

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



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:

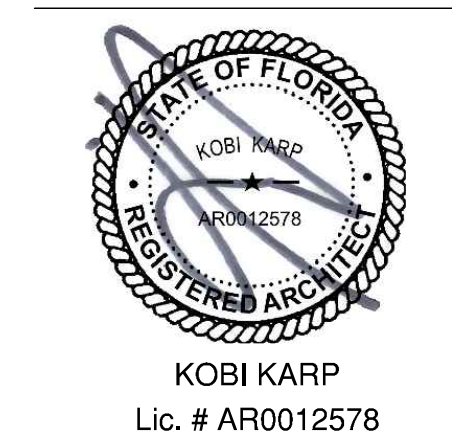
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CLAD
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COVER

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	5212 NORTH BAY ROAD, MIAMI, FL 33140		
2	Folio number(s):	02-3215-003-1940		
3	Board and file numbers :	DRB 21-0685		
4	Year built:	1929	Zoning District:	RS-3
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	3.52' NGVD
6	Adjusted grade (Flood+Grade/2):	5.76' NGVD	Free board:	+2.00' NGVD (10'-0" NGVD)
7	Lot Area:	27,334 SF		
8	Lot width:	163'-9"	Lot Depth:	174'-0"
9	Max Lot Coverage SF and %:	8,200 SF (30%)	Proposed Lot Coverage SF and %:	8,200 SF (30%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	2,203 SF (67%)	Rear Yard Open Space SF and %:	2,982 SF (75%)
12	Max Unit Size SF and %:	13,667 SF (50%)	Proposed Unit Size SF and %:	13,626 SF (50%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	8,200 SF (30%)
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	N/A PER ORDINANCE 2020-4359
15			Proposed Second Floor Unit Size SF and % :	5,836 SF (21%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	90 SF (0.3%)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24'- FLAT ROOFS		28'-0"	4' HEIGHT WAIVER
18	Setbacks:				
19	Front First level:	20'-0"		21'-5"	
20	Front Second level:	30'-0"		42'-9"	
21	Side 1:	16'-5" MIN.		16'-5"	
22	Side 2 or (facing street):	24'-6 1/4" MIN.		24'-10"	
23	Rear:	26'-2"		29'-0"	
	Accessory Structure Side 1: NORTH	7'-6"		7'-7"	
24	Accessory Structure Side 2 or (facing street) : SOUTH	7'-6"		8'-9"	
25	Accessory Structure Rear:	13'-0"		13'-6"	
26	Sum of side yard :	40'-11 1/4" (25% of Lot Width)		41'-3" (26% of Lot Width)	
27	Located within a Local Historic District?			Yes or <input type="checkbox"/> No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or <input type="checkbox"/> No	
29	Determined to be Architecturally Significant?			Yes or <input type="checkbox"/> No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A 15'-0" TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN HEIGHT OF 2'-0" AND 8'-0" ABOVE AVERAGE GRADE (5.935' N.G.V.D) MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION.
THE SIDE OF THE PROPERTY SHALL BE GRADED IN A MANNER TO RETAIN ALL RAINWATER ON THE PROPERTY WITH THE USE OF INTERCEPTOR SWALES AROUND THE PERIMETER OF THE SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES AND THE AREA ADJACENT TO THE CANAL WILL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO THE CANAL.
SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTION R4101.17.1.1 THROUGH R4101.17.1.14 OF THE FLORIDA BUILDING CODE, 2010 RESIDENTIAL. POOL, EQUIPMENT AND POOL BARRIER ARE UNDER A SEPARATE PERMIT.

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ZONING

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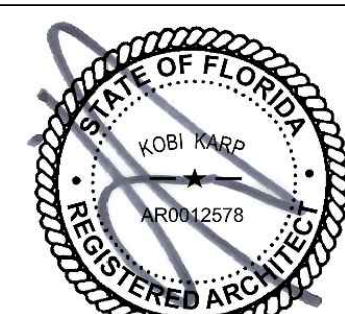
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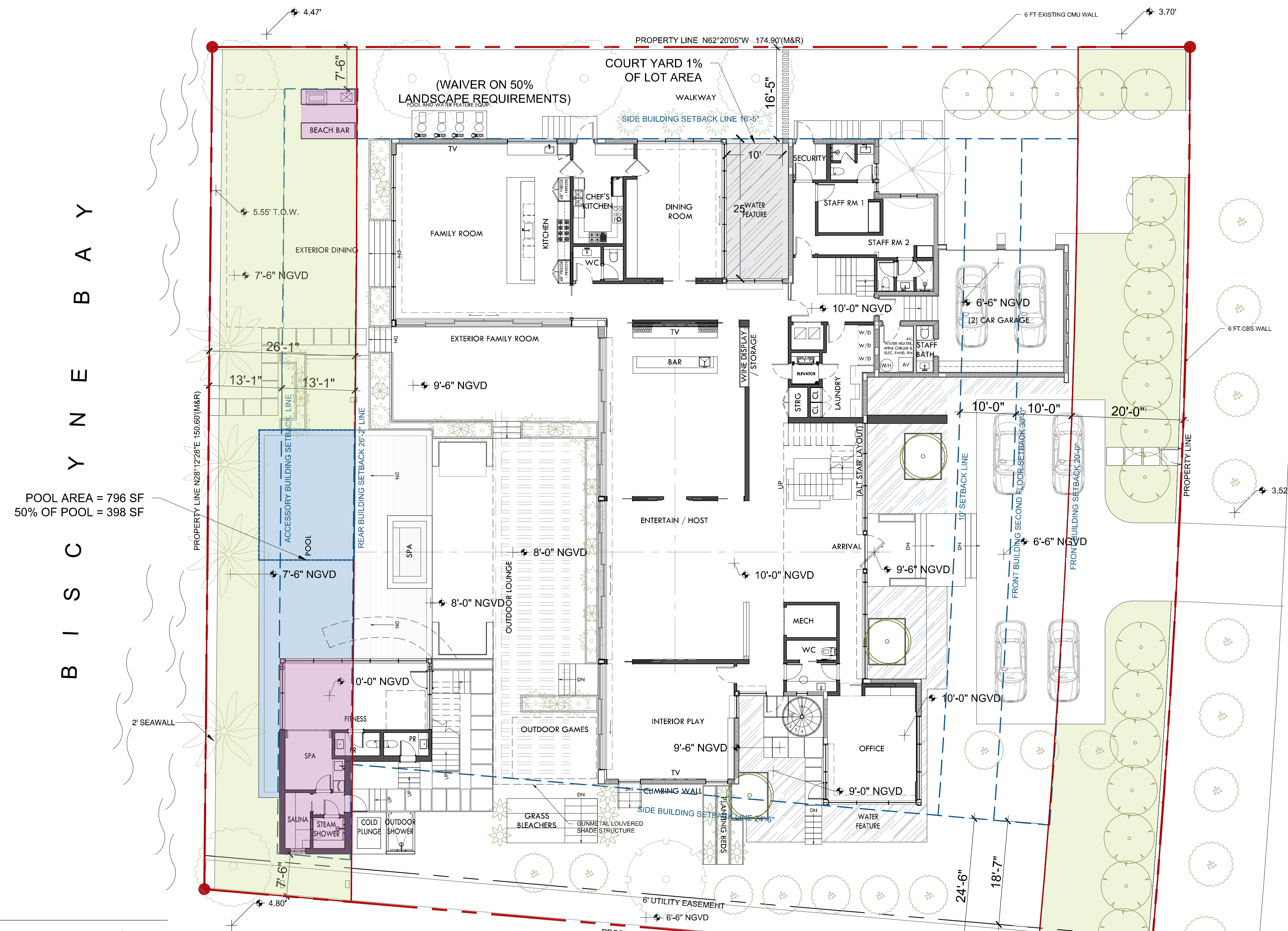
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ZONING DATA

Date	07/05/2021	Sheet No.	A0.01
Scale	AS MENTIONED		
Project	2030		

B I S C A Y N E B A Y

N O R T H B A Y R O A D



POOL AREA = 796 SF
50% OF POOL = 398 SF

- Legend**
- REQUIRED YARD AREAS
 - PERVIOUS
 - POOL
 - ACCESSORY STRUCTURE

FRONT YARD AREA	3,303 SF	REAR YARD AREA	3,959 SF	REAR YARD AREA	3,959 SF
MIN. PERVIOUS AREA	(50%) 1,652 SF	MIN. PERVIOUS AREA	(70%) 2,771 SF	MAX ACC. BLDG COVERAGE	(25%) 990 SF
PROPOSED PERVIOUS SOIL AREA	2,203 SF	POOL AREA	796 SF	ACC. BUILDINGS TOTAL	(13%) 541 SF
TOTAL	(67%) 2,203 SF	50% of pool area	(50%) 398 SF		
		PROPOSED PERVIOUS SOIL AREA	2,375 SF		
		TOTAL	(70%) 2,773 SF		

1 PERVIOUS

Scale: 3/32" = 1'-0"

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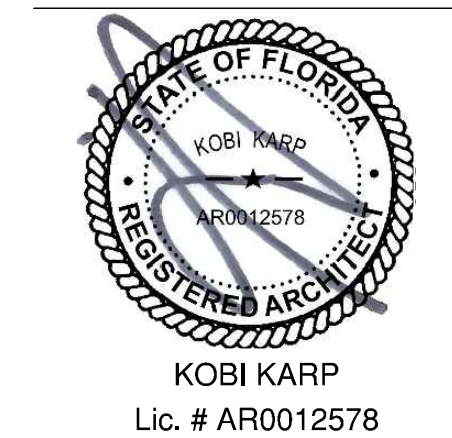
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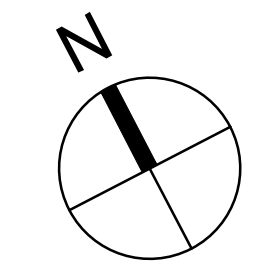
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ZONING DIAGRAMS

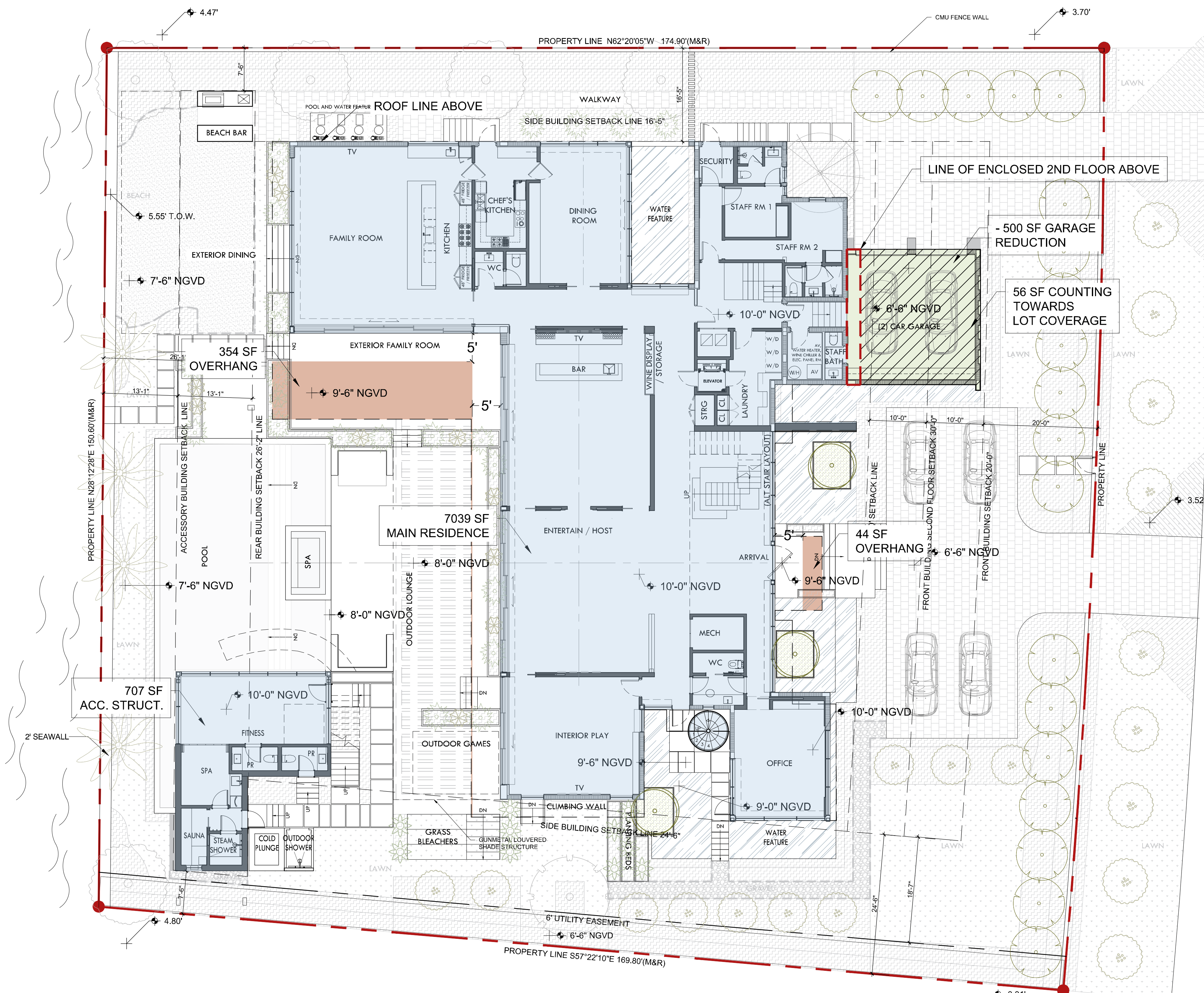
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Scale	AS MENTIONED		
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B I S C A Y N E B A Y

N O R T H B A Y R O A D



Legend

 RESIDENCE	7,746 SF
 OVERHANGS	398 SF
 GARAGE	556 SF
 Garage deduction	- 500 SF = 56 SF
TOTAL	(30%) 8,200 SF

1 LOT COVERAGE

Scale: 3/32" = 1'-0"

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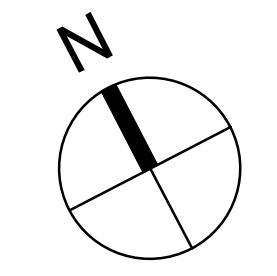
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ZONING DIAGRAMS

Lot Coverage

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Project	2030		

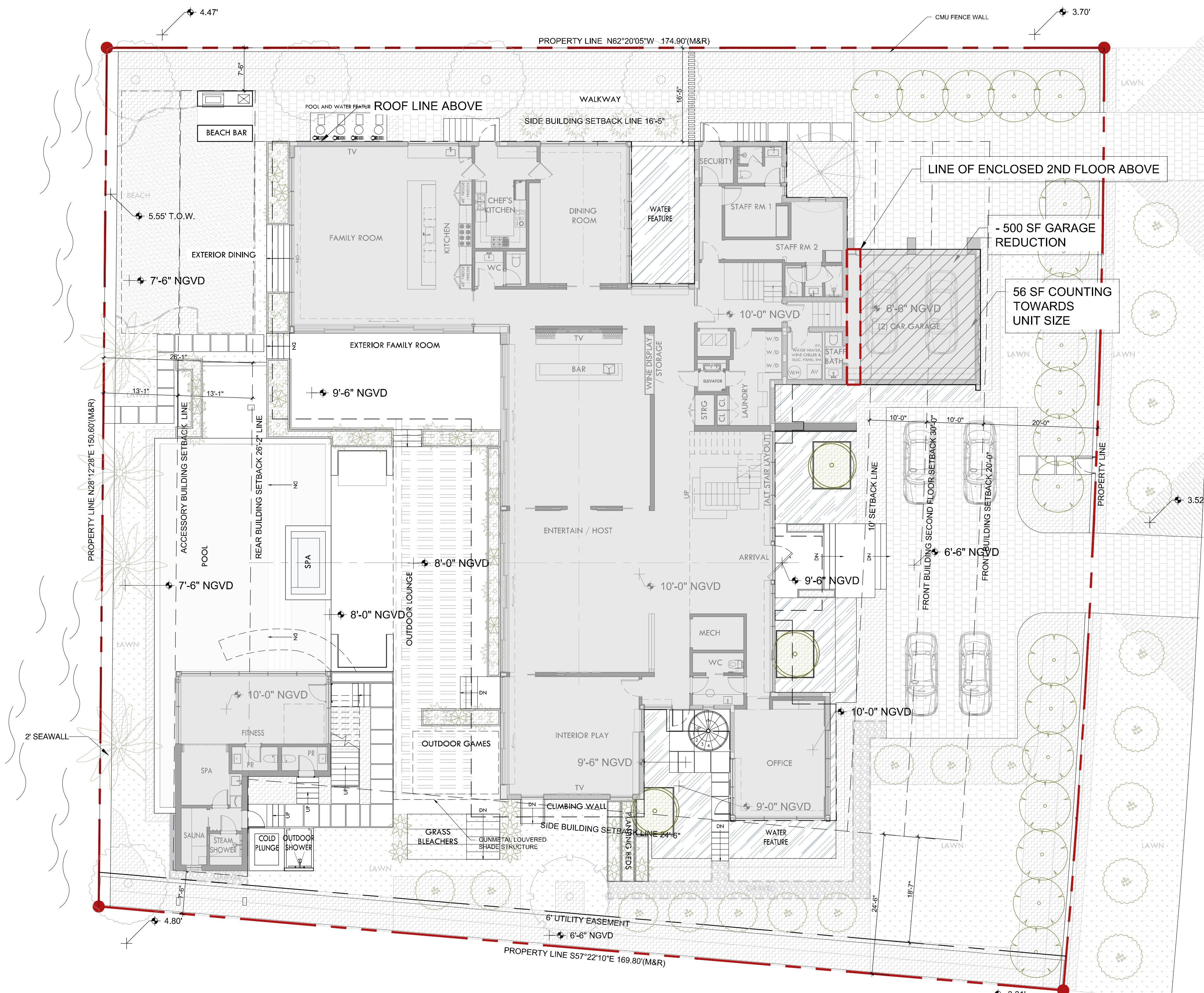


60' TOTAL PUBLIC R/W

WEST 52ND ST

B I S C A Y N E B A Y

N O R T H B A Y R O A D



Ground Floor

MAX UNIT SIZE	(50%) 13,667 SF
Ground Level	8,200 SF
Second Level	5,836 SF
Roof Level	90 SF
Credit	-500 SF

TOTAL (49.85%) 13,626 SF

1 GROUND FLOOR UNIT SIZE

Scale: 3/32" = 1'-0"

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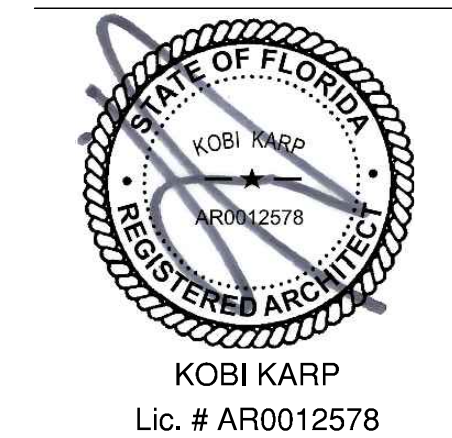
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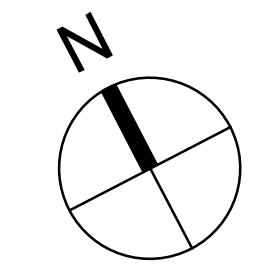
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ZONING DIAGRAMS

Unit Size

Date	07/05/2021	Sheet No.	A1.03
Scale	AS MENTIONED		
Project	2030		



60' TOTAL PUBLIC R/W

B I S C A Y N E B A Y

N O R T H B A Y R O A D



Second Floor

MAX UNIT SIZE	(50%) 13,667 SF
Ground Level	8,200 SF
Second Level	5,836 SF
Roof Level	90 SF
Credit	-500 SF

*for enclosed floor space used for off street parking

TOTAL (49.85%) 13,626 SF

1 SECOND FLOOR UNIT SIZE

Scale: 3/32" = 1'-0"

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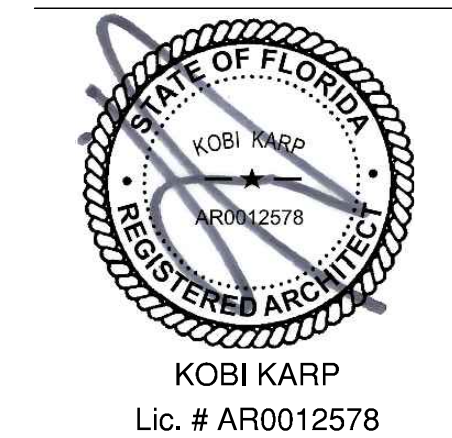
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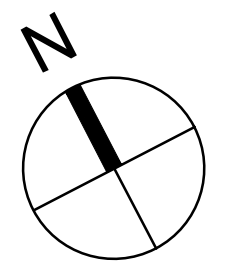
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ZONING DIAGRAMS

Unit Size

Date	07/05/2021	Sheet No.	A1.04
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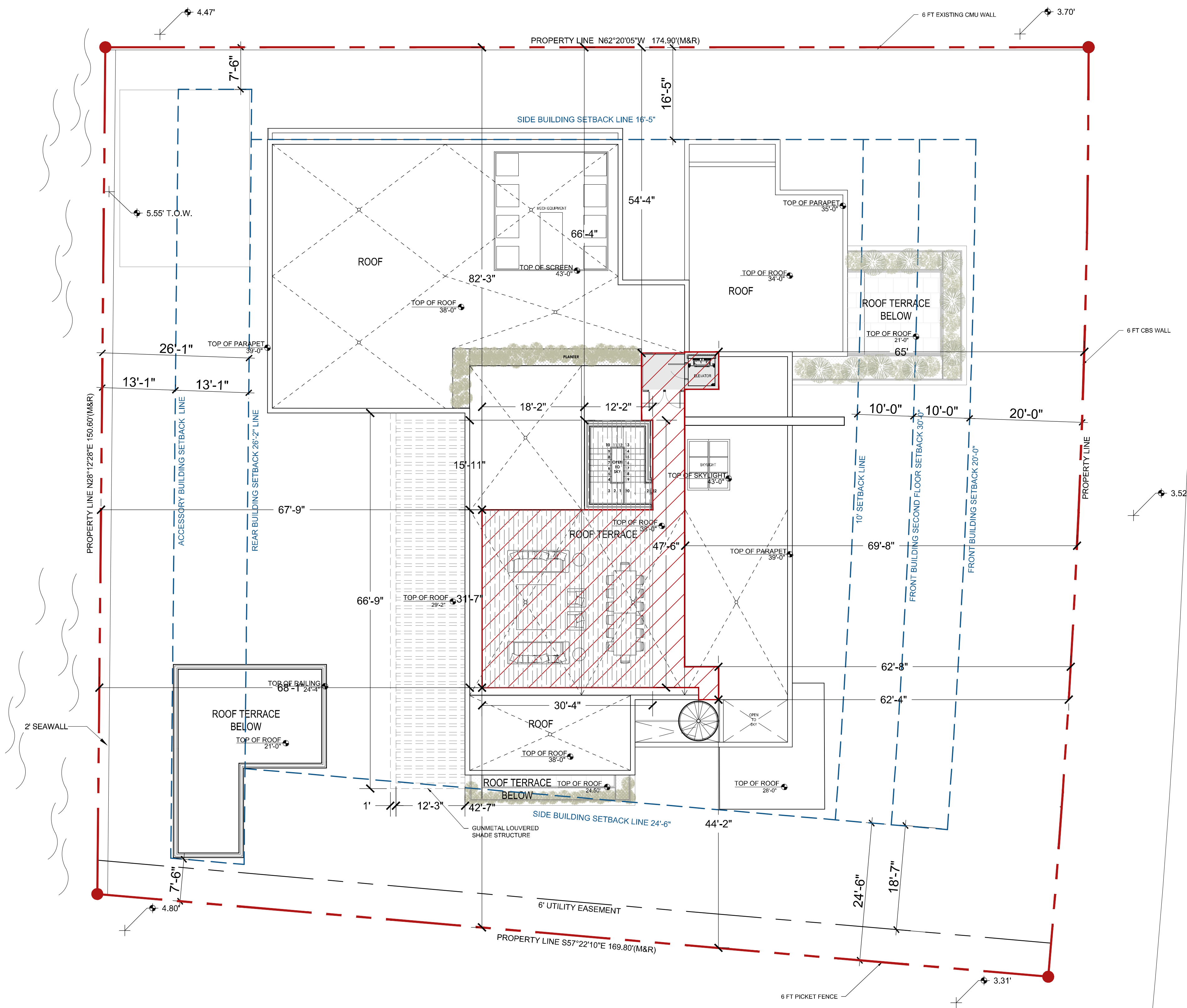


60' TOTAL PUBLIC R/W

WEST 52ND ST

B I S C A Y N E B A Y

N O R T H B A Y R O A D



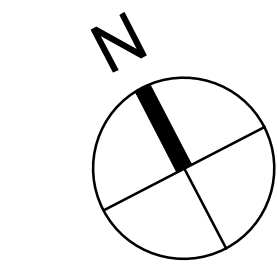
Roof Floor	
MAX UNIT SIZE	(50%) 13,667 SF
Ground Level	8,200 SF
Second Level	5,836 SF
Roof Level	90 SF
Credit	-500 SF
*for enclosed floor space used for off street parking	
TOTAL	(49.85%) 13,626 SF

MAX ROOF DECK ALLOWED	1,459 SF
* 25% Of second floor sq.	
Second Level	5,836 SF
Roof Level	1,149 SF (19.69%)
MAX ROOF SHADE ALLOWED	1,167 SF
* 20% Of second floor sq.	
Second Level	5,836 SF
Roof Shade Structure	984 SF (16.87%)

60' TOTAL PUBLIC R/W

1 ROOF LEVEL UNIT SIZE

Scale: 3/32"=1'-0"



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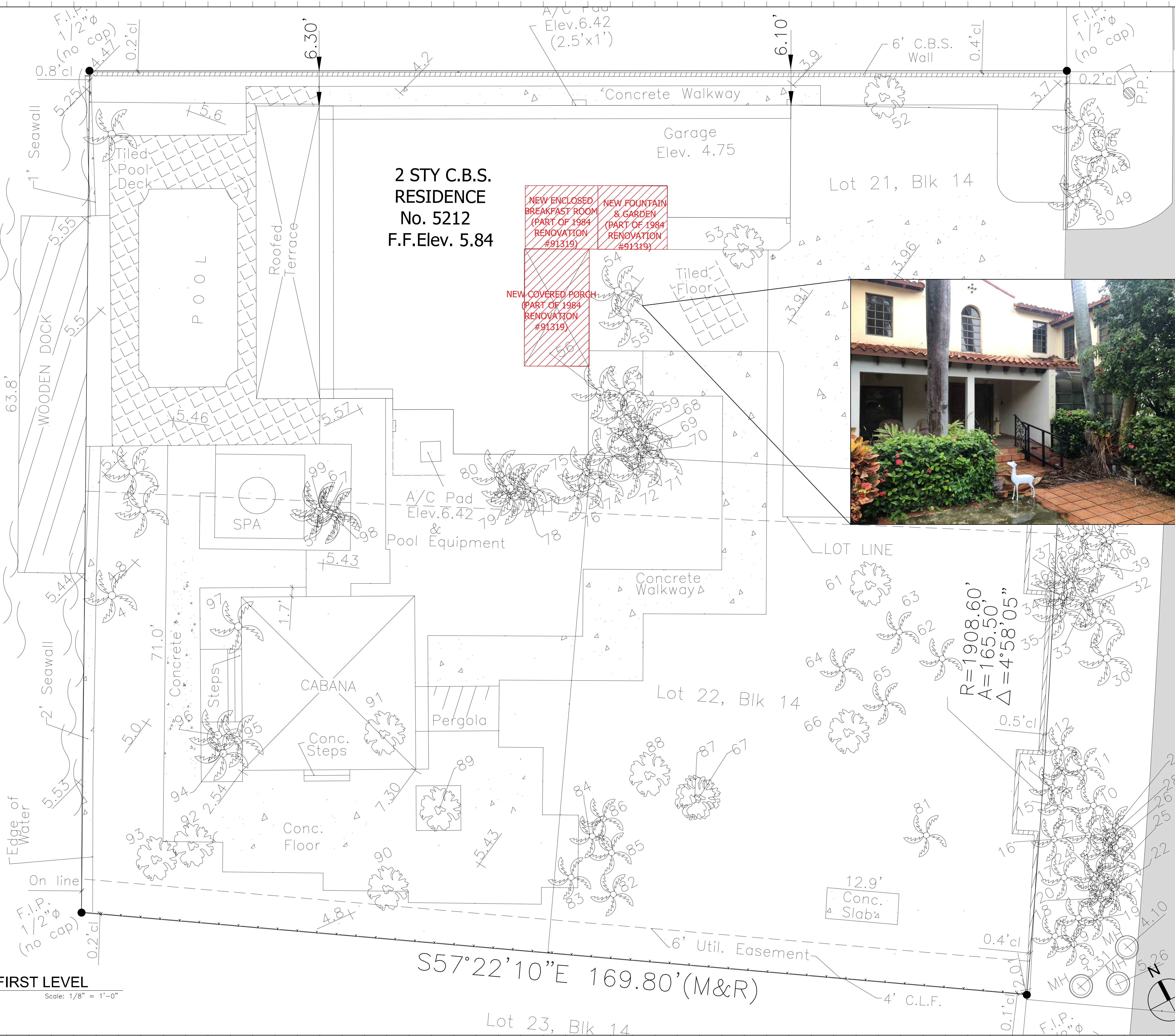
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ZONING DIAGRAMS

Unit Size

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N28°12'28"E 150.60'(M&R)



NEW ENCLOSED
BREAKFAST ROOM
(PART OF 1984
RENOVATION
#91319)

NEW FOUNTAIN
& GARDEN
(PART OF 1984
RENOVATION
#91319)

NEW COVERED PORCH
(PART OF 1984
RENOVATION
#91319)



1 FIRST LEVEL
Scale: 1/8" = 1'-0"

S57°22'10"E 169.80'(M&R)

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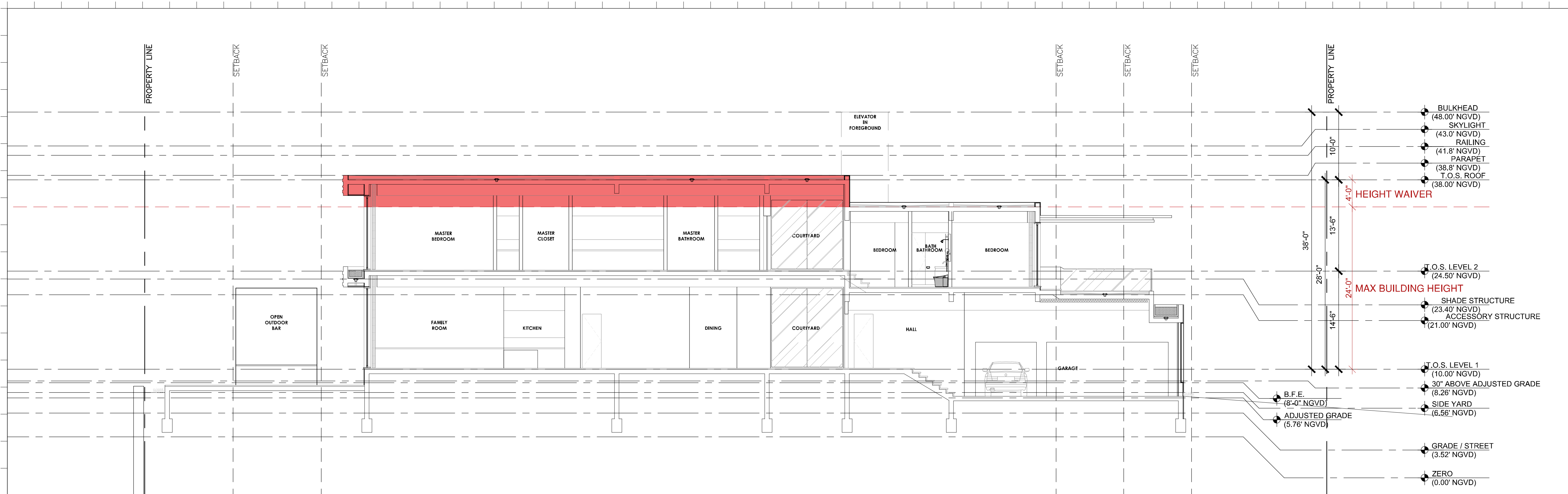
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EXISTING ANALYSIS

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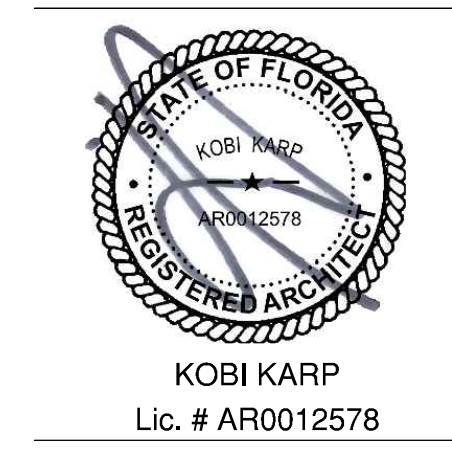
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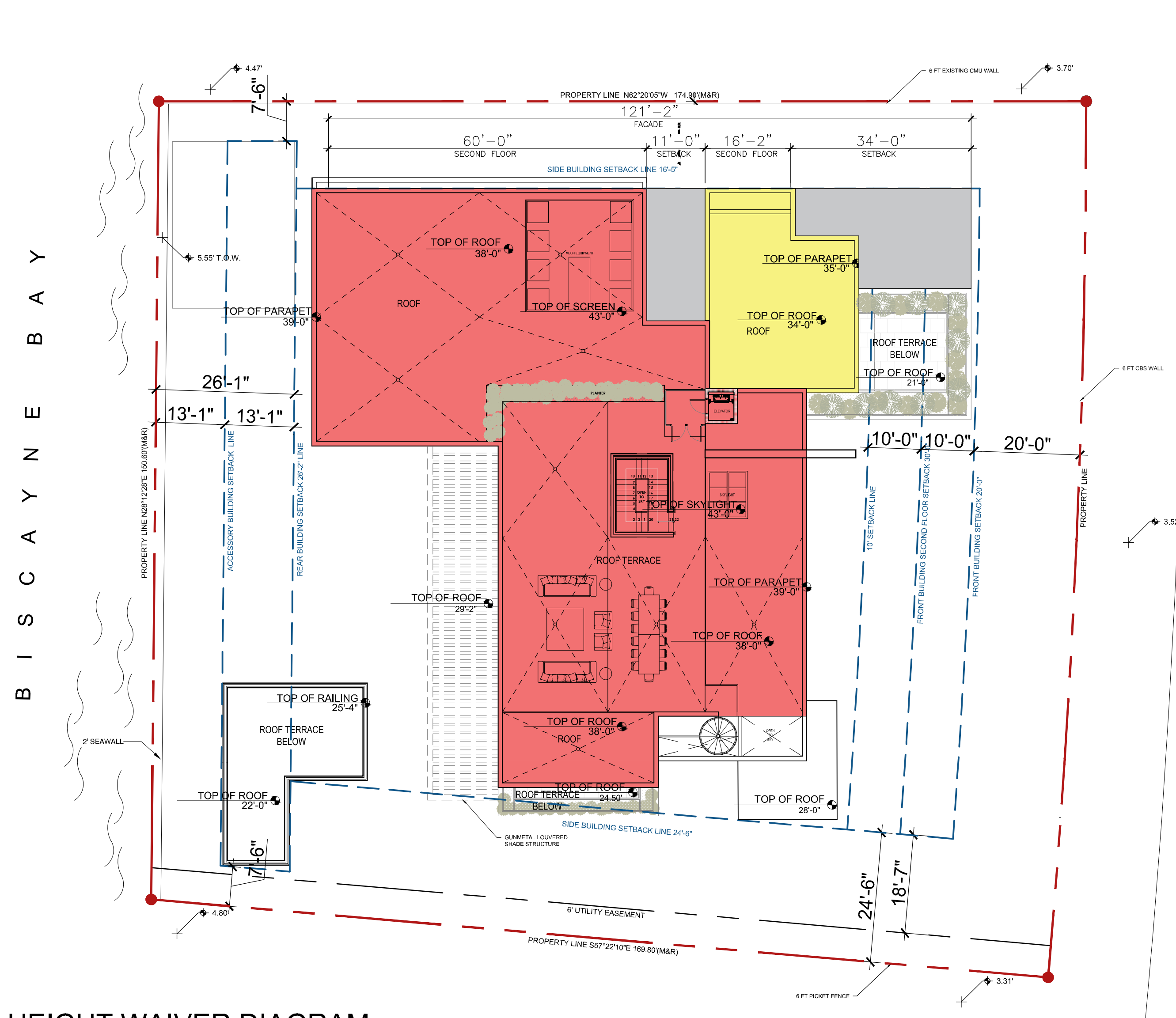


HEIGHT WAIVER

Date	07/05/2021	Sheet No.	A1.07
Scale	AS MENTIONED		
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2 HEIGHT WAIVER DIAGRAM

Scale: 1/8"=1'-0"



HEIGHT WAIVER DIAGRAM

- SECOND FLOOR - 28 FT (HEIGHT WAIVER) = 60 FT (49.5% OF FACADE)
- SECOND FLOOR - 24 FT = 16 FT - 2 IN (13.4% OF FACADE)
- SETBACK = 11 FT + 34 FT = 45 FT (37.1% OF FACADE)

1 HEIGHT WAIVER DIAGRAM

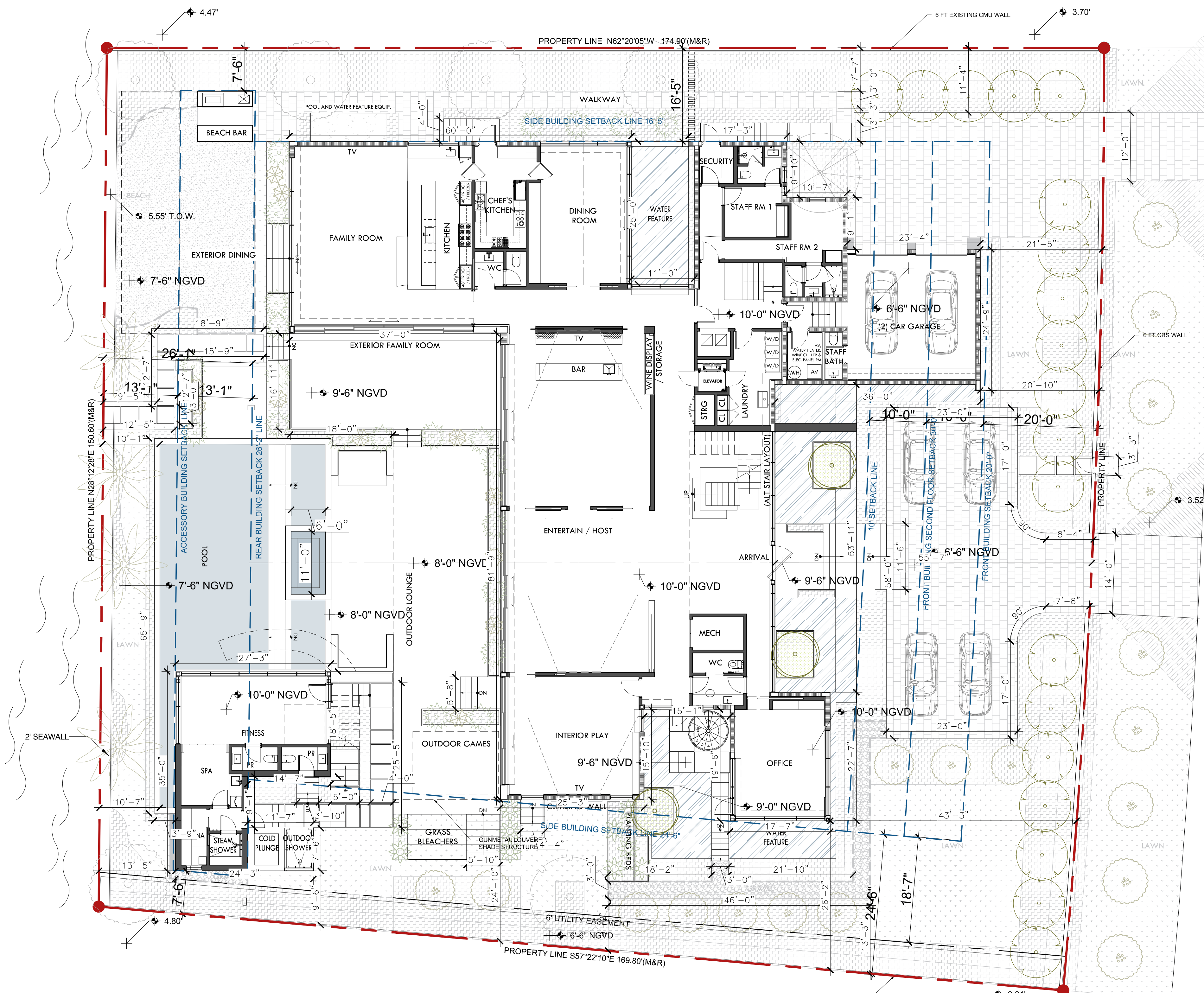
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N O R T H B A Y R O A D

WEST 52ND ST

B I S C A Y N E B A Y

N O R T H B A Y R O A D



1 SITE PLAN
Scale: 3/32" = 1'-0"

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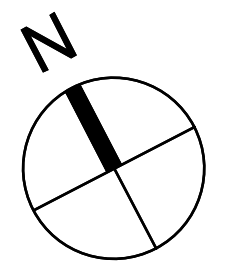
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SITE PLAN

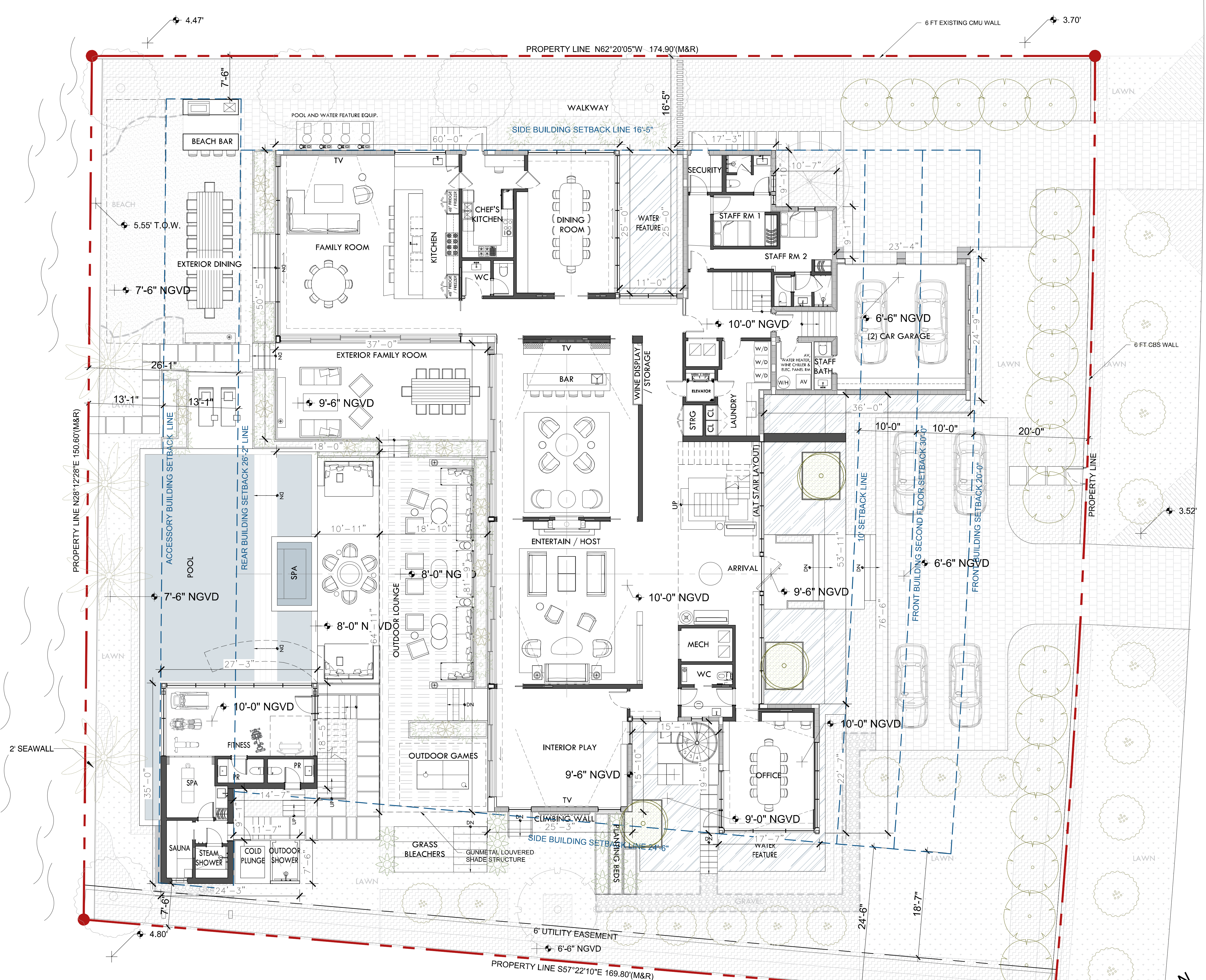
Date	07/05/2021	Sheet No.	A2.01
Scale	AS MENTIONED		
Project	2030		



60' TOTAL PUBLIC R/W

WEST 52ND

B I S C A Y N E B A Y



1 FIRST LEVEL
Scale: 1/8" = 1'-0"

Rev.	Date Rev.	Date

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
Miami, Florida 33138 USA
Tel: +1 (786) 536 6076

Architect of Record:

Kobi Karp Architecture and Interior Design, Inc.
2915 Biscayne Boulevard, Suite #200
Miami, Florida 33137 USA
Tel: +1 (305) 573 1818
Fax: +1 (305) 573 3766



KOBI KARP
Lic. # AR0012578

FIRST LEVEL

Date	07/05/2021	Sheet No.	
Scale	AS MENTIONED		A3.01
Project	2030		

B I S C A Y N E B A Y



1 SECOND FLOOR
Scale: 1/8" = 1'-0"

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

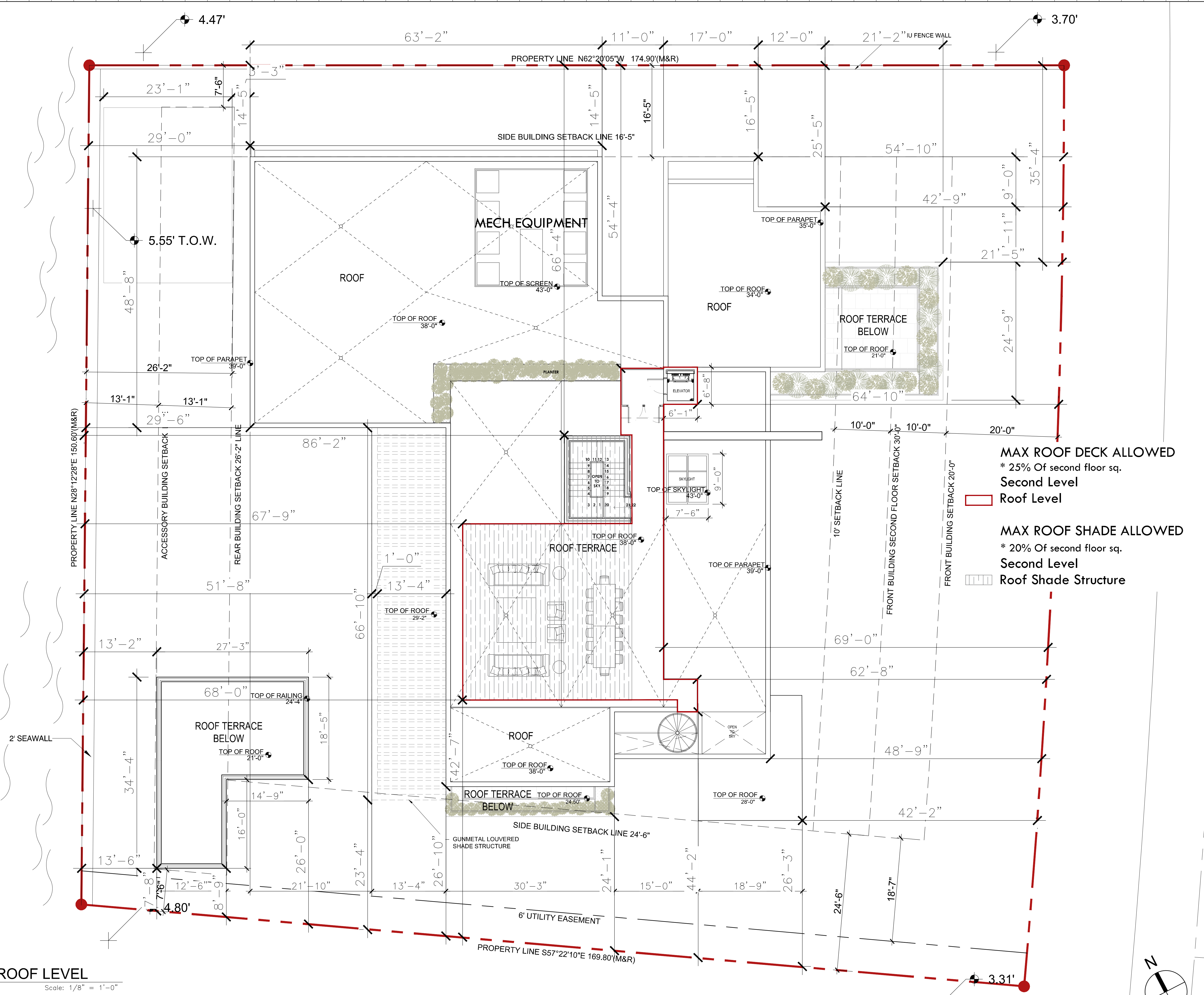
Landscape Architect
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Date	07/05/2021	Sheet No.	A3.02
Scale	AS MENTIONED		
Project	2030		

B I S C A Y N E B A Y



1 ROOF LEVEL
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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ZONING
FINAL DRB 21-0685 SUBMITTAL

RESIDENCE
5212 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140

- MAX ROOF DECK ALLOWED
* 25% Of second floor sq.
- Second Level
- Roof Level
- MAX ROOF SHADE ALLOWED
* 20% Of second floor sq.
- Second Level
- Roof Shade Structure

Owner:
PRIVATE RESIDENCE

Consultant:
Name
Address
Address
Tel.
Email

Consultant:
Name
Address
Address
Tel.
Email

Landscape Architect:
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ROOF LEVEL PLAN

Date	07/05/2021	Sheet No.	A3.03
Scale	AS MENTIONED		
Project	2030		

