

PRIVATE RESIDENCE

4230 NORTH BAY ROAD. MIAMI BEACH, FL, 33140-2864

PLANNING BOARD SET

MAY 30TH, 2023

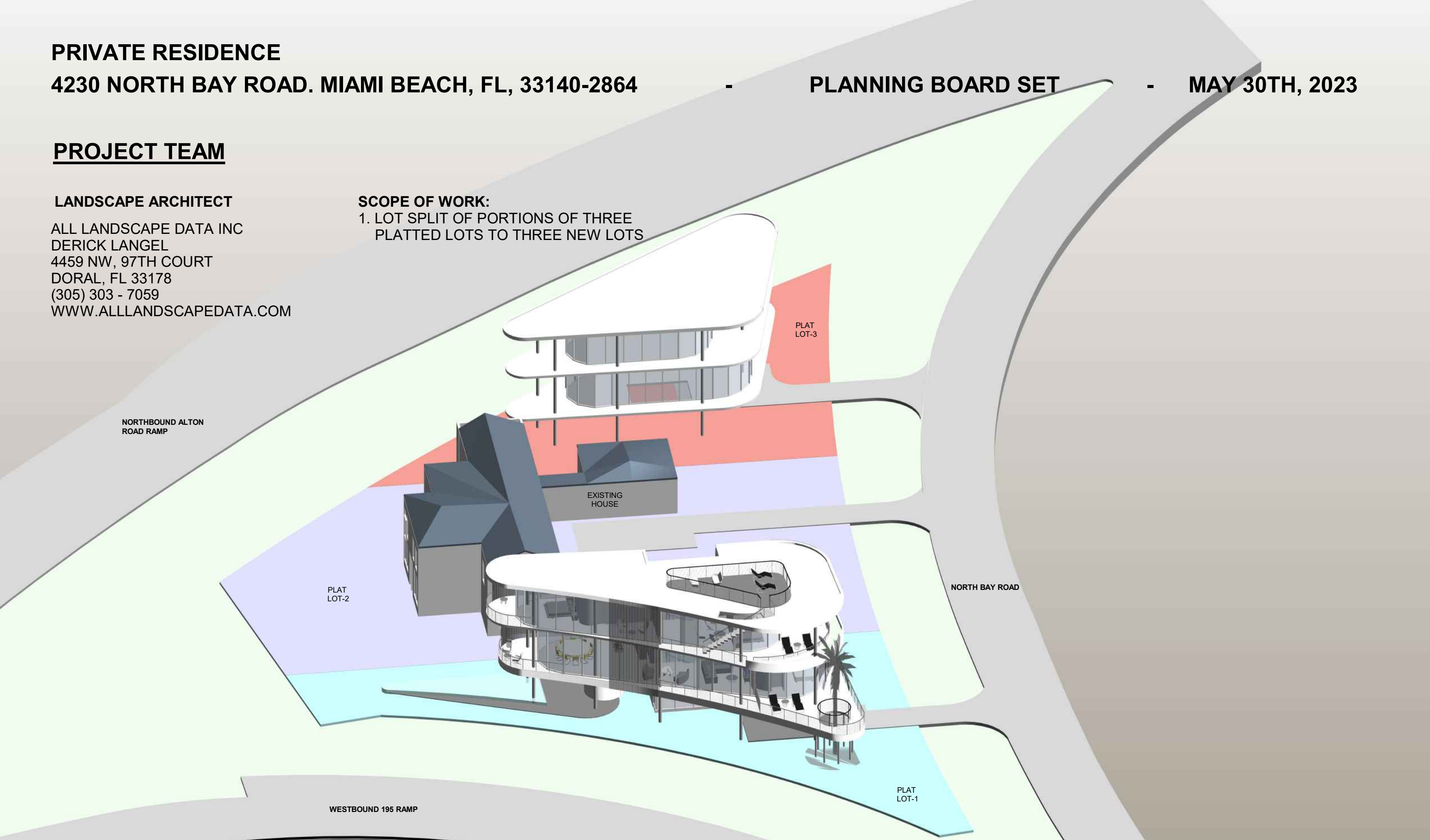
PROJECT TEAM

LANDSCAPE ARCHITECT

ALL LANDSCAPE DATA INC
DERICK LANGEL
4459 NW, 97TH COURT
DORAL, FL 33178
(305) 303 - 7059
WWW.ALLLANDSCAPEDATA.COM

SCOPE OF WORK:

1. LOT SPLIT OF PORTIONS OF THREE PLATTED LOTS TO THREE NEW LOTS



SHEET INDEX

D-0	COVER	D-113	LEVEL 1 - PLAT LOT -1
D-1	SITE LOCATION & INDEX	D-114	LEVEL 2 - PLAT LOT - 1
D-2	CURRENT SURVEY	D-115	ROOF LEVEL - PLAT LOT - 1
D-3	PROPOSED PLAT SURVEY	D-116	BUILDING ELEVATION - PLAT LOT - 1
D-4	PROPOSED PLAT SURVEY LOT 1	D-117	BUILDING ELEVATION - PLAT LOT - 1
D-5	PROPOSED PLAT SURVEY LOT 2	D-118	BUILDING ELEVATION - PLAT LOT - 1
D-6	PROPOSED PLAT SURVEY LOT 3	D-119	BUILDING ELEVATION - PLAT LOT - 1
D-7	ZONING CHART EXISTING LOT	D-120	BUILDING SECTION - PLAT LOT - 1
D-8	ZONING CHART PLAT LOTS 1-2-3	D-121	BUILDING SECTION - PLAT LOT - 1
D-9	CONTEXT LOCATION IMAGES	D-200	PROPOSED DEVELOPMENT - PLAT LOT - 2
D-10	NEIGHBORHOOD IMAGES	D-201	DEMOLITION EXHIBITS - PLAT LOT - 2
D-11	NEIGHBORHOOD IMAGES	D-300	ZONING CHART- PLAT LOT - 3
D-12	EXISTING HOUSE IMAGES	D-301	3D FRONT VIEW PROPOSED - PLAT LOT - 3
D-13	PROPOSED GENERAL SITE PLAN		
D-14	N.E. AXONOMETRIC VIEW		
D-15	S.W. AXONOMETRIC VIEW		
D-16	S.E. AXONOMETRIC VIEW		
D-17	N.W. AXONOMETRIC VIEW		
D-100	PROPOSED DEVELOPMENT PLAT LOT - 1		
D-101	RENDER FRONT PLAT LOT - 1		
D-102	RENDER FRONT PLAT LOT - 1		
D-103	RENDER SIDE PLAT LOT - 1		
D-104	RENDER REAR-SIDE PLAT LOT - 1		
D-105	RENDER REAR-SIDE PLAT LOT - 1		
D-106	LOT COVERAGE DIAGRAM PLAT LOT - 1		
D-107	UNIT SIZE DIAGRAM PLAT LOT -1 - LEVEL 1		
D-108	UNIT SIZE DIAGRAM PLAT LOT - 1 - LEVEL 2		
D-109	FRONT & REAR YARD AREA DIAGRAM - PLAT LOT - 1		
D-110	WAIVER DIAGRAM - LOT COVERAGE & UNIT SIZE - PLAT LOT - 1		
D-111	WAIVER DIAGRAM - INTERIOR SIDE YARD - PLAT LOT - 1		
D-112	UNDERSTORY LEVEL- PLAT LOT - 1		

LANDSCAPE

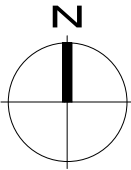
L-01A	EXISTING TREE DISPOSITION LOT - 1
L-01B	EXISTING TREE DISPOSITION LOT - 2
L-01C	EXISTING TREE DISPOSITION LOT - 3
L-02	LANDSCAPE PLAN
L-03	LANDSCAPE IMAGES
L-04	LANDSCAPE DETAILS



CITY MAP



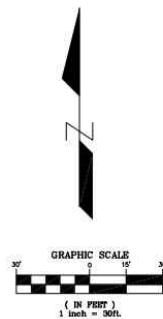
NEIGHBORHOOD MAP



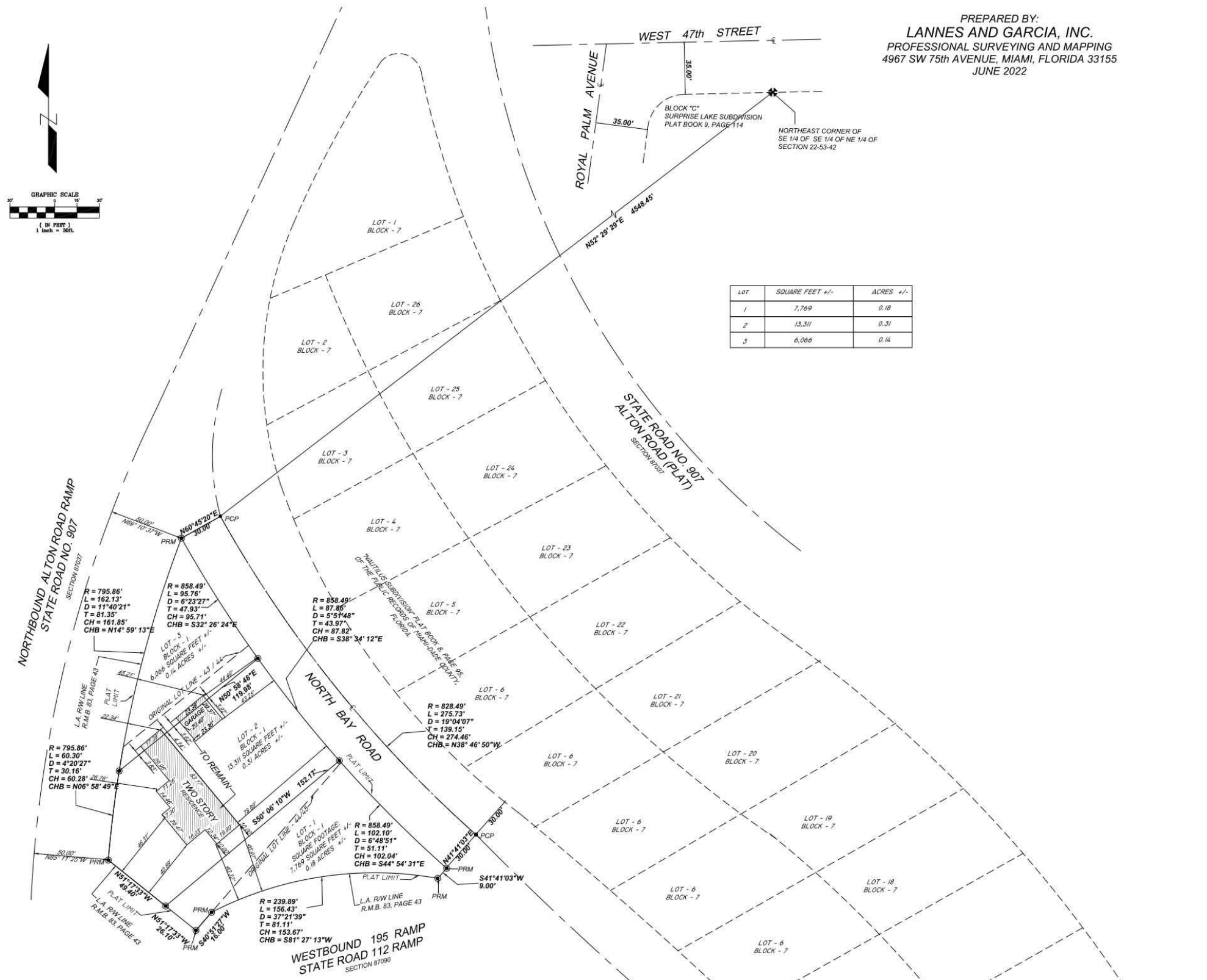
TENTATIVE PLAT OF "NORTH BAY ROAD VILLAS"

BEING A REPLAT OF A PORTION OF LOTS 43,44,45 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
LANNES AND GARCIA, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155
 JUNE 2022



LOT	SQUARE FEET +/-	ACRES +/-
1	7,769	0.18
2	15,311	0.31
3	6,066	0.14



SYMBOL LEGEND

- ✱ SECTION CORNER
- PERMANENT REFERENCE MONUMENT (PRM) LB NO. 2098
- PERMANENT CONTROL POINT (PCP) LB NO. 2098
- ⊙ CENTERLINE
- LB LICENSED BUSINESS
- NO. NUMBER
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- R RADIUS
- L ARC LENGTH
- L.A. LIMITED ACCESS
- Δ CENTRAL ANGLE
- T TANGENT DISTANCE
- CH CHORD DISTANCE
- CHB CHORD BEARING
- E EAST
- W WEST
- N NORTH
- S SOUTH

DWG. No.: 269187-C

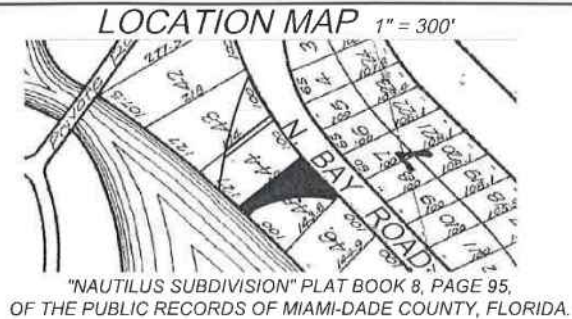


PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO 7514 # 4767 (QUALIFIER)
 4967 SW 75th AVENUE,
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 442-2530

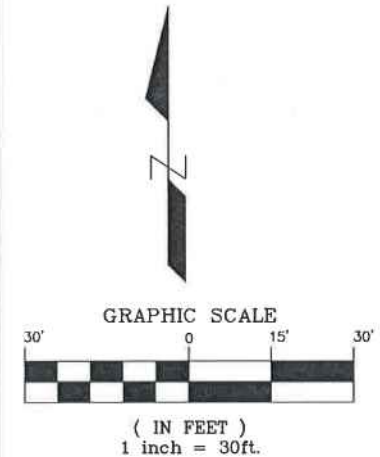
N.T.S.

PROPOSED LOT 1 "NORTH BAY ROAD VILLAS"

BEING A REPLAT OF A PORTION OF LOTS 43,44, IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.



"NAUTILUS SUBDIVISION" PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



LEGAL DESCRIPTION:
A PORTION OF LOT 44 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO THAT PART OF LOT 45 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 45 AND RUNS WEST 9 FEET ALONG THE SOUTH LINE THEREOF TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 239 FEET; RUN THENCE NORTHWESTERLY 156.43 FEET ALONG SAID CURVE TO THE NORTHERLY LINE OF SAID LOT 45 AT A POINT OF 16 FEET EASTERLY FROM THE NORTHWEST CORNER THEREOF; RUN THENCE EASTERLY 133 FEET ALONG THE NORTHERLY LINE OF SAID LOT 45 TO THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTHERLY 100 FEET ALONG THE EASTERLY LINE OF SAID LOT 45 TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 43, IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 43 RUN THENCE WESTERLY 108 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 43 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 768 FEET; RUN THENCE NORTHEASTERLY 144 FEET ALONG SAID CURVE TO THE EASTERLY LINE OF SAID LOT 43; RUN THENCE SOUTHERLY 85 FEET ALONG SAID LINE OF THE POINT OF BEGINNING.

PROPERTY ADDRESS
4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140

MIAMI-DADE FLOOD CRITERIA MAP
ELEVATION = +7.50' N.G. V.D. 1929, PLAT BOOK 120, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

OWNER / FOLIO: OWNER'S CONTACT INFORMATION
NAME: ERNESTO AND ASHLEY ARGUELLO
ADDRESS: 4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140
PHONE NUMBER: (305) 496-0827, EMAIL: ErnestoArguello@me.com

DEVELOPMENT INFORMATION
OWNER: ERNESTO AND ASHLEY ARGUELLO
4230 NORTH BAY ROAD, MIAMI BEACH, FL 33140
FOLIO NUMBER: 02-3222-011-0390

DEVELOPMENT INFORMATION:
PROPOSED LOT 1 CONTAINING 7,769 SQUARE FEET +/- OR 0.18 ACRES +/-
PROPOSED 3,655 SQ. FT. SINGLE FAMILY RESIDENCE
ZONING NOTE: RS-4 - SINGLE-FAMILY RESIDENTIAL

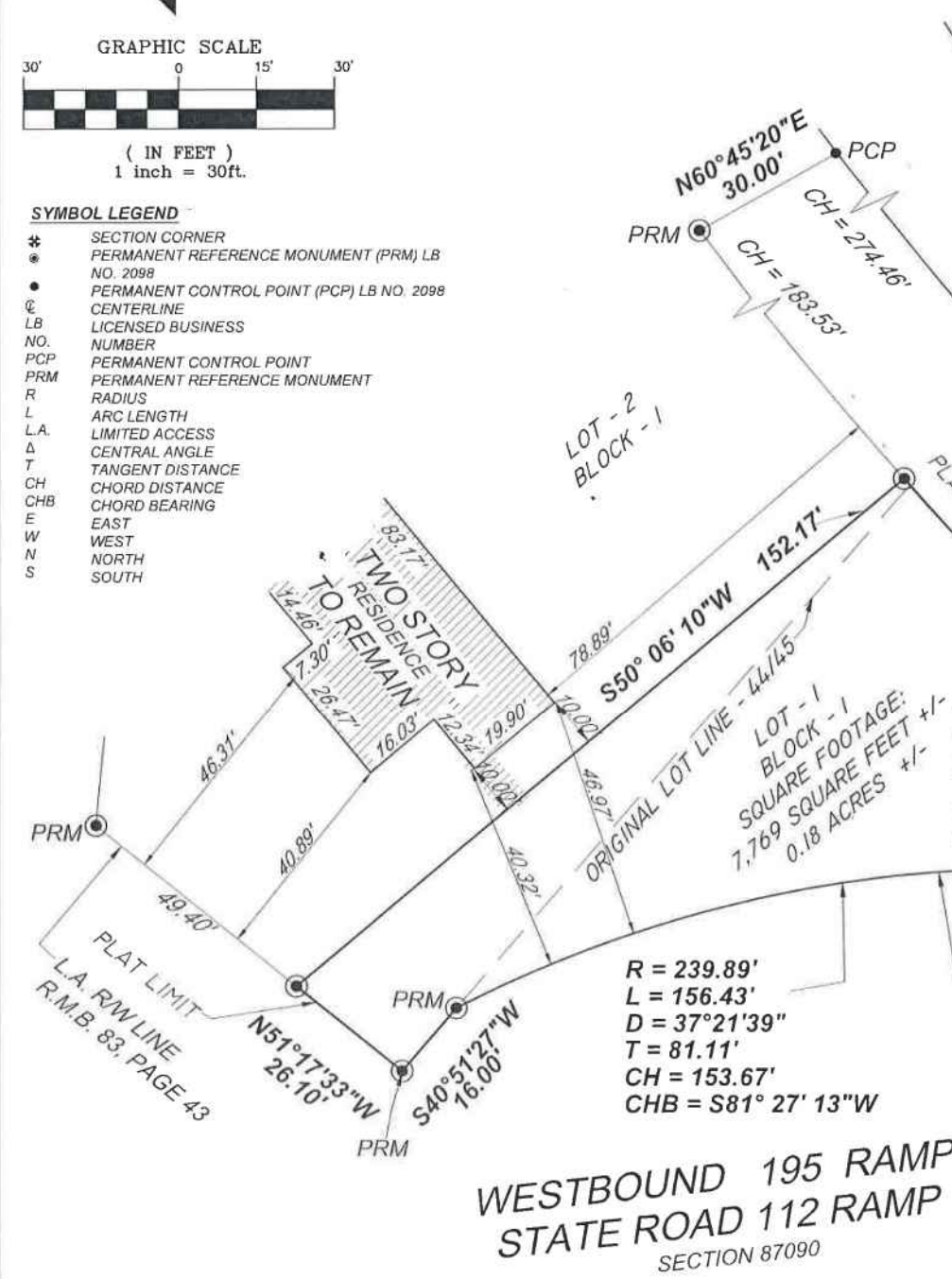
SURVEYOR'S REFERENCE
"NAUTILUS SUBDIVISION" PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTE

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE OF WESTERLY LINE OF SUBJECT PROPERTY = (N51°17'33"W)
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND REFERENCED TO THE FOLLOWING BENCHMARK: MIAMI-DADE COUNTY B.M. # D-106 ELEV. = 3.20 AND B.M. # D-157-R ELEV. = 4.93
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
- TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

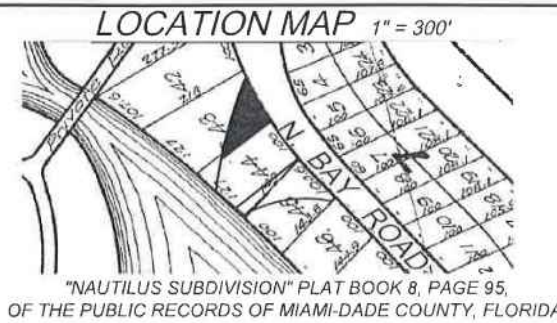
Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410C00000178A221916500003FD7, cn=Francisco F Fajardo
Date: 2023.05.04 13:07:48 -04'00'

Francisco F Fajardo



PROPOSED LOT 3 "NORTH BAY ROAD VILLAS"

BEING A REPLAT OF A PORTION OF LOTS 44,45 IN BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.



PROPERTY ADDRESS
4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140

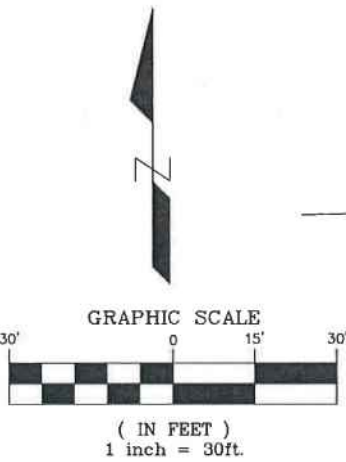
MIAMI-DADE FLOOD CRITERIA MAP
ELEVATION = +7.50' N.G. V.D. 1929, PLAT BOOK 120, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

OWNER / FOLIO: OWNER'S CONTACT INFORMATION
NAME: ERNESTO AND ASHLEY ARGUELLO
ADDRESS: 4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140
PHONE NUMBER: (305) 496-0827, EMAIL: ErnestoArguello@me.com

DEVELOPMENT INFORMATION
OWNER: ERNESTO AND ASHLEY ARGUELLO
4230 NORTH BAY ROAD, MIAMI BEACH, FL 33140
FOLIO NUMBER: 02-3222-011-0390
DEVELOPMENT INFORMATION:
PROPOSED LOT 3 CONTAINING 6,066 SQUARE FEET +/- OR 0.14 ACRES +/-
VACANT - NO PROPOSED DEVELOPMENT AT THIS TIME
ZONING NOTE: RS-4 - SINGLE-FAMILY RESIDENTIAL

SURVEYOR'S REFERENCE
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3. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.
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NORTHBOUND ALTON ROAD RAMP
STATE ROAD NO. 907
SECTION 87037
L.A. R/W LINE
R.M.B. 83, PAGE 43

LOT - 3
BLOCK - 1
6,066 SQUARE FEET +/-
0.14 ACRES +/-
R = 795.86'
L = 162.13'
D = 11°40'21"
T = 81.35'
CH = 161.85'
CHB = N14° 59' 13"E

R = 858.49'
L = 95.76'
D = 6°23'27"
T = 47.93'
CH = 95.71'
CHB = S32° 26' 24"E

ORIGINAL LOT LINE - 43 / 44
45.21'
23.39'
20.40'
23.36'
3.92'
4.14'
3.82'
77.39'
28.96'
17.25'
14.46'
TWO STORY RESIDENCE
TO REMAIN

LOT - 2
BLOCK - 1

WEST 47th STREET
35.00'
BLOCK "C"
SURPRISE LAKE SUBDIVISION
PLAT BOOK 9, PAGE 114
NORTHEAST CORNER OF
SE 1/4 OF SE 1/4 OF NE 1/4
OF SECTION 22-53-42

LEGAL DESCRIPTION:

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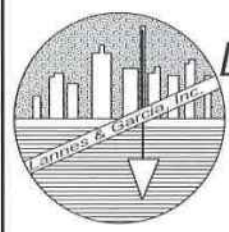
SYMBOL LEGEND

*	SECTION CORNER
●	PERMANENT REFERENCE MONUMENT (PRM) LB NO. 2098
●	PERMANENT CONTROL POINT (PCP) LB NO. 2098
○	CENTERLINE
LB	LICENSED BUSINESS NUMBER
NO.	NUMBER
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
R	RADIUS
L	ARC LENGTH
L.A.	LIMITED ACCESS
Δ	CENTRAL ANGLE
T	TANGENT DISTANCE
CH	CHORD DISTANCE
CHB	CHORD BEARING
E	EAST
W	WEST
N	NORTH
S	SOUTH

Francisco Fajardo
co F
Fajardo
Digitally signed by Francisco Fajardo
DN: c=US, o=Lannes and Garcia Inc., dnQualifier=A01410C0000178A221916500093FD7, cn=Francisco Fajardo
Date: 2023.05.04 13:04:09 -0400



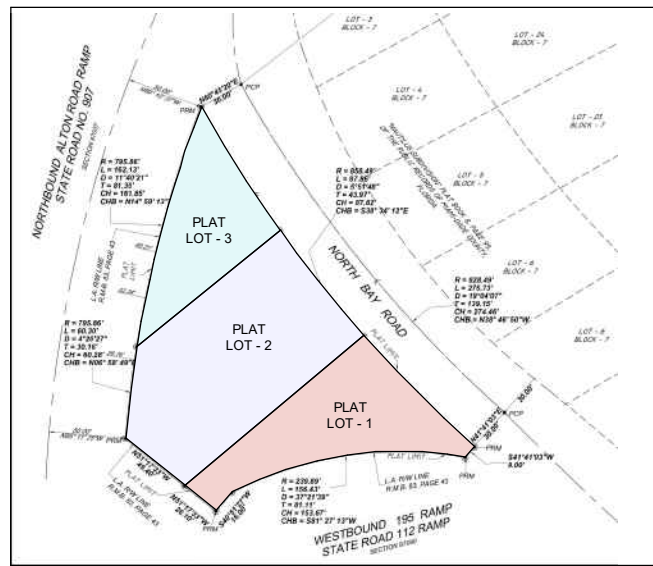
SPECIFIC PURPOSE SURVEY
I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767



PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE: 06/13/2022 SCALE: 1" = 30' DWG. No.: 269187-D3

N.T.S.



KEY MAP
N.T.S.

PLAT LOT 3

MIAMIBEACH

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

ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140-2864 – LOT 3			
2	Folio number(s):				
3	Board and file numbers:	N/A			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	7.5' NGVD (7.5'+5' FB)	Grade value in NGVD:	3.10' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.5'+3.10'/2 = 5.3' NGVD	Free board:	5'-0"	
7	Lot Area:	6,066 sf (0.14 ac)			
8	Lot width:	95.76 ft. – 0 ft.	Lot Depth:	119.98 ft. – 0 ft.	
9	Max Lot Coverage SF and %:	1,516 sf (25%) Allowed	Proposed Lot Coverage SF and %:	1,820 sf (30%)	Variance from DRB
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,742 sf (78%)	Rear Yard Open Space SF and %:	493 sf (77%)	
12	Max Unit Size SF and %:	2,426 sf (40%)	Proposed Unit Size SF and %:	3,033 sf (50%)	Variance from DRB
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,750 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 require DRB Approval)		
15			Proposed Second Floor Unit Size SF and %:	1,283 sf (68%)	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	320 sf (25%) (1,283 x 0.25)	
		Required	Existing	Proposed	Deficiencies
17	Height:	31 ft (UNDERSTORY)	N/A	31 ft. / 2 stories	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	20 ft.	
20	Front Second level:	30 ft.	N/A	30 ft.	
21	Side 1:	10 ft.	N/A	10 ft.	
22	Side 2 or (facing street):	10 ft.	N/A	10 ft.	
23	Rear:	20 ft.	N/A	51'-6"	
	Accessory Structure Side 1:		N/A	N/A	
	Accessory Structure Side 2 or (facing street):		N/A	N/A	
	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard:	20 ft.	N/A	20 ft.	
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	

PLAT LOT 2

MIAMIBEACH

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

ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140-2864 – LOT 2			
2	Folio number(s):				
3	Board and file numbers:	N/A			
4	Year built:	1934	Zoning District:	RS-4	
5	Based Flood Elevation:	7.50' NGVD (7.5'+5' FB)	Grade value in NGVD:	3.10' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.5'+3.10'/2=5.3' NGVD	Free board:	5'-0"	
7	Lot Area:	13,311 sf (0.30 ac)			
8	Lot width:	87.86 ft. – 49.40 ft.	Lot Depth:	152.17 ft. – 119.98 ft.	
9	Max Lot Coverage SF and %:	3,328 sf (25%)	Existing Lot Coverage SF and %:	1,950 sf (15%)	
10	Existing Lot Coverage SF and %:	1,950 sf (15%)	Lot coverage deducted (garage-storage) SF:	500 sf	
11	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %:	N/A	
12	Max Unit Size SF and %:	5,324 sf (40%)	Proposed Unit Size SF and %:	3,855 sf (29%) existing	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	N/A	
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 require DRB Approval)		
15			Proposed Second Floor Unit Size SF and %:	N/A	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24 ft.	2 Story	2 story	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	0	
20	Front Second level:	30 ft.	N/A	0	
21	Side 1:	10'-0"	N/A	0	
22	Side 2 or (facing street):	10'-0"	N/A	0	
23	Rear:	20'-0"	N/A	0	
	Accessory Structure Side 1:		N/A	N/A	
	Accessory Structure Side 2 or (facing street):		N/A	N/A	
	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard:	20'-0"	N/A	0	
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	

Notes:

PLAT LOT 1

MIAMIBEACH

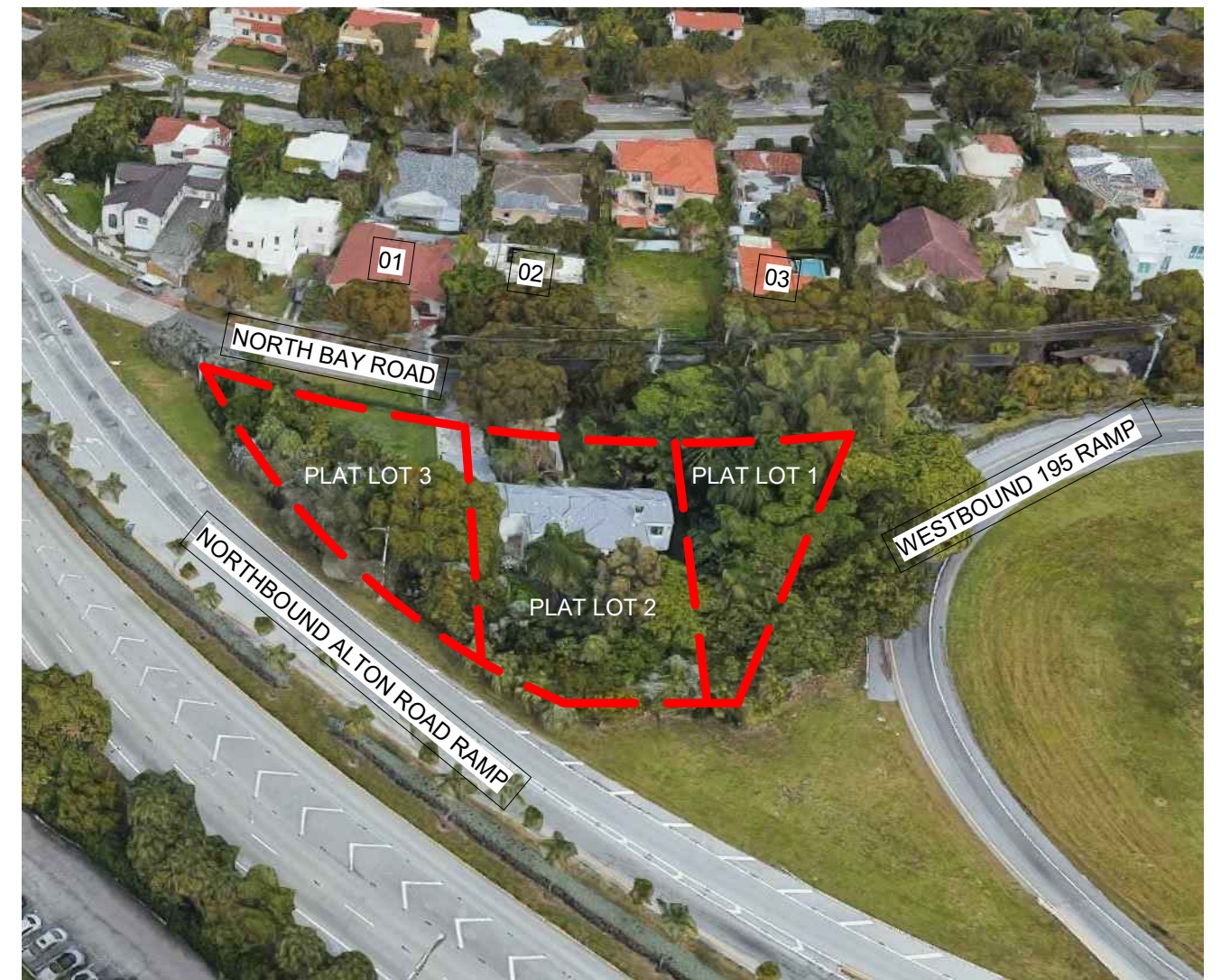
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139. www.miamibeachfl.gov
305.673.7550

ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140-2864 – LOT 1			
2	Folio number(s):				
3	Board and file numbers:	N/A			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	7.5' NGVD (7.5'+5' FB)	Grade value in NGVD:	3.10' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.5'+3.10'/2 = 5.3' NGVD	Free board:	5'-0"	
7	Lot Area:	7,769 sf (0.18 ac)			
8	Lot width:	102.10 ft. – 26.10 ft.	Lot Depth:	152.17 ft.	
9	Max Lot Coverage SF and %:	1,942 sf (25%) Allowed	Proposed Lot Coverage SF and %:	2,331 sf (30%)	Variance from DRB
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,742 sf (78%)	Rear Yard Open Space SF and %:	493 sf (77%)	
12	Max Unit Size SF and %:	3,108 sf (40%)	Proposed Unit Size SF and %:	3,884 sf (50%)	Variance from DRB
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,030 sf	340 sf (understory)
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 require DRB Approval)		
15			Proposed Second Floor Unit Size SF and %:	1,514 sf (75%)	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	379 sf (25%) (1,514 x 0.25)	
		Required	Existing	Proposed	Deficiencies
17	Height:	31 ft (UNDERSTORY)	N/A	31 ft. / 2 stories	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	20 ft.	
20	Front Second level:	30 ft.	N/A	30 ft.	
21	Side 1:	10 ft.	N/A	10 ft.	
22	Side 2 or (facing street):	10 ft.	N/A	10 ft.	
23	Rear:	20 ft.	N/A	51'-6"	
	Accessory Structure Side 1:		N/A	N/A	
	Accessory Structure Side 2 or (facing street):		N/A	N/A	
	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard:	20 ft.	N/A	20 ft.	
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	



EAST AERIAL VIEW



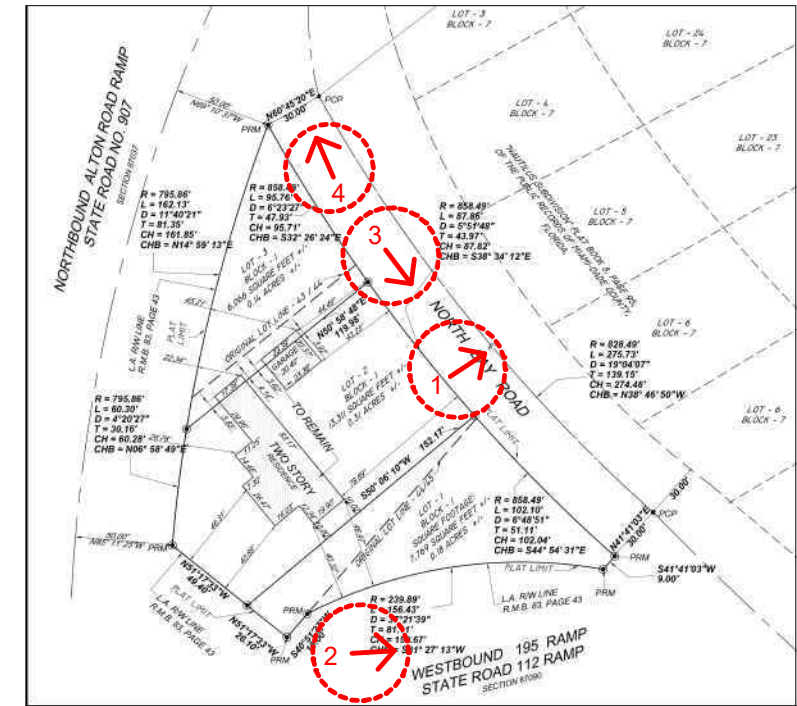
NORTHEAST AERIAL VIEW



1



2



KEY MAP
N.T.S.



3



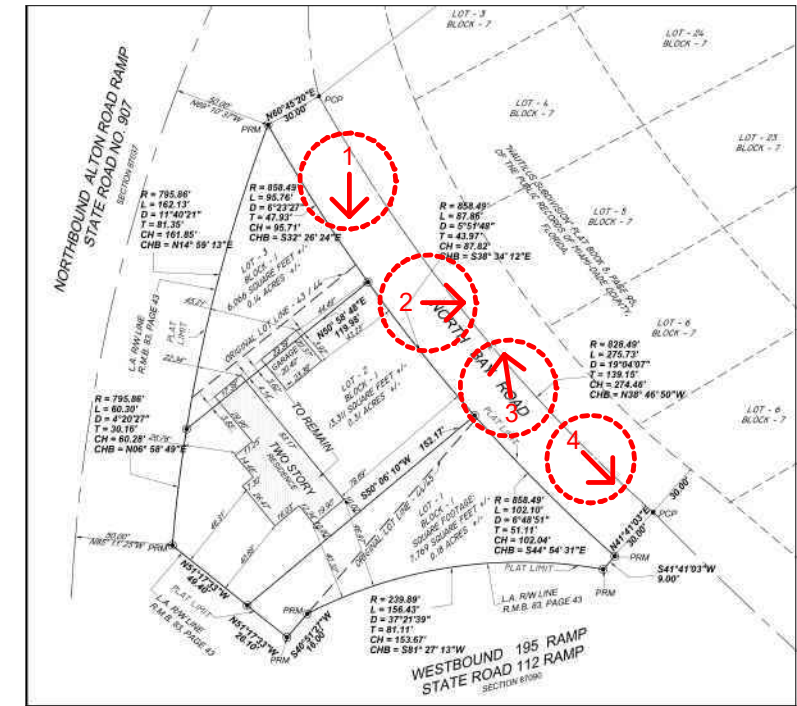
4



1



2



KEY MAP
N.T.S.



3



4



EXISTING HOUSE - LOT 2



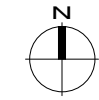
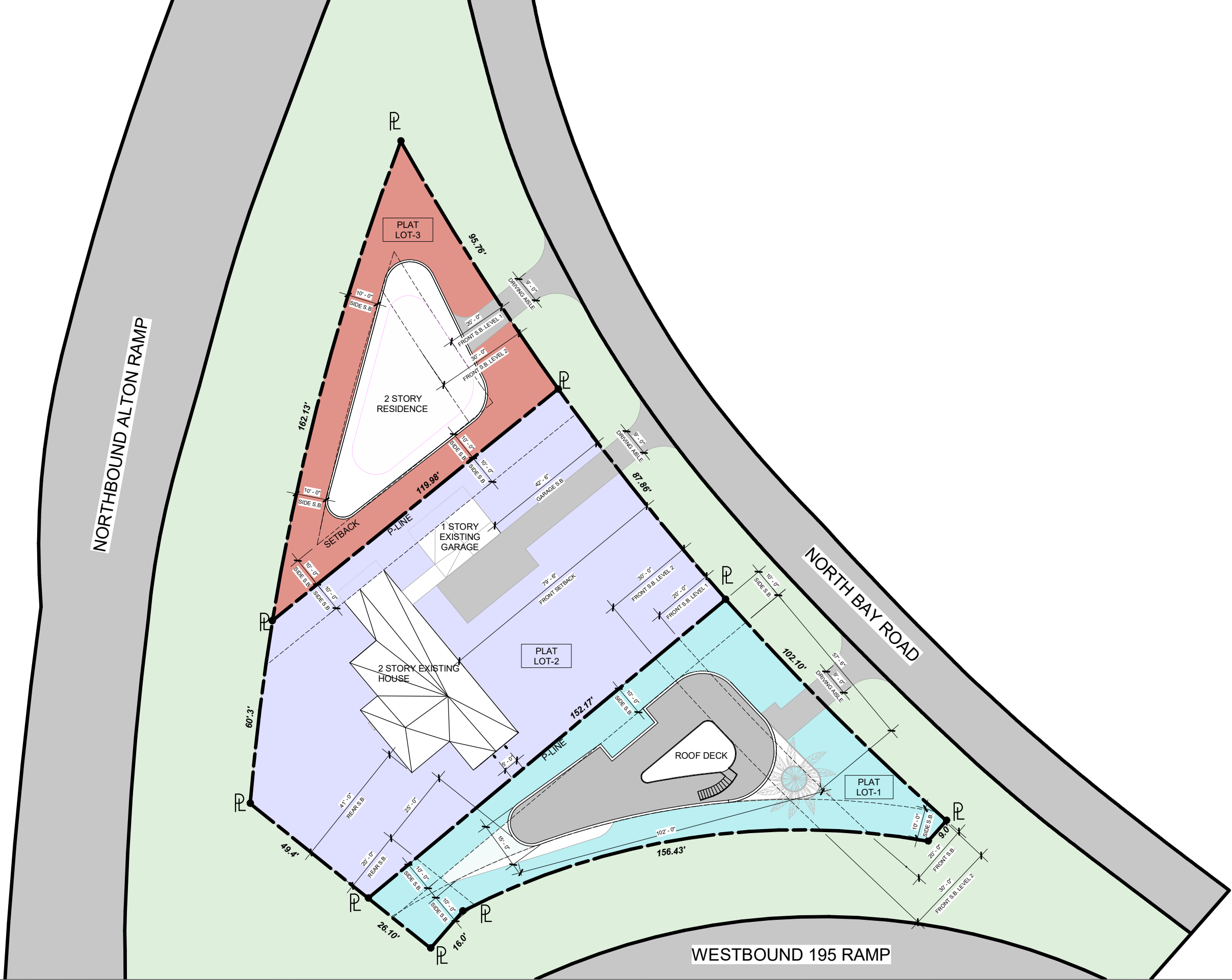
EXISTING HOUSE - LOT 2



EXISTING HOUSE - LOT 2



EXISTING HOUSE - LOT 2





WESTBOUND 195 RAMP

NORTHBOUND ALTON ROAD RAMP

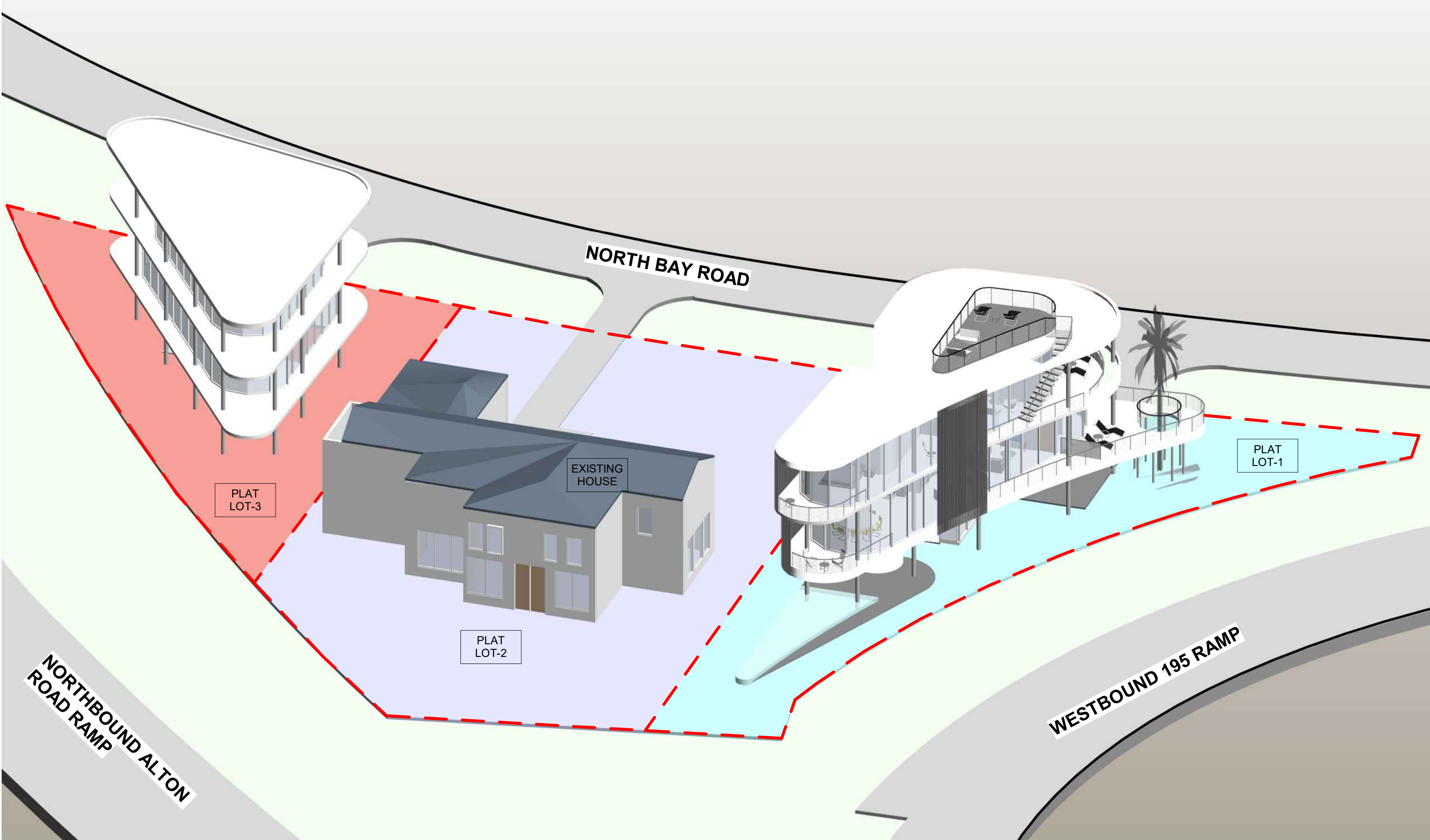
PLAT LOT-1

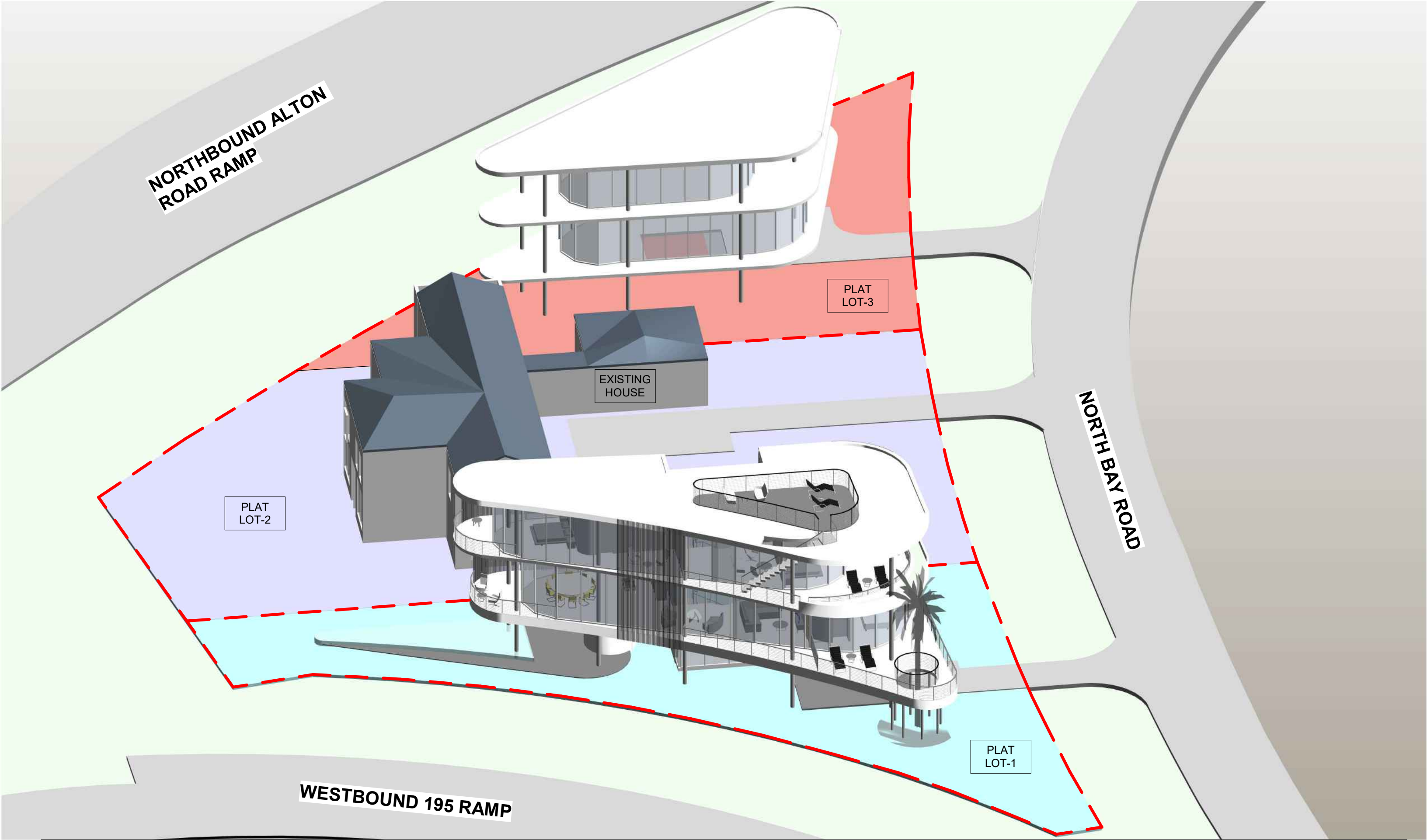
EXISTING HOUSE

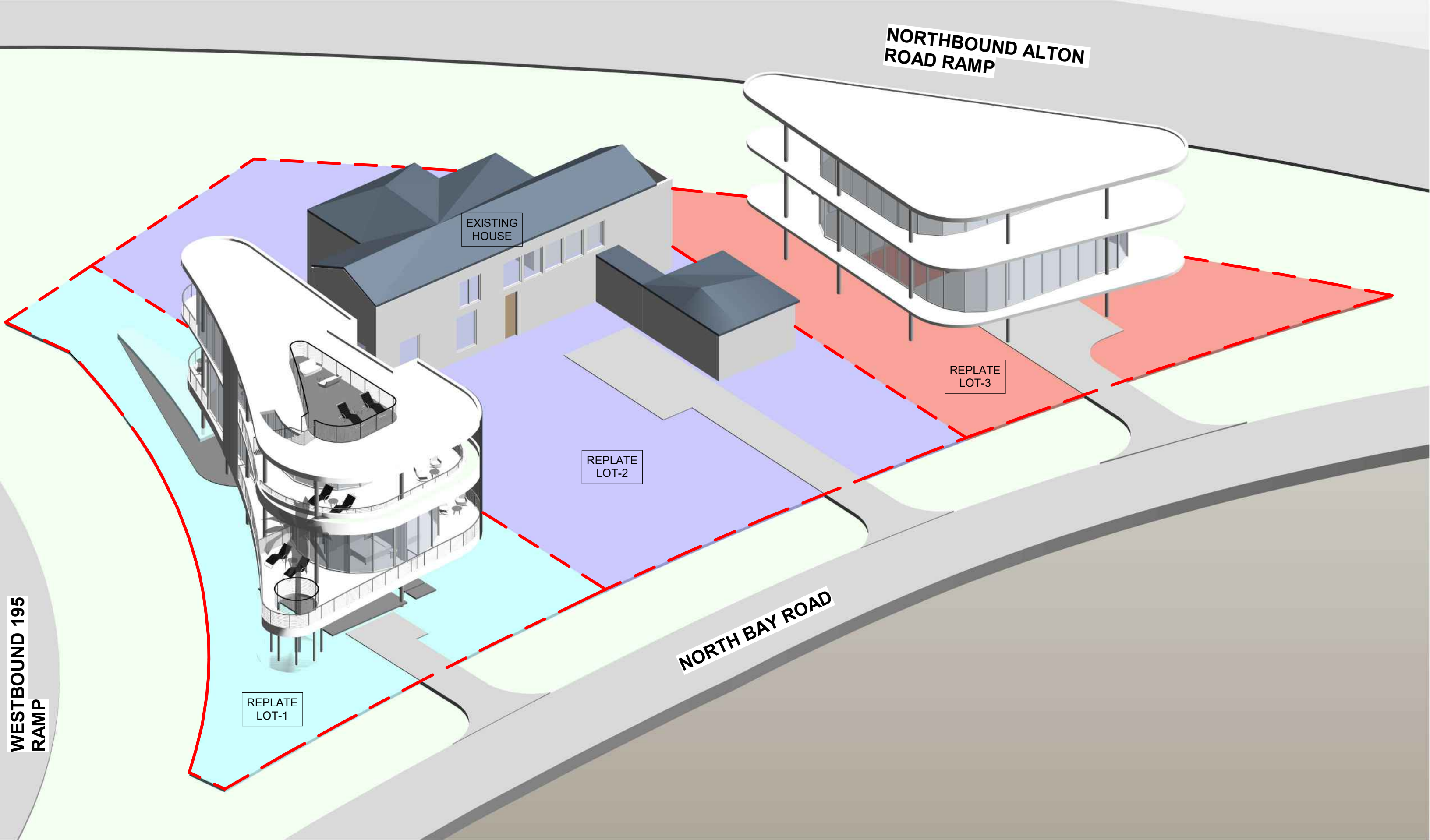
PLAT LOT-2

NORTH BAY ROAD

PLAT LOT-3







NORTHBOUND ALTON ROAD RAMP

EXISTING HOUSE

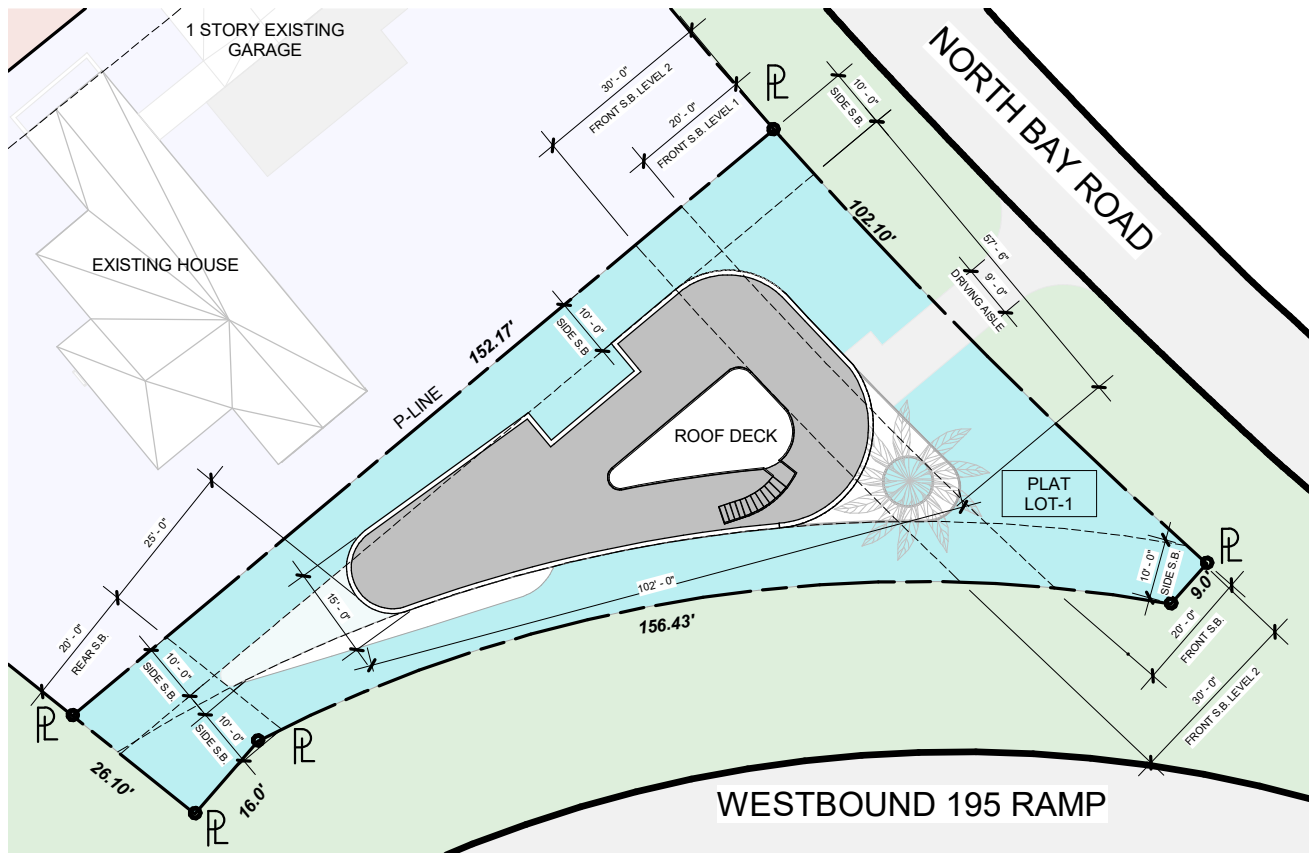
REPLATE LOT-3

REPLATE LOT-2

REPLATE LOT-1

NORTH BAY ROAD

WESTBOUND 195 RAMP



1 SITE PLAN PLAT LOT - 1
1/32" = 1'-0"

ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140-2864 – LOT 1			
2	Folio number(s):				
3	Board and file numbers:	N/A			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	7.5' NGVD (7.5'+5' FB)	Grade value in NGVD:	3.10' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.5'+3.10'/2 = 5.3' NGVD	Free board:	5'-0"	
7	Lot Area:	7,769 sf (0.18 ac)			
8	Lot width:	102.10 ft. – 26.10 ft.	Lot Depth:	152.17 ft.	
9	Max Lot Coverage SF and %:	1,942 sf (25%) Allowed	Proposed Lot Coverage SF and %:	2,331 sf (30%) Variance from DRB	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,742 sf (78%)	Rear Yard Open Space SF and %:	493 sf (77%)	
12	Max Unit Size SF and %:	3,108 sf (40%)	Proposed Unit Size SF and %:	3,884 sf (50%) Variance from DRB	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,030 sf 340 sf (understory)	
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 require DRB Approval)		
15			Proposed Second Floor Unit Size SF and %:	1,514 sf (75%)	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	379 sf (25%) (1,514 x 0.25)	
		Required	Existing	Proposed	Deficiencies
17	Height:	31 ft (UNDERSTORY)	N/A	31 ft. / 2 stories	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	20 ft.	
20	Front Second level:	30 ft.	N/A	30 ft.	
21	Side 1:	10 ft.	N/A	10 ft.	
22	Side 2 or (facing street):	10 ft.	N/A	10 ft.	
23	Rear:	20 ft.	N/A	51'-6"	
	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard:	20 ft.	N/A	20 ft.	
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	



*FOR GRAPHIC REPRESENTATION ONLY



*FOR GRAPHIC REPRESENTATION ONLY



*FOR GRAPHIC REPRESENTATION ONLY






EXISTING HOUSE
2 STORIES

NORTH BAY ROAD

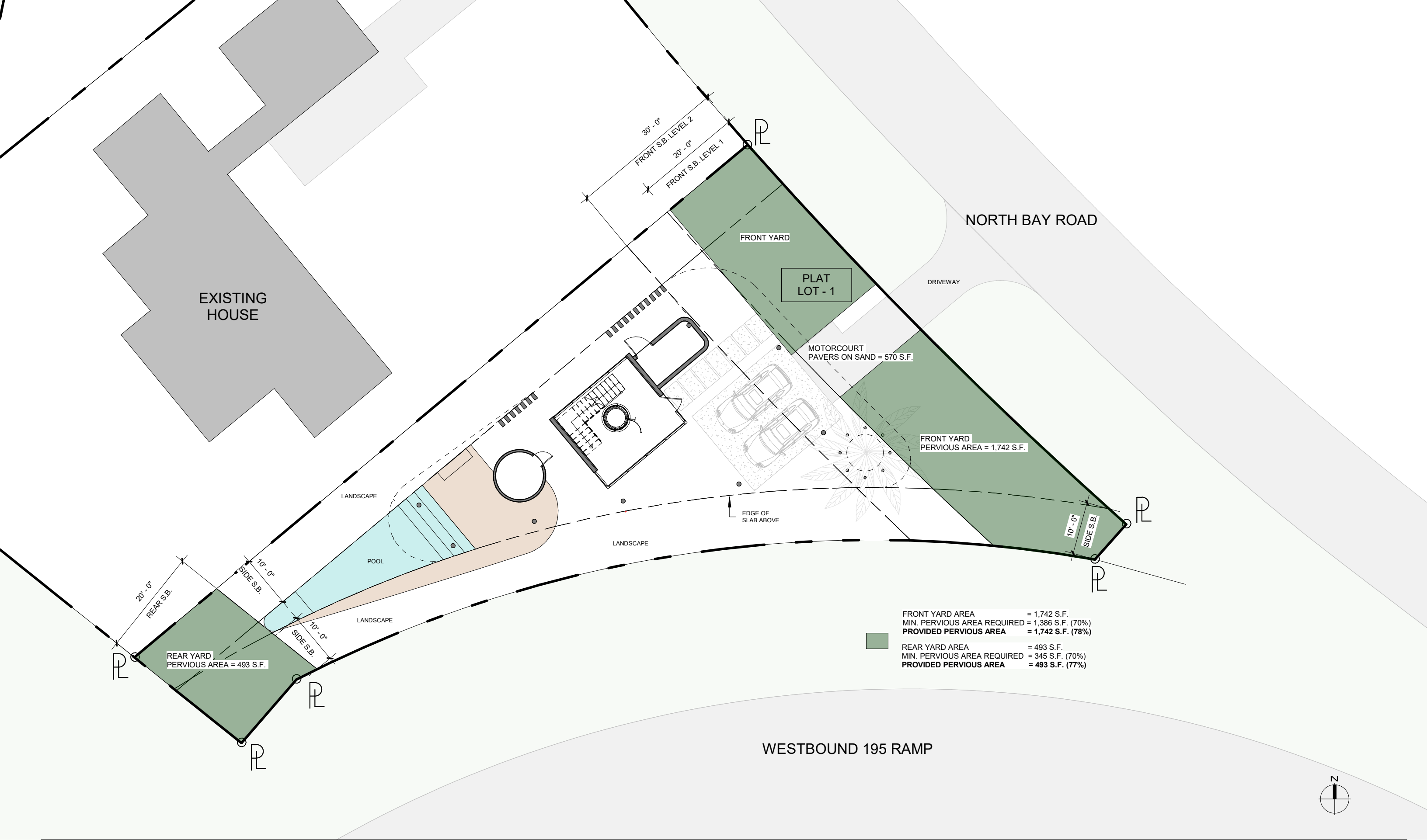
PLAT
LOT - 1

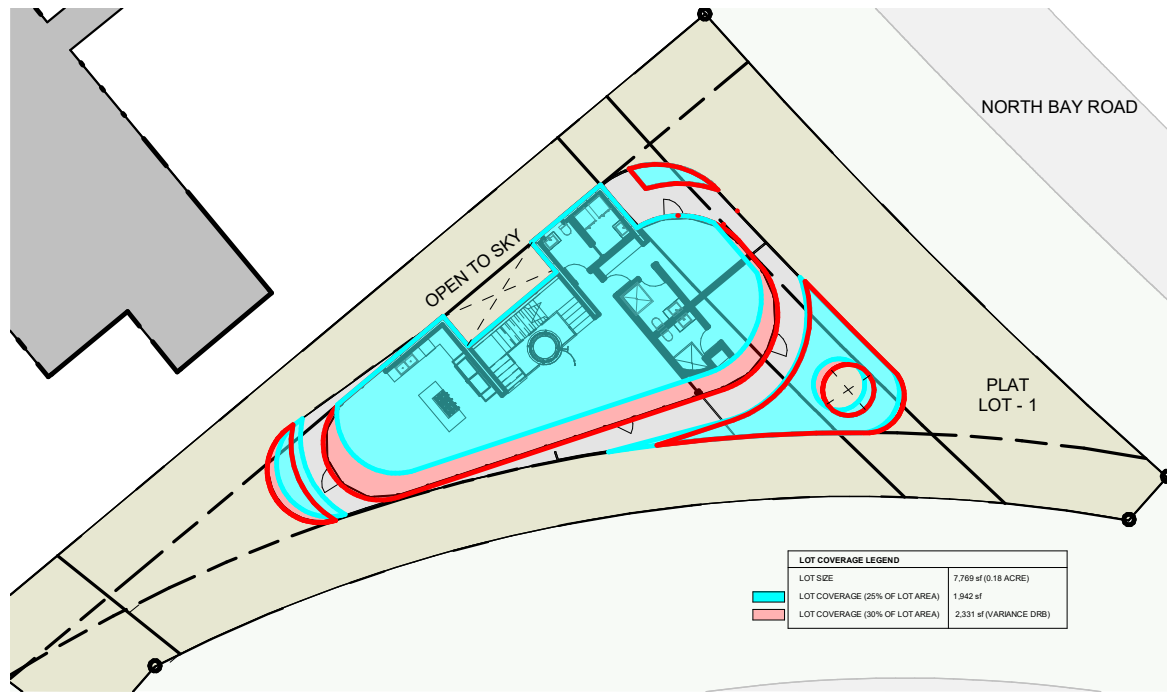
LOT COVERAGE LEGEND	
LOT SIZE	7,769 sf (0.18 ACRE)
MAX. LOT COVERAGE	1,942 sf (25%)
 LOT COVERAGE PROVIDED	2,331 sf (30%) VARIANCE DRB



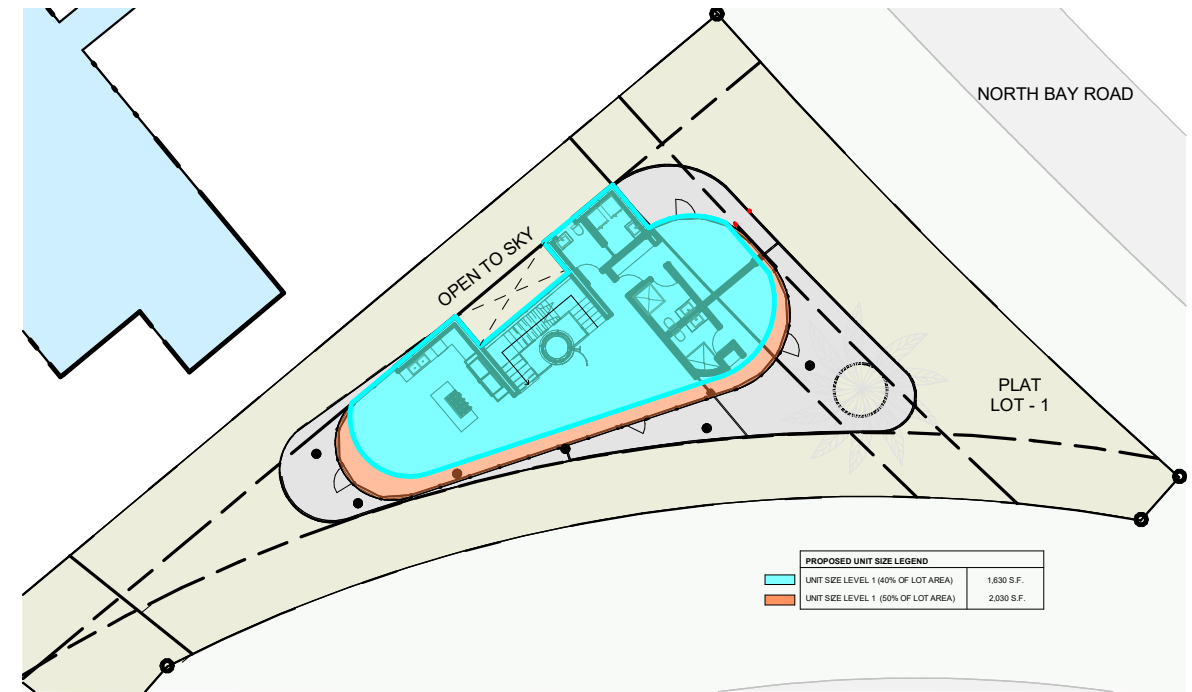


PROPOSED UNIT SIZE LEGEND	
	UNIT SIZE LEVEL 2
	1514 S.F.

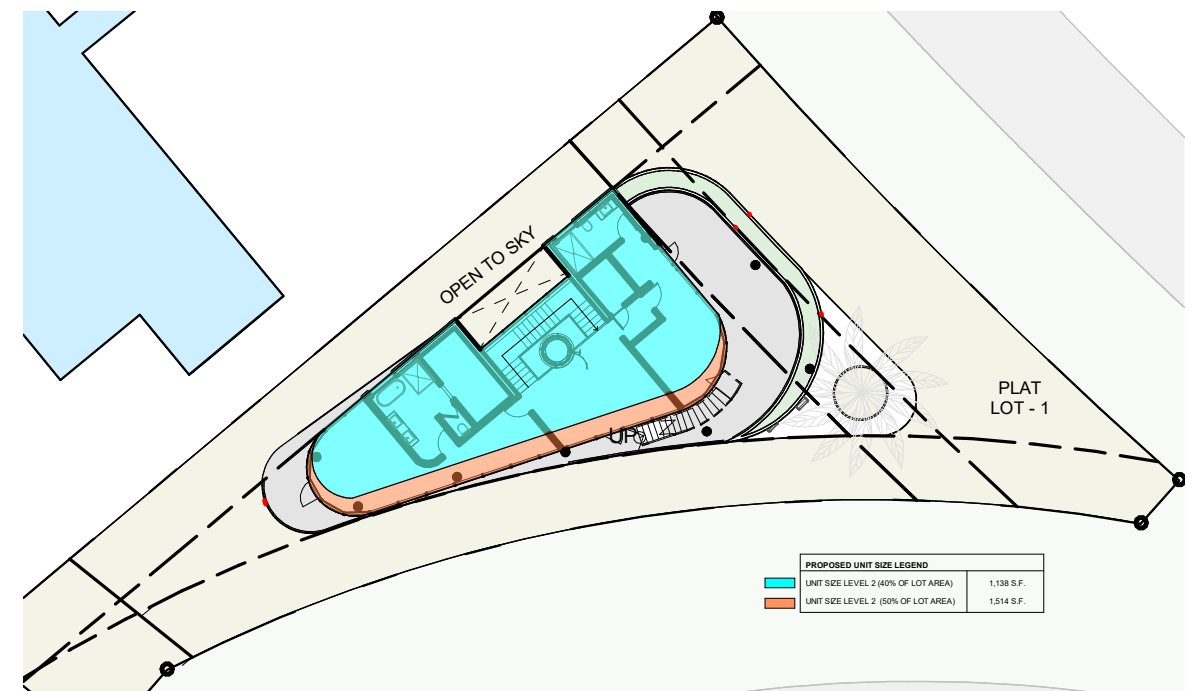




3 LOT COVERAGE WAIVER DIAGRAM
1" = 30'-0"

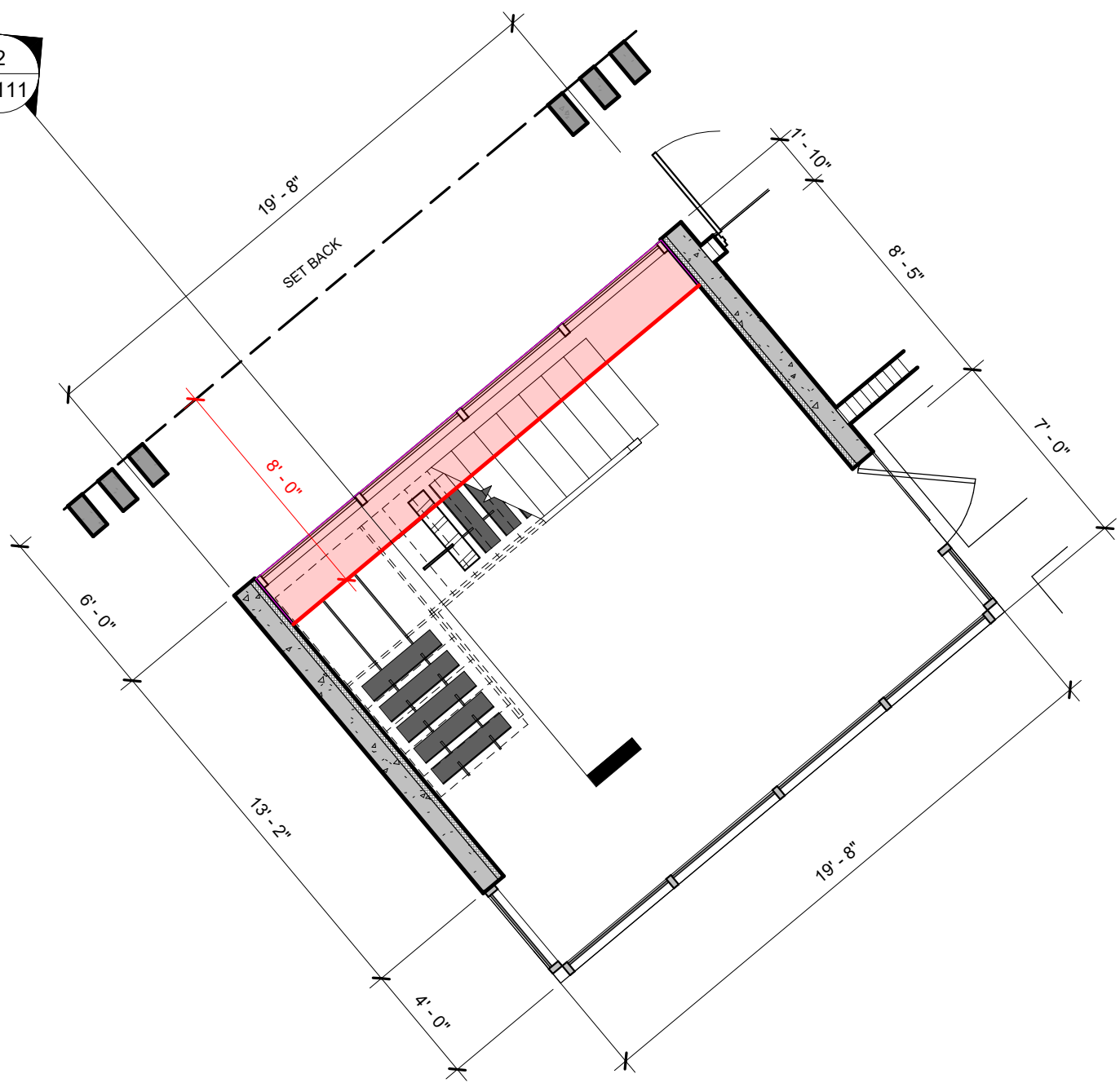


2 LEVEL 1 UNIT SIZE WAIVER DIAGRAM
1" = 30'-0"

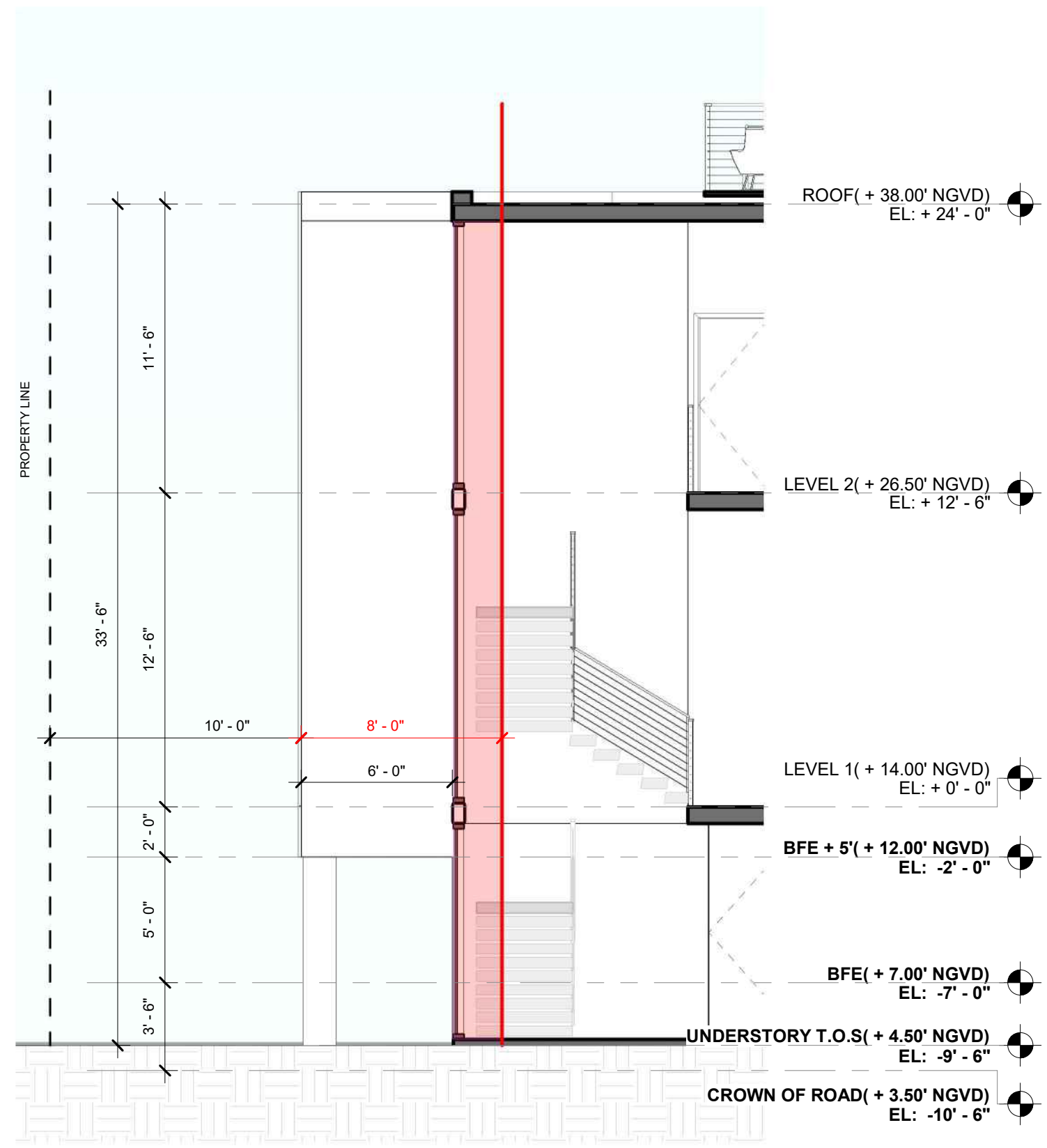


1 LEVEL 2 UNIT SIZE WAIVER DIAGRAM
1" = 30'-0"

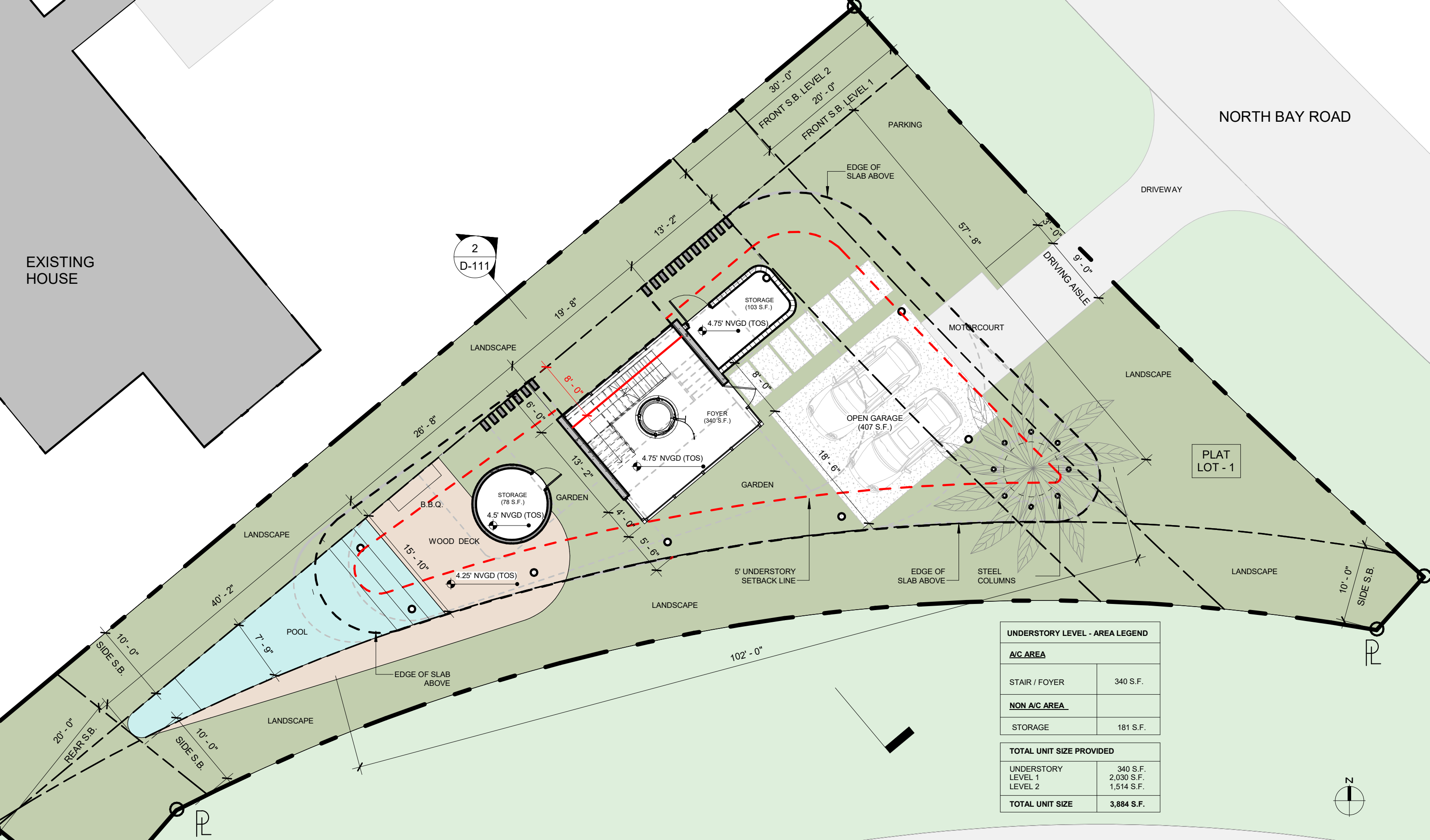
2
D-111



1 OPEN AREA DIAGRAM - PLAT LOT 1
3/16" = 1'-0"



2 SECTION OPEN AREA DIAGRAM - PLAT LOT - 1
3/16" = 1'-0"



2
D-111

PLAT LOT - 1

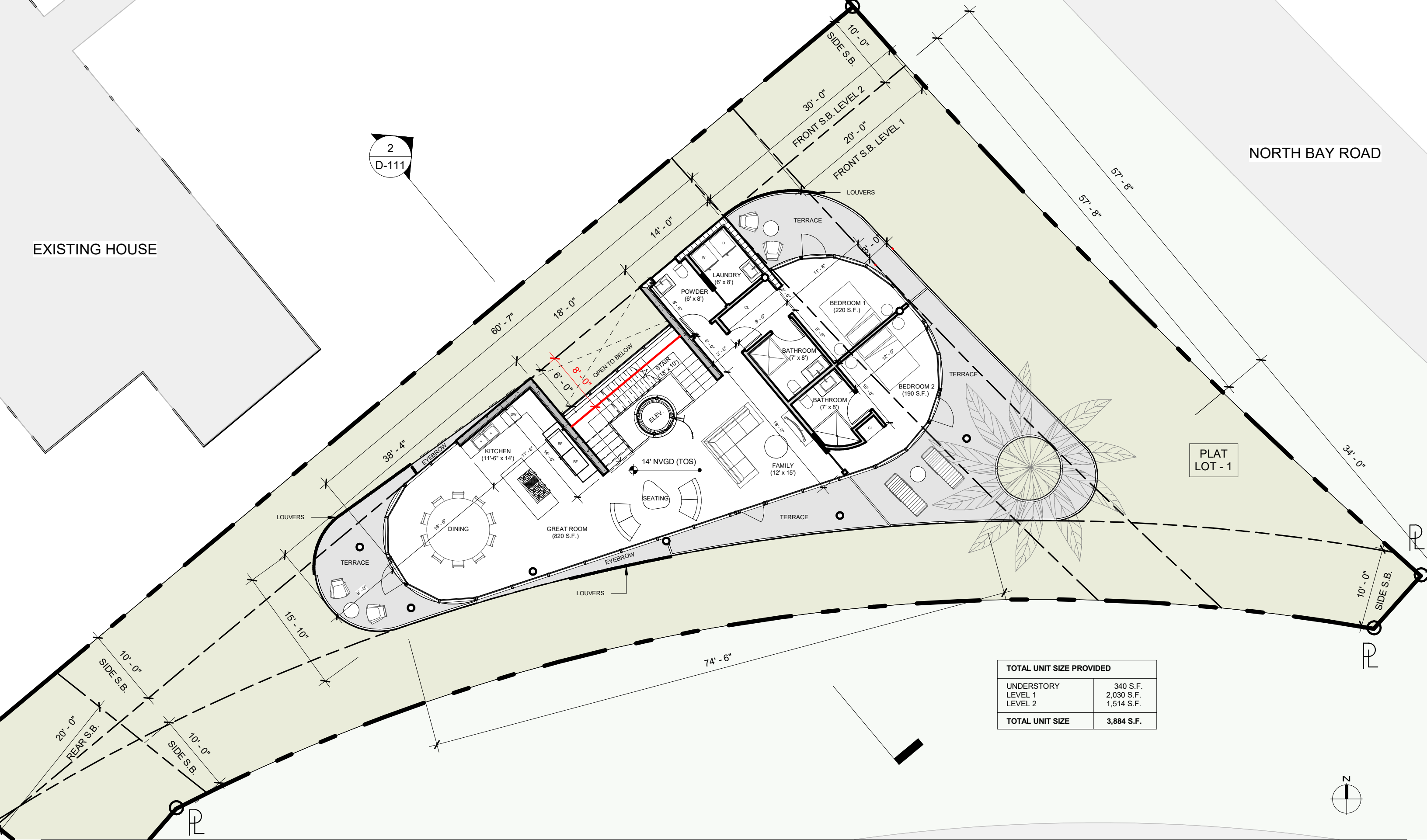
UNDERSTORY LEVEL - AREA LEGEND	
A/C AREA	
STAIR / FOYER	340 S.F.
NON A/C AREA	
STORAGE	181 S.F.
TOTAL UNIT SIZE PROVIDED	
UNDERSTORY	340 S.F.
LEVEL 1	2,030 S.F.
LEVEL 2	1,514 S.F.
TOTAL UNIT SIZE	3,884 S.F.

2
D-111

EXISTING HOUSE

NORTH BAY ROAD

PLAT LOT - 1



TOTAL UNIT SIZE PROVIDED	
UNDERSTORY	340 S.F.
LEVEL 1	2,030 S.F.
LEVEL 2	1,514 S.F.
TOTAL UNIT SIZE	3,884 S.F.

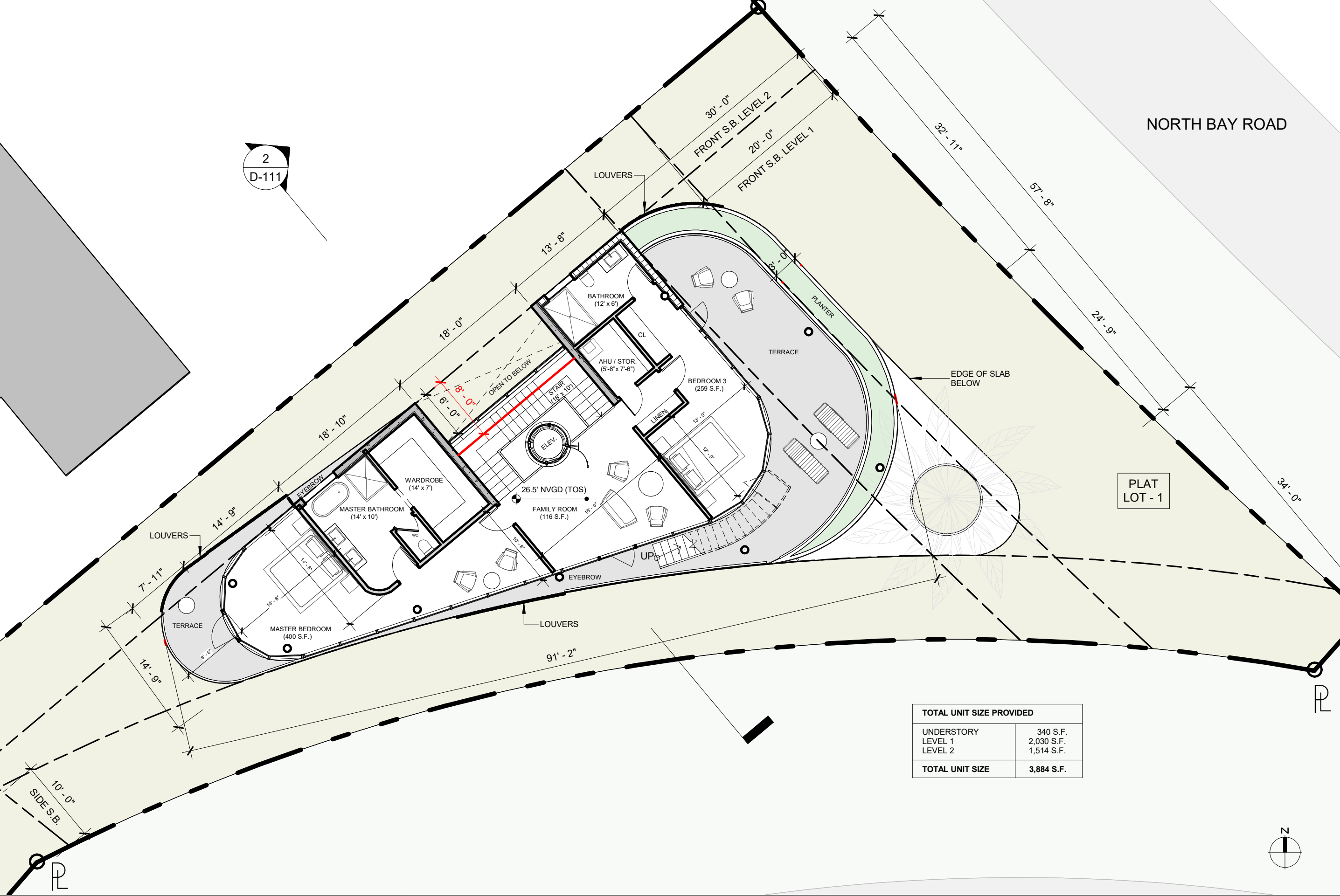


EXISTING HOUSE

2
D-111

NORTH BAY ROAD

PLAT LOT - 1



TOTAL UNIT SIZE PROVIDED	
UNDERSTORY	340 S.F.
LEVEL 1	2,030 S.F.
LEVEL 2	1,514 S.F.
TOTAL UNIT SIZE	3,884 S.F.





EXISTING HOUSE

NORTH BAY ROAD

1
D-120

PLAT
LOT - 1

CONCRETE ROOF
(2,375 S.F.)
38' NVGD (TOS)

10' SETBACK LINE
FROM SLAB EDGE

ROOF DECK
(379 S.F. 25% OF ENCLOSED AREA BELOW)

18'-1"

86'-10"

6'-0"

8'-0"

30'-0"

FRONT S.B. LEVEL 2

20'-0"

FRONT S.B. LEVEL 1

10'-0"

SIDE S.B.

44'-2"

91'-2"

14'-11"

10'-0"

SIDE S.B.

20'-0"

REAR S.B.

10'-0"

SIDE S.B.





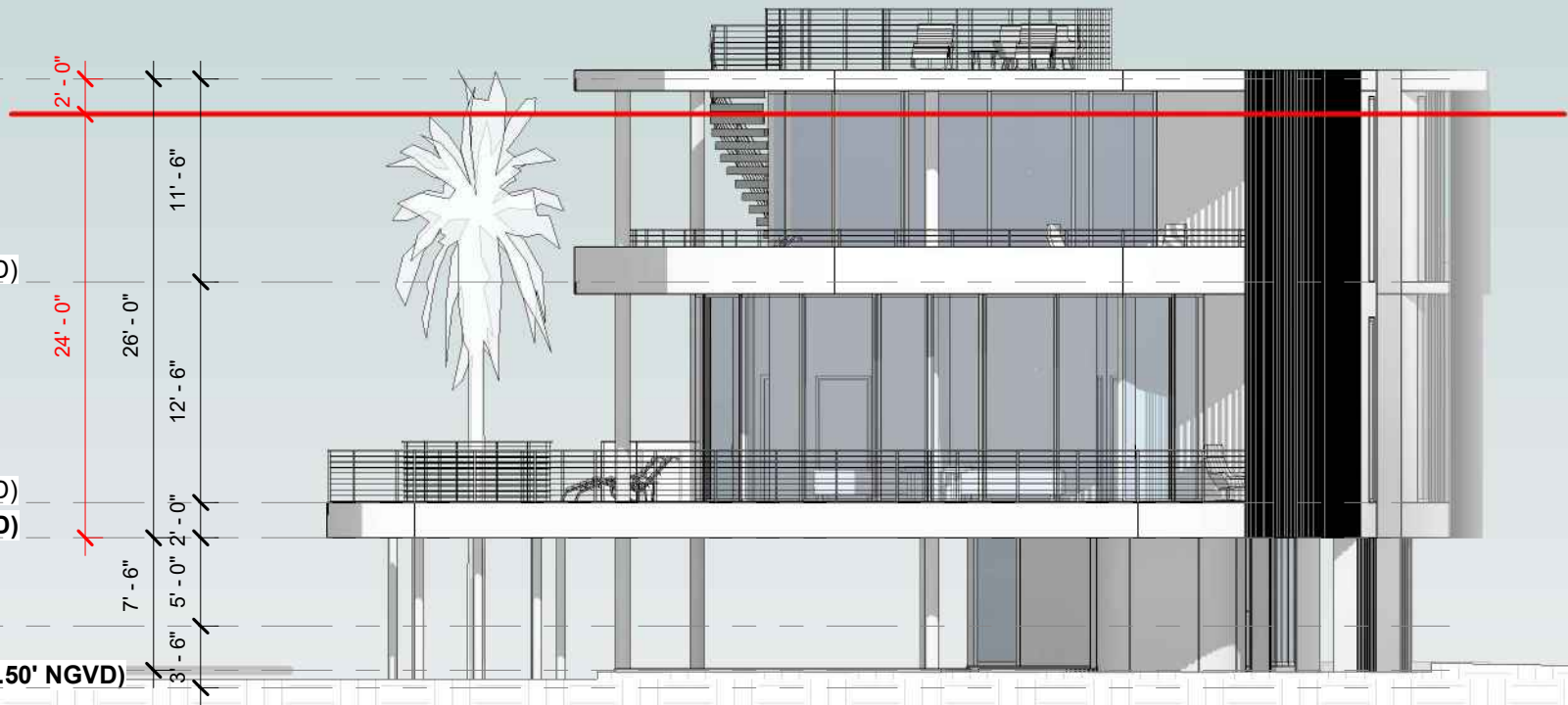
ROOF (+ 38.00' NGVD)
EL: + 24' - 0"

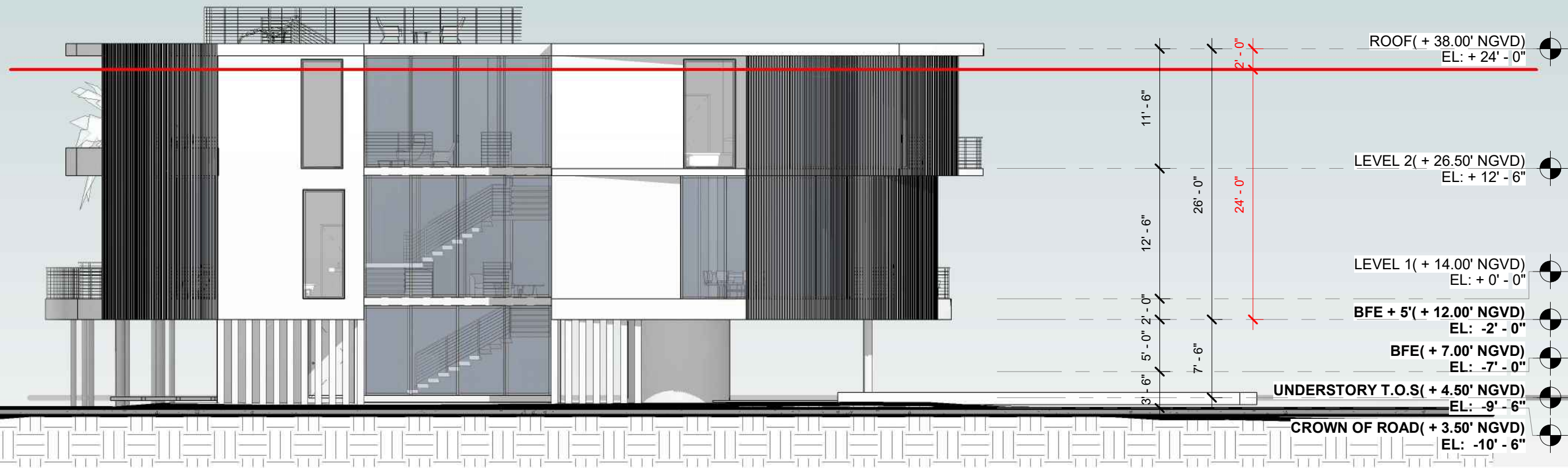
LEVEL 2 (+ 26.50' NGVD)
EL: + 12' - 6"

LEVEL 1 (+ 14.00' NGVD)
BFE + 5' (+ 12.00' NGVD)
EL: -2' - 0"

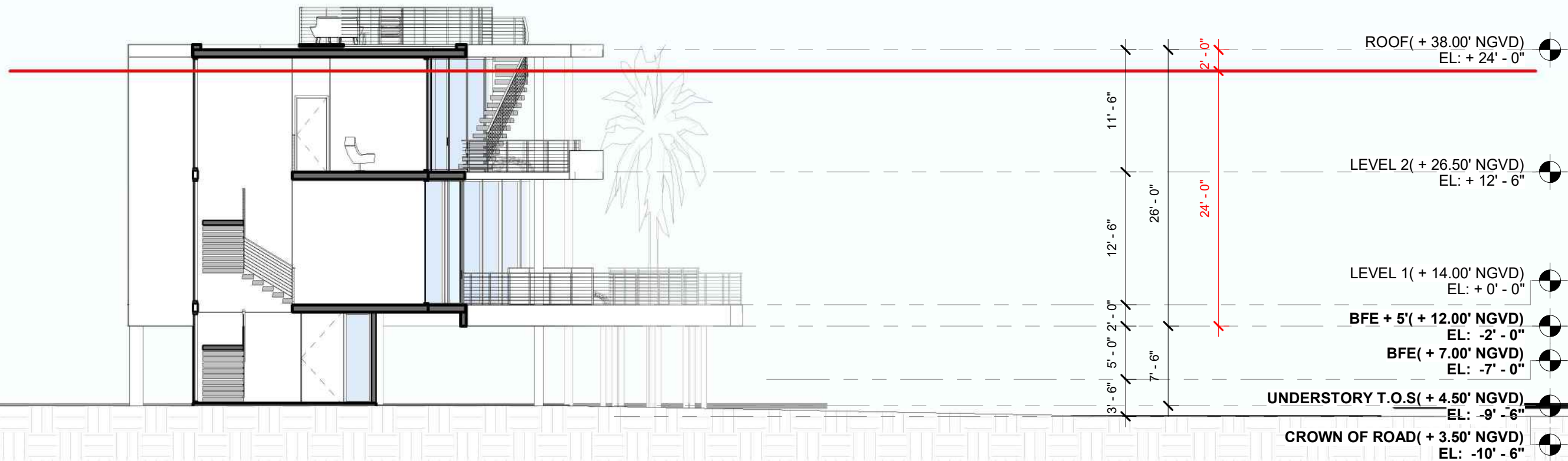
BFE (+ 7.00' NGVD)
EL: -7' - 0"

CROWN OF ROAD (+ 3.50' NGVD)
EL: -10' - 6"



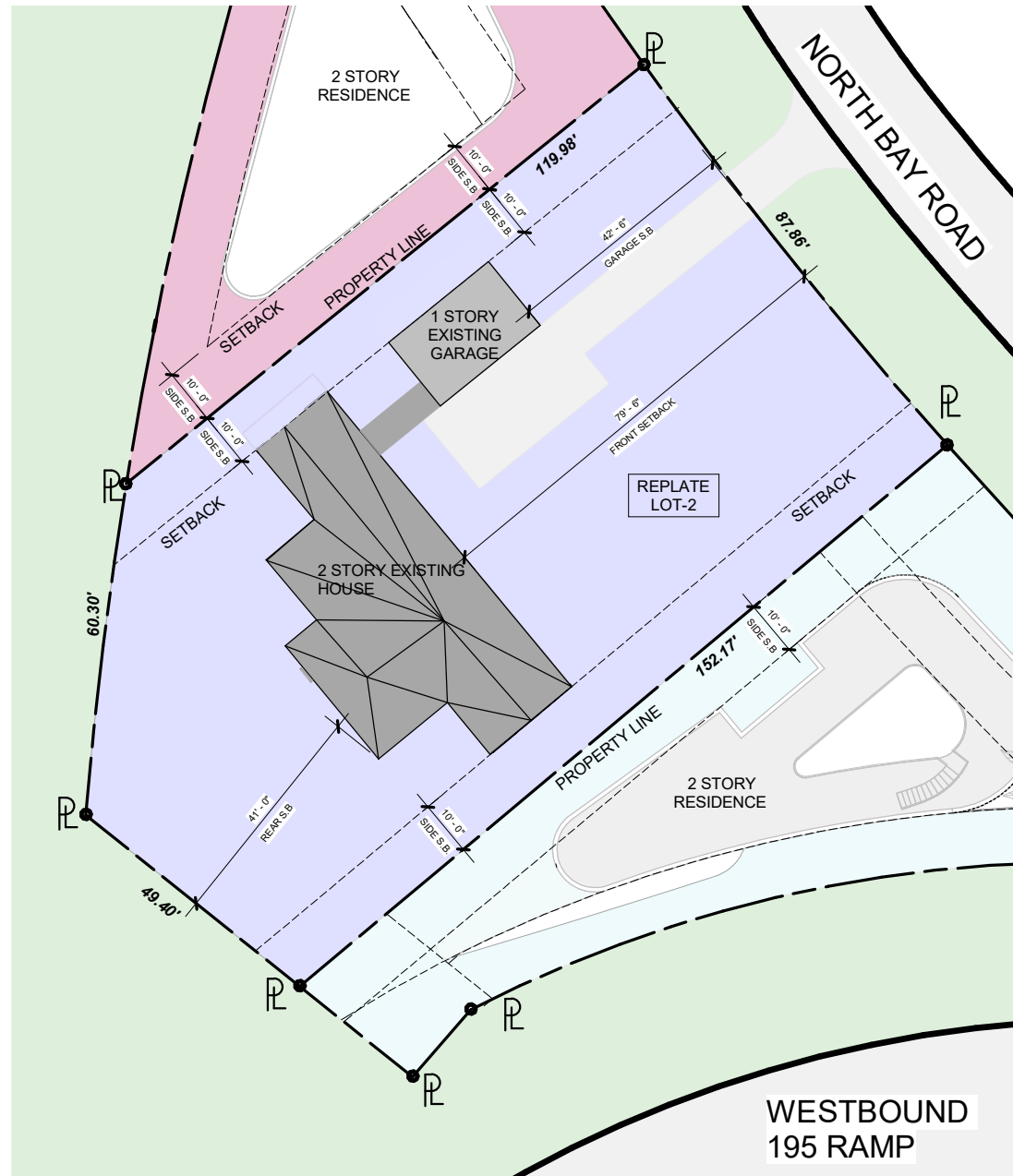








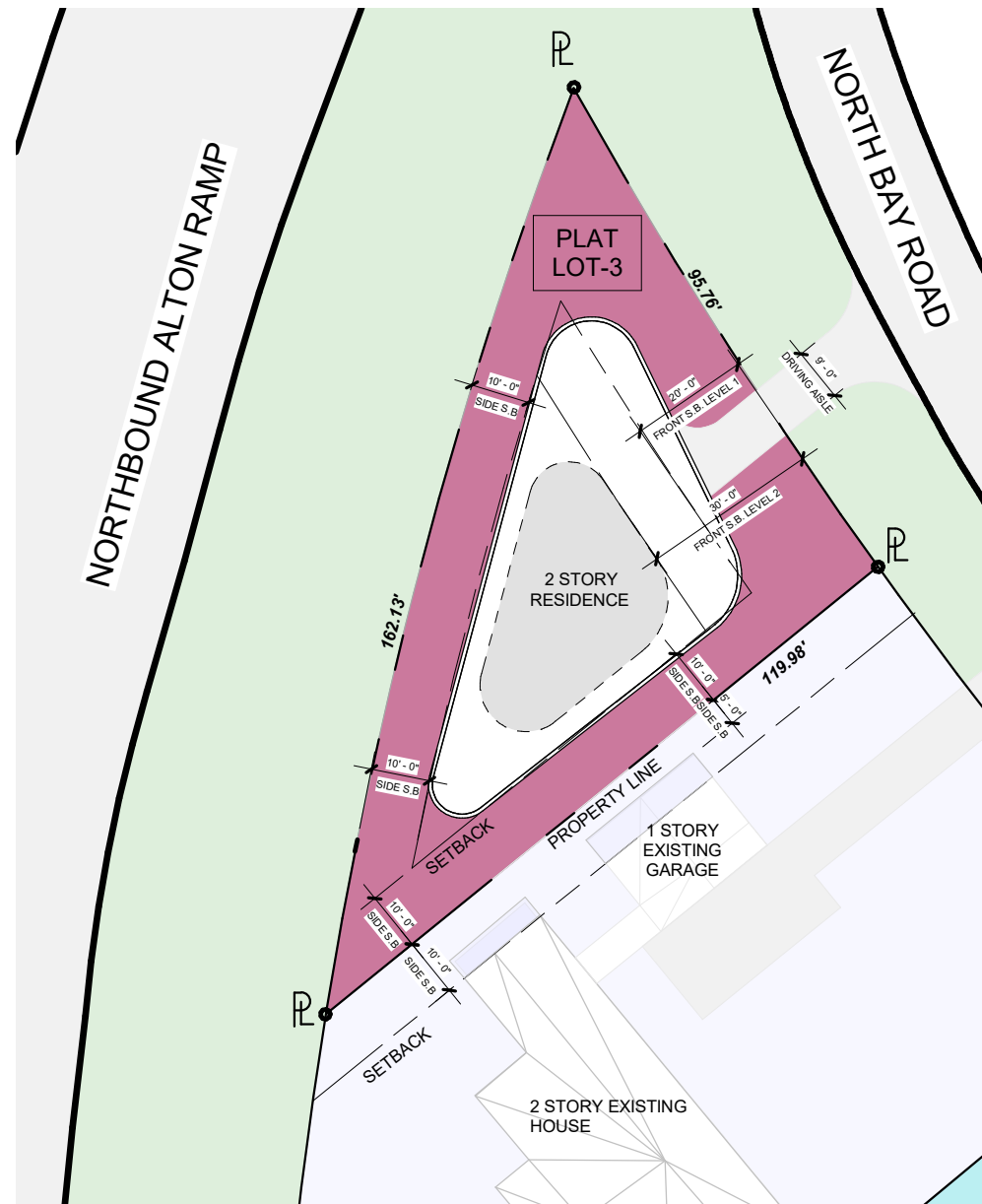
ZONING DATA SHEET



1 SITE PLAN LOT 2
1/32" = 1'-0"

ITEM #	Zoning Information			
1	Address:	4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140-2864 – LOT 2		
2	Folio number(s):			
3	Board and file numbers:	N/A		
4	Year built:	1934	Zoning District:	RS-4
5	Based Flood Elevation:	7.50' NGVD (7.5'+5' FB)	Grade value in NGVD:	3.10' NGVD
6	Adjusted grade (Flood+Grade/2):	7.5'+3.10/2=5.3' NGVD	Free board:	5'-0"
7	Lot Area:	13,311 sf (0.30 ac)		
8	Lot width:	87.86 ft. – 49.40 ft.	Lot Depth:	152.17 ft. – 119.98 ft.
9	Max Lot Coverage SF and %:	3,328 sf (25%)	Existing Lot Coverage SF and %:	1,950 sf (15%)
10	Existing Lot Coverage SF and %:	1,950 sf (15%)	Lot coverage deducted (garage-storage) SF:	500 sf
11	Front Yard Open Space SF and %:	N/A	Rear Yard Open Space SF and %:	N/A
12	Max Unit Size SF and %:	5,324 sf (40%)	Proposed Unit Size SF and %:	3,855 sf (29%) existing
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	N/A
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 require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and %:	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
		Required	Existing	Proposed
17	Height:	24 ft.	2 Story	2 story
18	Setbacks:			
19	Front First level:	20 ft.	N/A	0
20	Front Second level:	30 ft.	N/A	0
21	Side 1:	10'-0"	N/A	0
22	Side 2 or (facing street):	10'-0"	N/A	0
23	Rear:	20'-0"	N/A	0
	Accessory Structure Side 1:		N/A	N/A
24	Accessory Structure Side 2 or (facing street):		N/A	N/A
25	Accessory Structure Rear:		N/A	N/A
26	Sum of Side yard:	20'-0"	N/A	0
27	Located within a Local Historic District?			No
28	Designated as an individual Historic Single Family Residence Site?			No
29	Determined to be Architecturally Significant?			No

Notes:



1 SITE PLAN LOT 3
1/32" = 1'-0"

ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	4230 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140-2864 – LOT 3			
2	Folio number(s):				
3	Board and file numbers:	N/A			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	7.5' NGVD (7.5'+5' FB)	Grade value in NGVD:	3.10' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.5'+3.10'/2 = 5.3' NGVD	Free board:	5'-0"	
7	Lot Area:	6,066 sf (0.14 ac)			
8	Lot width:	95.76 ft. – 0 ft.	Lot Depth:	119.98 ft. – 0 ft.	
9	Max Lot Coverage SF and %:	1,516 sf (25%) Allowed	Proposed Lot Coverage SF and %:	1,820 sf (30%) Variance from DRB	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	1,742 sf (78%)	Rear Yard Open Space SF and %:	493 sf (77%)	
12	Max Unit Size SF and %:	2,426 sf (40%)	Proposed Unit Size SF and %:	3,033 sf (50%) Variance from DRB	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	1,750 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 require DRB Approval)		
15			Proposed Second Floor Unit Size SF and %:	1,283 sf (68%)	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	320 sf (25%) (1,283 x 0.25)	
		Required	Existing	Proposed	Deficiencies
17	Height:	31 ft (UNDERSTORY)	N/A	31 ft. / 2 stories	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	20 ft.	
20	Front Second level:	30 ft.	N/A	30 ft.	
21	Side 1:	10 ft.	N/A	10 ft.	
22	Side 2 or (facing street):	10 ft.	N/A	10 ft.	
23	Rear:	20 ft.	N/A	51'-6"	
	Accessory Structure Side 1:		N/A	N/A	
24	Accessory Structure Side 2 or (facing street):		N/A	N/A	
25	Accessory Structure Rear:		N/A	N/A	
26	Sum of Side yard:	20 ft.	N/A	20 ft.	
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	

