

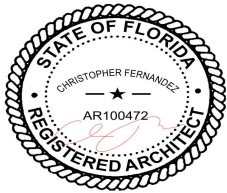


SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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

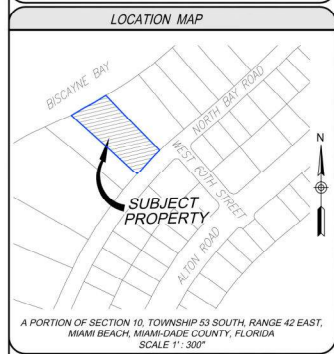
ITEM #	Project Information				
1	Address:	5980 North Bay Road, Miami Beach, FL, 33140			
2	Folio number(s):	02-3215-003-0190			
3	Board and file number(s) :	N/A			
4	Year built:	Zoning District:	MULTIPLE (1940-2006-2015)		RS-2
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual 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	Grade value in NGVD:	3.75' NGVD	
9	Adjusted grade (Flood+Grade/2):	5.875' NGVD	Free board:	9'-0" NGVD	
10	30" above grade:		Lot Area:	42,742 SF	
11	Lot width:	130'-11 1/4"	Lot Depth:	329.5' & 281.92'. AVG = 305.71'	
12	Max Lot Coverage SF and %:	12,822.6 SF (30%)	Proposed Lot Coverage SF and %:	10,112.77 SF (23.66%)	
13	Existing Lot Coverage SF and %:	8,685 SF (20.32%)	Net Lot coverage (garage-storage)	10,112.77 SF (23.66%)	
14	Front Yard Open Space SF and %:	3,341 SF (85.6%)	Rear Yard Open Space SF and %:	4,277.80 (59.28%)	
15	Max Unit Size SF and %:	21,360.2 SF (50%)	Proposed Unit Size SF and %:	15,575 (36.45%)	
16	Existing First Floor Unit Size:	7,240 SF (16.94)	Proposed First Floor Unit Size:	8,523 SF (19.95)	
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:		
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	28'-0"	26' - 4"	NO CHANGE	
	Front Setbacks:				
20	Front First level:	30'-0"	75'-10 1/2"	110' - 2 1/8"	
	Front second level:	40'-0"	186'-5 3/8"	110' - 2 1/8"	
	Front second level if lot coverage is 25% or greater:	12,822.6 SF (30%)		7052.91 SF (16.50%)	
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	
	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	N/A	
22	Sum of side yard :	32'-8 3/4"	15'-0"	32'-8 3/4"	
23	Side 1:	13'-1 1/8"	11' - 0"	13'-1 1/8"	
24	Side 2 or (facing street):	19'-7 1/2"	4'-0"	19'-7 1/2"	
25	Rear:	45'-9 3/8"	40'-10 4/5"	NO CHANGE	
26	Accessory Structure Side 1:	7'-6"	121'- 3 1/8"	NO CHANGE	
27	Accessory Structure Side 2 or (facing street) :	7'-6"	9'-7 5/8"	NO CHANGE	
28	Accessory Structure Rear:	22'- 10 5/8"	16'-1 5/8"	NO CHANGE	
30	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.

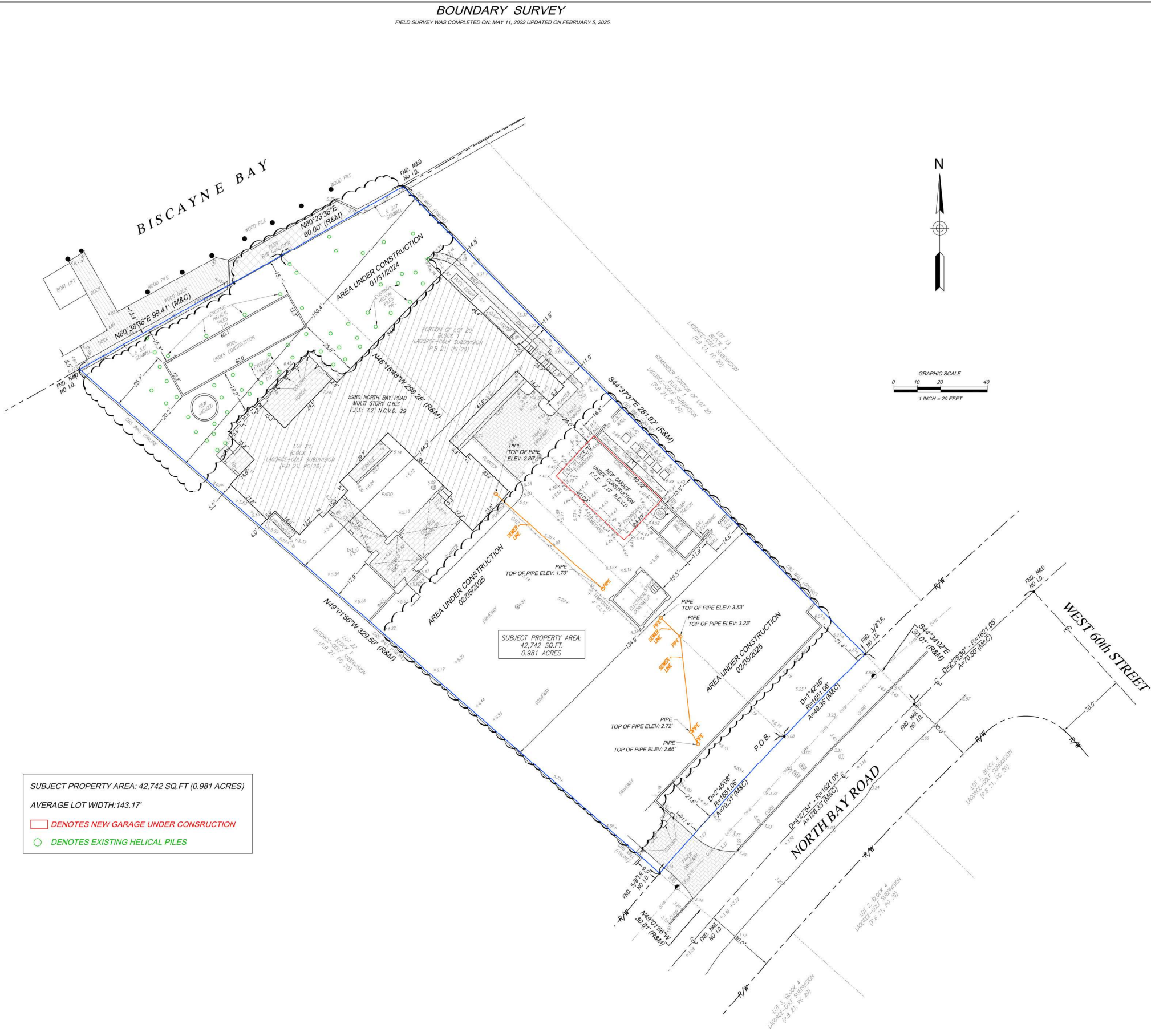


LEGEND AND ABBREVIATIONS

	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BAY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		WATER MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GRASS TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FURNACE MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	COMMUNICATION BOX		BELL SOUTH MANHOLE
	CABLE T.V. BOX		PARKING METER
	TRAFFIC CONTROL BOX		PARKING KIOSK
	SOLAR PANEL		WATER VALVE
	ARM GATE		SEWER VALVE
	ANCHOR		IRRIGATION VALVE
	WATER METER		GAS VALVE
	IRRIGATION METER		FORCE MAIN VALVE
	GAS METER		VACUUM BREAKER ASSEMBLY
	ELECTRIC METER		DAMPER CONNECTION
	SQUARE COLUMN		POST INDICATOR VALVE
	ROUND COLUMN		DOUBLE DETECTOR CHECK VALVE
	MIN. BOX		BACK FLOW PREVENTER
	IRRIGATION PUMP		PROPERTY LINE
	WARD PLAY GROUND LIGHT		CENTERLINE
	PARK POLE		RIGHT-OF-WAY
	DRAINAGE WELL		RADIUS
	SQUARE MANHOLE		DELTA ANGLE
	PS INLET		SEWER EASEMENT
	PS INLET		PERMANENT CONTROL POINT
	PS INLET		PLAY BOOK AND PAGE
	PS INLET		CONCRETE BLOCK STRUCTURE
	PS INLET		CHAIN LINK FENCE
	PS INLET		WOOD FENCE
	PS INLET		FOUND RISER PIPE
	PS INLET		FOUND MAN & BRASS DISC
	PS INLET		CLEAR EASEMENT
	PS INLET		DEED OR LEGAL DISTANCE
	PS INLET		MEASURED DISTANCE
	PS INLET		RECORD OR PLATTED DISTANCE
	PS INLET		RECORD CALCULATED
	PS INLET		UTILITY EASEMENT
	PS INLET		CONCRETE



REVISIONS			
DATE	JOB NO.	REV.	BY:
7/20/22	N/A	UPDATE BOUNDARY SURVEY	L.D.G.
01/24/24	154050	UPDATE BOUNDARY SURVEY (NO 54, PG. 70)	C.A.F.
02/01/24	154050	UPDATE SEAMALL	C.A.F.
02/10/25	154845	UPDATE BOUNDARY SURVEY (NO 72, PG. 35)	C.A.F.
03/04/25	154845	UPDATE BOUNDARY SURVEY	C.A.F.



SUBJECT PROPERTY AREA: 42,742 SQ.FT. (0.981 ACRES)

AVERAGE LOT WIDTH: 143.17'

DENOTES NEW GARAGE UNDER CONSTRUCTION

○ DENOTES EXISTING HELICAL PILES

BOUNDARY SURVEY

PREPARED FOR: HANDCRAFT CORPS

LYING AND BEING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8892
3300 NW 12th Ave. Suite #10 Miami, FL 33172
(P) 305-525-0606 (E) info@hsurveys.com

DRAWN BY: J.L.G. CHECKED BY: J.G.H. JOB NUM.: 152678
DATE: 05/19/22 DATE: 05/20/22 F.B. MD-37, PG. 25

LEGAL DESCRIPTION

LOT 21, AND A PORTION OF LOT 20, BLOCK 1, 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, SAID PORTION OF LOT 20 IN SAID BLOCK 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BONUS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 20 AND 21 OF SAID BLOCK 1, LAGORCE-GOLF SUBDIVISION, WITH THE NORTHWESTERLY LINE OF NORTH BAY ROAD, RUN IN A NORTHWESTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN SAID LOTS 20 AND 21, A DISTANCE OF 298.28 FEET TO THE MEAN HIGH WATER LINE ON THE WATER FACE OF THE CONCRETE BULKHEAD ON THE SOUTHEASTERLY SHORE OF BISCAYNE BAY; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE MEAN HIGH WATER LINE OR THE WATER FACE OF SAID CONCRETE BULKHEAD, A DISTANCE OF 60 FEET TO A POINT 10 FEET NORTHEASTERLY FROM THE MID-POINT OF SAID LOT 20; THENCE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 281.58 FEET, ALONG A STRAIGHT LINE TERMINATING AT A POINT ON THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD, SAID POINT BEING 49.35 FEET, AS MEASURED NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD FROM THE DIVIDING LINE BETWEEN SAID LOTS 20 AND 21 AND THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD, SAID POINT ALSO BEING 8.0 FEET NORTHWESTERLY OF THE INTERSECTION OF THE MID-POINT OF SAID NORTH BAY ROAD, THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD A DISTANCE OF 49.35 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 15, TOWNSHIP 53, RANGE 42 MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON MAY 11, 2022 ON FEBRUARY 5, 2025.
- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
- SUBJECT PROPERTY AREA: 42,742 ± SQ. FT. (0.981 ACRES).
- BEARINGS BASED ON AN ASSUMED BEARING OF N49°01'56"W ALONG THE WEST BOUNDARY LINE OF SUBJECT PROPERTY.
- DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM NORTH BAY ROAD, PUBLIC DEDICATED RIGHT-OF-WAYS.
- THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 5980 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140.
- FOLIO NUMBER: 02-3215-003-0190

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL. 8 FEET), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12068C03 09 L, DATED SEPTEMBER 11, 2009
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE D-113, ELEV. 3.71 N.G.V.D. 1929 LOC 1 58 ST - 33' WEST OF C/L LOC 2 ALTON ROAD - 44' SOUTH OF C/L BM DESCRIPTION PK NAIL AND BRASS WASHER IN CONCRETE CATCH BASIN.

CERTIFY TO:

- HANDCRAFT CORPS

ENCROACHMENTS

- THERE ARE NOT OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "SPECIFIC PURPOSE SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO UNNAMED PARTIES.

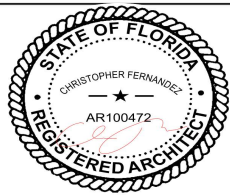
Digitally signed by Jose Hernandez
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serialNumber=A4120240304339031,
ou=J. HERNANDEZ AND ASSOCIATES, INC.,
cn=jose.hernandez,
BY: JOSE G. HERNANDEZ, PRESIDENT Email=jhernandez@hsurveys.com
PROFESSIONAL LAND SURVEYOR CH#00003034 11/17/17-03/00
STATE OF FLORIDA
Adobe Acrobat version: 2024.005.20421

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 4, 2025.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-480
SHEET NUMBER: 1 OF 1

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

CFZ DESIGN



SURVEY

02.16.25

A0.03



A



C



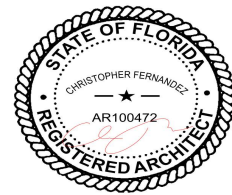
J EXISTING AERIAL A



K EXISTING AERIAL B



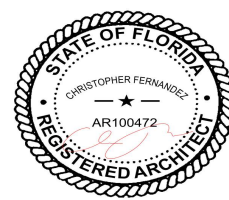
L VIEW OF ADJACENT PROPERTY





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

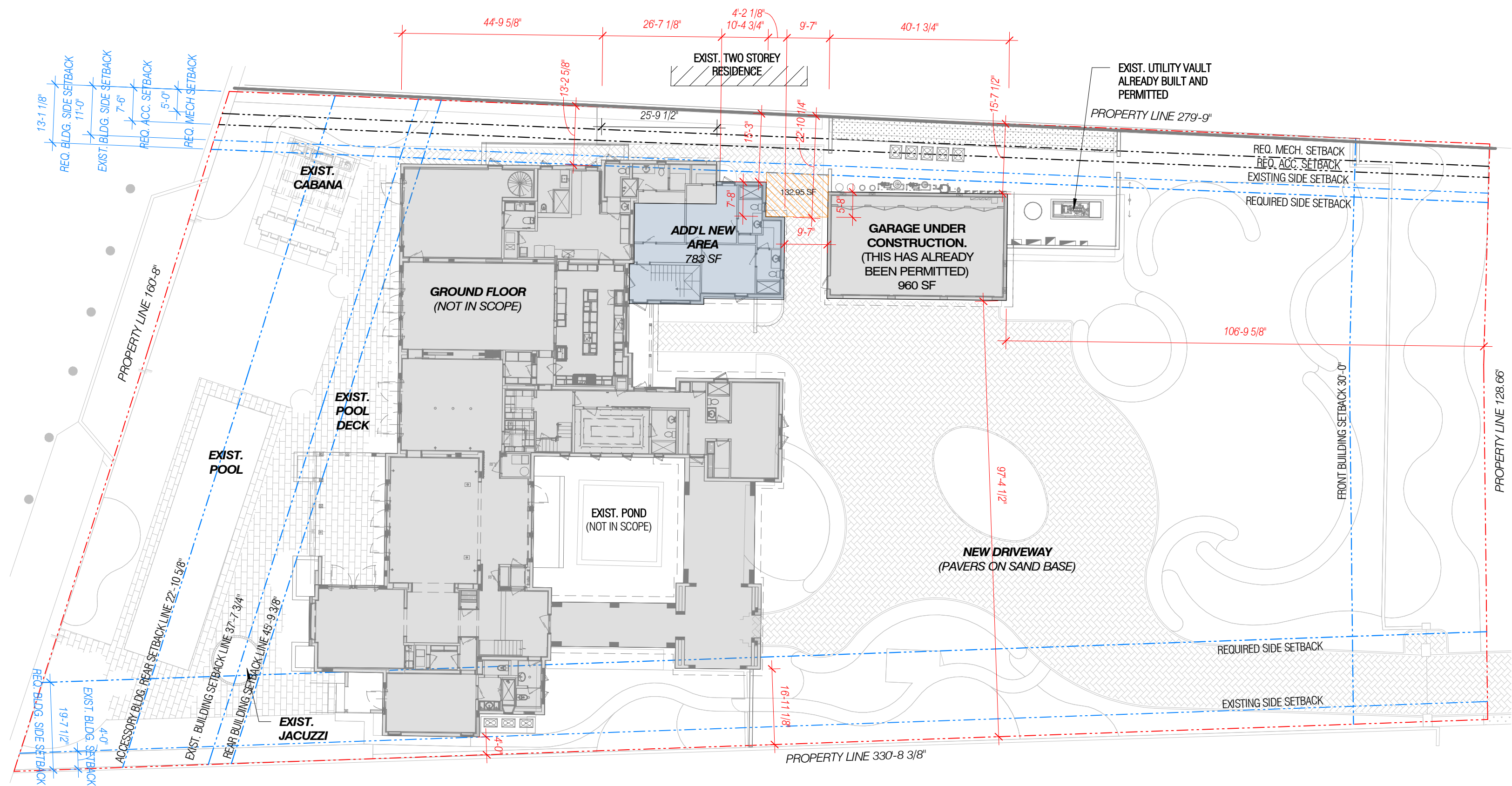
CFZ **DESIGN**



PROPOSED AERIAL & BUILDING ELEVATION

02.16.25

A0.10

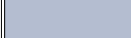


WAIVER #1 - ADDITIONAL OPEN SPACE - GROUND FLOOR

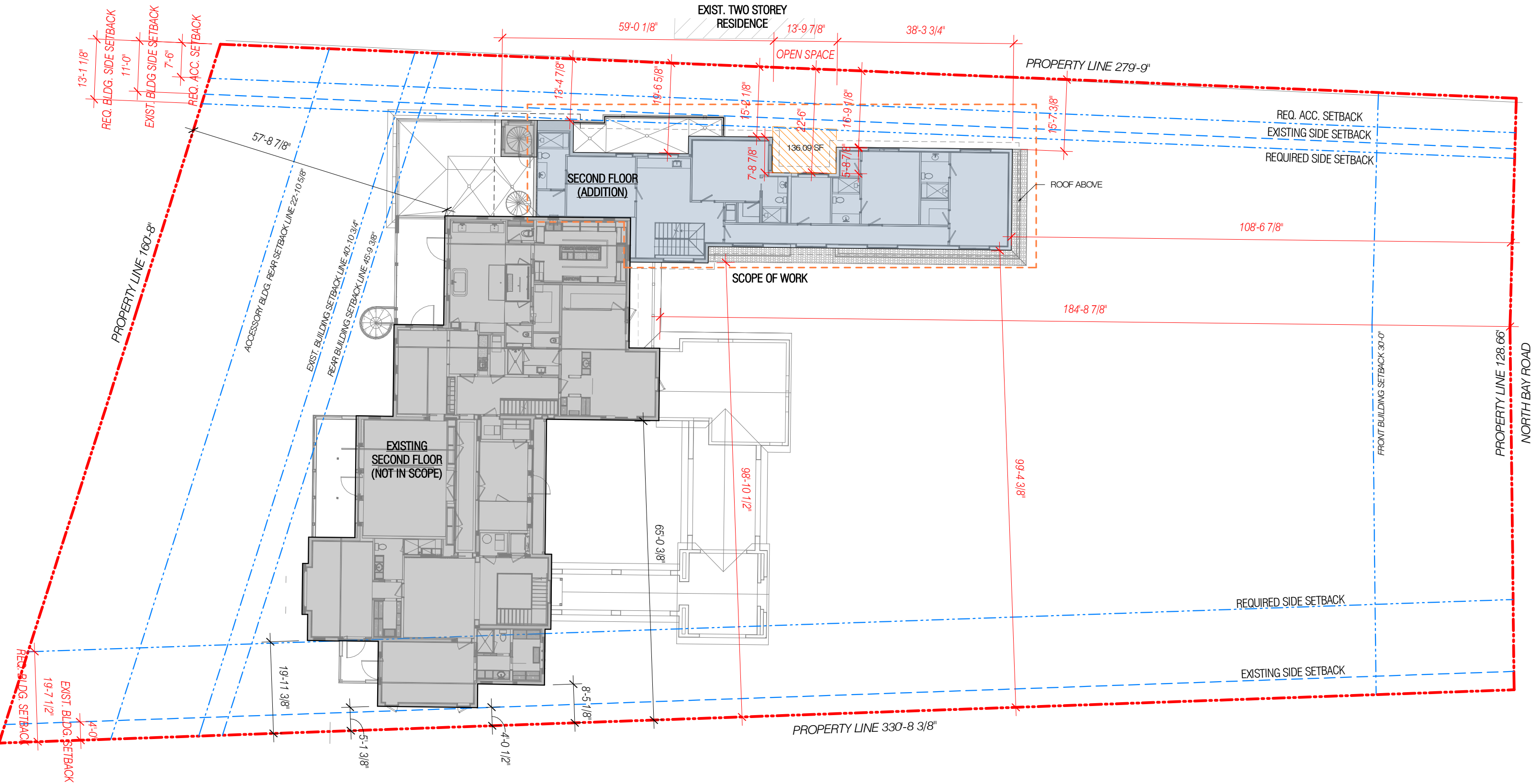
Scale: 1" = 20'-0"

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

CFZ DESIGN

LEGEND	
	EXISTING AREA (NOT IN SCOPE)
	ADDITIONAL AREA
	OPEN SPACE

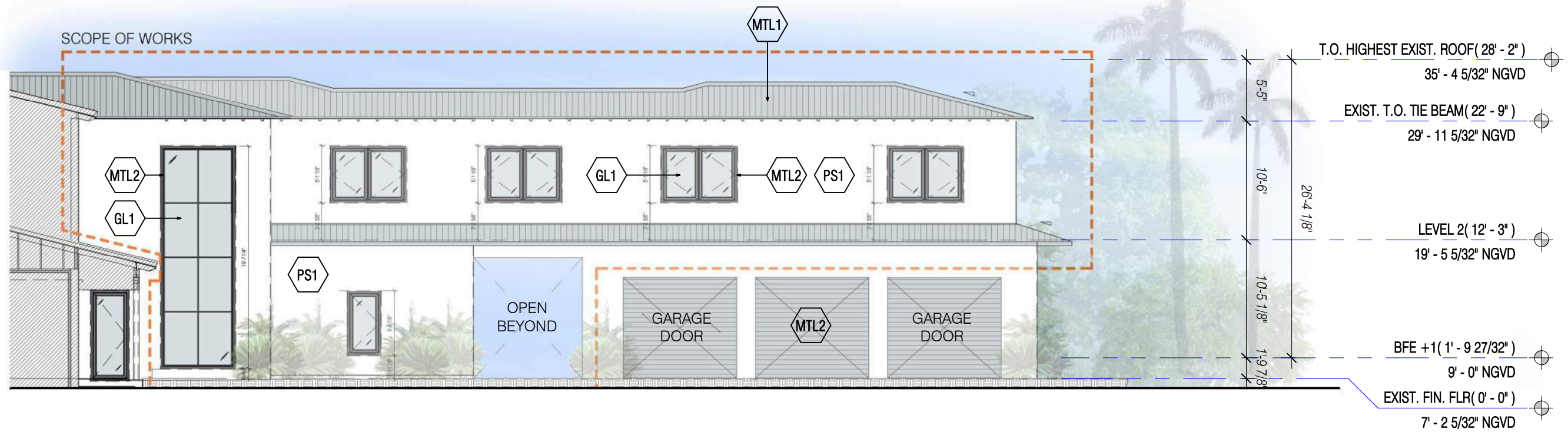
LOT SIZE		
REQ. ADDITIONAL OPEN SPACE	427.2 SF	(1%)
 PROVIDED OPEN SPACE	132.95 SF	(0.31%)
DEFICIENCIES	294.25 SF	(0.69%)



WAIVER #1 - ADDITIONAL OPEN SPACE - SECOND FLOOR
Scale: 1" = 20'-0"
5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082
CFZ DESIGN

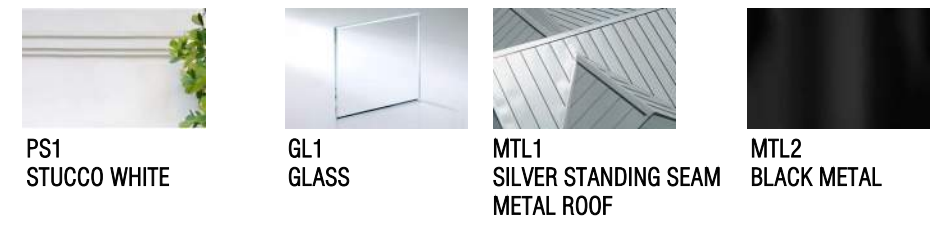
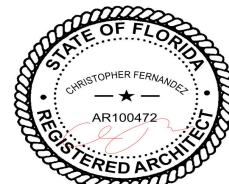
LEGEND	
	EXISTING AREA (NOT IN SCOPE)
	ADDITIONAL AREA
	OPEN SPACE

LOT SIZE		
REQ. ADDITIONAL OPEN SPACE	427.2 SF	(1%)
PROVIDED OPEN SPACE	132.95 SF	(0.31%)
DEFICIENCIES	294.25 SF	(0.69%)



PROPOSED SOUTH-WEST (SIDE) ELEVATION B

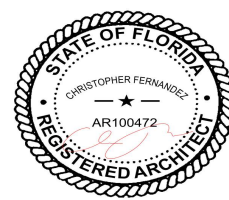
Scale: 1" = 10'-0"





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

CFZ **DESIGN**



WAIVER #1 - ADDITIONAL OPEN SPACE - CONTEXT
PHOTO

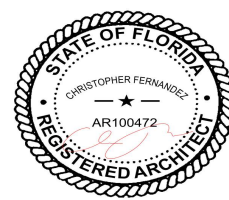
02.16.25

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

CFZ **DESIGN**



WAIVER #1 - ADDITIONAL OPEN SPACE - CONTEXT
PHOTO

02.16.25

A0.17.5

