

PRIVATE RESIDENCE

1255 N BISCAYNE POINT ROAD, MIAMI BEACH, FL 33141
ZONING PACKAGE
DRB FINAL SUBMITTAL 11/10/2021

SCOPE OF WORK

NEW CONSTRUCTION OF A 2 STORY RESIDENTIAL
BUILDING .

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DRB SUBMITTAL

PRIVATE RESIDENCE
1255 NORTH BISCAYNE POINT ROAD
MIAMI BEACH, FL 33141

Owner:

PRIVATE RESIDENCE

Consultant:

Name
Address
Tel:
Email

Consultant:

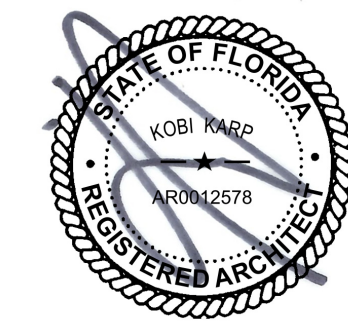
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Architect:

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



KOBİ KARP
Lic. # AR0012578

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COVER SHEET

Date	10-18-2021	Sheet No. A0.00
Scale		
Project	1942	

DBR ZONING SET - FINAL SUBMITTAL-11/10/2021



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	1255 N BISCAYNE POINT ROAD, MIAMI BEACH , FL 33141-1703		
2	Folio number(s):	02-3203-001-2410		
3	Board and file numbers :	NOT APPLICABLE		
4	Year built:	NOT APPLICABLE	Zoning District:	RS-3
5	Base Flood Elevation:	ZONE AE 8.0' NGVD	Grade value in NGVD:	4.79' NGVD
6	Adjusted grade (Flood+Grade/2):	8.0' NGVD +1' = 9.0' NGVD	Free board:	N/A
7	Lot Area:	REQ. 10,000 SF. MIN. / PROPOSED 10,844 SF		
8	Lot width:	50' MIN. / PORPOSED 75'	Lot Depth:	REQ. N/A. / PROPOSED 150'
9	Max Lot Coverage SF and %:	REQ. 30 % = (3,253 SF) MAX.	Proposed Lot Coverage SF and %:	PROPOSED 30% = (3,253 SF.)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	REQ. 50% OF FRONT YARD = 813 SF. PROPOSED 1,618 SF.	Rear Yard Open Space SF and %:	REQ. 50% OF REAR YARD = 163 SF. PROPOSED 676 SF.
12	Max Unit Size SF and %:	REQ. 50% = 5,422 SF	Proposed Unit Size SF and %:	PROPOSED 5,422 SF. = 50%
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	PROPOSED (2,810 SF.)
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)	PROPOSED (2,307 SF.) =82% OF THE FIRST FLOOR
15			Proposed Second Floor Unit Size SF and % :	3,465 SF (25.43%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	826.5 SF (23.68%)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24'- FLAT ROOFS		24'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		30'-0"	
20	Front Second level:	30'-0"		30'-0"	
21	Side 1:	7'-5" MIN.		7'-5"	
22	Side 2 or (facing street):	N/A		N/A	
23	Rear:	15% OF LOT DEPTH MIN.= 22.5'		31'-0"	
	Accessory Structure Side 1:		N/A		
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear:				
26	Sum of side yard :				
27	Located within a Local Historic District?			Yes or ☐ No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or ☐ No	
29	Determined to be Architecturally Significant?			Yes or ☐ No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0.00	COVER
A0.01	PROJECT DATA / DRAWING INDEX & GENERAL NOTES
	SURVEY
A0.02	LOCATION MAP
A0.03	IMAGE KEY PLAN
A0.04	NEIGHBORING HOMES IMAGES
A0.05	NEIGHBORING HOMES IMAGES
A0.06	ZONING DIAGRAMS – LOT COVERAGE
A0.07	ZONING DIAGRAMS – UNIT SIZE REQUIREMENTS
A0.08	UNDERSTORY 50% ZONING DIAGRAM
A0.10	EXISTING SITE
A2.00	SITE PLAN – LEVEL 0
A2.01	SITE PLAN – LEVEL 1
A3.00	FLOOR PLAN – LEVEL 0
A3.01	FLOOR PLAN – LEVEL 1
A3.02	FLOOR PLAN – LEVEL 2
A3.03	ROOF PLAN
A3.04	UPPER ROOF PLAN
A4.01	FRONT & REAR ELEVATIONS
A4.02	SIDE ELEVATIONS
A4.03	CONTEXTUAL ELEVATIONS
A4.10	MATERIAL BOARD
A5.01	SECTIONS
A6.00	RENDERING
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A6.20	POOL CABANAS

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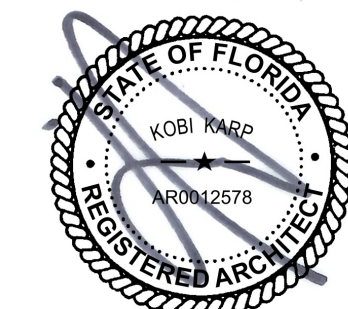
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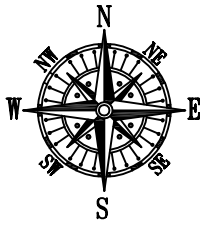
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PROJECT DATA

Date	10-18-2021	Sheet No.
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Project	1942	

DBR ZONING SET - FINAL SUBMITTAL-11/10/2021



SCALE: 1"=30'

BEARING REFERENCE:

NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

TREE TABLE		
TREE NUMBER	TYPE	DIAMETER
TREE 1	PALM TREE	0.40'
TREE 2	OAK TREE	2.00'
TREE 3	PALM TREE	0.40'
TREE 4	PALM TREE	0.40'
TREE 5	PALM TREE	0.40'
TREE 6	PALM TREE	0.40'
TREE 7	PALM TREE	0.40'
TREE 8	PALM TREE	2.60'
TREE 9	PALM TREE	0.50'
TREE 10	OAK TREE	2.00'
TREE 11	OAK TREE	5.40'
TREE 12	OAK TREE	2.00'
TREE 13	PALM TREE	1.50'
TREE 14	OAK TREE	6.0'
TREE 15	PALM TREE	1.80'
TREE 16	PALM TREE	0.50'
TREE 17	PALM TREE	0.40'
TREE 18	PALM TREE	0.80'
TREE 19	PALM TREE	0.40'
TREE 20	PALM TREE	0.50'
TREE 21	PALM TREE	0.50'
TREE 22	PALM TREE	0.50'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	75.00'	2100.00'	02°02'47"	75.00'	S54°11'25"W
C2	69.65'	1950.00'	02°02'47"	69.64'	N54°11'25"E
C3	1275.00'	2100.00'	34°47'12"	1255.51'	S72°36'24"W

POINT OF CURVATURE OF LOT 10

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- CONCRETE SEAWALL AND WOOD DOCK EXTEND BEYOND NORTHWESTERLY BOUNDARY LINE AS SHOWN.

This survey has been issued by the following Landtec Surveying office:

481 E. Hillsboro Blvd. Ste 100-A
Deerfield Beach, FL 33441

Office: (561) 367-3587 Fax: (561) 465-3145

www.Landtecsurvey.com

Elevations, if shown:

Benchmark: NA
Benchmark Elev.: NA
Benchmark Datum: NA

Elevations on Drawing are in:
N.G.D.V.29 ☐ N.A.V.D.88 ☒

Revisions:

Job Number: 103640

Date of Field Work : 06/08/2020

Drawn by: G.S.

LANDTEC
SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!

TYPE OF SURVEY:

BOUNDARY	CONSTRUCTION	CONDOMINIUM
ALTA/NSPS	TOPOGRAPHIC	SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A or AL = ARC LENGTH	EL or ELEV = ELEVATION	PI = POINT OF INTERSECTION	R = RADIUS
CA = CENTRAL ANGLE	EM = ELECTRIC METER	PT = POINT OF TANGENCY	SEC = SECTION
CATV = CABLE TV RISER	FIR = FOUND IRON ROD	PC = POINT OF CURVE	TWP = TOWNSHIP
CF = CALCULATED FROM FIELD	FN = FOUND NAIL	PRC = POINT OF REVERSE CURVE	RNG = RANGE
CR = CALCULATED FROM RECORD	FND = FOUND	PCC = POINT OF COMPOUND CURVE	QTR = QUARTER
CH = CHORD DISTANCE	L = LEGAL DESCRIPTION	POB = POINT OF BEGINNING	TR = TELEPHONE RISER
C/O = CLEANOUT	M = MEASURED	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	OHC = OVERHEAD CABLE	PH = POOL HEATER	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	P = PLAT	PP = POOL PUMP	WM = WATER METER
			WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE	= WELL	= HANDICAP PARKING SPACE
= LIGHT POLE	= CENTER LINE	= SEC. QTR. CORNER
= CATCH BASIN	= PARTY WALL	= SECTION CORNER
= FIRE HYDRANT	= AIR CONDITIONER	
= MANHOLE	= SEPTIC LID	
= WATER VALVE	= ELEV. SHOT	
= WATER METER		

LINETYPES:

BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
WOOD FENCE	
PLASTIC FENCE	
OVERHEAD CABLE	

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE _____ DATE: _____
 ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**





1 LOCATION MAP-1/2 MI RADIUS

Scale: N.T.S.



2 LOCATION MAP

Scale: N.T.S.

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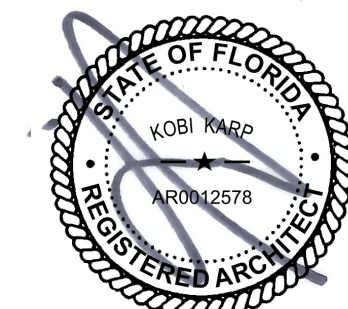
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LOCATION MAP

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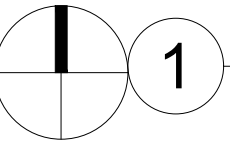
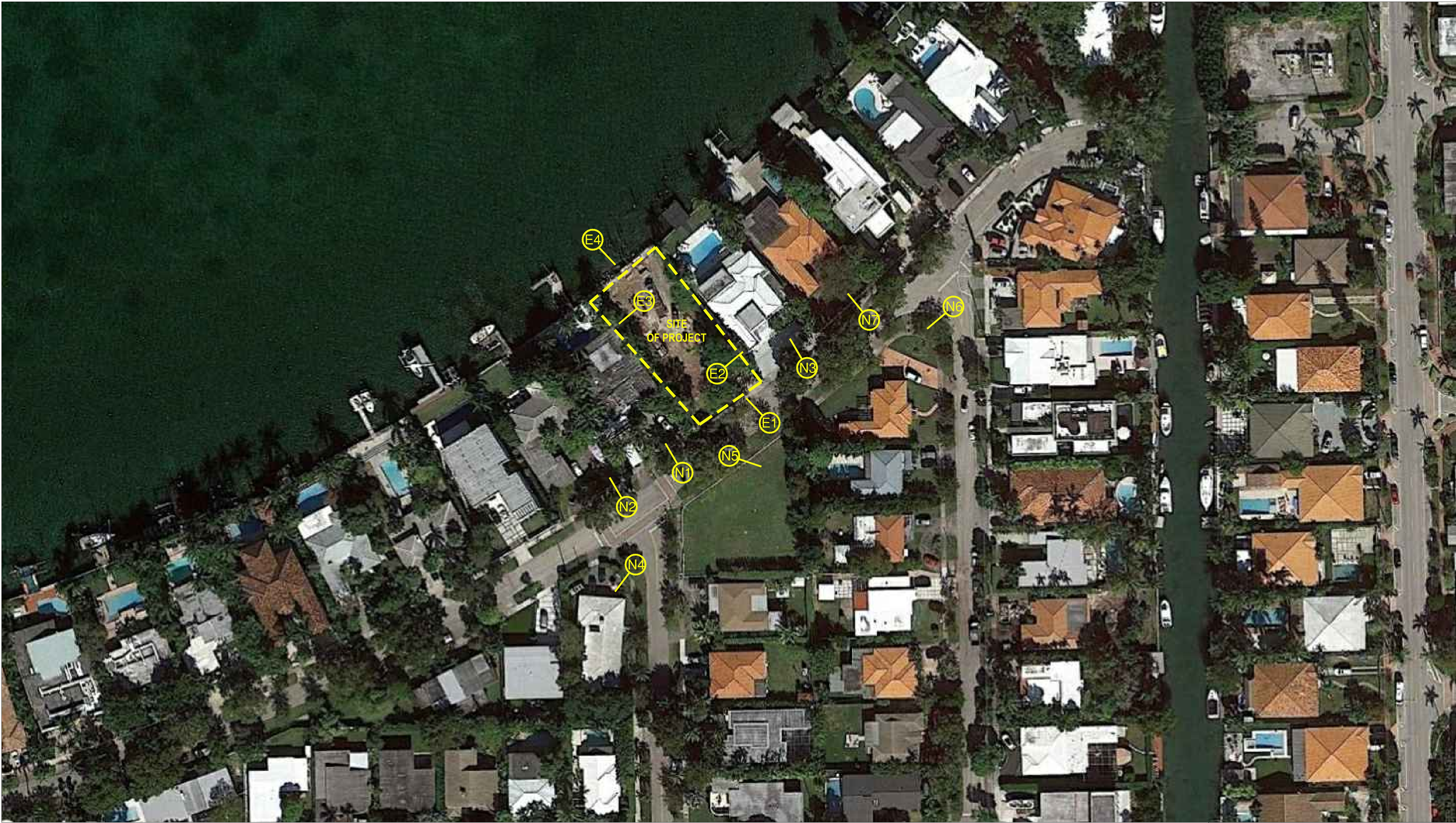


IMAGE KEY PLAN

Scale: N.T.S.

IMAGES ON SHEET A0.04-CONTEXT
C1 - W 57TH ST
C2 - PINE TREE DR - NORTH
C3 - PINE TREE DR - SOUTH

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - REAR YARD
E3 - REAR YARD
E4 - SIDE YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 5681 PINE TREE DR
N2 - 5699 PINE TREE DR
N3 - 5701 PINE TREE DR
N4 - 5655 PINE TREE DR

IMAGES ON SHEET A0.07-NEARBY PROPERTY
N5 - 5641 PINE TREE DR
N6 - 5640 PINE TREE DR
N7 - 5650 PINE TREE DR
N8 - 5656 PINE TREE DR

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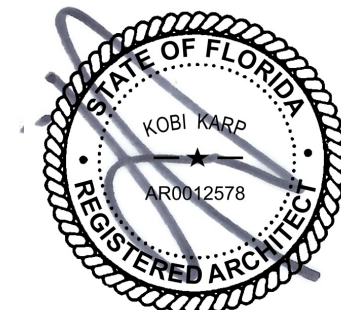
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IMAGE KEY PLAN

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1 N1
Scale: N.T.S.



2 N2
Scale: N.T.S.



3 N3
Scale: N.T.S.



4 N4
Scale: N.T.S.

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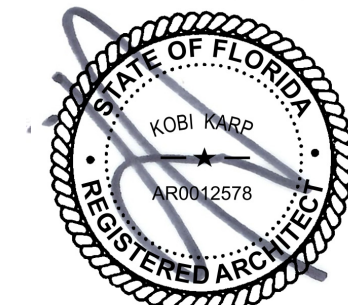
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NEIGHBORING HOME IMAGES

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DBR ZONING SET - FINAL SUBMITTAL-11/10/2021



1 N5
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2 N6
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3 N7
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4 N8
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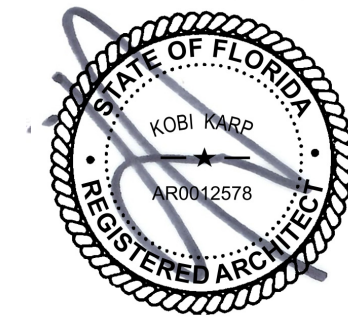
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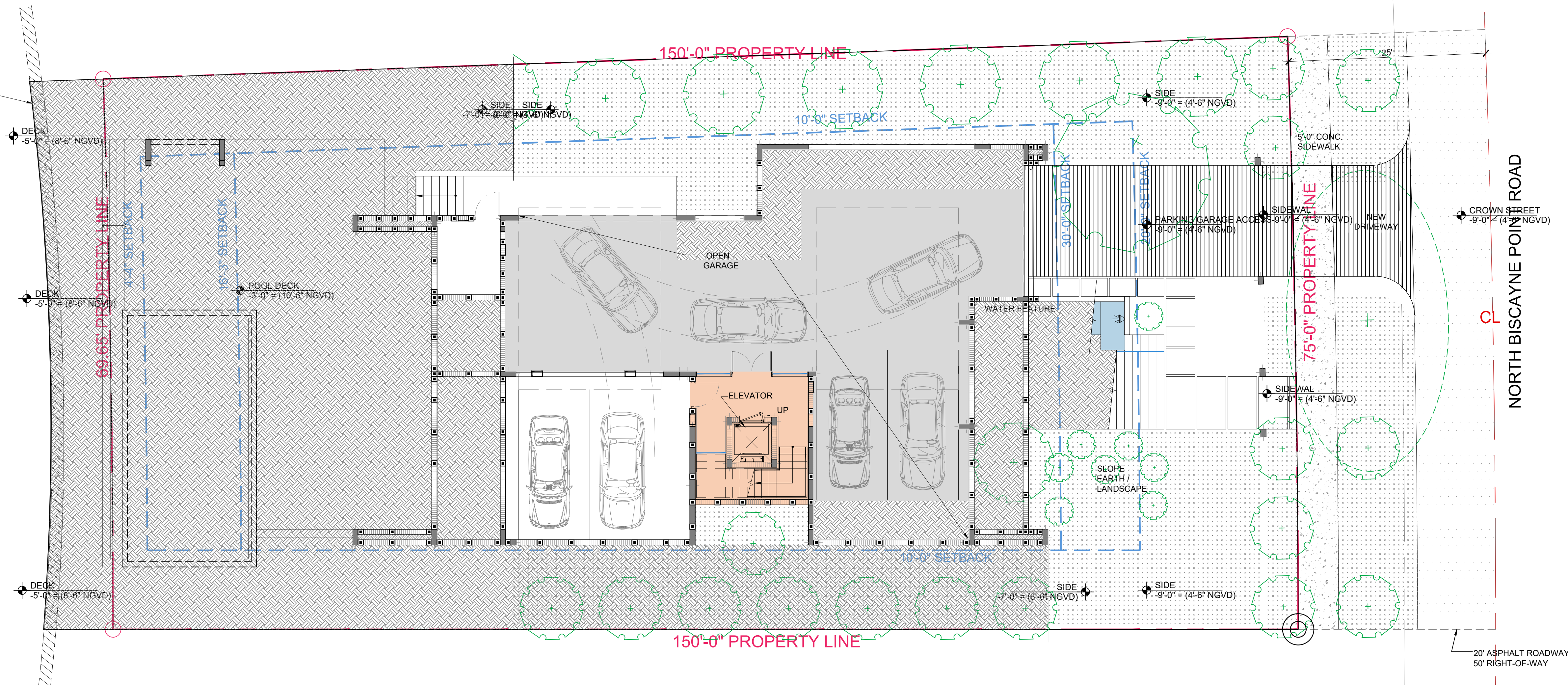
NEIGHBORING HOME IMAGES

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DBR ZONING SET - FINAL SUBMITTAL-11/10/2021

LAKE

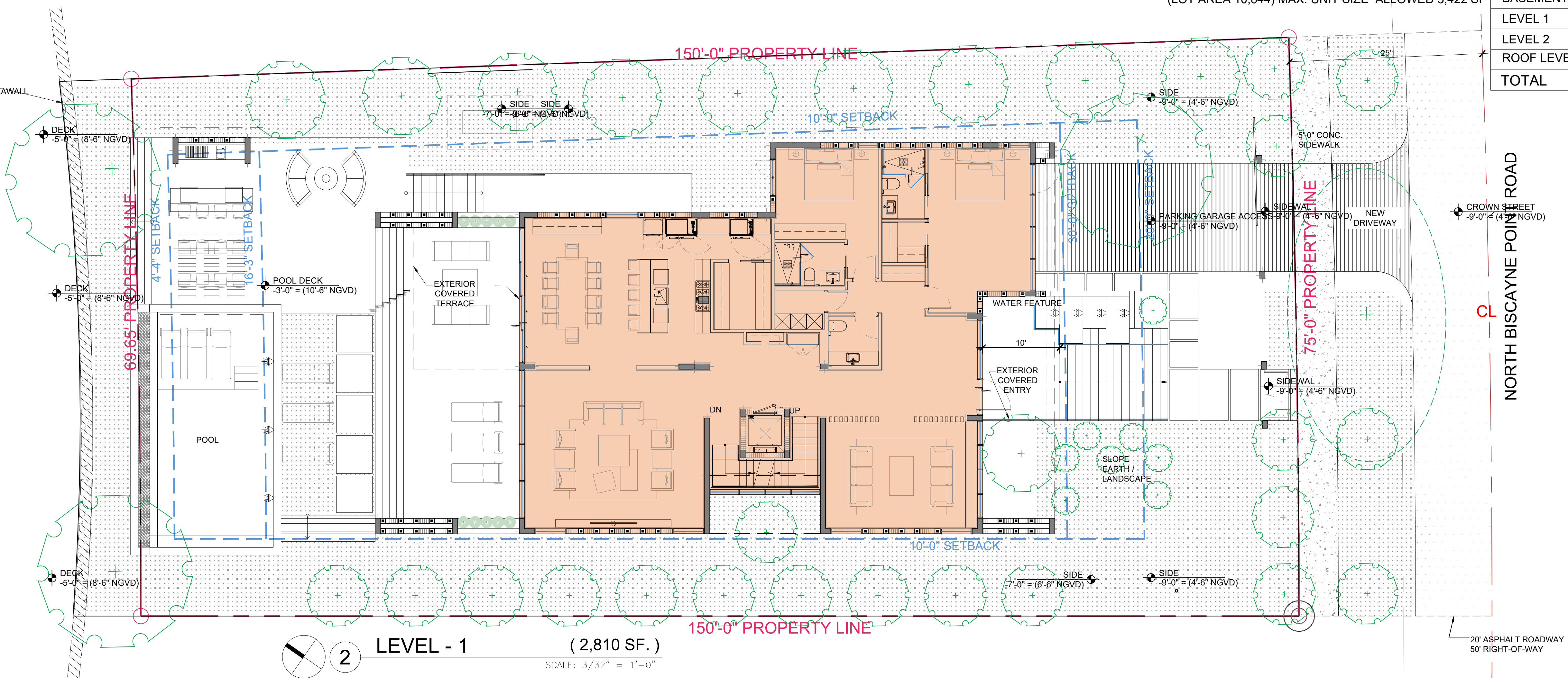
LAKE



1 LEVEL - 0 (265 SF.)
SCALE: 3/32" = 1'-0"

(LOT AREA 10,844) MAX. UNIT SIZE ALLOWED 5,422 SF

UNIT SIZE CALCULATION	
LEVEL	AREA PROVIDED
BASEMENT	265 SF
LEVEL 1	2,810 SF
LEVEL 2	2,307 SF
ROOF LEVEL	40 SF
TOTAL	5,422 SF



2 LEVEL - 1 (2,810 SF.)
SCALE: 3/32" = 1'-0"

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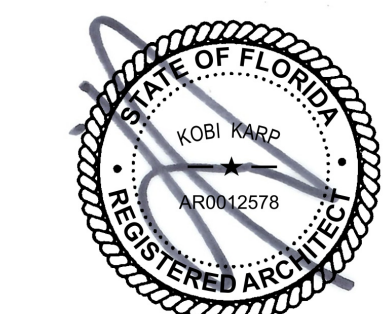
Owner:
PRIVATE RESIDENCE

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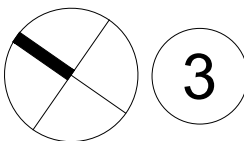
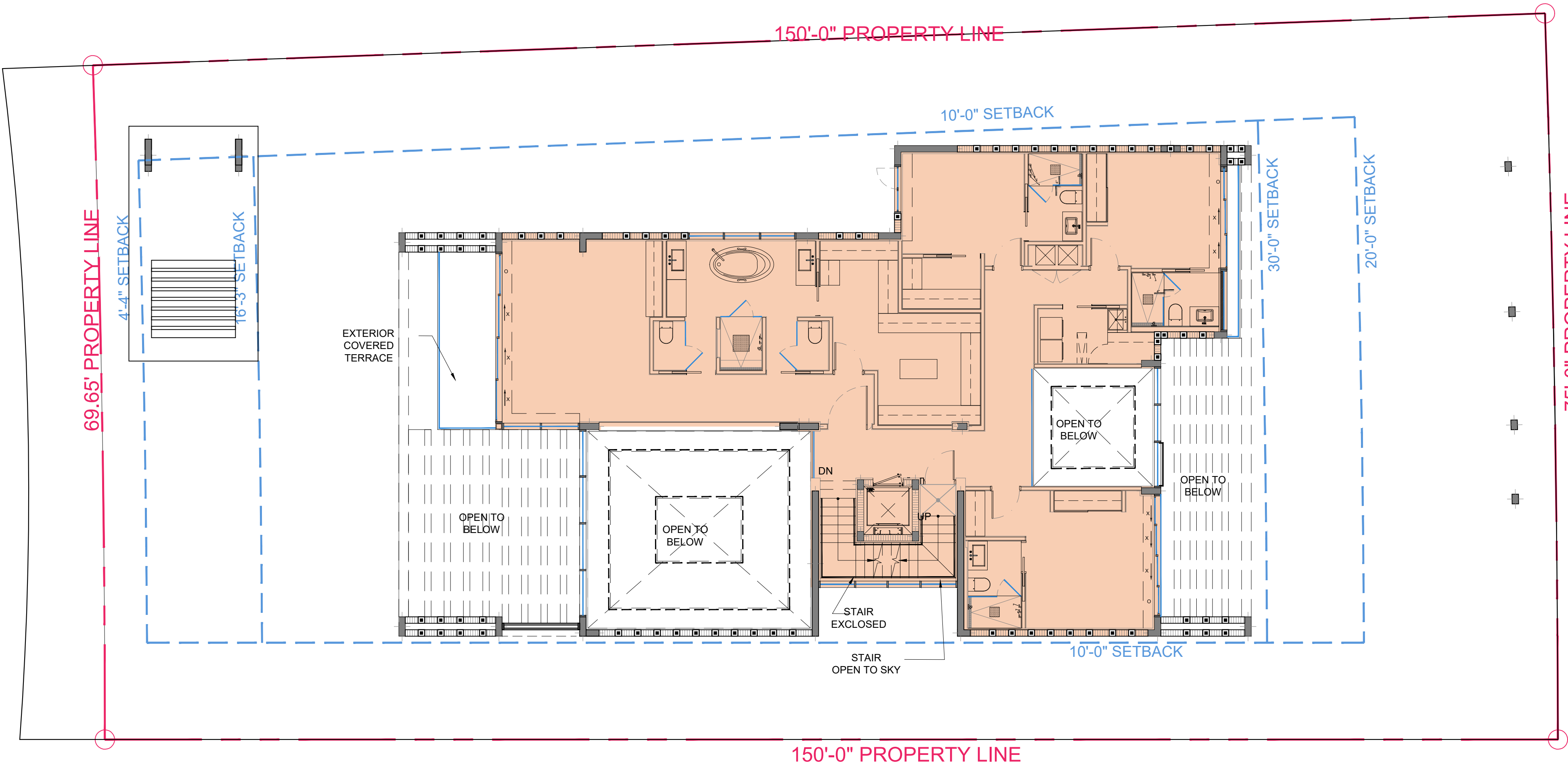


UNIT SIZE CALCULATION

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Scale		A0.07
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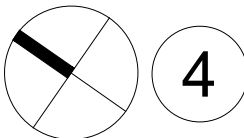
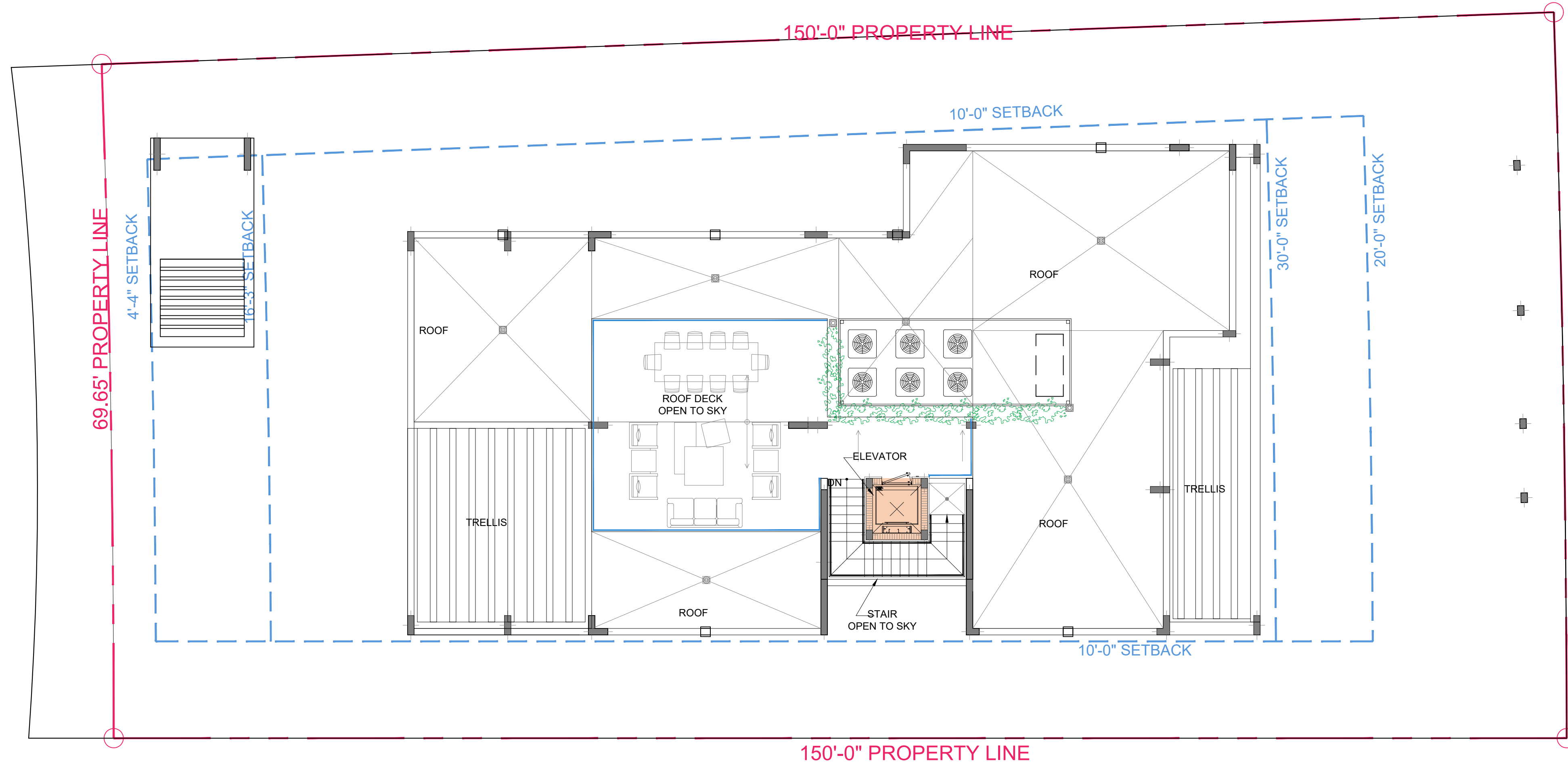
LAKE



3 LEVEL 2 (2,307 SF.)

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

LAKE



4 ROOF LEVEL (40 SF.)

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

UNIT SIZE CALCULATION	
LEVEL	AREA PROVIDED
BASEMENT	265 SF
LEVEL 1	2,810 SF
LEVEL 2	2,307 SF
ROOF LEVEL	40 SF
TOTAL	5,422 SF

(LOT AREA 10,844) MAX. UNIT SIZE ALLOWED 5,422 SF

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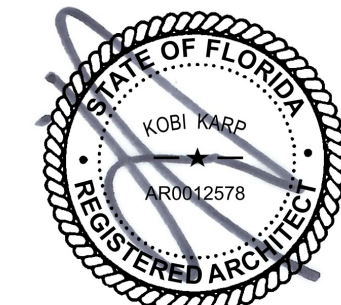
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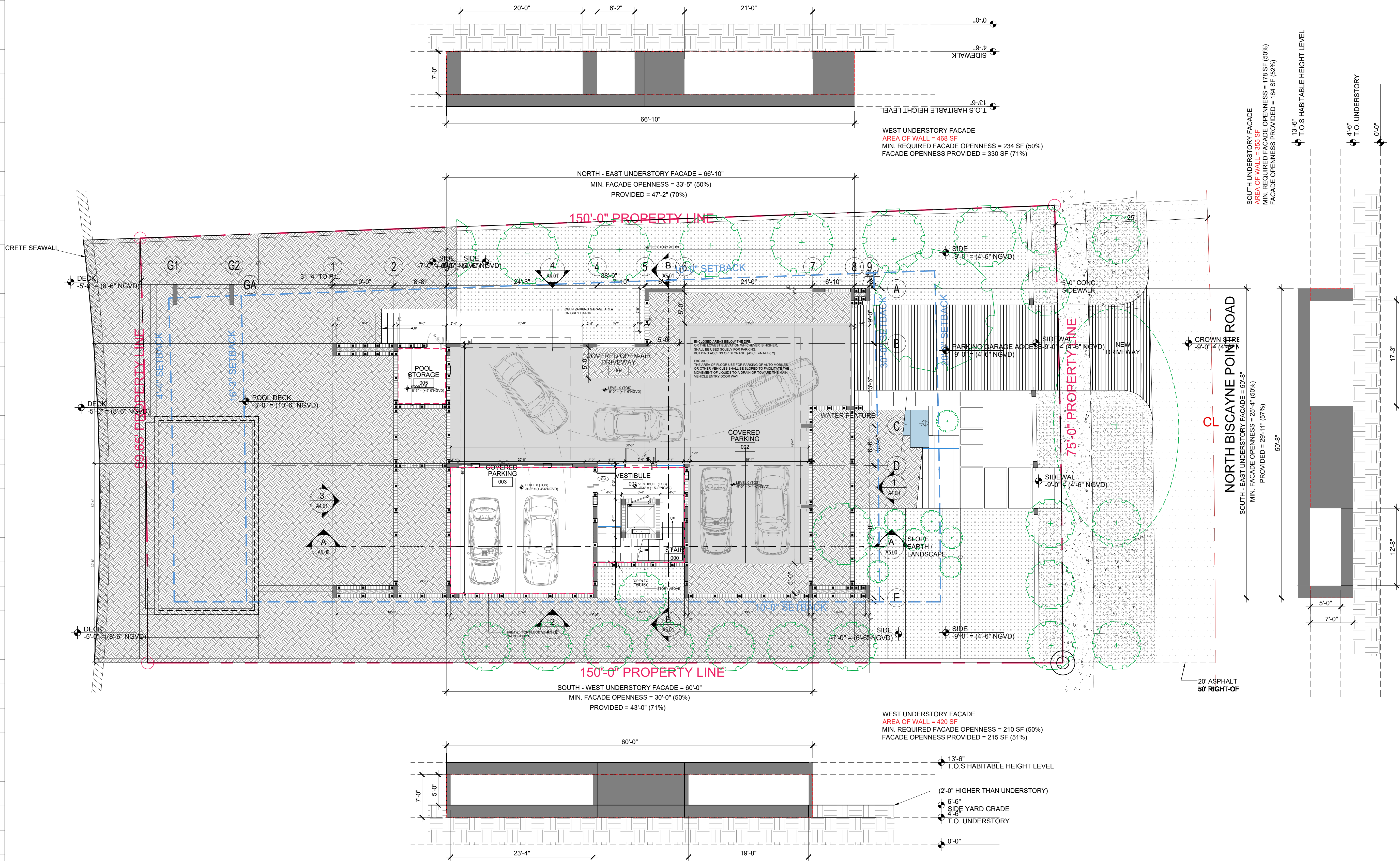
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UNIT SIZE CALCULATION

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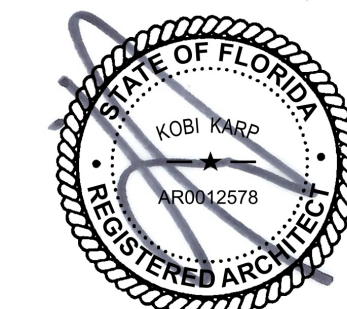
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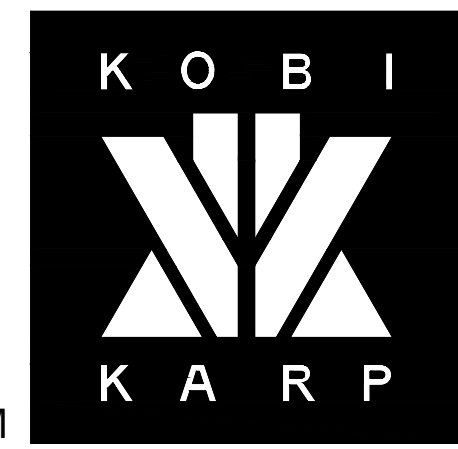
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UNDERSTORY DIAGRAM

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1 E1
Scale: N.T.S.



2 E2
Scale: N.T.S.



3 E3
Scale: N.T.S.



4 E4
Scale: N.T.S.

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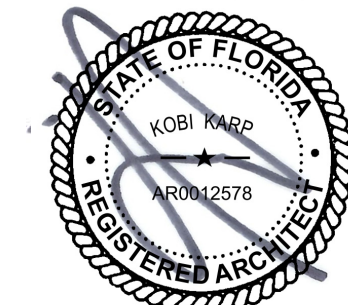
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EXISTING SITE

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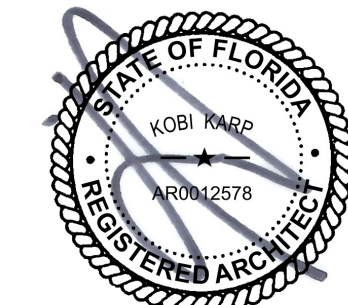
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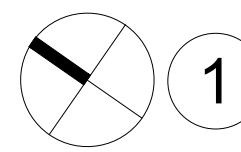


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SITE PLAN - LEVEL 0

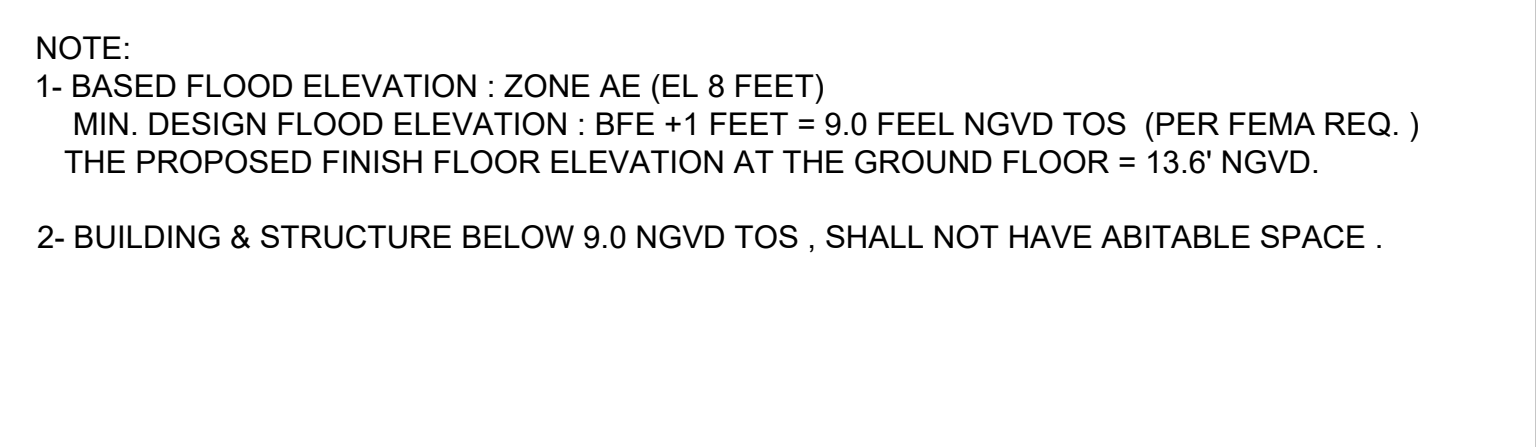
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SITE PLAN - LEVEL 0

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

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