

PRIVATE RESIDENCE

5212 N BAY RD  
MIAMI BEACH, FL 33140

DRB 21-0685 FINAL SUBMITTAL - 07-05-2021

SCOPE OF WORK:  
NEW 2-STORY SINGLE FAMILY RESIDENCE  
SEEKING A 4' HEIGHT WAIVER  
SEEKING AN ADD. OPEN SPACE - COURTYARD WAIVER  
TO REPLACE AN EXISTING PRE-1942 RESIDENCE



ARCHITECT  
KOBI KARP ARCHITECTURE  
AND INTERIOR DESIGN, INC.  
571 NW 28TH ST MIAMI, FL 33127  
T: 305.573.1818

LANDSCAPE ARCHITECT  
CLAD  
LANDSCAPE ARCHITECTURE & DESIGN  
8020 NE 4TH AVE., STUDIO 113, MIAMI, FL 33138  
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Rev.	Date	Rev.	Date

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ZONING

FINAL DRB 21-0685 SUBMITTAL

RESIDENCE

5212 NORTH BAY ROAD  
MIAMI BEACH, FLORIDA 33140

Owner:

PRIVATE RESIDENCE

Consultant:  
Name  
Address  
Tel:  
Email

Consultant:  
Name  
Address  
Tel:  
Email

Landscape Architect:  
CLAD Landscape Architecture & Design  
8020 NE 4th Ave., Suite 113  
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Architect of Record:  
Kobi Karp Architecture and Interior Design, Inc.  
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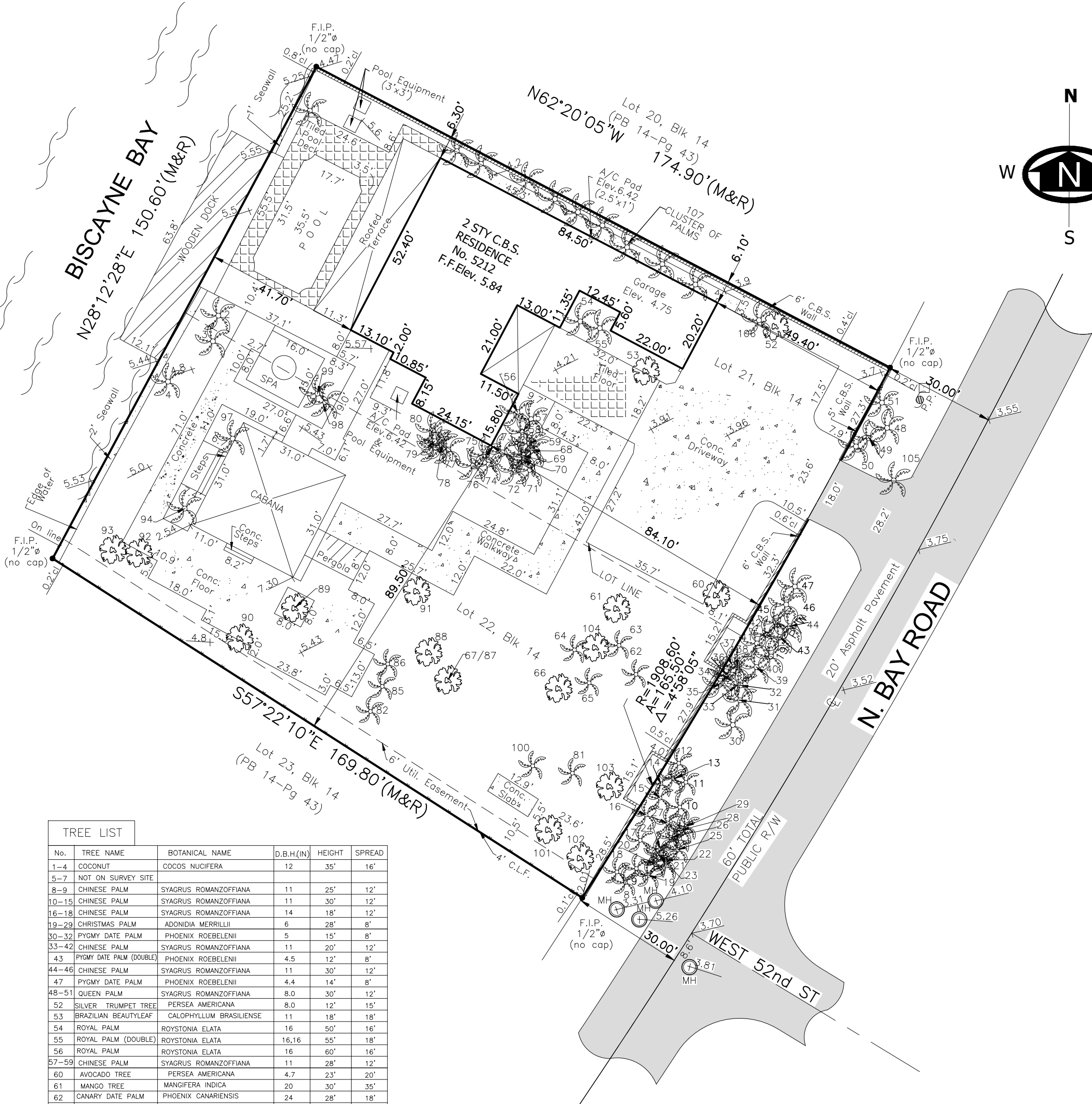
COVER

Date	07/05/2021	Sheet No.
Scale	AS MENTIONED	A0.00
Project	2030	



# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'

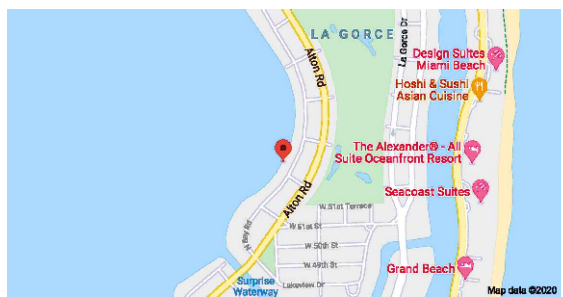


## TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.(IN)	HEIGHT	SPREAD
1-4	COCONUT	COCOS NUCIFERA	12	35'	16'
5-7	NOT ON SURVEY SITE				
8-9	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	25'	12'
10-15	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	30'	12'
16-18	CHINESE PALM	SYAGRUS ROMANZOFFIANA	14	18'	12'
19-29	CHRISTMAS PALM	ADONIDIA MERRILLII	6	28'	8'
30-32	PYGMY DATE PALM	PHOENIX ROEBELENI	5	15'	8'
33-42	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	20'	12'
43	PYGMY DATE PALM (DOUBLE)	PHOENIX ROEBELENI	4.5	12'	8'
44-46	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	30'	12'
47	PYGMY DATE PALM	PHOENIX ROEBELENI	4.4	14'	8'
48-51	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8.0	30'	12'
52	SILVER TRUMPET TREE	PERSEA AMERICANA	8.0	12'	15'
53	BRAZILIAN BEAUTYLEAF	CALOPHYLLUM BRASILIENSE	11	18'	18'
54	ROYAL PALM	ROYSTONIA ELATA	16	50'	16'
55	ROYAL PALM (DOUBLE)	ROYSTONIA ELATA	16,16	55'	18'
56	ROYAL PALM	ROYSTONIA ELATA	16	60'	16'
57-59	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	28'	12'
60	AVOCADO TREE	PERSEA AMERICANA	4.7	23'	20'
61	MANGO TREE	MANGIFERA INDICA	20	30'	35'
62	CANARY DATE PALM	PHOENIX CANARIENSIS	24	28'	18'
63-64	ROYAL PALM	ROYSTONIA ELATA	16	40'	16'
65	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	18'	12'
66	JASMINE TREE	RADERMACHERA SPP.	16	25'	20'
67	AVOCADO TREE	PERSEA AMERICANA	4.7	23'	18'
68-74	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	30'	12'
75-76	CHINESE PALM	SYAGRUS ROMANZOFFIANA	11	10'	12'
77-80	SENEGAL DATE PALM	PHOENIX RECLINATA	CLUSTER	25'	25'
81	SENEGAL DATE PALM	PHOENIX RECLINATA	CLUSTER	16'	20'
82	SABAL PALM	SABAL PALMETTO	12	35'	10'
83-84	NOT ON SURVEY SITE				
85-86	SABAL PALM	SABAL PALMETTO	12	30'	10'
87	AVOCADO TREE	PERSEA AMERICANA	4.7	23'	18'
88	SAPODILLA	MANILKARA ZAPTOA	6,12	20'	25'
89	MAMEY TREE	POUTERIA SAPOTA	7.5	20'	20'
90	TRAVELER'S PALM	RAVENALA MADAGASCARIENSIS	CLUSTER	30'	18'
91	SCREWPIKE	PANDANUS SSP.	7.0	20'	10'
92-93	SEAGRAPE	COCCOLOBA UVIFERA	5,10	20'	25'
94	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8.0	25'	10'
95-96	NOT ON SURVEY SITE				
97	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8.0	25'	12'
98-99	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8.0	25'	8'
100	PINK TRUMPET TREE	TABERBUA HETEROPHYLLA	4.0	16'	10'
101-102	LIME	CITRUS SPP	3.5	8'	10'
103	STRAWBERRY GUAVA	PSIDUM CATTLEIANUM	8.0	10'	15'
104	JAVA PLUM	SYZYGIUM CUMINI	20	20'	5'
105	PYGMY DATE PALM	PHOENIX ROEBELENI	5	15'	10'
106	ARECA PALM	DYSPIS LUTESCENS	CLUSTER	23'	18'
107	ARECA PALM	DYSPIS LUTESCENS	5 CLUSTER	20'	8'

## LOCATION MAP

SCALE: NTS



## SITE PICTURE



## ABBREVIATION (IF ANY APPLIED)

A = CURVE	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH. = ASPHALT	P.O.C. = POINT OF CURVATURE
B.M. = BENCH MARK	P.C. = POINT OF CURVATURE
BLK/COR. = BLOCK CORNER	P.I. = POINT OF INTERSECTION
CALC.(C) = CALCULATED	P = PROPERTY LINE
CB = CATCH BASIN	P.P. = POWER POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.R.M. = PERMANENT REFERENCE MONUMENT
CL = CLEAR	P.T. = POINT OF TANGENCY
CONC. = CONCRETE	RAD. = RADIAL
D.M.E. = DRAINAGE MAINT. EASEMENT	REC (S) = RECORDED
ELEV. = ELEVATION	RES. = RESIDENCE
EASMT. = EASEMENT	R/W = RIGHT OF WAY
ENC. = ENCROACHMENT	SEC. = SECTION
F.D/H = FOUND DRILL HOLE	S.D/H = SET DRILL HOLE
F.H. = FIRE HYDRANT	S.N/D = SET NAIL AND DISC
F.N/D = FOUND NAIL AND DISC	S.I.P. = SET IRON PIPE
F.I.P. = FOUND IRON PIPE	S.R.B. = SET REBAR
F.S. = FOUND SPIC	STY = STORY
L.P. = LIGHT POLE	SWK. = SIDEWALK
MEAS(N) = MEASURED	T.O.P. = TOP OF BANK
MH = MANHOLE	U.E. = UTIL. EASEMENT
M = MONUMENT	W.P. = WOODEN POLE
N = MONUMENT LINE	S = SECTION LINE
NTS = NOT TO SCALE	

## SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	TV-CABLE BOX
ROOFED AREAS	WM TV METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE

## JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" "OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0309L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **27,334 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. D-133**, WITH AN ELEVATION OF **3.7 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°43'27"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALTON ROAD., AS SHOWN ON PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

## GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

## LEGAL DESCRIPTION:

LOTS 21 AND 22, BLOCK 14, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 5212 N BAY ROAD, MIAMI BEACH, FL. 33140

JOB NUMBER: 20-834

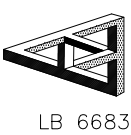
DATE OF SURVEY: SEPTEMBER 6, 2020 / MAY 3, 2021 (UPDATE)

FOLIO NUMBER: 02-3215-003-1940

## ENCROACHMENTS AND OTHER POINTS OF INTEREST:

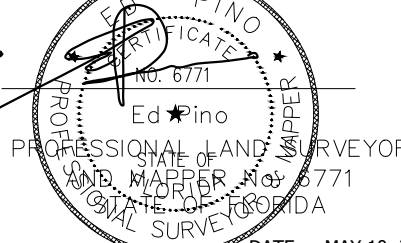
- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THERE IS NO VISIBLE FLOOD ZONE AE (SEE NOTE 1)
- THERE IS A 6' UTIL. EASEMENT ON THE SIDE OF THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.



**American Services of Miami, Corp.**  
Consulting Engineers . Planners . Surveyors

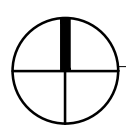
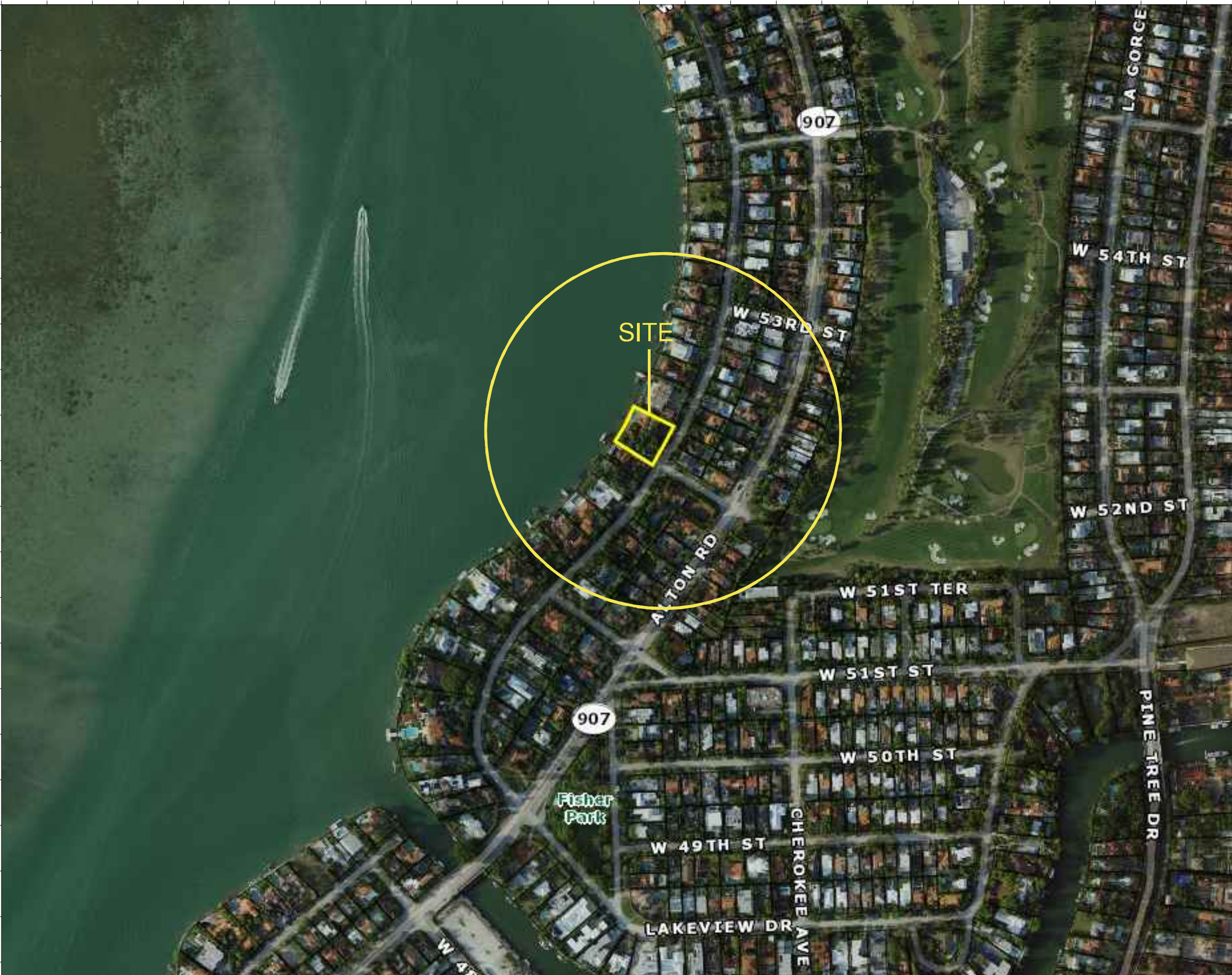
3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM



DATE : MAY 10, 2021

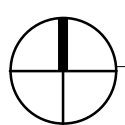
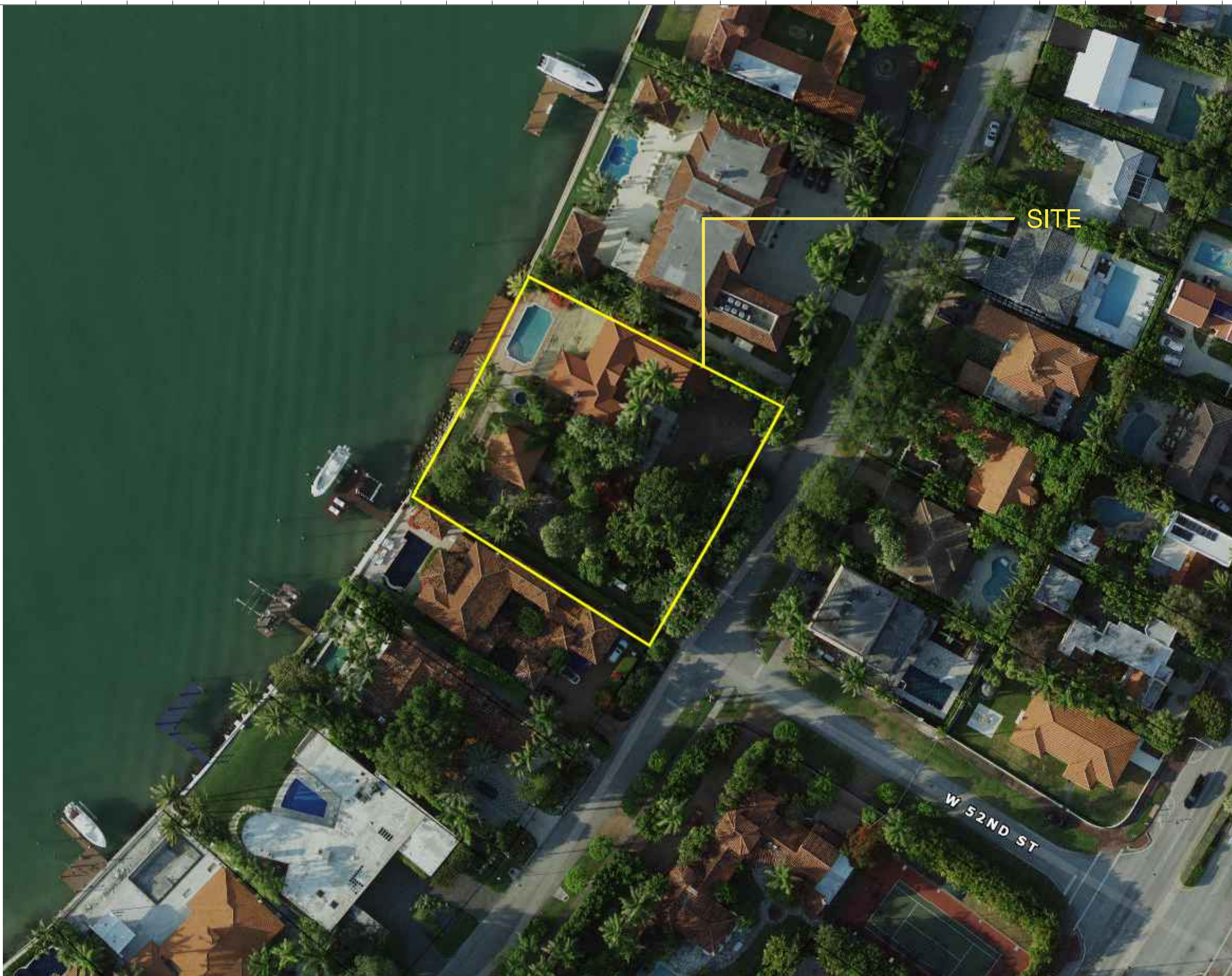
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER





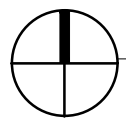
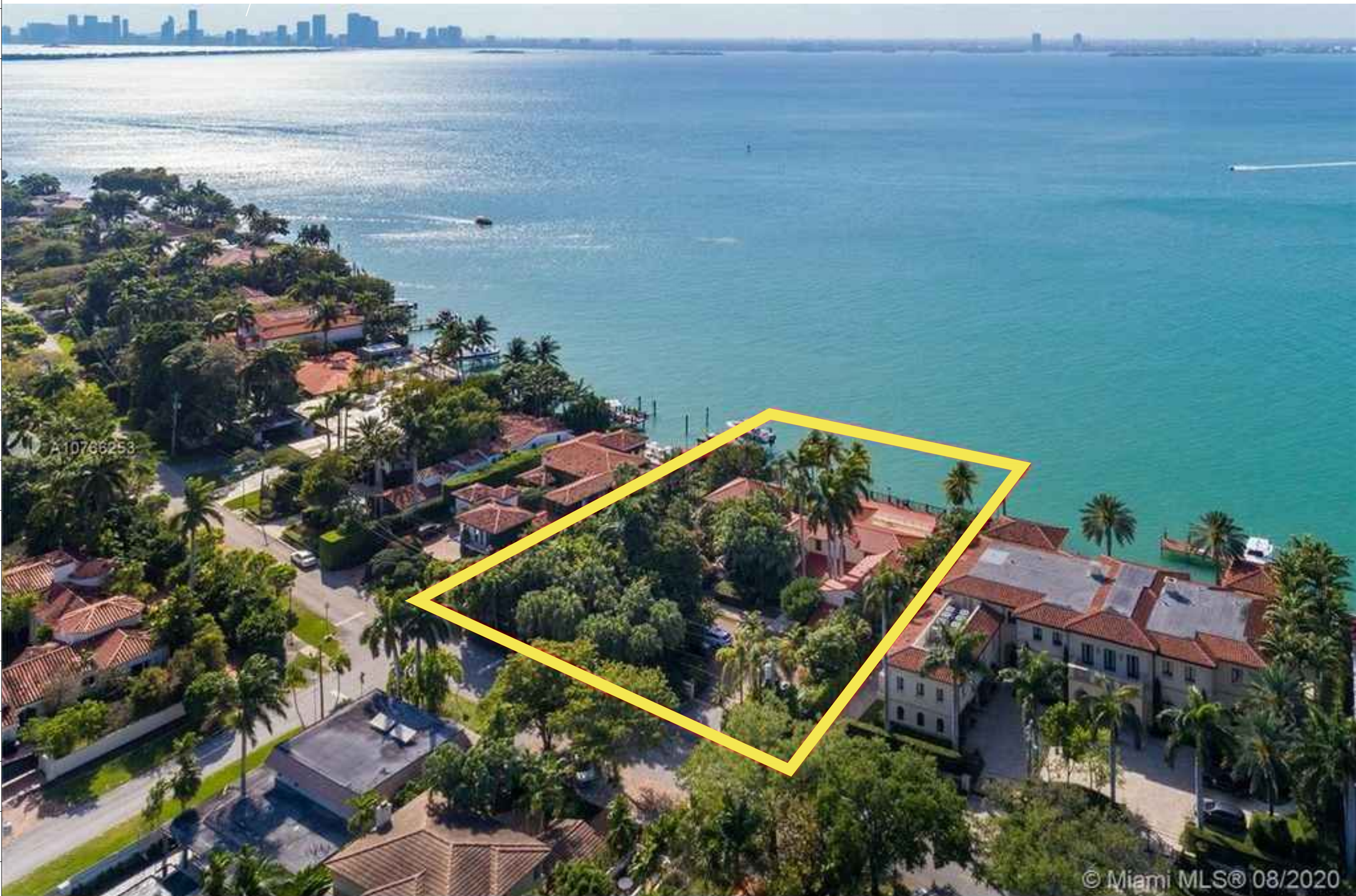
LOCATION MAP

Scale N.T.S



AERIAL VIEW

Scale N.T.S



SITE PHOTO

Scale N.T.S

Rev.	Date	Rev.	Date

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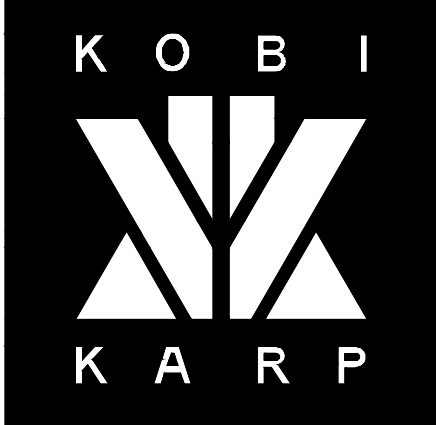
Consultant:  
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Landscape Architect:  
CLAD Landscape Architecture & Design  
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Architect of Record:  
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LOCATION

Date	07/05/2021	Sheet No.
Scale	AS MENTIONED	A0.02
Project	2030	





LOCATION MAP

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SITE

Scale N.T.S



1 5222 N BAY RD

N.T.S



2 5226 N BAY RD

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Landscape Architect:  
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PROJECT SITE  
Exist. Structures

Date	07/05/2021	Sheet No.
Scale	AS MENTIONED	A0.03
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LOCATION MAP

Scale N.T.S



3 5235 N BAY RD

N.T.S



4 5231 N BAY RD

N.T.S



5 5235 N BAY RD

N.T.S

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Owner:

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Consultant:

Name  
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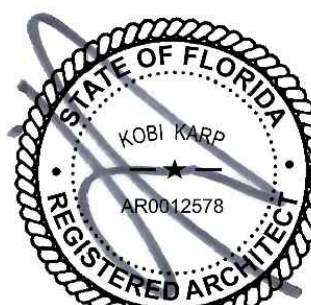
Name  
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Landscape Architect:

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PROJECT SITE  
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Date	07/05/2021	Sheet No.
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LOCATION MAP

Scale N.T.S



6 5223 N BAY RD

N.T.S



7 5221 N BAY RD

N.T.S



8 5215 N BAY RD

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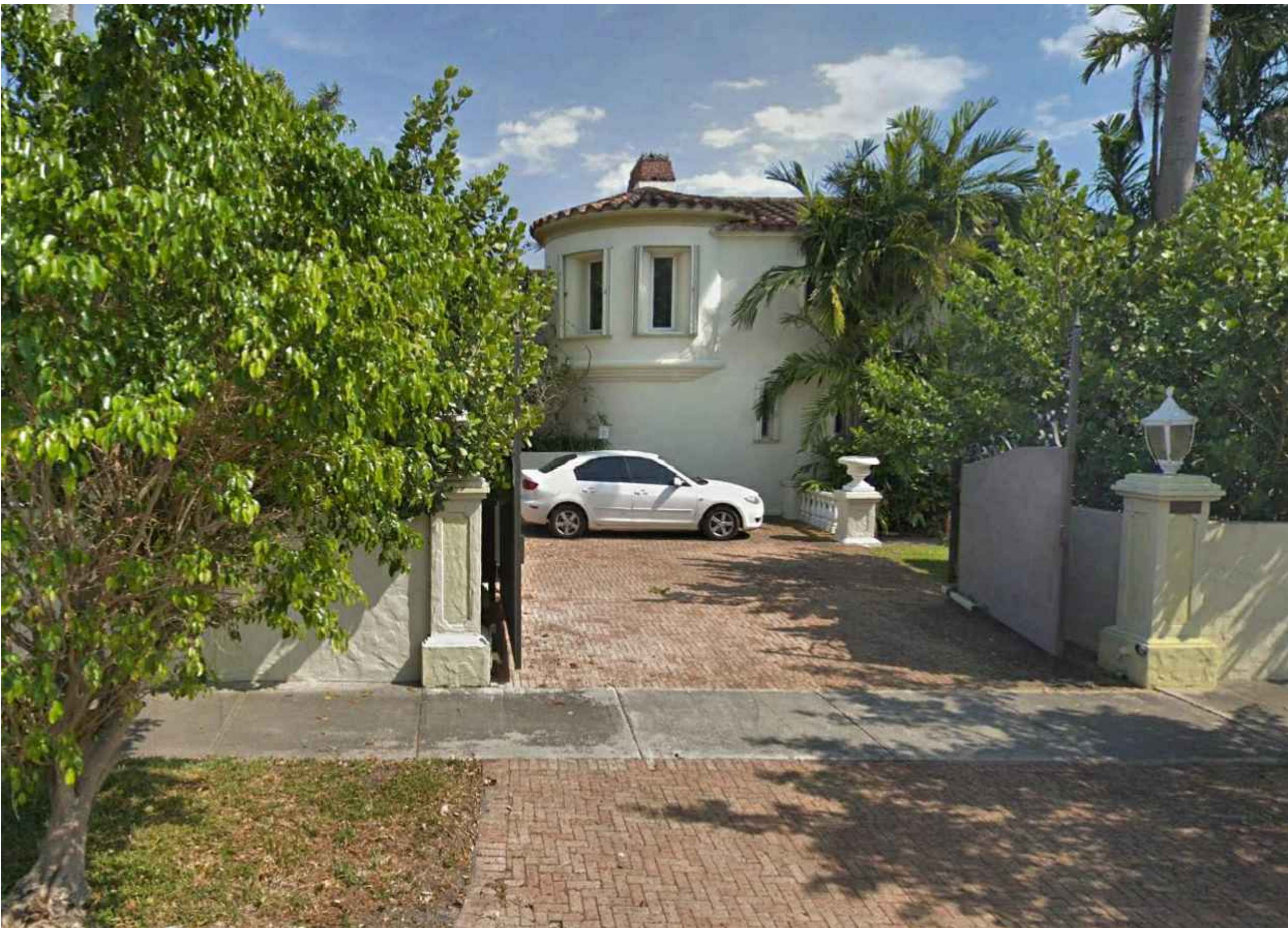
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Scale N.T.S



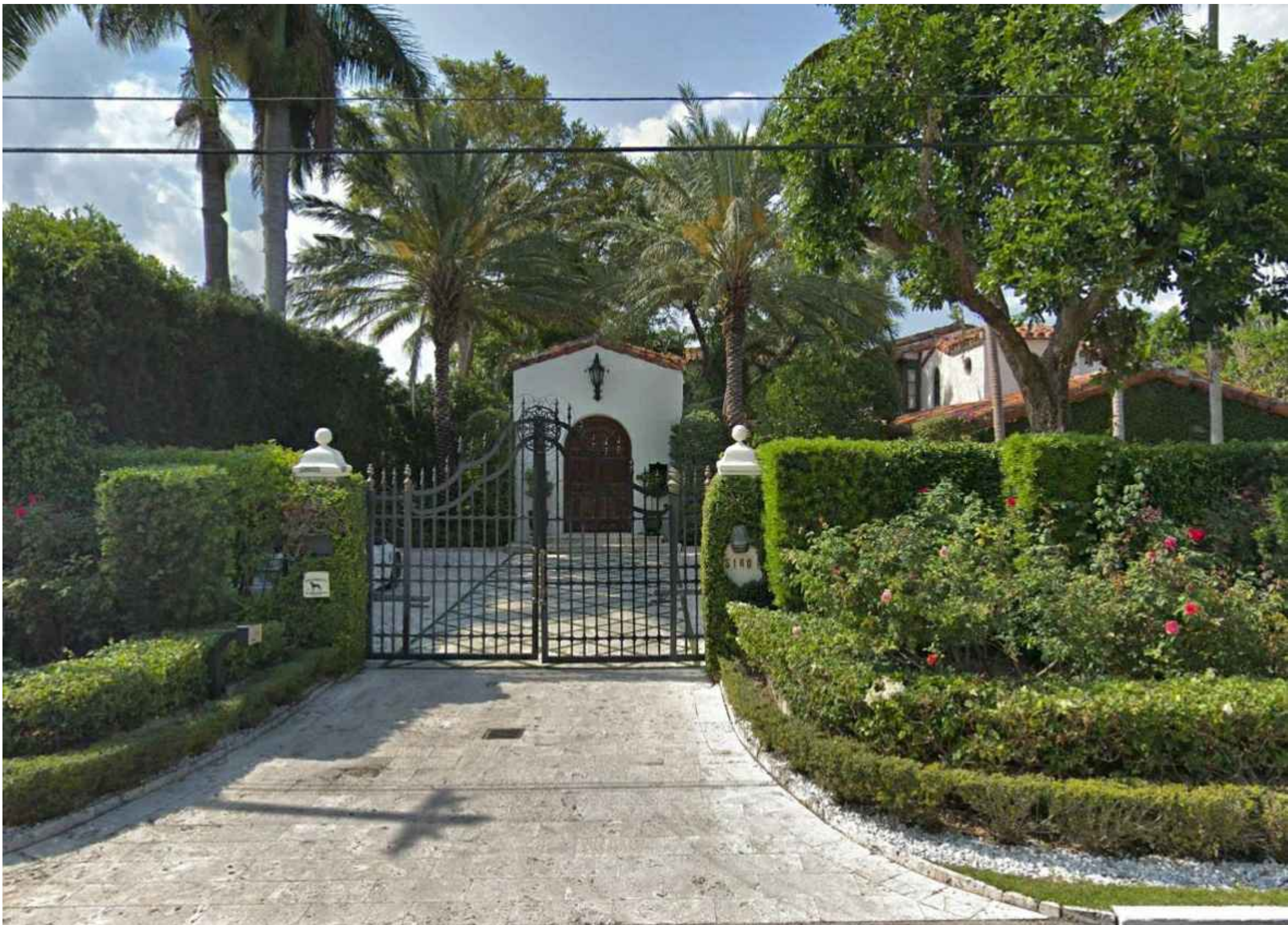
9 5201 N BAY RD

N.T.S



10 5185 N BAY RD

N.T.S



11 5180 N BAY RD

N.T.S

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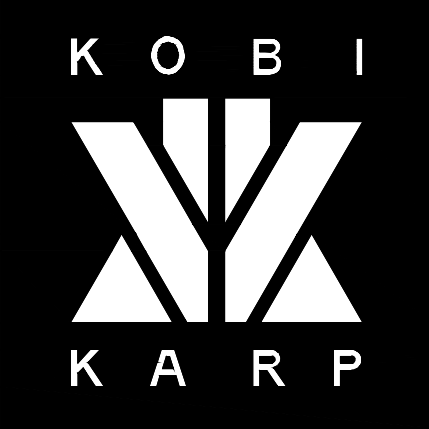
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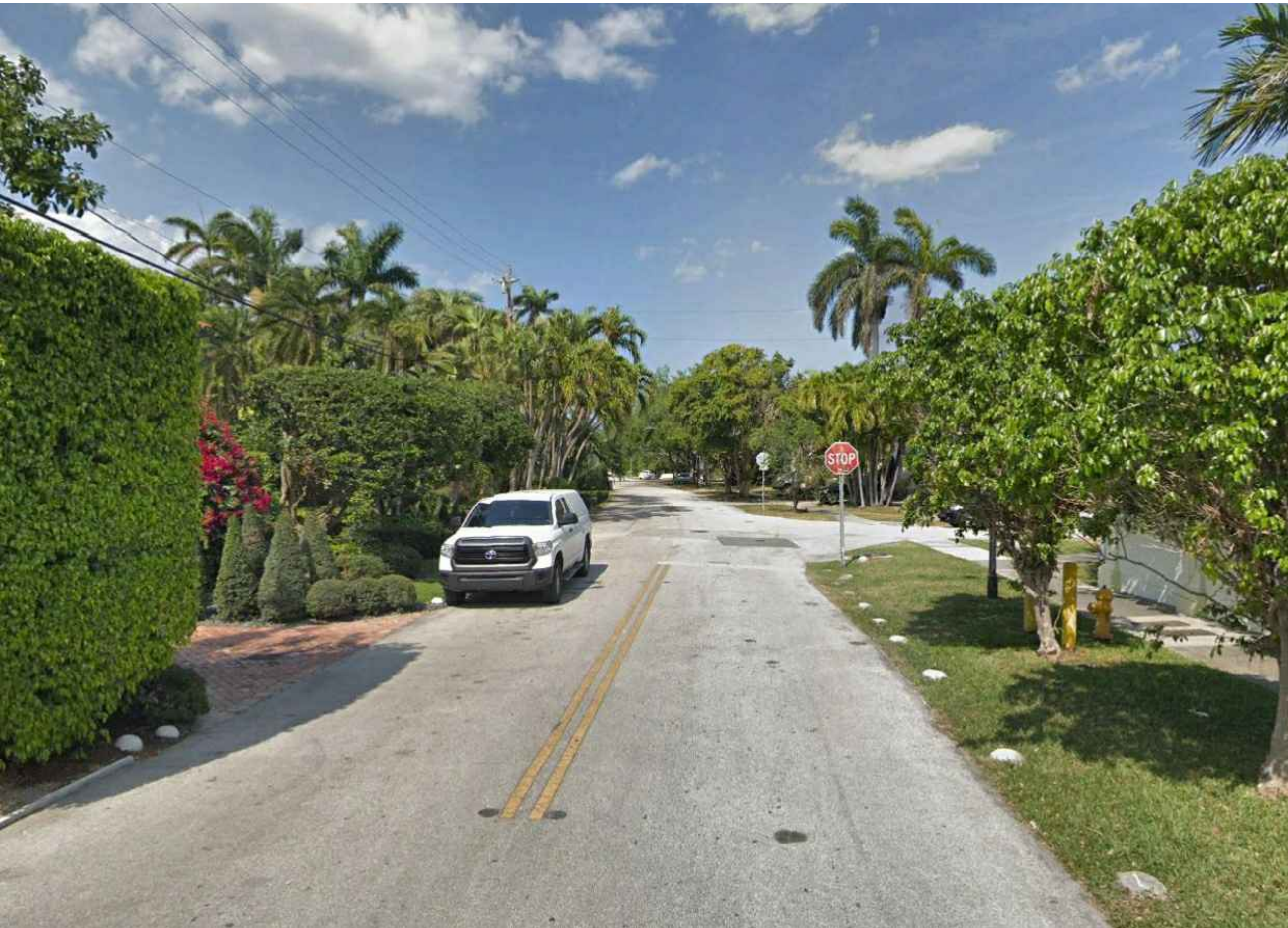
LOCATION MAP

Scale N.T.S



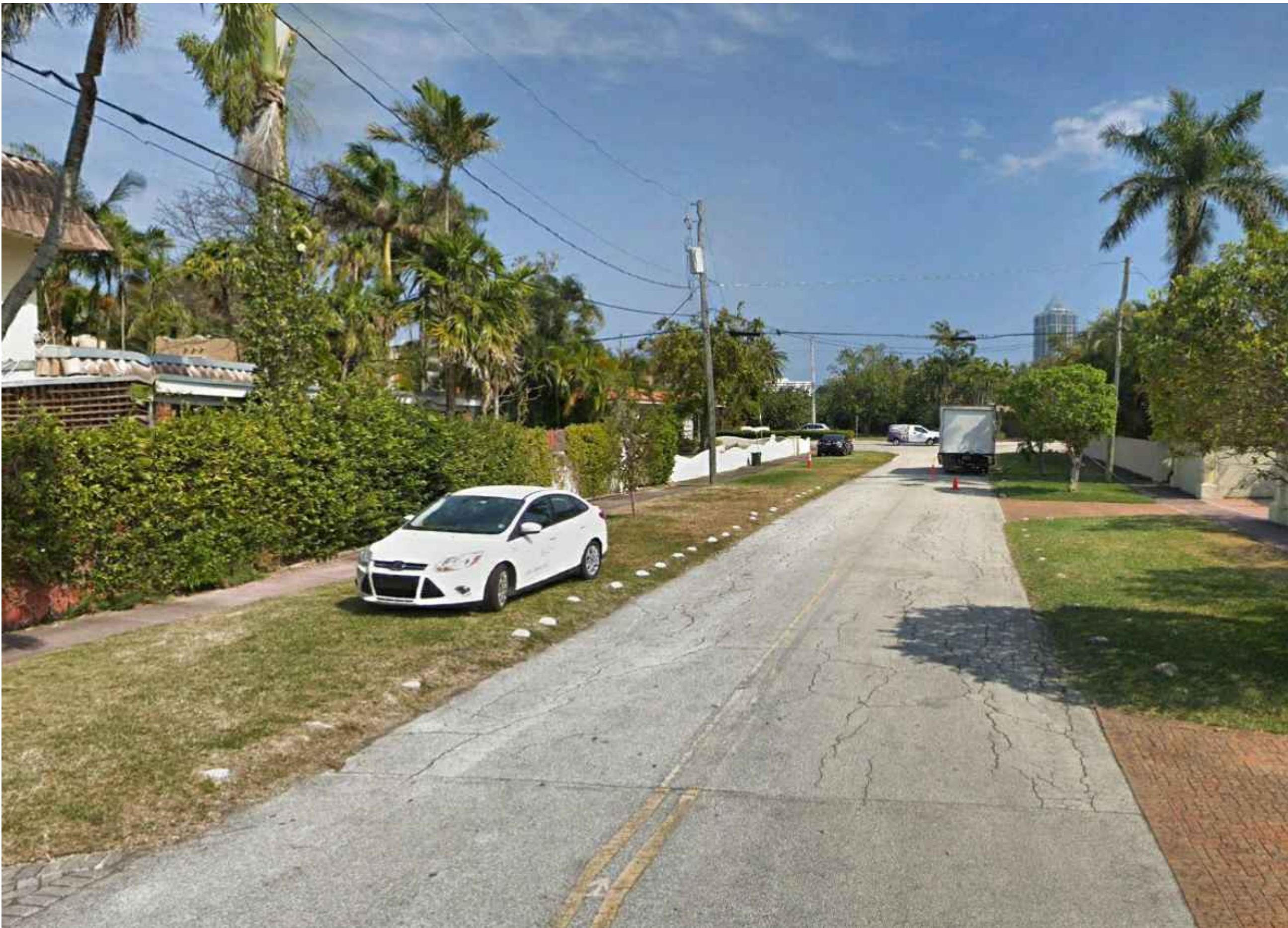
12 5201 N BAY RD

N.T.S



13 N BAY RD - SOUTH STREET VIEW

N.T.S



14 W 52 ND ST - STREET VIEW

N.T.S

Rev.	Date	Rev.	Date

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ZONING

FINAL DRB 21-0685 SUBMITTAL

RESIDENCE

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Consultant:  
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LOCATION MAP

Scale N.T.S



N BAY RD - NORTH STREET VIEW

N.T.S



WATERFRONT VIEW

N.T.S

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Project	2030	





LOCATION MAP

Scale N.T.S



A1 FRONT ELEVATION

N.T.S



A2 FRONT ENTRANCE

N.T.S



B REAR ELEVATION

N.T.S

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C NORTH SIDE YARD

N.T.S



D NORTH SIDE YARD

N.T.S

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Consultant:

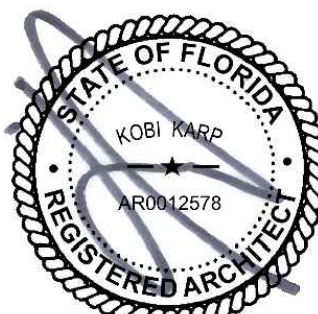
Name  
Address  
Tel:  
Email

Landscape Architect:

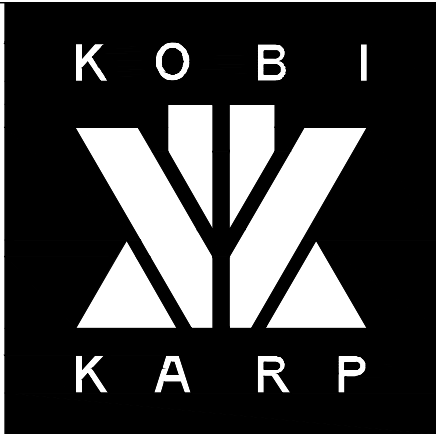
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E1 PERGOLA

N.T.S



E2 CABANA

N.T.S



E3 PATIO

N.T.S



E4 SPA / CABANA

N.T.S

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