16'



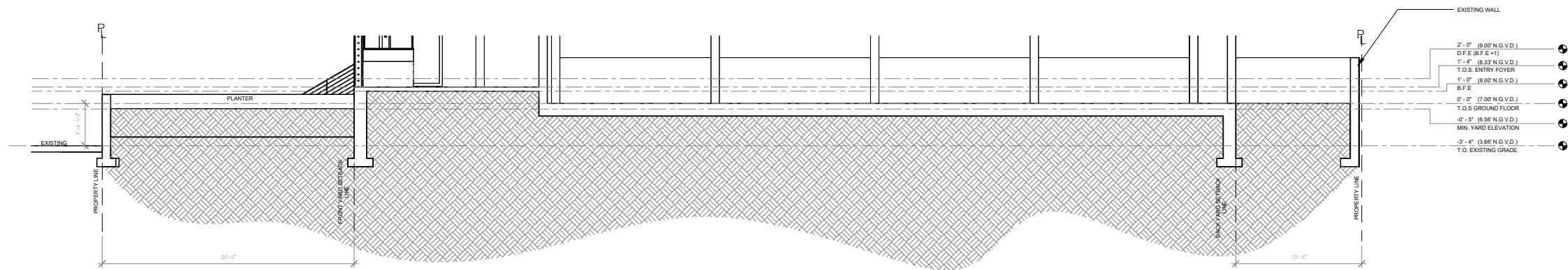
GROUND FLOOR AREA  
FOR F.A.R. CALCULATION

2,360 S.F.

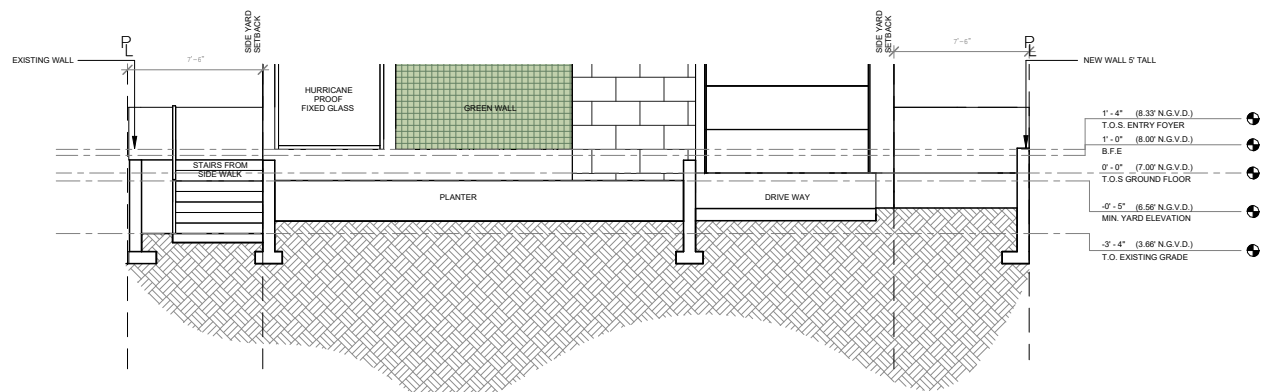
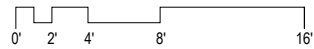
**THIRD FLOOR PLAN AREA CALCULATION**

0 2' 4' 8' 16'

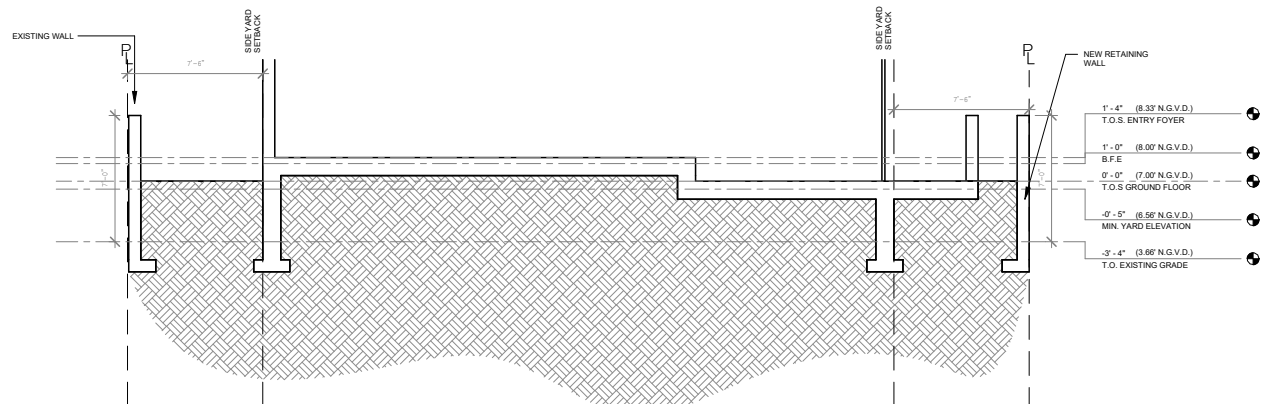
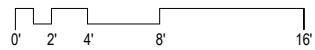




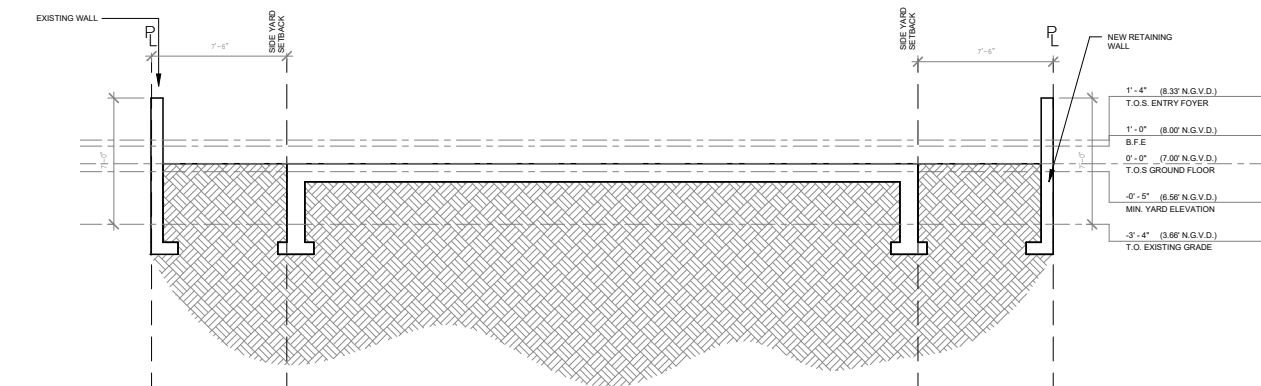
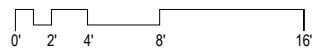
## AA SECTION



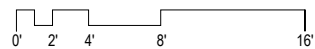
## BB



## CC



## DD



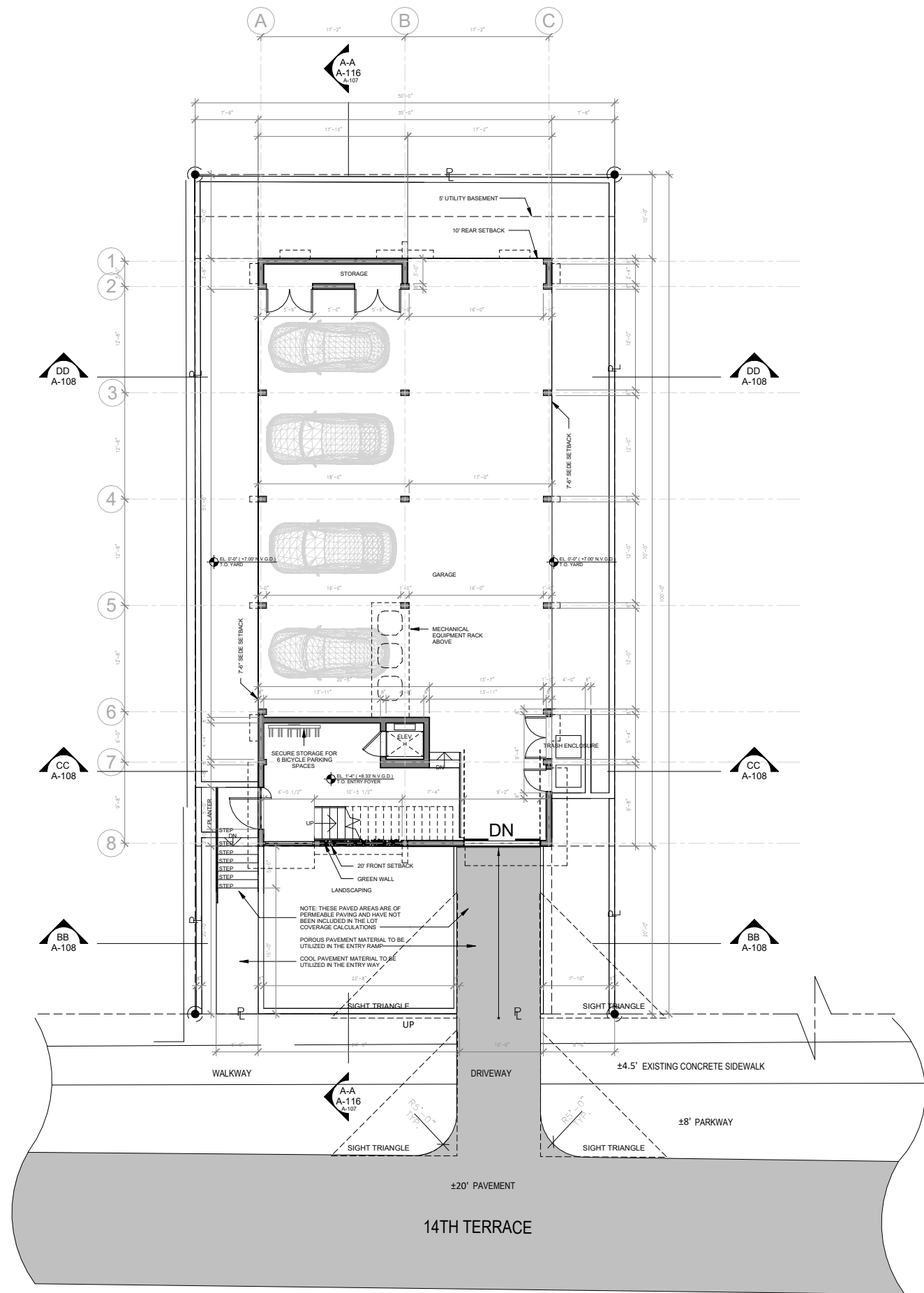
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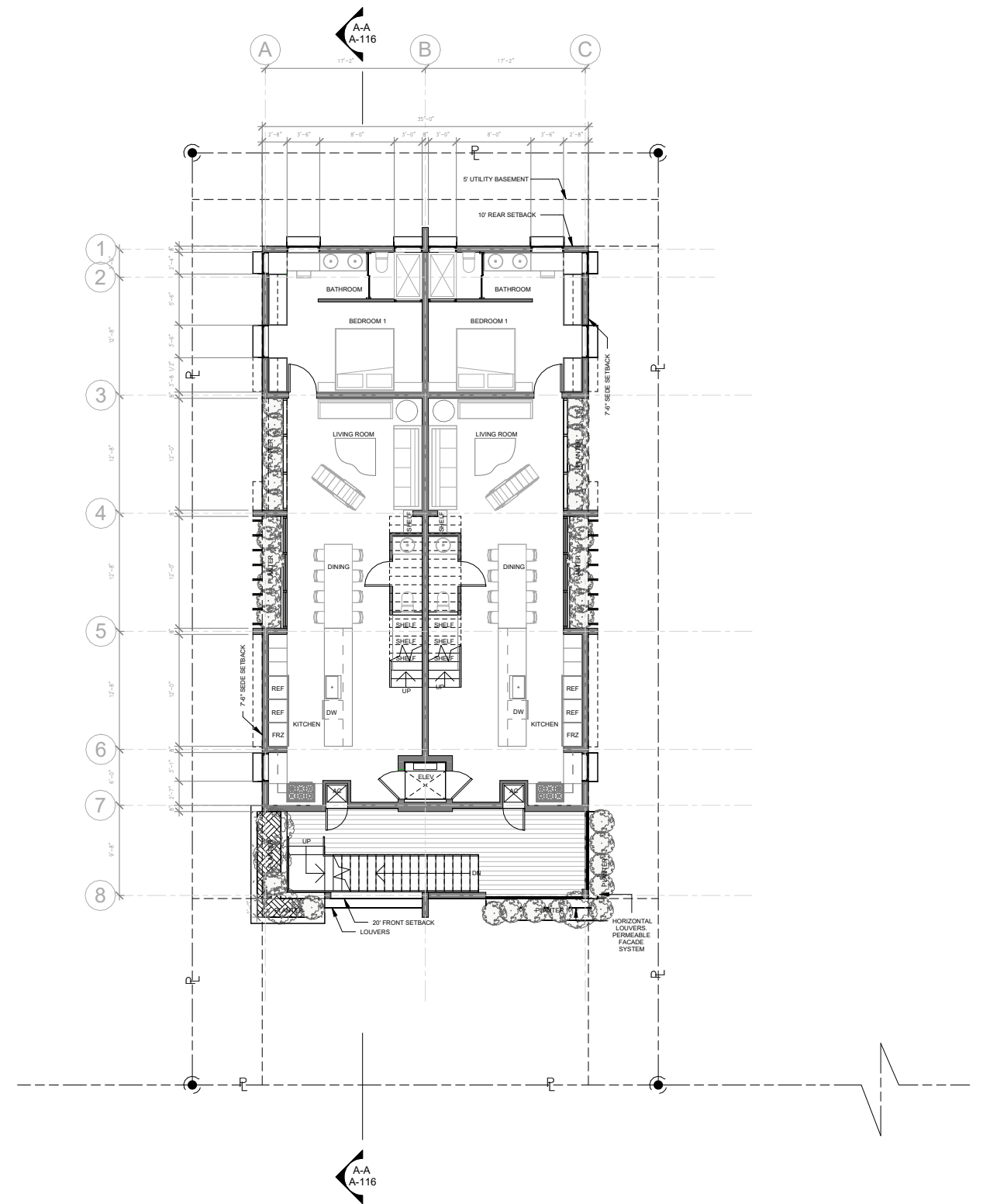
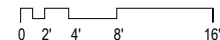
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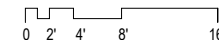




**SITE PLAN/GROUND FLOOR PLAN**



**SECOND FLOOR PLAN**



**CASA LEROY DOBLES**

1538 14TH TERRACE MIAMI BEACH, FLORIDA 33139

**MATEU ARCHITECTURE, INC.**

8887 SW 131 STREET MIAMI, FLORIDA 33176

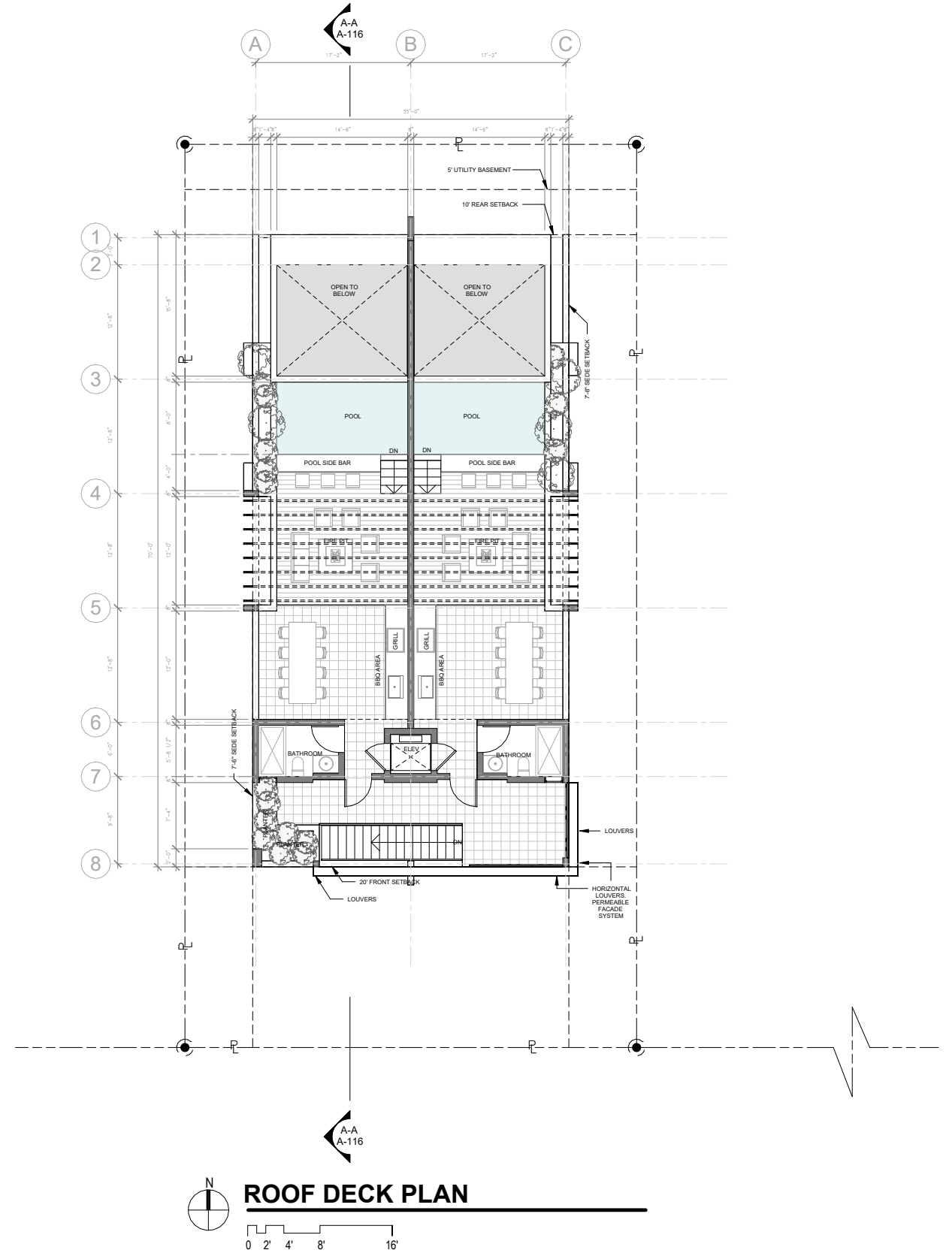
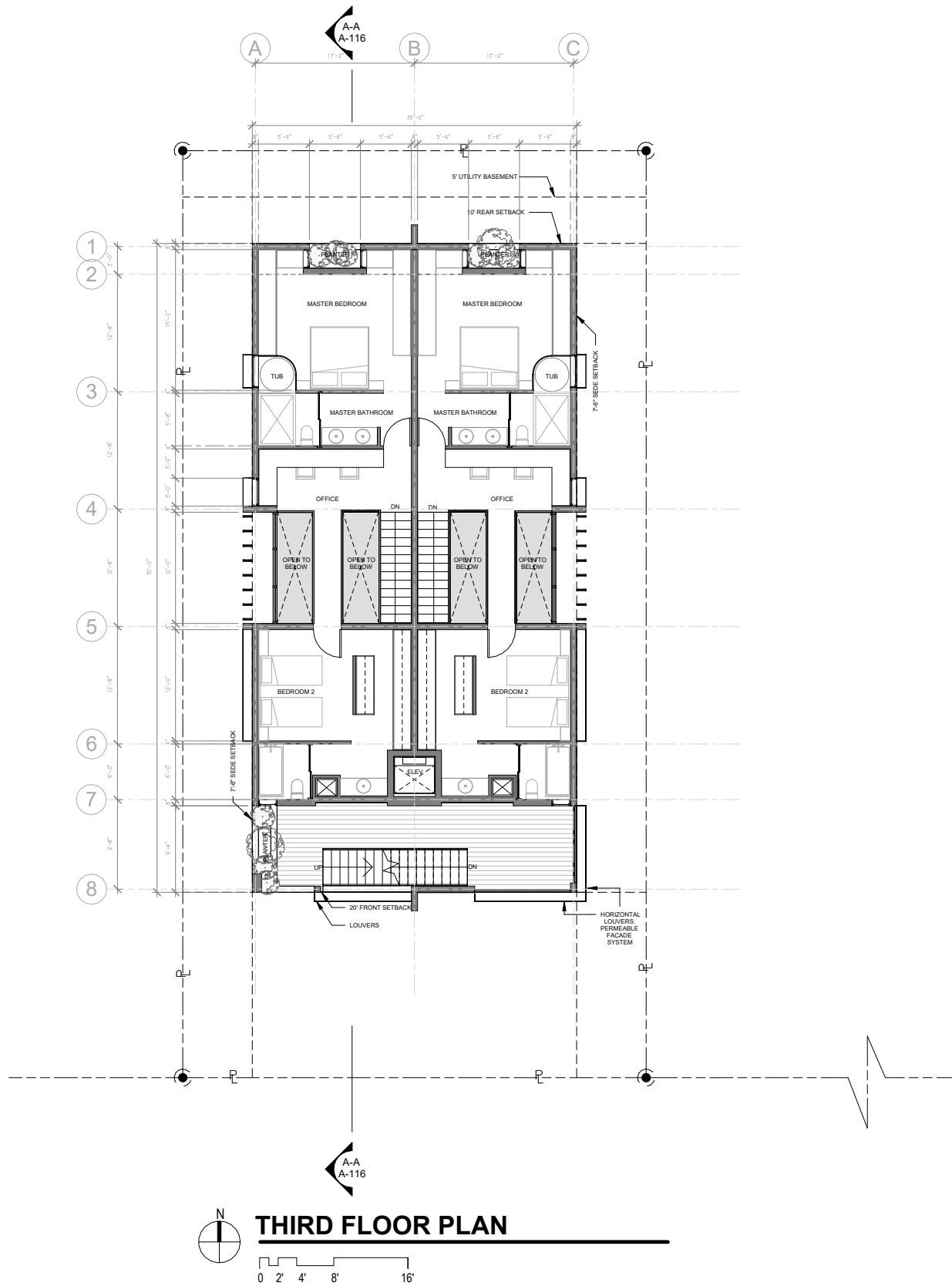
TEL: 305.233.3304 FAX: 305.233.3359

FINAL SUBMITTAL

08.07.2024

**A-109**









SITE PROPERTY

PROPERTY No. 2

PROPERTY No. 3

PROPERTY No. 4

PROPERTY No. 5

REFER TO SHEET A-103 FOR MAP KEY IDENTIFYING SURROUNDING PROPERTIES

CONTEXT ELEVATIONS



SITE PROPERTY

PROPERTY No. 2

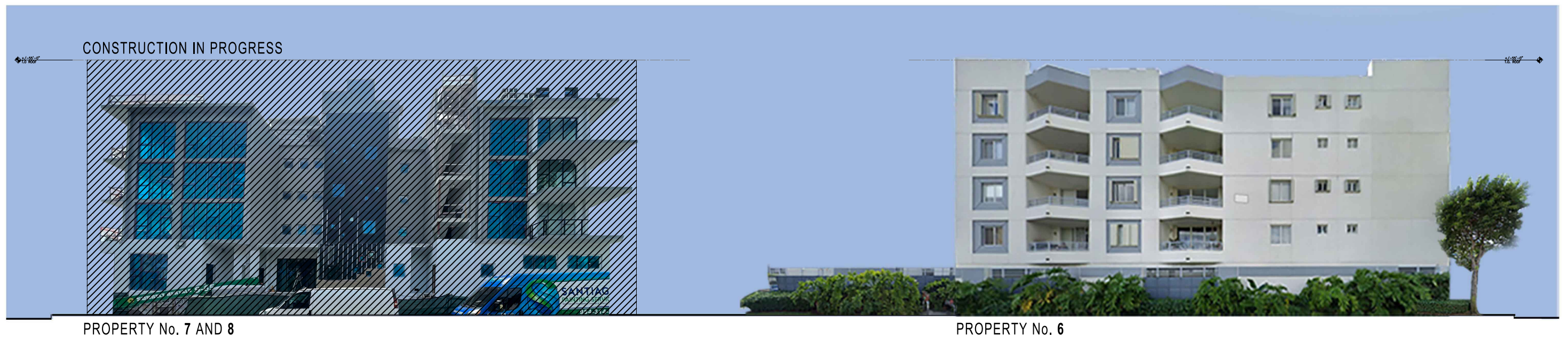
PROPERTY No. 3

PROPERTY No. 4

PROPERTY No. 5

REFER TO SHEET A-103 FOR MAP KEY IDENTIFYING SURROUNDING PROPERTIES

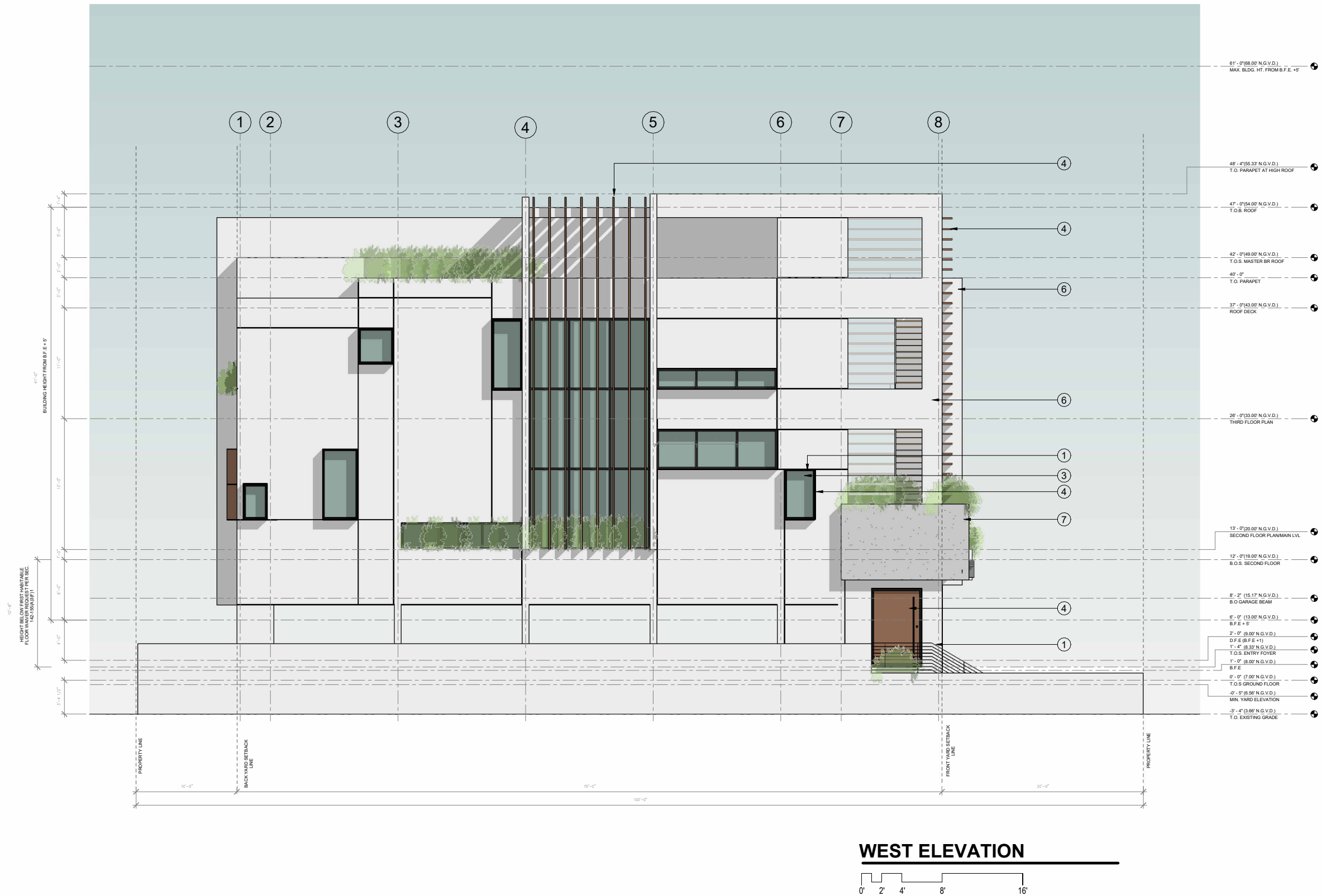
CONTEXT PHOTO ELEVATIONS



REFER TO SHEET A-103 FOR MAP KEY IDENTIFYING SURROUNDING PROPERTIES

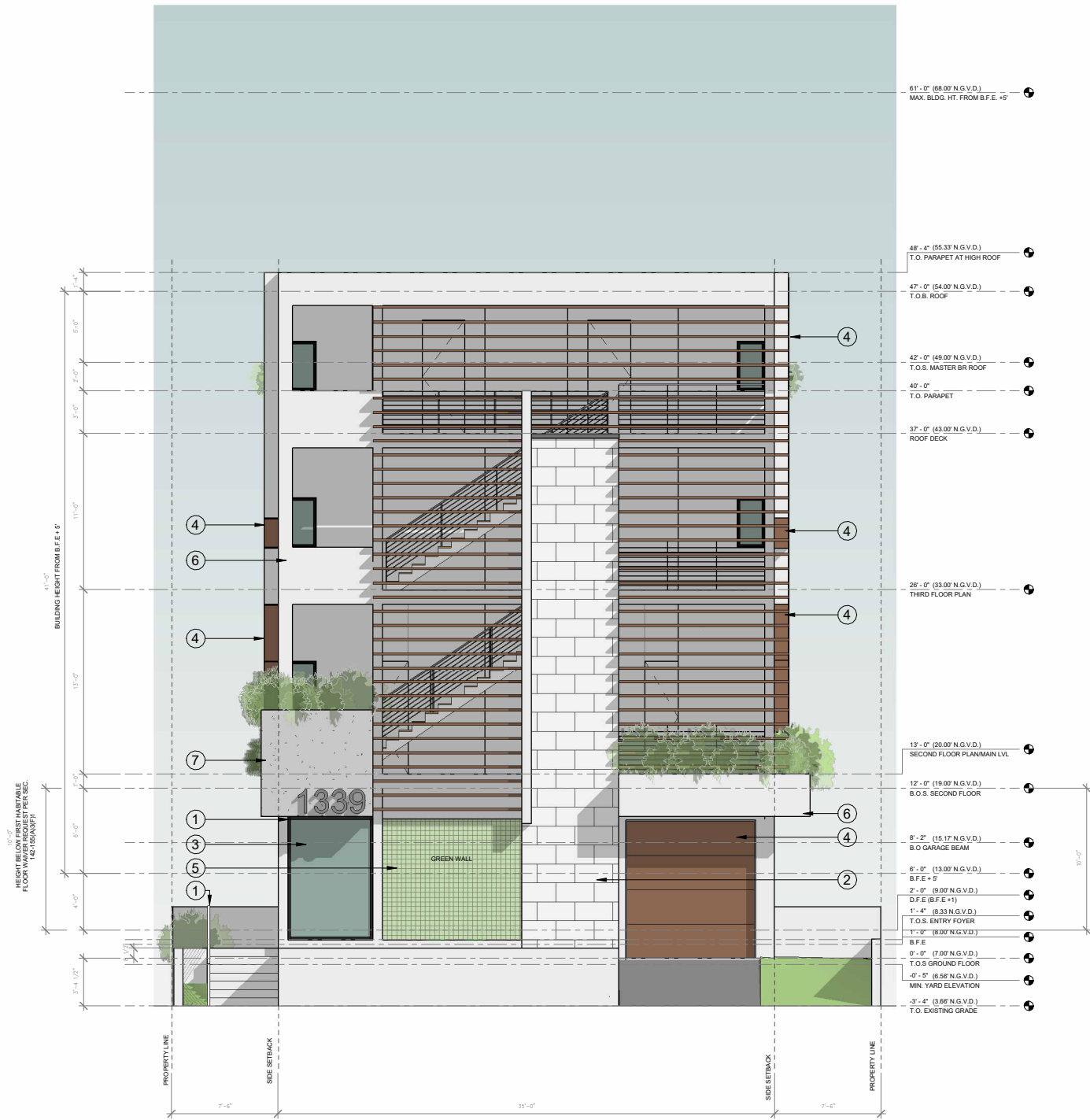
CONTEXT BUILDINGS ACROSS STREET FROM PROPERTY  
14TH TERRACE



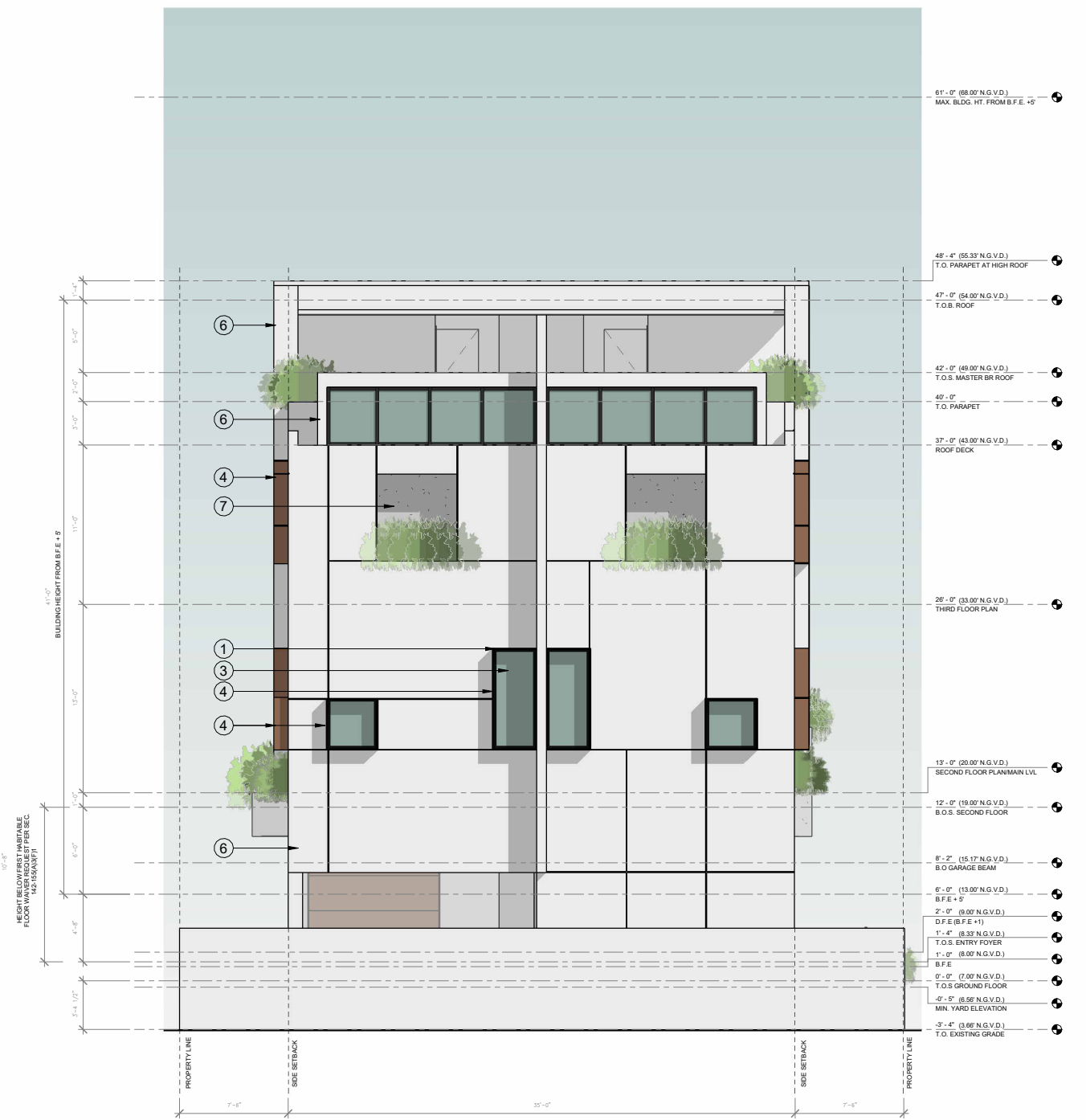
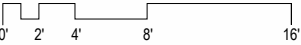




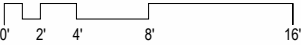


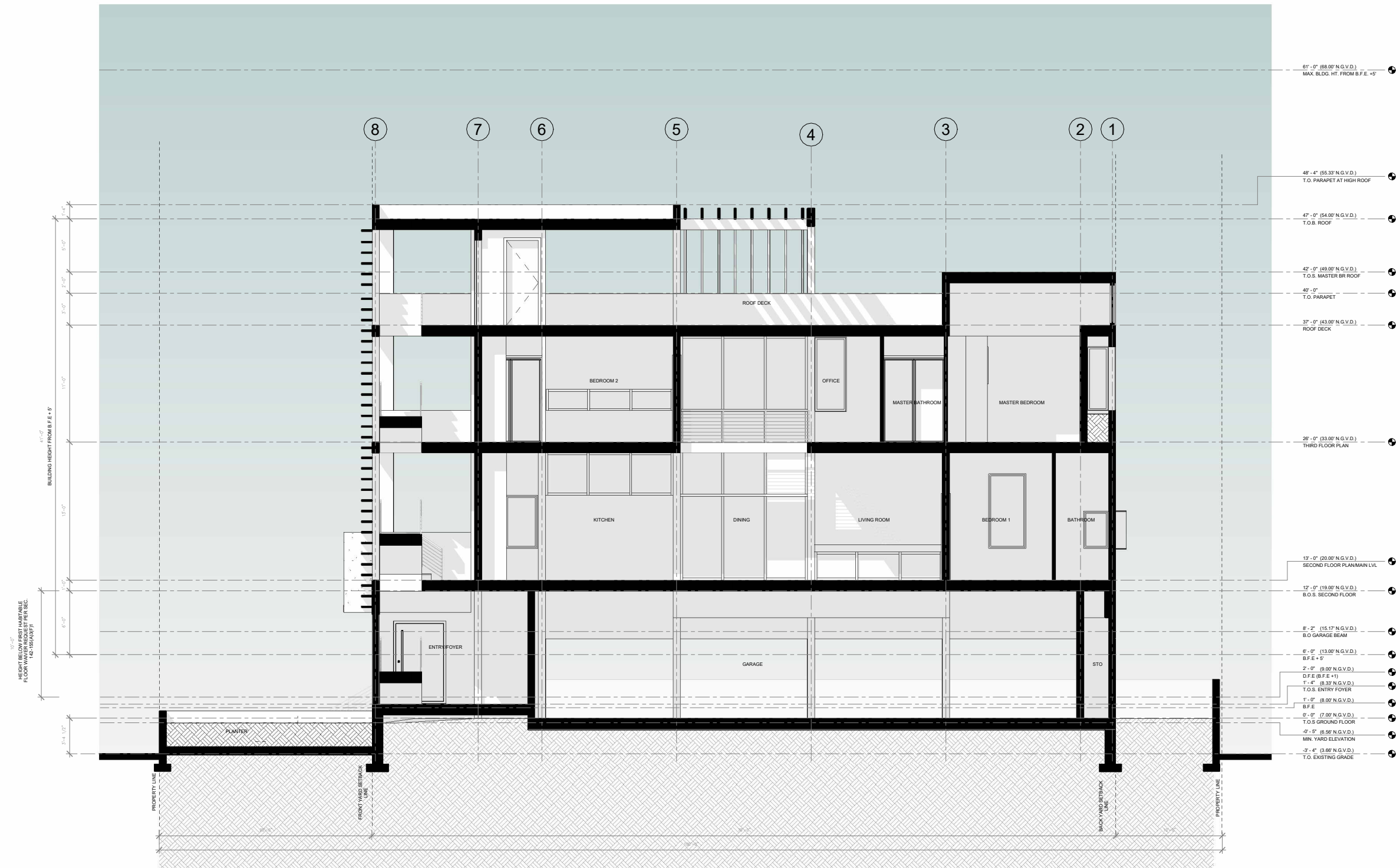


**SOUTH ELEVATION**

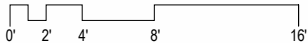


**NORTH ELEVATION**





A-A SECTION







FRONT SIDE VIEW FROM SOUTHWEST



FRONT VIEW FROM 14TH TERRACE





REAR VIEW FROM NORTH EAST





REAR VIEW FROM NORTH WEST





AERIAL VIEW SOUTHEAST





AERIAL VIEW ROOF DECK





MODEL VIEW FROM THE STREET. SOUTH EAST



MODEL VIEW FROM THE SOUTH WEST





MODEL VIEW FROM THE STREET. SOUTH WEST

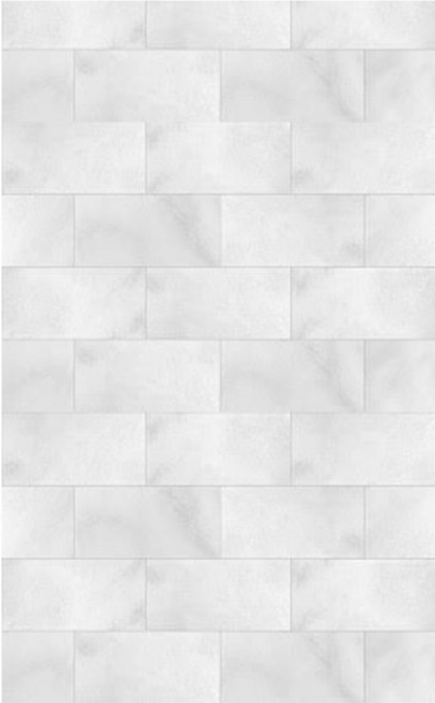


MODEL VIEW FROM THE NORTH EAST





**1. GLAZING MULLIONS**  
BLACK ANODIZED METAL



**2. ARCHITECTURAL FEATURE WALL**  
WHITE PORCELAIN TILE WITH MATTE FINISH



**3. ARCHITECTURAL GLAZING**  
VITRO ARCHITECTURAL GLASS  
COLOR- CLEAR /NEUTRAL



**4. METAL TRELLIS**  
DARK BRONZE ANODIZED



**5. ARCHITECTURAL FEATURE GREEN WALL**



**8. PATIO FLOORING**  
MCNICHOLS FIBERGLASS GRATING  
PULTRUDED T-BAR & WT-BAR



**7. ARCHITECTURAL FEATURE WALL**  
BOARD FORMED CONCRETE



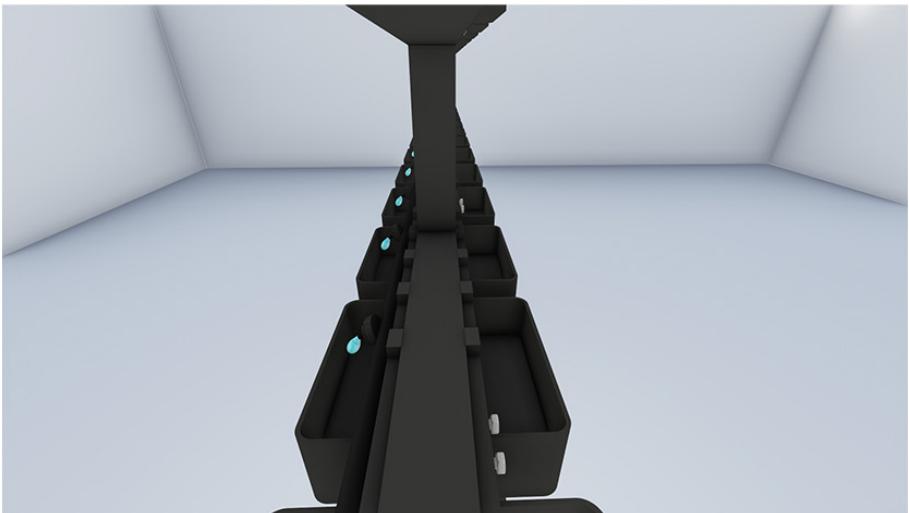
**6. ARCHITECTURAL FEATURE**  
WALL STUCCO WALL WHITE



**5.1 ARCHITECTURAL FEATURE GREEN WALL SYSTEM**



**5.1 ARCHITECTURAL FEATURE GREEN WALL SYSTEM**



**5.1 ARCHITECTURAL FEATURE GREEN WALL SYSTEM**