

6360 N BAY ROAD | DRB24-1006

FINAL SUBMITTAL # DRB24-1006

6360 NORTH BAY ROAD , MIAMI BEACH, FL

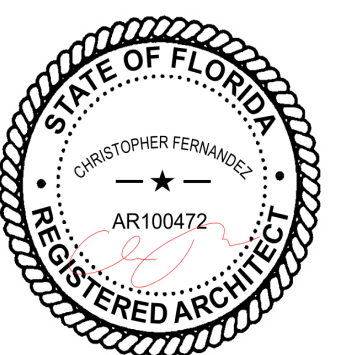


CLIENT

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

ARCHITECT

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



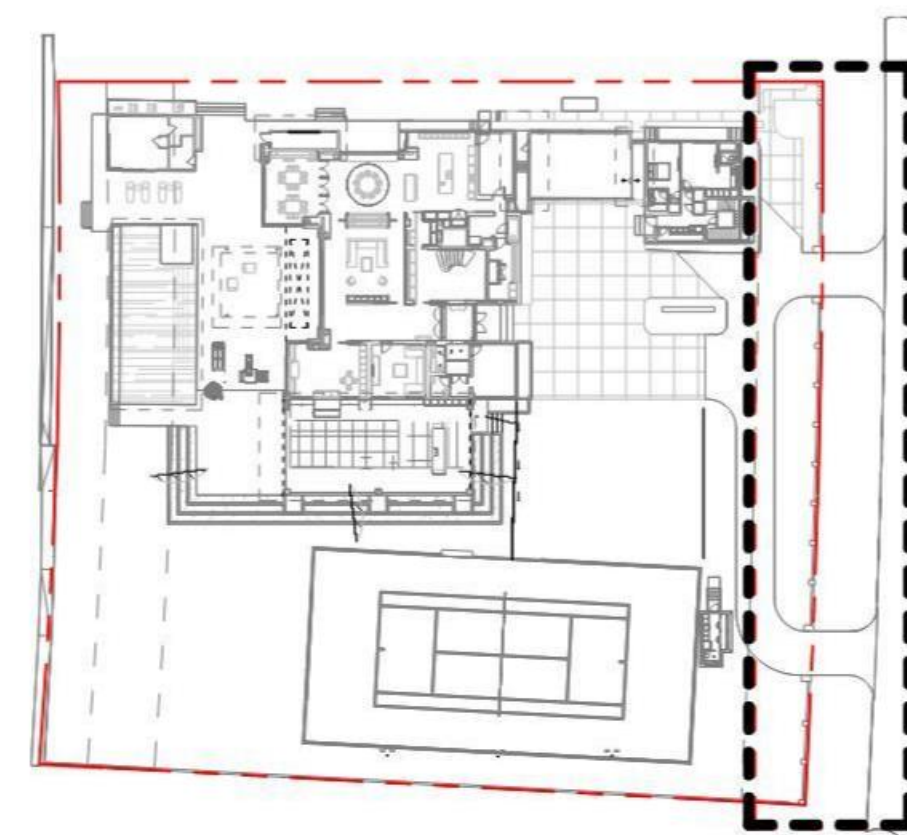
PROJECT RENDERING

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

Neighbor Outreach & Support

6360 North Bay Road

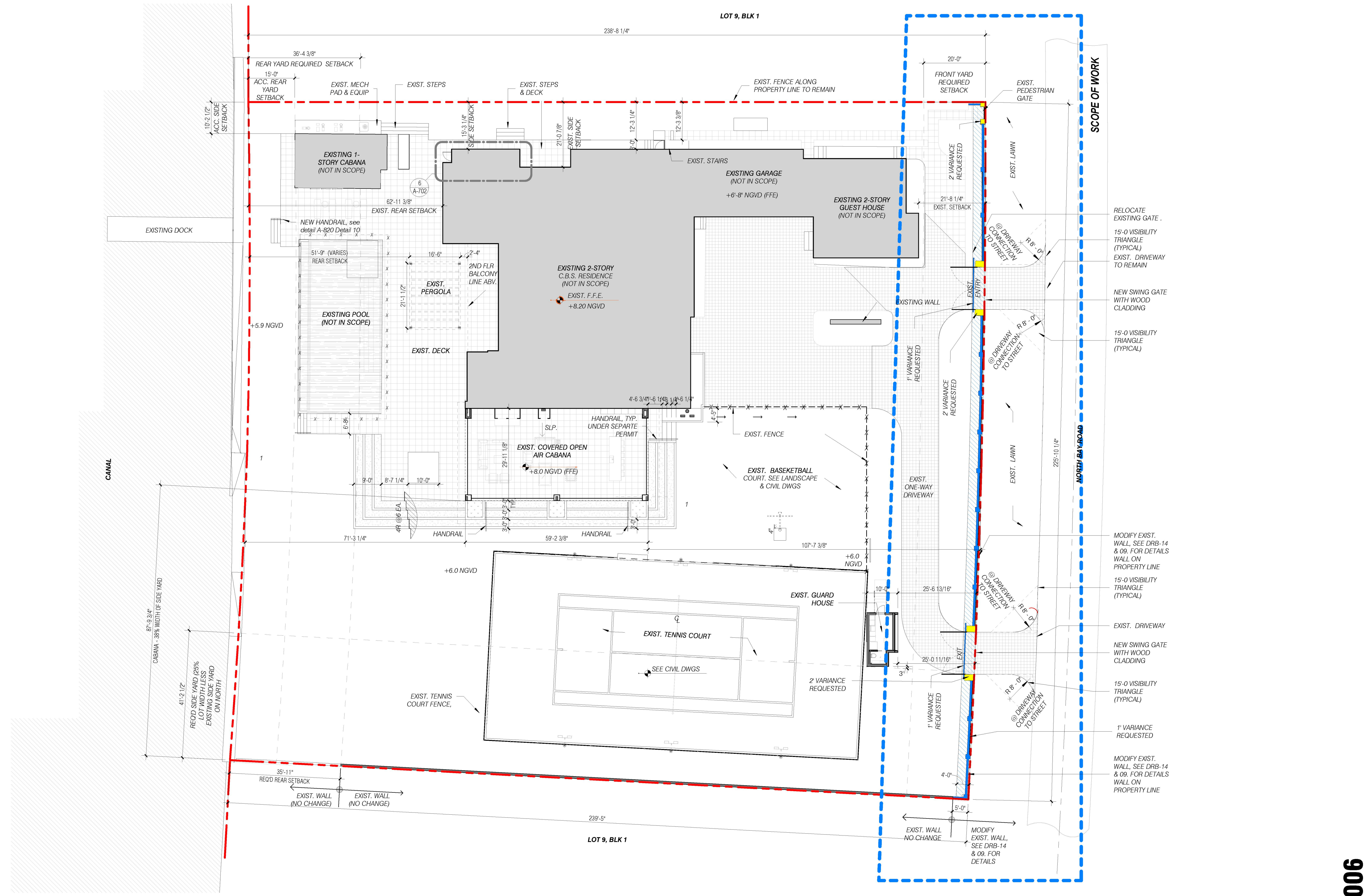
DRB24-1006



No.	Property Address	Owner
1	6380 N Bay Rd	Richard & Barbra Lane
2	6381 N Bay Rd	Gary & Rene Bleemer
3	6361 N Bay Rd	Michael & Irma Goldstein
A	6324 N Bay Rd	Joel & Sandra Rattner
B	6095 N Bay Rd	Drew & Carol Chanin
C	6371 N Bay Rd	Daniela Mattos

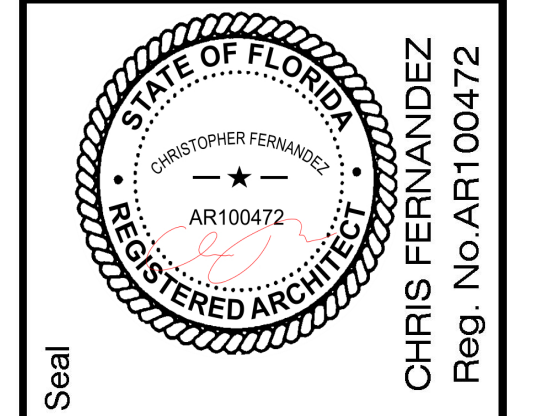
 **Support**

 **Outreach & No Objection**



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

Architect
CFZ DESIGN
 13300 SW 52ND CT
 MIAMI, FL 33127
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Rev	Date	Note
1	03-10-2024	FINAL SUBMITTAL

DRB24-1006

SITE PLAN
 03-10-2024
DRB-07.2

2 PROPOSED SITE PLAN
 DRB-07.2 Scale: 1/16" = 1'-0"



Thank You

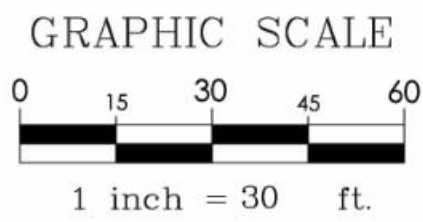
200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

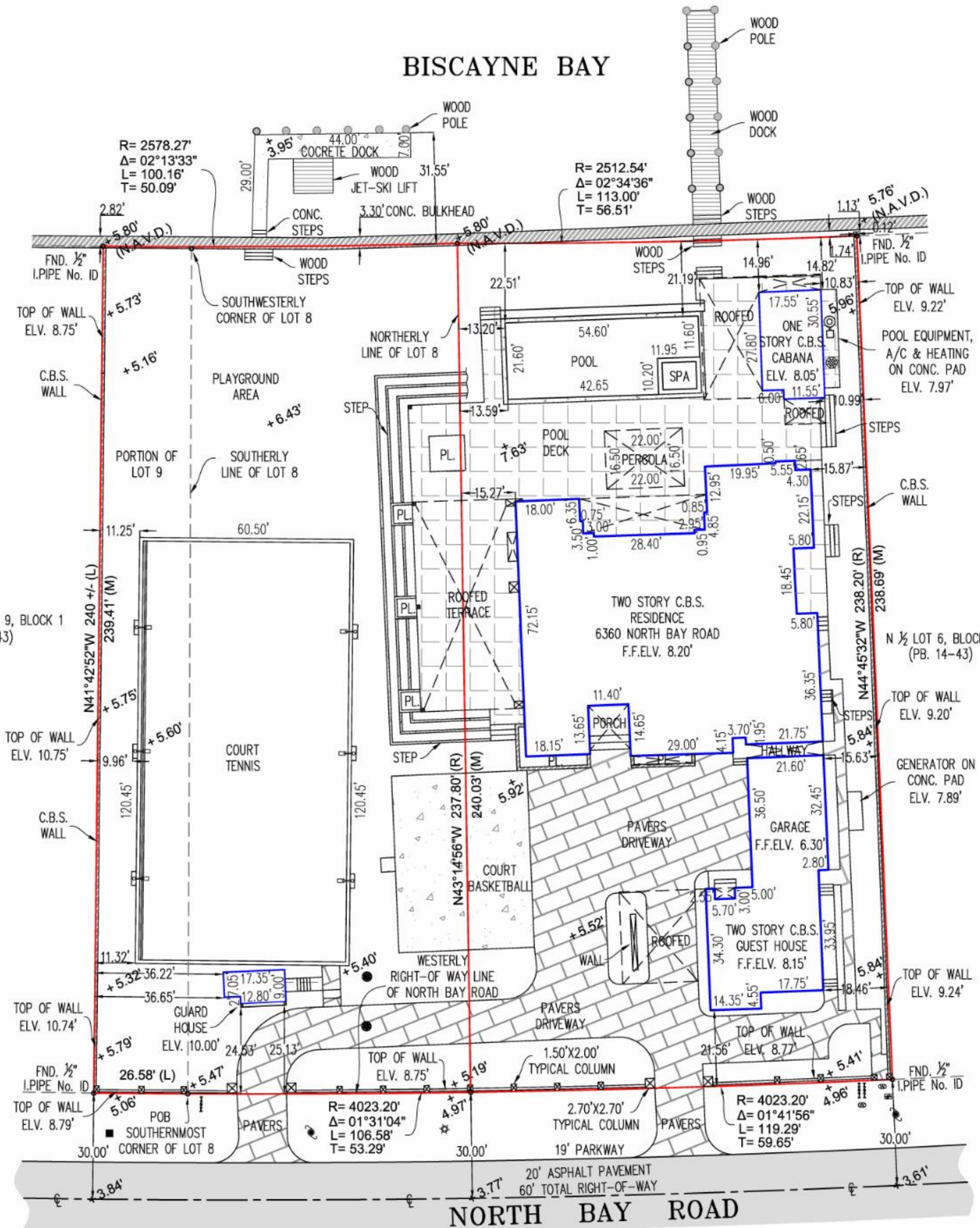
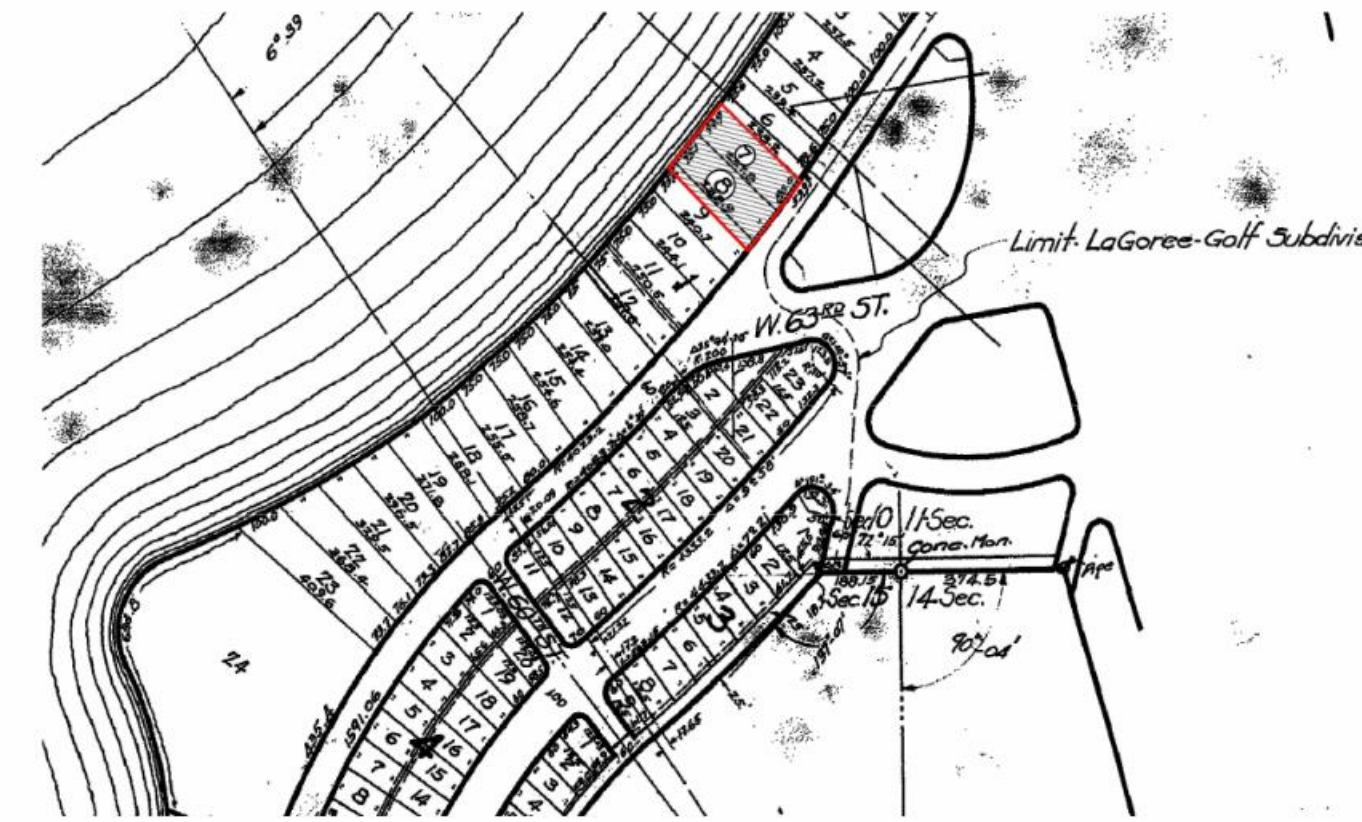
Info@brzoninglaw.com



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	
03/31/2023	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

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

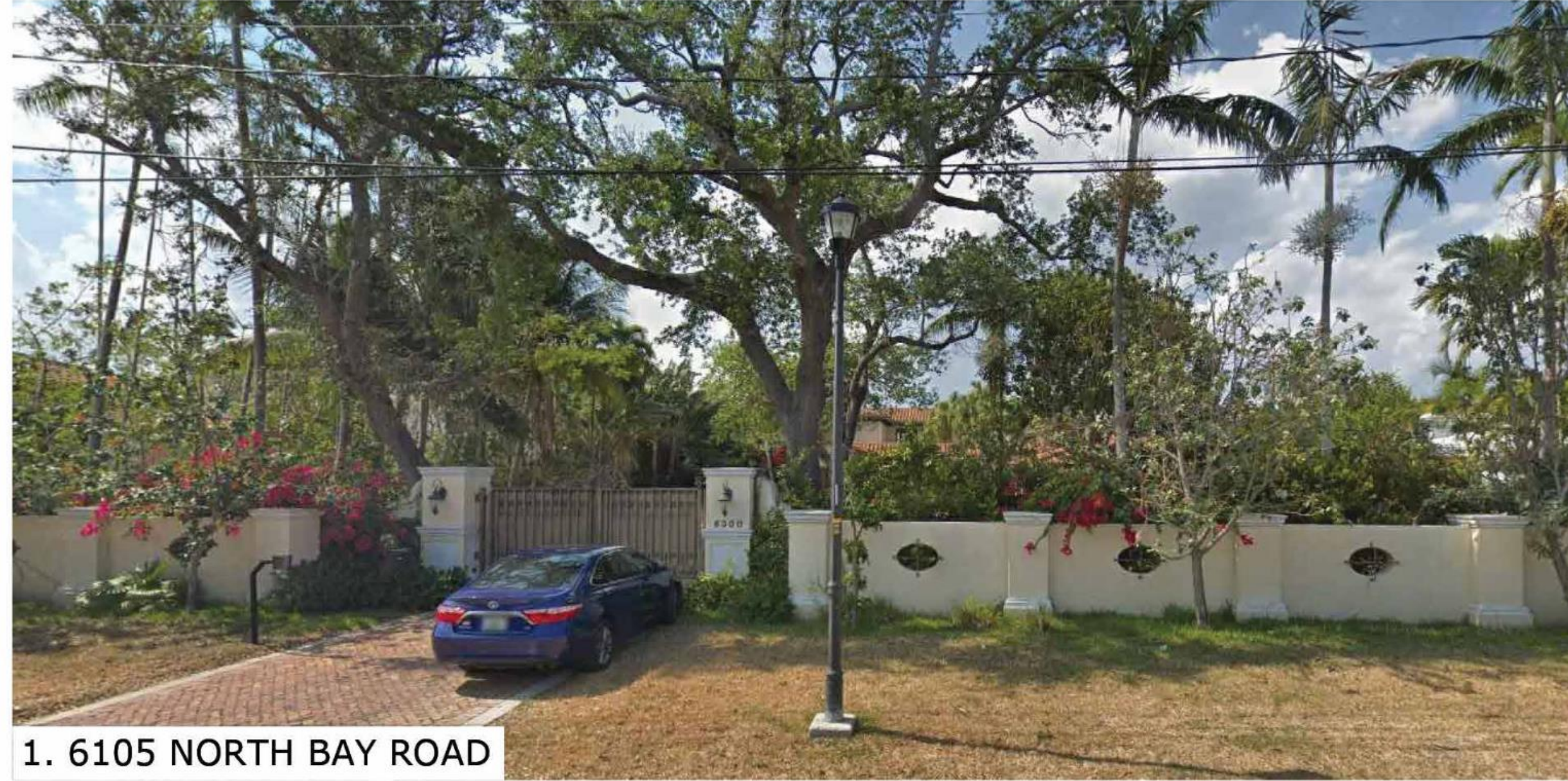
Architect: **CFZ DESIGN**
13300 SW 52ND CT
MIAMI, FL 33027
T 239.888.7549
E WWW.CFZDESIGN.COM

Seal: **CHRIS FERNANDEZ**
Reg. No. AR100472

Architect: **AR100472**
REGISTERED ARCHITECT

SURVEY
03-10-2024
DRB-03

DRB24-1006



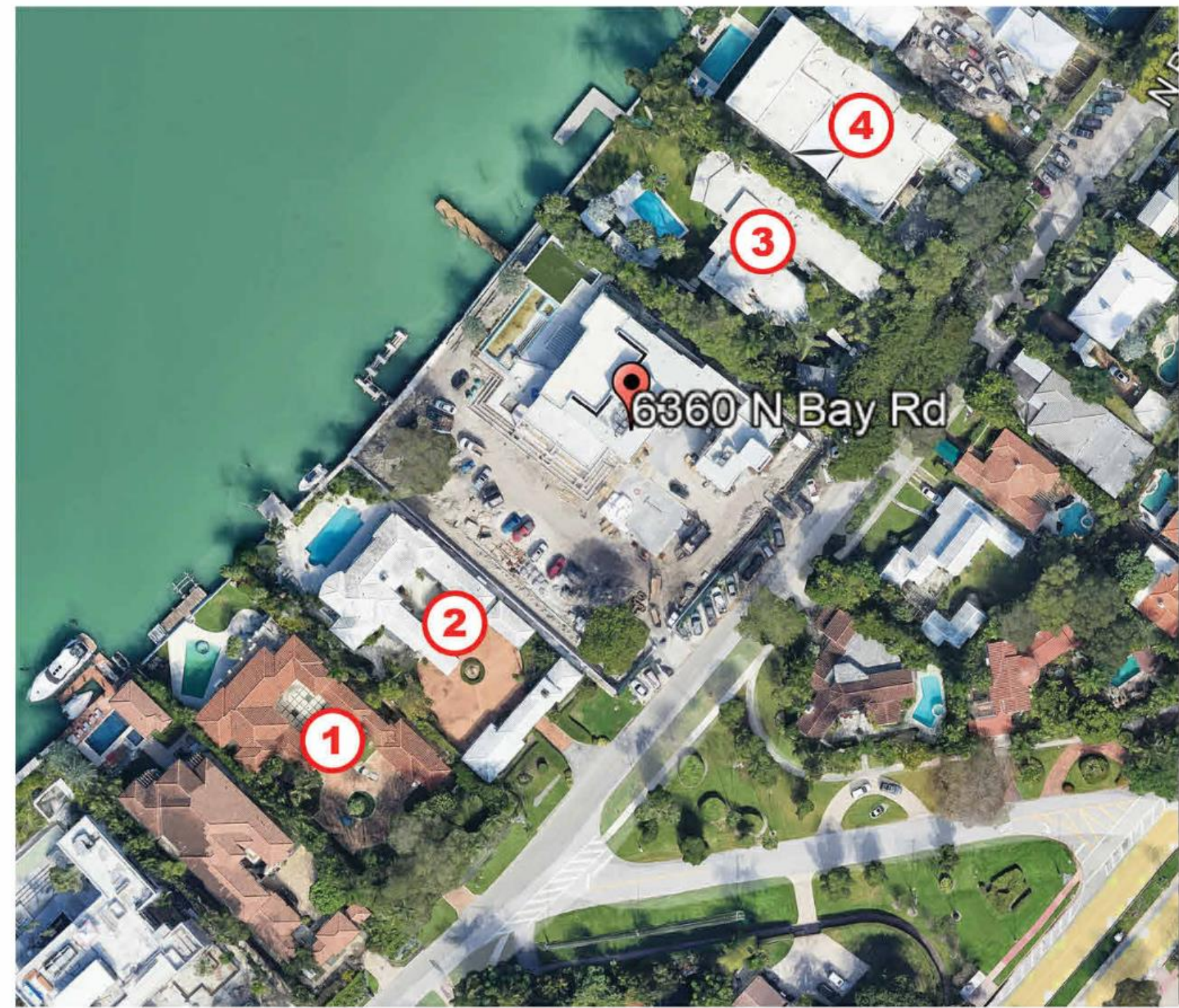
1. 6105 NORTH BAY ROAD



4. 6396 NORTH BAY ROAD



2. 6324 NORTH BAY ROAD



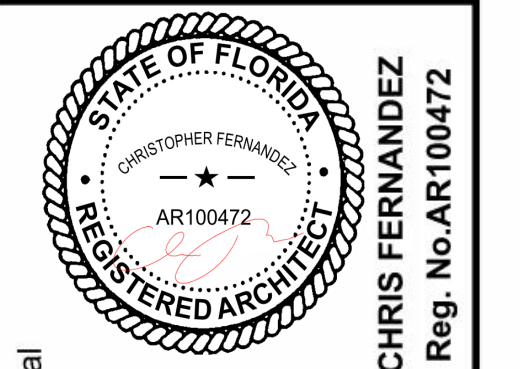
KEY PLAN



3. 6386 NORTH BAY ROAD

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

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



Seal
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Rev	Date	Note

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

APRIL 30 _____, 2024

Design Review Board Members

c/o Rogelio Madan, Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB24-1006** – Modification of Design Review Approval for the Property Located at 6360 North Bay Road, Miami Beach
Letter of Support

Dear Board Members:

I am the owner of 6380 NORTH BAY ROAD, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had the opportunity to speak with the applicant's team to review plans and renderings for a modification to the front wall with two variance requests for increased wall height. The proposed wall is beautifully designed and is compatible with the surrounding neighborhood. The applicant, unfortunately, has faced recent security breaches involving two break-ins. The proposed wall is a necessary structural element to address genuine safety concerns faced by the applicant and his young family.

Based on the foregoing, I fully support the applicant's request of a modification to an existing design review approval and ask the Design Review Board to grant approval of the new, elegantly designed front perimeter wall and two associated variances. Approval will provide the applicant and the neighborhood with peace of mind and security, while aesthetically benefiting the community.

Sincerely,



Signature

RICHARD S. LANE

Print name

April 26, 2024

Design Review Board Members

c/o Rogelio Madan, Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

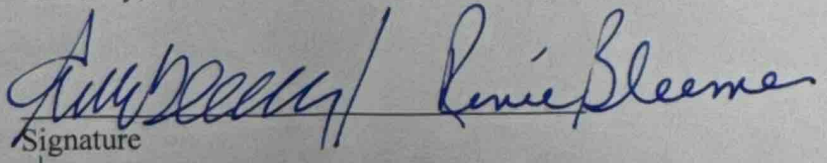
Re: **DRB24-1006** – Modification of Design Review Approval for the Property Located at 6360
North Bay Road, Miami Beach
Letter of Support

Dear Board Members:

I am the owner of 6381 N Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had the opportunity to speak with the applicant's team to review plans and renderings for a modification to the front wall with two variance requests for increased wall height. The proposed wall is beautifully designed and is compatible with the surrounding neighborhood. The applicant, unfortunately, has faced recent security breaches involving two break-ins. The proposed wall is a necessary structural element to address genuine safety concerns faced by the applicant and his young family.

Based on the foregoing, I fully support the applicant's request of a modification to an existing design review approval and ask the Design Review Board to grant approval of the new, elegantly designed front perimeter wall and two associated variances. Approval will provide the applicant and the neighborhood with peace of mind and security, while aesthetically benefiting the community.

Sincerely,


Signature

Renee and Gary Bleemer
Print name

April 26, 2024

Design Review Board Members

c/o Rogelio Madan, Development & Resiliency Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB24-1006** – Modification of Design Review Approval for the Property Located at 6360 North Bay Road, Miami Beach
Letter of Support

Dear Board Members:

I am the owner of 6361 N Bay Road, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had the opportunity to speak with the applicant's team to review plans and renderings for a modification to the front wall with two variance requests for increased wall height. The proposed wall is beautifully designed and is compatible with the surrounding neighborhood. The applicant, unfortunately, has faced recent security breaches involving two break-ins. The proposed wall is a necessary structural element to address genuine safety concerns faced by the applicant and his young family.

Based on the foregoing, I fully support the applicant's request of a modification to an existing design review approval and ask the Design Review Board to grant approval of the new, elegantly designed front perimeter wall and two associated variances. Approval will provide the applicant and the neighborhood with peace of mind and security, while aesthetically benefiting the community.

Sincerely,

Michael Goldstein 4/26/2024
Signature

Michael Goldstein
Print name