

SCOPE OF WORK

1. DESCRIPTION OF WORK : **New Additions at existing 2 story single family residence.**
2. SCOPE OF WORK UNCLUDES :

2.1

2.2

Minimal demolition to prepare for additions

Second floor addition (456 SF) at SE corner and 2-story addition (809 SF each floor) at center of front of exisiting home with latter for illustrative purposes only

2344 N Bay Rd, Miami Beach, Florida

Design Review Board (DRB23-0975) Hearing

Date:12/10/2024





FRONT AERIAL VIEW



REAR AERIAL VIEW

1 EXISTING NEIGHBORHOOD CONTEXT
SCALE: NTS

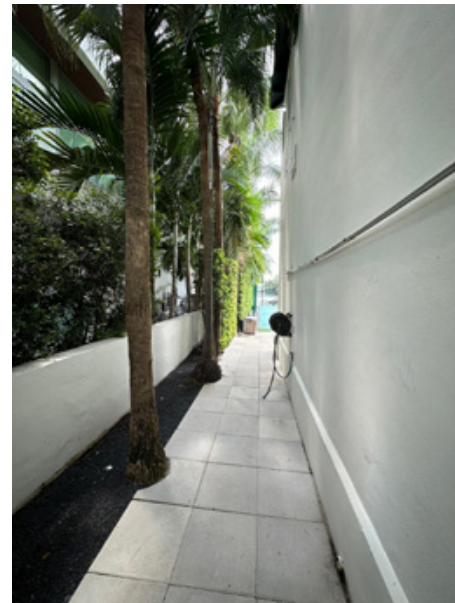




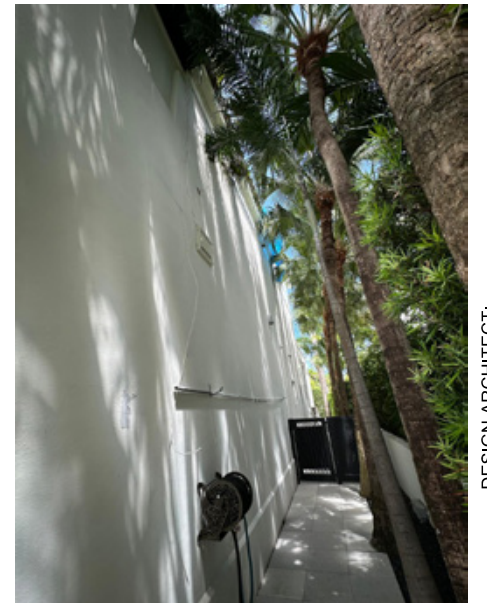
1. FRONT VIEW



2. FRONT VIEW



3. SIDE VIEW



4. SIDE VIEW



5. REAR VIEW



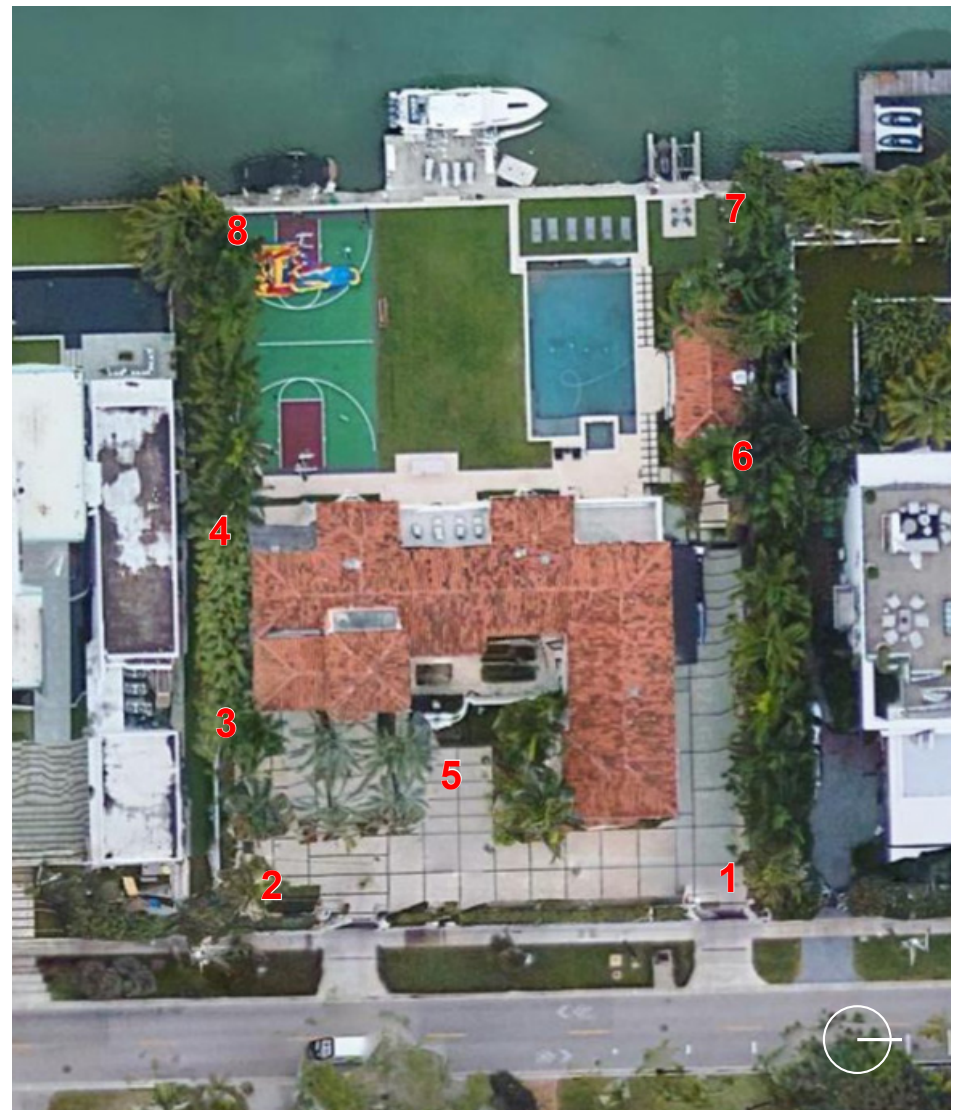
6. REAR VIEW



7. REAR VIEW



8. REAR VIEW



1 EXISTING NEIGHBORHOOD CONTEXT
SCALE: NTS





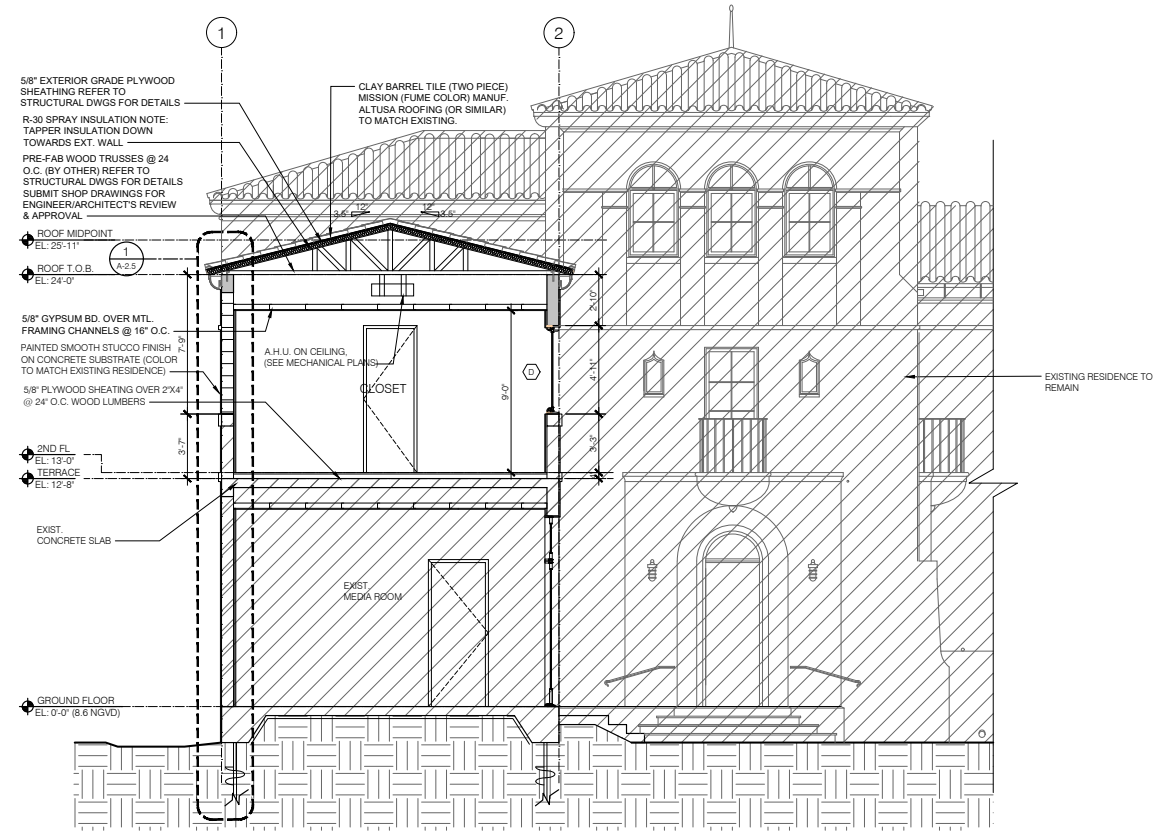
1 EXISTING RENDER
SCALE: NTS



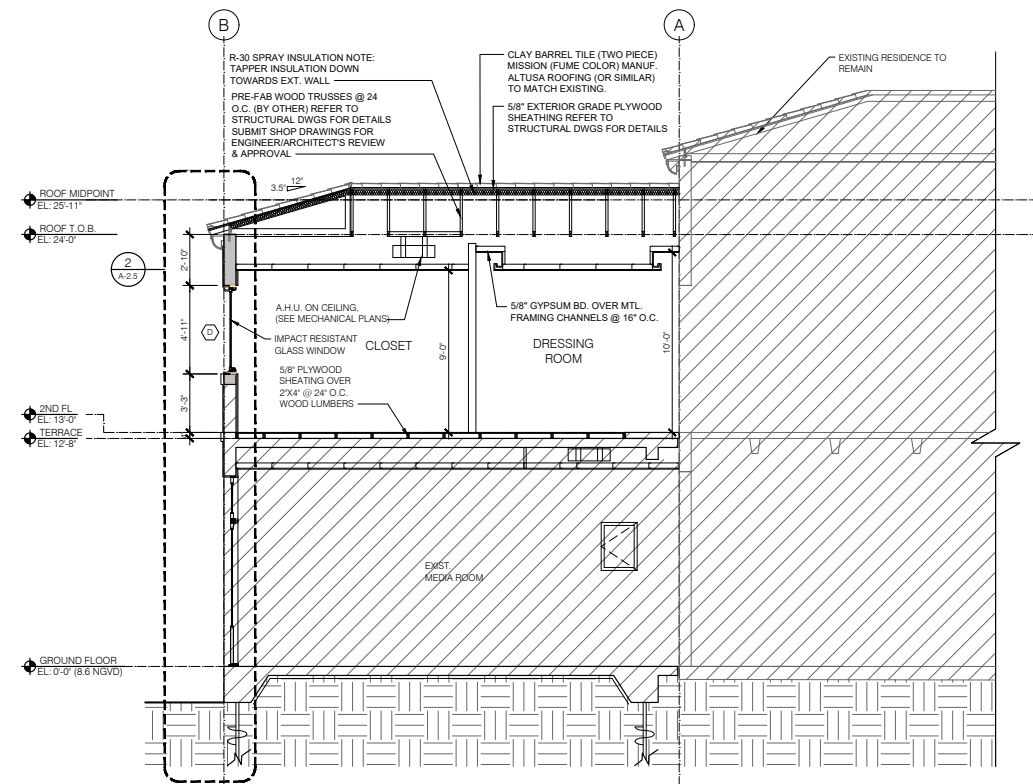
2 PROPOSED RENDER
SCALE: NTS

2-story addition at front for illustrative purposes only





1 BUILDING SECTION
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION
SCALE: 1/16" = 1'-0"

DESIGN ARCHITECT:



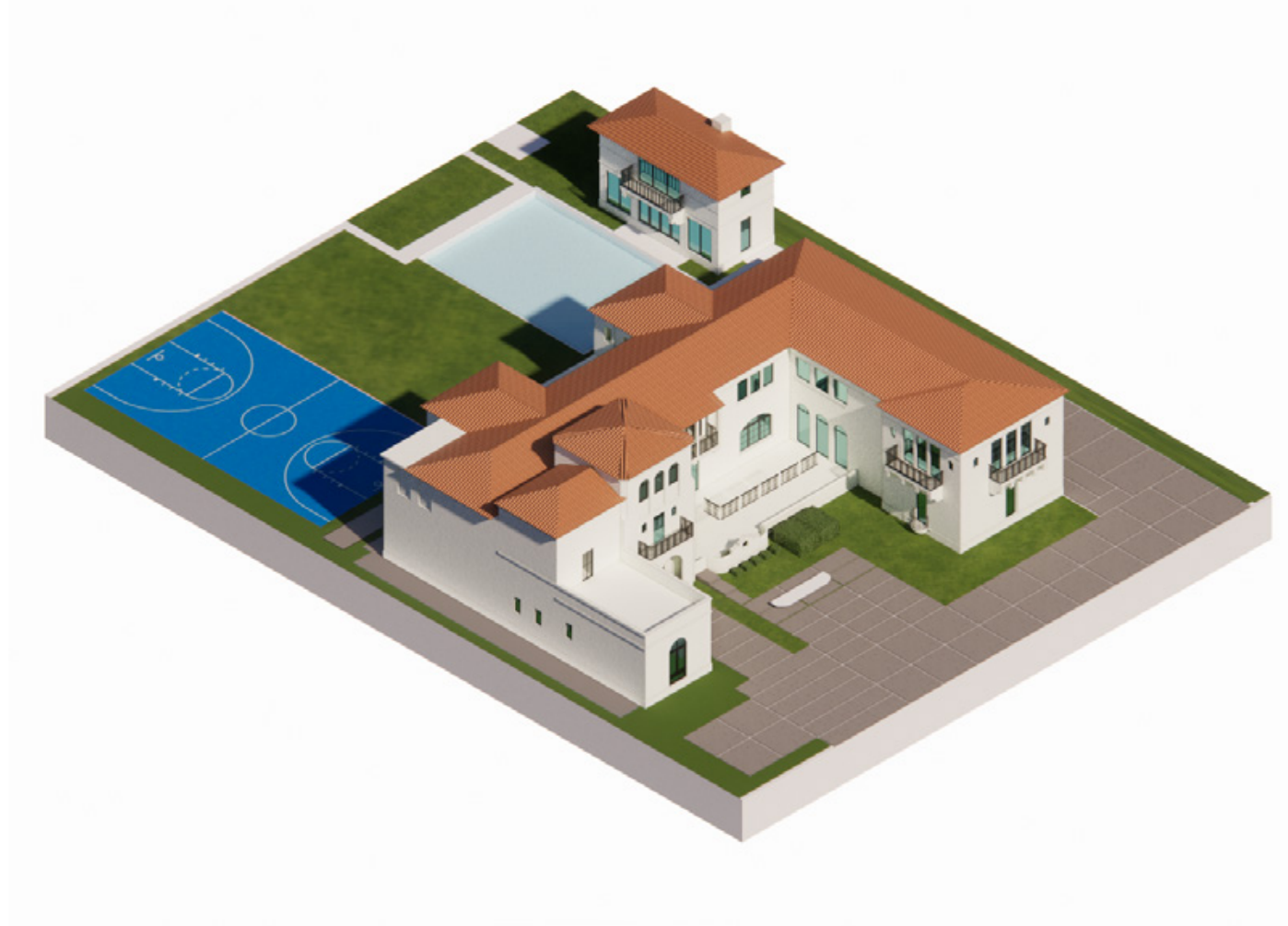
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New additions at existing 2 story residence:

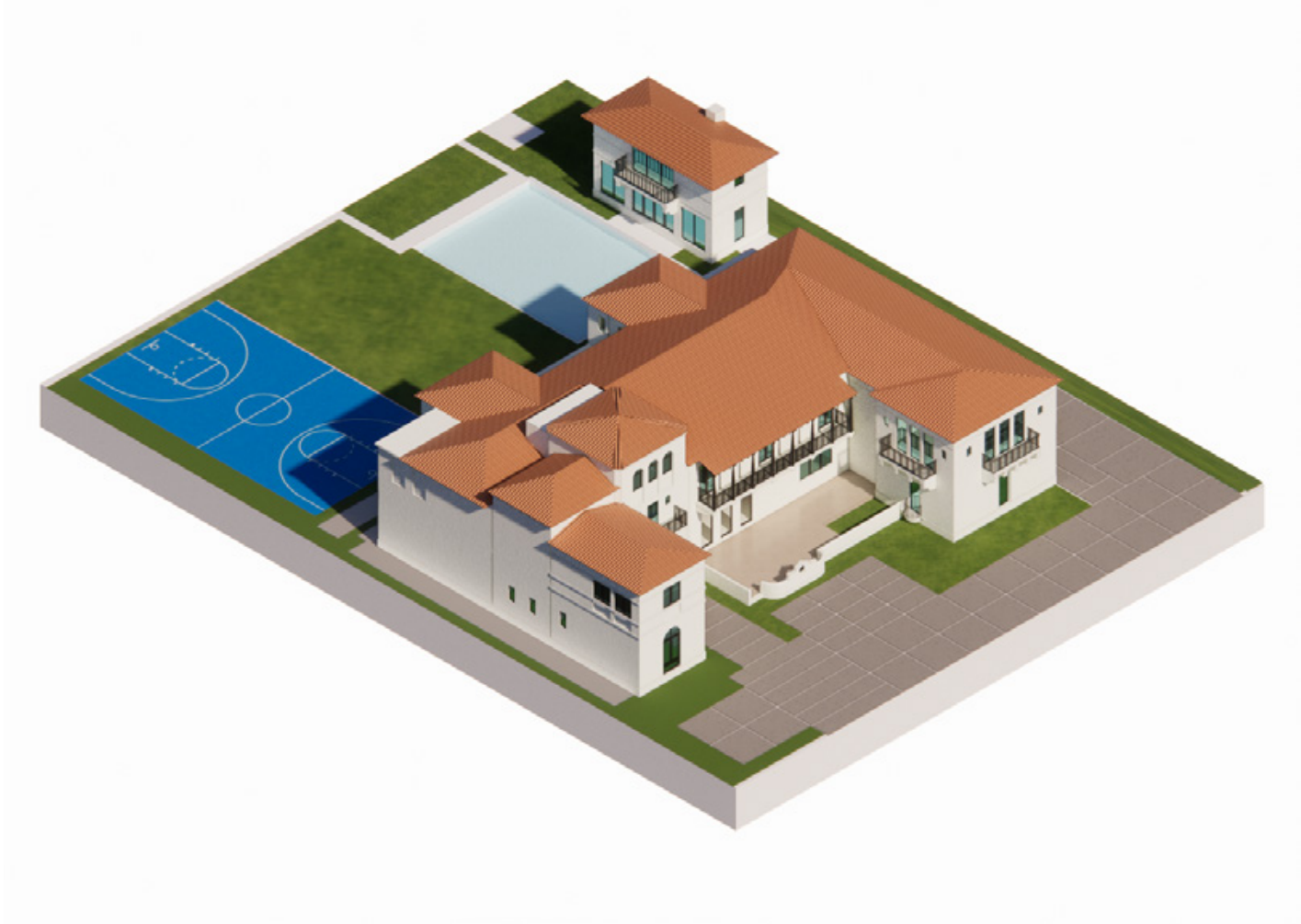
2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-500



EXISTING



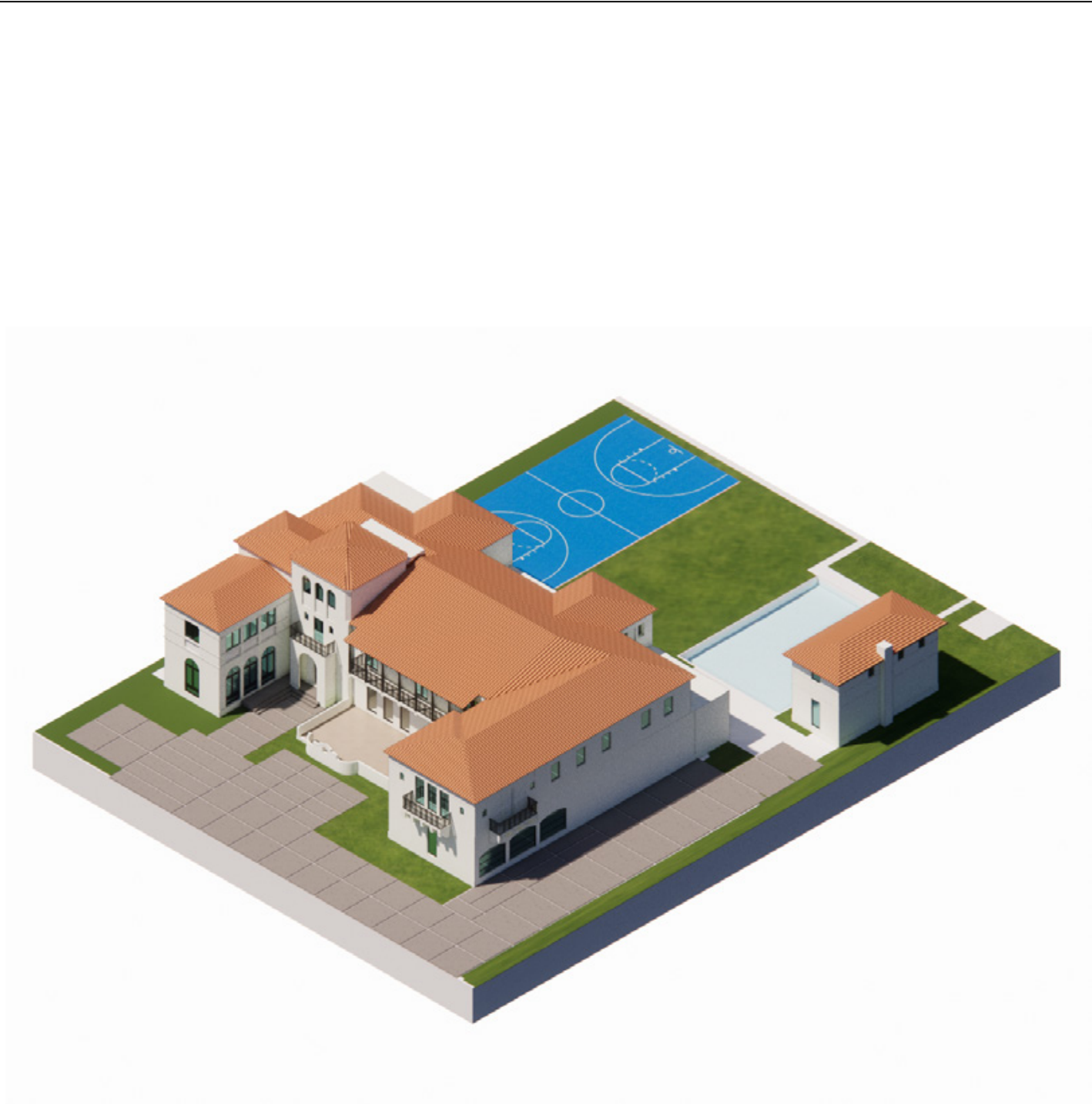
PROPOSED

2-story addition at front for illustrative purposes only





EXISTING



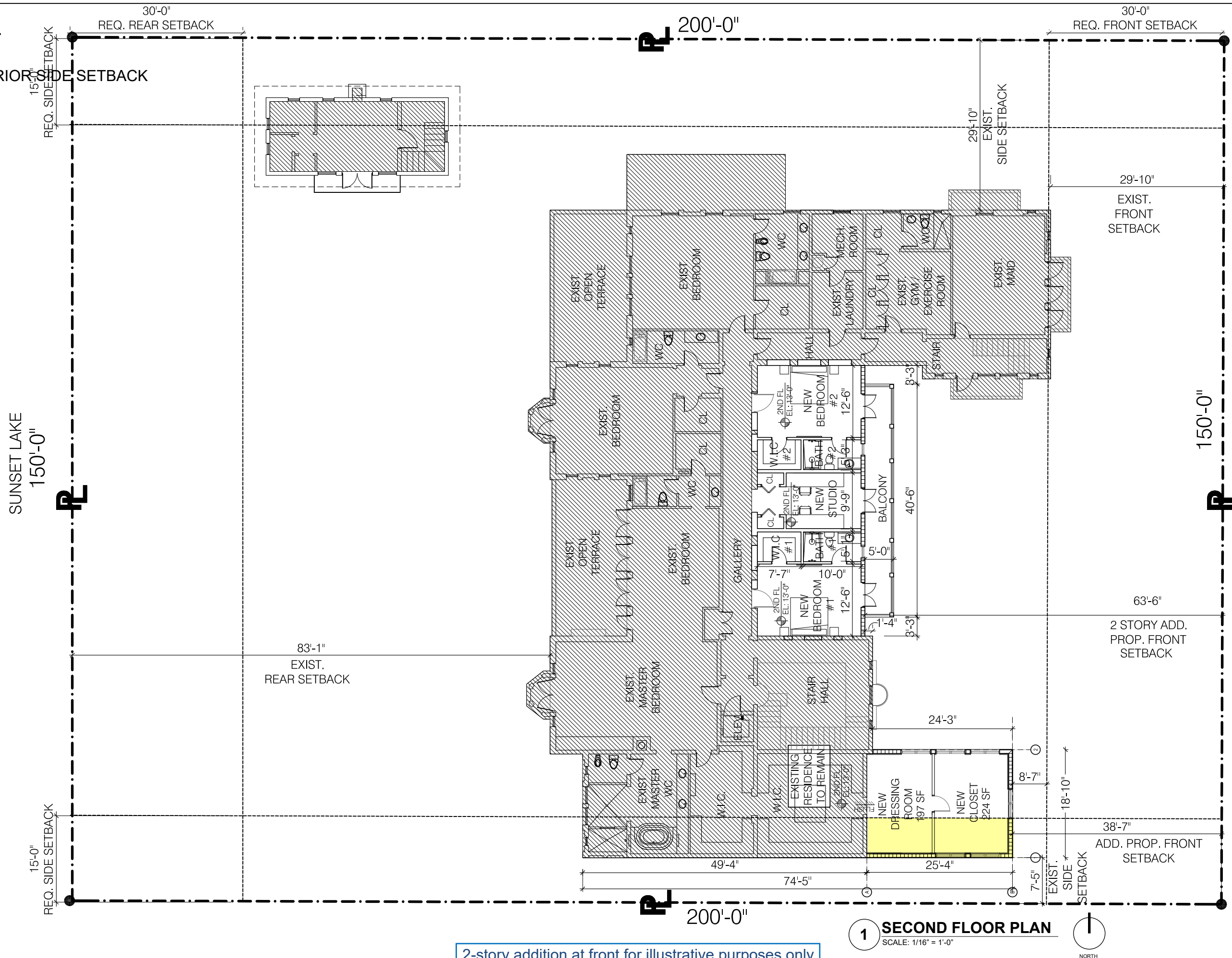
PROPOSED

2-story addition at front for illustrative purposes only

REQUEST FOR INTERIOR SIDE SETBACK

PROVIDED: 7'-5"

REQUIRED: 15'-0"



2-story addition at front for illustrative purposes only

1 SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

NOR

DESIGN ARCHITECT:



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New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-109

WAIVER REQUEST

REQUEST TO WAIVE SIDE COURT-
YARD FOR REQUIREMENTS FOR
2 STORY ELEVATIONS GREATER
THAN 60' IN LENGTH

LOT SIZE: 30,000
COURTYARD AREA MIN:
300 SF (1%)



2-story addition at front for illustrative purposes only

1

SIDE ELEVATION - SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"

NORTH

WAIVER REQUEST

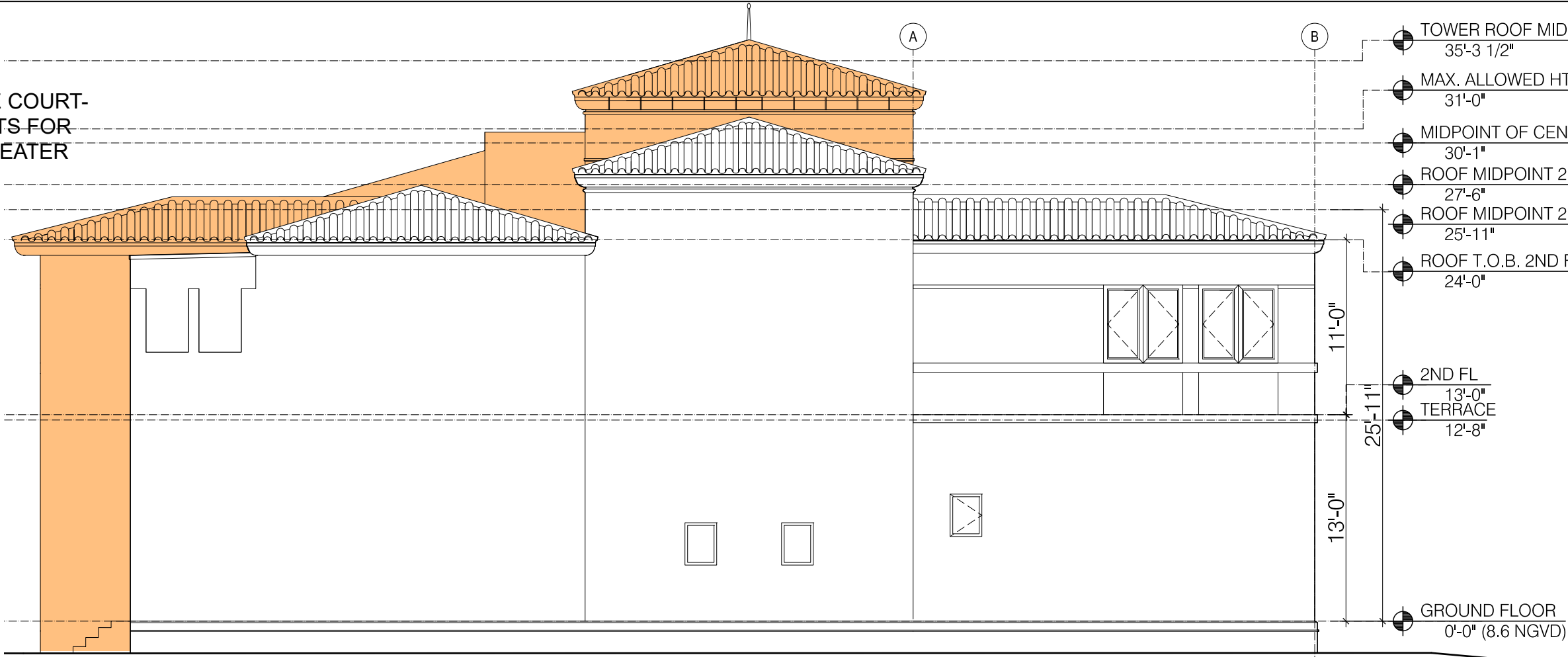
REQUEST TO WAIVE SIDE COURTYARD FOR REQUIREMENTS FOR 2 STORY ELEVATIONS GREATER THAN 60' IN LENGTH

LOT SIZE: 30,000
COURTYARD AREA MIN:
300 SF (1%)

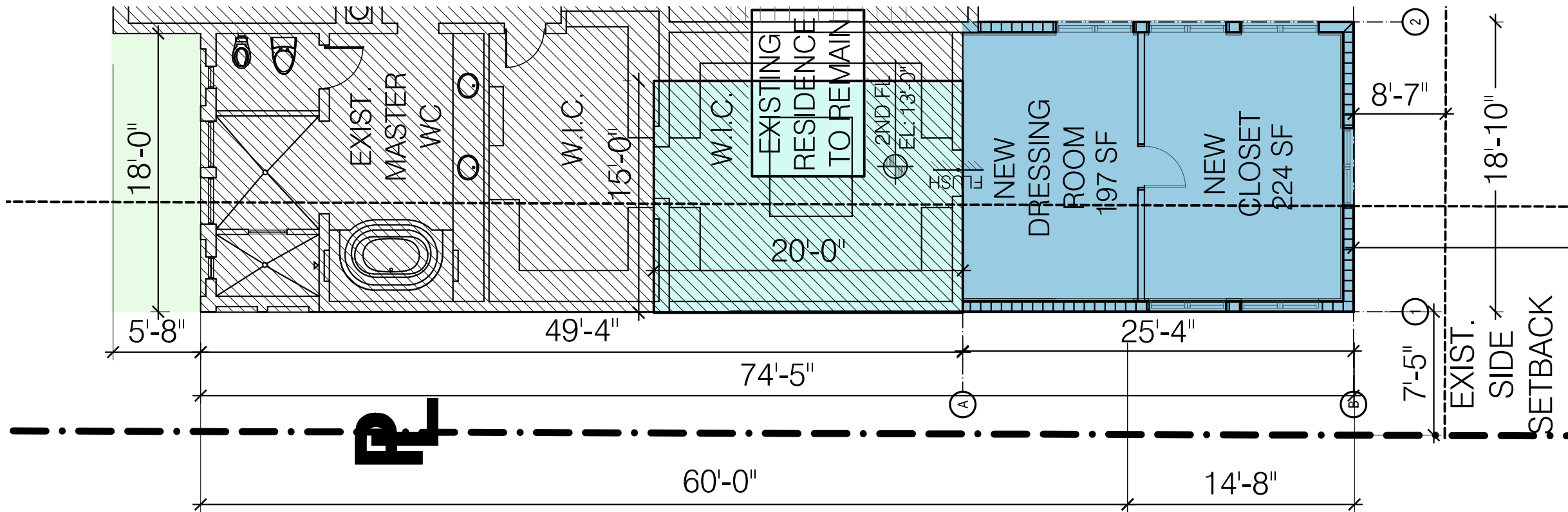
SETBACK 18'-10" ≥

MASS SETBACK

NEW ADDITION



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

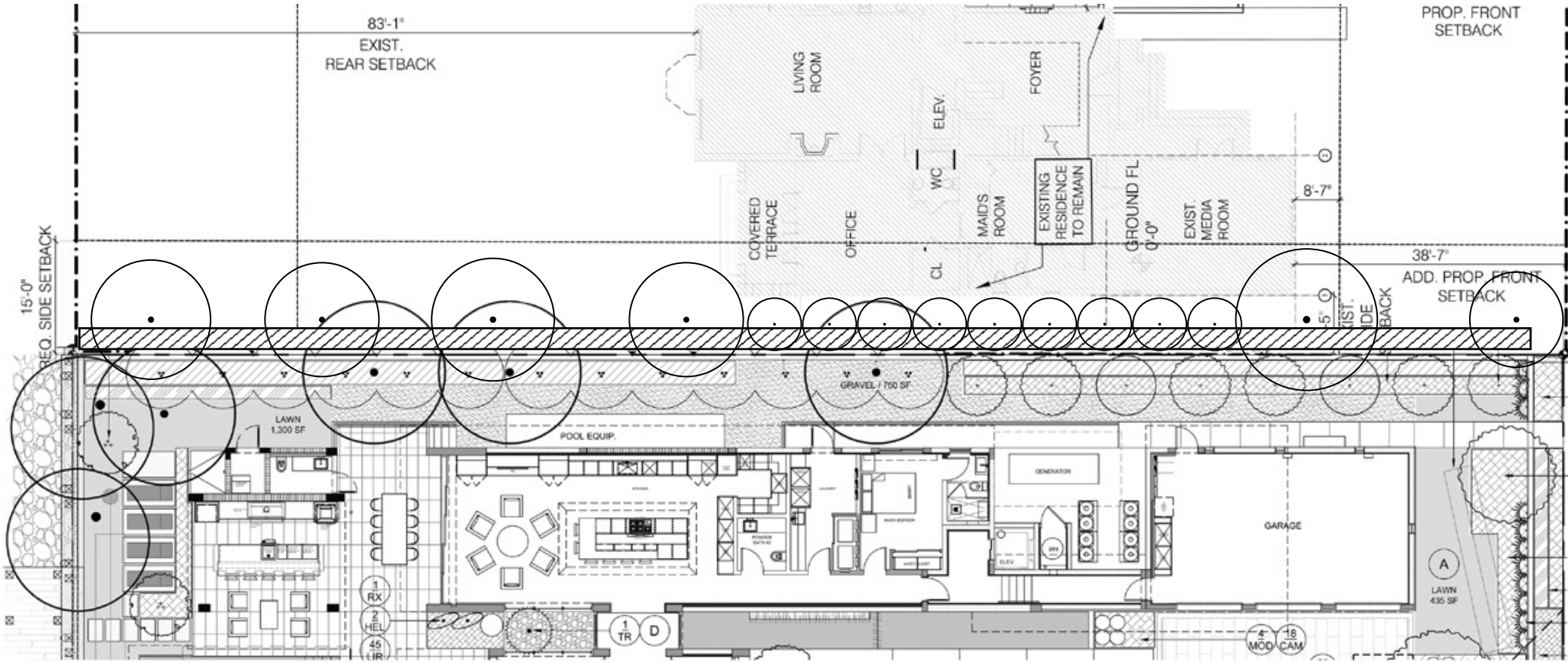


1 SOUTH ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

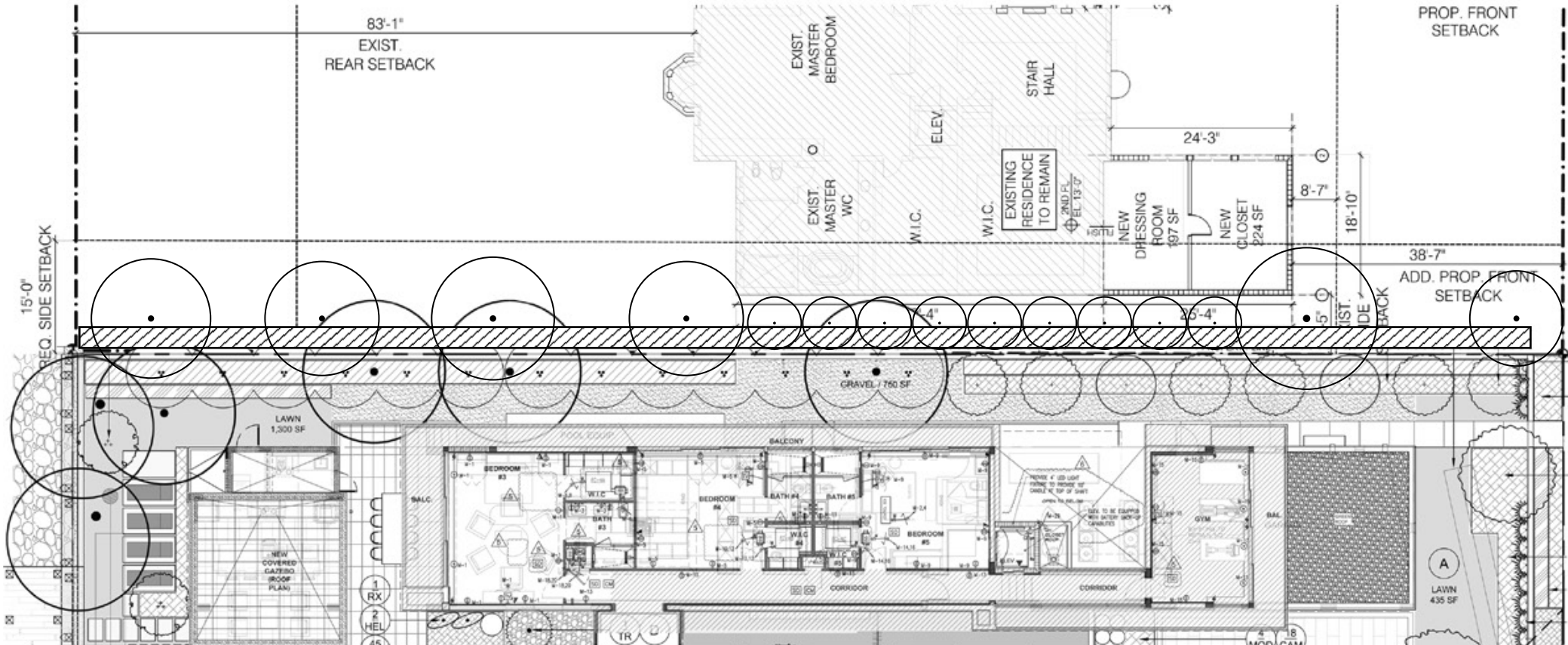


2 SOUTH ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"





1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH



2 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH

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New additions at existing 2 story residence:
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D-112



New additions at existing 2 story residence:

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Date: 9/18/2024

D-112A

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1 EXISTING RENDER
SCALE: NTS



2 PROPOSED RENDER
SCALE: NTS

2-story addition at front for illustrative purposes only



Thank You

Team available for
Questions

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

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



2324 N BAY RD (FRONT) ELEVATION

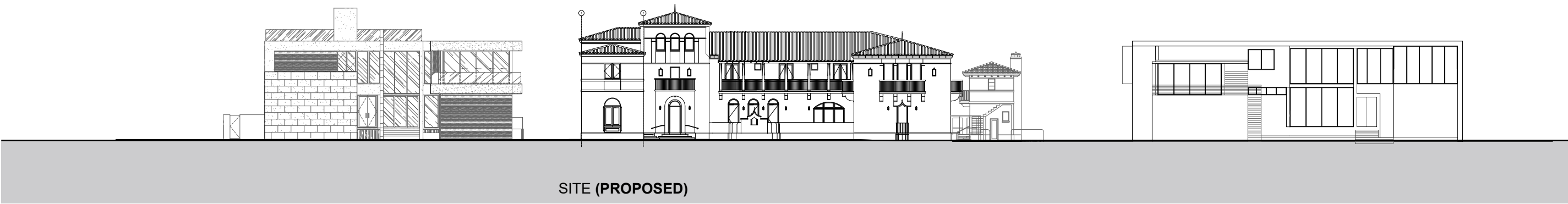
2344 N BAY RD (FRONT) ELEVATION

2374 N BAY RD (FRONT) ELEVATION



2355 N BAY RD (FRONT) ELEVATION

2345 N BAY RD (FRONT) ELEVATION



2324 N BAY RD (FRONT) ELEVATION

2344 N BAY RD (FRONT) ELEVATION

2374 N BAY RD (FRONT) ELEVATION



2355 N BAY RD (FRONT) ELEVATION

2345 N BAY RD (FRONT) ELEVATION

2-story addition at front for illustrative purposes only

1 CONTEXTUAL ELEVATION LINE
SCALE: 1/32" = 1'-0"





1 EAST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"

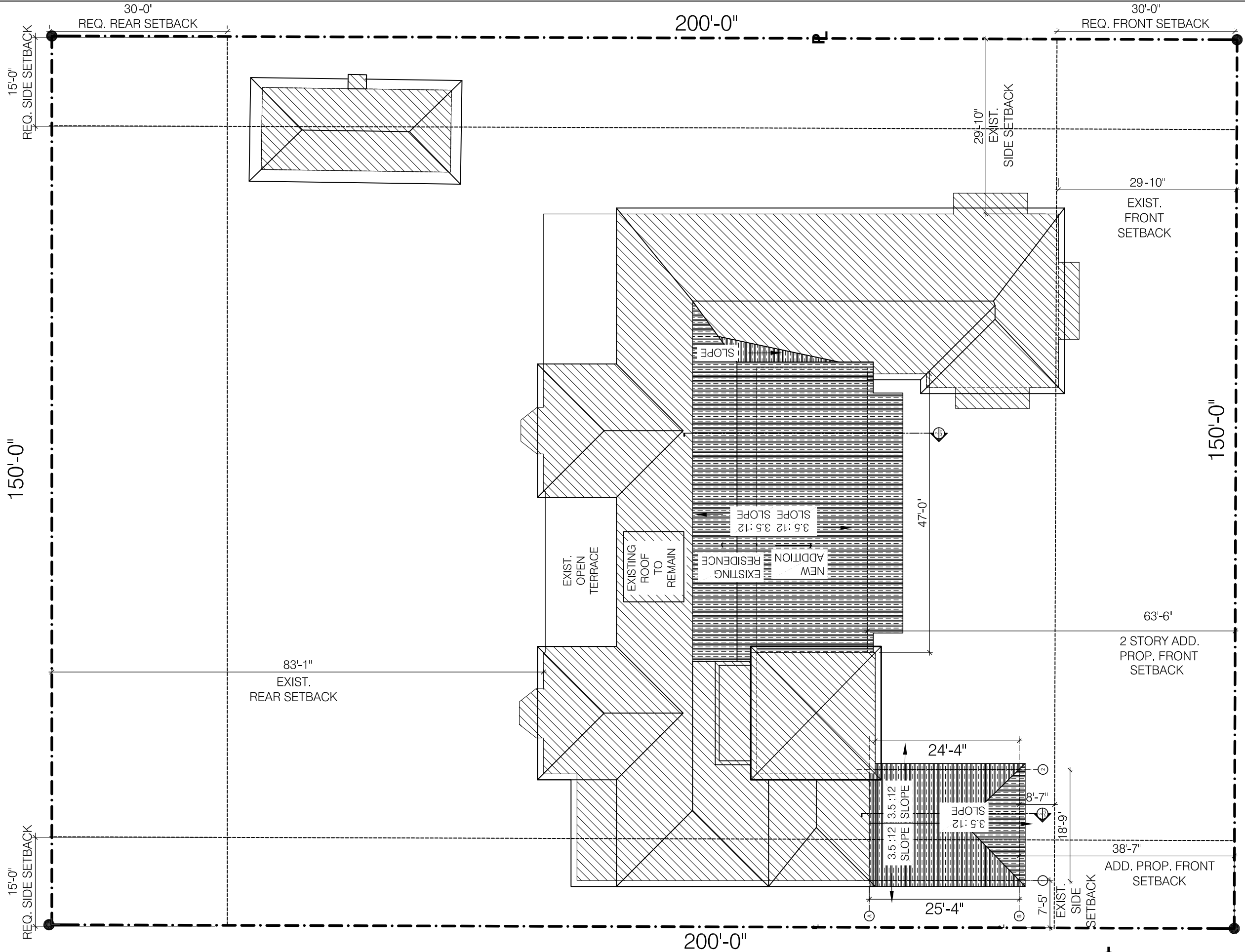


2 EAST ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"

2-story addition at front for illustrative purposes only

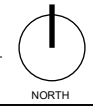


SUNSET LAKE
150'-0"



2-story addition at front for illustrative purposes only

1 ROOF FLOOR PLAN
SCALE: 1/16" = 1'-0"



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Miami Beach, FL 33140

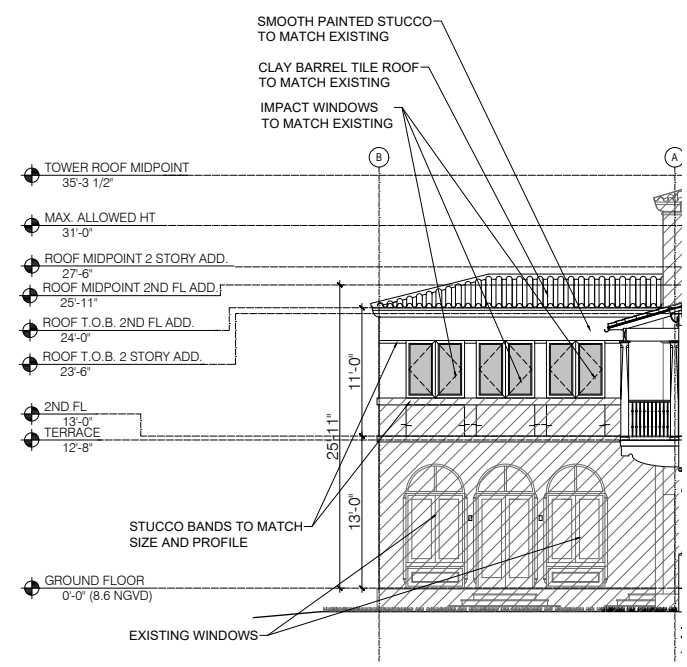
Date: 9/18/2024

D-306

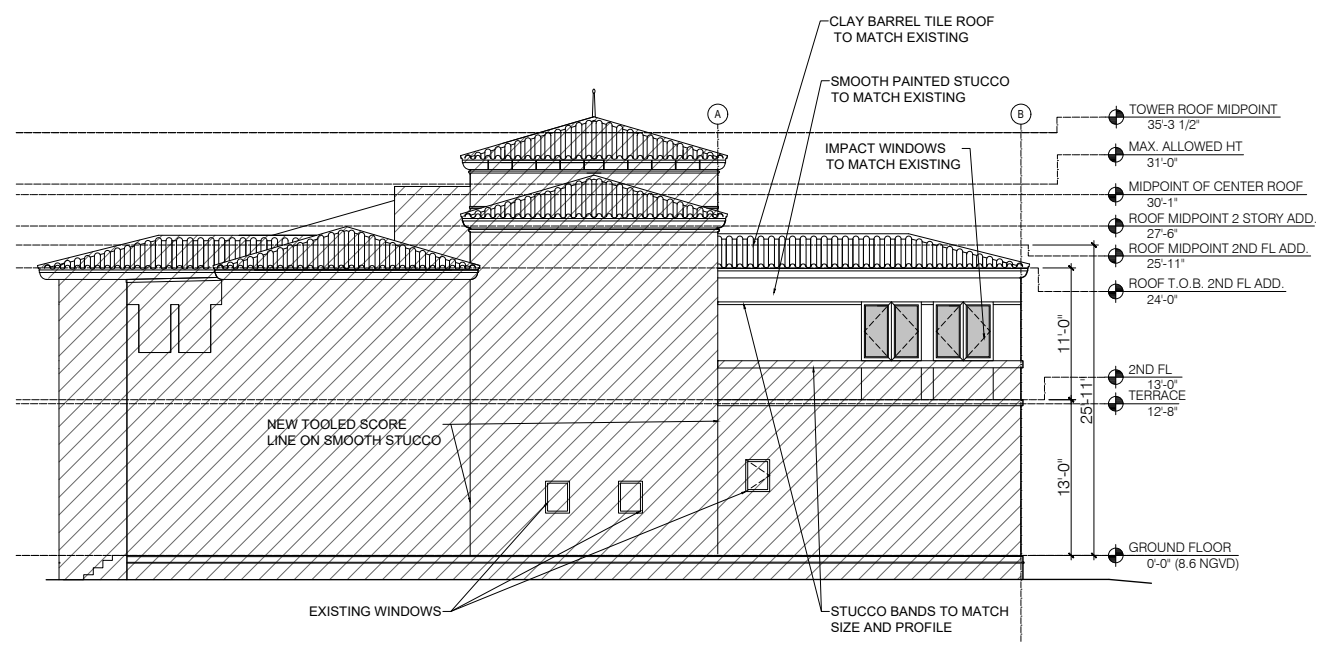
DESIGN ARCHITECT:



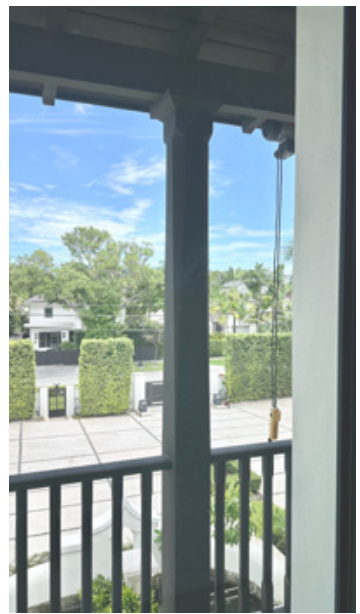
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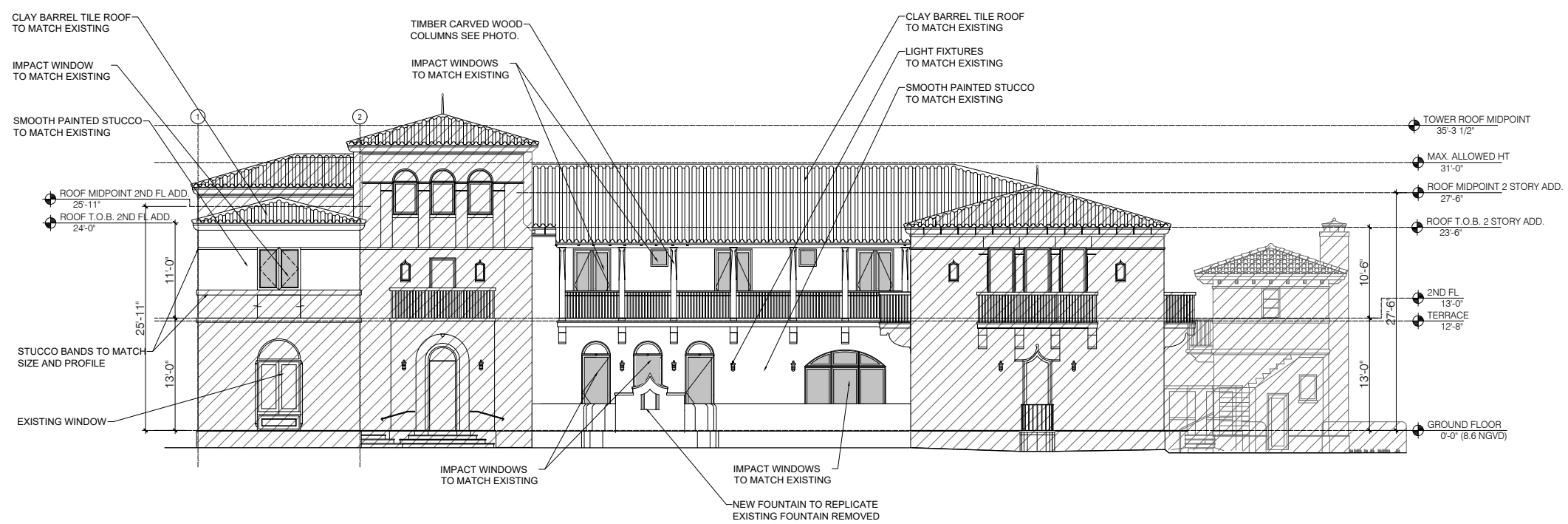
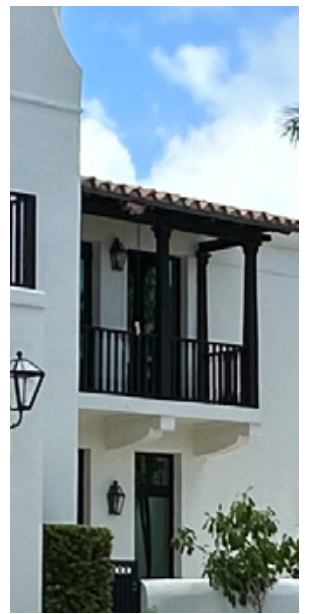
1 PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EXISTING TIMBER CARVED WOOD COLUMNS



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"

2-story addition at front for illustrative purposes only

New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-400

AREA CALCULATIONS		
ITEM	ALLOWED	PROVIDED
LOT SIZE	Min. 18,000 sq. ft.	30,000 sq. ft.
Max Lot Coverage for a 2 story home SF and %	Max 30% of the lot 9,000 sq. ft.	Existing 6,605 sf Proposed 809 sf Total 7,414 sf(25%)
Ground Floor Unit Size		Existing 6,632 sf Proposed 809 sf Total 7,441 sf
Second Floor Unit Size		Existing 5,801 sf Proposed 1,288 sf Total 7,089 sf
Tower Floor Unit Size		Existing 451 sf
Max Unit Size SF and %	Max 50% of the lot 15,000 sq. ft.	Existing and Proposed 14,981 sq. ft. (49.9%)

ZONING DATA

ZONING DISTRICT : RS-2

PROJECT DESCRIPTION: SINGLE-FAMILY RESIDENTIAL ADDITION
STREET ADDRESS: 2344 NORTH BAY ROAD, MIAMI BEACH, FLORIDA
FOLIO NUMBER: 02-3227-008-0690

ZONING DISTRICT RS-3

FEMA ZONE: AE
BFE: 8'

CODE OF ORDINANCES' REFERENCES:

LOT WIDTH 7.2.2.3.B.1
UNIT SIZE 7.2.2.3.B.1
LOT COVERAGE 7.2.2.3.B.1
BUILDING HEIGHT 54-35
BUILDING SETBACKS 7.2.2.3.B.1
BUILDING SETBACKS NONCONFORMING YARDS 7.2.2.3.B.3.B
FENCE HEIGHT 7.2.2.3.B.12.
H DRIVEWAYS 7.2.2.3.B.12.G
POOL SETBACKS 7.2.2.3.B.12.P
PROJECTIONS 7.2.2.3.B.12.N

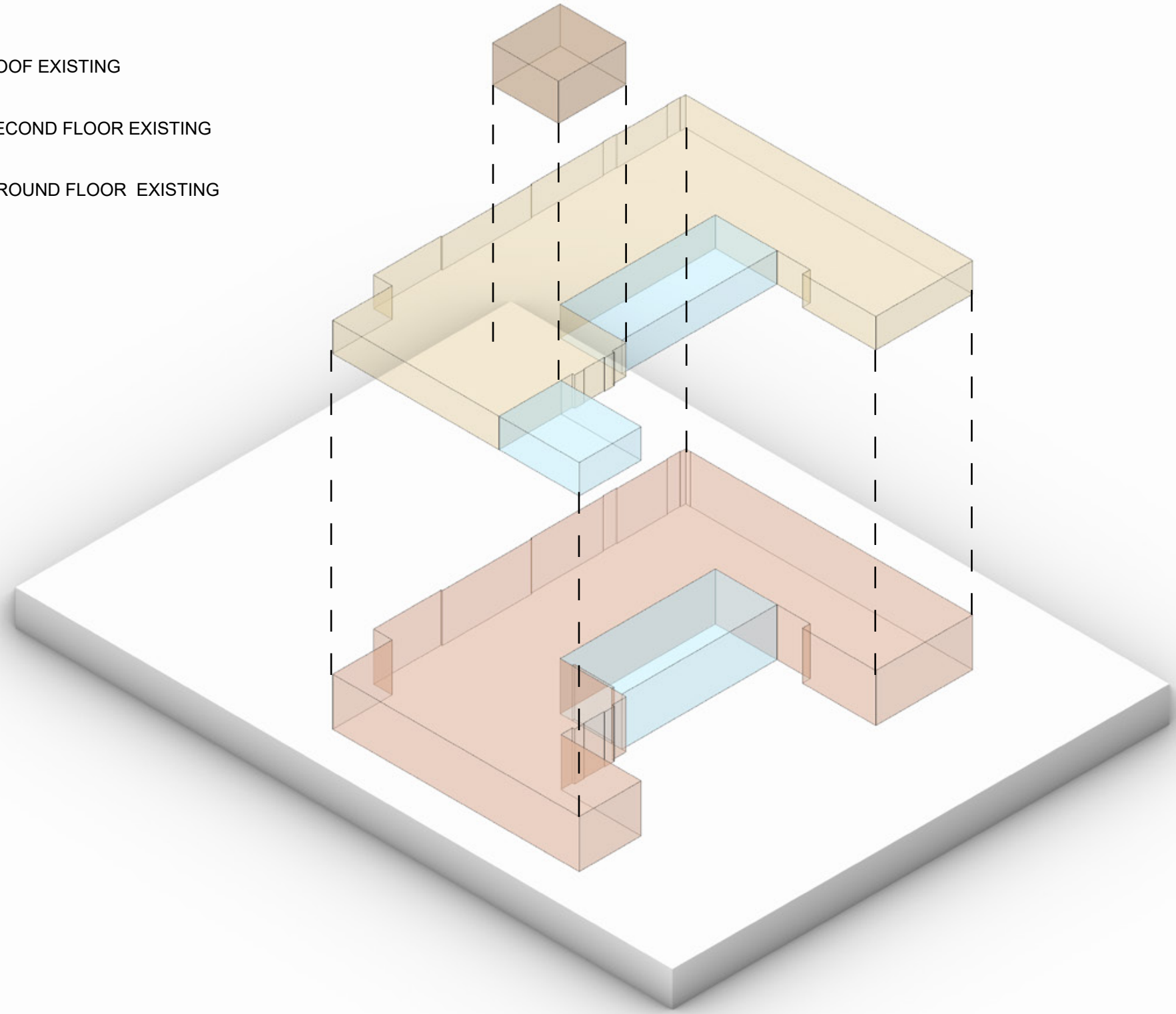
1

AREA CALCULATIONS

SCALE: NTS



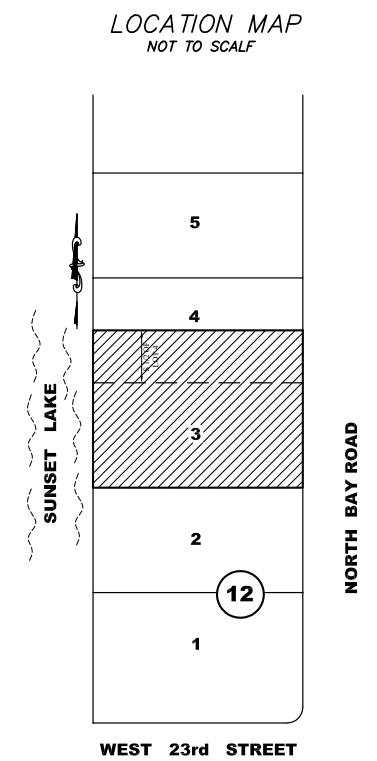
- PHYSICAL VOLUME OF ROOF EXISTING
- PHYSICAL VOLUME OF SECOND FLOOR EXISTING
- PHYSICAL VOLUME OF GROUND FLOOR EXISTING
- VOLUME OF ADDITIONS



2-story addition at front for illustrative purposes only

1 EXPLODED AXONOMETRIC
SCALE: NTS





LEGAL DESCRIPTION: LOT 3 AND THE SOUTH 1/2 OF LOT 4, IN BLOCK 12, OF AMENDED PLAT OF SUNSET LAKES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# NO. UB-23 LOC# NE CORNER OF W 23 ST & N BAY RD ELEV. 3.42 NGVD

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 WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 8 PG: 52

BOUNDARY SURVEY

B.C. = BLOCK CORNER	U.E. = UTILITY EASEMENT
R. = PROPERTY LINE	A.E. = ANCHOR EASEMENT
C. = CENTER LINE	D.E. = DRAINAGE EASEMENT
M. = MONUMENT	ENCR. = ENCROACHMENT
CALC. = CALCULATED	F.F. ELEV. = FINISHED
M. = FIELD MEASURED	FLOOR ELEVATION
P. = PER PLAT	N.T.S. = NOT TO SCALE
TYP. = TYPICAL	P.B. = PLAT BOOK
P.R.M. = PERMANENT	O.R.B. = OFFICIAL RECORD
REFERENCE MONUMENT	BOOK
P.C.P. = PERMANENT CONTROL	M.H. = MAN HOLE
POINT	C.B.S. = CONCRETE BLOCK
FD. NAIL = FOUND NAIL	STRUCTURE
FD. D/H = FOUND DRILL HOLE	BLDG = BUILDING
FD. 1/2" I.P. = FOUND IRON	O.H.L. = OVERHEAD UTILITY
PIPE 1/2" DIAMETER	LINES
C.M. = CONCRETE MONUMENT	TEL. = TELEPHONE FACILITIES
W.M. = WATER METER	
R/W = RIGHT OF WAY	

P.R.C. = POINT OF REVERSE CURVE
CH = CHORD
CH. BRG. = CHORD BEARING
B.M. = BENCH MARK
B.R. = BEARING REFERENCE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
P.O.B. = POINT OF BEGINNING
T.B.M. = TEMPORARY BENCH MARK
FD. I.R. = FOUND IRON REBAR
FD. P.K.NAIL = FOUND PARKER - KALON NAIL
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
A/C = AIR CONDITIONER PAD
TX = TRANSFORMER
P.P. = POWER POLE
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
+ 0.0' = EXISTING ELEVATION

ELEV.= ELEVATION
SEC.= SECTION
TWS. = TOWNSHIP
RG. = RANGE
SWK= SIDEWALK

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS NUNEZ
2023.09.27 17:05:58 -04'00'

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
 Engineers • Land Surveyors • Planners • LB # 0007059
 555 NORTH SHORE DRIVE
 MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com **Fax: (305) 865-7810**

FLOOD ZONE:AE PANEL: 0317		SUFFIX: L FEMA DATE: 09 / 11 / 09 BASE: 8' COMMUNITY # 120651	
DATE: 9/22/23	SCALE: 1" = 30'	DWN. BY: R.BELLO	JOB No. 23-342

A circular seal for a Professional Surveyor and Mapper in the State of Florida. The outer ring contains the text "ADIS N. NUNEZ" at the top and "Professional Surveyor and Mapper" at the bottom, separated by two stars. Inside the ring, the text "License Number" is above "5924", and "STATE OF" is above "FLORIDA". A single star is positioned between "5924" and "STATE OF".

DESIGN ARCHITECT:

DESIGN ARCHITECT.

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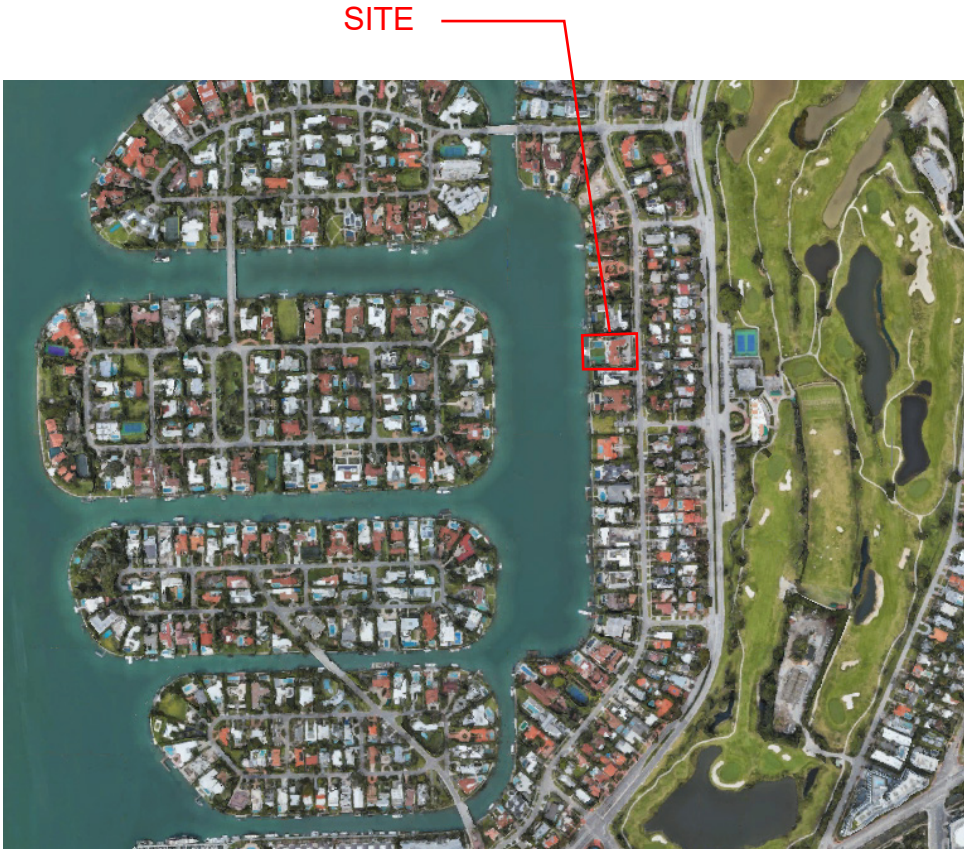
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New additions at existing 2 story residence:

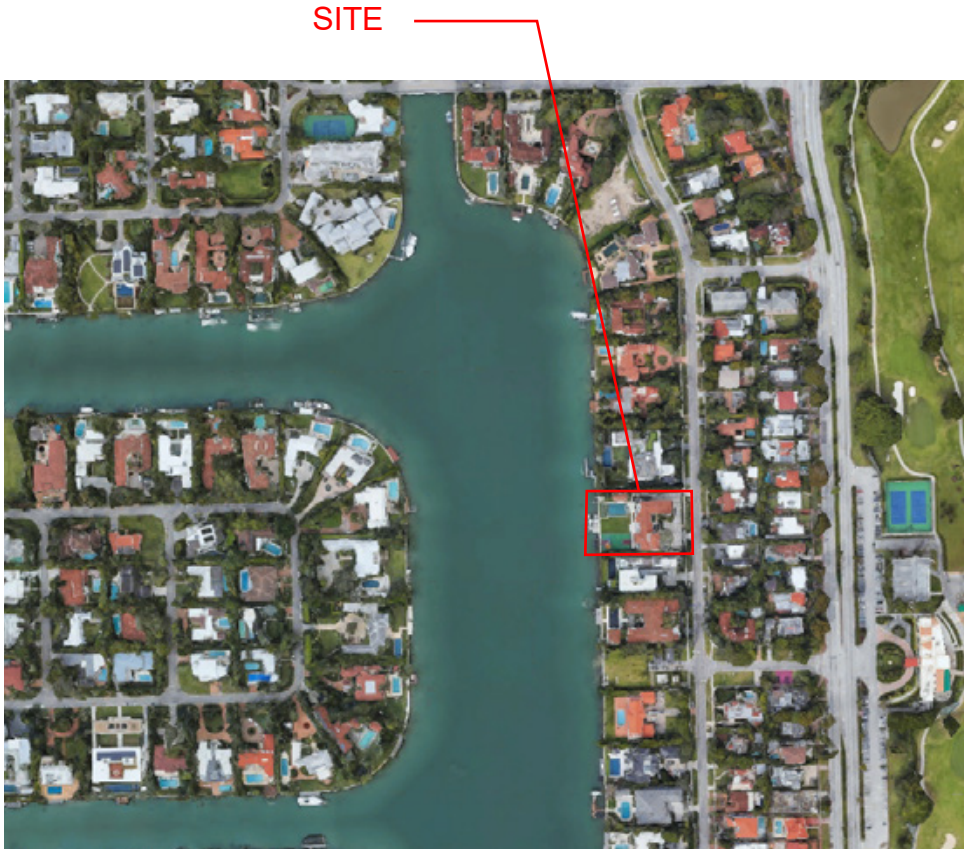
Date: 9/18/2024

D-002

	DRAWING INDEX
Sheet Number	Sheet Name
D-000	COVER
D-001	SITE LOCATION AND INDEX
D-002	SURVEY
D-003	EXISTING SITE CONTEXT
D-004	EXISTING NEIGHBORHOOD CONTEXT
D-005	EXISTING NEIGHBORHOOD CONTEXT
D-006	NEIGHBORHOOD CONTEXT
D-007	EXISTING NEIGHBORHOOD CONTEXT
D-008	EXISTING NEIGHBORHOOD CONTEXT
D-009	CONTEXT PHOTOMONTAGE
D-010	AERIAL SITE CONTEXT
D-011	EXISTING LOT COVERAGE/UNIT SIZE
D-012	DEMOLITION PLAN
D-100	ZONING CHART
D-101	SETBACKS DIAGRAM
D-102	LOT SIZE DIAGRAM
D-103	AREA CALCULATIONS
D-104	LOT COVERAGE
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D-108	AXONOMETRIC DIAGRAM
D-109	VARIANCE DIAGRAM - SIDE SETBACK
D-110	WAIVER DIAGRAM - SIDE ELEVATION
D-111	WAIVER DIAGRAM - SIDE ELEVATION
D-112	LANDSCAPE DIAGRAMS
D-113	RENDERED ELEVATIONS
D-114	RENDERED ELEVATIONS
D-115	CONTEXTUAL ELEVATION
D-200	SITE PLAN
D-300	EXIST. GROUND FLOOR PLAN
D-301	EXIST. SECOND FLOOR PLAN
D-302	EXIST ROOF PLAN
D-303	GROUND FLOOR PLAN
D-304	SECOND FLOOR PLAN
D-305	ROOF PLAN
D-400	BUILDING ELEVATIONS
D-500	BUILDING SECTIONS
D-600	AXONOMETRIC VIEWS
D-601	AXONOMETRIC VIEWS
D-700	RENDERINGS



2344 N Bay Rd, Miami Beach, FL 334140



2344 N Bay Rd, Miami Beach, FL 334140

1

LOCATION MAP
SCALE: NTS



1 EXISTING NEIGHBORHOOD CONTEXT

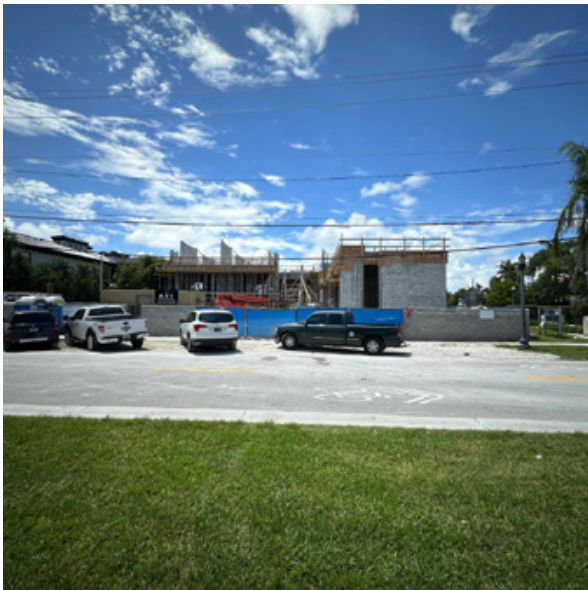
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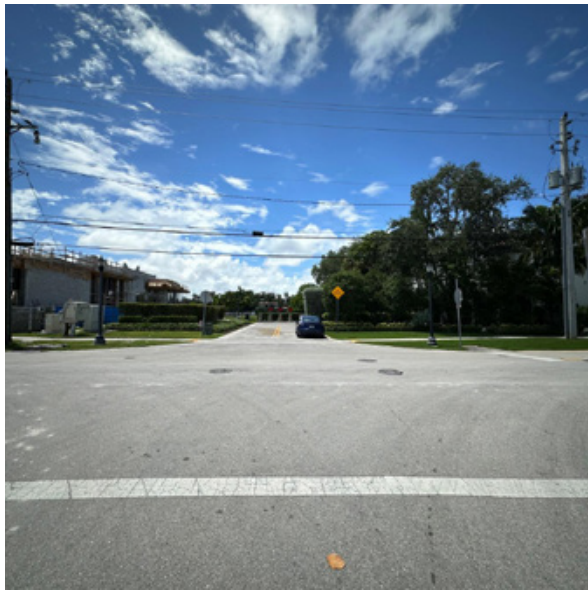


1 EXISTING NEIGHBORHOOD CONTEXT
 SCALE: NTS

NORTH



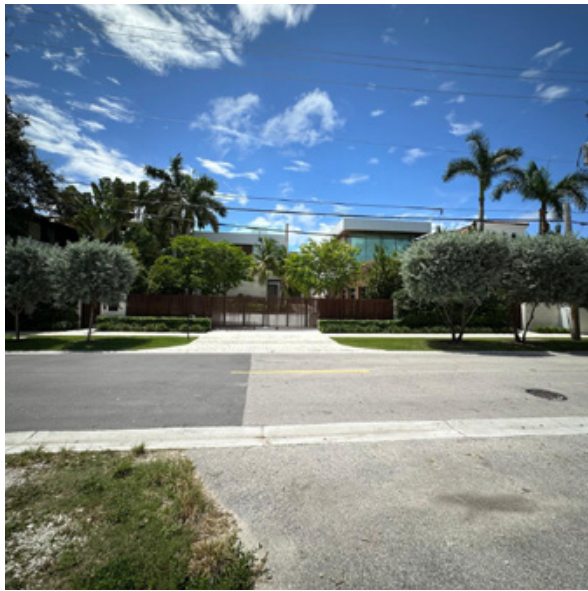
1. 2220 N Bay Rd



2. W 23rd St



3. 2318 N Bay Rd



4. 2324 N Bay Rd



5. (SITE) 2344 N Bay Rd



6. 2374 N Bay Rd

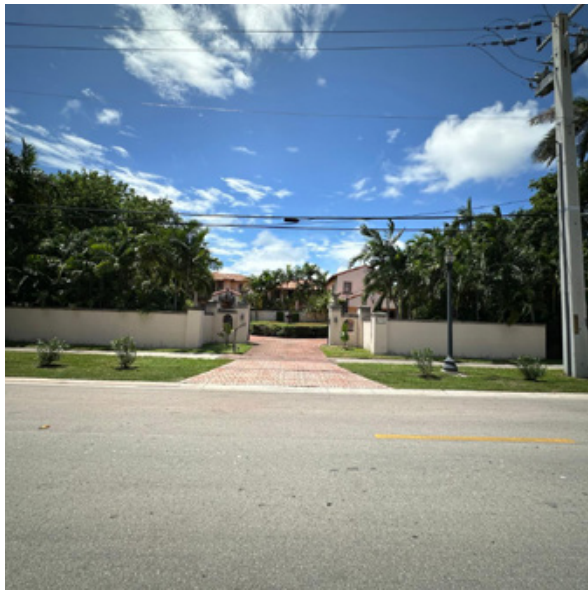


1 EXISTING NEIGHBORHOOD CONTEXT
 SCALE: NTS

NORTH



7. 2384 N Bay Rd



8. 2410 N Bay Rd



9. 2424 N Bay Rd



10. 2383 N Bay Rd



11. 2371 N Bay Rd



12. 2363 N Bay Rd



1 EXISTING NEIGHBORHOOD CONTEXT
SCALE: NTS



13. 2355 N Bay Rd



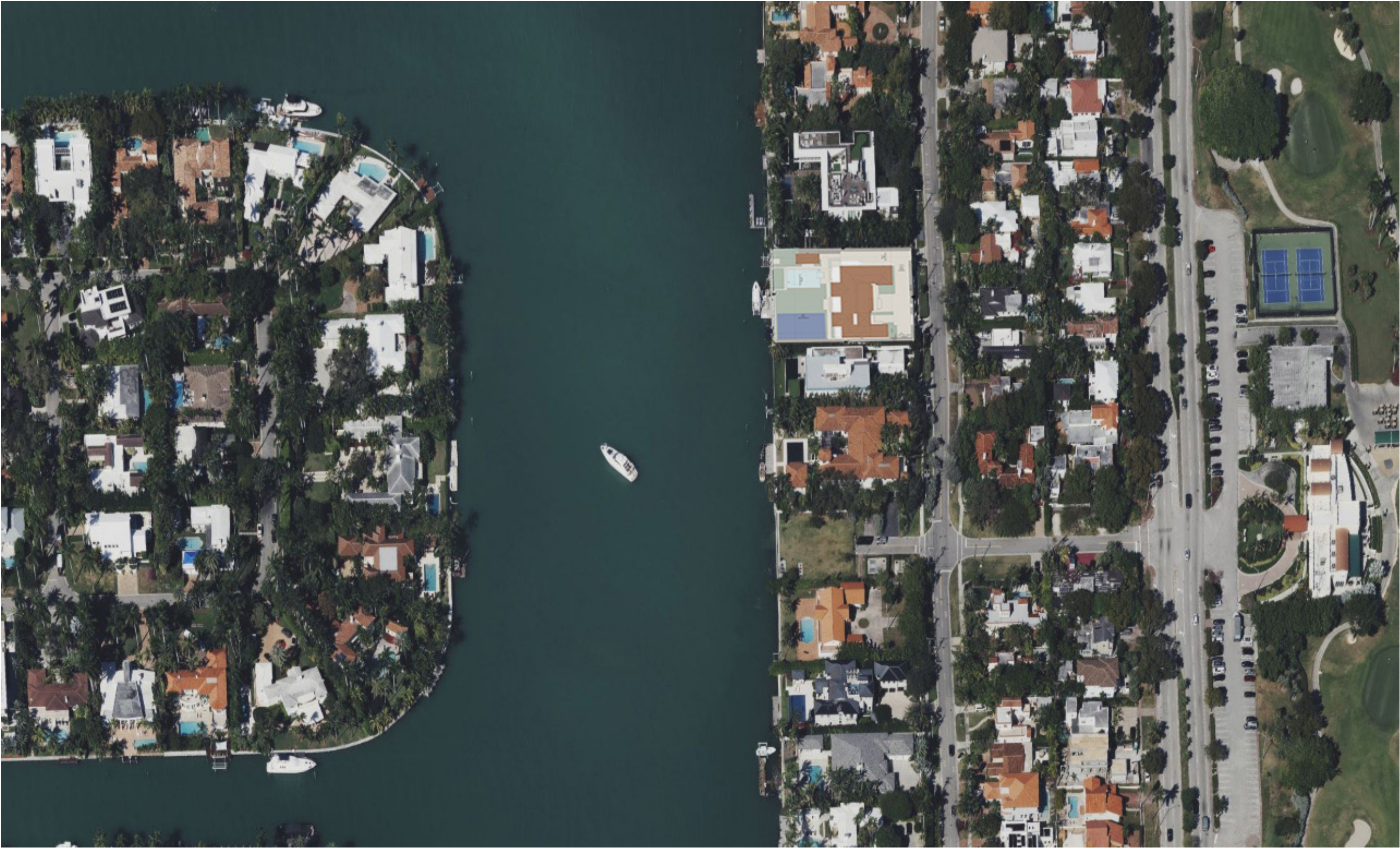
14. 2345 N Bay Rd



15. 2333 N Bay Rd



16. 2333 N Bay Rd



1

AERIAL SITE CONTEXT

SCALE: NTS



New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-010

DESIGN ARCHITECT:



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EXISTING



2344 N BAY RD (SITE)

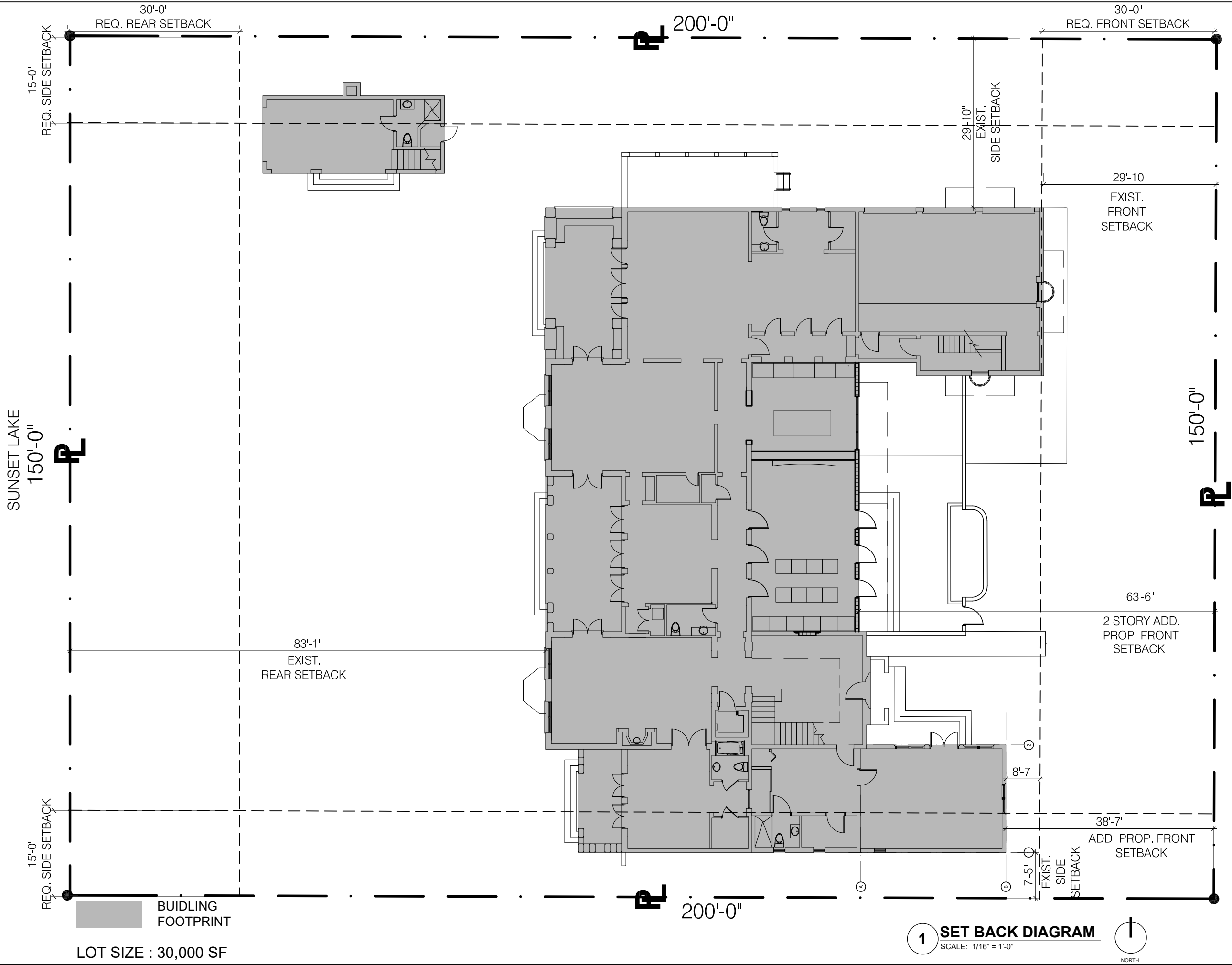
PROPOSED



2344 N BAY RD (SITE)



1 UNIT SIZE - SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"



DESIGN ARCHITECT:

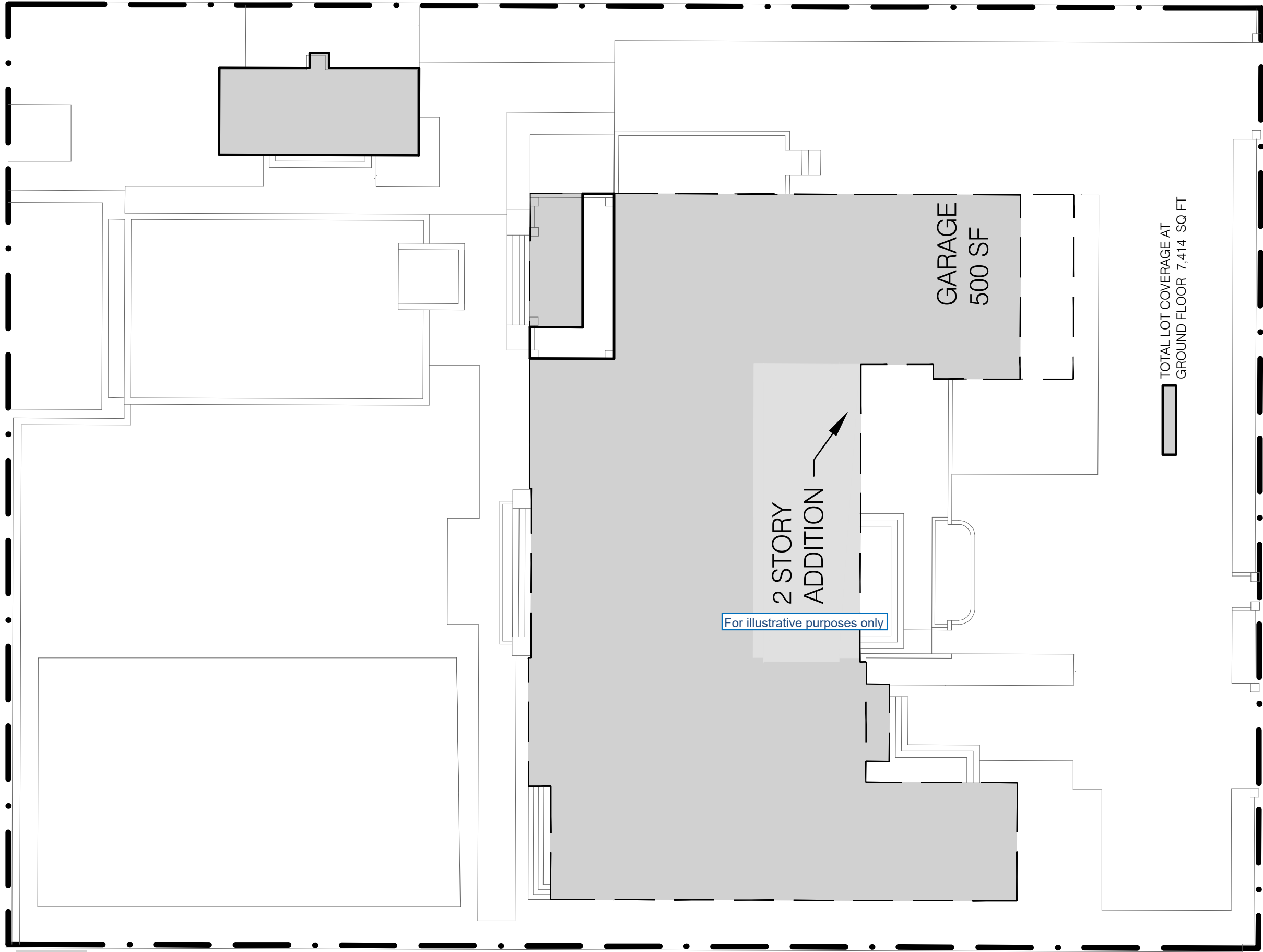
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New additions at existing 2 story residence:

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D-101

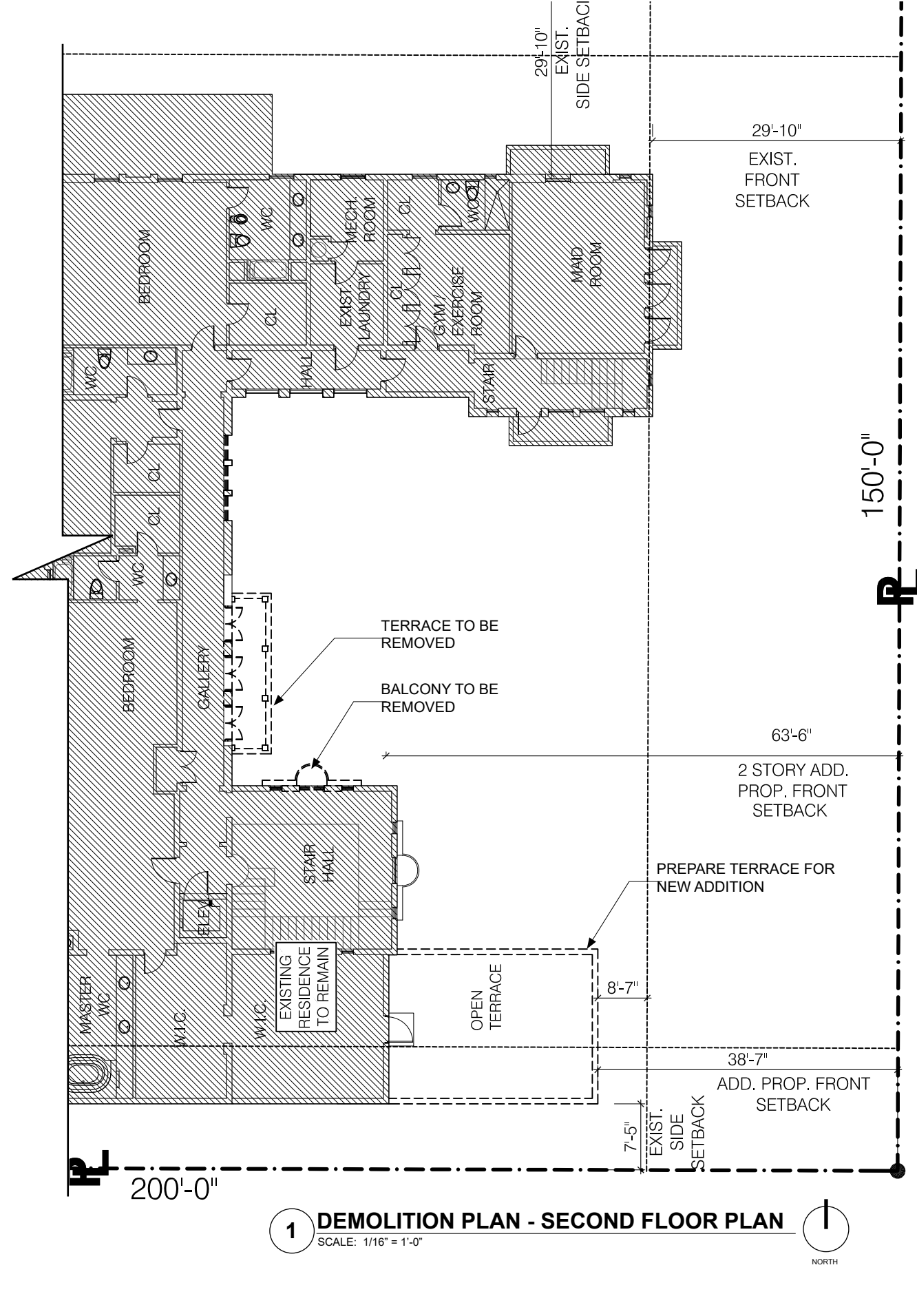
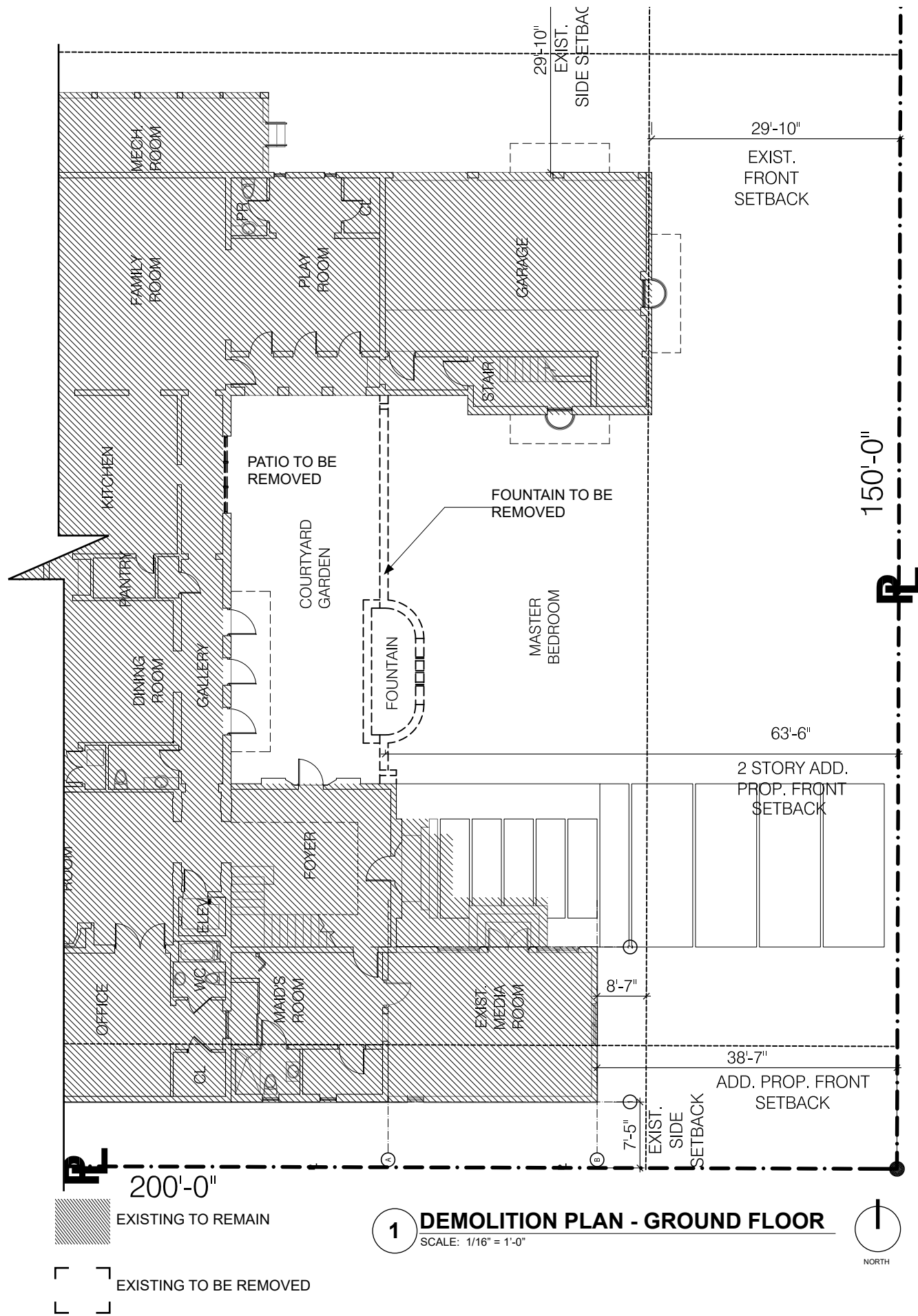


LOT COVERAGE : 7,414 SF

TOTAL LOT COVERAGE AT
GROUND FLOOR 7,414 SQ FT

1 SET BACK DIAGRAM
SCALE: 1/16" = 1'-0"





MIAMI BEACH

Planing Department, 1700 Convention Center Drive
Miami Beach Florida 33139, www.miamibeach.gov
305 673 7550

CODE OF THE CITY OF MIAMI BEACH, FLORIDA.
VERSION : AUGUST 30, 2024

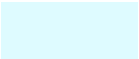
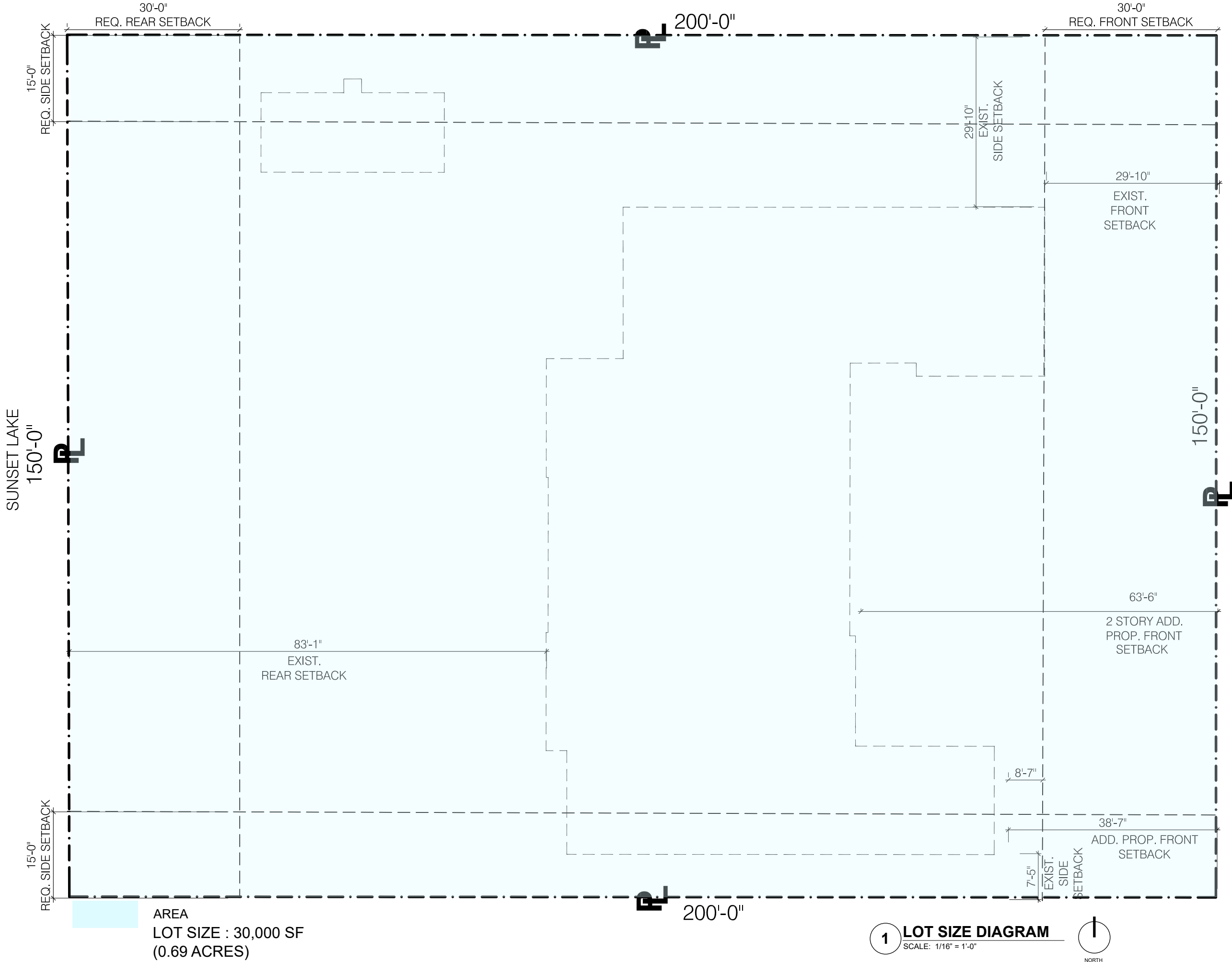
ZONING DATA		
Project Description	Single-Family Residential Addition	
Municipality	MIAMI BEACH	
Street Address	2344 North Bay Road, Miami Beach, Florida	
Folio Number	02-3227-008-0690	
Zoning District	RS-2	
Fema Zone	AE(EL. 8')	
BFE	EL. 8'	
Year Built	Multiple (See Building Info.)	
Type of Construction	TYPE III-A	
Code of Ordinances Reference:		
Min. Lot Width	7.2.2.3.b.1	
Unit Size	7.2.2.3.b.1	
Lot Coverage	7.2.2.3.b.1	
Building Height	54-35	
Building Setbacks	7.2.2.3.b.1	
Building Setbacks nonconforming yards	7.2.2.3.b.3.B	If the sum of the side yards is less than 25 % of the lot width, any addition may retain the existing sum of the side yards.
Fence Height	7.2.2.3.b.12.H	
Driveways	7.2.2.3.b.12.G	
Pool Setbacks	7.2.2.3.b.12.P	
Projections	7.2.2.3.b.12.N	

SINGLE FAMILY RESIDENTIAL DATA SHEET

ZONING INFORMATION			
ITEM		REQUIRED	PROVIDED
Lot Area (sq. ft.)		Min. 18,000 sq. ft.	30,000 sq. ft.
Lot Width		Min 75 ft.	150 ft.
Max Lot Coverage for a 2 story home SF and %		Max 30% of the lot 9,000 sq. ft.	Existing 6,605 sf Proposed 809 sf Total 7,414 sf(25%)
Ground Floor Unit Size			Existing 6,632 sf Proposed 809 sf Total 7,441 sf
Second Floor Unit Size			Existing 5,801 sf Proposed 1,288 sf Total 7,089 sf
Tower Floor Unit Size			Existing 451 sf
Max Unit Size SF and %		Max 50% of the lot 15,000 sq. ft.	Existing and Proposed 14,981 sq. ft. (49.9%)
Maximum building height(not to exceed two stories above BFE + freeboard)		28 feet flat roofs 31 feet sloped roofs	27'-6" (midpoint of roof @ main structure 33'-9" (midpoint of roof @ existing tower)
		28 feet flat roofs 31 feet sloped roofs	27'-6"
Setbacks for Addition			
	principal front		30'-0"
	side sum		37'-6"
		south	(Non Conforming interior side yard)
		north	29'-11"
	2 Story elevation length (south) sec. 7.2.2.3.b.ii.		60'-0" max.
	rear		30'-0"

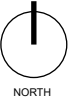
NOTE: THE EXISTING HOME IS A NON- CONFORMING STRUCTURE, AND THE CODE HAS PROVISIONS FOR ADDITIONS. PLEASE REFER TO 142-106(2) E.2. "When an existing single-family structure is being renovated less than 50 percent of the value determination, as prescribed by the building official pursuant to the standards 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."





AREA
LOT SIZE : 30,000 SF
(0.69 ACRES)

1 LOT SIZE DIAGRAM
SCALE: 1/16" = 1'-0"



New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

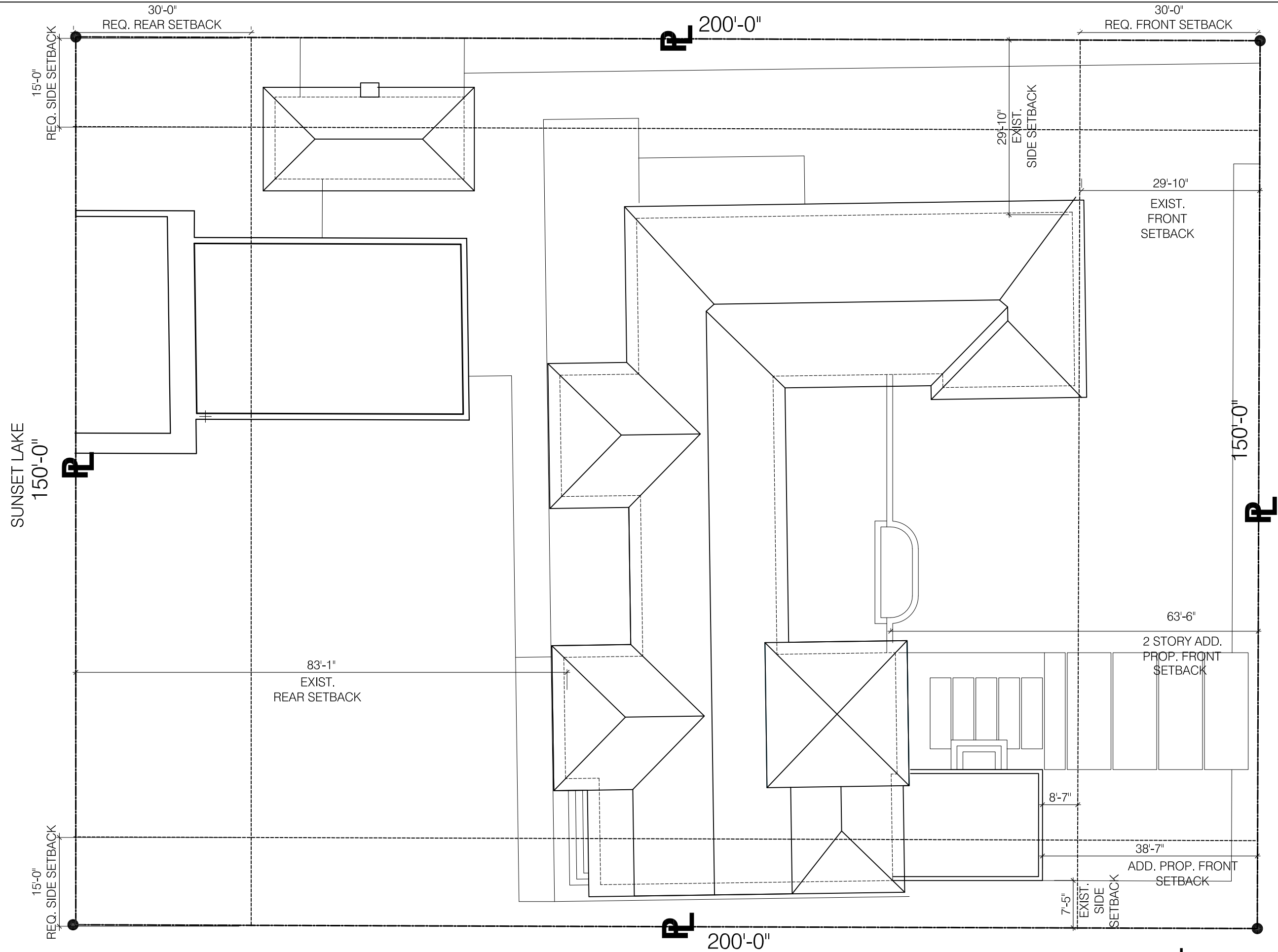
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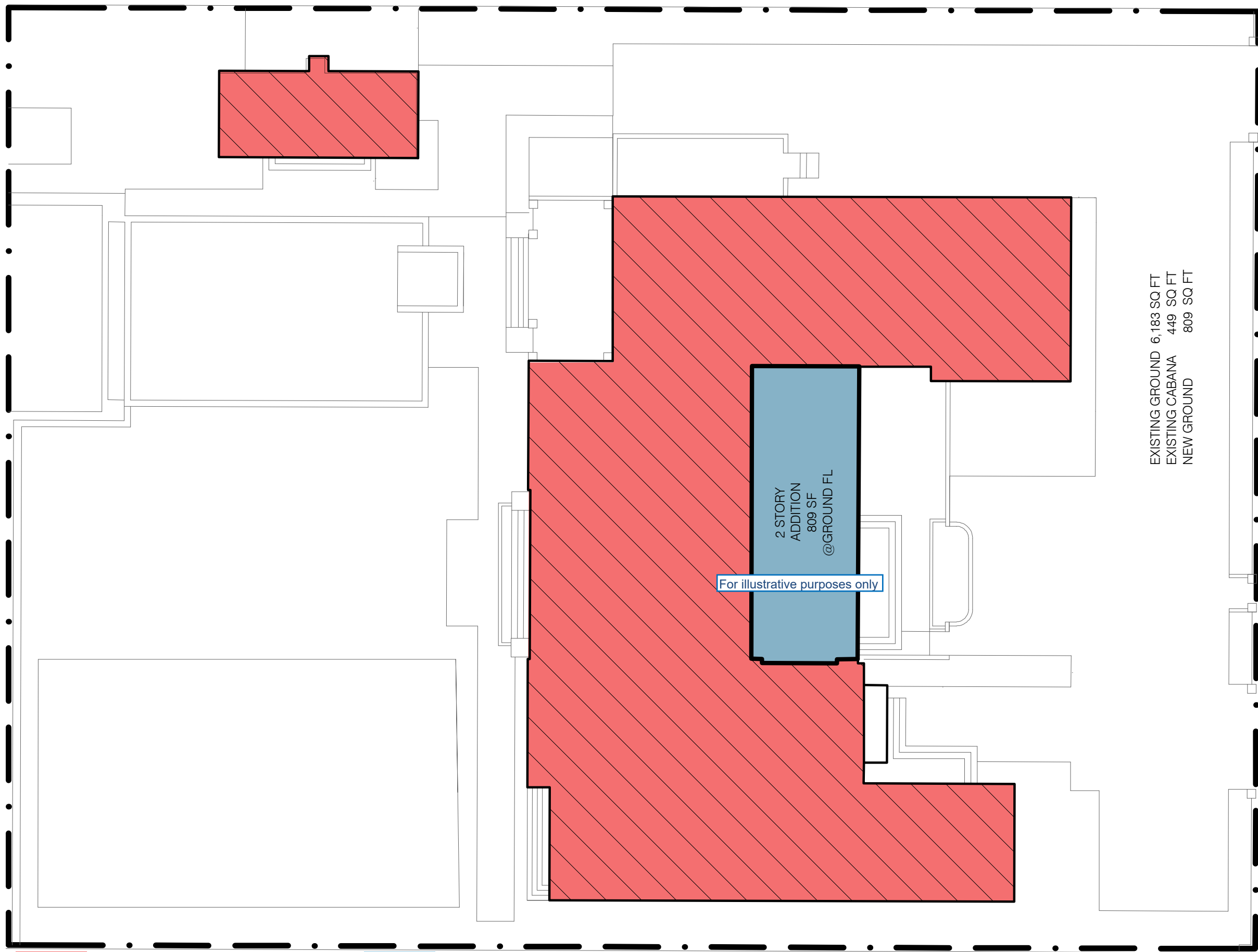
D-102

DESIGN ARCHITECT:

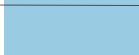


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EXISTING UNIT SIZE : 6,632 SF



NEW ADDITION : 809 SF



LOT SIZE : 30,000 SF

1

UNIT SIZE - GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



EXISTING GROUND 6,183 SQ FT
EXISTING CABANA 449 SQ FT
NEW GROUND 809 SQ FT

New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-105

DESIGN ARCHITECT:



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EXISTING UNIT SIZE : 451 SF



LOT SIZE : 30,000 SF

1

UNIT SIZE - ROOF FLOOR PLAN
SCALE: 1/16" = 1'-0"



EXISTING THIRD 451 SQ FT

New additions at existing 2 story residence:

2344 N Bay Rd,
Miami Beach, FL 33140

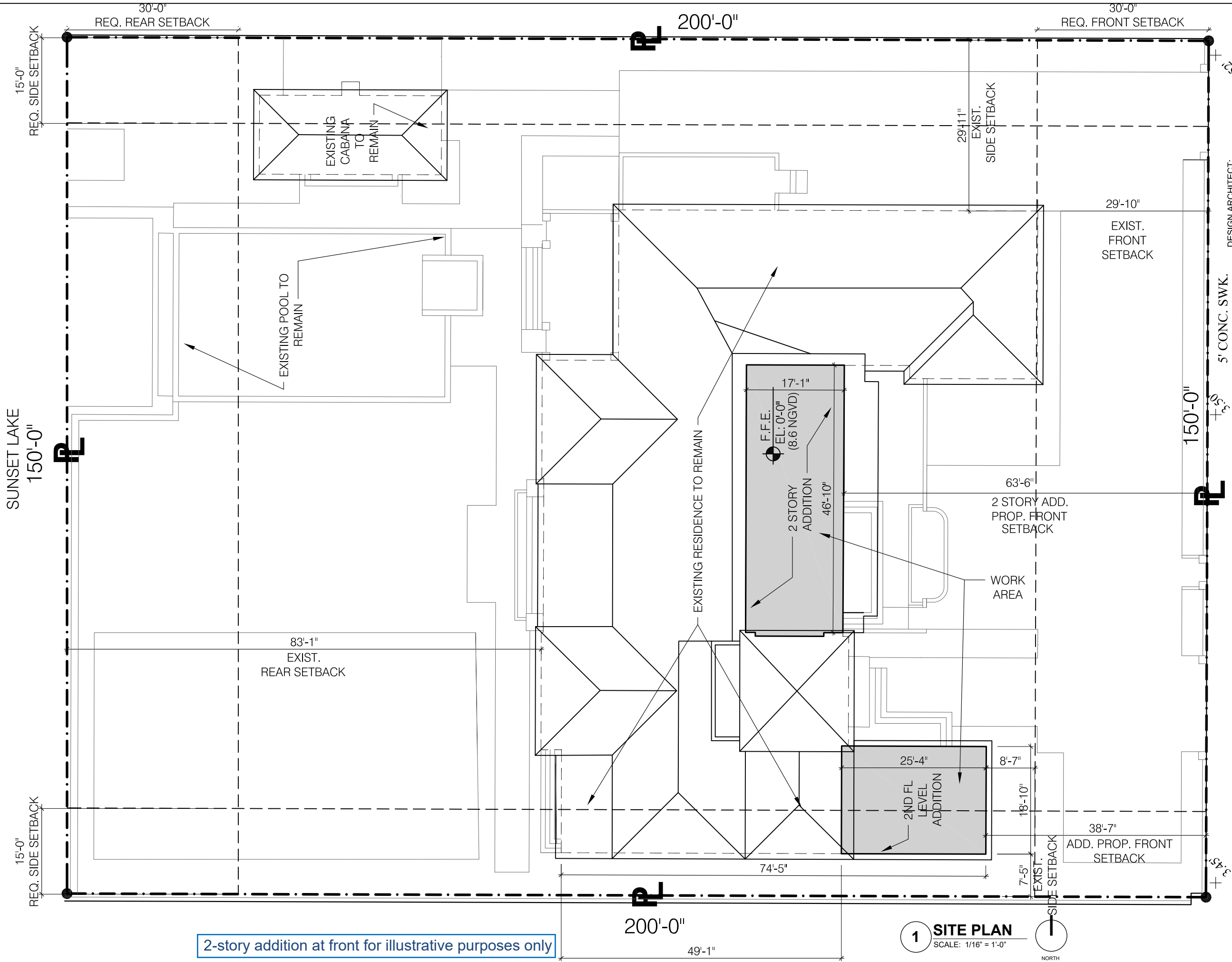
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D-107

DESIGN ARCHITECT:



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2-story addition at front for illustrative purposes only

1 SITE PLAN
SCALE: 1/16" = 1'-0"



New additions at existing 2 story residence:

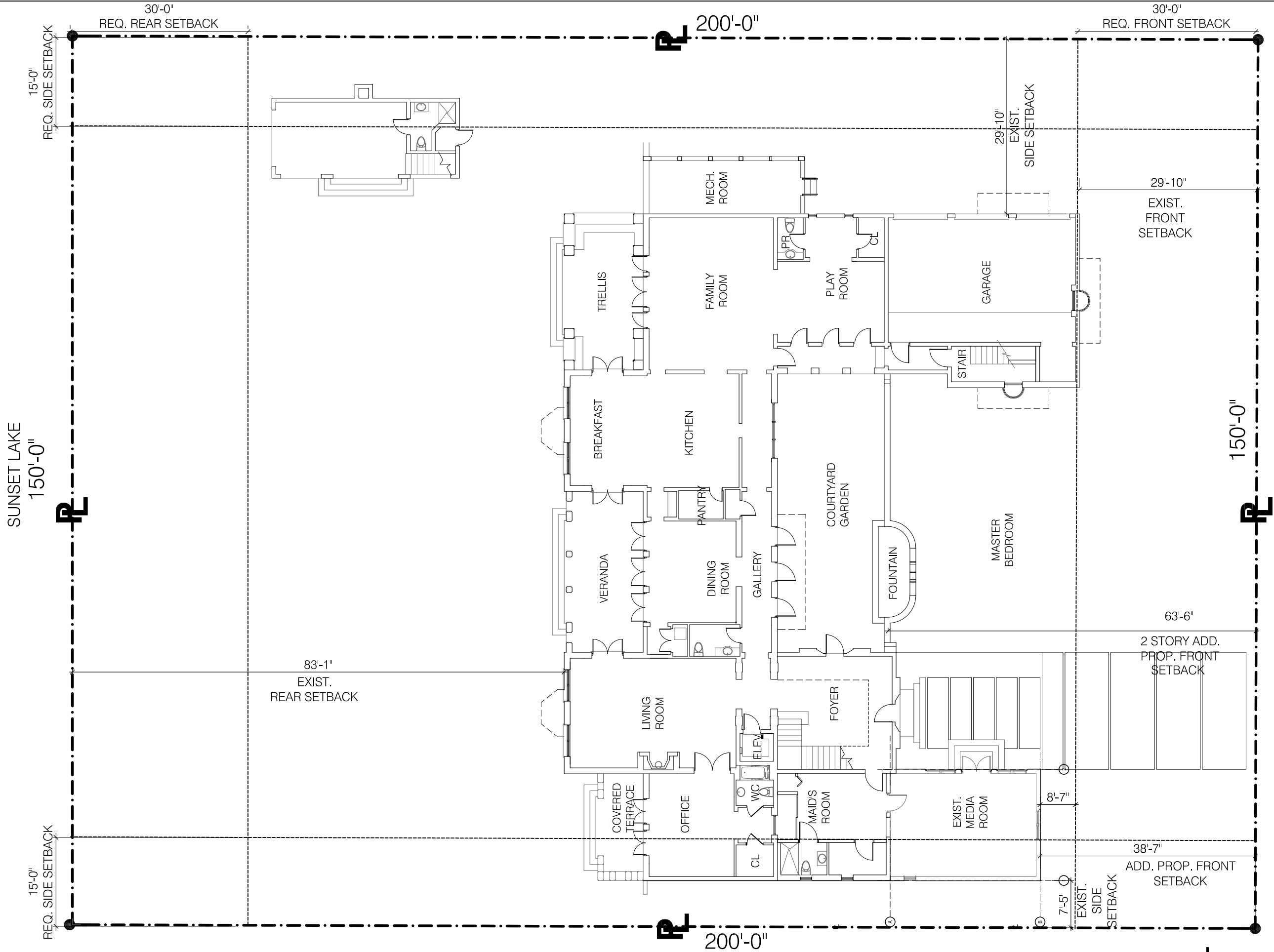
2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-200



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1 EXIST. - GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



New additions at existing 2 story residence:
2344 N Bay Rd,
Miami Beach, FL 33140

Date: 9/18/2024

D-300

DESIGN ARCHITECT:



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