

**3100 NORTH BAY ROAD
RESIDENCE**

MIAMI BEACH, FLORIDA

DRB23-0973

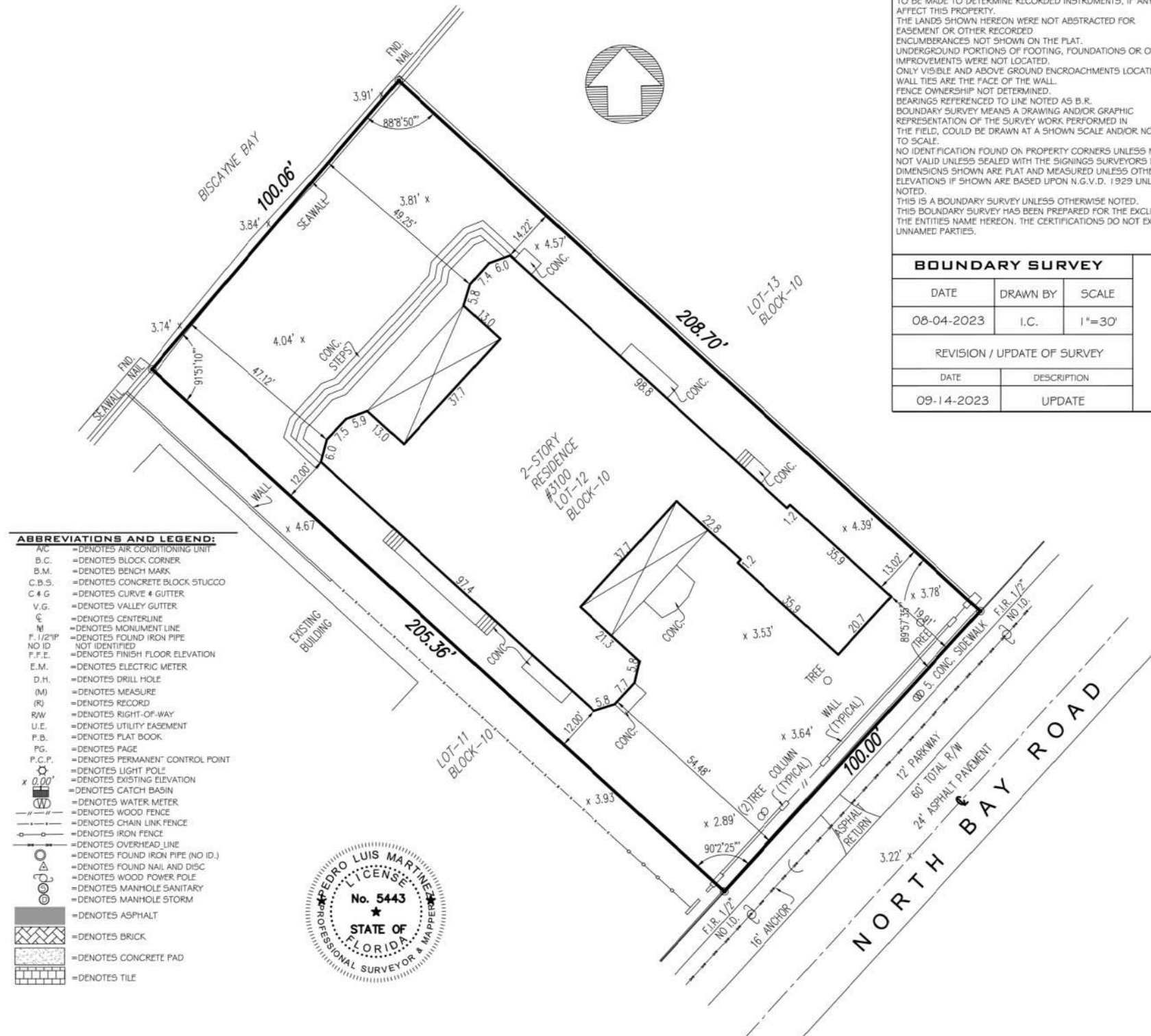
DESIGN REVIEW BOARD FINAL SUBMITTAL 12.10.2023

FEBRUARY 6TH 2024 DESIGN REVIEW BOARD



VALLE VALLE & PARTNERS
ARCHITECTURE AND TOWN PLANNING

BOUNDARY SURVEY



ABBREVIATIONS AND LEGEND:

- AC = DENOTES AIR CONDITIONING UNIT
- B.C. = DENOTES BLOCK CORNER
- B.M. = DENOTES BENCH MARK
- C.B.S. = DENOTES CONCRETE BLOCK STUCCO
- C & G = DENOTES CURVE & GUTTER
- V.G. = DENOTES VALLEY GUTTER
- CL = DENOTES CENTERLINE
- N = DENOTES MONUMENT LINE
- F. 1/2"IP = DENOTES FOUND IRON PIPE
- NO ID = NOT IDENTIFIED
- F.F.E. = DENOTES FINISH FLOOR ELEVATION
- E.M. = DENOTES ELECTRIC METER
- D.H. = DENOTES DRILL HOLE
- (M) = DENOTES MEASURE
- (R) = DENOTES RECORD
- R/W = DENOTES RIGHT-OF-WAY
- U.E. = DENOTES UTILITY EASEMENT
- P.B. = DENOTES PLAT BOOK
- PG. = DENOTES PAGE
- P.C.P. = DENOTES PERMANENT CONTROL POINT
- LP = DENOTES LIGHT POLE
- x 0.00' = DENOTES EXISTING ELEVATION
- CB = DENOTES CATCH BASIN
- WM = DENOTES WATER METER
- WF = DENOTES WOOD FENCE
- CLF = DENOTES CHAIN LINK FENCE
- IF = DENOTES IRON FENCE
- OL = DENOTES OVERHEAD LINE
- FIP (NO ID.) = DENOTES FOUND IRON PIPE (NO ID.)
- FND NAIL AND DISC = DENOTES FOUND NAIL AND DISC
- WPP = DENOTES WOOD POWER POLE
- MHS = DENOTES MANHOLE SANITARY
- MHS = DENOTES MANHOLE STORM
- ASPH = DENOTES ASPHALT
- BRICK = DENOTES BRICK
- CONC PAD = DENOTES CONCRETE PAD
- TILE = DENOTES TILE



GENERAL NOTES:
LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL.
FENCE OWNERSHIP NOT DETERMINED.
BEARINGS REFERENCED TO LINE NOTED AS B.R.
BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

PROPERTY ADDRESS:
3100 NORTH BAY ROAD, MIAMI BEACH, FLORIDA, 33140

LEGAL DESCRIPTION:
LOT 12, BLOCK 10, SUNSET LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
3100 North Bay Road LLC, a Delaware limited liability company
Union Title Services, Inc.
Commonwealth Land Title Insurance Company, Inc.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

FIELD DATE OF SURVEY	08-04-2023	FLOOD ZONE:	COMMUNITY:	PANEL:
BENCH MARK:	D-131	AE	120651	0317
ELEVATION:	8.73'	ELEVATION:	DATE OF FIRM:	SUFFIX:
		8.0'	09-11-09	L

BOUNDARY SURVEY

DATE	DRAWN BY	SCALE
08-04-2023	I.C.	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
09-14-2023	UPDATE	

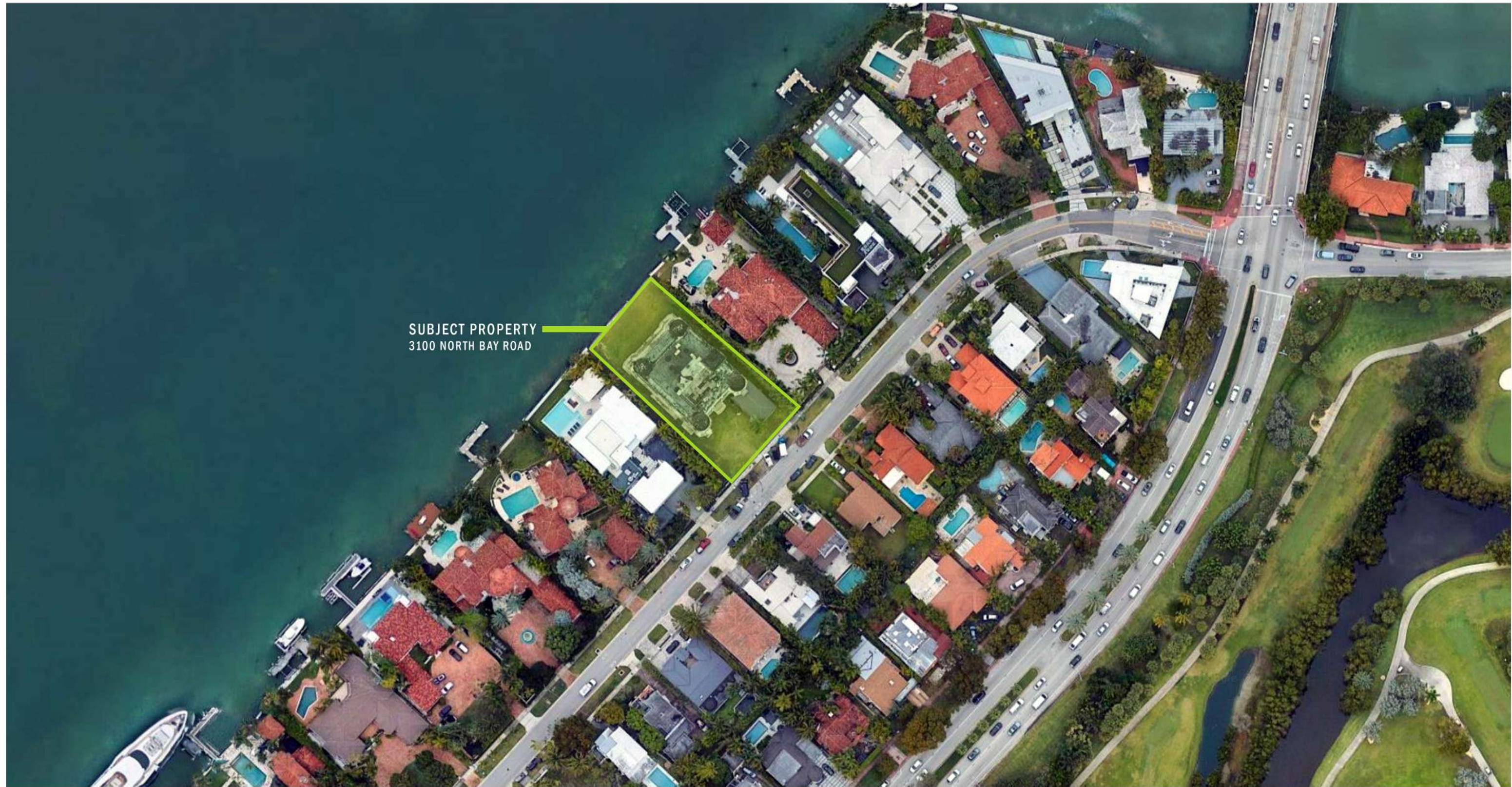


MARTINEZ & MARTINEZ ENTERPRISES, INC.
LICENSE BUSINESS NO. 7702
6901 SW. 16TH STREET, PEMBROKE PINES, FL 33023
PH: (786) 277-4851 PLSPSM@GMAIL.COM
WEBSITE: MARTINEZ AND MARTINEZ.COM

SIGNED: PEDRO LUIS MARTINEZ, LS No. 5443-STATE OF FLORIDA NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

09-15-2023





SUBJECT PROPERTY
3100 NORTH BAY ROAD



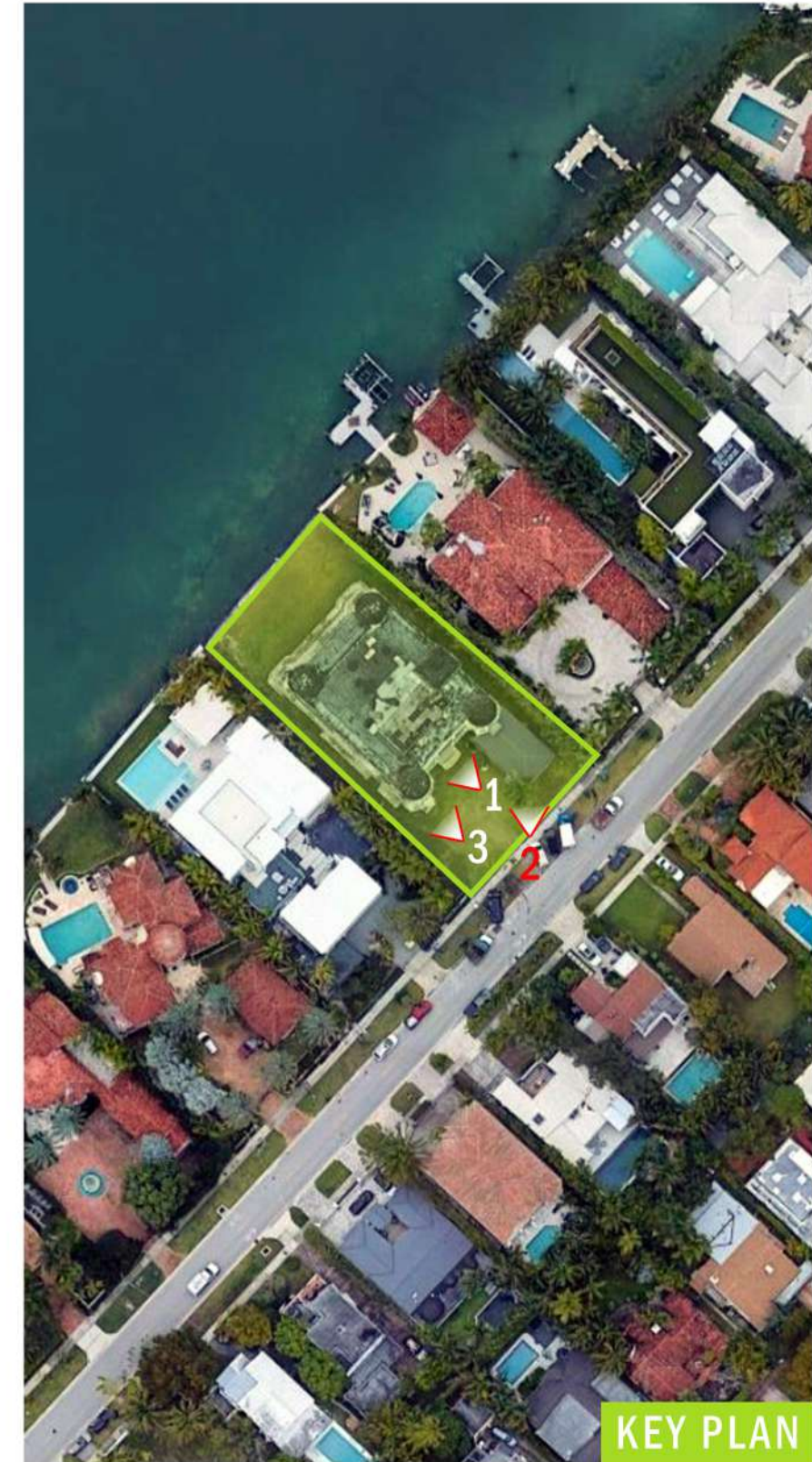
VIEW 1



VIEW 2



VIEW 3



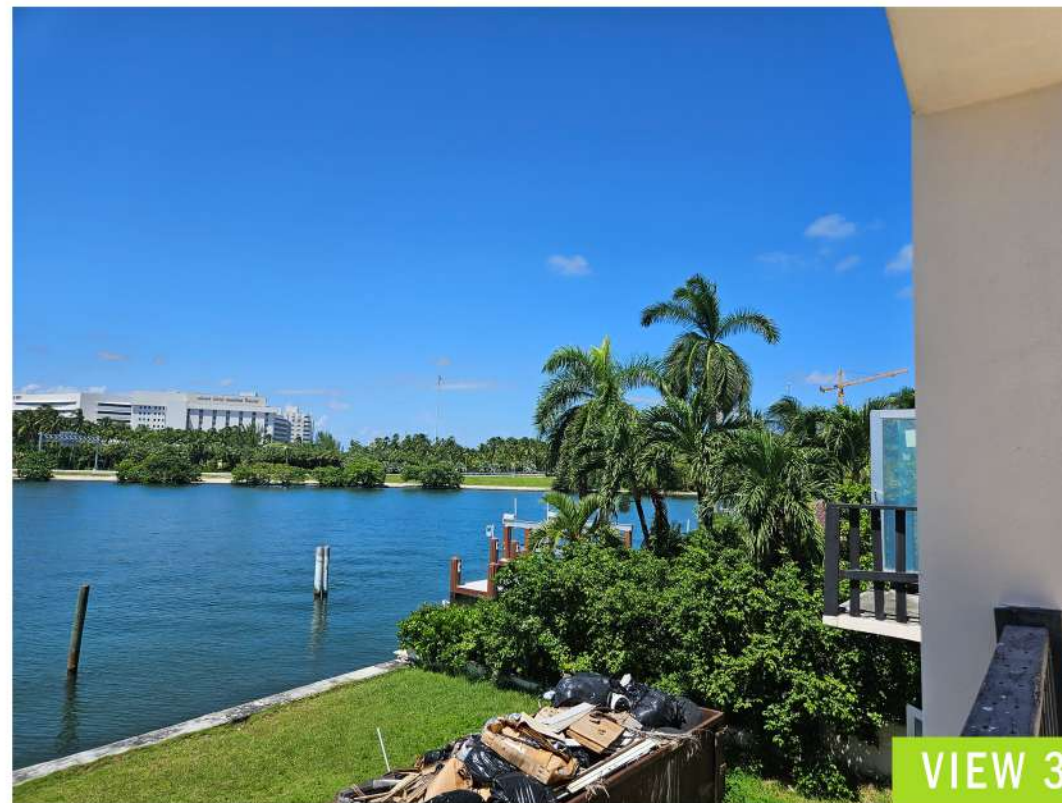
KEY PLAN



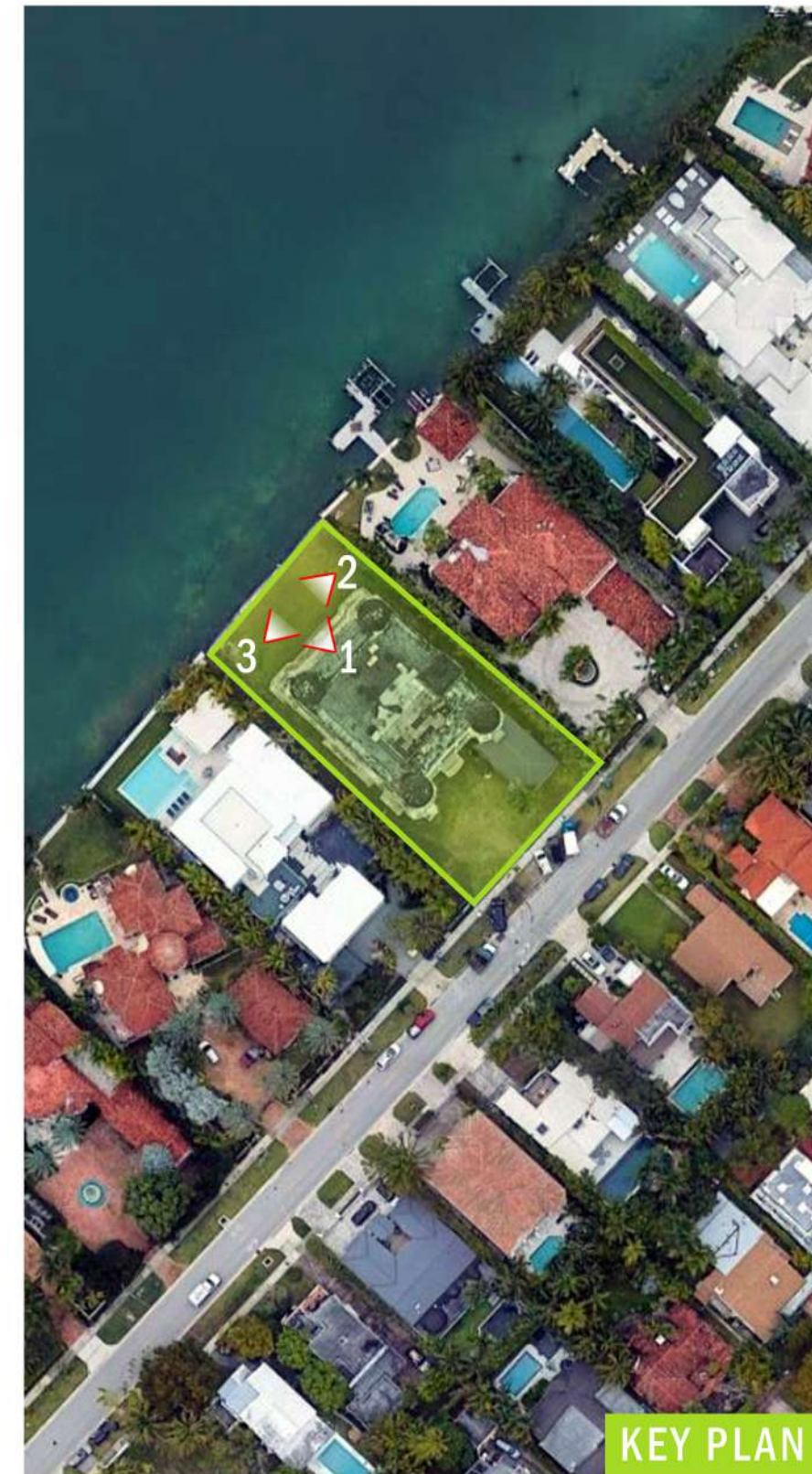
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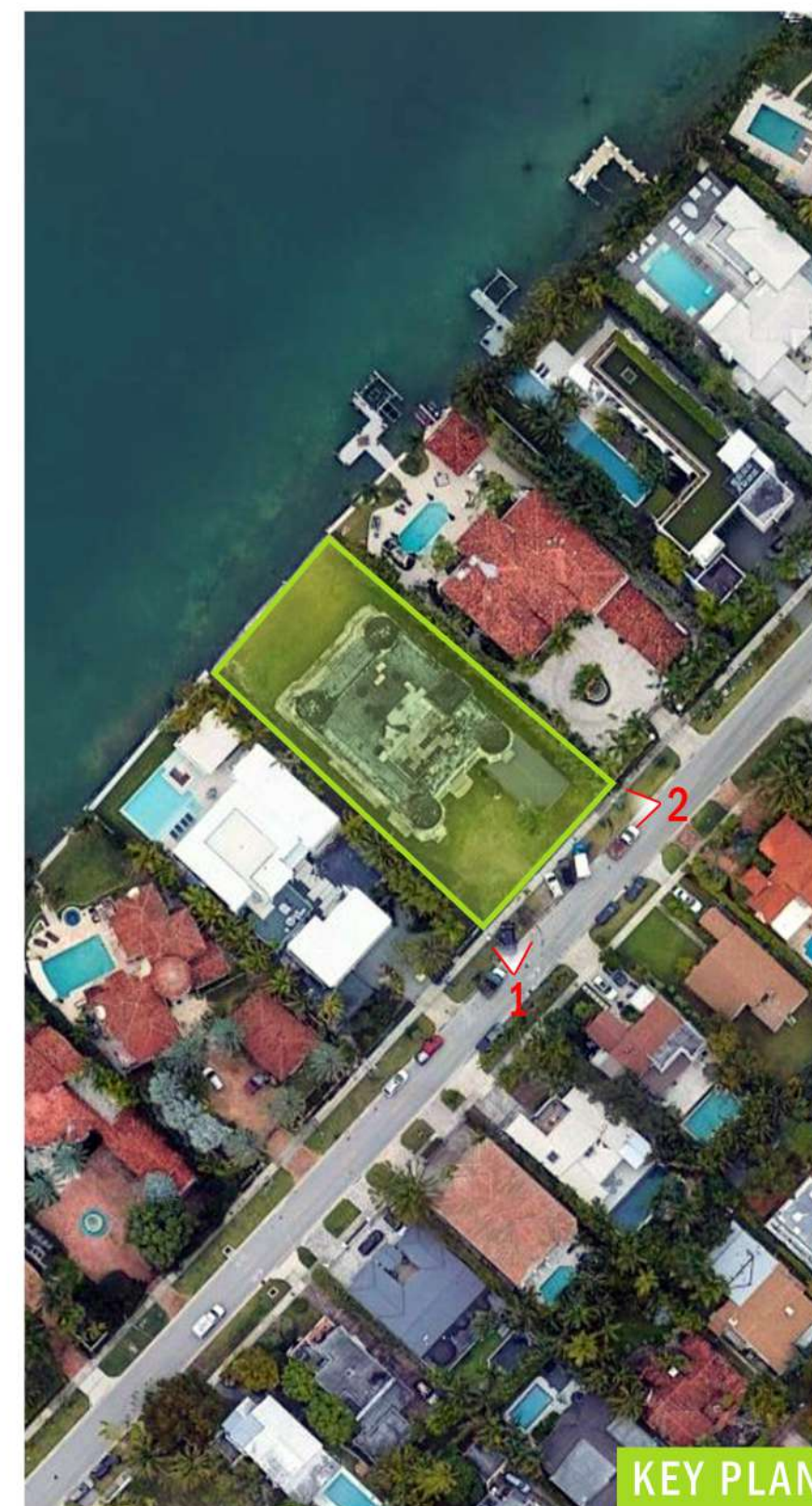
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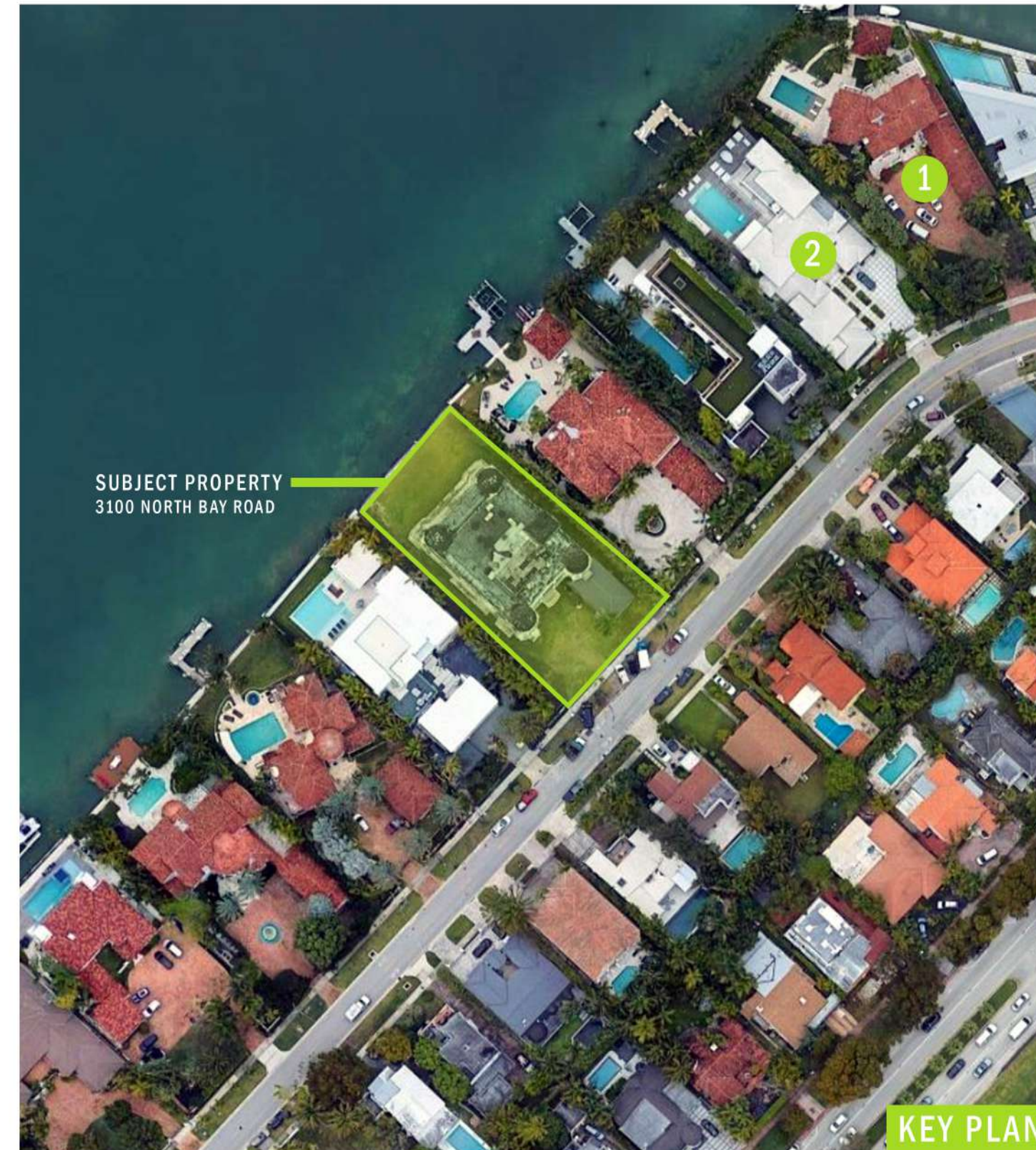


VIEW 3



KEY PLAN







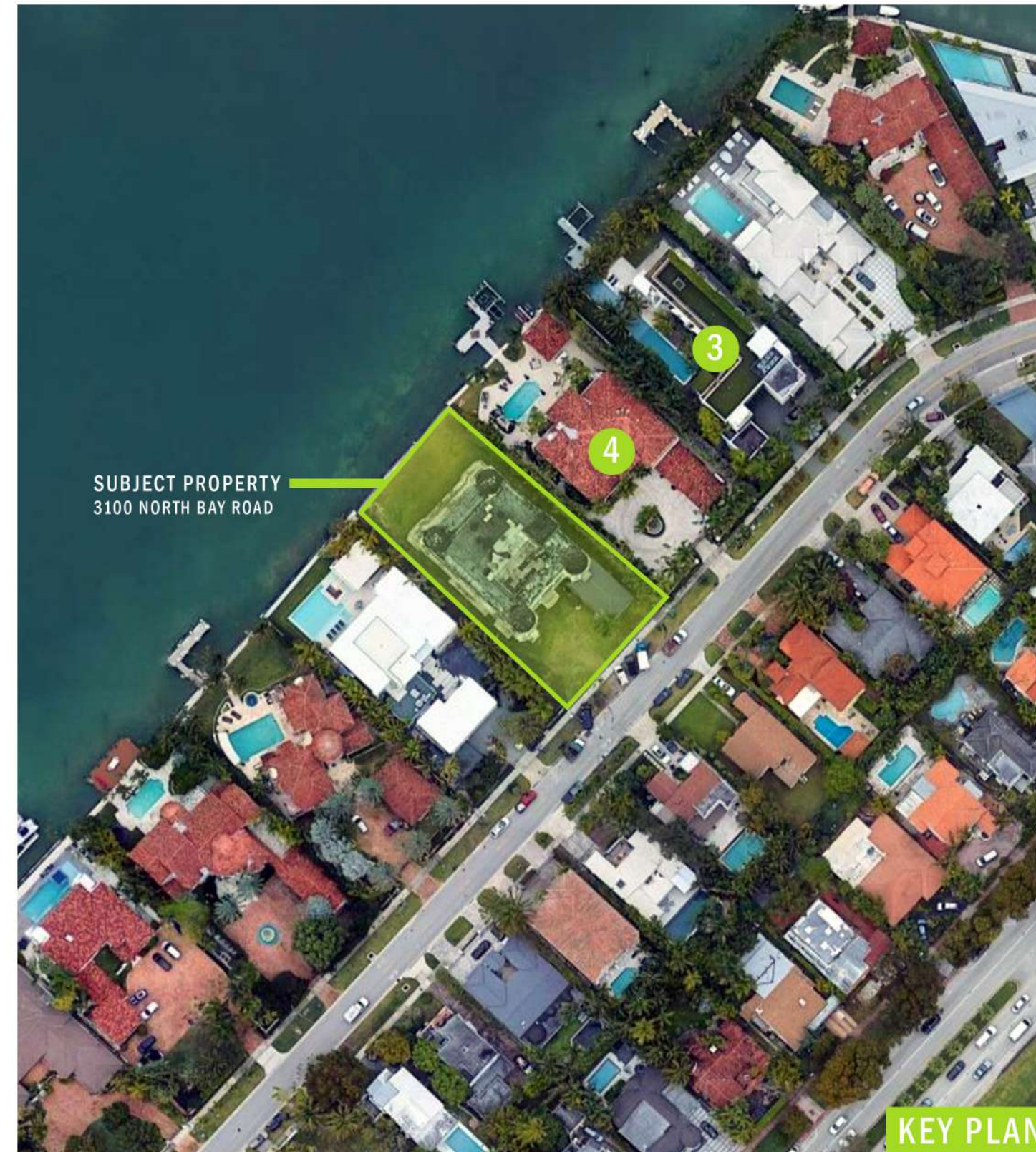
3114 NORTH BAY ROAD

BLDG 3



3110 NORTH BAY ROAD

BLDG 4



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



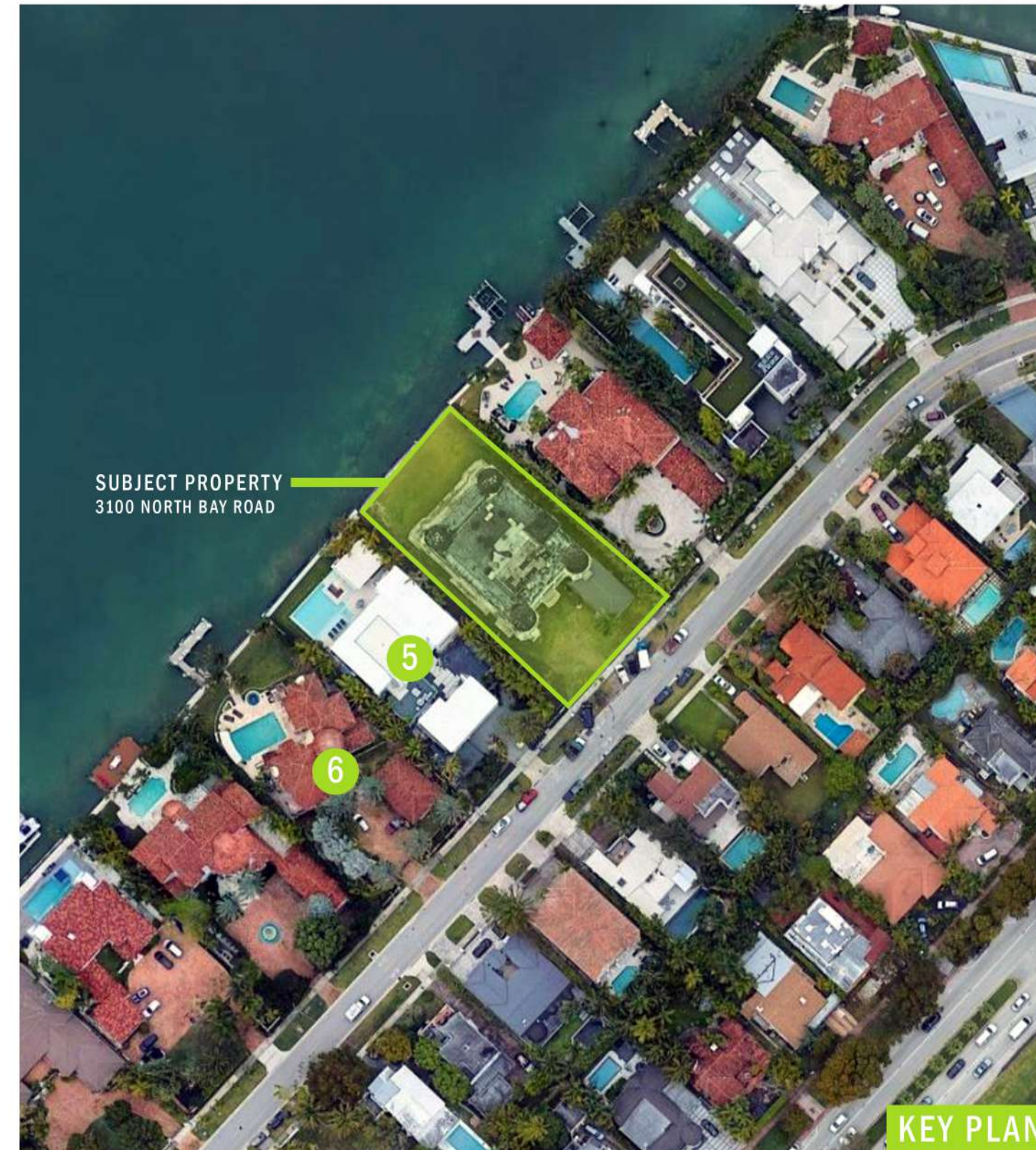
3080 NORTH BAY ROAD

BLDG 5



3054 NORTH BAY ROAD

BLDG 6



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



3040

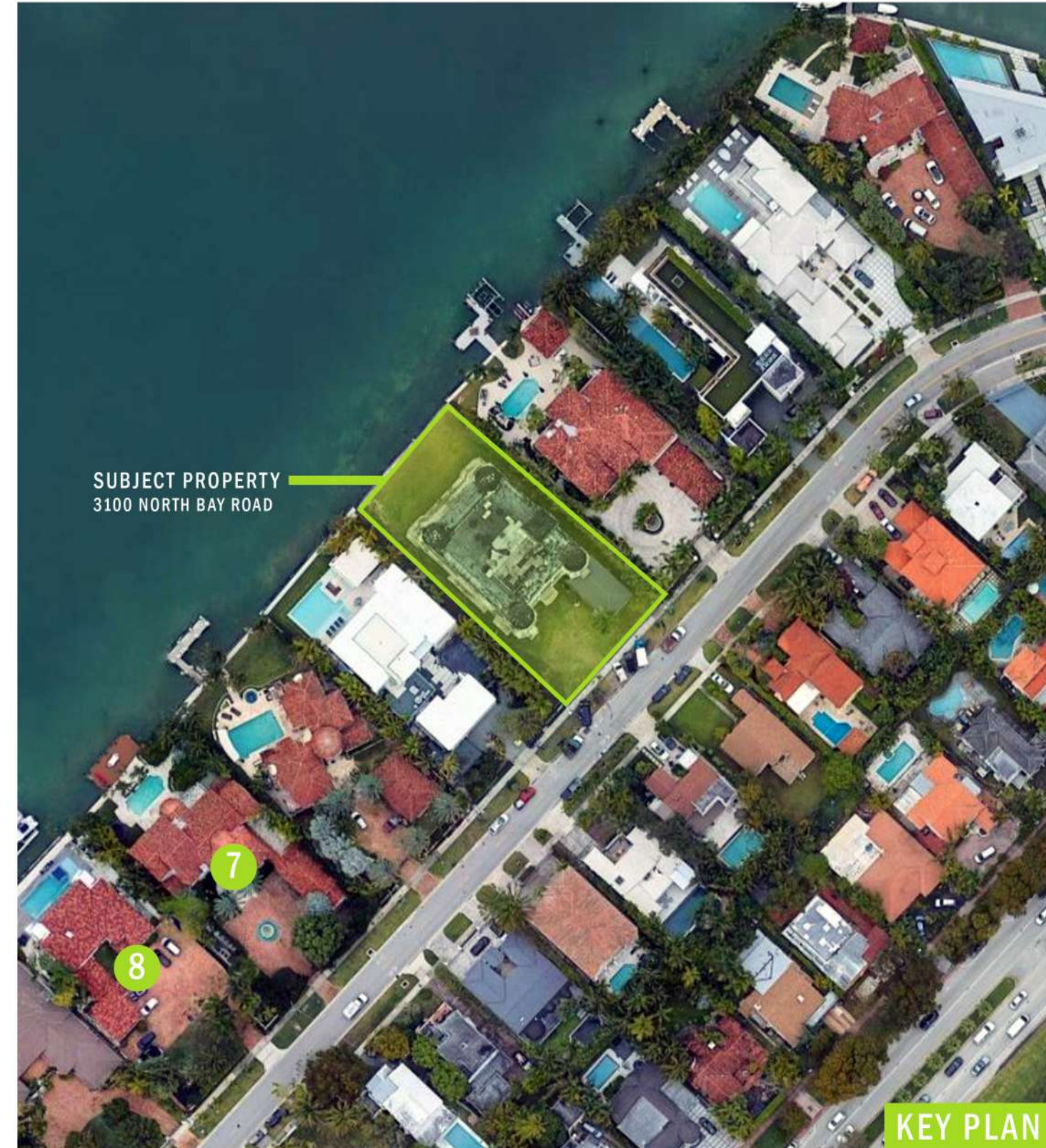
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BLDG 7



3026 NORTH BAY ROAD

BLDG 8



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



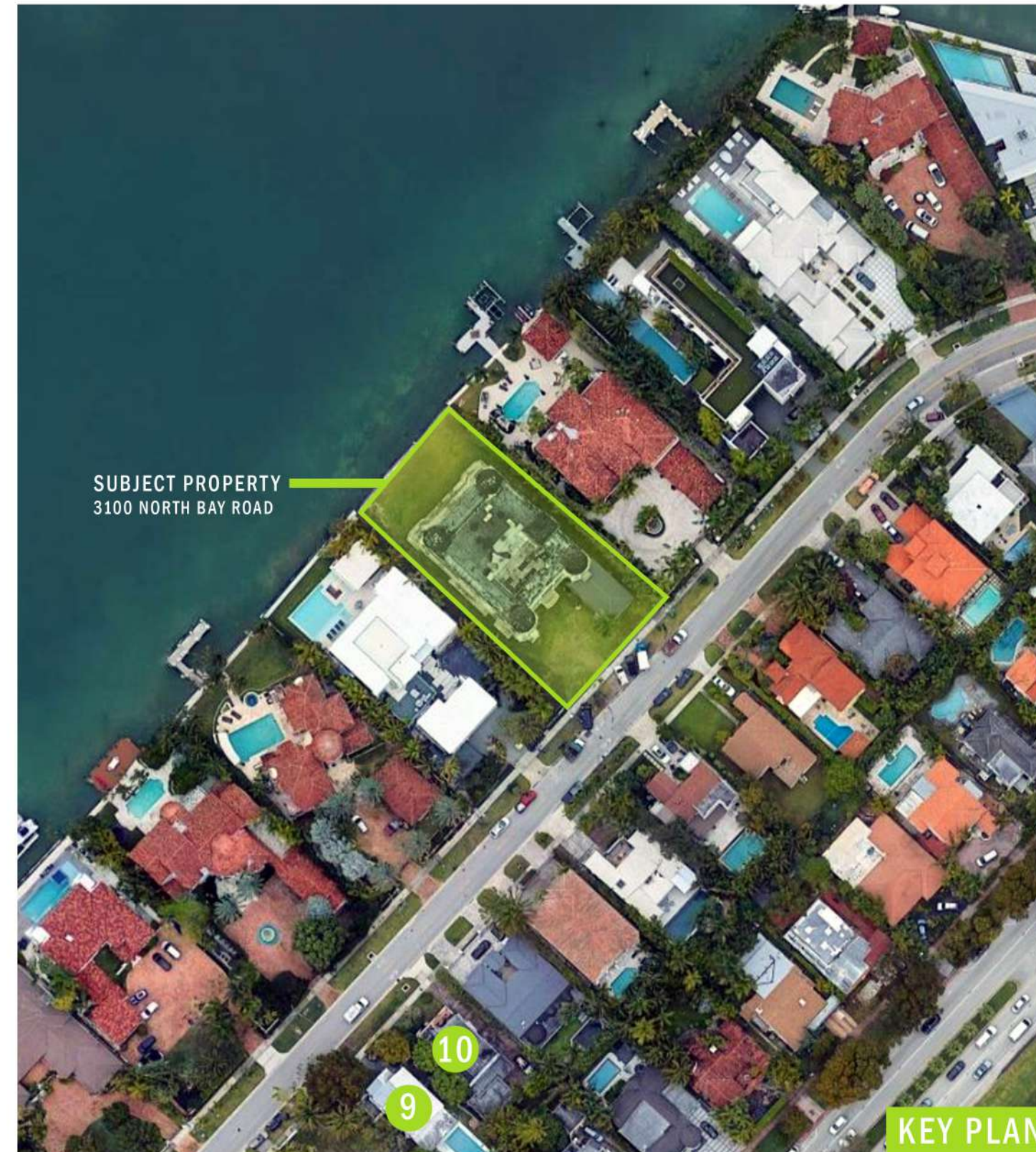
3035 NORTH BAY ROAD

BLDG 9



3045 NORTH BAY ROAD

BLDG 10



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



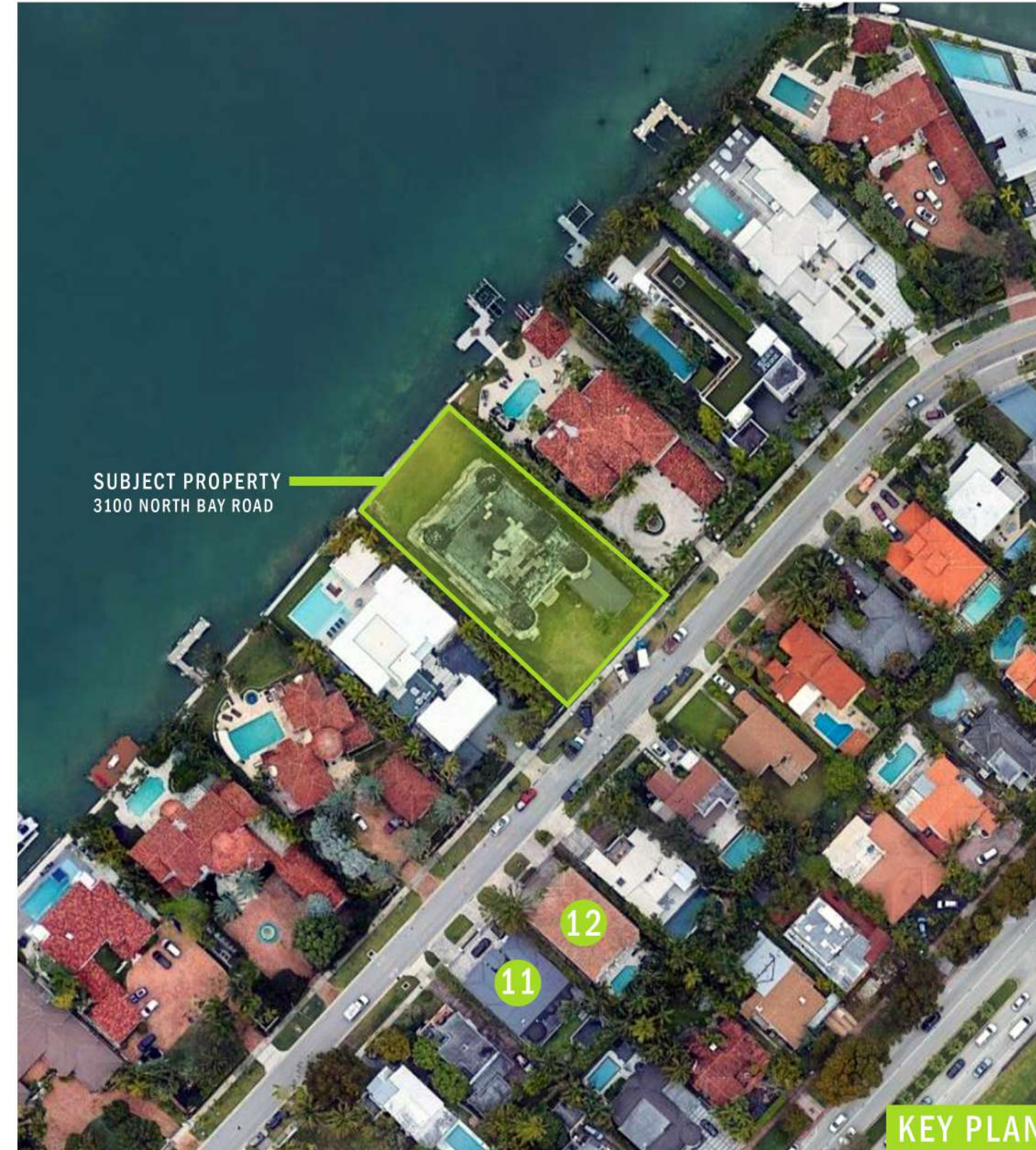
3055 NORTH BAY ROAD

BLDG 11



3061 NORTH BAY ROAD

BLDG 12



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



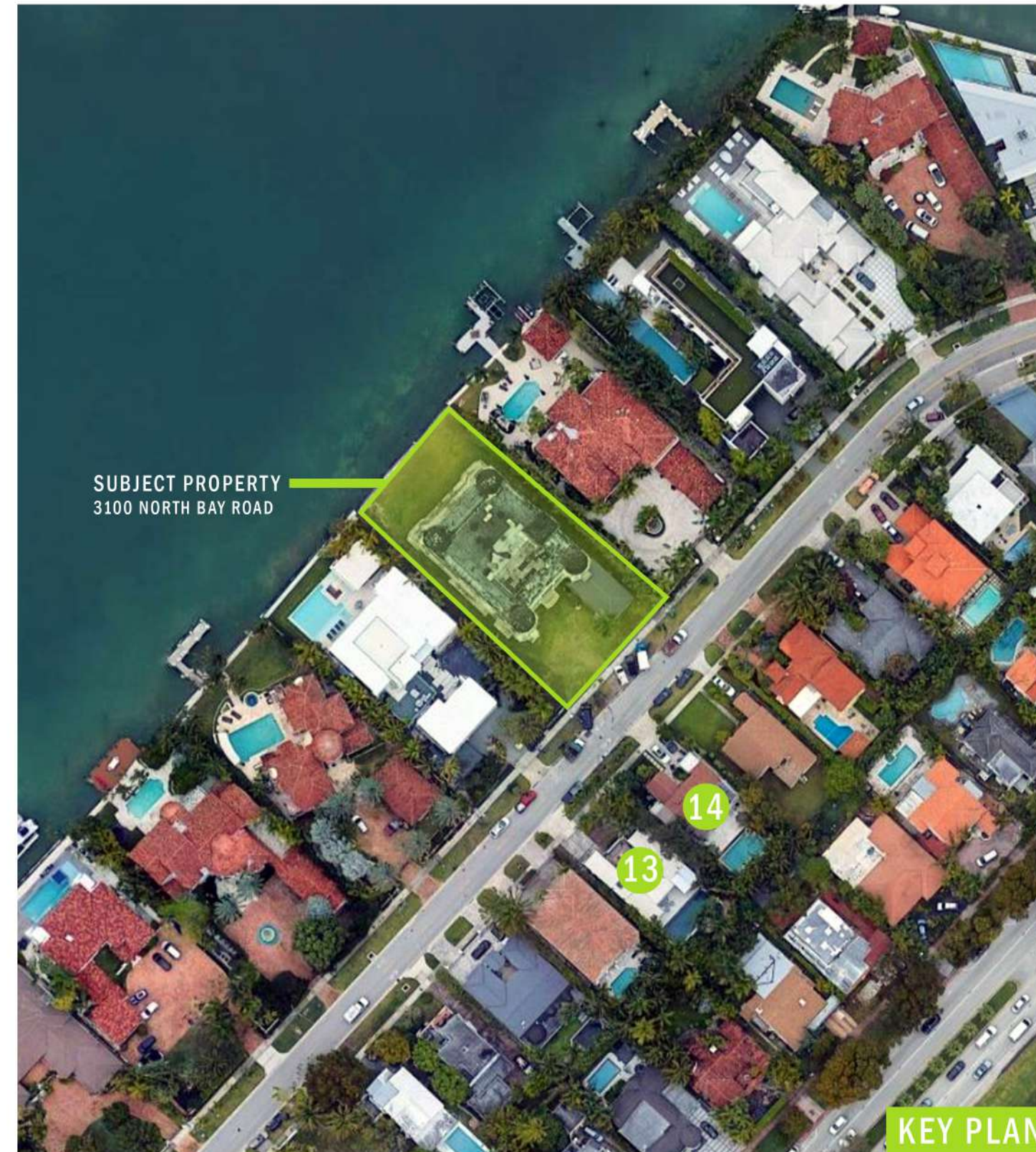
3075 NORTH BAY ROAD

BLDG 13



3083 NORTH BAY ROAD

BLDG 14



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN



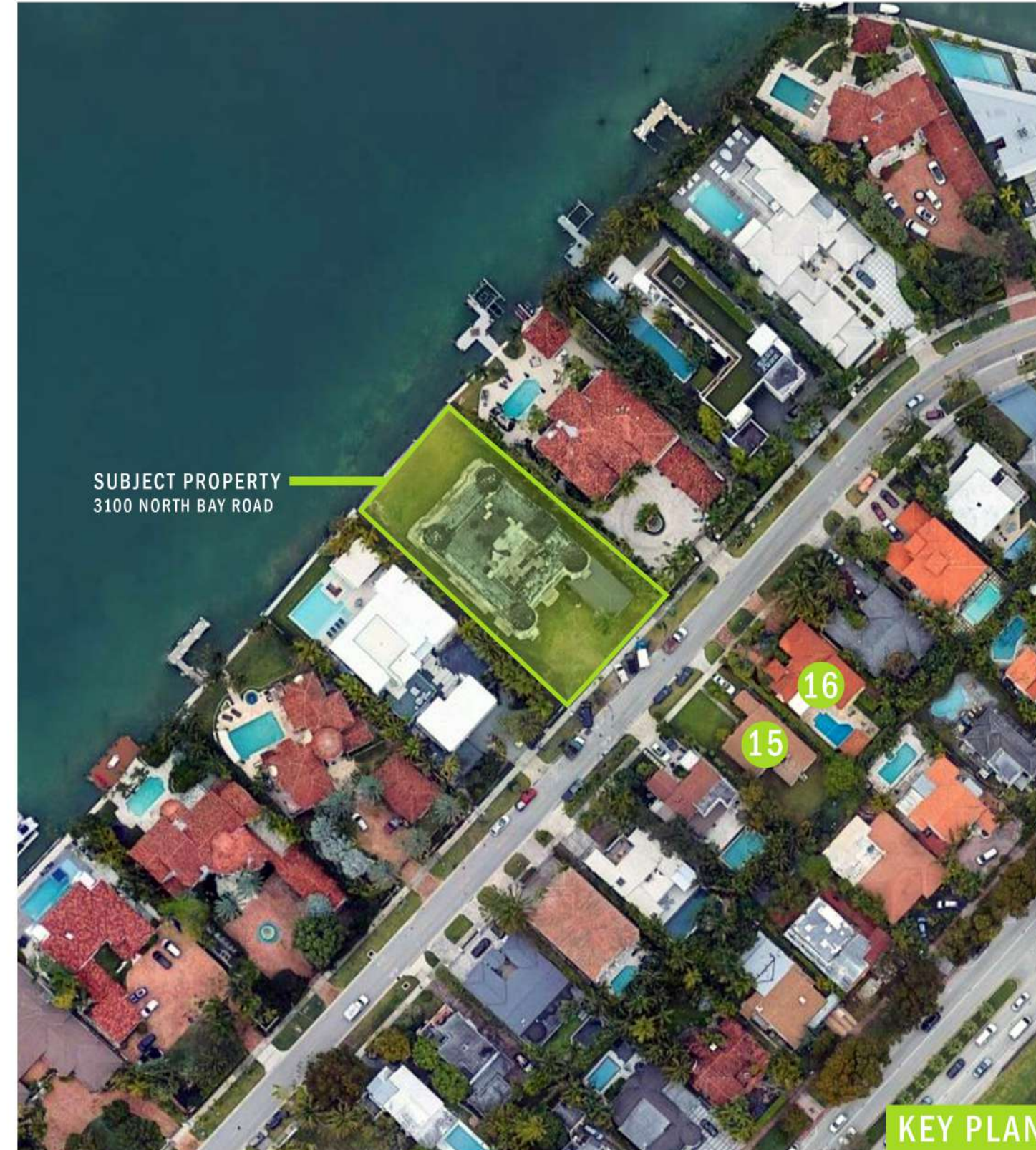
3093 NORTH BAY ROAD

BLDG 15



3103 NORTH BAY ROAD

BLDG 16



SUBJECT PROPERTY
3100 NORTH BAY ROAD

KEY PLAN













RENDERINGS

3100 N BAY RD MIAMI BEACH, FL 33140



VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | INTERIOR ARCHITECTURE



RENDERINGS

3100 N BAY RD MIAMI BEACH, FL 33140



VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | INTERIOR ARCHITECTURE



RENDERINGS

3100 N BAY RD MIAMI BEACH, FL 33140



VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | INTERIOR ARCHITECTURE

MIAMI BEACH

Planning Department
 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

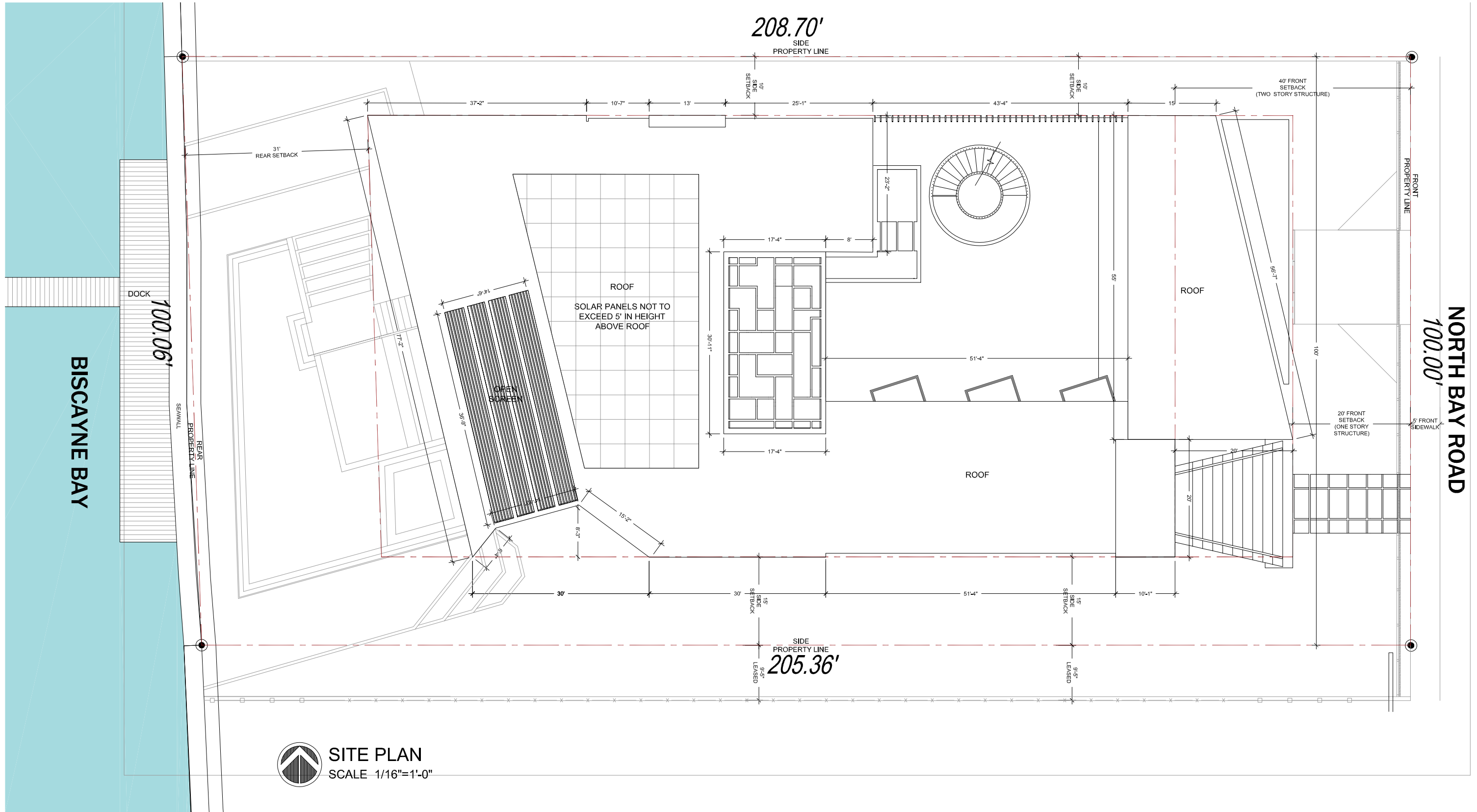
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

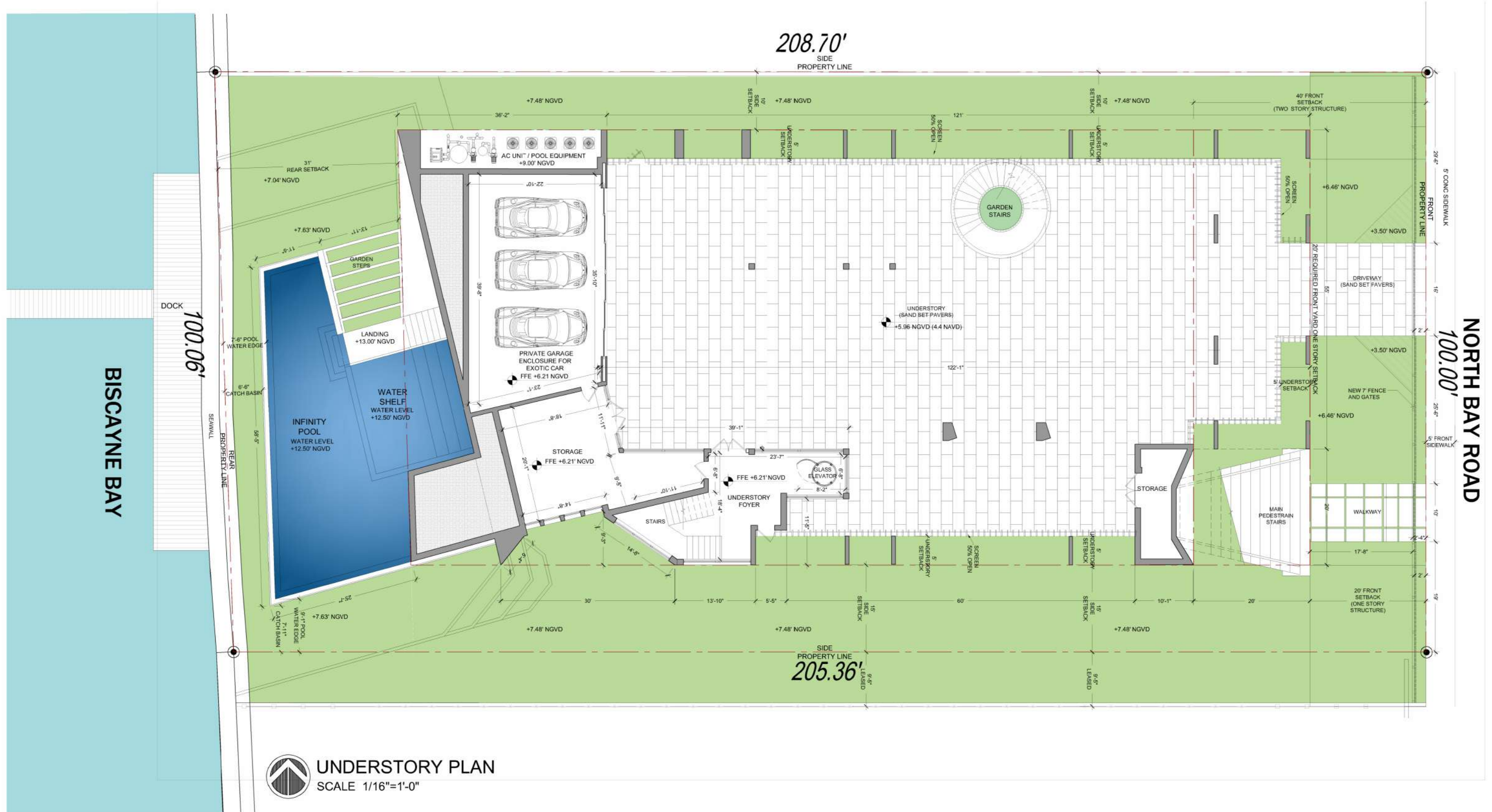
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	3100 N BAY RD MIAMI BEACH, FL 33140			
2	Folio number(s):	02-3227-008-0520			
3	Board and file number(s) :				
4	Year built: 2013	Zoning District:	RS-2		
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	6.56' NGVD	
9	Adjusted grade (Flood+Grade/2):	5.61' NGVD	Free board:	+5	
10	30" above grade:	8.11' NGVD	Lot Area:	20,710 sq.ft.	
11	Lot width:	100.0', 100.6'	Lot Depth:	205.36', 208.7'	
12	Max Lot Coverage SF and %:	6,213 sq.ft. (30%)	Proposed Lot Coverage SF and %:	6,193 sq.ft. (29.90%)	
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)	5,593 sq.ft. (27.00%)	
14	Front Yard Open Space SF and %:	1,546 (70.7%)	Rear Yard Open Space SF and %:	2,486 sq.ft. (74.5%)	
15	Max Unit Size SF and %:	10,355 sq.ft. (50%)	Proposed Unit Size SF and %:	10,353 sq.ft. (49.99%)	
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	4,403 sq.ft.	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	Yes	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	34'-0" sloped roof		34'-0" sloped roof	N/A
	Front Setbacks:				
20	Front First level:	20'-0"		20'-0"	
	Front second level:	40'-0"		40'-0"	N/A
	Front second level if lot coverage is 25% or greater:	N/A			
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35% = 35'-0"		70%=70'-0"	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A			
22	Sum of side yard :				
23	Side 1:	15'		15'	
24	Side 2 or (facing street):	10'		10'	
25	Rear:	31'		31'	
26	Accessory Structure Side 1:	N/A			
27	Accessory Structure Side 2 or (facing street) :	N/A			
28	Accessory Structure Rear:	N/A			
30	Additional data or information that may be applicable to the project shall be provided in the following fields.	2 STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY.			

Notes: Indicate N/A if not applicable.

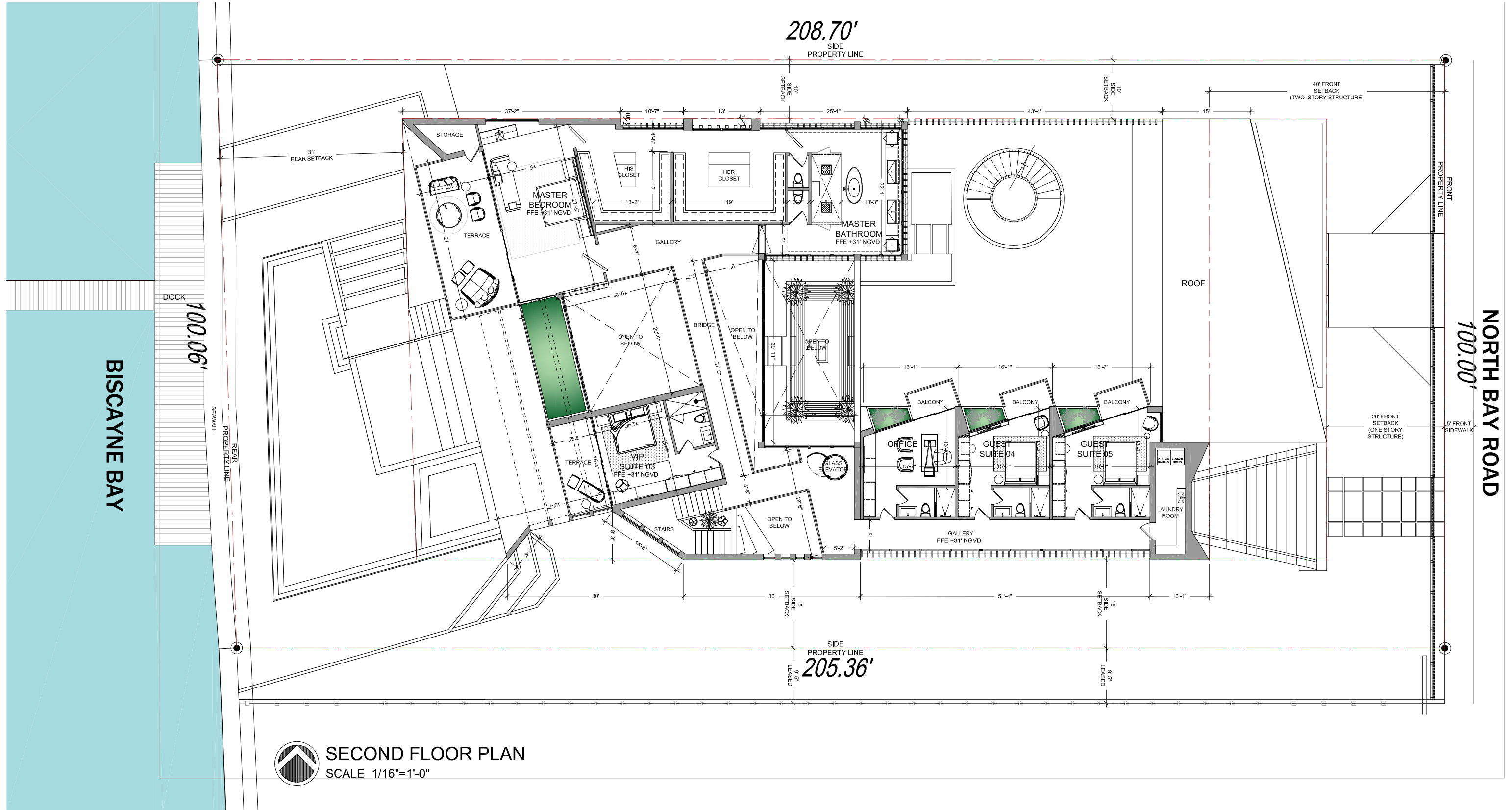
PROPOSED BUILDING - SITE PLAN






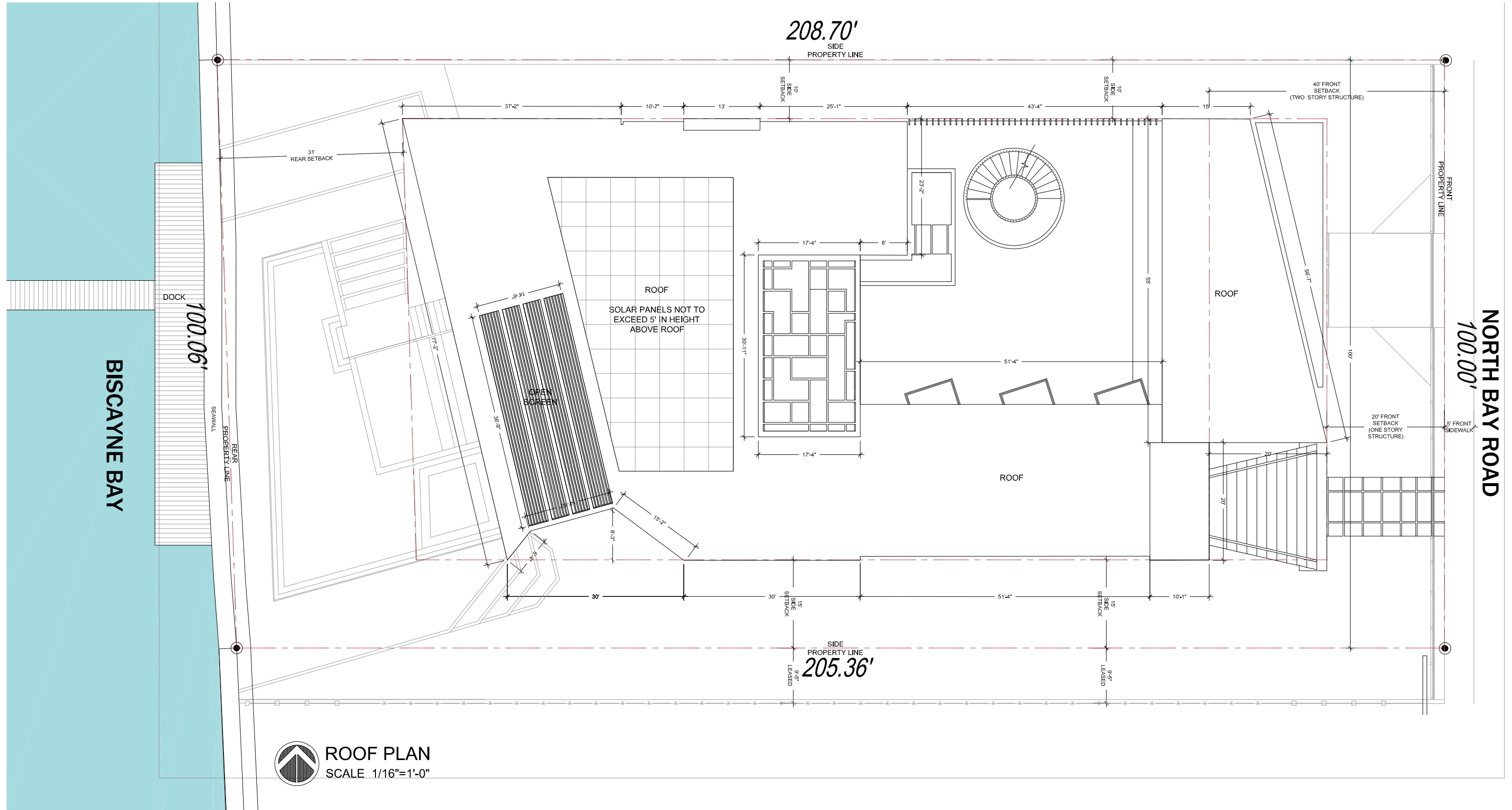
UNDERSTOREY PLAN
SCALE 1/16"=1'-0"

PROPOSED BUILDING - SECOND FLOOR PLAN

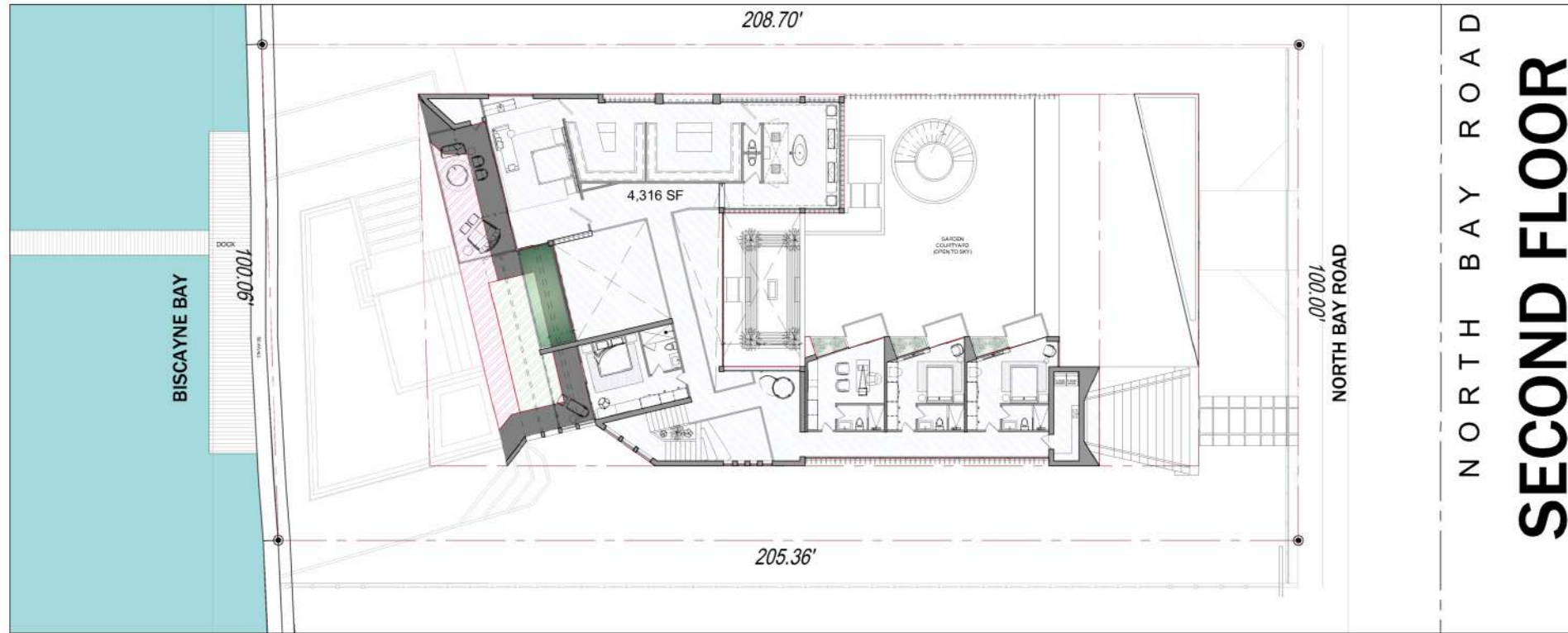


 **SECOND FLOOR PLAN**
SCALE 1/16"=1'-0"

PROPOSED BUILDING - ROOF PLAN

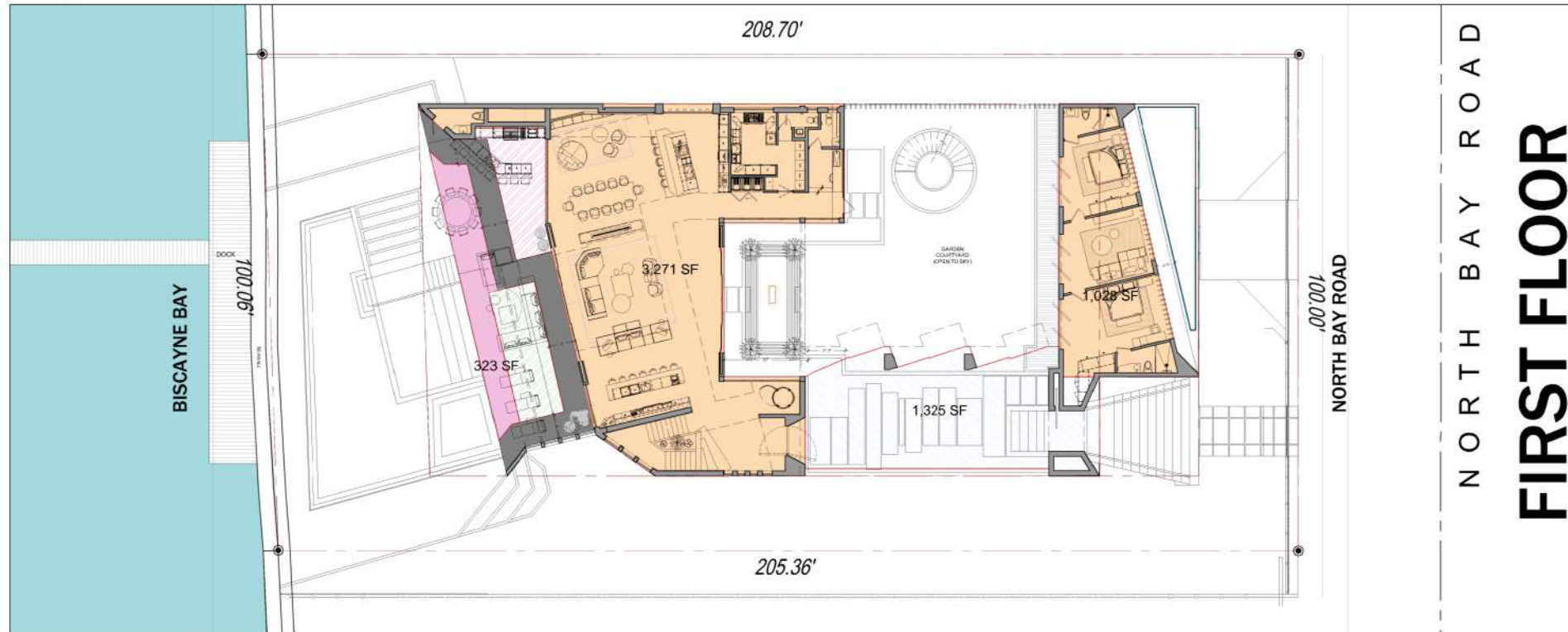


 **ROOF PLAN**
SCALE 1/16"=1'-0"

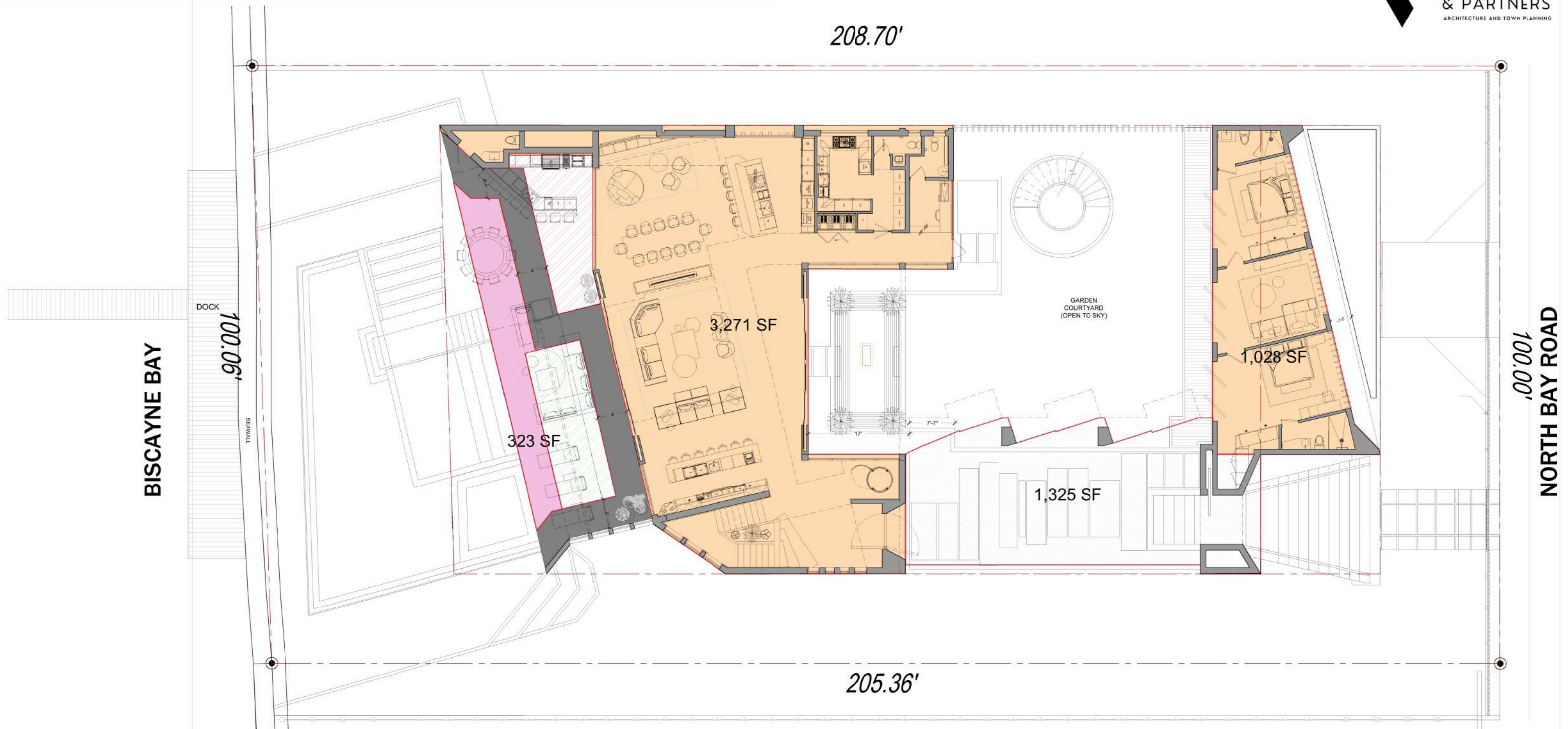


- LEGEND**
-  SECOND FLOOR ROOF OVERHANG >5'
 -  SECOND FLOOR AREA UNDER AC
 -  TRELLIS ABOVE (50% OPEN TO AIR)
 -  FIRST FLOOR ROOF OVERHANG >5'
 -  FIRST FLOOR AREA UNDER AC
 -  TOTAL ROOF OVERHANG < 5'

 LOT COVERAGE DIAGRAM - SECOND FLOOR
SCALE 1/32"=1'-0"



 LOT COVERAGE DIAGRAM - FIRST FLOOR
SCALE 1/32"=1'-0"



LOT COVERAGE DIAGRAM - FIRST & SECOND FLOOR OVERLAY

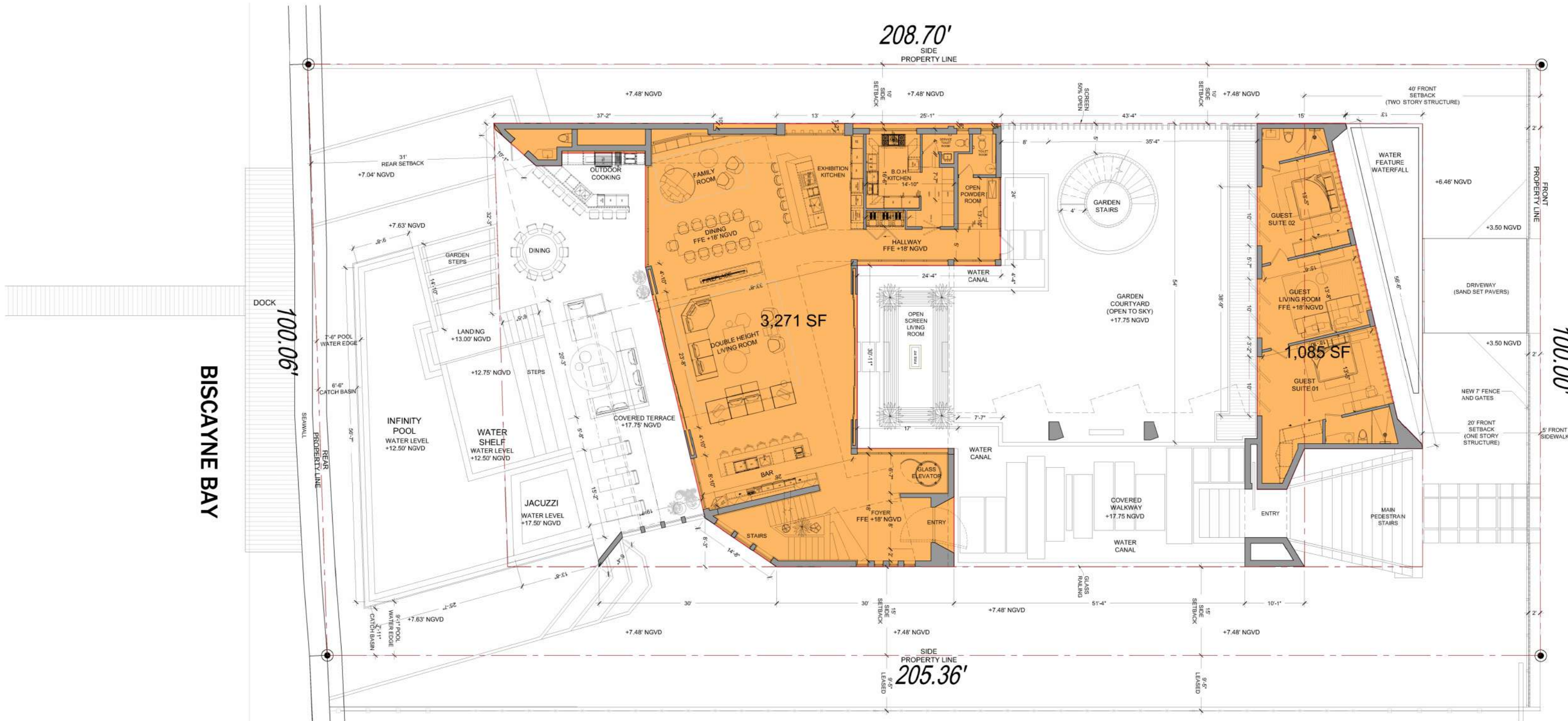
SCALE 1/16"=1'-0"

LEGEND

- SECOND FLOOR AREA OVERHANG > 5'
- SECOND FLOOR AREA UNDER AC
- TRELLIS ABOVE (50% OPEN TO AIR)
- FIRST FLOOR ROOF OVERHANG > 5'
- FIRST FLOOR AREA UNDER AC
- TOTAL ROOF OVERHANG < 5'

LOT SIZE: 20,710 SF
 MAX.ALLOWED LOT COVERAGE: 6,213 SF (30%)
 PROPOSED UNIT SIZE:
 INTERIOR SPACE: 3271+1028+1325=5,624 SF
 COVERED TERRACE / BALCONIES: 246+323=569 SF
 SUBTOTAL: 6,193 SF (29.90%)

ZONING DIAGRAM - UNIT SIZE FIRST FLOOR

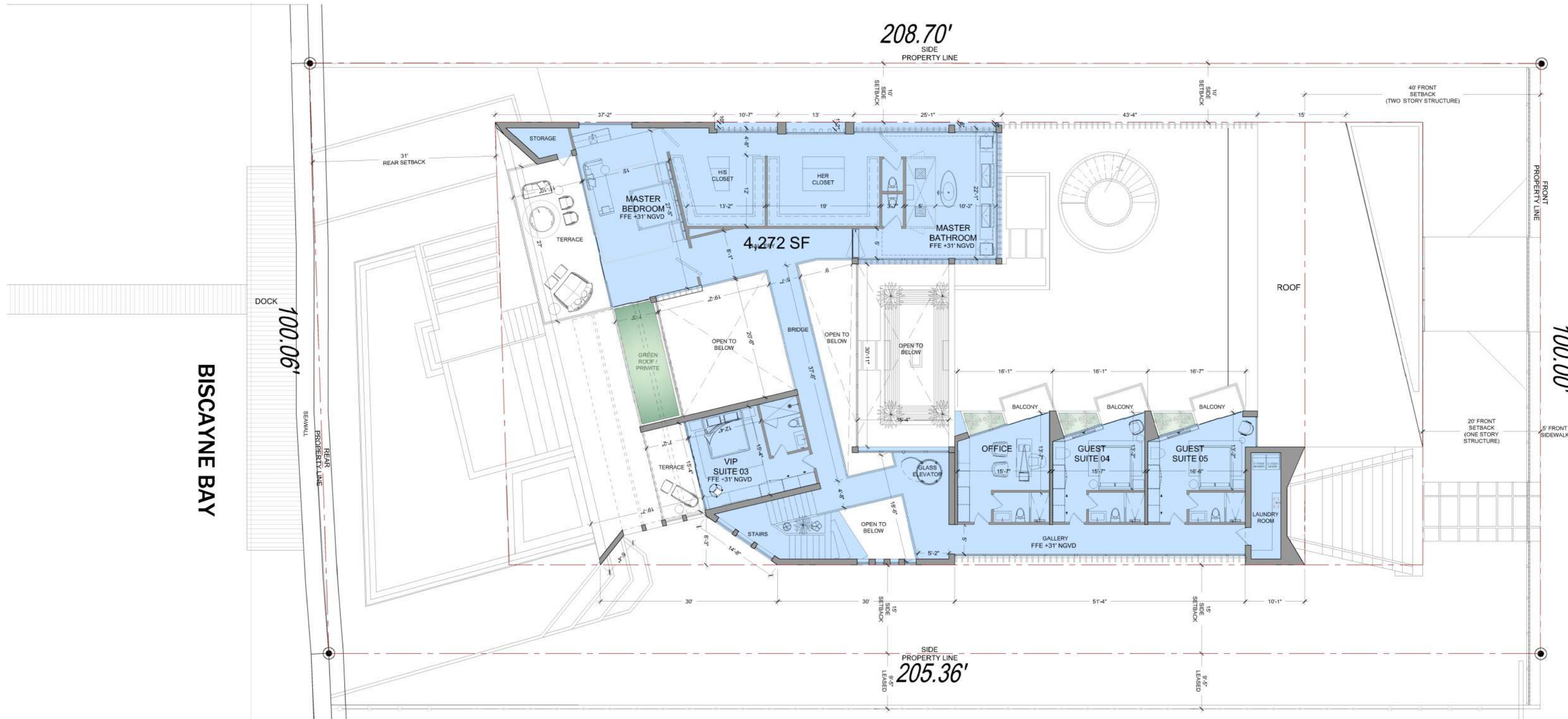


UNIT SIZE DIAGRAM - FIRST FLOOR
SCALE 1/32"=1'-0"

LOT SIZE:	20,710 SF
MAX.ALLOWED UNIT SIZE:	10,355 SF
PROPOSED UNIT SIZE:	
UNDERSTORY:	513+490+145+(994-600)=1,542 SF
FIRST STORY:	3271+1085=4,356 SF
SECOND STORY:	4,181 SF
SUBTOTAL:	10,079 SF (48.67%)

FIRST FLOOR ENCLOSED AREA

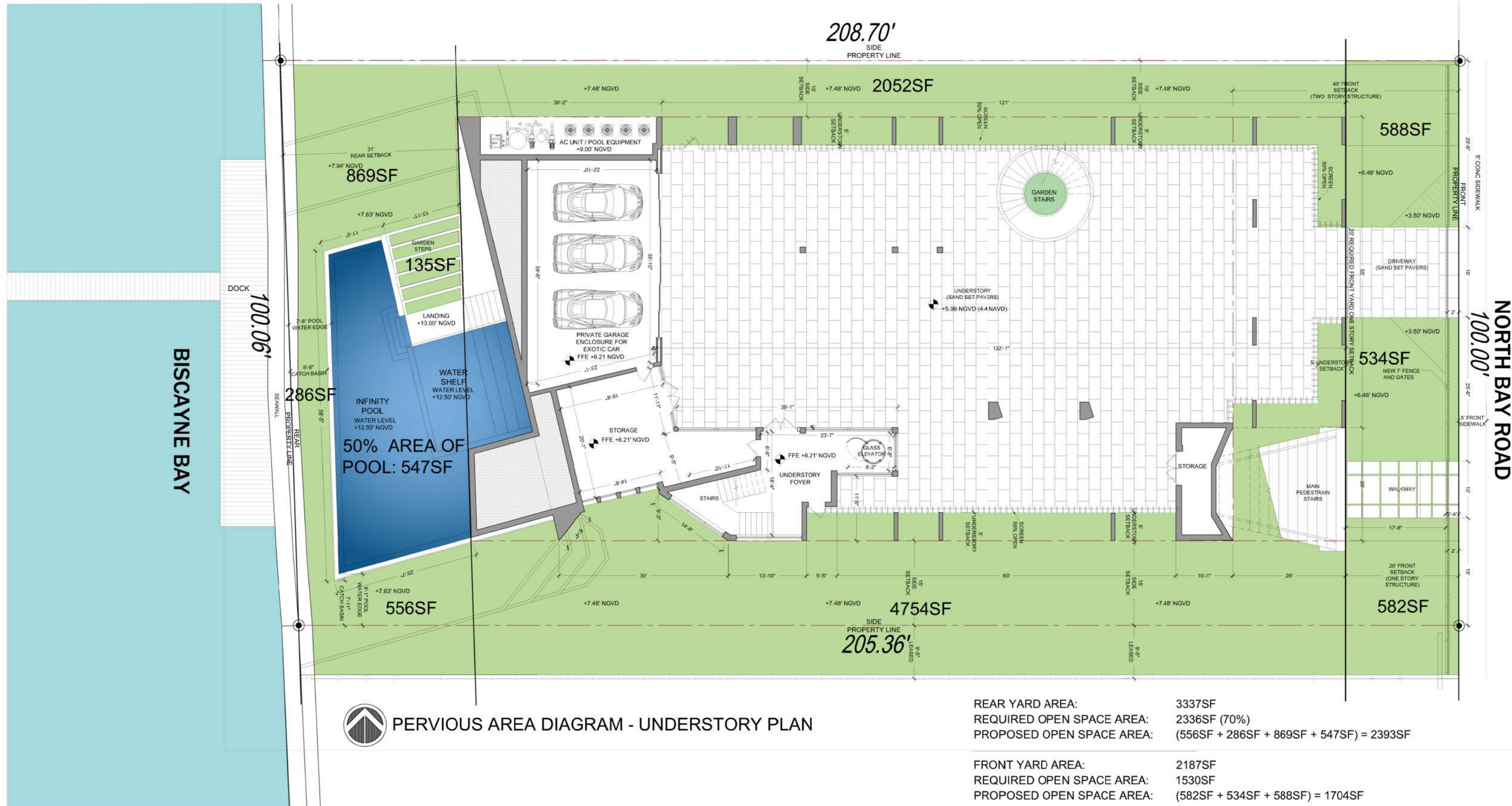
ZONING DIAGRAM - UNIT SIZE SECOND FLOOR



UNIT SIZE DIAGRAM - SECOND FLOOR
SCALE 1/32"=1'-0"

LOT SIZE:	20,710 SF
MAX.ALLOWED UNIT SIZE:	10,355 SF
PROPOSED UNIT SIZE:	
UNDERSTORY:	513+490+145+(994-600)=1,542 SF
FIRST STORY:	3271+1085=4,356 SF
SECOND STORY:	4,181 SF
SUBTOTAL:	10,079 SF (48.67 %)

SECOND FLOOR ENCLOSED AREA



PERVIOUS AREA DIAGRAM - UNDERSTORY PLAN

REAR YARD AREA: 3337SF
 REQUIRED OPEN SPACE AREA: 2336SF (70%)
 PROPOSED OPEN SPACE AREA: (556SF + 286SF + 869SF + 547SF) = 2393SF

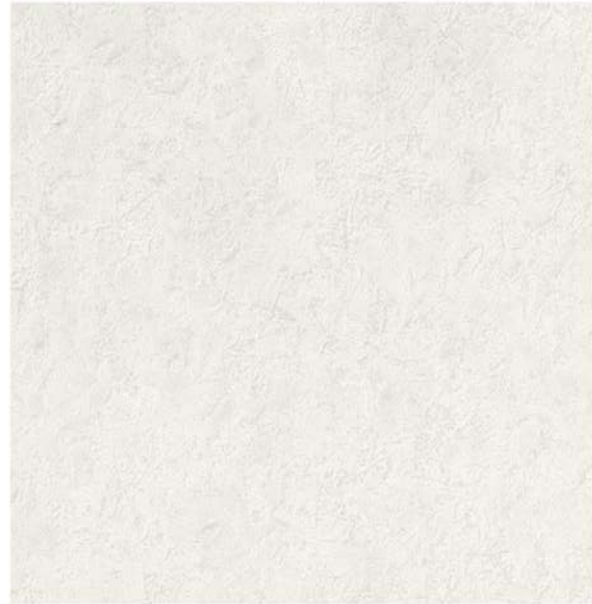
FRONT YARD AREA: 2187SF
 REQUIRED OPEN SPACE AREA: 1530SF
 PROPOSED OPEN SPACE AREA: (582SF + 534SF + 588SF) = 1704SF











PS-1
PLASTER /SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
EXTERIOR TILING



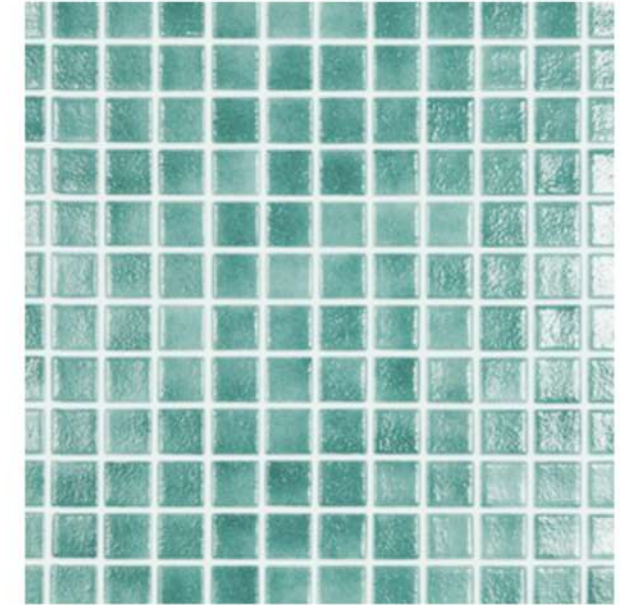
WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING, LOUVER &
OUTDOOR FENCE



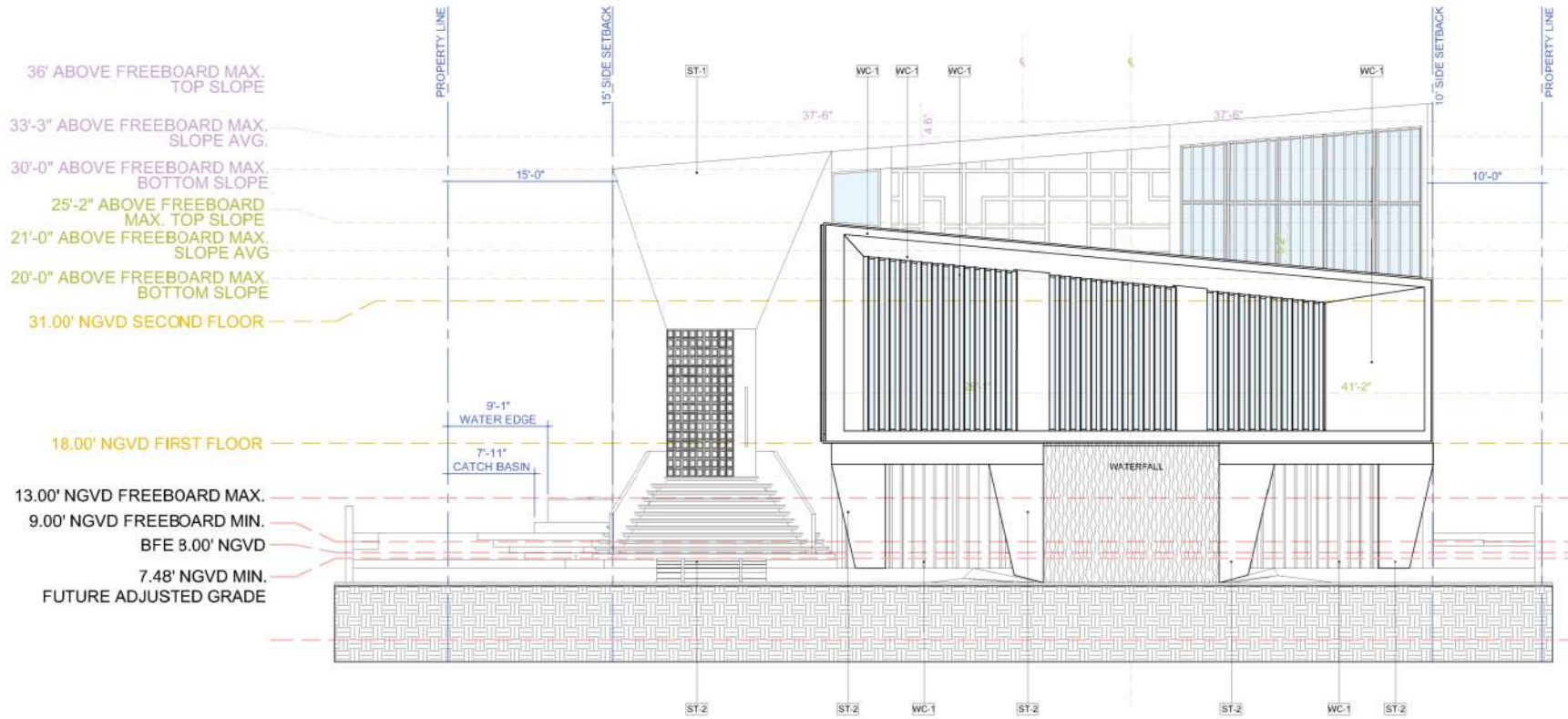
GL-1
IMPACT CLEAR GLAZING



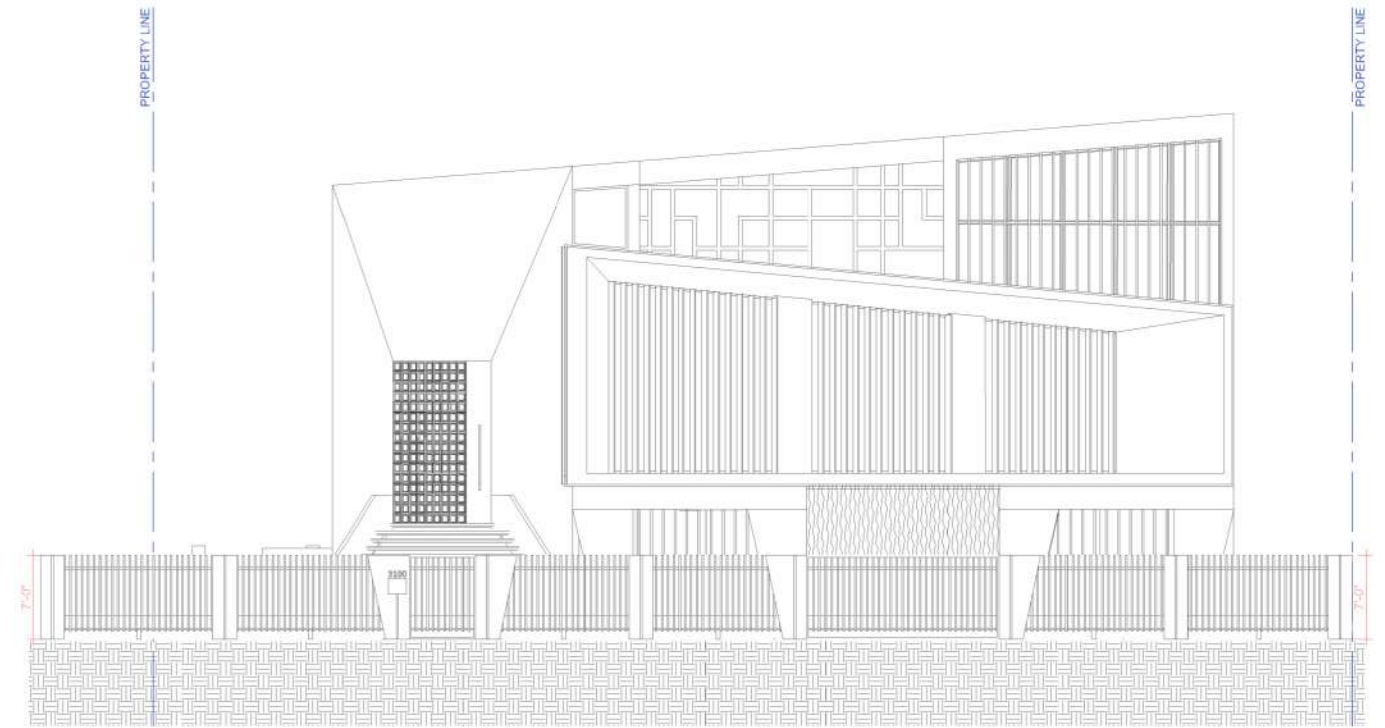
MT-1
BLACK ALUMINUM POWDER COATED FINISH
MULLIONS AND FRAMING DOOR/WINDOWS



DT-1
BLEND/ GLASS MOSAIC TILE
POOL CLADDING



FRONT ELEVATION (EAST ELEVATION)
SCALE 1/16"=1'-0"



FRONT PROPERTY FENCE ELEVATION (EAST ELEVATION)
SCALE 1/16"=1'-0"



PS-1
PLASTER /
SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



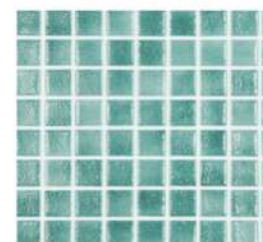
GL-1
IMPACT GLAZING
CLEAR FINISH



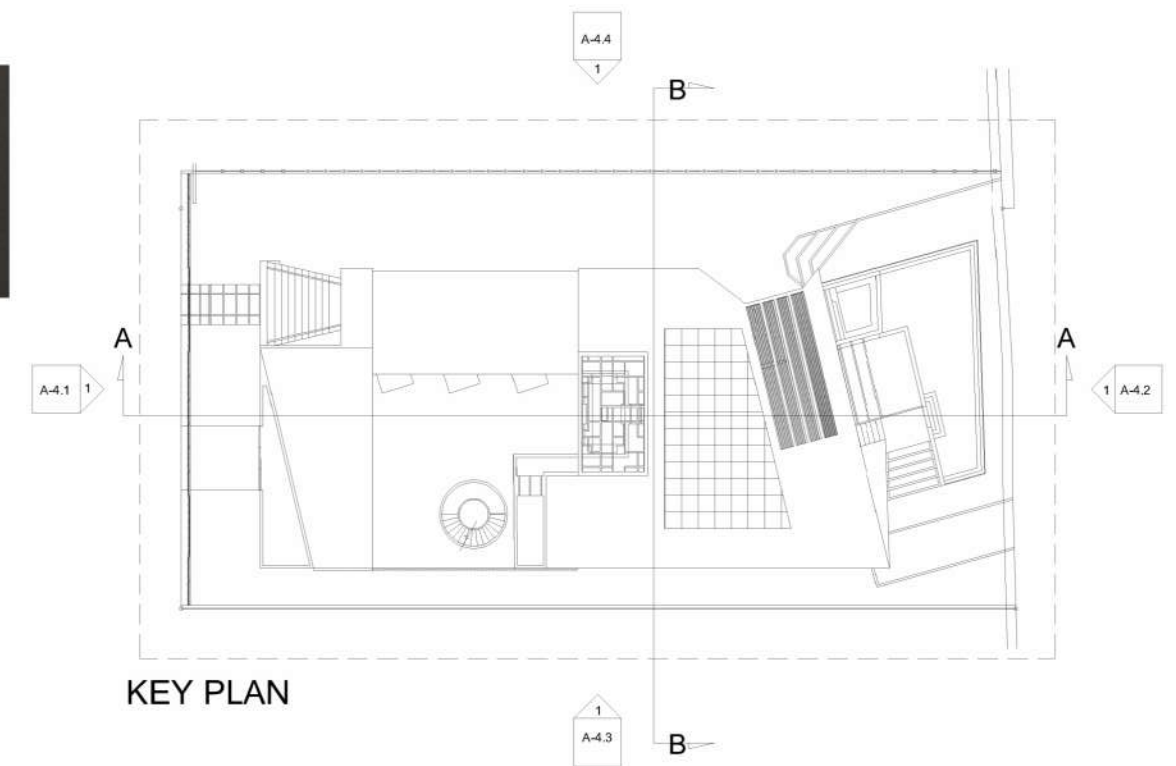
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



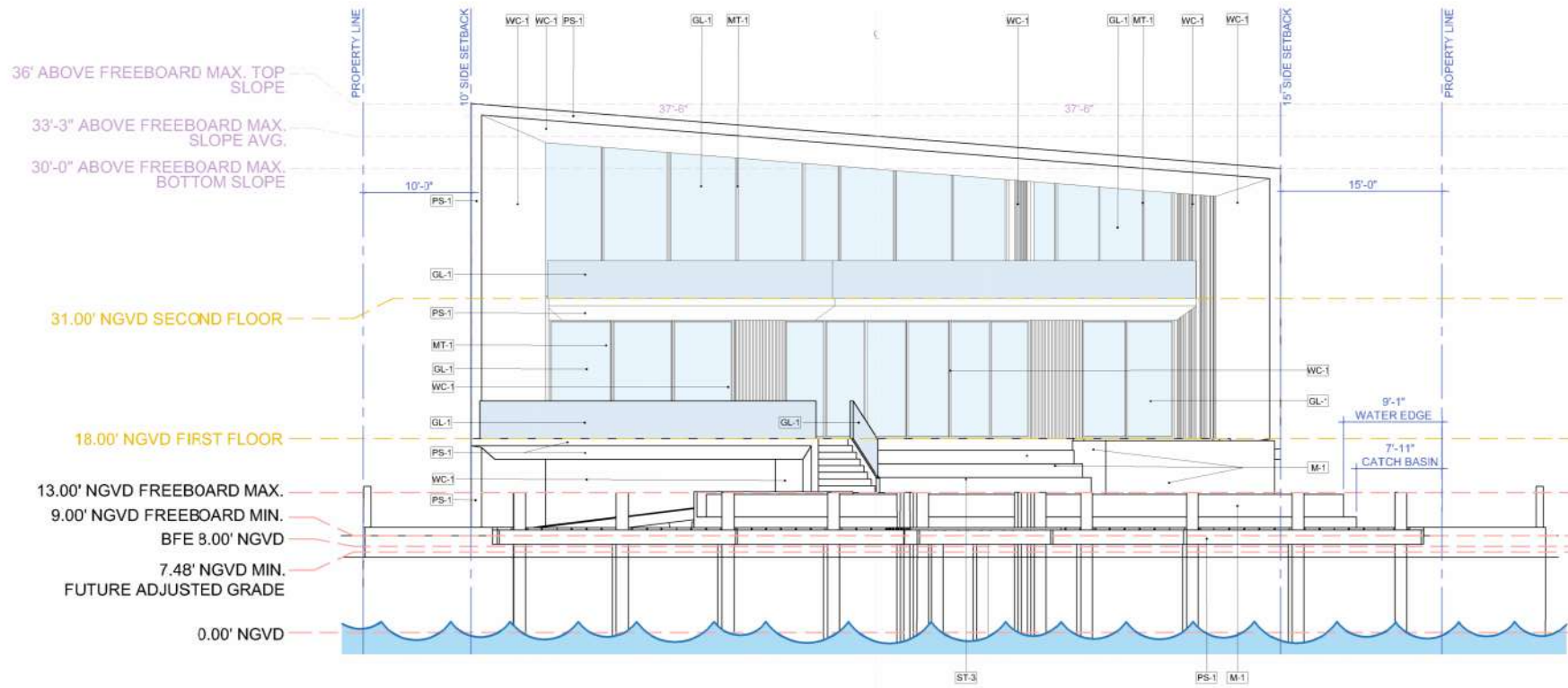
WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



M-1
GLASS MOSAIC
POOL APPLICATION



KEY PLAN



REAR ELEVATION (WEST ELEVATION)
SCALE 1/16"=1'-0"



PS-1
PLASTER /
SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



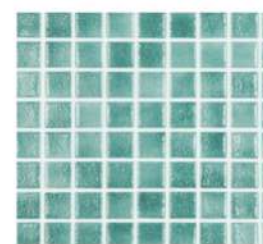
GL-1
IMPACT GLAZING
CLEAR FINISH



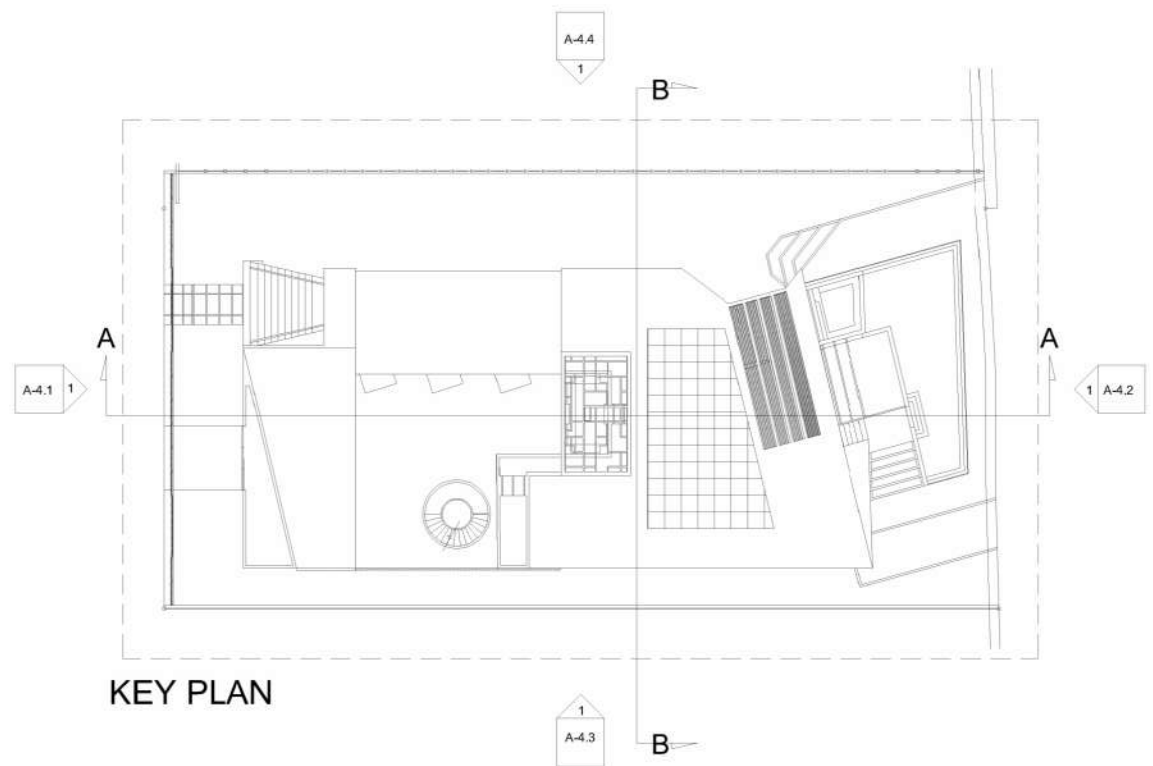
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



M-1
GLASS MOSAIC
POOL APPLICATION



KEY PLAN



RIGHT ELEVATION (NORTH ELEVATION)
SCALE 1/16"=1'-0"



PS-1
PLASTER /
SMOOTH STUCCO FINISH



ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



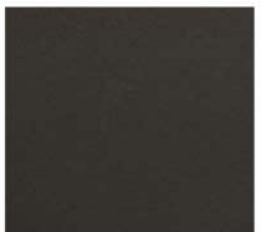
ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



GL-1
IMPACT GLAZING
CLEAR FINISH



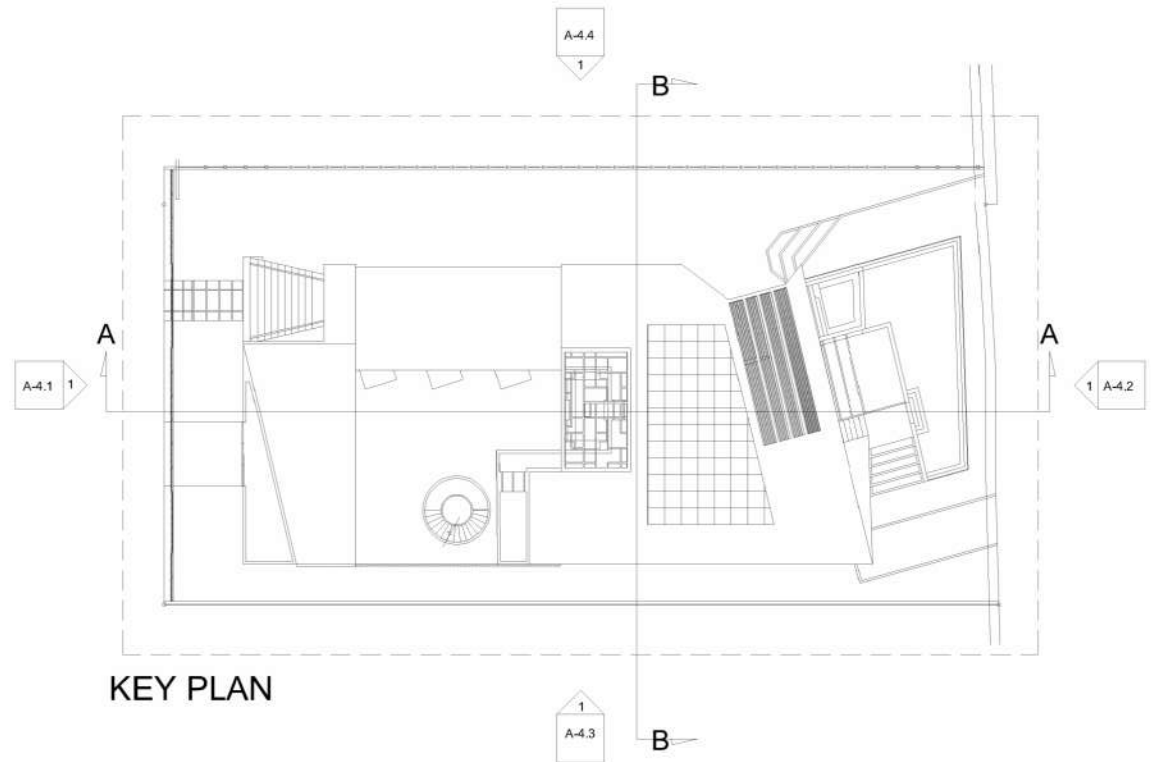
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



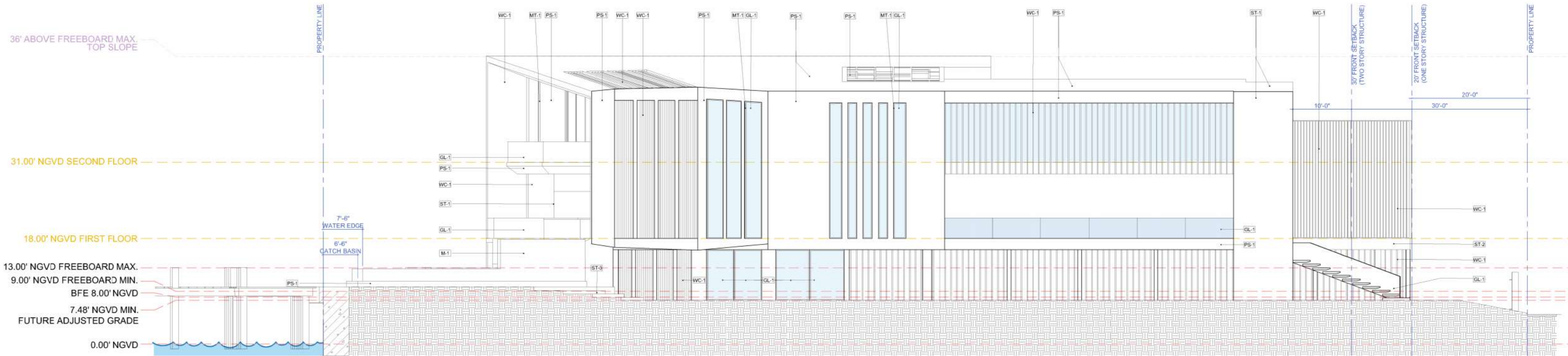
WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



M-1
GLASS MOSAIC
POOL APPLICATION



KEY PLAN



LEFT ELEVATION (SOUTH ELEVATION)
SCALE 1/16"=1'-0"



PS-1
PLASTER /
SMOOTH STUCCO FINISH



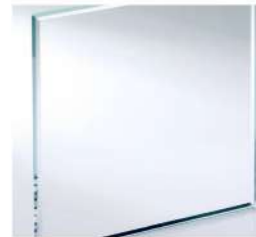
ST-1
TRAVERTINE STONE CLADDING
VENA DESIGN INSTALLED
HORIZONTALLY



ST-2
PORCELAIN TILE
WALL CLADDING
LE REVERSE DESIGN



ST-3
PORCELAIN TILE
OUTDOOR TILING
LE REVERSE DESIGN



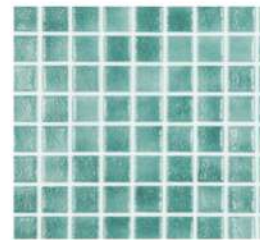
GL-1
IMPACT GLAZING
CLEAR FINISH



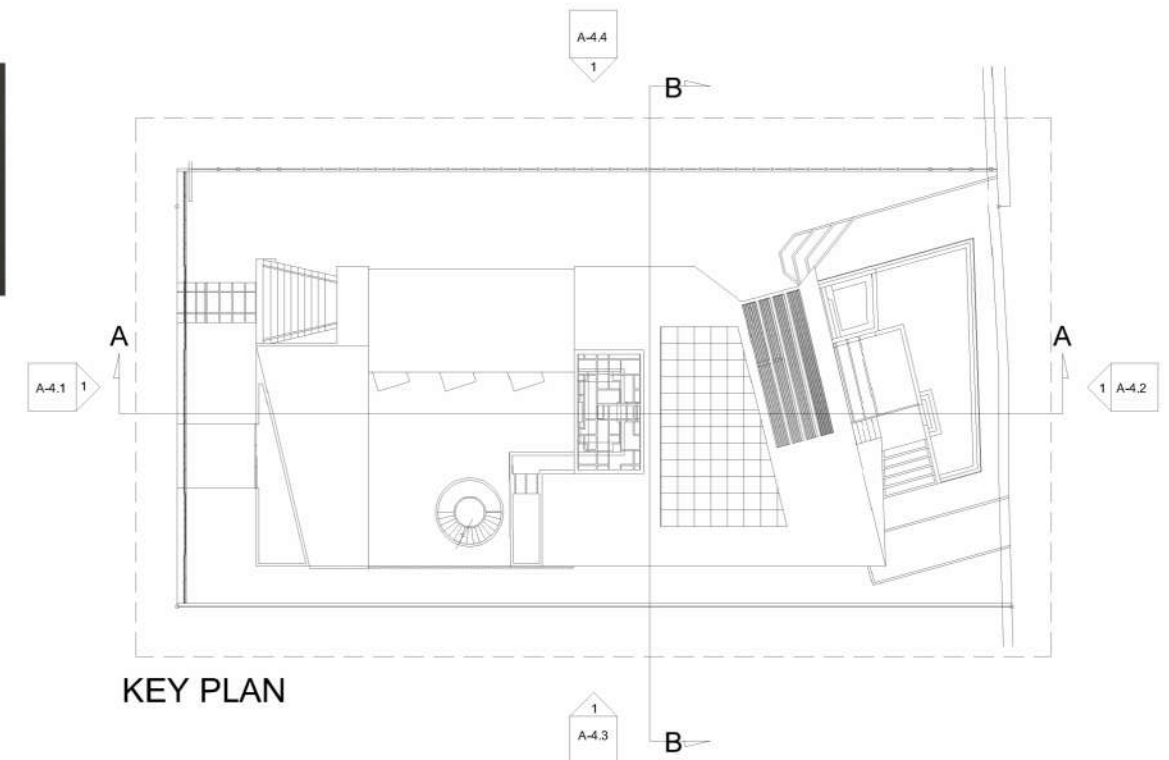
MT-1
ALUMINUM CLAD
POWDER COATED PTF
MULLIONS, WINDOWS AND
DOOR FRAMING



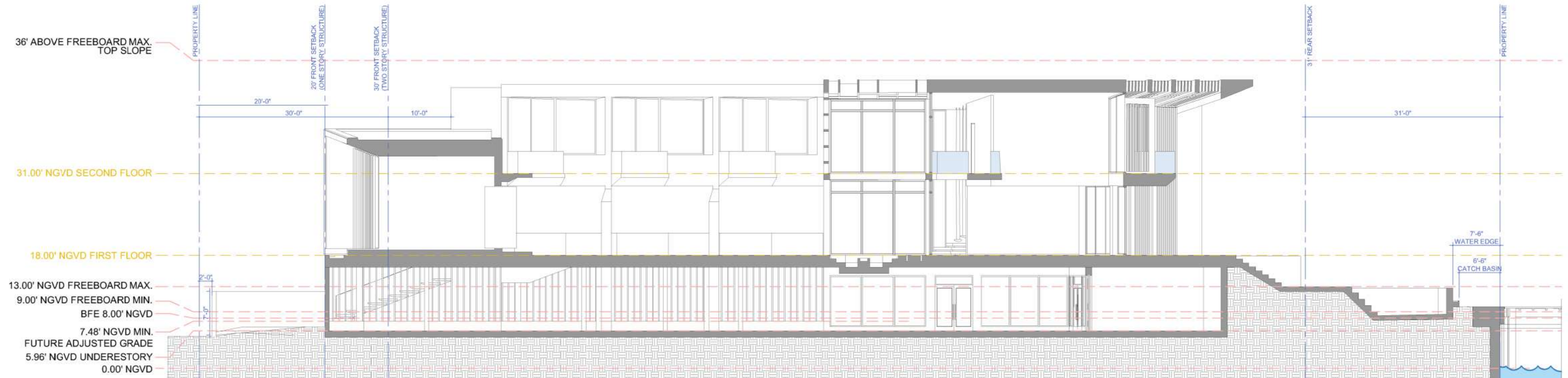
WC-1
BAMBOO COMPOSITE
CARAMEL PRE-FINISHED
WALL /CEILING CLADDING,
LOUVER & OUTDOOR FENCE



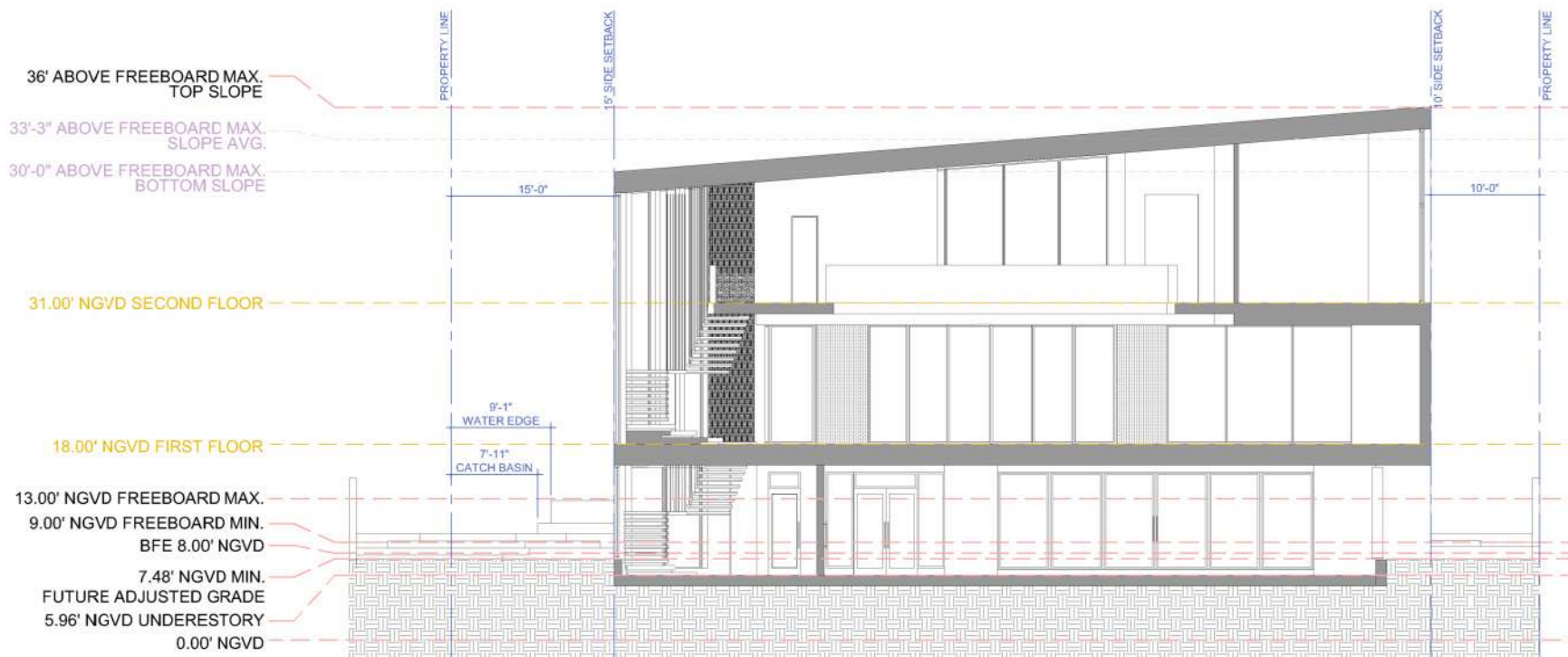
M-1
GLASS MOSAIC
POOL APPLICATION



KEY PLAN



SECTION A-A
SCALE 1/16"=1'-0"



SECTION B-B
SCALE 1/16"=1'-0"

