

# PB23-0599: 1120 Bay Drive Lot Split

July 25, 2023 Planning Board Meeting – Item No. 15



# Context



# Summary of Requested Lot Split

**Existing Lot:** 26, 711 SF (0.61 acres)

**Proposed Lots:**

- Lot 9: 8,904 SF (0.2 acres)
- Lot 10: 8,904 SF (0.2 acres)
- Lot 11: 8,904 SF (0.2 acres)



# Proposed Homes

## Unit Size:

4,407 SF  
(49.5%)

## Lot Coverage:

2,424 SF  
(27.2%)

## Front Open

Space: 839 SF  
(77.1%)

## Rear Open

Space: 972 SF  
(86.1%)



1 1120 BAY DRIVE (PROJECT LOCATION)  
61.25' 61.25' N.T.S.

# Community Outreach

| No. | Address     | Owner                                                                                                                          |
|-----|-------------|--------------------------------------------------------------------------------------------------------------------------------|
| 1.  | 1101 Bay DR | LFC Miami Properties LLC<br>Manager: Luca Cesari                                                                               |
| 2.  | 1123 Bay DR | Jorg Nowak                                                                                                                     |
| 3.  | 1133 Bay DR | Rosa Katz                                                                                                                      |
| 4.  | 1135 Bay DR | Tanguy Largeau<br>Cecile Legras                                                                                                |
| 5.  | 1145 Bay DR | Johannes A Van Beek TRS<br>Johannes A Van Beek and Patricia<br>Henao Van Beek Declaration of TR<br>Patricia Henao Van Beek TRS |
| 6.  | 1150 Bay DR | R V Quinta LLC<br>Managers: Hector Rojas<br>Luis Fernando Rojas                                                                |



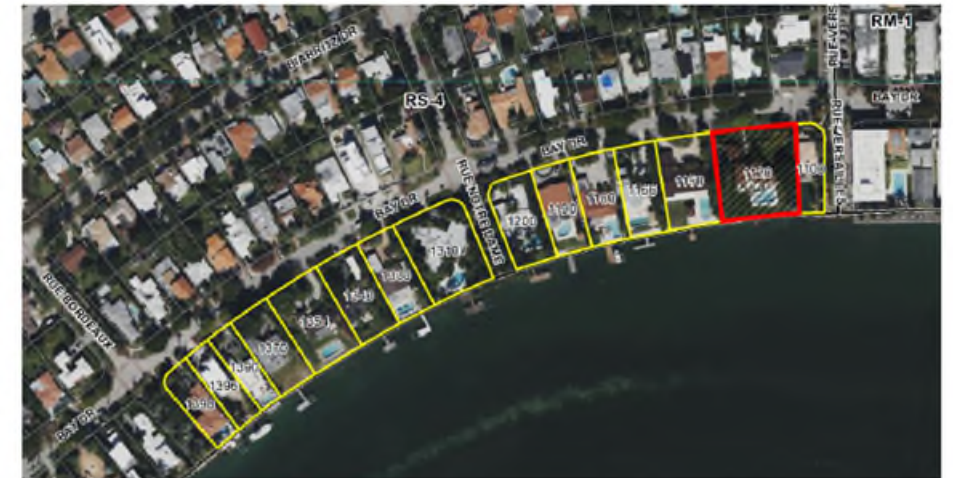
# Staff Area Analysis

Analysis Parcels Data:

| Address     | Lot Size | Year Built | Unit Size | Unit Size % | Unit Size +20% Allowance (SF)* | Unit Size +20% Allowance % | Floors |
|-------------|----------|------------|-----------|-------------|--------------------------------|----------------------------|--------|
| 1200 BAY DR | 14,450   | 1956       | 3,407     | 24%         | 4,088                          | 28%                        | 1      |
| 1190 BAY DR | 12,385   | 1955       | 3,463     | 28%         | 4,156                          | 34%                        | 1      |
| 1180 BAY DR | 13,950   | 1956       | 3,365     | 24%         | 4,038                          | 29%                        | 1      |
| 1166 BAY DR | 13,150   | 1949       | 2,590     | 20%         | 3,108                          | 24%                        | 2      |
| 1150 BAY DR | 17,799   | 1958       | 4,587     | 26%         | 5,504                          | 31%                        | 1      |
| 1100 BAY DR | 9,801    | 1947       | 2,812     | 29%         | 3,374                          | 34%                        | 2      |
| 1398 BAY DR | 10,880   | 1939       | 6,174     | 57%         | 6,174                          | 57%                        | 2      |
| 1390 BAY DR | 8,840    | 1952       | 2,376     | 27%         | 2,851                          | 32%                        | 1      |
| 1370 BAY DR | 12,021   | 1952       | 2,808     | 23%         | 3,370                          | 28%                        | 1      |
| 1354 BAY DR | 18,601   | 1950       | 2,470     | 13%         | 2,964                          | 16%                        | 1      |
| 1340 BAY DR | 14,450   | 1950       | 3,066     | 21%         | 3,679                          | 25%                        | 1      |
| 1330 BAY DR | 11,900   | 1959       | 3,088     | 26%         | 3,706                          | 31%                        | 1      |
| 1310 BAY DR | 21,845   | 1950       | 4,820     | 22%         | 5,784                          | 26%                        | 1      |
| 1396 BAY DR | 8,840    | U/C        | U/C       |             |                                |                            |        |

\*The 20% allowance was added to the adjusted square footage only if the increase remained within permissible limits pursuant to the Land Development Regulations.

Analysis Parcels (aerial)



# Contemporary Homes – 1590 Bay Drive

**Unit Size:**  
5,120 SF  
(49.3%)



# Contemporary Homes – 1510 Bay Drive

**Unit Size:**  
4,815 SF  
(54.9%)



Lot 11  
↓

Lot 10  
↓

Lot 9  
↓



1 1120 BAY DRIVE (PROJECT LOCATION)  
G1.2B G1.2K N.T.S.

**CMA Design Studio, Inc.**

ARCHITECTURE PLANNING INTERIOR DESIGN  
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

**BAY DRIVE REALTY RESIDENCE**

1120 Bay Drive  
Miami Beach, FL 33141

**TITLE: PROPOSED SITE VIEW**

**SEAL**

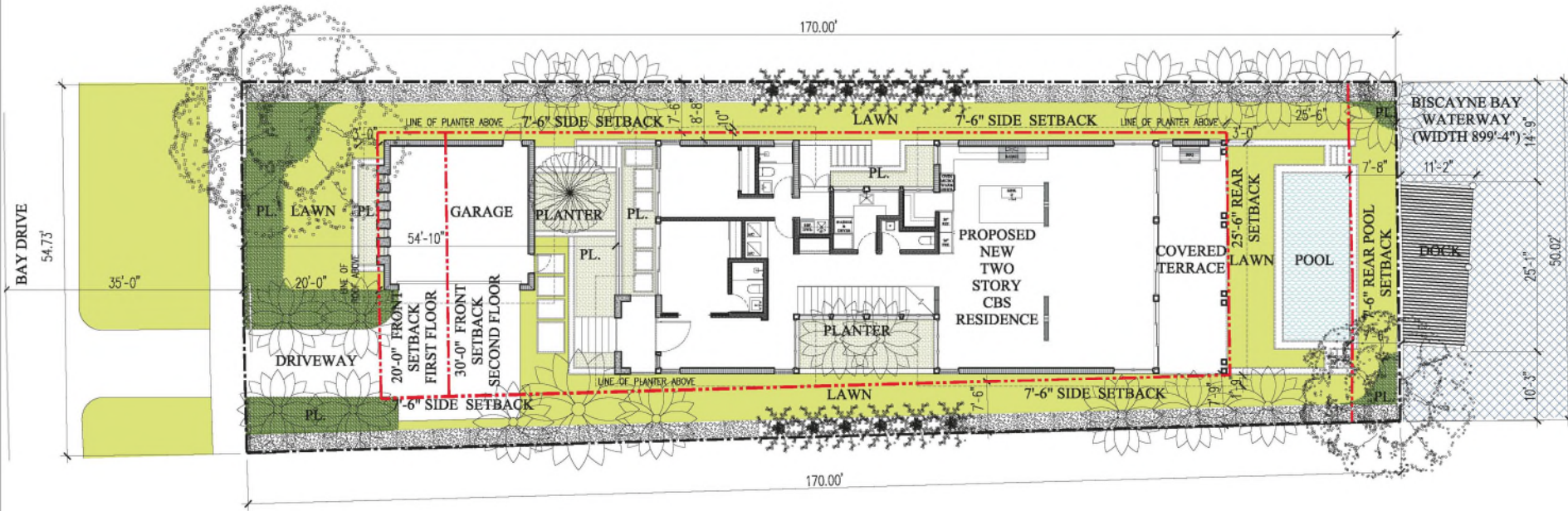
03.24.23  
Lynnie Christine Conn  
FL Architect  
A0596059  
AA26000730

**SHEET NO.:**

**G1.2K**

# NEW CONSTRUCTION FLOODPLAIN MANAGEMENT DATA

| ITEM # |                                  |                                  |
|--------|----------------------------------|----------------------------------|
| 1.     | FLOOD ZONE:                      | AE +8                            |
| 2.     | FIRM MAP NUMBER                  | 12086C0307L                      |
| 3.     | BASE FLOOD ELEVATION (BFE);      | +8.00' N.A.V.D./+9.56' N.G.V.D.  |
| 4.     | PROPOSED FLOOD DESIGN ELEVATION: | +9.00' N.A.V.D./+10.56' N.G.V.D. |
| 5.     | CROWN OF ROAD ELEVATION          | +2.19' N.A.V.D./+3.75' N.G.V.D.  |
| 6.     | CLASSIFICATION OF STRUCTURE      | II                               |
| 7.     | BUILDING USE                     | SINGLE-FAMILY RESIDENCE          |
| 8.     | LOWEST ELEV. OF EQUIPMENT        | +9.00' N.A.V.D./+10.56' N.G.V.D. |
| 9.     | LOWEST ADJACENT GRADE            |                                  |
| 10.    | HIGHEST ADJACENT GRADE           |                                  |



1 LOT 9 - SITE PLAN

A1.0 | A1.0

1/16" = 1'-0"

CMA Design Studio, Inc.

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BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
Miami Beach, FL 33141

TITLE: LOT 9 - SITE PLAN

SEAL

03.24.23  
Lynnie Christine Coon  
FL Architect  
AA596059  
AA26000730

SHEET NO.:

A1.0



1 LOT 9 - STREET VIEW  
P1.0 P1.0 N.T.S.

BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
Miami Beach, FL 33141

TITLE: LOT 9 - PERSPECTIVE

SEAL

03.24.23  
Lynise Christine Com  
FL Architect  
A3596059  
AA26000730

SHEET NO.:

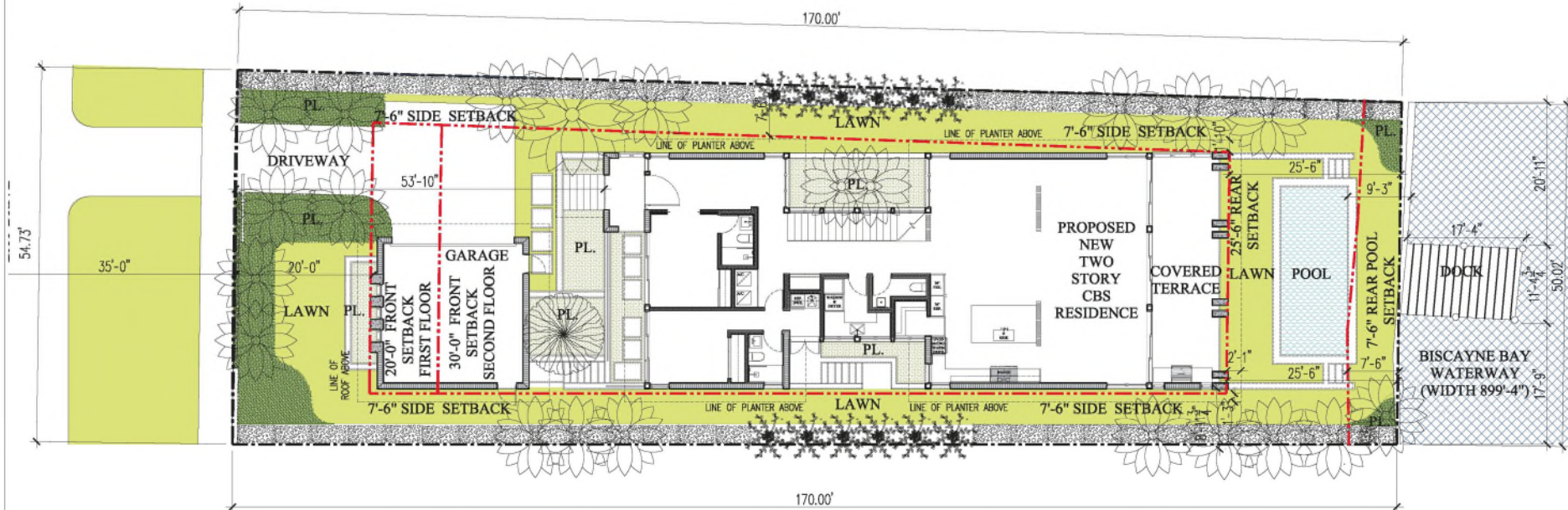
P1.0

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1 LOT 10 - SITE PLAN

A1.0 | A1.0

1/16" = 1'-0"

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BAY DRIVE REALTY RESIDENCE

1120 Bay Drive  
Miami Beach, FL 33141

TITLE: LOT 10 - SITE PLAN

SEAL

03.24.23  
Lynise Christine Coon  
FL Architect  
A3596059  
AA26000730

SHEET NO.:

A1.0



1 LOT 10 - STREET VIEW  
P1.0 P1.0 N.T.S.

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BAY DRIVE REALTY RESIDENCE

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TITLE: LOT 10 - PERSPECTIVE

SEAL

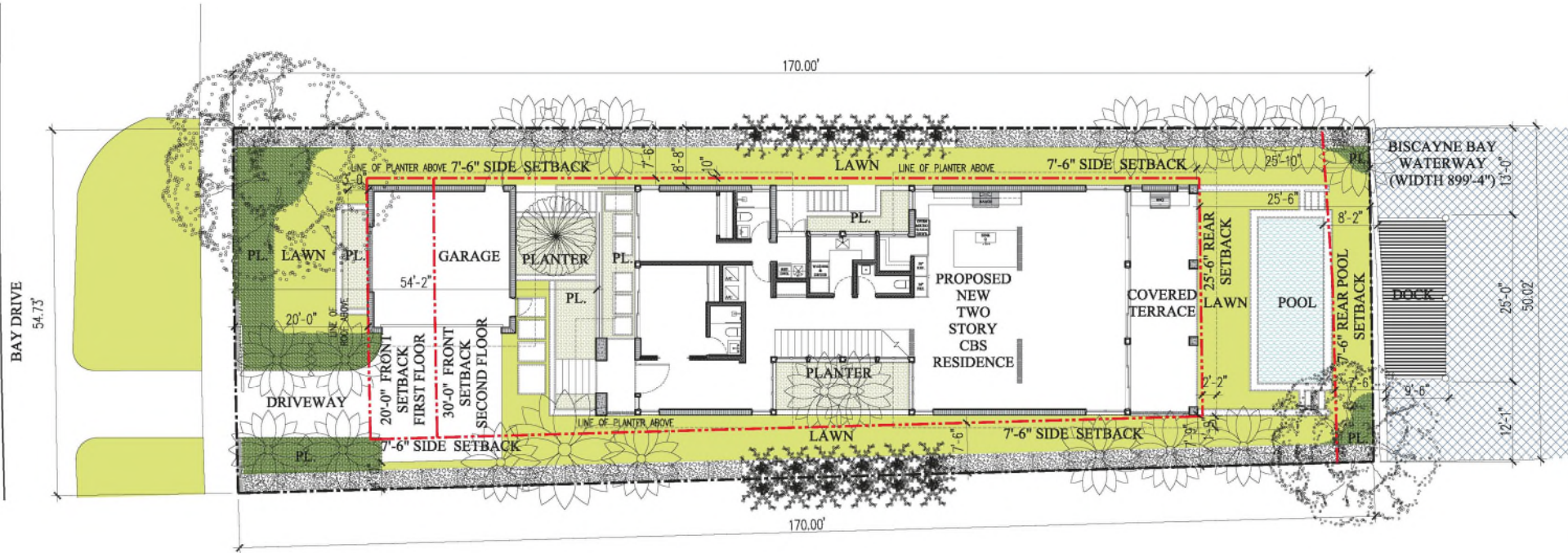
03.24.23  
Lynise Christine Com  
FL Architect  
A3596939  
AA26000730

SHEET NO.:

P1.0

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| 9.     | LOWEST ADJACENT GRADE            |                                  |
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1 LOT 11 - SITE PLAN

A1.0 | A1.0

1/16" = 1'-0"

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**BAY DRIVE REALTY RESIDENCE**

1120 Bay Drive  
Miami Beach, FL 33141

TITLE: LOT 11 - SITE PLAN

SEAL

03.24.23  
Lynise Christine Coon  
FL Architect  
AAS09059  
AA26000730

SHEET NO.:

A1.0



1 LOT 11 - STREET VIEW  
P1.0 P1.0 N.T.S.

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1 1120 BAY DRIVE (PROJECT LOCATION)  
G1.2B | G1.2L N.T.S.

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1120 Bay Drive  
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TITLE: PROPOSED SITE VIEW

SEAL

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SHEET NO.:

G1.2L

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# Thank You

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

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1 EXISTING LOT - AERIAL PERSPECTIVE



1 EXISTING LOT - FRONT VIEW

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# Applicant Area Analysis

