6360 N BAY ROAD | DRB24-1006

FINAL SUBMITTAL # DRB24-1006

6360 NORTH BAY ROAD , MIAMI BEACH, FL



PROJECT RENDERING

CLIENT

6342-6360 NORTH BAY ROAD
MIAMI BEACH, 33141, FL

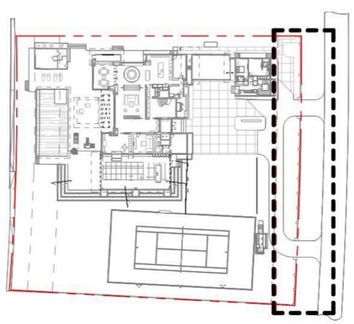
ARCHITECT

CFZ DESIGN, LLC
13300 SW 52ND ST.
MIRAMAR, FL, 33027
TEL: (239) 898-7549

STATE OF FLORIDA
CHRISTOPHER FERNANDEZ
AR100472
REGISTERED ARCHITECT

CFZ DESIGN

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MIRAMAR, FL 33027
T 239.898.7549
E WWW.CFZDESIGN.COM



SCOPE OF WORK
Scale: 1" = 60'-0"

SCOPE OF WORK

PROJECT SCOPE:

Increase wall height on front walls.

REQUESTED VARIANCES:

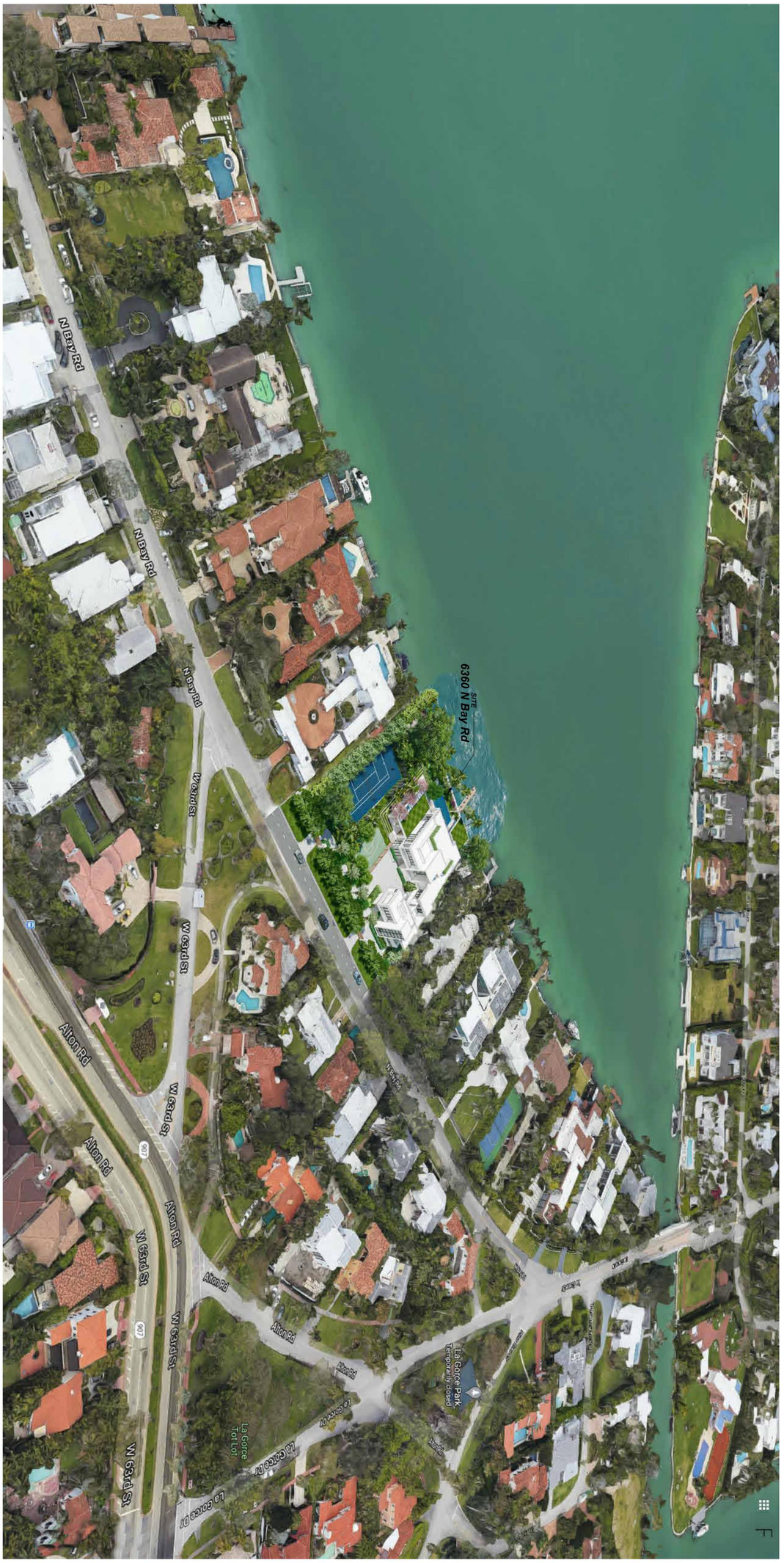
a. Front setback of wall/fence/columns/gates at 0' where 4' required for 7' tall wall/fence/columns/gates.
b. 1' – 2' additional height for wall/fence/columns/gates.

STATEMENT

DATE
REG. NO.AR100472 03-10-2024

03-10-2024

DRB-01



DRB24-1006

DRB-02

AERIAL

03-10-2024

Rev	Date	Note

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Seal

REGISTERED ARCHITECT
AR100472
STATE OF FLORIDA

CHRIS FERNANDEZ
Reg. No.AR100472

Architect

AR100472
REGISTERED ARCHITECT

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Project

6360 N BAY ROAD | DRB24-1006

6360 RESIDENCE

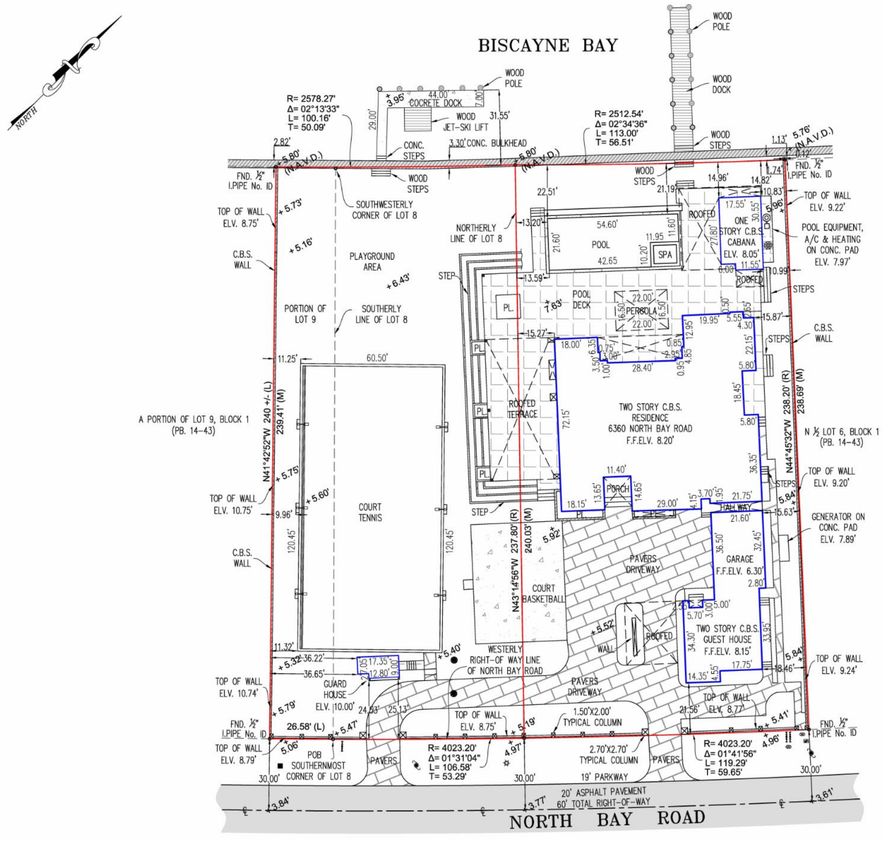
6360 NORTH BAY ROAD ,
MIAMI BEACH, FL

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

0 15 30 45 60

1 inch = 30 ft.



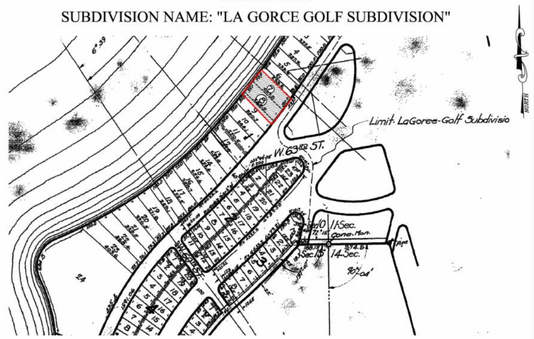
LEGEND AND ABBREVIATIONS:

P.L.S.	PROFESSIONAL LAND SURVEYOR	M	MONUMENT LINE	PB.	PLAT BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT	(C)	CALCULATED DATA		LIGHT STEEL POLE
P.C.P.	PERMANENT CONTROL POINT	(R)	DATA PER LEGAL DESCRIPTION		STORM SEWER MANHOLE
S/F.N.&D.	SET OR FOUND NAIL & DISC	R.E.	RIM ELEVATION		UTILITY WOOD POLE
S/F.I.P.	SET OR FOUND 1/2" IRON PIPE	C.B.S.	CONCRETE BLOCK & STUCCO		ELECTRIC BOX
B.C.R.	BROWARD COUNTY RECORDS	C.L.F.	CHAIN LINK FENCE		C.B.S. WALL
O.R.B.	OFFICIAL RECORDS BOOK	F.F.ELV.	FINISH FLOOR ELEVATION		FIRE HYDRANT
P.G.	PAGE	(M)	MEASURED		METAL FENCE
P.O.C.	POINT OF COMMENCEMENT	A/C	AIR CONDITIONING UNIT		CHAIN LINK FENCE
P.O.B.	POINT OF BEGINNING	R	RADIUS		CATCH BASIN CIRCULAR
ID.	IDENTIFICATION	Δ	DELTA		TRAFFIC SIGN
IP	IRON PIPE	L	LENGTH	TV	T.V BOX
IR	IRON ROD	T	TANGENT		METAL LID
IRC	IRON ROD AND CAP	CONC.	CONCRETE		AIR CONDITIONING UNIT
FND. N/D	FOUND NAIL AND DISC	ELV.	ELEVATION		WATER METER
℄	CENTER LINE	N.T.S.	NOT TO SCALE	+10.00'	SPOT ELEVATION

LOCATION MAP

SCALE.....N.T.S.

SUBDIVISION NAME: "LA GORCE GOLF SUBDIVISION"



LEGAL DESCRIPTION:

PARCEL 1:

ALL OF LOT 7 AND THE SOUTHERLY HALF OF LOT 6, BLOCK 1, OF "LA GORCE GOLF SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE SOUTHERLY HALF OF SAID LOT 6 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 7, OF "LA GORCE GOLF SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, FROM SAID POINT OF BEGINNING, RUN IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY LINE OF NORTH BAY ROAD, MIAMI BEACH, FLORIDA, A DISTANCE OF 39.3 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG A LINE PASSING THROUGH THE LAST MENTIONED POINT AND A POINT 37.49 FEET NORTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 7, A DISTANCE OF 239 FEET, MORE OR LESS TO THE OUTER FACE OF CONCRETE BULKHEAD; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE OUTER FACE OF SAID CONCRETE BULKHEAD AND ON THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 37.49 FEET TO THE NORTHWESTERLY CORNER OF LOT 7; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST LINE OF SAID LOT 7, A DISTANCE OF 238.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN MIAMI- DADE COUNTY, FLORIDA.

AND

PARCEL2:

LOT 8, BLOCK 1, OF "LAGORCE-GOLF SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

ALSO THAT PART OF LOT 9, BLOCK 1, OF SAID "LAGORCE-GOLF SUBDIVISION", DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST CORNER OF LOT 8, BLOCK 1, OF LAGORCE-GOLF SUBDIVISION, AS SAID LOT 8, BLOCK 1, IS SHOWN ON PLAT ENTITLED LAGORCE-GOLF SUBDIVISION, AND RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY LINE OF NORTH BAY ROAD, A DISTANCE OF 26.58 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG A LINE PASSING THROUGH THE LAST MENTIONED POINT AND A POINT 25 FEET SOUTHWEST OF THE SOUTHWESTERLY CORNER OF SAID LOT 8, BLOCK 1, MEASURED ALONG THE FACE OF A CONCRETE BULKHEAD SITUATED ON THE EASTERLY SHORE OF BISCAYNE BAY A DISTANCE OF 240 FEET PLUS OR MINUS; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE FACE OF THE CONCRETE BULKHEAD SITUATED ON THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 25 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 8, BLOCK 1; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SIAD LOT 8, BLOCK 1, A DISTANCE OF 239.4 FEET PLUS OR MINUS TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

SURVEYOR'S NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE ORIGINAL RECORD BOOK 32929, PAGE(S) 415-417, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000.

IF THIS DOCUMENT IS BEING READ IN PAPER FORMAT, IT IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. IF THE DOCUMENT IS IN ELECTRONIC FORMAT, ACCORDING TO CHAPTER 5J-17.062 SECTION 3, IT IS NOT VALID UNLESS ELECTRONICALLY SIGNED. THE FINAL HARD COPY OF THE DOCUMENT MUST HAVE THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE SURVEYOR.

THE ISSUE OF THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THOSE PERSONS, PARTIES OR INSTITUTIONS IN THE CERTIFICATE.

THE LIABILITY OF THIS BOUNDARY SURVEY IS LIMITED TO THE COST OF THE SURVEY.

THE PROPERTIES DESCRIBED ON THIS SURVEY, LIE WITHIN A FLOOD ZONE "AE", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0307L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION 8.0 FEET.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AS PER MIAMI-DADE BENCHMARK NAME A-33, WITH AN ELEVATION OF 8.23 FEET, LOCATED ON 63 STREET AND PINE TREE DRIVE, WITH A DESCRIPTION: BRASS DISC IN WINGWALL AT NW CORNER OF BRIDGE OVER INDIAN CREEK.

UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATION AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

ALL TIES SHOWN ARE FROM BUILDING CORNER TO PROPERTY LINE.

THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

OWNERSHIP SUBJECTS TO OPINION OF TITLE.

NOTICE:

THIS DRAWING IS THE PROPERTY OF **MAPCONS GROUP, LLC.**

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

By:

Digitally signed by Orlando Grandal
Date: 2024.02.01 10:29:29 -05'00'

ORLANDO GRANDAL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
PSM No. 6677, STATE OF FLORIDA

MAPCONS Group, LLC.
PROFESSIONAL LAND SURVEYORS
5545 SW 8th Street. Suite 108
Miami, Florida 33134
Office (786) 615-5105
Cell (786) 223 1419
Email: mlsurveying@ymail.com
Web: www.mapconsgroupinc.com

DATE	REVISION COMMENTS	BY
07/15/2022	UPDATE SURVEY	
03/31/2023	SPECIFIC SURVEY	
12/22/2023	FINAL SURVEY	

PROJECT LOCATION:
MIAMI-DADE COUNTY, FLORIDA
6360 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33141
Folio No.: 02-3215-003-0080.

CERTIFY TO:
GABRIEL PLOTKIN TRS.
NORTH BAY PALMS TRUST

PROJECT No:	22-021
FIELD BOOK:	FILE DATA C.
SCALE:	AS SHOWN
DRAWN BY:	D.J.
CHECKED BY:	O.G.
SURVEY:	FINAL SURVEY
DATE:	03-26-2022
SHEET No:	1 OF 1

Project

6360 N BAY ROAD | DRB24-1006

6360 RESIDENCE

6360 NORTH BAY ROAD ,
MIAMI BEACH, FL

Architect

CFZ DESIGN
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AR100472
REGISTERED ARCHITECT

Seal

STATE OF FLORIDA
CHRISTOPHER FERNANDEZ
AR100472
REGISTERED ARCHITECT

CHRIS FERNANDEZ
Reg. No.AR100472

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Rev	Date	Note

SURVEY

03-10-2024

DRB-03

DRB24-1006

MIAMIBEACH

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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	6342 North Bay Road & 6360 North Bay Road		
2	Folio number(s):	02-3215-003-0090 & 02-3215-003-0080		
3	Board and file numbers :	DRB20-0614		
4	Year built:	1935 & 2018	Zoning District: RS-2	
5	Based Flood Elevation:	8 NGVD	Grade value in NGVD:	3.73 NGVD
6	Adjusted grade (Flood+Grade/2):	5.85 NGVD	Free board:	
7	Lot Area:	52,316 SF		
8	Lot width:	225'-10 1/4"	Lot Depth:	239'-5" FT
9	Max Lot Coverage SF and %:	15,694.8 SF (30%)	Proposed Lot Coverage SF and %:	NO CHANGE
10	Existing Lot Coverage SF and %:	12,140 S.F. (23.2%)	Lot coverage deducted (garage-storage) SF:	NO CHANGE
11	Front Yard Open Space SF and %:	2,496 S.F. 55.3%	Rear Yard Open Space SF and %:	78.8% (NO CHANGE)
12	Max Unit Size SF and %:	26,158 S.F.	Proposed Unit Size SF and %:	NO CHANGE
13	Existing First Floor Unit Size:	14,178 S.F. (27%)	Proposed First Floor Unit Size:	NO CHANGE
14	Existing Second Floor Unit Size	6,138 S.F. (22.1%)	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	NO NEW WORK WAS ADDED TO CHANGE EXISITING CONDITIONS
15			Proposed Second Floor Unit Size SF and % :	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	NO NEW WORK WAS ADDED TO CHANGE EXISITING CONDITIONS

		Required	Existing	Proposed	Deficiencies
17	**Height:**				
18	**Setbacks:**				
19	Front level:	20 FT	21'-8" (NO CHANGE)	NO CHANGE	
21	Side North:	Remainder of 25% of lot width	15'-3"	NO CHANGE	
22	Side South:	41'-2 1/2"	41'-2 1/2"	NO CHANGE	
23	Rear:	35-11" FT	50'-3"	NO CHANGE	
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street) :		10'-1"	NO CHANGE	
25	Accessory Structure Rear:		15'-8"	NO CHANGE	
26	Sum of Side yard :	56'-5 1/2" FT.	103'-0" - 3/4"	NO CHANGE	

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:

If not applicable write N/A

All other data information should be presented like the above format

Project

6360 N BAY ROAD | DRB24-1006

6360 RESIDENCE

6360 NORTH BAY ROAD ,
MIAMI BEACH, FL

Architect

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ZONING DATA TABLE

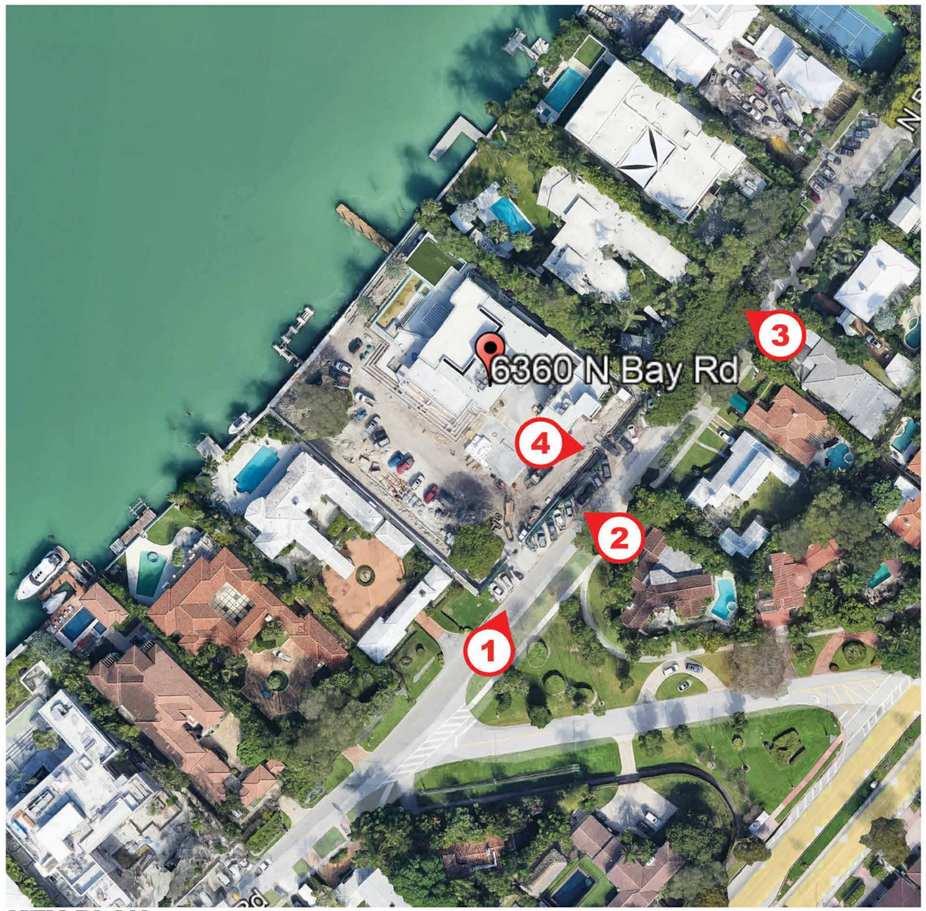
03-10-2024

DRB-04









KEY PLAN



Project

6360 N BAY ROAD | DRB24-1006

6360 RESIDENCE

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MIAMI BEACH, FL

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STATE OF FLORIDA · CHRISTOPHER FERNANDEZ · AR100472 · REGISTERED ARCHITECT

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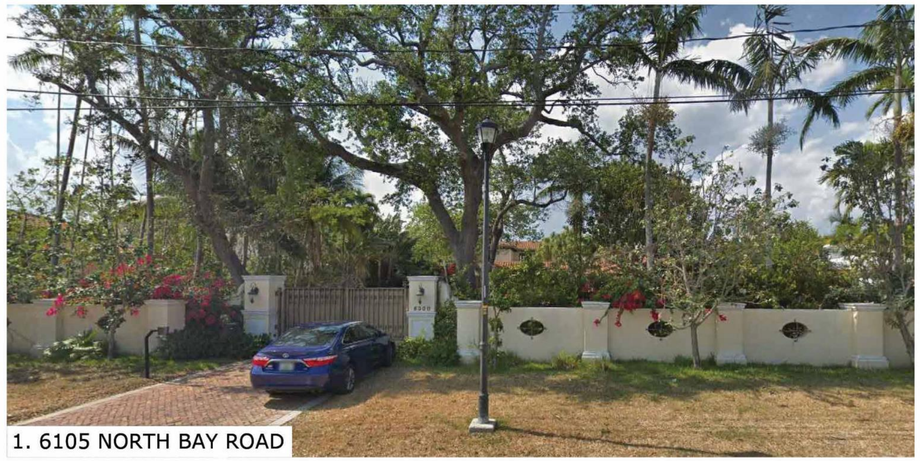
Rev	Date	Note

DRB24-1006

EXIST. SITE CONDITIONS

03-10-2024

DRB-05



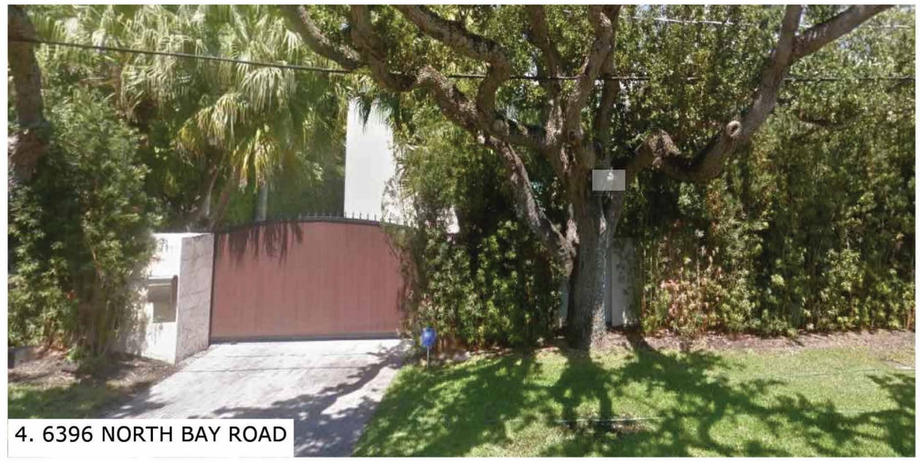
1. 6105 NORTH BAY ROAD



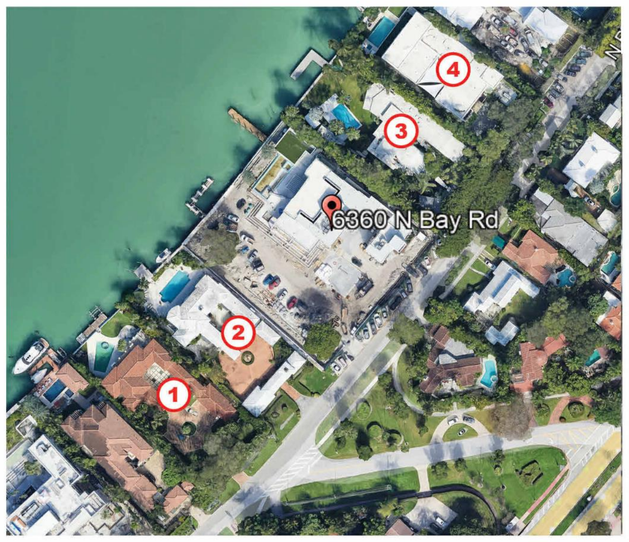
2. 6324 NORTH BAY ROAD



3. 6386 NORTH BAY ROAD



4. 6396 NORTH BAY ROAD



KEY PLAN

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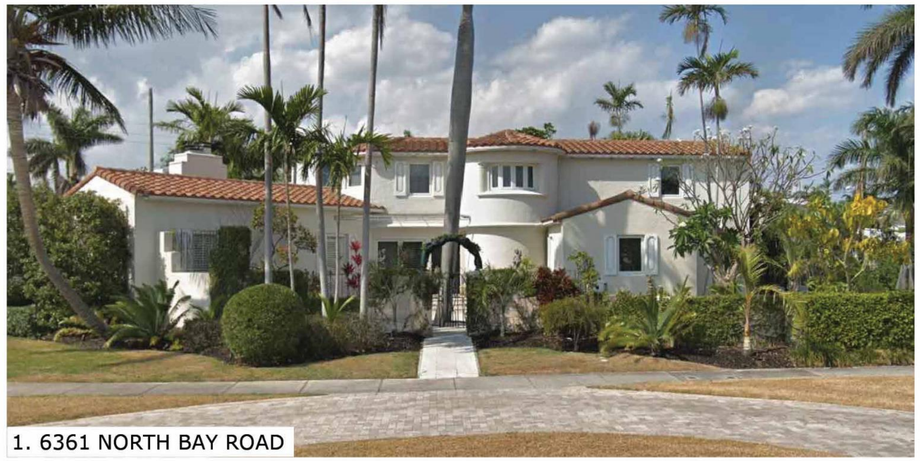
Rev	Date	Note

DRB24-1006

NEIGHBORHOOD CONTEXT

03-10-2024

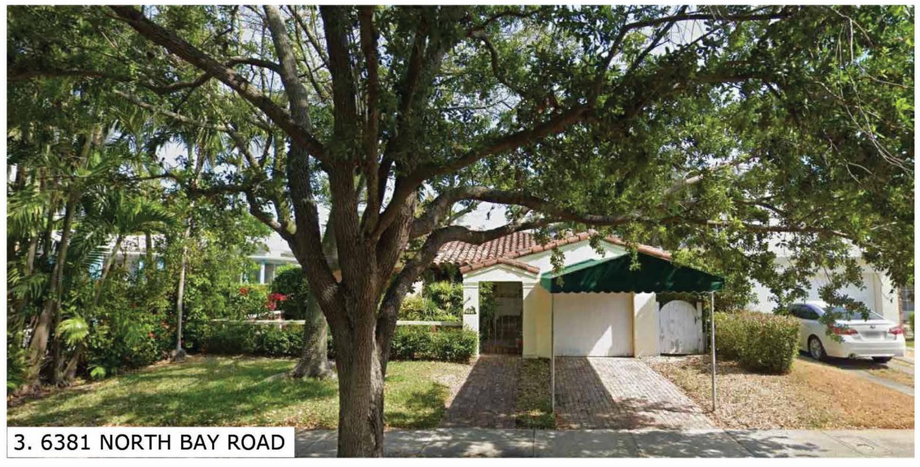
DRB-06



1. 6361 NORTH BAY ROAD



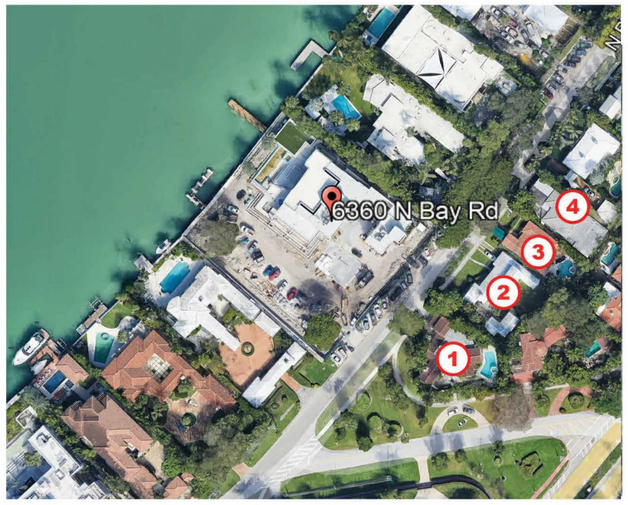
2. 6371 NORTH BAY ROAD



3. 6381 NORTH BAY ROAD



4. 6391 NORTH BAY ROAD



KEY PLAN

Project

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NEIGHBORHOOD CONTEXT

03-10-2024

DRB-07