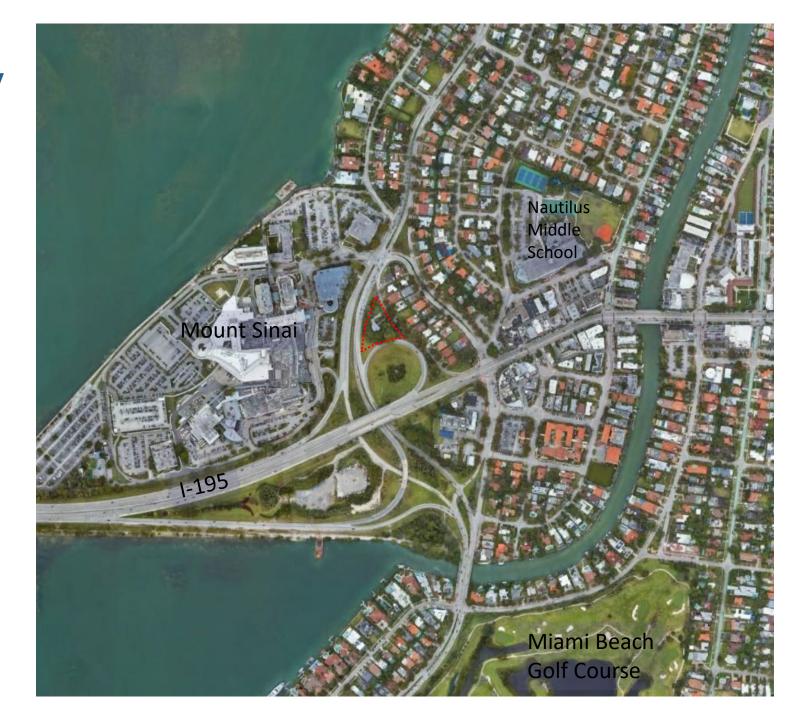
DRB23-0952 4230 North Bay Road (LOT 1)

Design Review Board December 11, 2023

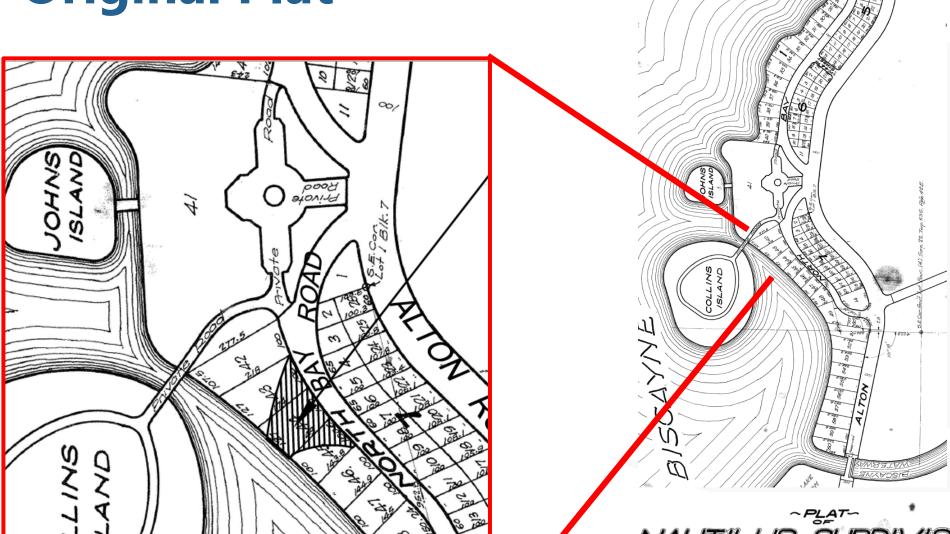




Property



1923 Original Plat





NAUTILUS SUBDIVISION

THE MIAMI BEACH BAY SHORE CO. MIAMI BEACH, FLA.

- Scale 1'- 200'

Morch, 1, 1923

1925 Aerial





Mount Sinai 1950s





1963 Aerial



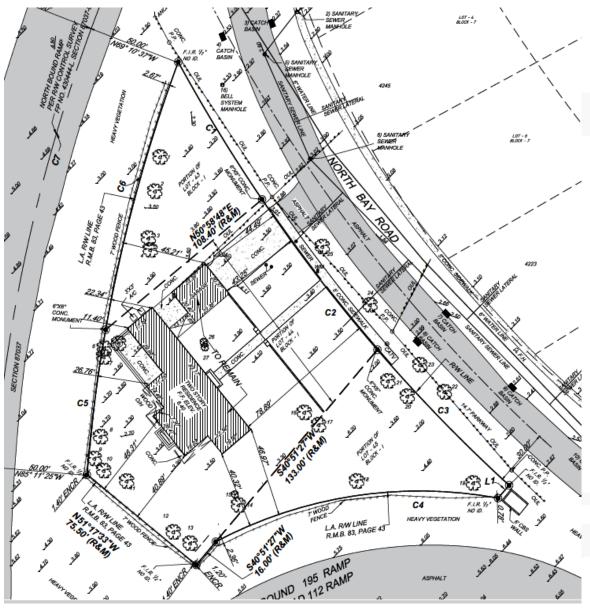


Current Lot

- 27,146 square feet
- Built in 1934

ZONING, LAND USE AND ENVIRONMENTAL LAW





Summary of Lot Split

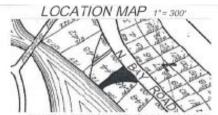


PROPOSED LOT 1 "NORTH BAY ROAD VILLAS" BEING A REPLAT OF A PORTION OF LOTS 43,44 III BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND THE NORTHWEST (14 OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DAGE COUNTY, FLORIDA. 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, FAGE 95. OF THE PUBLIC RECORDS OF WARM-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; RUNTHENCE NORTHWESTERLY 166.43 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 MODIFIERST CODMED THEREOF REINLINE SOLITHERS VIM FEET & ONE THE FASTERS VI INC. GRAPHIC SCALE 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 WAMI-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 (IN FEET 1 inch = 30% BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 748 FEET: RUN THENCE NORTHEASTERLY 144 FEET ALONG SAID CURVE TO THE EASTERLY LINE OF SAID LOT 43: SYMBOL LEGEND RUN THERCE SCUTHERLY 65 FEET ALONG SAID LINE OF THE POINT OF BEGINNING. PRM @ SECTION CORNER PERMANENT REFERENCE MONUMENT (PRM) LB R = 858.49PERMANENT CONTROL POINT (PCP) LB NO. 2008 L = 102.10' CENTERLINE D = 6°48'51' LICENSED BUSINESS NO. T = 51.11'PERMANENT CONTROL PONT PRM CH = 102.04PERMANENT REFERENCE MONUMENT CHB = \$44° 54' 31"E ARC LENGTH LA LIMITED ACCESS CONTRAL ANDLE TAUGENT DISTANCE CHORD DISTANCE CHB CHORD REARING EAST WEST NORTH 550° 06' 10'W SOUTH Digitally signed by Francis Francisco FFajardo DN: c=US, o=Lannes PRM® PLAT LIMIT S41°41'03"W 3fO7, en=Francisco f 9.00 **Falando** Falardo Date: 2023.09.06 L.A. R/W LINE 1352:22 -04'00' PRM R.M.B. 83, PAGE 43 R = 239.89PRM L = 156.43'ADDITIONAL ELEVATIONS ADDED 09-05-2023 $D = 37^{\circ}21'39"$ SPECIFIC PURPOSE SURVEY T = 81.11'RANCISCO F. FAIARD HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE CH = 153.67'SURVEY WAS MADE LINDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE CHB = S81° 27' 13"W FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND WESTBOUND 195 RAMP STATE ROAD 112 RAMP MAPPERS IN CHAPTER SJ-17,050 THROUGH SJ-17,052. PLORIDA ADMINISTRATIVE GODE, PURSUANT TO SECTION 472-517, FLORDA STATUTES, AND, THAT THE NO. 4767 SKETOV MEREON IS TRUE AND CORRECT TO THE

STATE OF

STONAL SURVEYOR

SECTION 87090



MALITH US SUPPLIVISIONS PLAT BOOK & PAGE 95 OF THE PUBLIC RECORDS OF MIAM-DADE COUNTY, FLORIDA.

4230 NORTH BAYROAD, MIAMI BEACH, FLORIDA 33140.

MIAMI-DADE FLOOD CRITERIA WAP

ELEVATION = +7.50' N.G.V.D. 1929, PLAT BOOK 120, PAGE 13 OF THE PUBLIC RECORDS OF MAMI-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: Erresto Arquello@me.com

DEVELOPMENT INFORMATION

OWNER: ERNESTO AND ASHLEY ARGUELLO 4230 NORTH BAYROAD, MIAMIREACH, FL 37140

FOLIO NUMBER: 02-3222-011-0390 DEVELOPMENT INFORMATION:

PROPOSED LOT I CONTAINING 7,769 SQUARE FEET + /- OR 0,18 ACRES +/ PROPOSED 3.655 SQ. FT. SINGLE FAMILY RESIDENCE. ZOWING NOTE: RS-4 - SWGLE-FAMILY RESIDENTIAL

SURVEYOR'S REFERENCE

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

SURVEYOR'S NOTE

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

- 2. THE BASIS OF BEARING IS GEODETIC NORTH, BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE OF WESTERLY LINE OF
- SUBJECT PROPERTY = (N51*1733*W) 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, 5. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY
- 6. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL drQualifier-A01410C0 GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND REFERENCED TO 000017BA22191650000 THE FOLLOWING BENCHMARK: MIAMI-DADE COUNTY B.M. # D-106 ELEV. = 320 AND B.M. # D-157-R ELEV. = 4.93
 - 7. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED. 8. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED
 - BY CERTIFYING SURVEYOR, THEREFORE CAINVOT AND HAS NOT BASED. ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

PROFESSIONAL SURVEYING AND MAPPING ANNES AND GARCIA, INC.

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER) 4967 SW 75th AVENUE MIAMI, FLORIDA 33155

PH (305) 666-7909

269187-D1-ELEV2

FAX (305) 442-2530

IELD 04TE:05/13/200

DEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO

FLORIDA PROFESSIONAL SURVEYOR IND MARPER

NOTES AND NOTATIONS SHOWN HEREON

FRANCISCO F. FAJARDO

REGISTRATION NO. 4767

SCALE: 1" = 30"

DWG. No.: 263187-D1

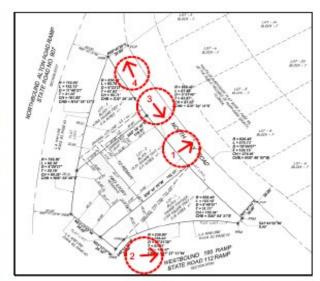
Project Requests

- 1. Design review for an understory
- 2. Waiver of the two-story side elevations and additional required open space
- 3. Variance:
 - i. To exceed by 10% (777 SF) the maximum unit size allowed of 40% (3,108 SF) for a lot resulting from a lot split
 - ii. To reduce by 10'-0" the minimum required 40'-0" front setback for the second story to construct a new two-story structure at 30'-0"
 - iii. To reduce by 2'-1 3/4" the minimum required sum of the side yard of 22'-1 3/4" in order to provide a sum of 20'-0"









KEY MAP N.T.S.

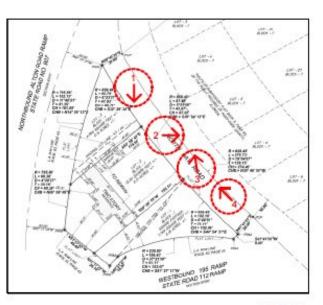




3







3





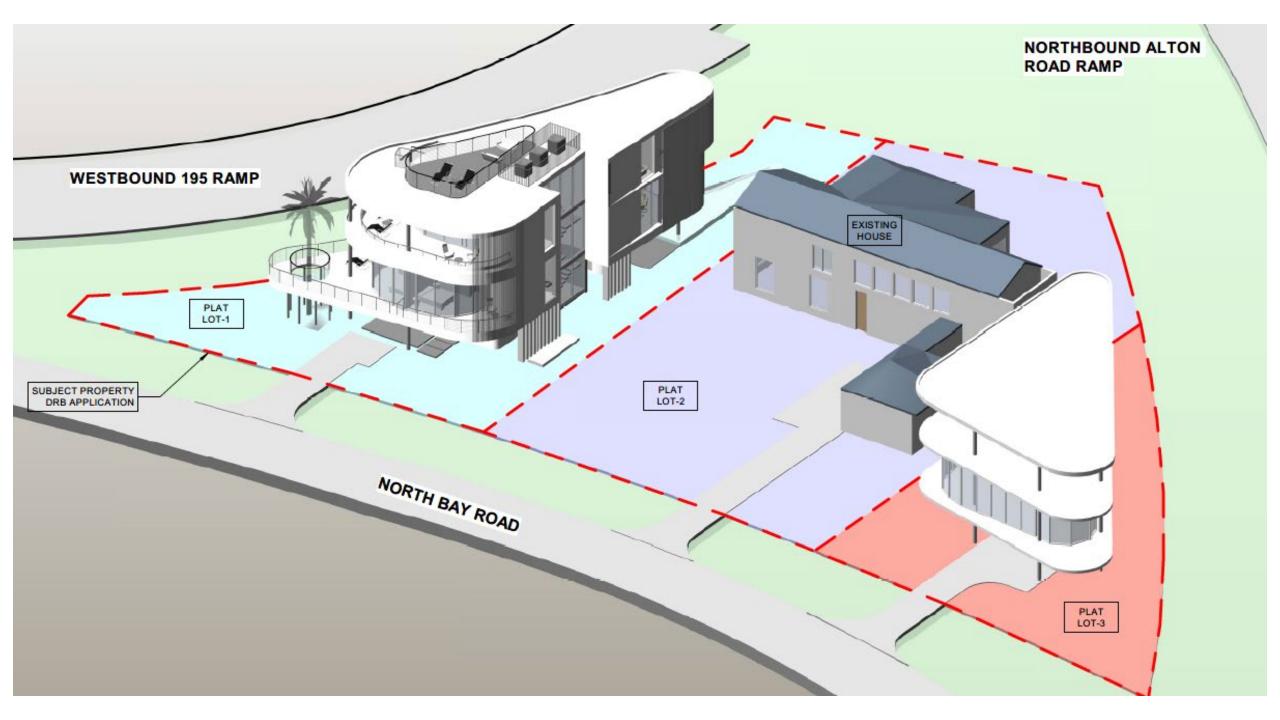
KEY MAP N.T.S.

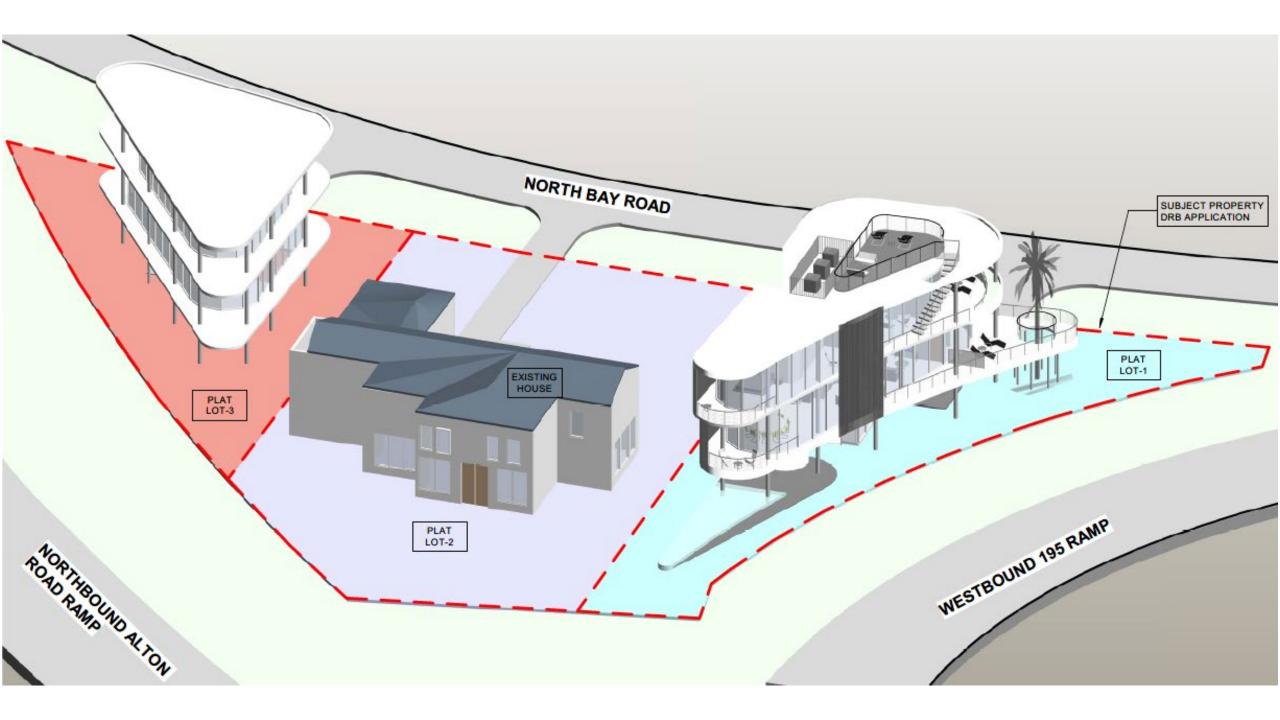


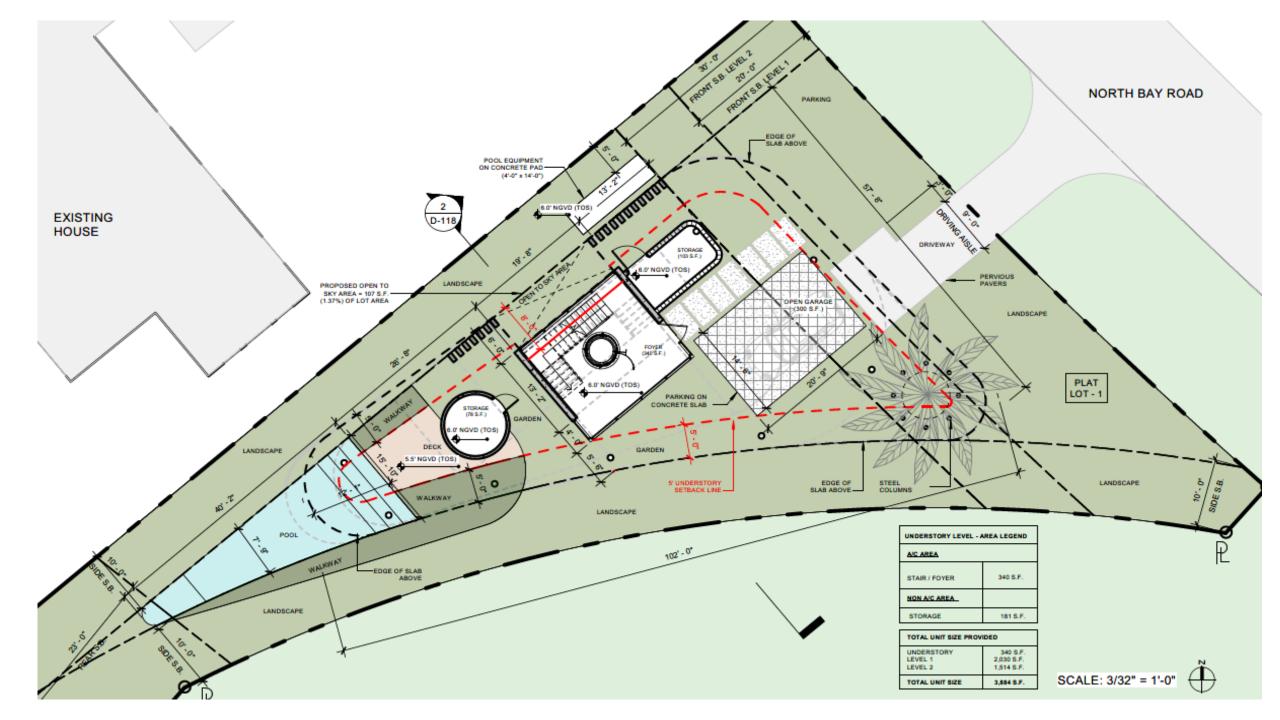


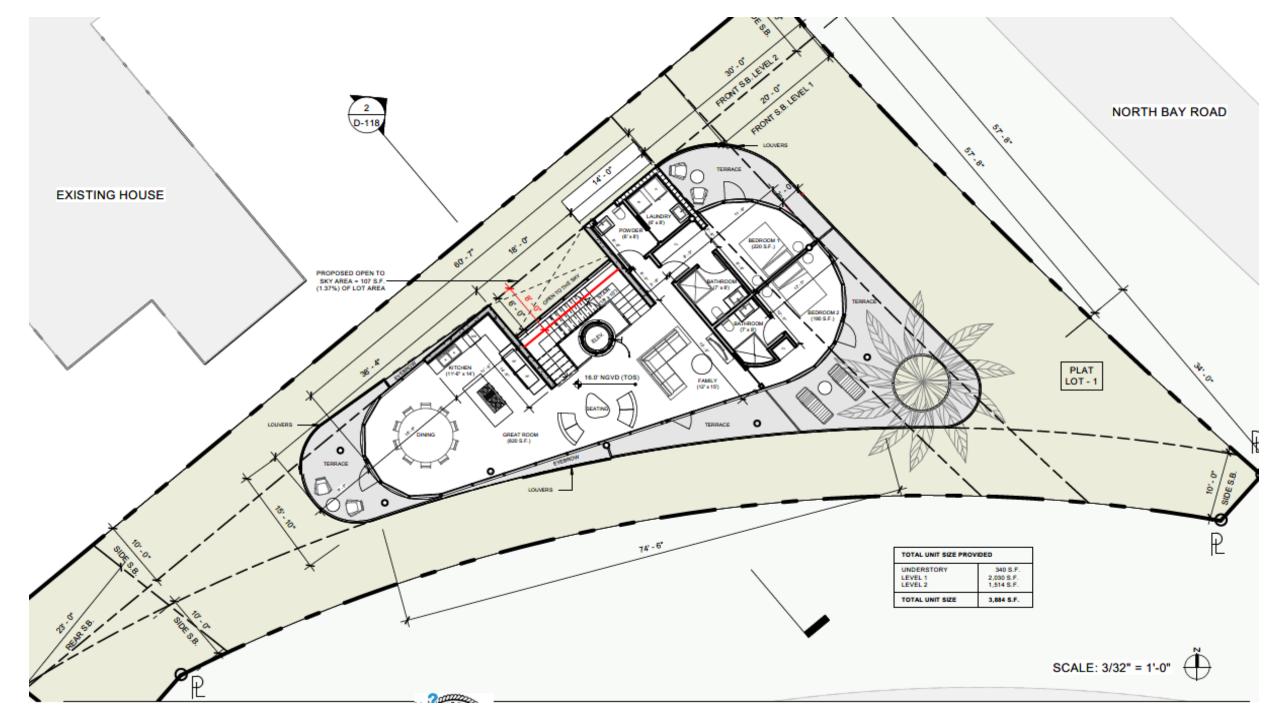


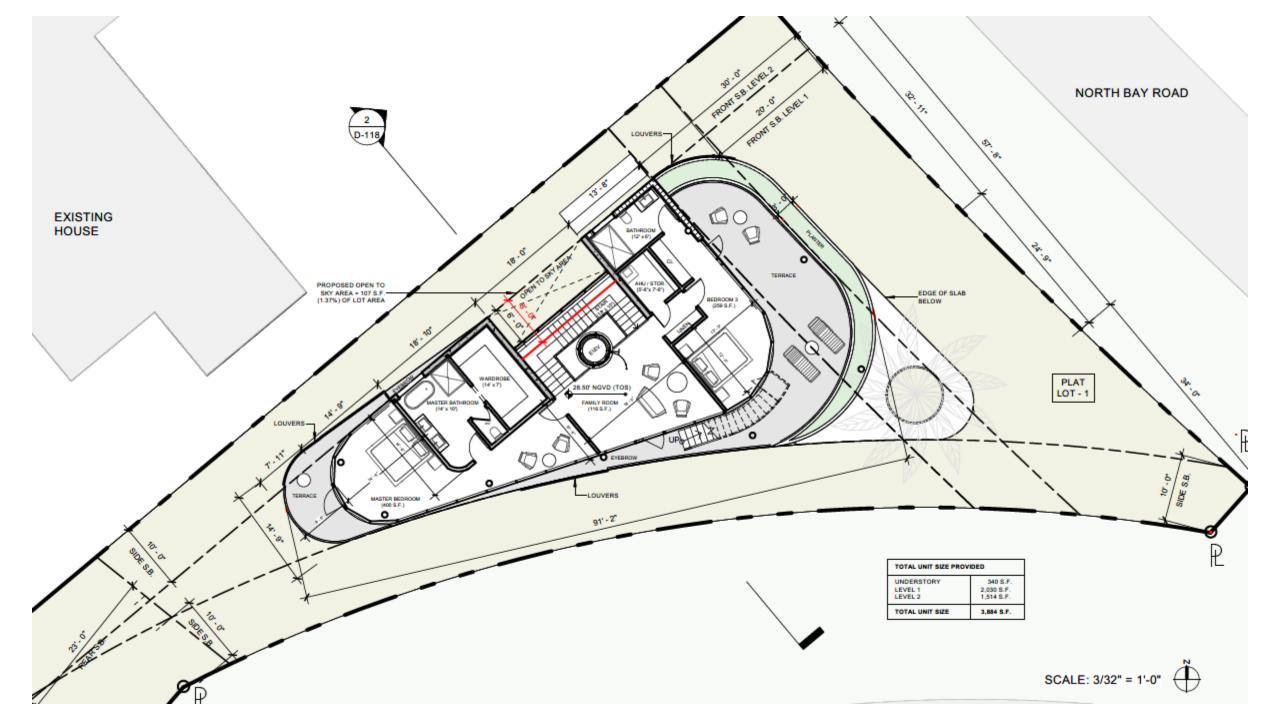


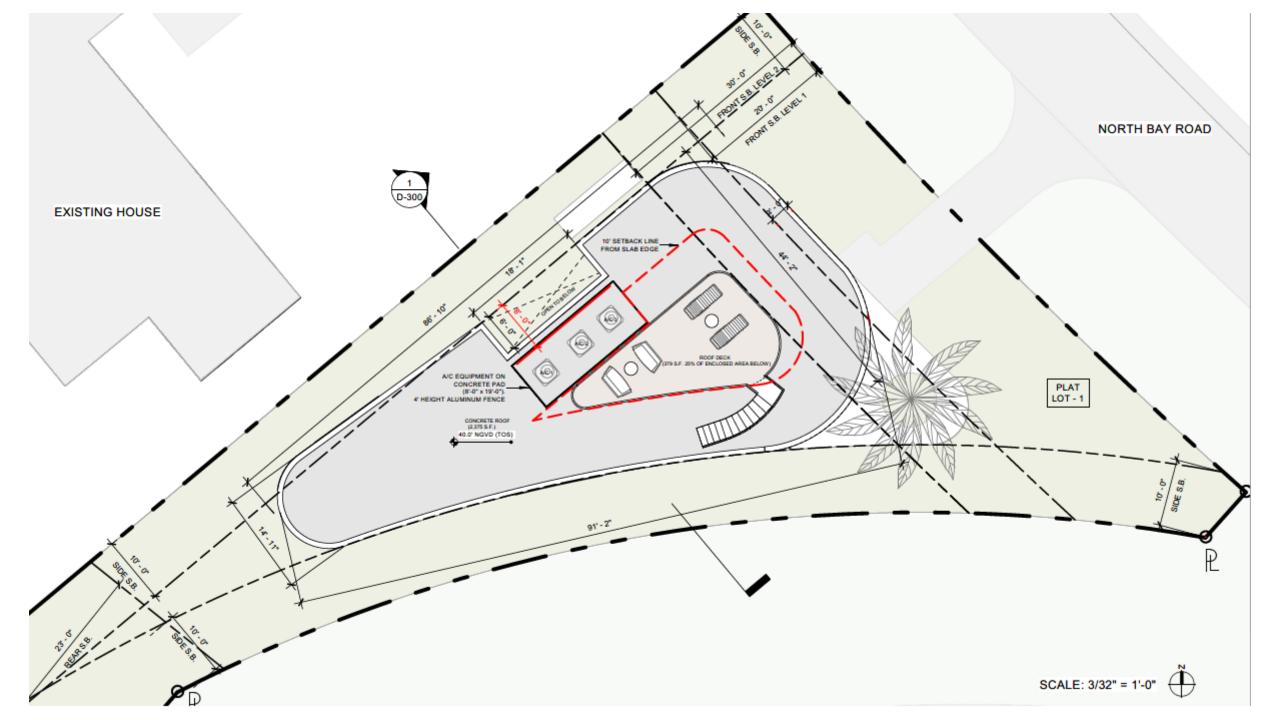
























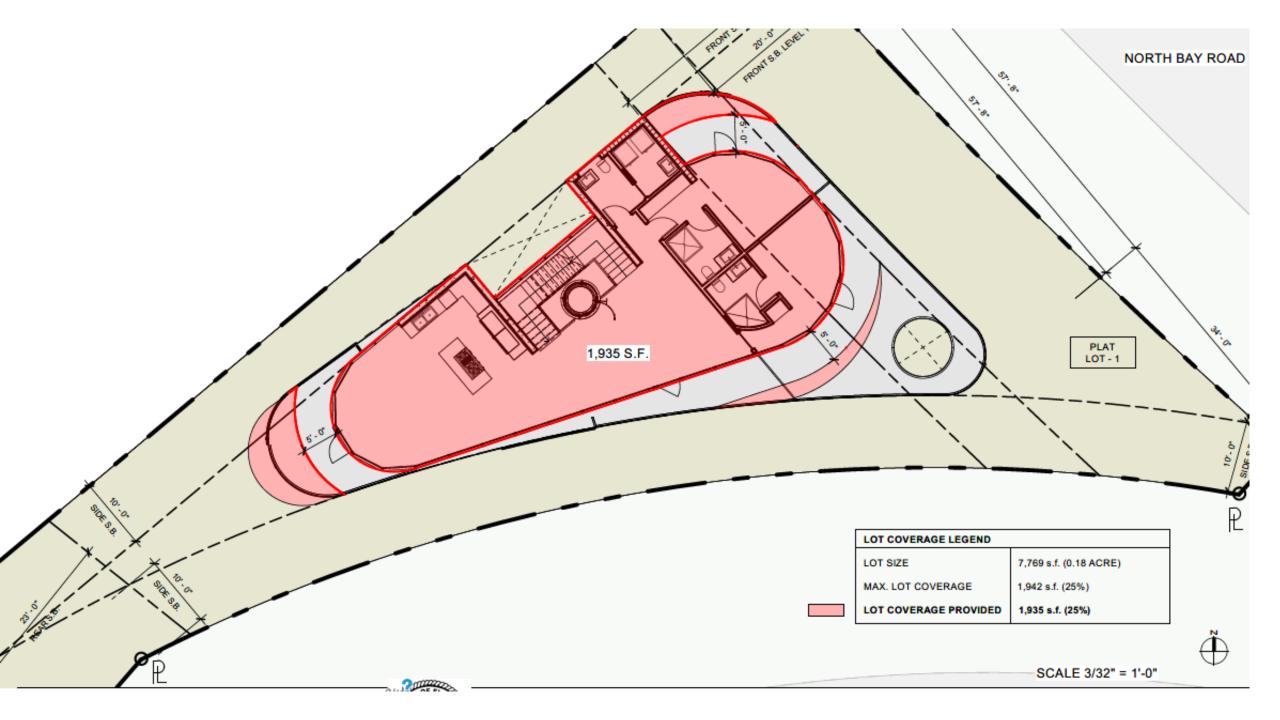
MATERIAL LEGEND					
1.	3/4" SMOOTH STUCCO FINISH OVER CONCRETE / CMU WALLS AND GAF HYDROSTOP/PREMIUM COAT SYSTEM NOA#16-0308.2. COLOR BENJAMIN MOORE WHITE HERON OC-57				
2.	IMPACT RESISTANT ALUMINUM WINDOWS AND DOORS. CLEAR GLASS LOW-E COATING				
3.	1.5" X 1.5" ALUMINUM SCREEN BY SPECIALTY ENGINEER. COLOR TO IMITATE IPE WOOD				
4.	EXTERIOR ALUMINUM RAILING (42" HEIGHT A.F.F.) BY SPECIALTY ENGINEER. COLOR TO MATCH FENESTRATION				

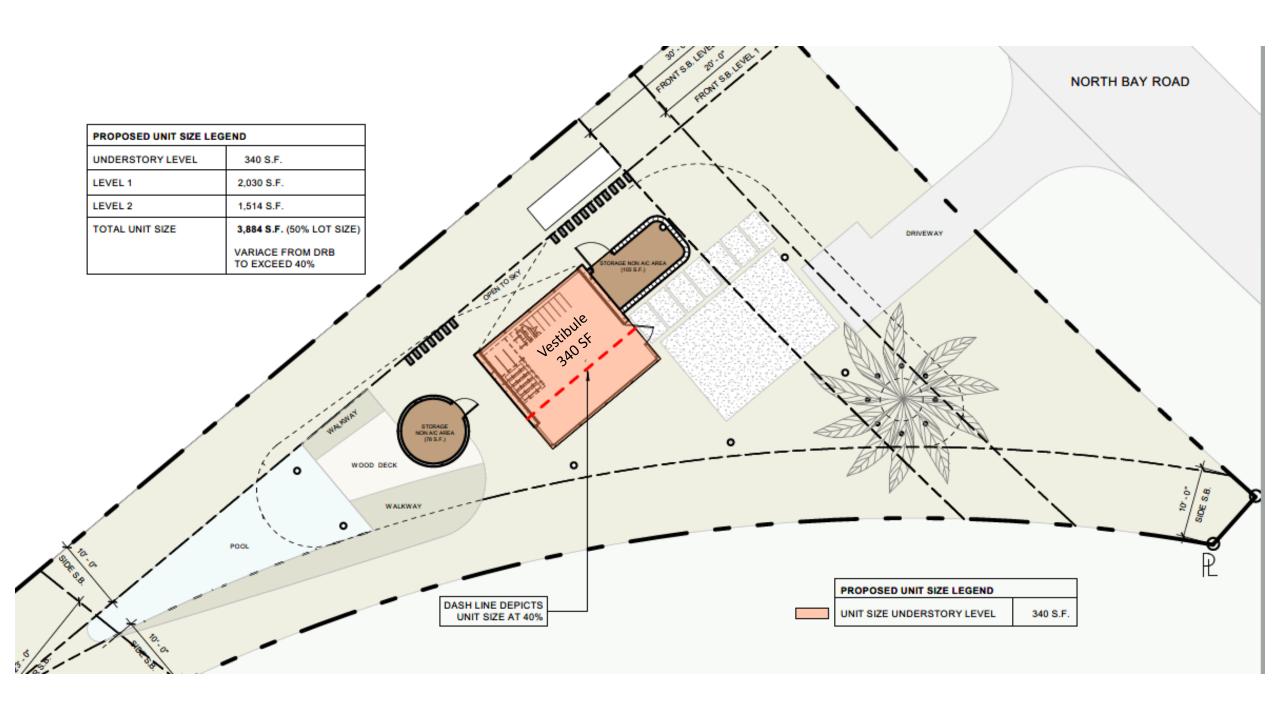


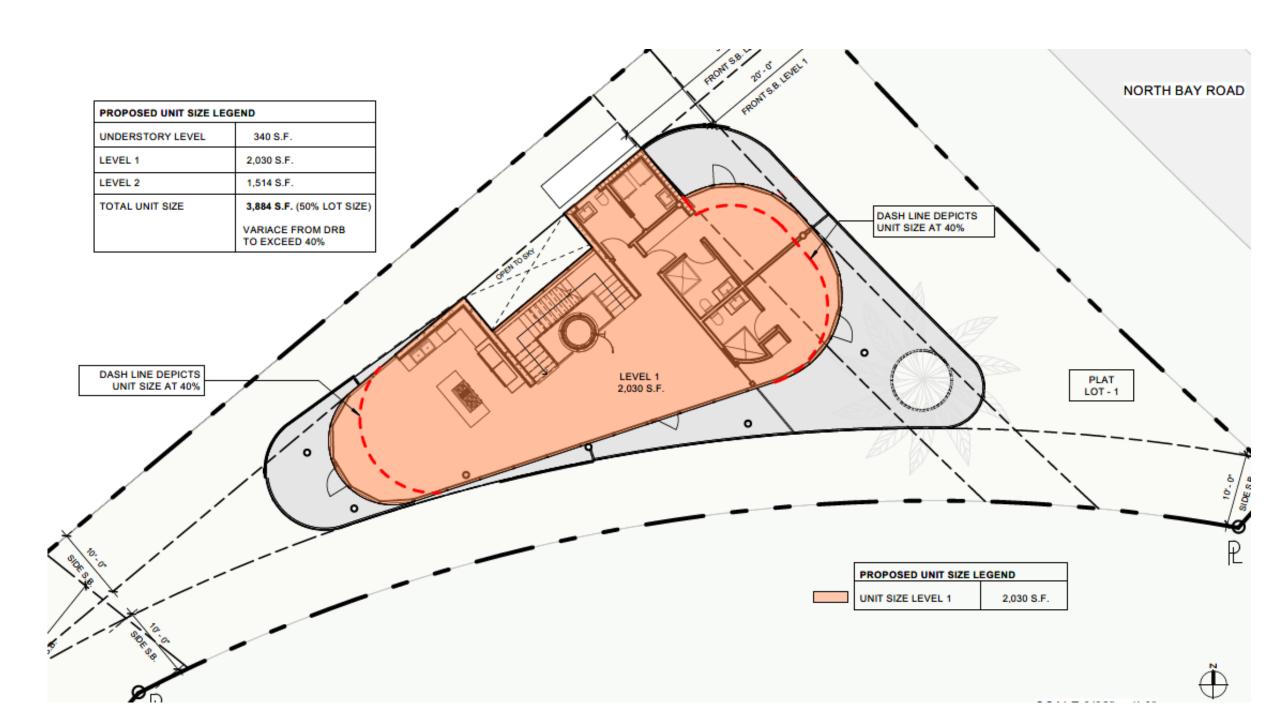


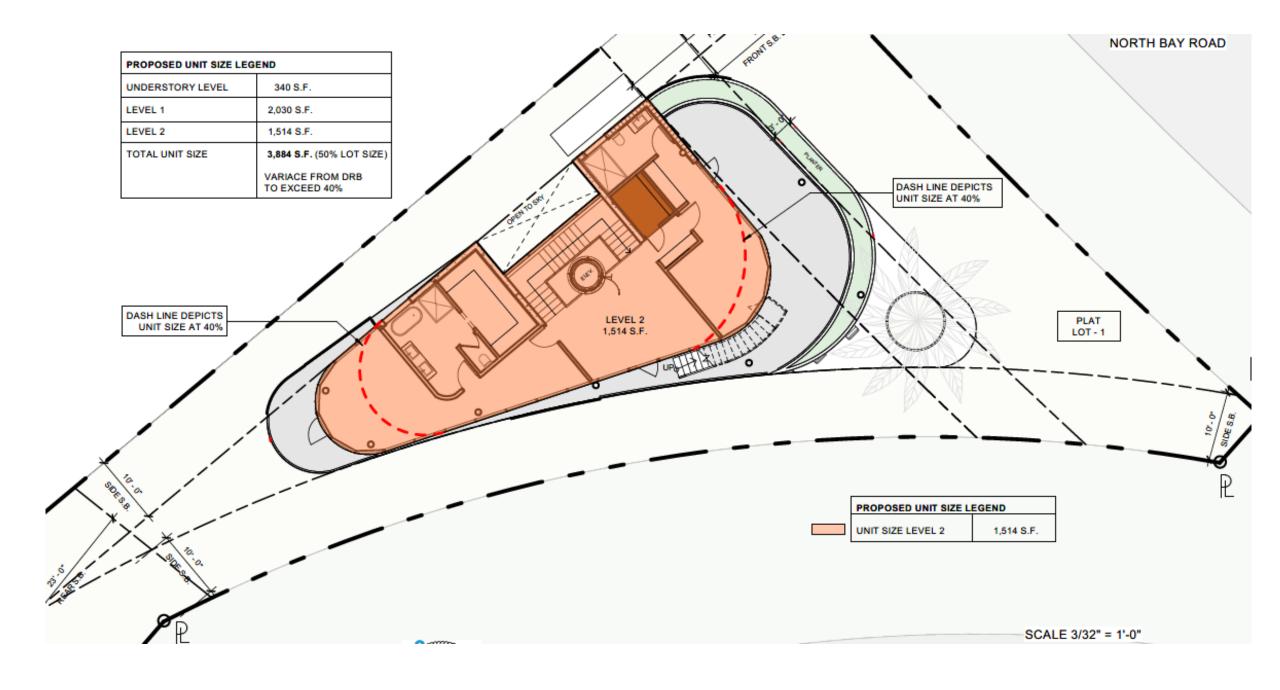


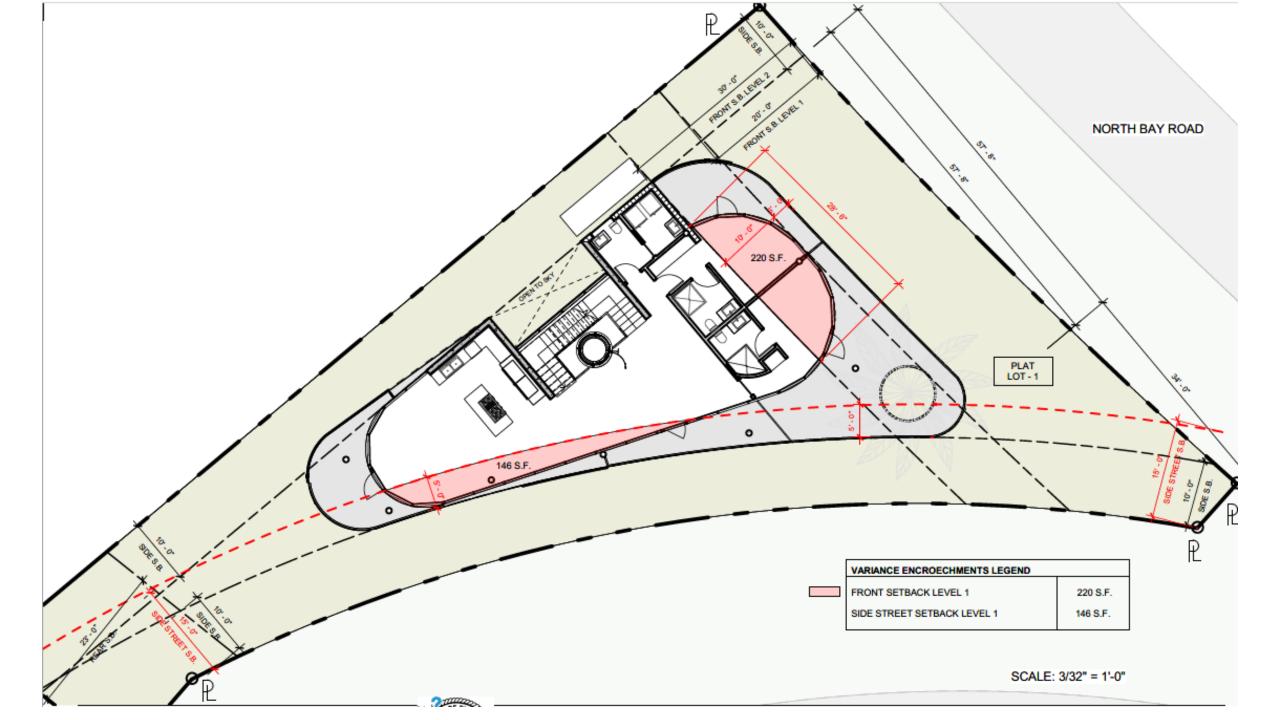


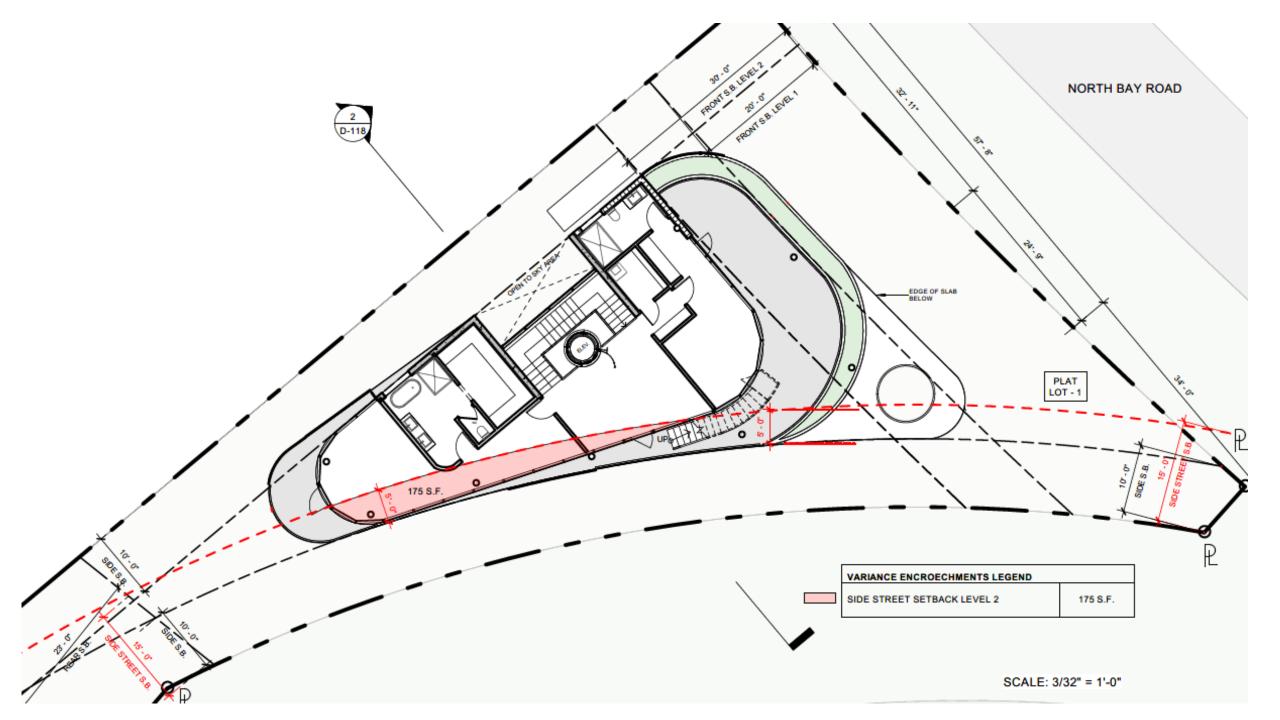


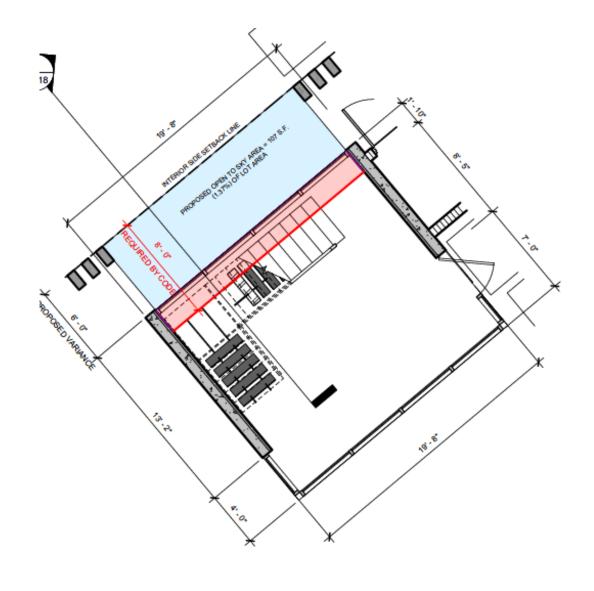


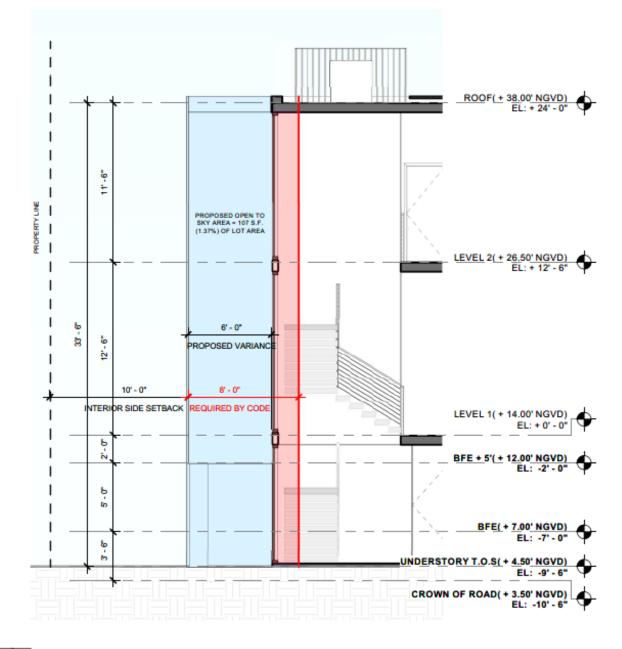












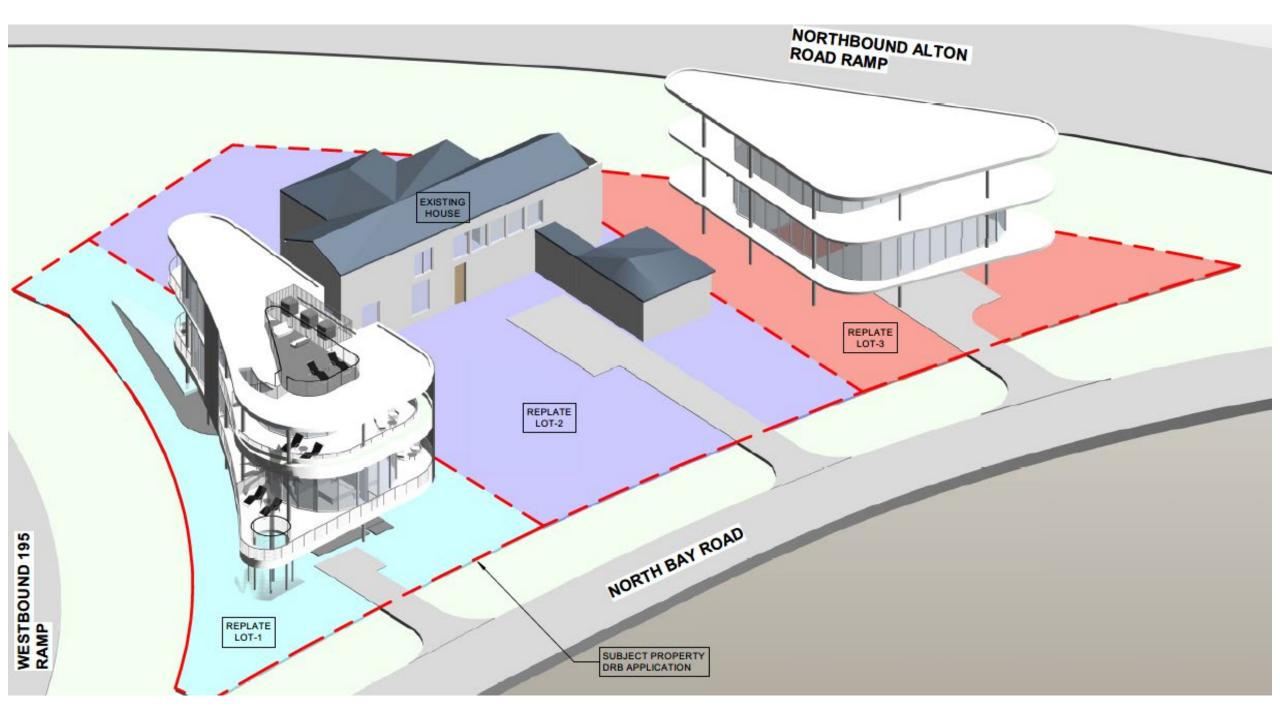
Thank You

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

www.brzoninglaw.com

305.374.5300 office 305.377.6222 fax Info@brzoninglaw.com

DRB 13 Existing First Floor Unit Size: N/A Proposed First Floor Unit Size: 2,030 sf 340 sf 40 sf	ONING D	ATA SHEET		303.073.7330			
Polito number(s): DBB23-0952 See S	ITEM#	Zoning Information					
Board and file numbers: DBB23-0952	1	Address	4230 NORTH BAY ROAD. N	NAMI BEACH, FLORIC	A 33140-2864 - LOT 1		
Year built: NjA Zoning District: R5-4	2	Folio number(s):					
Sased Food Elevation: 7,0° NGVD (7,0°+5° FB) Grade value in NGVD: 3,20° NGVD	3	Board and file numbers:	DRB23-0952				
Adjusted grade	4	Year built:	N/A	Zoning District:		RS-4	
(flood+6rade/21):	5	Based Flood Elevation:	7.0' NGVD (7.0'+5' FB)	Grade value in NGV	D:	3.20' NGVD	
Section Sect	6			Free board:		5.0° NGVD	
Nax Lot Coverage SF and %: 1,942 sf (25%) Allowed Proposed Lot Coverage SF and %: 1,935 sf (23%)	7	Lot Area:	7,769 sf (0.18 ac)				
Existing Lot Coverage SF and %: N/A Lot coverage deducted (garage-storage) SF: N/A	В	Lot width:	88'-7"	Lot Depth:		152.17 ft.	
Front Yard Open Space SF and 1,742 sf (78%) Rear Yard Open Space SF and %: 557 sf (93%)	9	Nax Lot Coverage SF and %:	1,942 sf (25%) Allowed	Proposed Lot Coverage SF and %:		1,935 sf (25%)	
%:	10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:		N/A	
DRB Add Proposed First Floor Unit Size: N/A Proposed First Floor Unit Size: 2,036 sf 340 sf (understory in the string Second Floor Unit Size N/A Proposed Second Floor Unit Size 1,514 sf (understory in the string second Floor Unit Size N/A N/A (accessory Structure Side 2 or (facing street): 15 ft. N/A N/A N/A N/A (accessory Structure Side 2 or (facing street): N/A N/A N/A (accessory Structure Binar: N/A N/A N/A (accessory Structure Binar: N/A N/A (accessory Structure	11		1,742 sf (78%)	Rear Yard Open Space SF and %:		557 sf (93%)	
Existing Second Floor Unit Site N/A	12	Max Unit Size SF and %:	3,108 sf (40%)	Proposed Unit Size SF and %:		3,884 sf (50%)	Variance from DRB
Proposed Second Floor Unit Size SF and %: 1,514 sf	13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		2,030 sf	340 sf (understory)
Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed filoor area immediately below): (1,514 x 0.25) (14	Existing Second Floor Unit Size	N/A				
Maximum is 25% of the enclosed floor area immediately below):	15			Proposed Second Fl	oor Unit Size SF and %:	1,514 sf	
17 Height: 31 ft (UNDERSTORY) N/A 31 ft. / 2 stories	16			Maximum is 25% of the enclosed floor area		7.7	
18			Required	Existing	Proposed	Deficiencies	
Front First level: 20 ft. N/A 20 ft.	17	Height:	31 ft (UNDERSTORY)	N/A	31 ft. / 2 stories		
Front Second level: 40 ft. N/A 30 ft. Variance from DRB	18	Setbacks:					
N/A DRB	19	Front First level:	20 ft.	N/A	20 ft.		
Side 2 or (facing street): 15 ft. N/A 10 ft. Variance fro DRB Rear: 23 ft. N/A Accessory Structure Side 1: N/A Accessory Structure Side 2 or (facing street): N/A N/A N/A N/A N/A N/A Variance fro DRB N/A Located within a Local Historic District? N/A Designated as an individual Historic Single Family Residence Site?	20	Front Second level:	40 ft.	N/A	30 ft.		Variance from DRB
DRB	21	Side 1:	10 ft.	N/A	10 ft.		
Accessory Structure Side 1: N/A Accessory Structure Side 2 or (facing street): Accessory Structure Rear: N/A N/A N/A N/A N/A Sum of Side yard: 25 ft. N/A N/A 20 ft. Variance fro DRB Designated as an individual Historic Single Family Residence Site?	22	Side 2 or (facing street):	15 ft.	N/A	10 ft.		Variance from DRB
24 Accessory Structure Side 2 or (facing street): 25 Accessory Structure Rear: 26 Sum of Side yard: 27 Located within a Local Historic District? 28 Designated as an individual Historic Single Family Residence Site? N/A N/A N/A N/A N/A N/A Variance fro DNB No	23	Rear:	23 ft.	N/A	51.5 ft.		
(facing street): 25 Accessory Structure Rear: 26 Sum of Side yard: 27 Located within a Local Historic District? 28 Designated as an individual Historic Single Family Residence Site? 28 No		Accessory Structure Side 1:		N/A	N/A		
26 Sum of Side yard: 25 ft. N/A 20 ft. Variance from the Side yard: 25 ft. N/A 20 ft. Variance from the Side yard: No Side yard:	24.			N/A	N/A		
DRB 27 Located within a Local Historic District? 28 Designated as an individual Historic Single Family Residence Site?	25	Accessory Structure Rear:		N/A	N/A		
2B Designated as an individual Historic Single Family Residence Site?	26	Sum of Side yard:	25 ft.	N/A	20 ft.		Variance from
Residence Site?	27	Located within a Local Historic C	District?				
	28		No				
	29		No				



Planning & Public Works Plat Confirmation

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT Tel: 305-673-7550 Fax: 305-673-7559

February 21, 2023

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Jorge Ubieta, Jr., P.S.M., Supervisor, Platting Section Department of Regulatory and Economic Resources Development Services Division 111 NW 1st Street 11th Floor Miami, FL 33128-1970

Re: Tentative Plat Review for the "North Bay Road Villas" plat

4230 North Bay Road, Miami Beach

(Folio 02-3222-011-0390)

Dear Mr. Ubieta:

This letter serves as the City of Miami Beach's authorization for the Miami-Dade County review of a tentative plat application for the above-referenced plat located at 4230 North Bay Road.

The three residential lots delineated within the "North Bay Road Villas" tentative plat would all meet the size, orientation, and dimension requirements of the RS-4 single family residential zoning district.

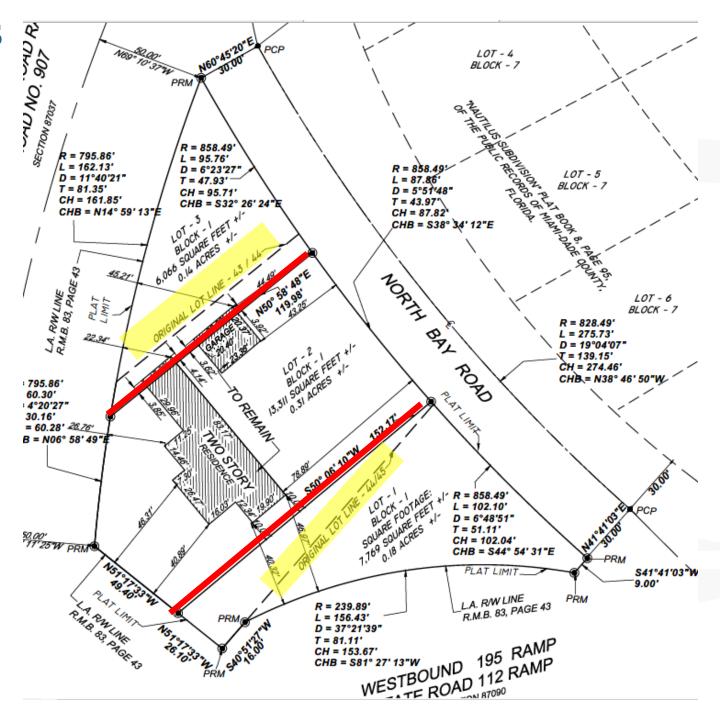
Any tentative plat approval must be conditioned as follows:

Prior to approval of a final plat by the City of Miami Beach, the property owner shall obtain approval of a division of land and lot split from the City of Miami Beach Planning Board, pursuant to Section 118-321 of the Land Development Regulations of the City Code for the City of Miami Beach.

For additional information or clarification regarding this letter, please contact Rogelio A. Madan, AICP, Development and Resiliency Officer, at 305-673-7000 x6131 or rogelioadan@miamibeachfl.gov.

Sincerely,

Thomas R. Mooney, AICF Planning Director



Area Analysis



Surrounding Sites Summary:

					Unit Size	Unit Size	
				Unit Size	+20%	+20% Allowance	
Statistic	Lot Size	Year Built	Unit Size	%	(SF)*	%	Floors
Average	5,953	1972	3,234	55%	3,363	57%	2
Median	6,000	1978	3,178	59%	3,242	59%	2
Max	6,500	2019	4,663	78%	4,663	78%	2
Min	4,636	1923	1,903	29%	2,284	35%	1
First Quartile	6,000	1932	2,660	45%	2,878	50%	2
Third Quartile	6,000	2007	3,652	62%	3,652	62%	2
Mode	6,000	1925	N/A	N/A	N/A	N/A	2

Neighbor Support

Address	Owner
4247 N. Bay Road	Elvira DeGaetani
4245 N. Bay Road	Dudik Duniarov
4211 N. Bay Road	Eduardo Arguello
4164 N. Bay Road	Howard Wolfson
4235 N. Bay Road	Carlos Gonzalez

