

DRB23-0952

4230 North Bay Road (LOT 1)

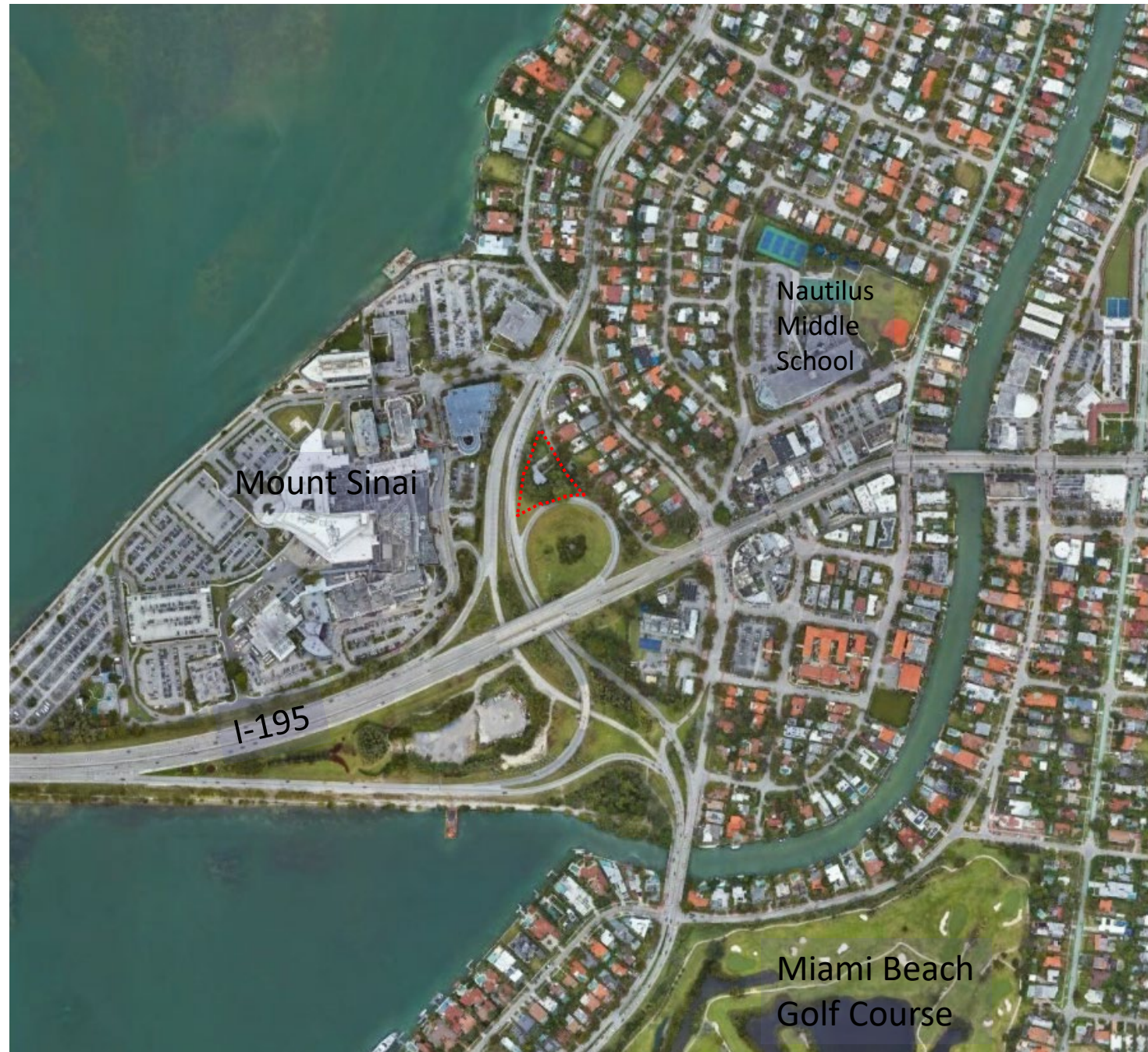
Design Review Board
December 11, 2023

borges architects
+ associates

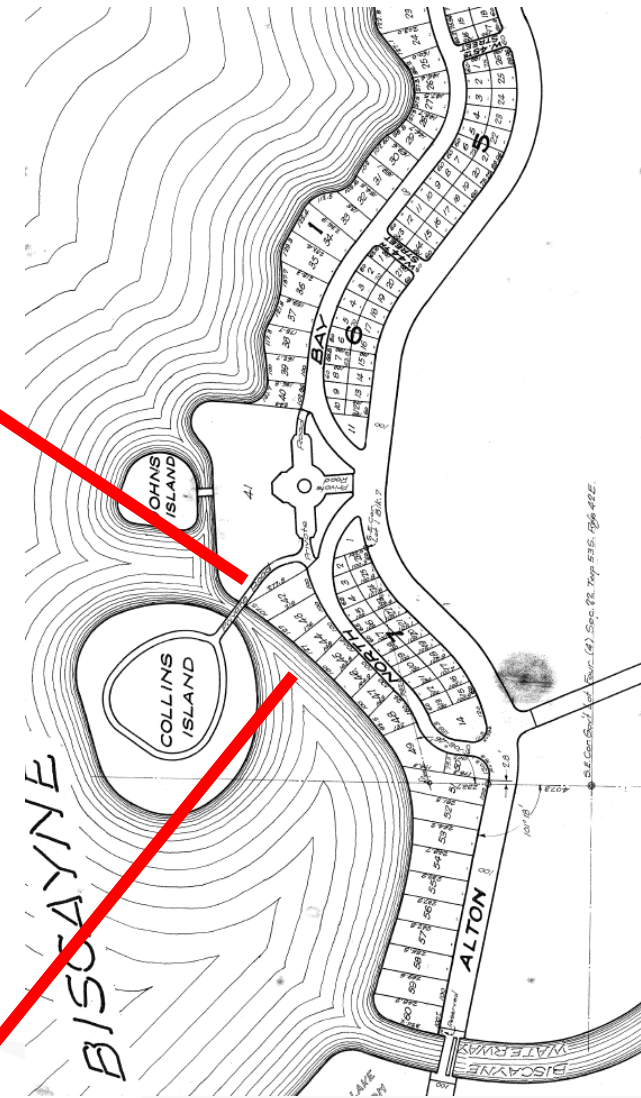
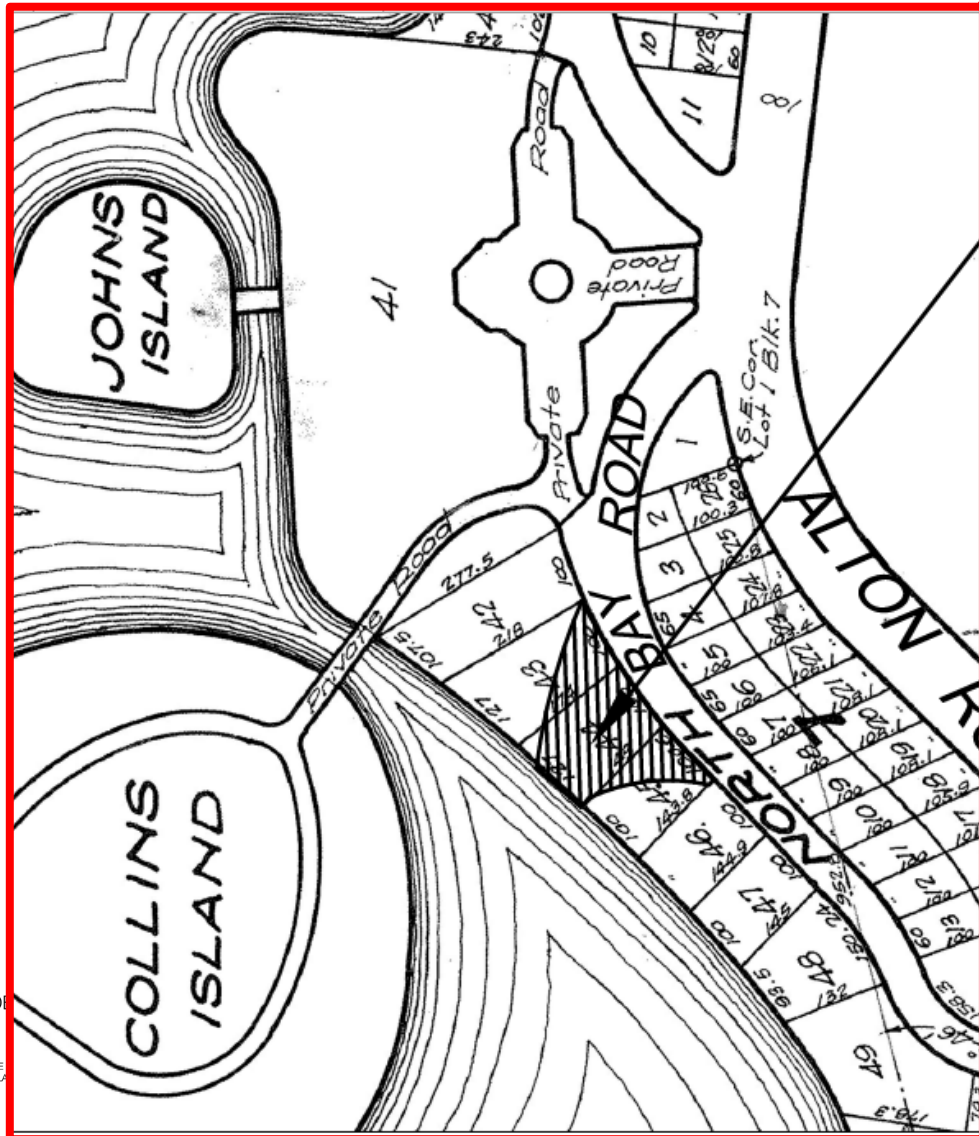


BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

Property



1923 Original Plat



~ PLAT OF ~
NAUTILUS SUBDIVISION
OF
THE MIAMI BEACH BAY SHORE CO.
MIAMI BEACH, FLA.
- Scale 1" = 200' March, 1, 1923

1925 Aerial



Mount Sinai 1950s



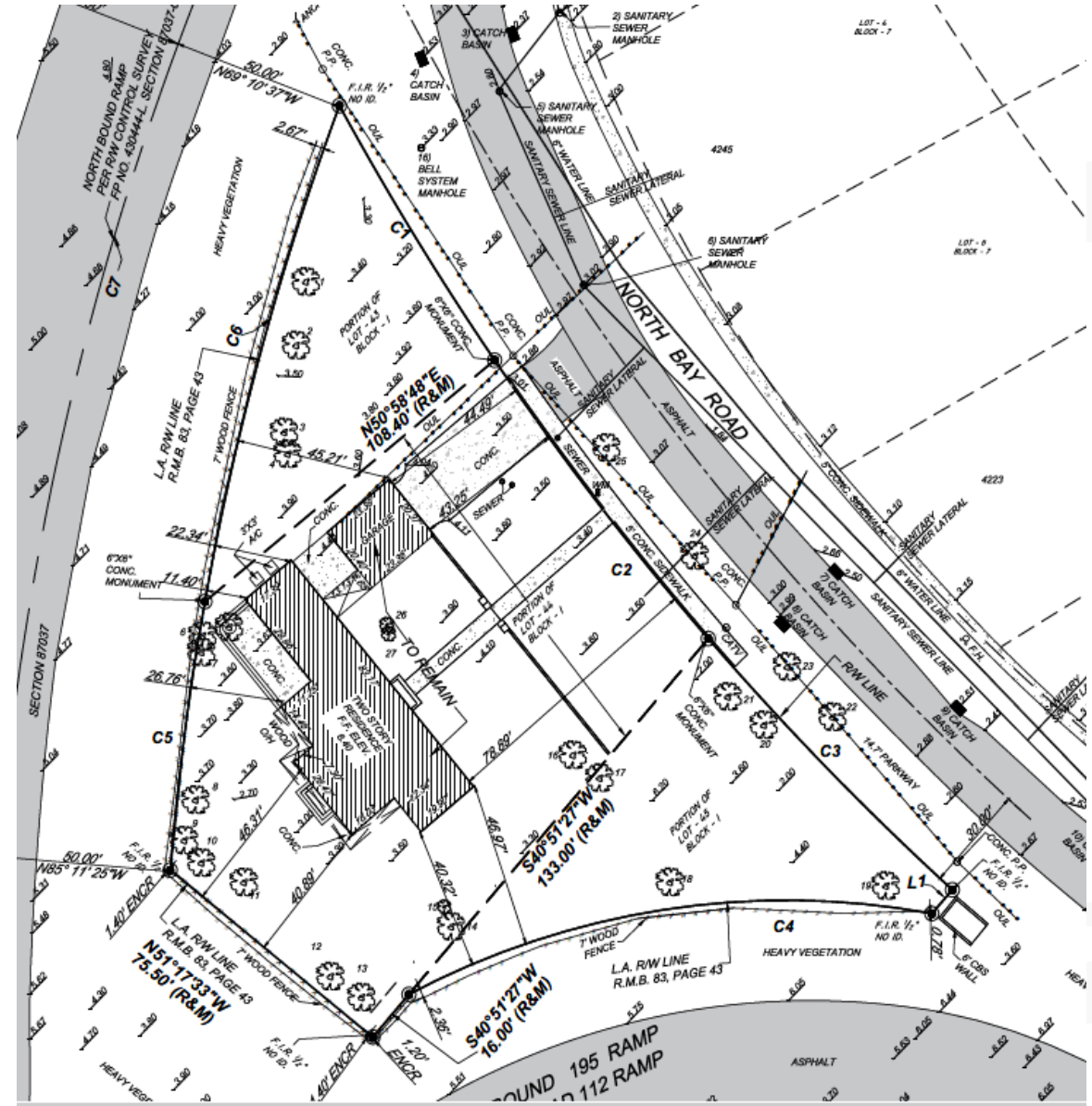
New Mt. Sinai Hospital on Miami Beach, Florida

1963 Aerial



Current Lot

- 27,146 square feet
- Built in 1934



Summary of Lot Split



RS-4
Minimum Required Lot Size: 6,000 SF
Minimum Required Lot Width: 50 Feet

Proposed Lot Sizes: Lot 1: 7,769 SF
Lot 2: 13,311 SF
Lot 3: 6,066 SF

Proposed Lot Widths: Lot 1: 102.10 FT
Lot 2: 87.86 FT
Lot 3: 95.76 FT

Project Requests

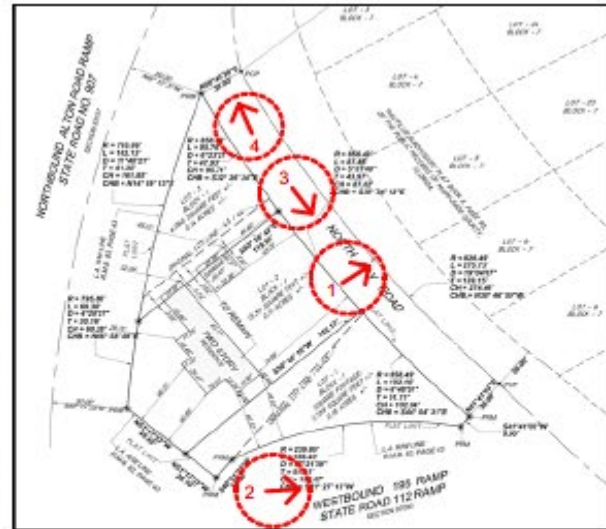
1. Design review for an understory
2. Waiver of the two-story side elevations and additional required open space
3. Variance:
 - i. To exceed by 10% (777 SF) the maximum unit size allowed of 40% (3,108 SF) for a lot resulting from a lot split
 - ii. To reduce by 10'-0" the minimum required 40'-0" front 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"



1



2



KEY MAP
N.T.S.



3



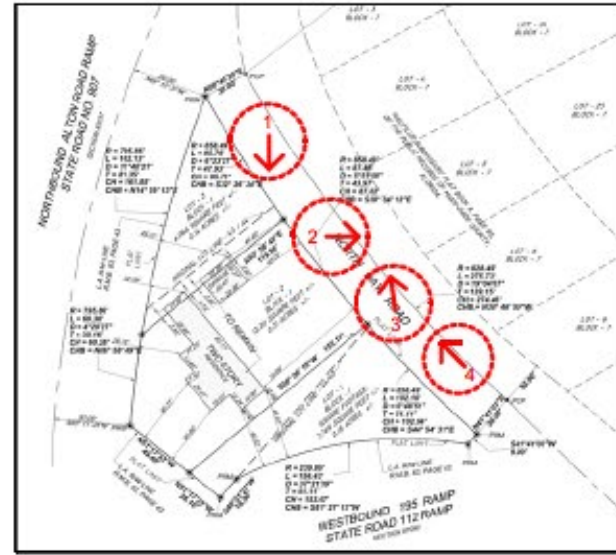
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1



2



KEY MAP
N.T.S.



3



4



NORTHBOUND ALTON ROAD RAMP

WESTBOUND 195 RAMP

PLAT LOT-1

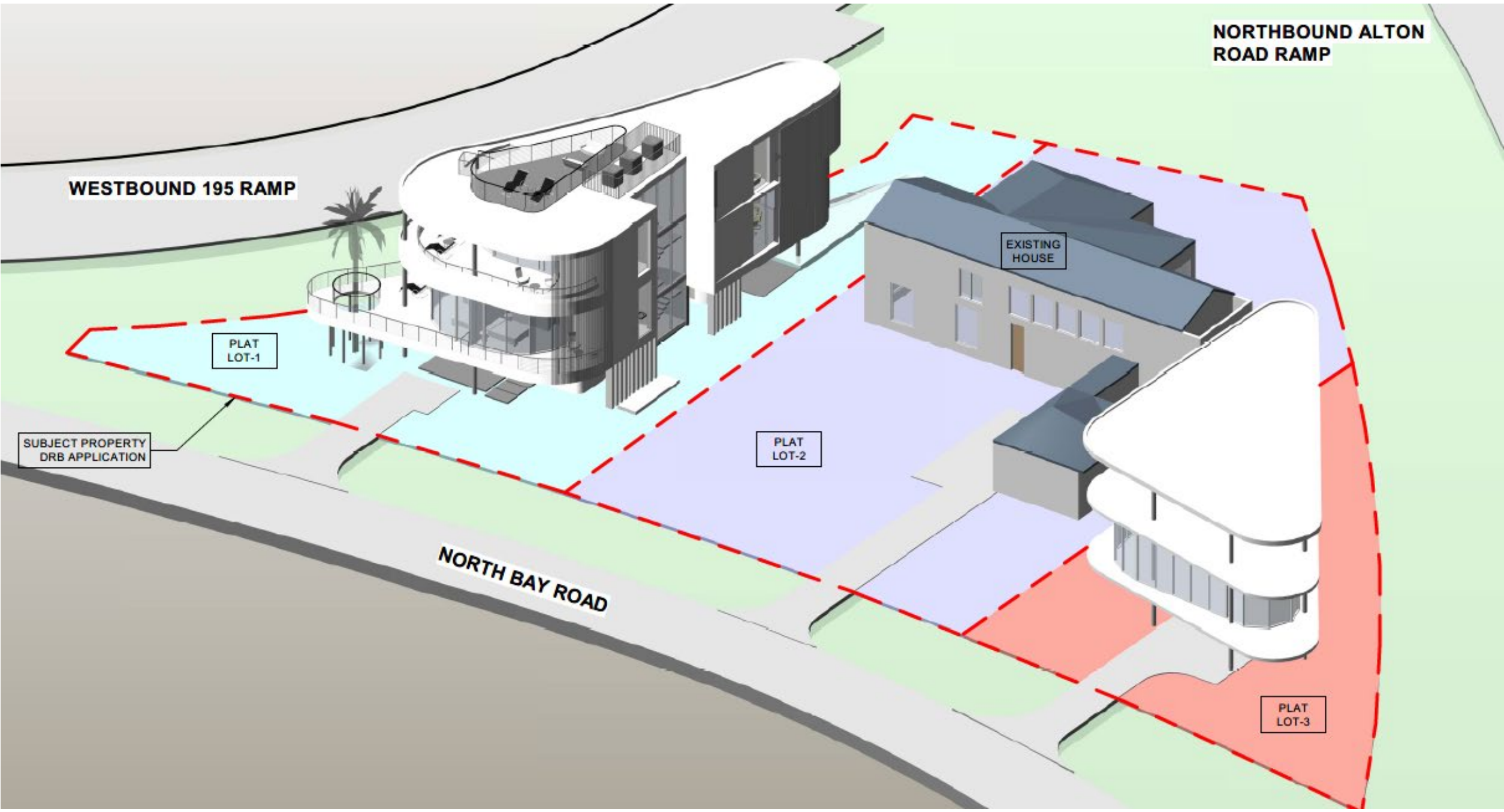
SUBJECT PROPERTY DRB APPLICATION

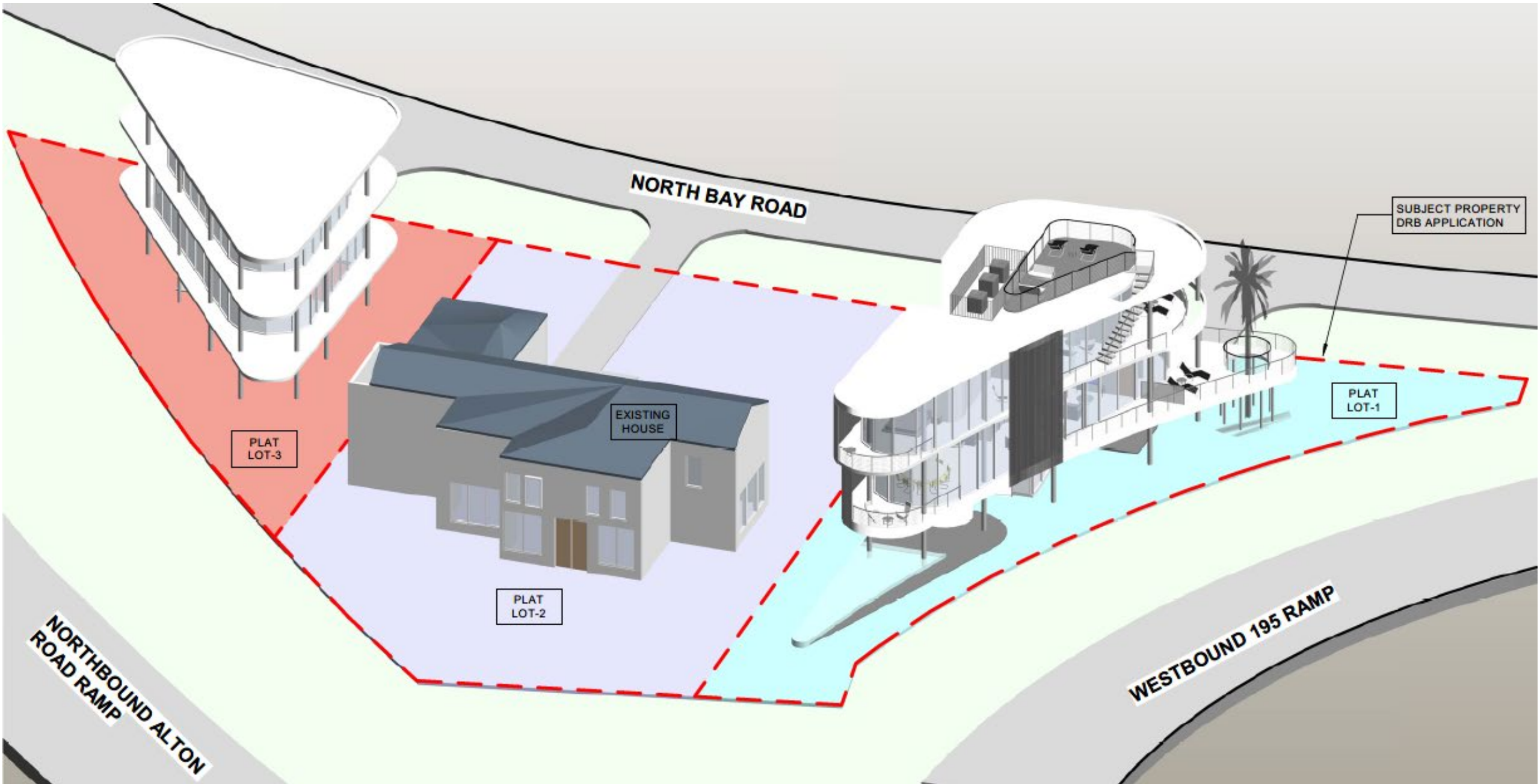
NORTH BAY ROAD

EXISTING HOUSE

PLAT LOT-2

PLAT LOT-3





NORTH BAY ROAD

SUBJECT PROPERTY
DRB APPLICATION

PLAT
LOT-1

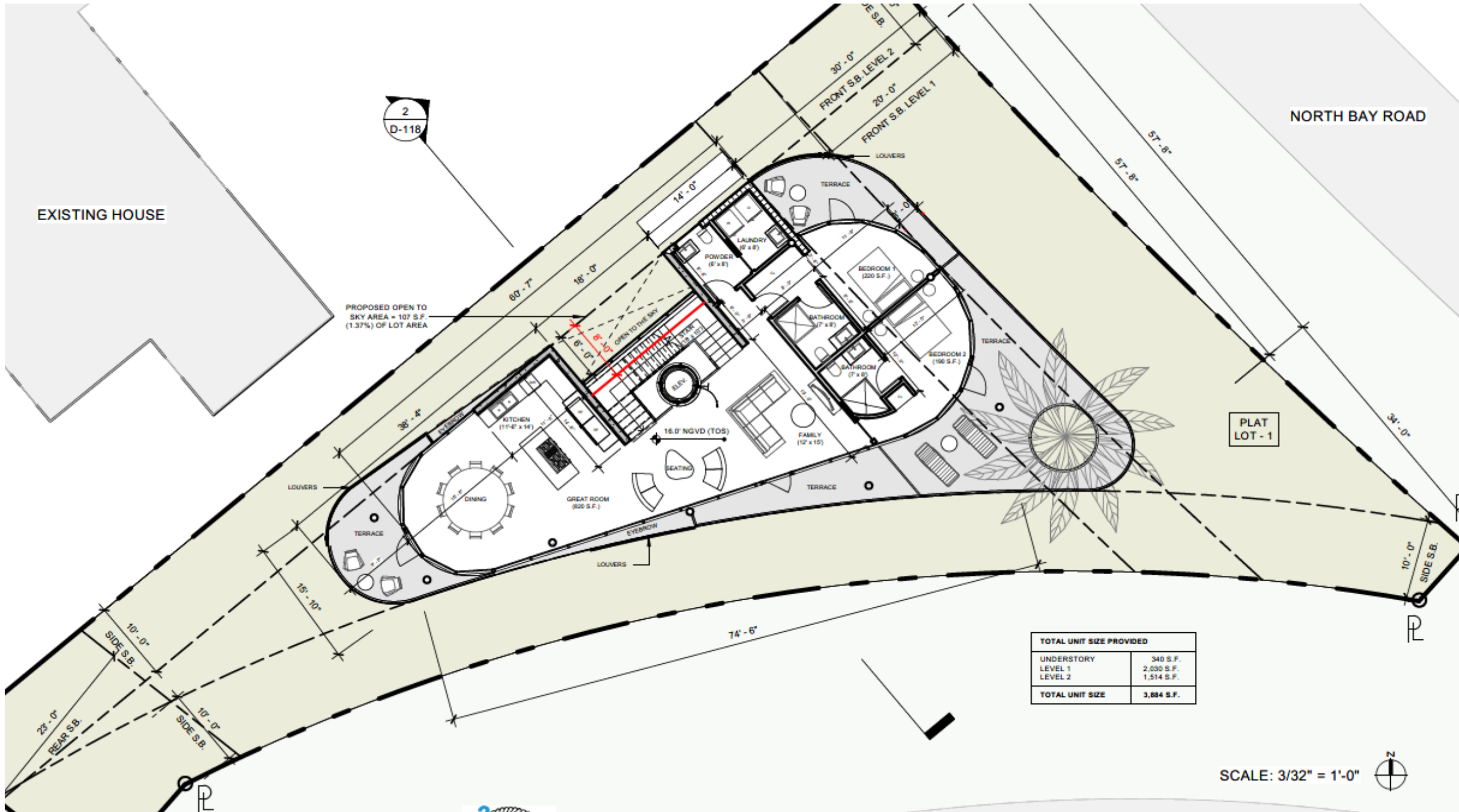
EXISTING
HOUSE

PLAT
LOT-3

PLAT
LOT-2

WESTBOUND 195 RAMP

NORTHBOUND ALTON
ROAD RAMP



EXISTING HOUSE

2
D-118

PROPOSED OPEN TO SKY AREA = 107 S.F.
(1.37% OF LOT AREA)

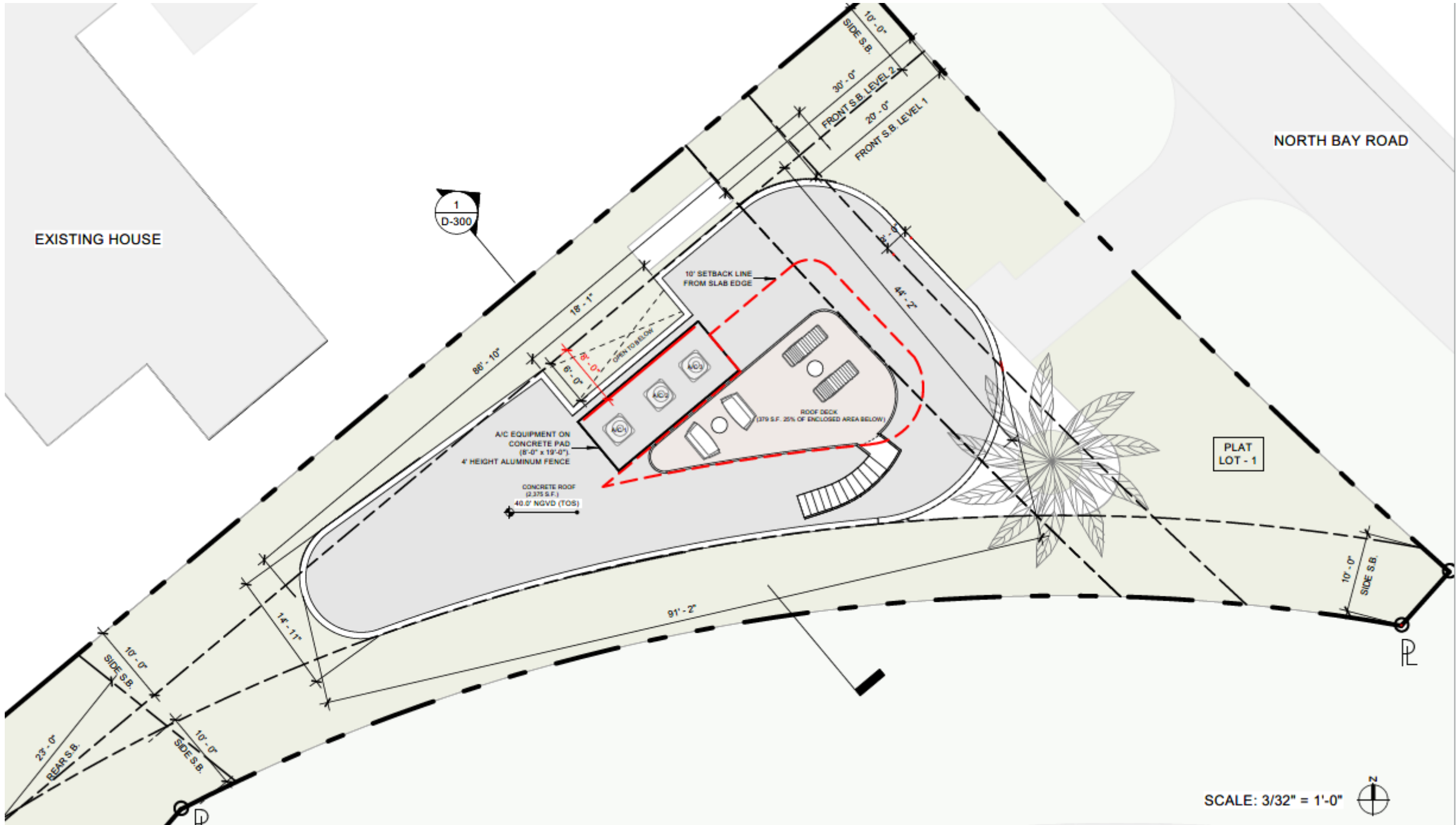
NORTH BAY ROAD

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.

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









*FOR GRAPHIC RE







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



3



4

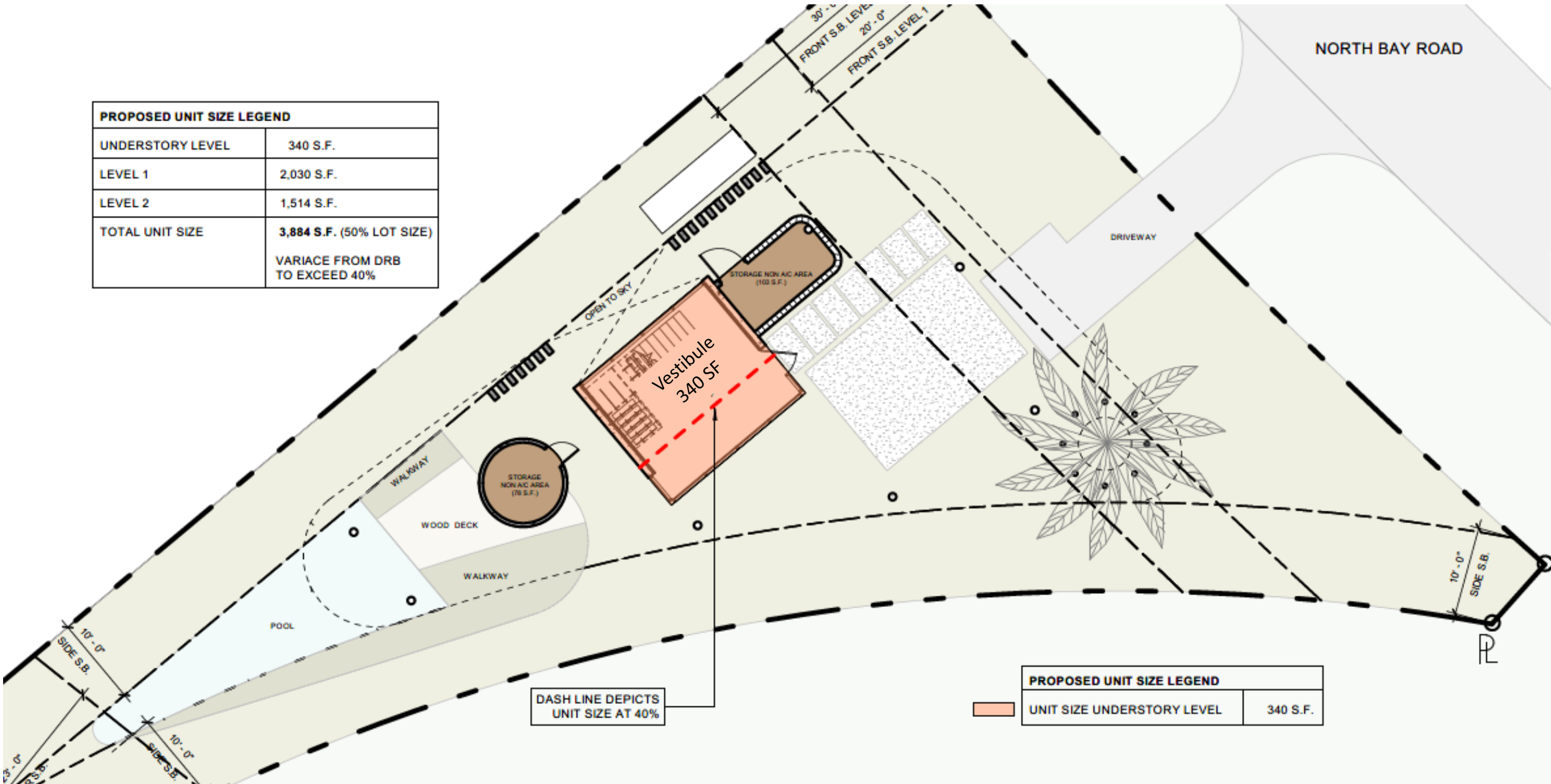


2




2

PROPOSED UNIT SIZE LEGEND	
UNDERSTORY LEVEL	340 S.F.
LEVEL 1	2,030 S.F.
LEVEL 2	1,514 S.F.
TOTAL UNIT SIZE	3,884 S.F. (50% LOT SIZE)
	VARIACE FROM DRB TO EXCEED 40%



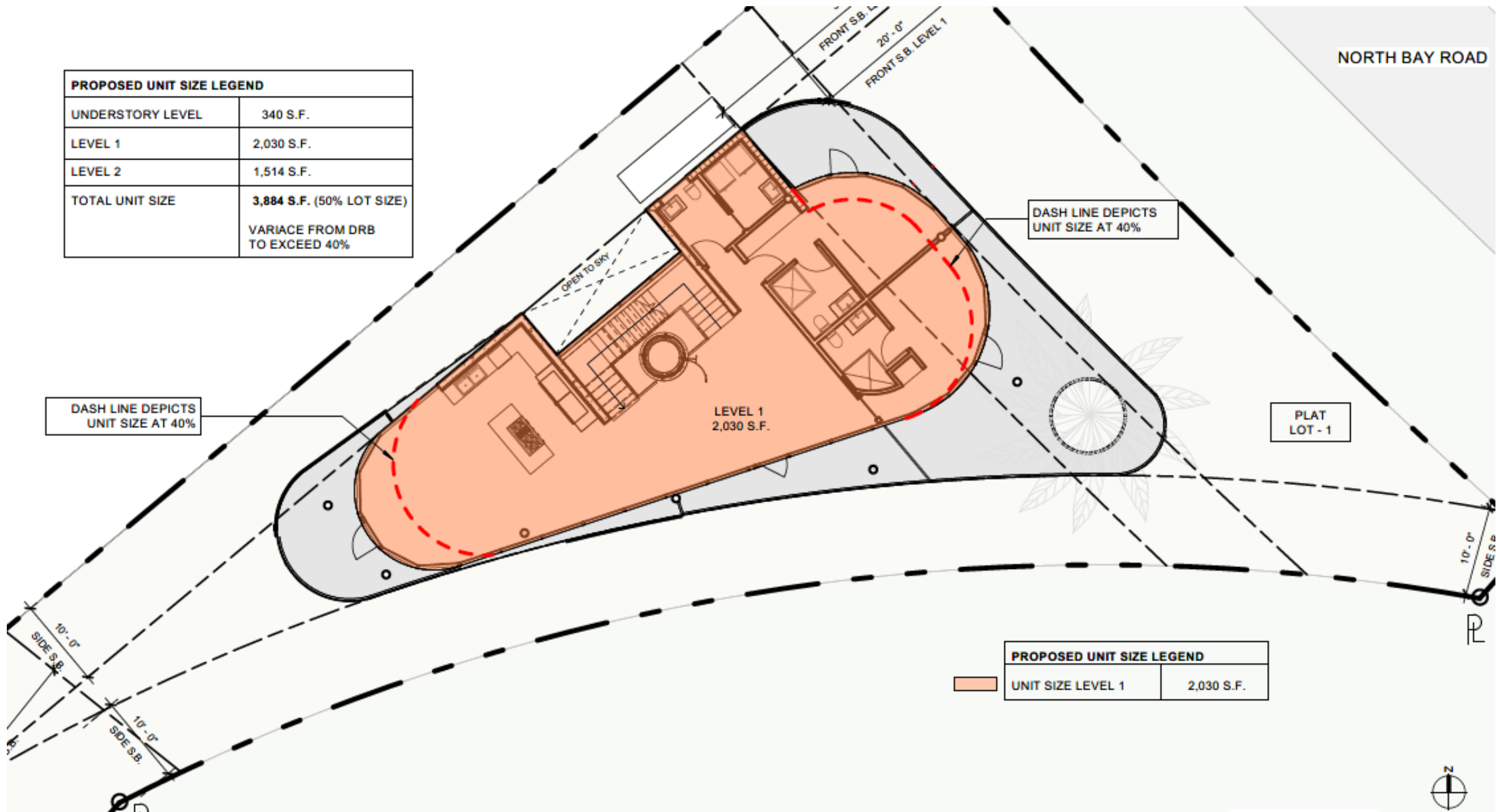
DASH LINE DEPICTS
UNIT SIZE AT 40%

PROPOSED UNIT SIZE LEGEND	
	UNIT SIZE UNDERSTORY LEVEL 340 S.F.

NORTH BAY ROAD

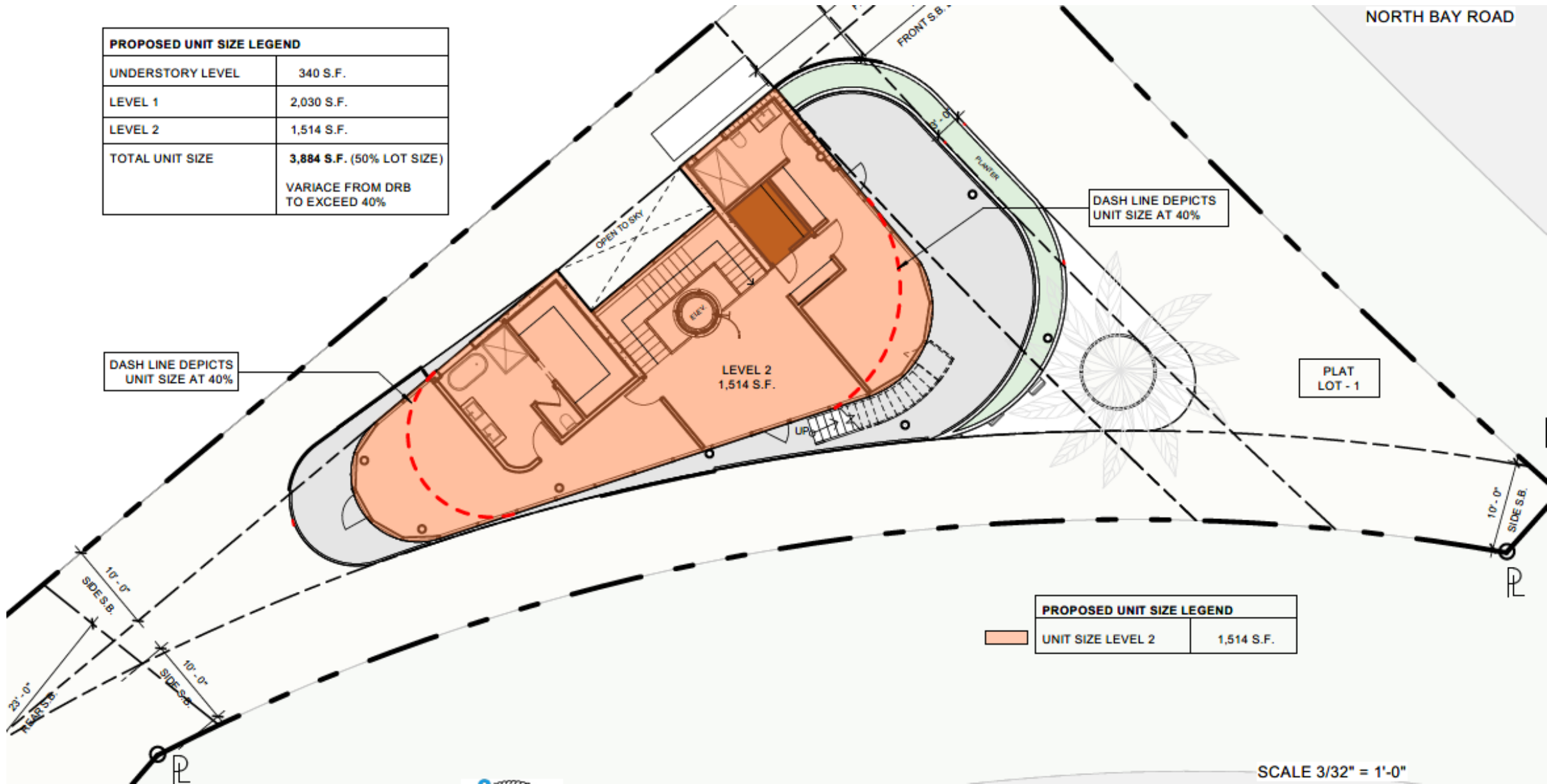
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PROPOSED UNIT SIZE LEGEND	
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PROPOSED UNIT SIZE LEGEND	
UNIT SIZE LEVEL 1	2,030 S.F.

PROPOSED UNIT SIZE LEGEND	
UNDERSTORY LEVEL	340 S.F.
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PROPOSED UNIT SIZE LEGEND	
UNIT SIZE LEVEL 2	1,514 S.F.

SCALE 3/32" = 1'-0"

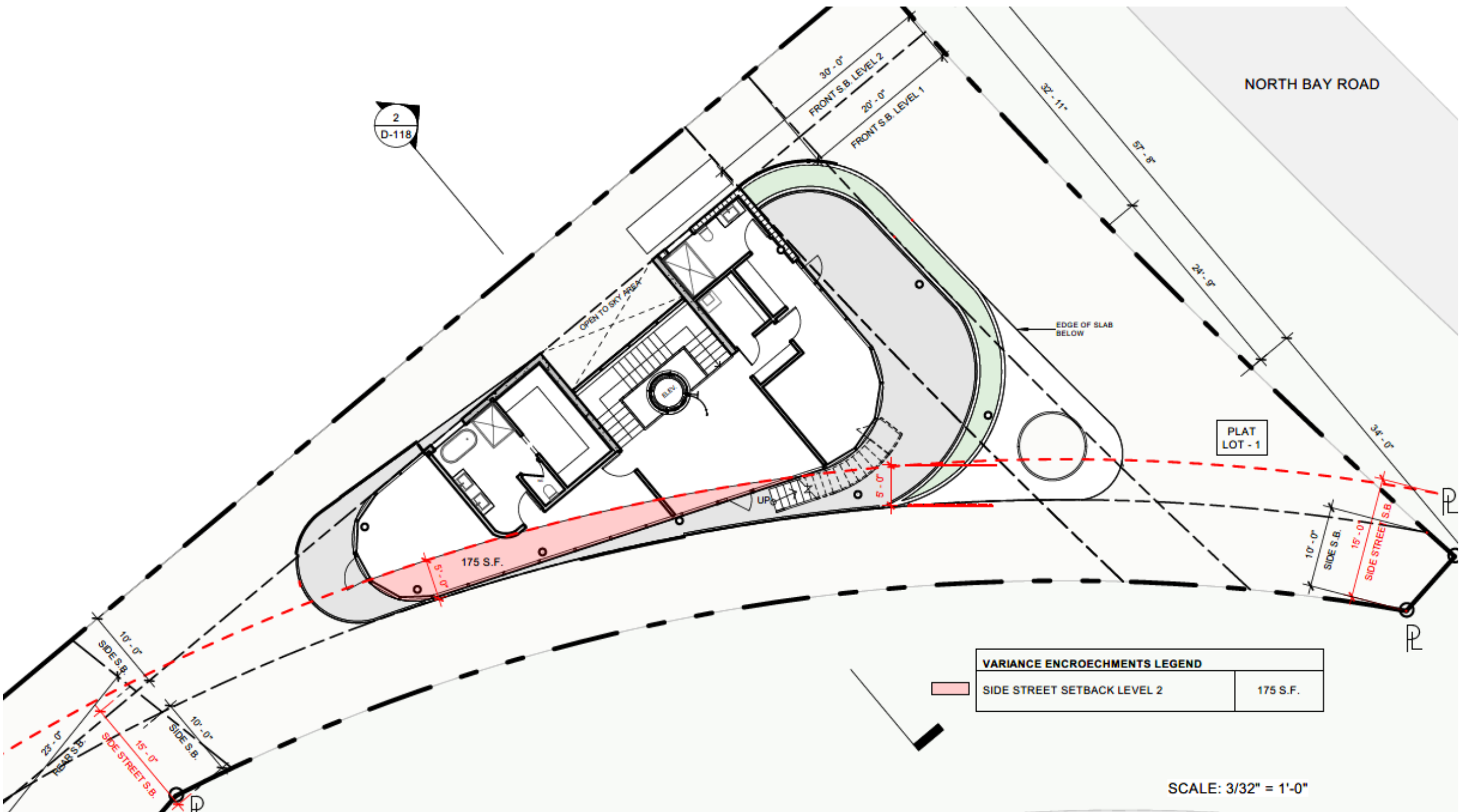


NORTH BAY ROAD

PLAT LOT - 1

VARIANCE ENCROECHMENTS LEGEND	
FRONT SETBACK LEVEL 1	220 S.F.
SIDE STREET SETBACK LEVEL 1	146 S.F.

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



2
D-118

NORTH BAY ROAD

30'-0"
FRONT S.B. LEVEL 2
20'-0"
FRONT S.B. LEVEL 1

OPEN TO SKY AREA

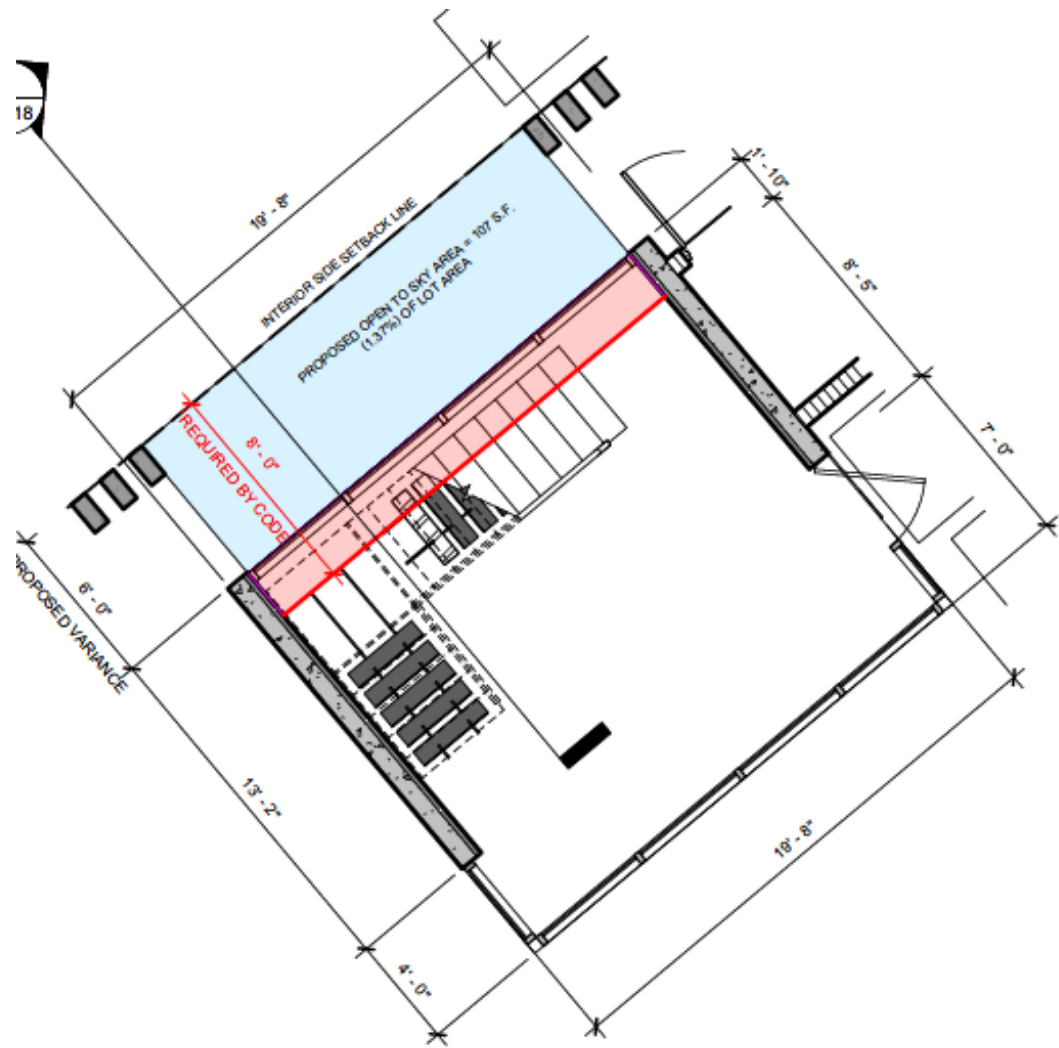
EDGE OF SLAB BELOW

PLAT LOT - 1

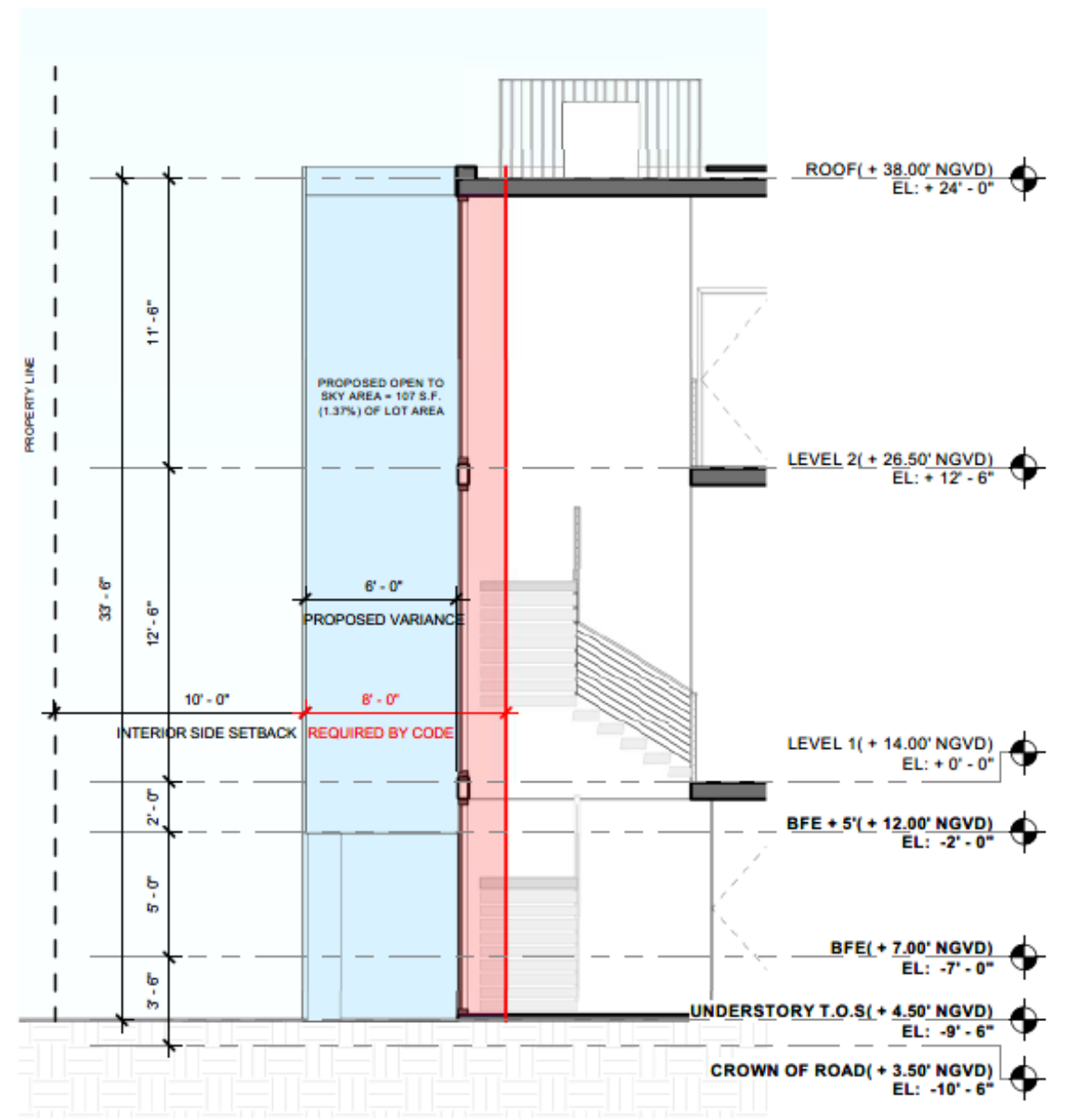
175 S.F.

VARIANCE ENCROECHMENTS LEGEND	
SIDE STREET SETBACK LEVEL 2	175 S.F.

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



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



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

Thank You

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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:	DRB23-0952			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	7.0' NGVD (7.0'+5' FB)	Grade value in NGVD:	3.20' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.0'+1' FB+3.20' Grade /2 = 5.6' NGVD	Free board:	5.0' NGVD	
7	Lot Area:	7,769 sf (0.18 ac)			
8	Lot width:	88'-7"	Lot Depth:	152.17 ft.	
9	Max 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	
11	Front Yard Open Space SF and %:	1,742 sf (78%)	Rear Yard Open Space SF and %:	557 sf (93%)	
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			
15			Proposed Second Floor Unit Size SF and %:	1,514 sf	
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:	40 ft.	N/A	30 ft.	Variance from DRB
21	Side 1:	10 ft.	N/A	10 ft.	
22	Side 2 or (facing street):	15 ft.	N/A	10 ft.	Variance from DRB
23	Rear:	23 ft.	N/A	51.5 ft.	
	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:	25 ft.	N/A	20 ft.	Variance from DRB
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	

NORTHBOUND ALTON ROAD RAMP

EXISTING HOUSE

REPLATE LOT-3

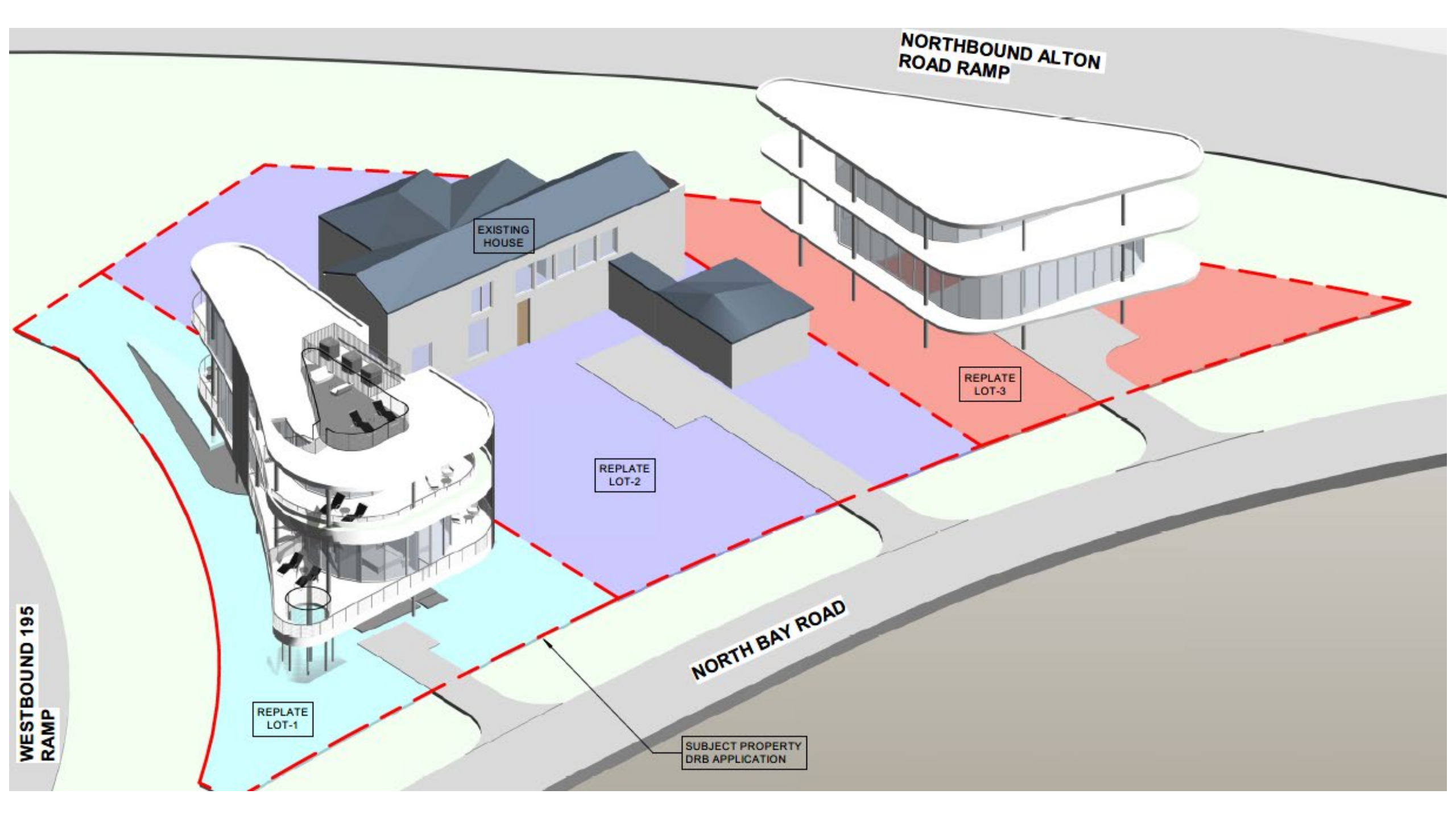
REPLATE LOT-2

REPLATE LOT-1

NORTH BAY ROAD

SUBJECT PROPERTY DRB APPLICATION

WESTBOUND 195 RAMP



Area Analysis

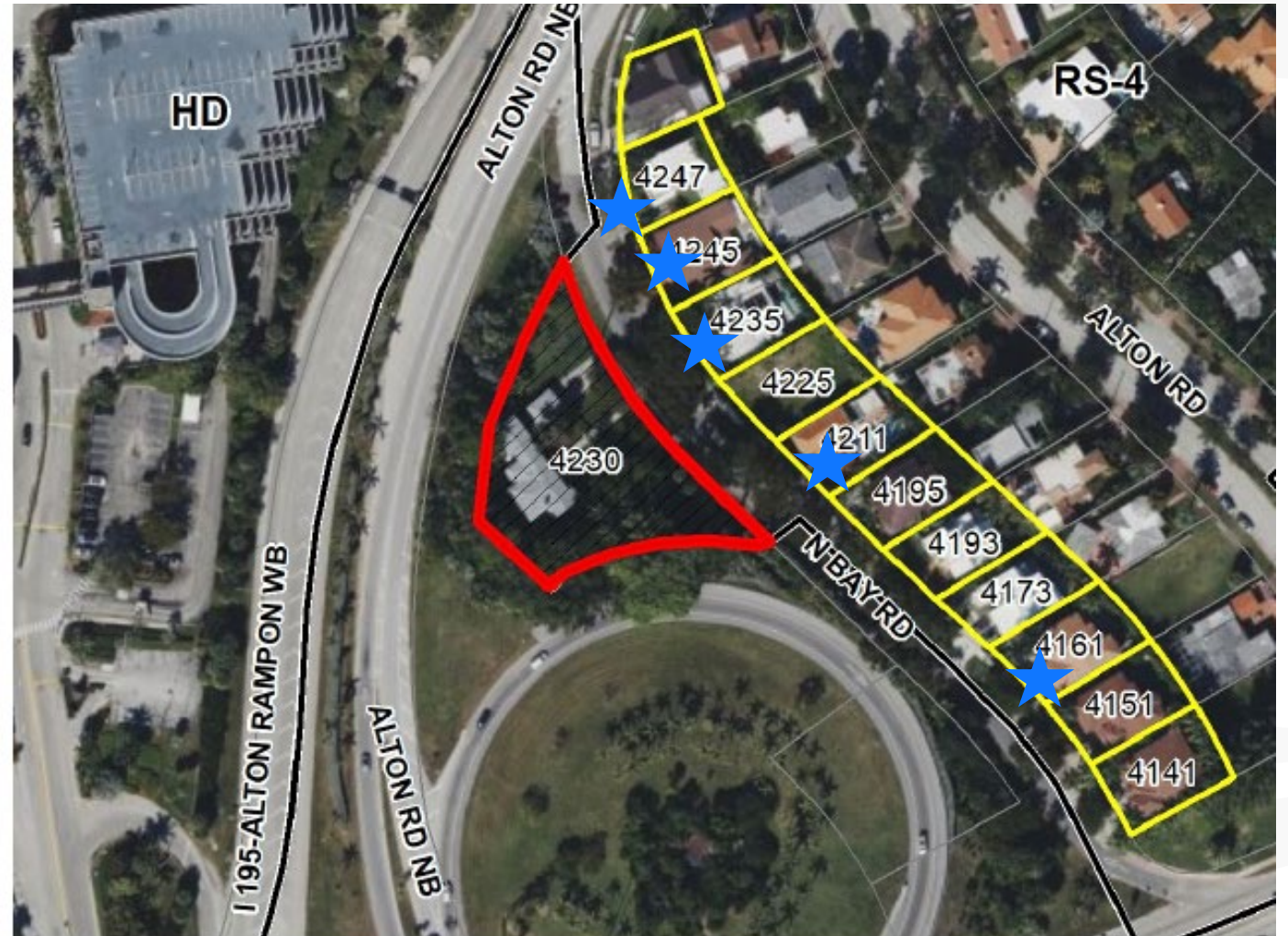


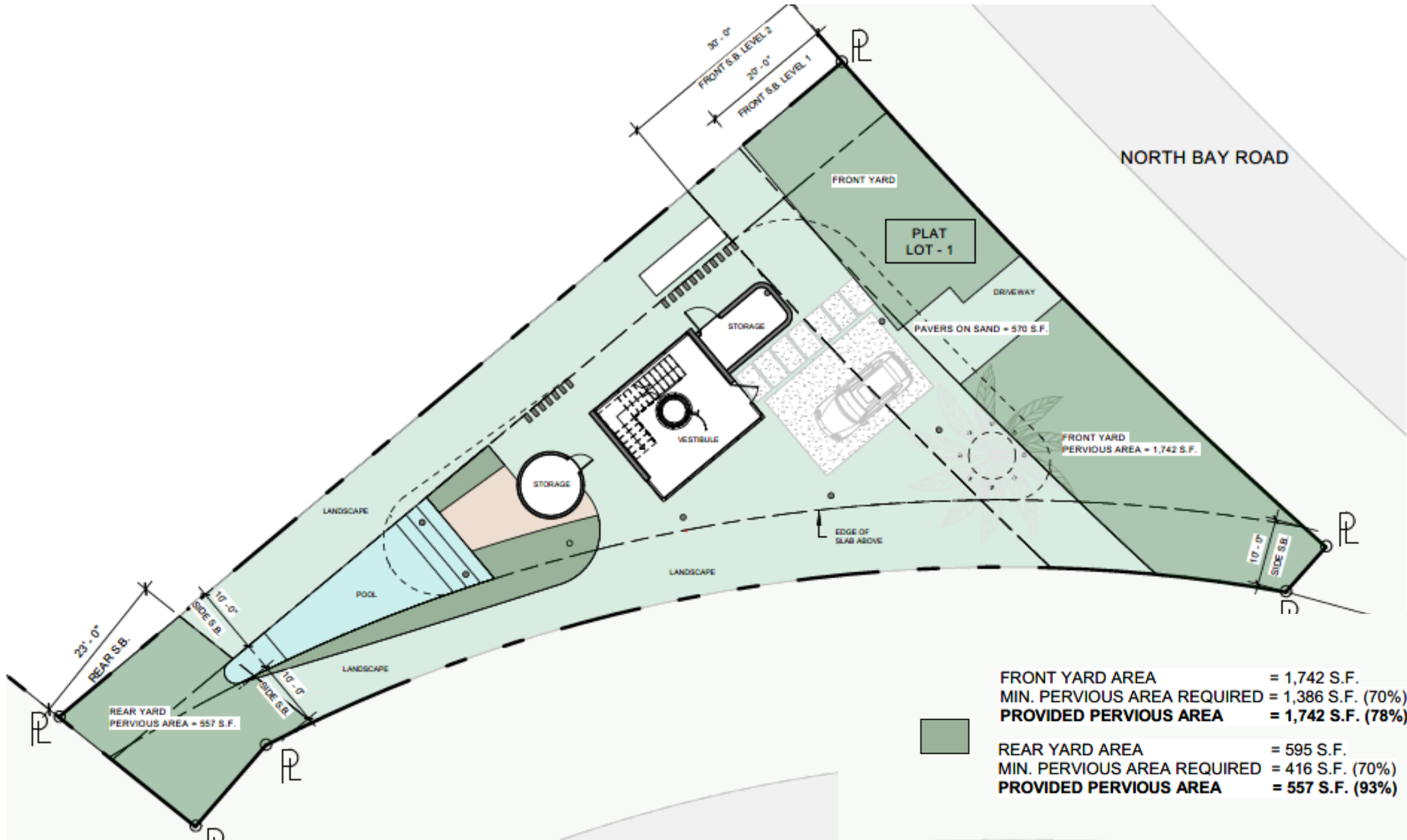
Surrounding Sites Summary:

Statistic	Lot Size	Year Built	Unit Size	Unit Size %	Unit Size +20% Allowance (SF)*	Unit Size +20% Allowance %	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





FRONT YARD AREA	= 1,742 S.F.
MIN. PERVIOUS AREA REQUIRED	= 1,386 S.F. (70%)
PROVIDED PERVIOUS AREA	= 1,742 S.F. (78%)
REAR YARD AREA	= 595 S.F.
MIN. PERVIOUS AREA REQUIRED	= 416 S.F. (70%)
PROVIDED PERVIOUS AREA	= 557 S.F. (93%)

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS Lot Area 7,770 SF Acres 0.18

SINGLE FAMILY RESIDENTIAL

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area = 7,770 s.f. x 25 % = 1,942 s.f.

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces N/A x 10 s.f. parking space =

C. Total square feet of landscaped open space required: A+B=

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= 50 % x 4,100 s.f.

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

5+2 trees x N/A net lot acres - number of existing trees=

B. % Natives required: Number of trees provided x 30% = 4.2

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%= 7

D. Street Trees (maximum average spacing of 20' o.c.)

N/A linear feet along street divided by 20'=

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

102.08 linear feet along street divided by 20'= 5.10

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

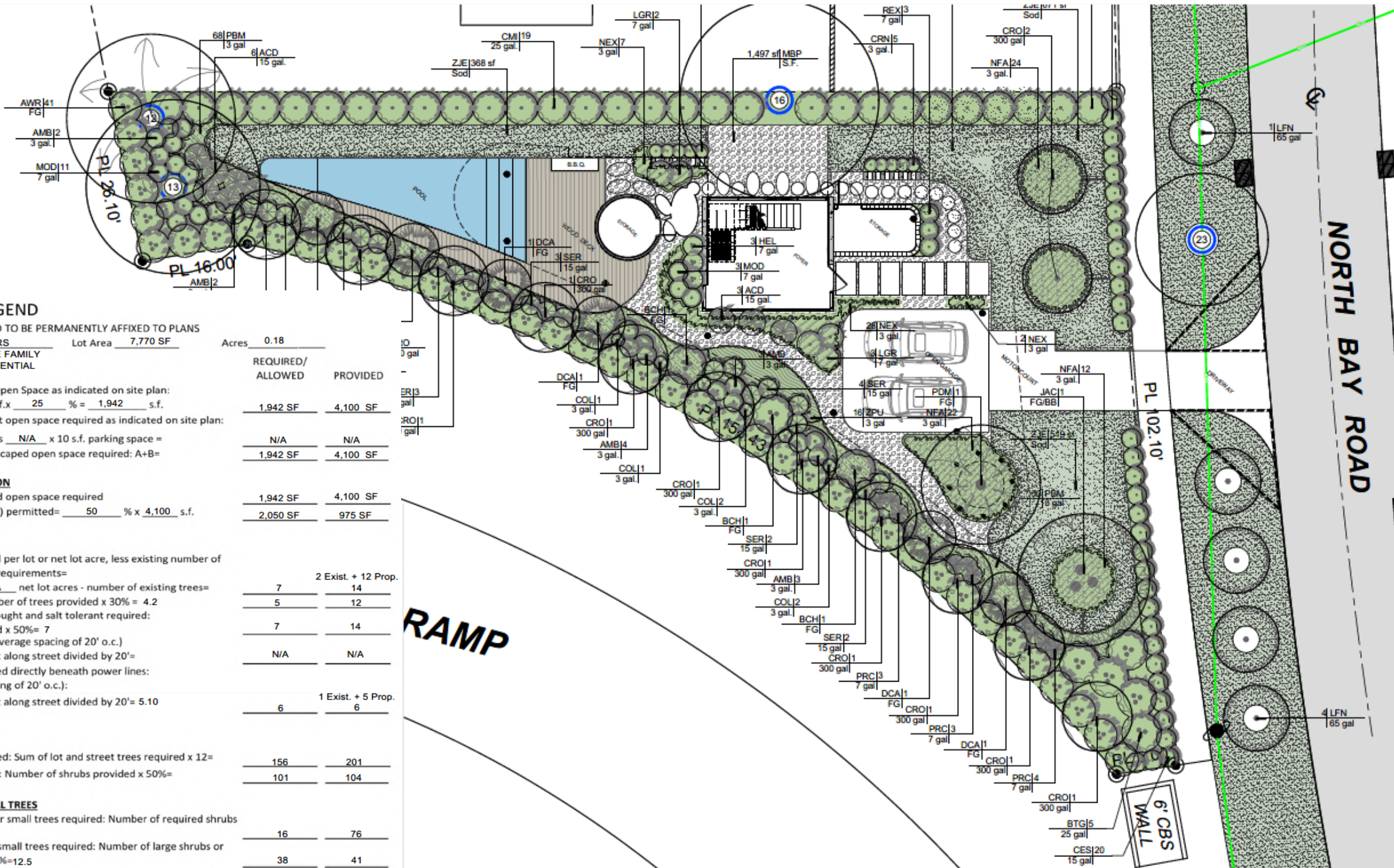
B. % Native shrubs required: Number of shrubs provided x 50%=

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%= 12.5

REQUIRED/ALLOWED	PROVIDED
-	-
1,942 SF	4,100 SF
N/A	N/A
1,942 SF	4,100 SF
1,942 SF	4,100 SF
2,050 SF	975 SF
7	2 Exist. + 12 Prop.
5	14
7	12
7	14
N/A	N/A
6	1 Exist. + 5 Prop.
6	6
156	201
101	104
16	76
38	41



RAMP

NORTH BAY ROAD

6' CBS WALL

PLANT SCHEDULE