



5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

CFZ DESIGN

COVER

02.16.25 40.00



ZONING		SHEETS
● = NEW ○ = NO CHANGE R = REVISED X = ELIMINATED Ⓢ = PROGRESS		
COVER		A0.00
INDEX		A0.01
DATA SHEET		A0.02
SURVEY		A0.03
CONTEXT LOCATION MAP		A0.04
AERIAL VIEW		A0.05
AERIAL VIEWS		A0.05b
AXONOMETRIC VIEW		A0.06
CONTEXT PHOTOS		A0.07a
CONTEXT PHOTOS		A0.07b
PROJECT SITE IMAGES		A0.8.1
PROJECT SITE IMAGES		A0.8.2
PROPOSED AERIAL & BUILDING ELEVATION		A0.10
IMPERVIOUS DIAGRAM - FRONT YARD		A0.11
IMPERVIOUS DIAGRAM - REAR YARD		A0.12
EXISTING LOT COVERAGE		A0.13
PROPOSED LOT COVERAGE		A0.14
EXISTING UNIT SIZE DIAGRAM		A0.15
PROPOSED UNIT SIZE DIAGRAM		A0.16
VARIANCE #1 - ADDITIONAL OPEN SPACE - GROUND FLOOR		A0.17.1
VARIANCE #1 - ADDITIONAL OPEN SPACE - SECOND FLOOR		A0.17.2
VARIANCE #1 - ADDITIONAL OPEN SPACE - SECTIONS		A0.17.3
VARIANCE #1 - ADDITIONAL OPEN SPACE - CONTEXT PHOTO		A0.17.4
VARIANCE #1 - ADDITIONAL OPEN SPACE - CONTEXT PHOTO		A0.17.5
ROOF DEMOLITION PLAN		A0.18
EXISTING SITE PLAN		A1.1
PROPOSED OVERALL FIRST FLOOR SITE PLAN		A1.1b
PROPOSED OVERALL SECOND FLOOR SITE PLAN		A1.1c
ENLARGED FIRST AND SECOND FLOOR PLAN		A1.3b
ROOF DECK PLAN		A1.5
SOUTH-EAST ELEVATION		A1.6
NORTH-WEST ELEVATION		A1.6b
SOUTHWEST (SIDE) ELEVATIONS		A1.6c
SOUTHWEST (SIDE) ELEVATIONS		A1.6d
NORTHEAST (SIDE) ELEVATIONS		A1.6e
SECTIONS		A1.7
HISTORICAL IMAGE - TAX RECORDS		A4.1

ZONING		SHEETS
● = NEW ○ = NO CHANGE R = REVISED X = ELIMINATED Ⓢ = PROGRESS		





Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7750

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:	5980 North Bay Road, Miami Beach, FL 33140	
2	Folio number(s):	02-3215-003-0190	
3	Board and file number(s) :	N/A	
4	Year built:	Zoning District:	MULTIPLE (1940-2006-2015) 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'-0" NGVD	
9	Adjusted grade (Flood+Grade/2):	5.879' NGVD	
10	30" above grade:	Free board:	
11	Lot width:	100'-11 1/4" Lot Depth:	
12	Max Lot Coverage SF and %:	12,822.6 SF (30%) Proposed lot Coverage SF and %:	
13	Existing Lot Coverage SF and %:	6,685 SF (20.32%) Net lot coverage (garage-storage)	
14	Front Yard Open Space SF and %:	3,341 SF (85.6%) Rear Yard Open Space SF and %:	
15	Max Unit Size SF and %:	21,580.2 SF (50%) Proposed Unit Size SF and %:	
16	Existing First Floor Unit Size:	7,240 SF (16.54) Proposed First Floor Unit Size:	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	800 SF (16.6%) (NO CHANGE)	
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	
15	Height measured from B.F.E. plus freeboard	Required	Proposed
20	Front Setbacks:	28'-0"	NO CHANGE
21	Front first level:	30'-0"	110'-2 1/8"
22	Front second level:	40'-0"	110'-2 1/8"
23	Front third level:	12,822.6 SF (30%)	7052.97 SF (16.50%)
24	a) At least 35% of the front facade shall be setback 5' from the minimum required setback.	N/A	N/A
25	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	N/A
26	Sum of side yard :	32'-8 3/4"	32'-8 3/4"
27	Side 1:	13'-1 1/8"	13'-1 1/8"
28	Side 2 or (facing street):	4'-0"	19'-7 1/2"
29	Rear:	45'-9 3/8"	NO CHANGE
30	Accessory Structure Side 1:	7'-6"	NO CHANGE
31	Accessory Structure Side 2 or (facing street) :	7'-6"	NO CHANGE
32	Accessory Structure Rear:	22'-10 5/8"	NO CHANGE
33	Additional data or information that may be applicable to the project shall be provided in the following fields.		

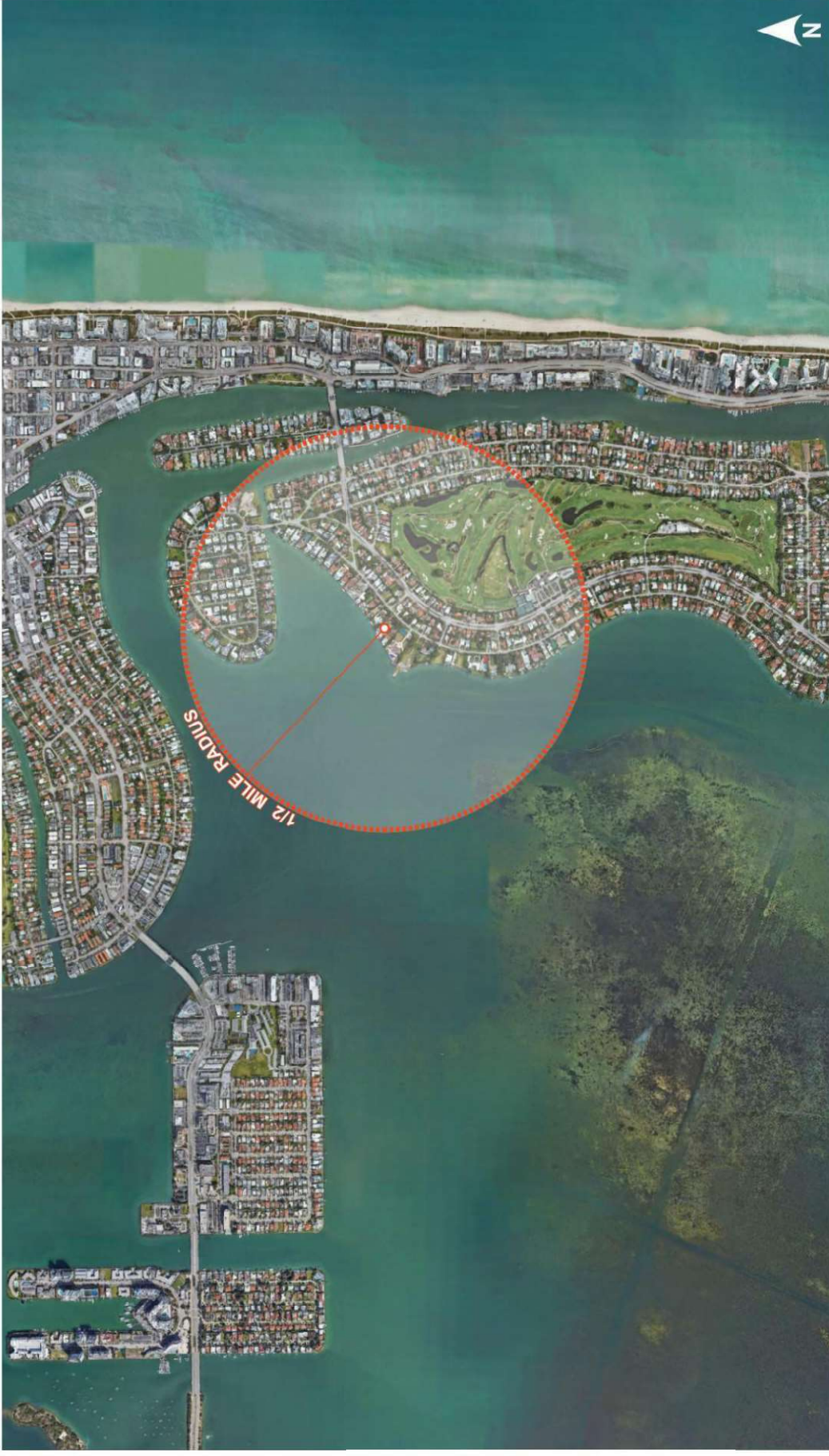
Notes: Indicate N/A if not applicable.

DATA SHEET

02.16.25

A0.02





5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

CFZ DESIGN



CONTEXT LOCATION MAP

02.16.25

A0.04



5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

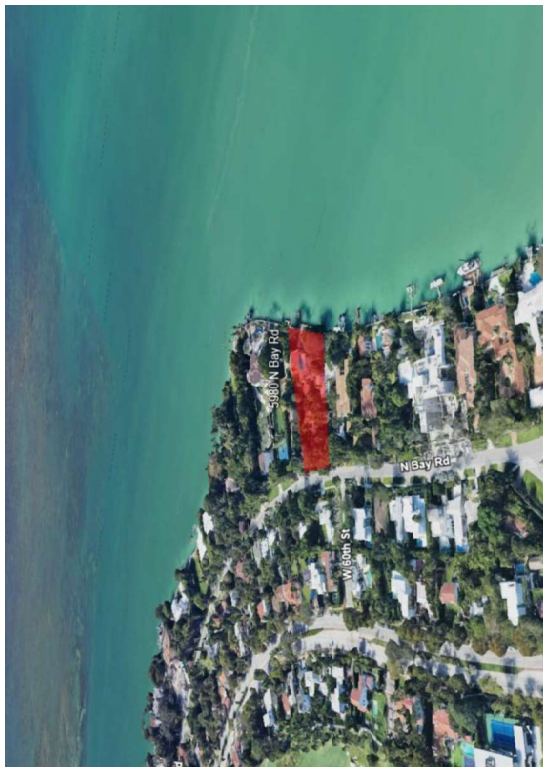
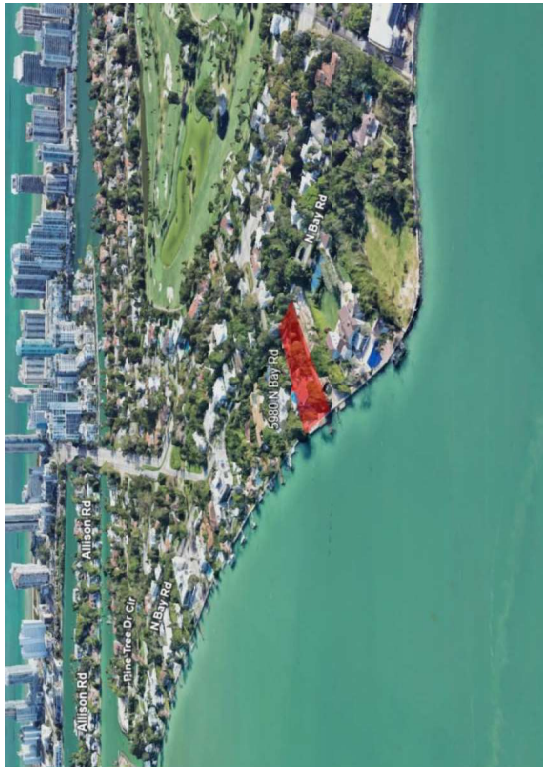
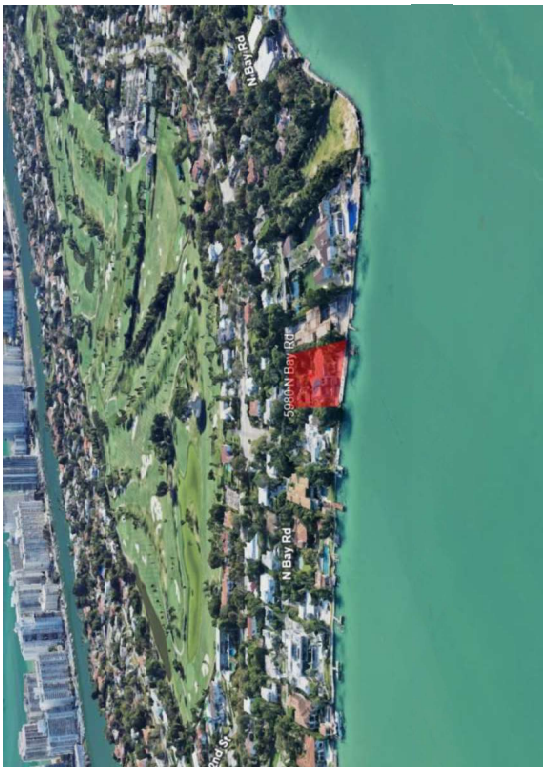
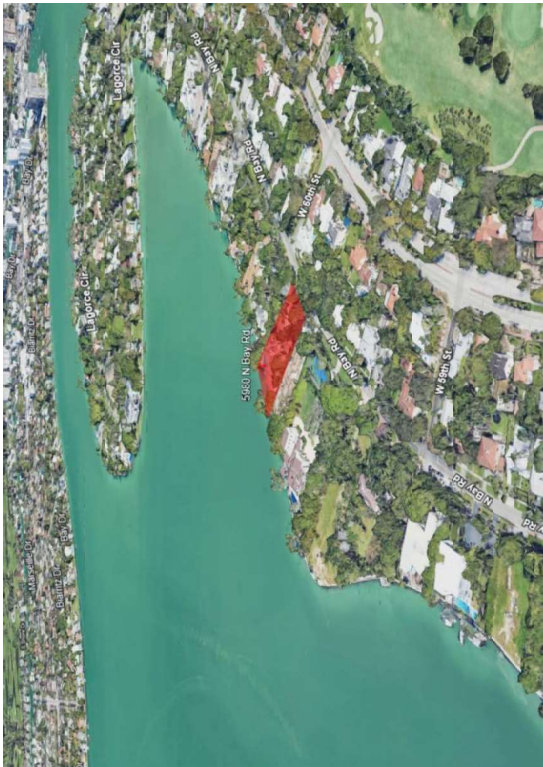
CFZ DESIGN



AERIAL VIEW

02.16.25

A0.05



5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

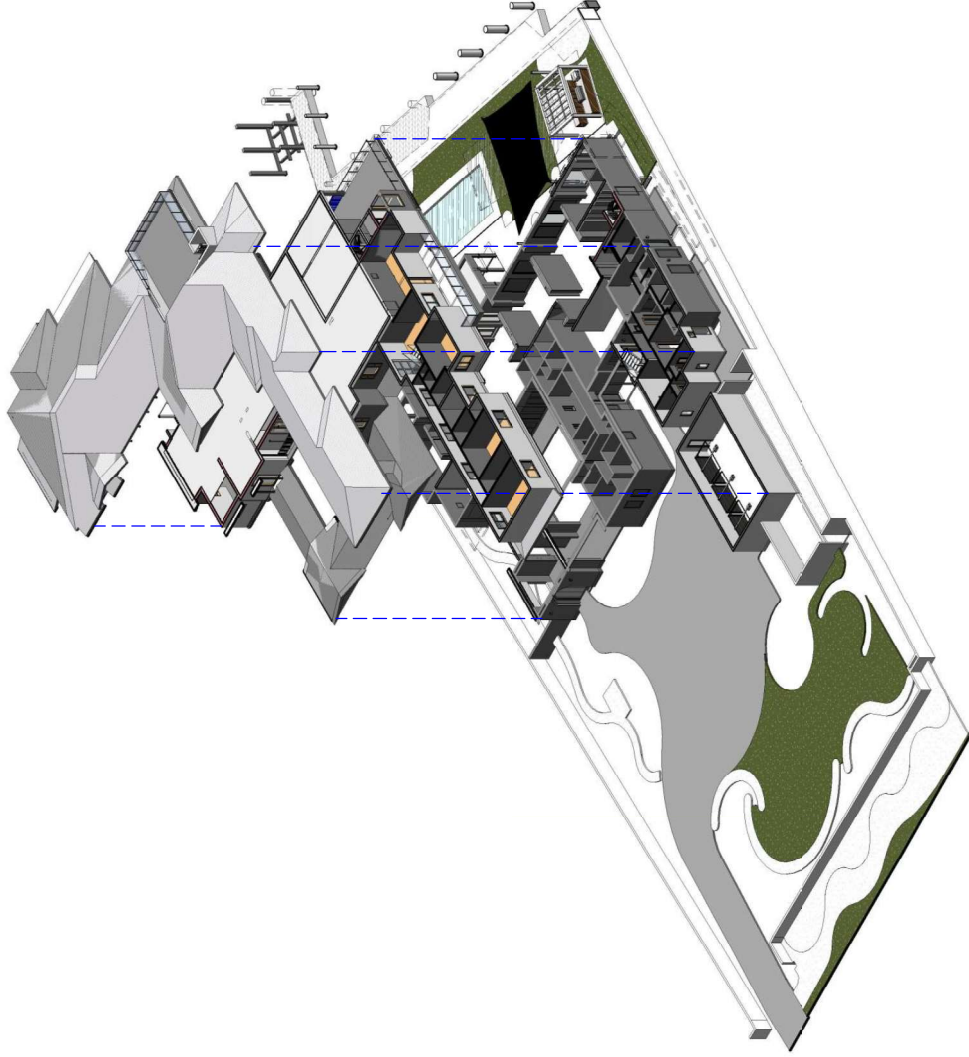
CFZ DESIGN



AERIAL VIEWS

02.16.25

A0.05b



5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

CFZ DESIGN



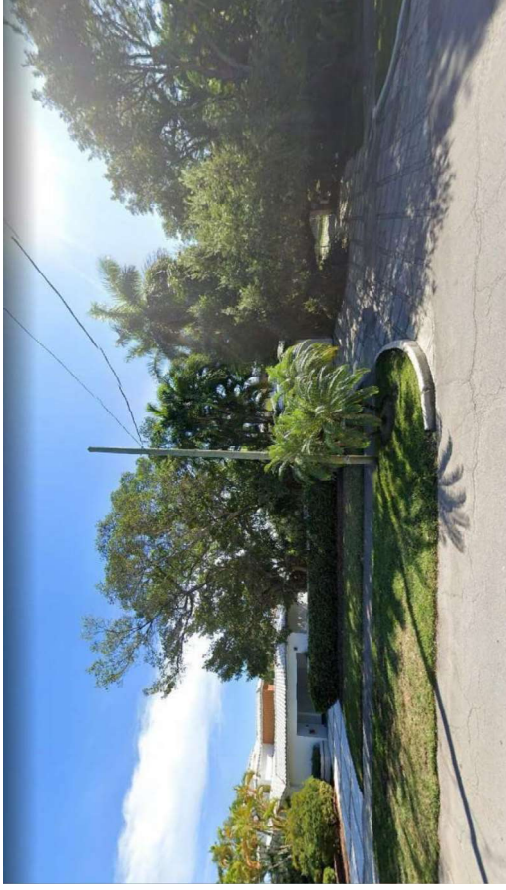
AXONOMETRIC VIEW

02.16.25

A0.06



1



2



3



5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

CFZ DESIGN



CONTEXT PHOTOS

02.16.25

A0.07a



D



E



5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

CFZ DESIGN



CONTEXT PHOTOS

02.16.25

A0.07b