



CFZ DESIGN

5980 N BAY RD Narrative

March 08, 2025

Site Address: 5980 N BAY RD Miami Beach, FL 33140

DRB25-1082

Design Review Board Submittal Process for **DRB25-1082**

Property Address: 5980 N Bay Rd

Key Dates:

- Final Submittal & Formal Submittal (CSS): 03/09
- Notice to Proceed Issued: 03/20
- Agenda Finalized & All Fees Paid By: 03/24
- Tentative DRB Meeting Agenda Date: 05/15

Draft Notice

DRB25-1082, 5980 N Bay Rd:

An application has been filed requesting modifications to a previously approved Design Review Approval. Specifically, the applicant is requesting Design Review approval for a two-story addition to the existing residence, including a variance and one or more waivers.

Staff First Submittal Comments

1. APPLICATION COMPLETENESS

- a. Plan Sets: Reduce the number of plan files and eliminate pages A0.06, A0.06c, and A0.06d. The file size should not exceed 25MB.

CFZ: Reduced to only A0.06 sheet.

- b. Context Photos (A0.07 to A0.07c): Eliminate A0.07 and provide a smaller key plan on each page. Include up to 4 images per page (see checklist item 11k).

CFZ: Reduced to sheet A0.07a and A0.07b

- c. Project Site Images (A0.08 to A0.10.4): Reduce image size and provide up to 4 images per page.

CFZ: Reduced to sheet A0.08.1 and A0.08.2

- d. Proposed Aerial and Elevations (10.1 to 10.4): Reduce image size and provide up to 4 images per page.

CFZ: Reduced to sheet A0.10

- e. Cost Estimate: Include the cost estimate for the proposed addition and the value of the existing home, either under a separate cover or in the Letter of Intent (LOI).

CFZ: Provided

- f. LOI: Provide the construction date for the existing single-family home.

CFZ: Provided

- g. LOI Variance Request: Remove any related text if not requesting a variance for side yards. Note that a variance is not required if the addition does not exceed 50% of the existing home's value. However, the applicant should be aware of the risk of exceeding the expected cost.

CFZ: Noted

- h. Survey: Provide lot area. This must coordinate with zoning data and plans; without this, the application cannot proceed.

CFZ: Provided and updated lot area

- i. Variance Review Criteria: Provide the relevant code section and subtitle.

CFZ: See narrative.

- j. LOI for DRB: The Letter of Intent should respond to all review criteria per section 2.5.3.1. Number responses (a to s).

CFZ: See narrative

- k. Variance Response: If requesting a variance, respond to Section 2.8.3 of the City Resiliency Code for each variance.

CFZ: See Narrative

- l. Previous Recorded Order: Provide a copy of the previous recorded order.

CFZ: Previous recorded order has been provided. Here are the permit numbers for quick reference.

DRB BOARD on Rear yard - DRB22-0794 (5980 North Bay Road) - Recorded Order 05-03-22
GARAGE & VAULT Permits : RV2423139 APPROVED PLANS

- m. Approved Plans: Provide the approved building permit plans for the garage and swimming pool in the rear yard (CMB approved plans). Include the building permit number and the architectural sheets.

CFZ: We have provided Drb order, permits and revisions showing the requested items.

- n. Organize Plan Sets: Organize plan sets according to checklist sequence items 11a to 11q.

CFZ: Understood

- o. Zoning Data Sheet: Provide the CMB Single Family Zoning Data Sheet. Ensure all information aligns with plans and submitted documents.

CFZ: Updated - See sheet A0.02

2. ARCHITECTURAL REPRESENTATION

- a. Title Clarity: Add "FINAL SUBMITTAL" and DRB File No. to the front cover title for better clarity.

CFZ: FINAL SUBMITTAL and DRB File no. already shown.

- b. Date, Sign, and Seal: Ensure final submittal drawings are dated, signed, and sealed.

CFZ: Noted

- c. Exploded Diagram: Provide an exploded axonometric diagram showing the second floor in relation to the first floor.

CFZ: Please see sheet A0.06b

- d. Elevations/Sections: Enlarge dimension and datum text.

CFZ: Please see sheet series A1.6 and A1.7

- e. Setback Dimensions: Provide the setback dimensions for the mechanical equipment behind the garage.

CFZ: See sheet A1.1b (5'-0" from property line) The mechanical equipment has already been approved in our last permit set : RV2423139

- f. Driveway Width: Provide the width of the driveway.

CFZ: See sheet A1.1b (13'-6 3/8" width)

- g. Materials: Eliminate page A4.1 and provide additional pages with the proposed elevations (one per page). Include a material legend, number, and name each material with corresponding tags on the elevation to clarify where the materials are applied.

CFZ: See sheet series A1.6 and A1.7

- h. Material Clarification: Provide the color and finish of all materials, including glass (clear or tinted), window/door frame color, and materials. State whether materials will match or differ from the existing house.

CFZ: See sheet series A1.6 and A1.7

- i. Roof Material: Clarify the roof material, as the existing house has Spanish tile, while the proposed material is metal. The roof material should be consistent with section 7.5.1.5.

CFZ: Yes, the existing roof is Spanish tile. The proposed material will be metal. Please see sheet series A1.6

3. DESIGN RECOMMENDATIONS

- (No further details provided)

4. ZONING COMMENTS

- a. Lot Coverage: The 500 SF garage deduction is not applicable since the garage will be covered by an enclosed floor above. Revise calculations and coordinate with the zoning data sheet.

CFZ: Updated please see sheet A0.14

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

Thank you and if you have any questions or concerns regarding the plans, please don't hesitate to contact me at (239) 898 – 7549.



Christopher Fernandez, AIA
CFZ Design, LLC
(239) 898-7549