

6360 N BAY ROAD | DRB24-1006

FINAL SUBMITTAL # DRB24-1006

6360 NORTH BAY ROAD , MIAMI BEACH, FL

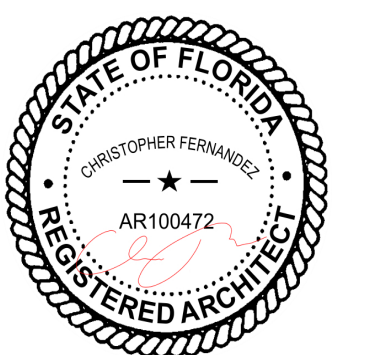


CLIENT

6342-6360 NORTH BAY ROAD
MIAMI BEACH, 33141, FL

ARCHITECT

CFZ DESIGN, LLC
13300 SW 52ND ST.
MIRAMAR, FL, 33027
TEL: (239) 898-7549



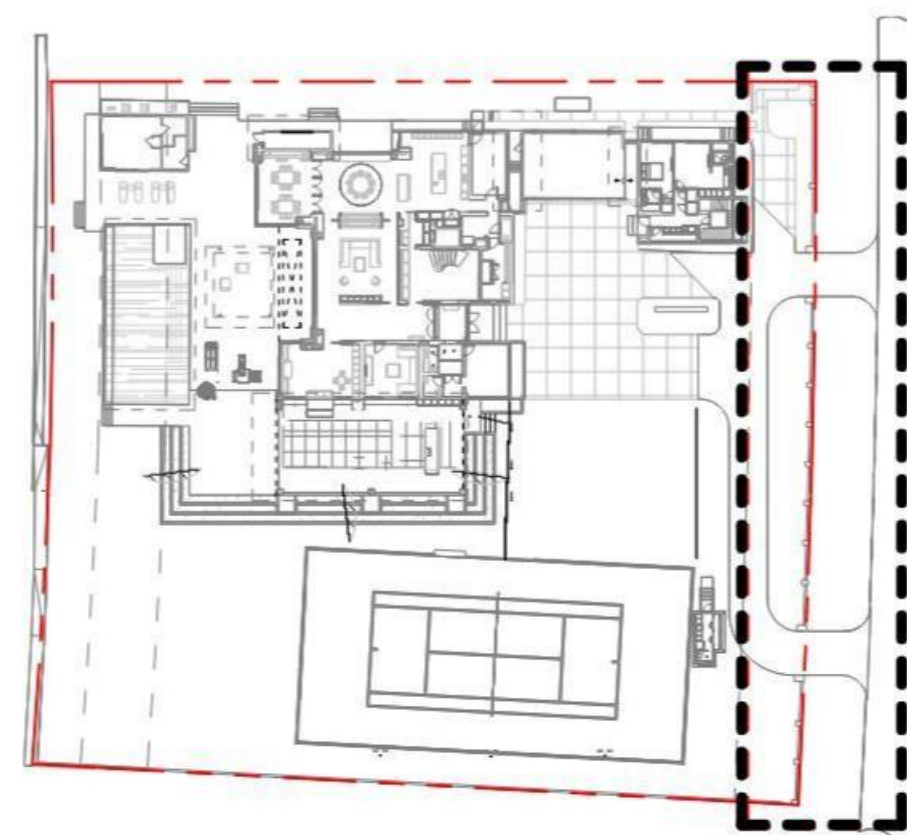
PROJECT RENDERING

CFZ DESIGN

13300 SW 52ND CT | T 239.898.7549
MIRAMAR, FL 33027 | E WWW.CFZDESIGN.COM



SCOPE OF WORK
Scale: 1" = 60'-0"



SCOPE OF WORK

PROJECT SCOPE:

Increase wall height on front walls.

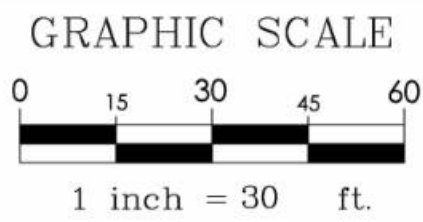
REQUESTED VARIANCES:

- a. Front setback of wall/fence/columns/gates at 0' where 4' required for 7' tall wall/fence/columns/gates.
- b. 1'-2' additional height for wall/fence/columns/gates.

STATEMENT

DATE
03-10-2024
REG. NO. AR100472

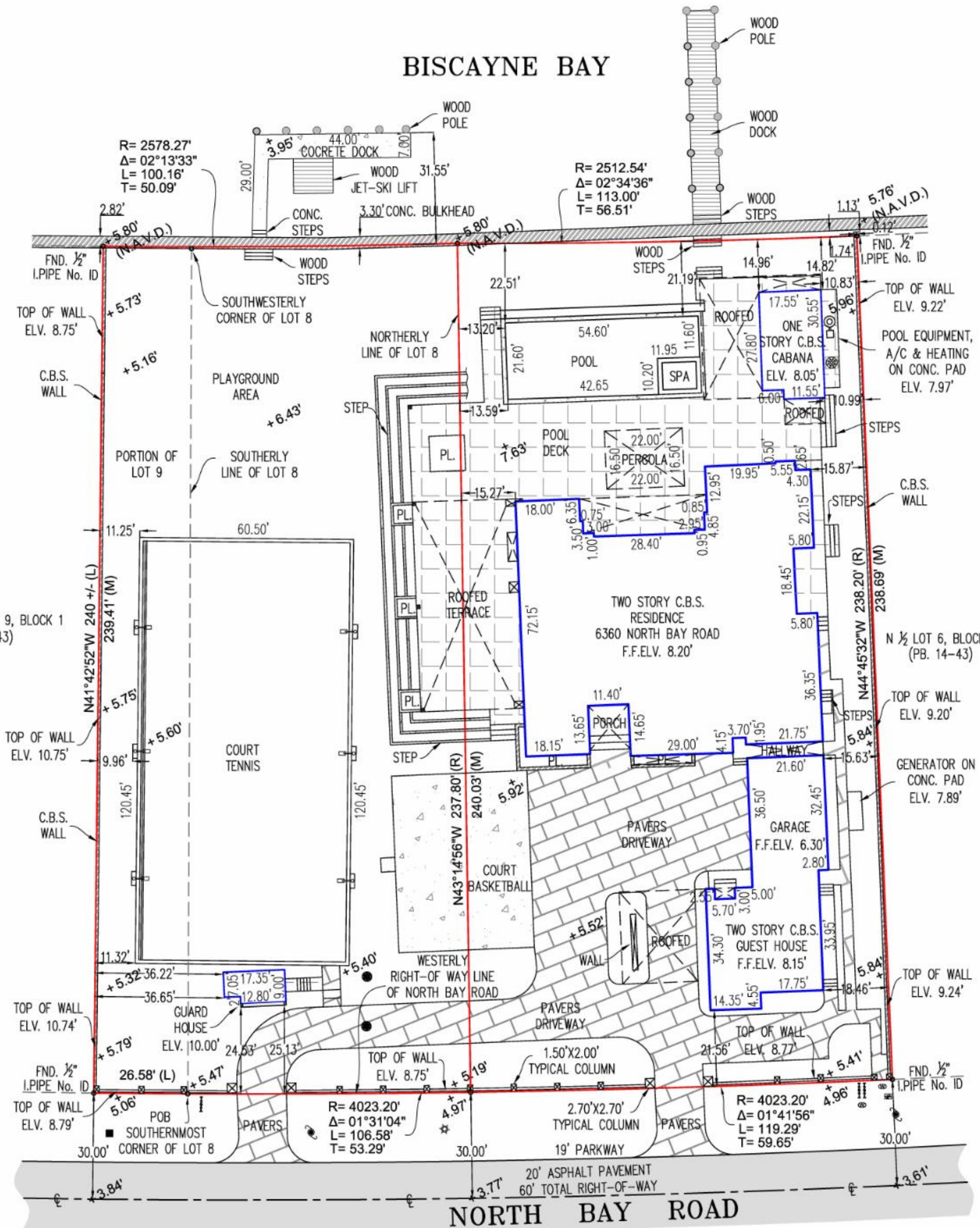
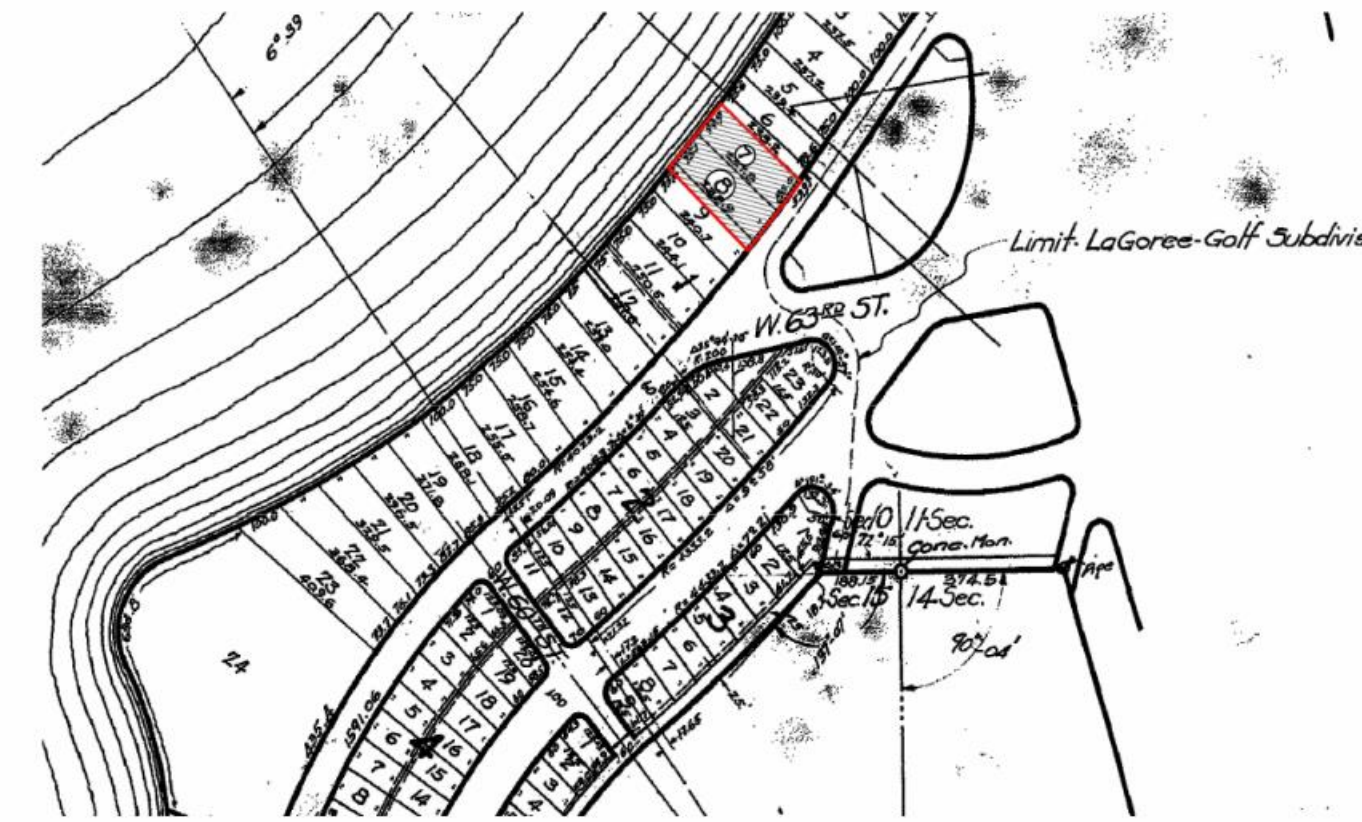
03-10-2024
DRB-01



SKETCH OF BOUNDARY SURVEY

LOCATION MAP
SCALE:N.T.S.

SUBDIVISION NAME: "LA GORCE GOLF SUBDIVISION"



LEGAL DESCRIPTION:

PARCEL 1:
ALL OF LOT 7 AND THE SOUTHERLY HALF OF LOT 6, BLOCK 1, OF "LA GORCE GOLF SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE SOUTHERLY HALF OF SAID LOT 6 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTLY CORNER OF LOT 7, OF "LA GORCE GOLF SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, FROM SAID POINT OF BEGINNING, RUN IN A NORTHEASTLY DIRECTION ALONG THE WESTERLY LINE OF NORTH BAY ROAD, MIAMI BEACH, FLORIDA, A DISTANCE OF 39.3 FEET TO A POINT; THENCE RUN IN A NORTHWESTLY DIRECTION ALONG A LINE PASSING THROUGH THE LAST MENTIONED POINT AND A POINT 37.49 FEET NORTHEASTERLY OF THE NORTHWESTLY CORNER OF SAID LOT 7, A DISTANCE OF 239 FEET, MORE OR LESS TO THE OUTER FACE OF CONCRETE BULKHEAD, THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE OUTER FACE OF SAID CONCRETE BULKHEAD AND ON THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 37.49 FEET TO THE NORTHEASTLY CORNER OF LOT 7, THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST LINE OF SAID LOT 7, A DISTANCE OF 238.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

PARCEL 2:
LOT 8, BLOCK 1, OF "LAGORCE-GOLF SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

ALSO THAT PART OF LOT 9, BLOCK 1, OF SAID "LAGORCE-GOLF SUBDIVISION", DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST CORNER OF LOT 8, BLOCK 1, OF LAGORCE-GOLF SUBDIVISION, AS SAID LOT 8, BLOCK 1, IS SHOWN ON PLAT ENTITLED LAGORCE-GOLF SUBDIVISION, AND RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN IN A SOUTHWESTLY DIRECTION ALONG THE WESTERLY LINE OF NORTH BAY ROAD, A DISTANCE OF 26.58 FEET TO A POINT; THENCE RUN IN A NORTHWESTLY DIRECTION ALONG A LINE PASSING THROUGH THE LAST MENTIONED POINT AND A POINT 25 FEET SOUTHWEST OF THE SOUTHWESTLY CORNER OF SAID LOT 8, BLOCK 1, MEASURED ALONG THE FACE OF A CONCRETE BULKHEAD SITUATED ON THE EASTERLY SHORE OF BISCAYNE BAY A DISTANCE OF 240 FEET PLUS OR MINUS; THENCE RUN IN A NORTHEASTLY DIRECTION ALONG THE FACE OF THE CONCRETE BULKHEAD SITUATED ON THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 25 FEET TO THE SOUTHWESTLY CORNER OF SAID LOT 8, BLOCK 1; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID LOT 8, BLOCK 1, A DISTANCE OF 239.4 FEET PLUS OR MINUS TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

SURVEYOR'S NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE ORIGINAL RECORD BOOK 32929, PAGE(S) 415-417, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000.

IF THIS DOCUMENT IS BEING READ IN PAPER FORMAT, IT IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. IF THE DOCUMENT IS IN ELECTRONIC FORMAT, ACCORDING TO CHAPTER 55-17.062 SECTION 3, IT IS NOT VALID UNLESS ELECTRONICALLY SIGNED. THE FINAL HARD COPY OF THE DOCUMENT MUST HAVE THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE SURVEYOR.

THE ISSUE OF THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THOSE PERSONS, PARTIES OR INSTITUTIONS IN THE CERTIFICATE. THE LIABILITY OF THIS BOUNDARY SURVEY IS LIMITED TO THE COST OF THE SURVEY.

THE PROPERTIES DESCRIBED ON THIS SURVEY, LIE WITHIN A FLOOD ZONE "AE", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0307L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION 8.0 FEET.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AS PER MIAMI-DADE BENCHMARK NAME A-33, WITH AN ELEVATION OF 8.23 FEET, LOCATED ON 63 STREET AND PINE TREE DRIVE, WITH A DESCRIPTION: BRASS DISC IN WINGWALL AT NW CORNER OF BRIDGE OVER INDIAN CREEK.

UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATION AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.GOV.

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

ALL TIES SHOWN ARE FROM BUILDING CORNER TO PROPERTY LINE.

THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

OWNERSHIP SUBJECTS TO OPINION OF TITLE.

NOTICE:

THIS DRAWING IS THE PROPERTY OF MAPCONS GROUP, LLC.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

Digitally signed by Orlando Grandal
Date: 2024.02.01 10:29:29 -05'00'

LEGEND AND ABBREVIATIONS:

P.L.S. PROFESSIONAL LAND SURVEYOR	M MONUMENT LINE	P.B. PLAT BOOK
P.P.M. PERMANENT REFERENCE MONUMENT	(C) CALCULATED DATA	● LIGHT STEEL POLE
P.C.P. PERMANENT CONTROL POINT	(R) DATA PER LEGAL DESCRIPTION	○ STORM SEWER MANHOLE
S/F.N.B.D. SET OR FOUND NAIL & DISC	R.E. RM ELEVATION	○ UTILITY WOOD POLE
S/F.I.P. SET OR FOUND 1/2" IRON PIPE	C.B.S. CONCRETE BLOCK & STUCCO	○ ELECTRIC BOX
B.C.R. BROWARD COUNTY RECORDS	C.L.F. CHAIN LINK FENCE	○ C.B.S. WALL
O.R.B. OFFICIAL RECORDS BOOK	F.F.ELV. FINISH FLOOR ELEVATION	○ FIRE HYDRANT
P.G. PAGE	(M) MEASURED	○ METAL FENCE
P.O.C. POINT OF COMMENCEMENT	A/C AIR CONDITIONING UNIT	○ CHAIN LINK FENCE
P.O.B. POINT OF BEGINNING	R RADIUS	○ CATCH BASIN CIRCULAR
ID IDENTIFICATION	Δ DELTA	○ TRAFFIC SIGN
IP IRON PIPE	L LENGTH	○ T.V. BOX
IR IRON ROD	T TANGENT	○ METAL LID
IRC IRON ROD AND CAP	CONC. CONCRETE	○ AIR CONDITIONING UNIT
FND. N/D FOUND NAIL AND DISC	E.L.V. ELEVATION	○ WATER METER
℄ CENTER LINE	N.T.S. NOT TO SCALE	○ SPOT ELEVATION

DATE	REVISION COMMENTS	BY
07/15/2022	UPDATE SURVEY	
03/21/2023	SPECIFIC SURVEY	
12/22/2023	FINAL SURVEY	

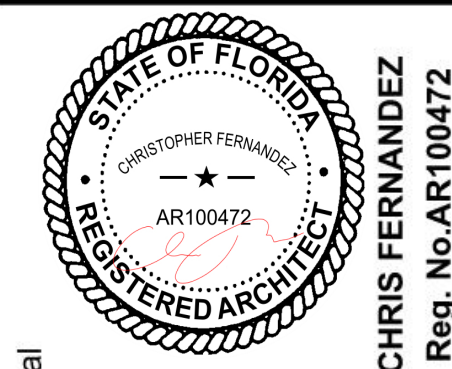
PROJECT LOCATION:
MIAMI-DADE COUNTY, FLORIDA
4360 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33141
Folio No.: 02-3215-003-0080.
CERTIFY TO:
GABRIEL PLOTKIN TRS.
NORTH BAY PALMS TRUST

PROJECT No.: 22-021
FIELD BOOK: FILE DATA C.
SCALE: AS SHOWN
DRAWN BY: D.J.
CHECKED BY: O.G.
SURVEY: FINAL SURVEY
DATE: 03-26-2022
SHEET No.: 1 OF 1

DRB24-1006

Project
6360 N BAY ROAD | DRB24-1006
6360 RESIDENCE
6360 NORTH BAY ROAD,
MIAMI BEACH, FL

Architect
CFZ DESIGN
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Rev	Date	Note

SURVEY
03-10-2024
DRB-03

MIAMI BEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	6342 North Bay Road & 6360 North Bay Road		
2	Folio number(s):	02-3215-003-0090 & 02-3215-003-0080		
3	Board and file numbers :	DRB20-0614		
4	Year built:	1935 & 2018	Zoning District: RS-2	
5	Based Flood Elevation:	8 NGVD	Grade value in NGVD:	3.73 NGVD
6	Adjusted grade (Flood+Grade/2):	5.85 NGVD	Free board:	
7	Lot Area:	52,316 SF		
8	Lot width:	225'-10 1/4"	Lot Depth:	239'-5" FT
9	Max Lot Coverage SF and %:	15,694.8 SF (30%)	Proposed Lot Coverage SF and %:	NO CHANGE
10	Existing Lot Coverage SF and %:	12,140 S.F. (23.2%)	Lot coverage deducted (garage-storage) SF:	NO CHANGE
11	Front Yard Open Space SF and %:	2,496 S.F. 55.3%	Rear Yard Open Space SF and %:	78.8% (NO CHANGE)
12	Max Unit Size SF and %:	26,158 S.F.	Proposed Unit Size SF and %:	NO CHANGE
13	Existing First Floor Unit Size:	14,178 S.F. (27%)	Proposed First Floor Unit Size:	NO CHANGE
14	Existing Second Floor Unit Size	6,138 S.F. (22.1%)	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	NO NEW WORK WAS ADDED TO CHANGE EXISTING CONDITIONS
15			Proposed Second Floor Unit Size SF and % :	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	NO NEW WORK WAS ADDED TO CHANGE EXISTING CONDITIONS
		Required	Existing	Proposed
17	Height:			
18	Setbacks:			
19	Front level:	20 FT	21'-8" (NO CHANGE)	NO CHANGE
21	Side North:	Remainder of 25% of lot width	15'-3"	NO CHANGE
22	Side South:	41'-2 1/2"	41'-2 1/2"	NO CHANGE
23	Rear:	35'-11" FT	50'-3"	NO CHANGE
24	Accessory Structure Side 1:			
24	Accessory Structure Side 2 or (facing street) :		10'-1"	NO CHANGE
25	Accessory Structure Rear:		15'-8"	NO CHANGE
26	Sum of Side yard :	56'-5 1/2" FT.	103'-0" - 3/4"	NO CHANGE
27	Located within a Local Historic District?			NO
28	Designated as an individual Historic Single Family Residence Site?			NO
29	Determined to be Architecturally Significant?			NO

Notes:

If not applicable write N/A

All other data information should be presented like the above format

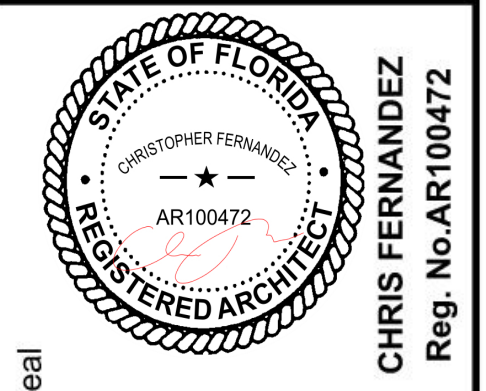
DRB24-1006

6360 N BAY ROAD | DRB24-1006
6360 RESIDENCE
6360 NORTH BAY ROAD,
MIAMI BEACH, FL

Project

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13300 SW 52ND CT
MIRAMAR, FL 33027
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E WWW.CFZDESIGN.COM

Architect



CHRIS FERNANDEZ
Reg. No. AR100472

Rev	Date	Note

ZONING DATA TABLE

03-10-2024

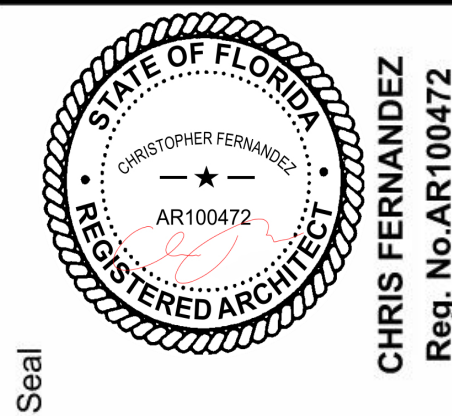
DRB-04



KEY PLAN

Project
6360 N BAY ROAD | DRB24-1006
6360 RESIDENCE
 6360 NORTH BAY ROAD,
 MIAMI BEACH, FL

Architect
CFZ DESIGN
 13300 SW 52ND CT
 MIRAMAR, FL 33027 | T 239.888.7549
 E WWW.CFZDESIGN.COM



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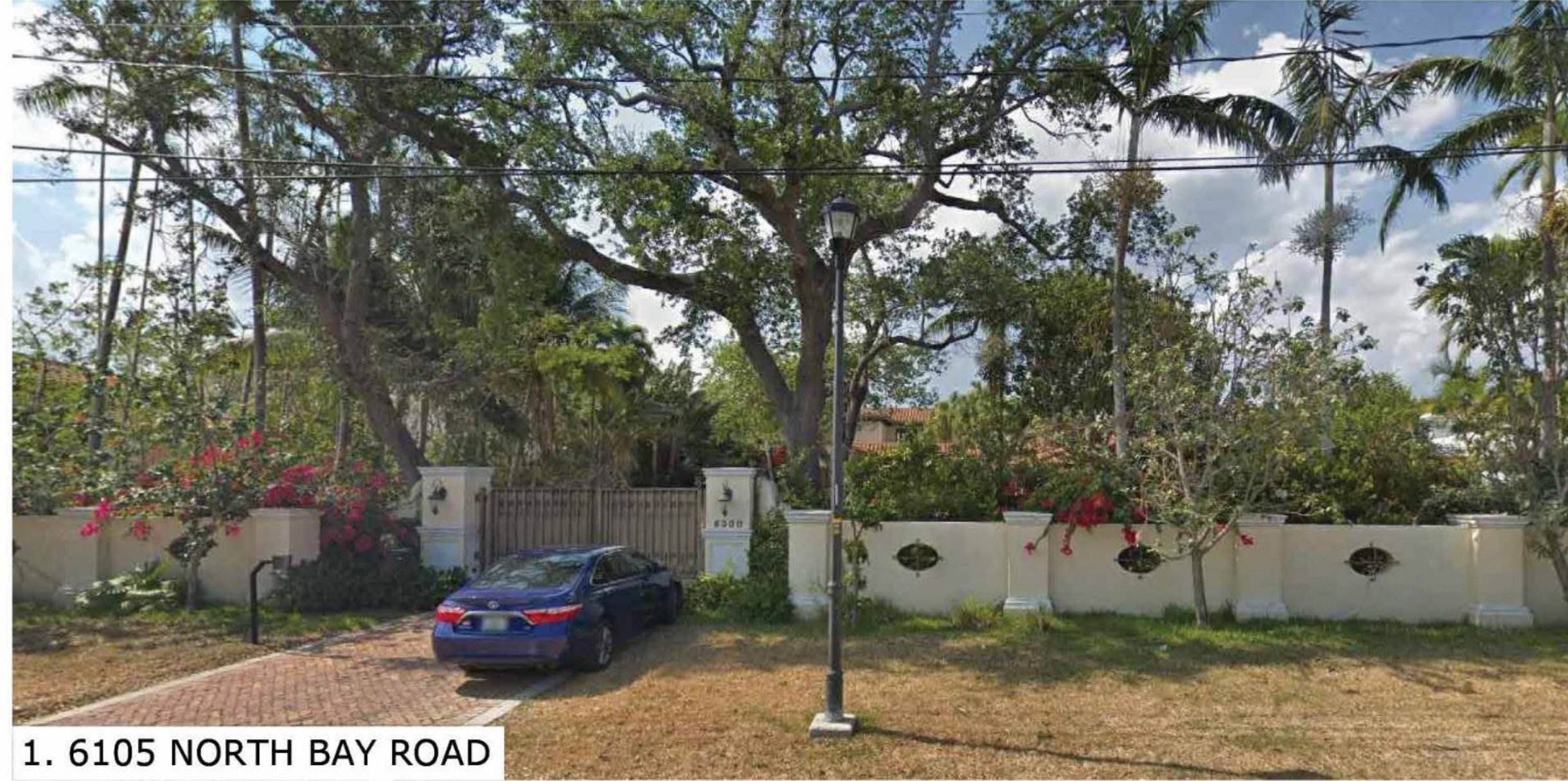
Rev	Date	Note

EXIST. SITE CONDITIONS

03-10-2024

DRB-05

DRB24-1006



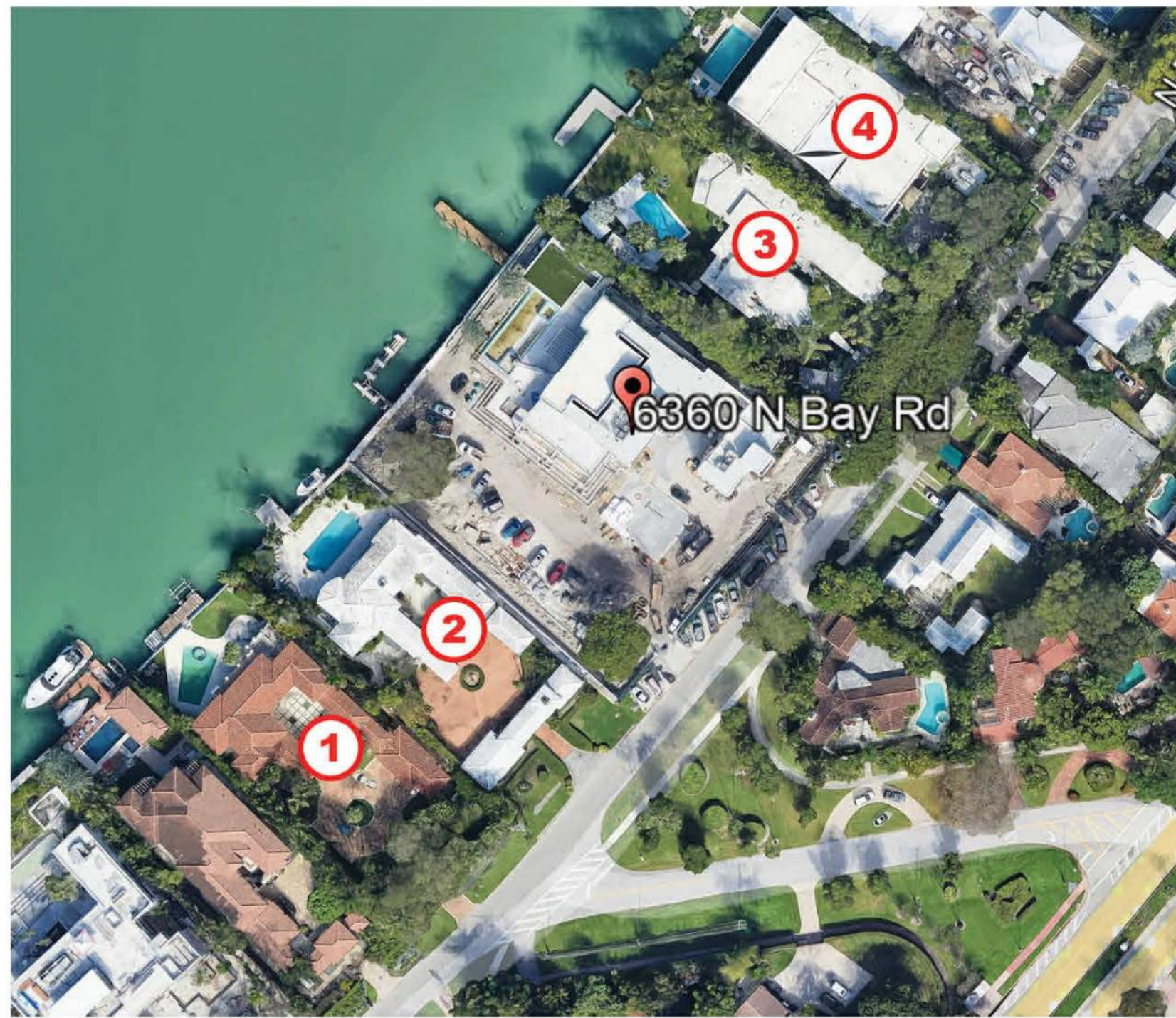
1. 6105 NORTH BAY ROAD



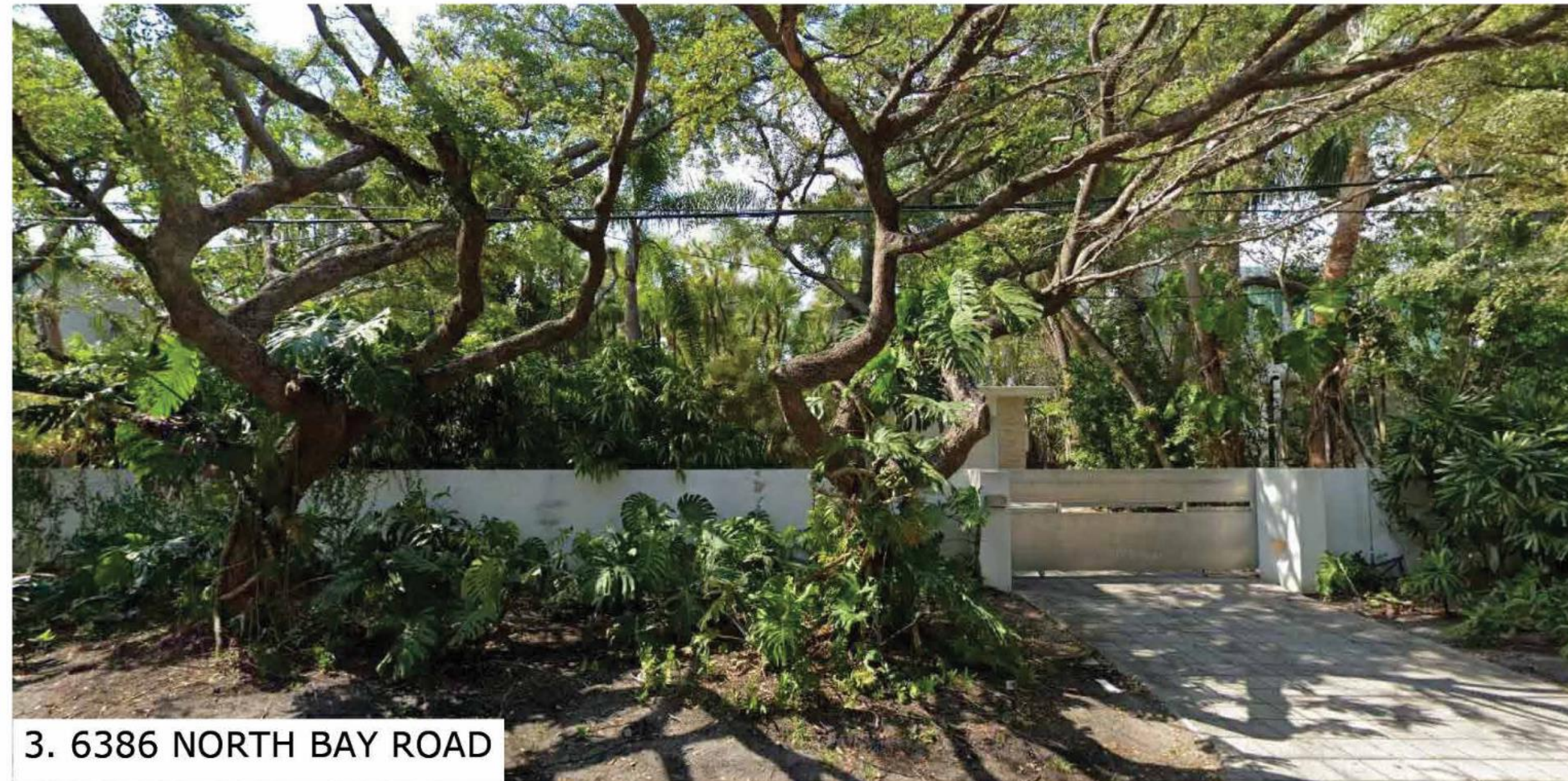
4. 6396 NORTH BAY ROAD



2. 6324 NORTH BAY ROAD



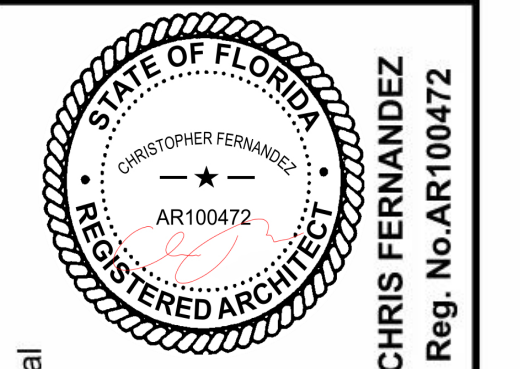
KEY PLAN



3. 6386 NORTH BAY ROAD

Project
6360 N BAY ROAD | DRB24-1006
6360 RESIDENCE
 6360 NORTH BAY ROAD,
 MIAMI BEACH, FL

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Rev	Date	Note

DRB24-1006
 NEIGHBORHOOD
 CONTEXT
 03-10-2024
DRB-06

