



# BAY HOUSE

2740 N Bay Road, Miami Beach, FL 33140

# HISTORIC PRESERVATION BOARD: FINAL SUBMITTAL

HPB FILE NO.: HPB23-0587  
**FINAL SUBMITTAL 08.07.2023**

**SCOPE OF WORK**

NEW 2-STORY SINGLE FAMILY HOME WITH GARAGE  
NEW ENTRY GATE  
NEW SWIMMING POOL BY OTHERS UNDER SEPARATE PERMIT  
NEW DOCK BY OTHERS UNDER SEPARATE PERMIT

**VARIANCES REQUESTED**

1. NORTHWEST SIDE YARD SETBACK (Section 7.2.2.3 Development Regulations (RS))
2. SUM OF SIDE YARD SETBACKS (Section 7.2.2.3 Development Regulations (RS))

# KoDA

ARCHITECTURE + INTERIOR DESIGN

305.359.3669 | 7500 NE 4th Ct., Suite 100 | Miami, FL 33138 | [info@kodamiami.com](mailto:info@kodamiami.com) | AR97886





**DRAWING INDEX:**  
ARCHITECTURAL & ZONING

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MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITE M #	Zoning Information		
1	Address:	2740 N Bay Road, Miami Beach, FL 33140	
2	Folio number(s):	02-3227-008-0750	
3	Board and file numbers:		
4	Year built:	1929	Zoning District: RS2
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD: 3.30' NGVD
6	Adjusted Grade (Flood+Grade/2):	5.65' NGVD	Free Board: ≥ 1 FT
7	Lot Area:	26,152 SF	
8	Lot Width:	165.58'	Lot Depth: 217.47'
9	Max Lot Coverage SF and %:	7,845 SF - 30%	Proposed Lot Coverage SF and %: 7,715 SF - 29.5%
10	Existing Lot Coverage SF and %:		Lot Coverage deducted (garage-storage) SF: 500 SF
11	Front Yard Open Space SF and %:	1,866 SF - 54.5%	Rear Yard Open Space SF and %: 2,410 SF - 77.3%
12	Max Unit Size SF and %:	13,076 SF - 50.0%	Proposed Unit Size SF and %: 9,929 SF - 37.9%
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size: 5,563 SF
14	Existing Second Floor Unit Size:		Proposed Second Floor Unit Size: 4,366 SF
15			
16		Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	865 SF- 20%

		Required	Existing	Proposed	Deficiencies
17	Height:	28.00'		28.00'	NONE
18	Setbacks:				
19	Front First level:	20.00'		20.00'	NONE
	Front Second level:	40.00'		40.00'	NONE
21	Side 1 (Southeast):	16.56' (10% OF LOT WIDTH)		20.00'	NONE
22	Side 2 (Northwest):	16.56' (10% OF LOT WIDTH)		10.79'	VARIANCE REQUESTED *5.77'
23	Rear:	32.62'		45.39'	NONE
	Accessory Structure Side 1:	NA		NA	
24	Accessory Structure Side 2 or (facing street):	NA		NA	
25	Accessory Structure Rear:	NA		NA	
26	Sum of Side yard:	41.39' (25% OF LOT WIDTH)		30.79'	VARIANCE REQUESTED *10.60'
27	Located within a Local Historic District?	Yes or NO			
28	Designated as an individual Historic Single Family Residence Site?	YES or no			
29	Determined to be Architecturally Significant?	YES or no			

Notes:

If not applicable write N/A

All other data information should be presented like the above format

LEGAL DESCRIPTION:

Lot 10, Block 12, of AMENDED PLAT OF SUNSET LAKE SUBDIVISION< according to the Plat thereof, as recorded in Plat B0ok 8, Page 52, of the Public Records, of Miami-Dade County, Florida, excepting the following described parcel of land:

Beginning at the Northeastly corner of Lot 10, Block 12, of SUNSET LAKE SUBDIVISION< according to the Amended Plat thereof, as recorded in Plat Book 8, Page 52, of the Public Records of Miami-Dade County, Florida, siad corner being in the Westerly line of North Bay Road at a distance of 80.1 feet South from the intersection of the Southerly line of West 29 Street and the Westerly line of North Bay Road, as measured along the Westerly line of said North Bay Road; thence Southwesterly along the Northerly line of said Lot 10; thence Northeasterly for a distance of 241.88 feet more or less to a point in the Westerly line of said North Bay Road, said point eing 25 feet south, as measrued along the Westerly line of said North Bay Road, from the Northeasterly corner of said Lot 10; thence Northerly along the Westerly line of said North Bay Road for a distance of 25 feet to the point and place of beginning.

FLOOD ZONE  
BASE FLOOD ELEVATION (BFE)  
DESIGN FLOOD ELEVATION  
PROPOSED FLOOR ELEVATION (FREE BOARD)  
STREET ELEVATION  
MAXIMUM EQUIPMENT ELEVATION

AE +8  
8.00' NGVD  
9.00' NGVD  
9.00' NGVD  
3.54' NGVD  
37.00' NGVD

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BAY HOUSE

2740 N Bay Road, Miami Beach, FL 33140  
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL

NOT FOR CONSTRUCTION

Scale
08/07/2023
Project # 22005

ZONING  
DATA, SITE &  
INDEX

Z-002



[illegible]

BENCHMARK REFERENCE:	
NAVD1985 BENCHMARK: CMB 31 03	
BM_NAME	CMB 31 03
ELEVATION	6.02
LOCATION	W 29th ST, SUNSET IS. NO. 1
COMMENTS	PK N&W IN CBI, S.W. COR. OF BRIDGE

**STATE OF NEW YORK**

**SENATE**

**REPORT**

**OF THE**

**COMMISSIONERS OF THE LAND OFFICE**

**IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE**

**ON MARCH 1, 1907**

**ALBANY:**

**THE STATE PRINTING OFFICE**

**1907**

[illegible]

 **suarez surveying & mapping, inc.**  
13350 SW 131st Street, Suite 103, Miami, Florida 33186  
Tel: 305.596.1799 Fax: 305.596.1886  
[www.suarezsurveying.com](http://www.suarezsurveying.com)

[illegible]

**FLOOD ZONE INFORMATION:**  
 BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY  
 REVISION 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED  
 BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8' AND  
 COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120631 MAP # PANEL NUMBER 1208503337  
 SURVEY L

2740 NORTH BAY ROAD LLC

06/09/2023 - UPDATED BOUNDARY, TOPOGRAPHIC & TREE SURVEY - JOB # 230837048  
05/24/2023 - UPDATED BOUNDARY, TOPOGRAPHIC & TREE SURVEY - JOB # 230837048  
05/24/2023 - UPDATED BOUNDARY, TOPOGRAPHIC & TREE SURVEY - JOB # 230937163  
05/24/2023 - UPDATED BOUNDARY, TOPOGRAPHIC & TREE SURVEY - JOB # 230937163  
07/03/2018 - UPDATED SURVEY - JOB # 180812560  
07/03/2018 - UPDATED SURVEY - JOB # 180812560  
11/19/2017 - UPDATED SURVEY - JOB # 17224672  
06/06/2017 - UPDATED TOPOGRAPHIC SURVEY - JOB # 170625592

REVISIONS:

**PROJECT:**

DATE OF FIELD SURVEY: 01/06/2015  
JOB #: 151022425  
FILE #: E-2059  
PROJECT NAME: SURVEYS 2019  
CAD FILE(T): SWONE  
PARTY CHIEF: SARRIA  
P.B.: E PG. E  
SHEET 1 OF 1

BAY HOUSE  
2740 N Bay Road, Miami Beach, FL 33140  
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2740 North Bay Road (June 8, 2023)



Southeast Elevation (June 8, 2023)



Southwest Elevation (June 8, 2023)



Northwest Elevation (June 8, 2023)



Northeast Elevation (June 8, 2023)



Scale	
08/07/2023	
Project #	22005

EXISTING  
SITE PHOTOS

Z-004



BUILDING PERMITS: #46888 Higgs and Tait Painting exterior \$ 800.00 Feb. 8/  
#54902 - American Davit Co. - sea wall repairs \$1,100.00 6/24/70  
#86915 - J.J. Gross & Son - pt paint \$750.00 6/15/71  
#07673 - Campbell and Newman Realty For Sale Sign-7-25-75  
#3522-Miami Shores A/C Inc.- 4 central a/c-\$6850-3-10-76  
#80037-H L Edwards Const-Remodel kitchen and bedroom alterations-\$10000-3-29-76  
#30263 - 5-4-87 - Colonial R... Roof Repairs - 200 Sq. Ft. - \$k,800.00  
#30363 - 5-21-87 - North Gate Development - Reroof Tile - 50 Sq. Ft. - \$13,500.00  
#92146 7/1/87 Van Bower Pool swimming pool & 500 sq ft patio & 25 l.f. hi chain link fence \$17,800.

ELECTRICAL PERMITS: #43991 Lysinger and Wirick, Inc..1 switch outlet, 1 receptacle, 2 appliance o  
OK, Rosser 2/18/55 February 17, 1955  
#53235 Ace Electric: 1 range outlet, 1 appliance dryer, 1 center of distrib, 1 service equip - Jan. 23, 1959 OK 2/10/59 Newbold  
#73003-Shores Electric- 30 switch outlets; 27 light outlets; 35 receptacles; 200 service size;  
6 appl. outlets; 1 range/top; 1 oven; 2 water heater; 4 a/c window; 4 a/c; 25 KW strip heater-27 fixtures;  
1 trash maker; 1 refrigerator-3-29-76  
#82239 - Correct Electric - 1 Pool - 7-31-87

Plumbing 53517-Alco Plumbing- 1 lavatory; 1 shower; 1 sink, 1 water closet; 1 heater-new installation;  
1 heater-replace-3-9-76  
#63402 - All About Plumbing - Double Fee, Utility-Sewer, Penlty - 7-8-87  
#63410 - Van Bower Pool, Patio & Spa - Pool Piping - 7-9-87

COASTAL CONTROL ZONE							
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED							
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED NO.		OF WORK	COST	WORK COST	VALUE BEFORE REMODEL \$	COMMENTS	PERMIT NO.
2-13-58		Revisions to permit #92146, change in pool elevation.	Rev. charges				92146

BUILDING PERMITS: #92146 - 2-18-88 - Van Bower Pools - Revisions to permit #92146, change in pool elevation - Rev. charges OK.

PLUMBING PERMITS: #64990 - Kuznik Well Drilling Inc. - Discharge well-pool- 1-21-88 OK.

ELECTRICAL PERMITS: #82239 - Daniel Electrical Contractors - Swimming pool permit transfer - 2-22-88 OK.

OCTOBER 7, 1929  
NOVEMBER 8, 1929  
OCTOBER 29, 1929  
JANUARY 25, 1930  
MARCH 25, 29 1937

MAY 18, 1937  
JUNE 11 1937  
FEBRUARY 17, 1955  
FEBRUARY 8, (*illegible*)  
AUGUST 24, 1970  
JUNE 15, 1971  
JULY 25, 1975  
MARCH 9, 1976  
MARCH 10, 1976  
MARCH 29, 1976

MAY 4, 1987  
MAY 21, 1987  
JULY 1, 1987

JULY 8, 1987  
JULY 9, 1987  
JULY 31, 1987  
JANUARY 21, 1988  
FEBRUARY 18, 1988  
FEBRUARY 22, 1988  
SEPTEMBER 1, 2009

NOVEMBER 6, 2009

MAY 11, 2010

JUNE 20, 2011

FEBRUARY 13, 2018

MARCH 3, 2020  
FEBRUARY 22, 2021

JUNE 20TH, 2023

ORIGINAL BUILDING PERMIT  
PLUMBING PERMIT – ALEX ORR  
ELECTRICAL PERMIT – MAGIC ELEC.  
ELECTRICAL PERMIT – ROBINSON  
ADDITION – JOHN & COULTON SKINNER, ARCH. MEAD  
CONSTRUCTION Co.  
ELECTRICAL PERMIT – JENNINGS  
ELECTRICAL PERMIT- JENNINGS  
ELECTRICAL PERMIT – LYSINGER AND WIRICK, INC.  
PAINTING PERMIT – HIGGS AND TAIT  
SEE WALL REPAIR – AMERICAN DAVIT CO.  
PAINTING PERMIT - J.J GROSS & SON  
FOR SALE SIGN - CAMPBELL AND NEWMAN REALTY  
PLUMBING PERMIT – ALCO PLUMBING  
INSTALLATION OF CENTRAL A/C – MIAMI SHORES A/C INC  
REMODEL KITCHEN AND BEDROOM ALTERATIONS – H L EDWARDS  
CONST-REMODEL  
ROOF REPAIRS – COLONIAL ROOFING  
RERROF TILE – NORTH DADE?  
SWIMMING POOL AND 500SQ FT PATIO AND CHAIN LINK FENCE –  
VAN BOWER POOL  
PLUMBING PERMIT – ALL ABOUT PLUMBING  
POOL PIPING – VAN BOWER POOL, PATIO & SPA  
POOL – CORRECT ELECTRIC  
PLUMBING PERMIT – KUZNIK WELL DRILLING INC.  
POOL PERMIT REVISION VAN BOWER POOL  
ELECTRICAL PERMIT – DANIEL ELECTRICAL CONTRACTORS  
DRB APPROVAL – MODIFICATIONS TO THE ARCHITECTURALLY  
SIGNIFICANT 2-STORY HOME, INCLUDING SUBSTANTIAL  
DEMOLITION OF THE EXISTING HOME AND THE CONSTRUCTION OF  
SEVERAL GROUND LEVEL ADDITIONS AND ROOF TOP ADDITIONS.  
BOA APPROVAL –FOR APPROVAL OF A VARIANCE REQUIRED TO  
BUILD A TWO-STORY ADDITION TO THE EXISTING SINGLE FAMILY  
HOME  
HPB APPROVAL – HISTORIC DESIGNATION OF THE EXISTING  
STRUCTURE  
B1004477: PERMIT FOR AN ADDITION TO AN EXISTING TWO-STORY  
RESIDENCE, NEW GAZEBO, SWIMMING POOL & SPA, PRIVACY  
WALLS, FOUNTAINS AND LANDSCAPING.  
HPB APPROVAL -FOR COMPLETE DEMOLITION AND  
RECONSTRUCTION OF THE PREVIOUSLY APPROVED DESIGN FOR  
THE RESIDENCE.  
APPROVAL OF DEMOLITION PLANS #BR1903639  
PERMIT PLANS FOR HPB APPROVED DESIGN WERE APPROVED  
#BR1903519  
HPB SUBMITTAL FOR THE DESIGN AND CONSTRUCTION OF A NEW  
CONTEMPORARY RESIDENCE, BASED ON THE LEGACY OF THE  
AUGUST GEIGER HISTORIC DESIGN

**KODA**

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BAY HOUSE

2740 N Bay Road, Miami Beach, FL 33140

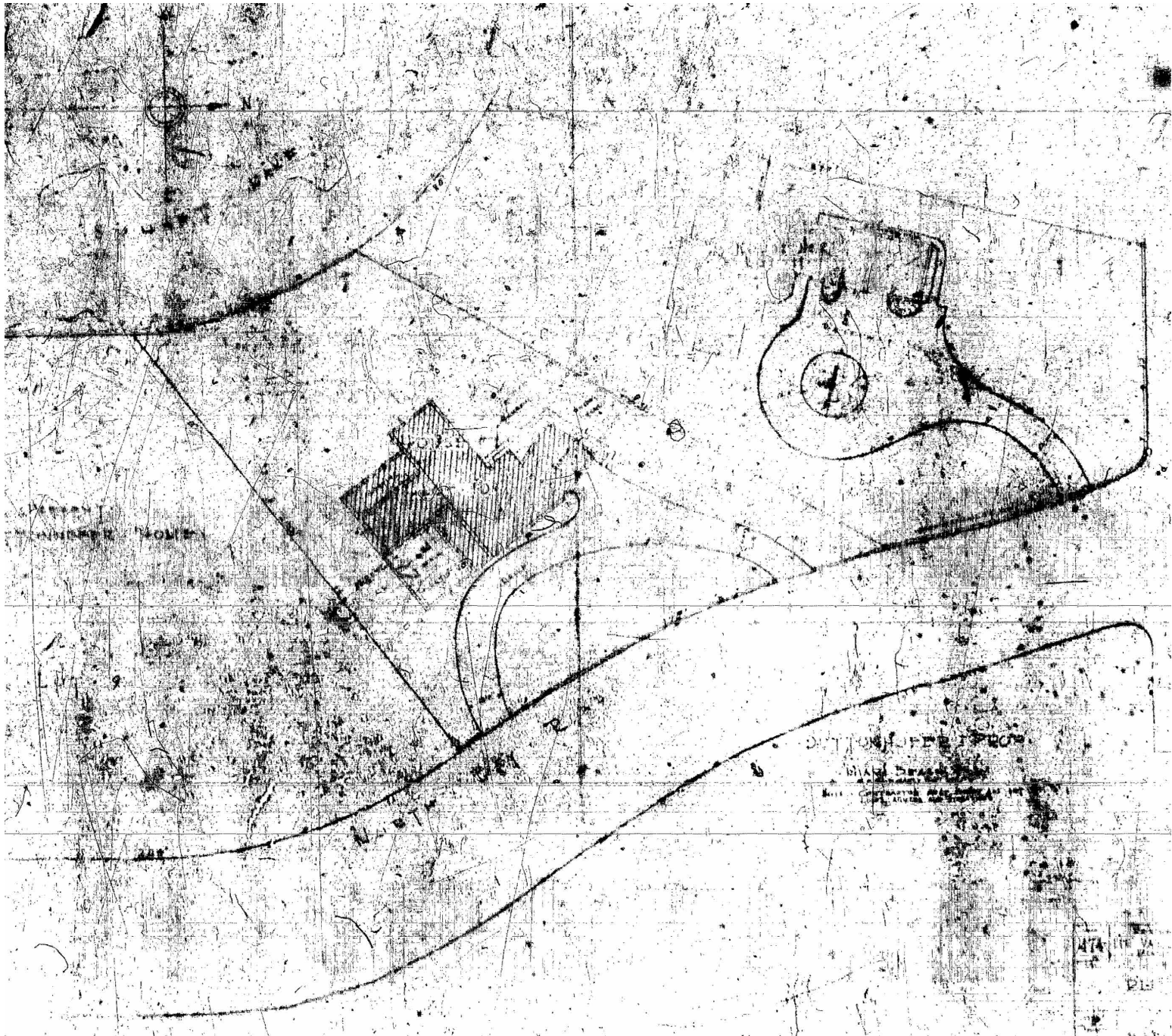
HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL

Scale	
08/07/2023	
Project #	22005

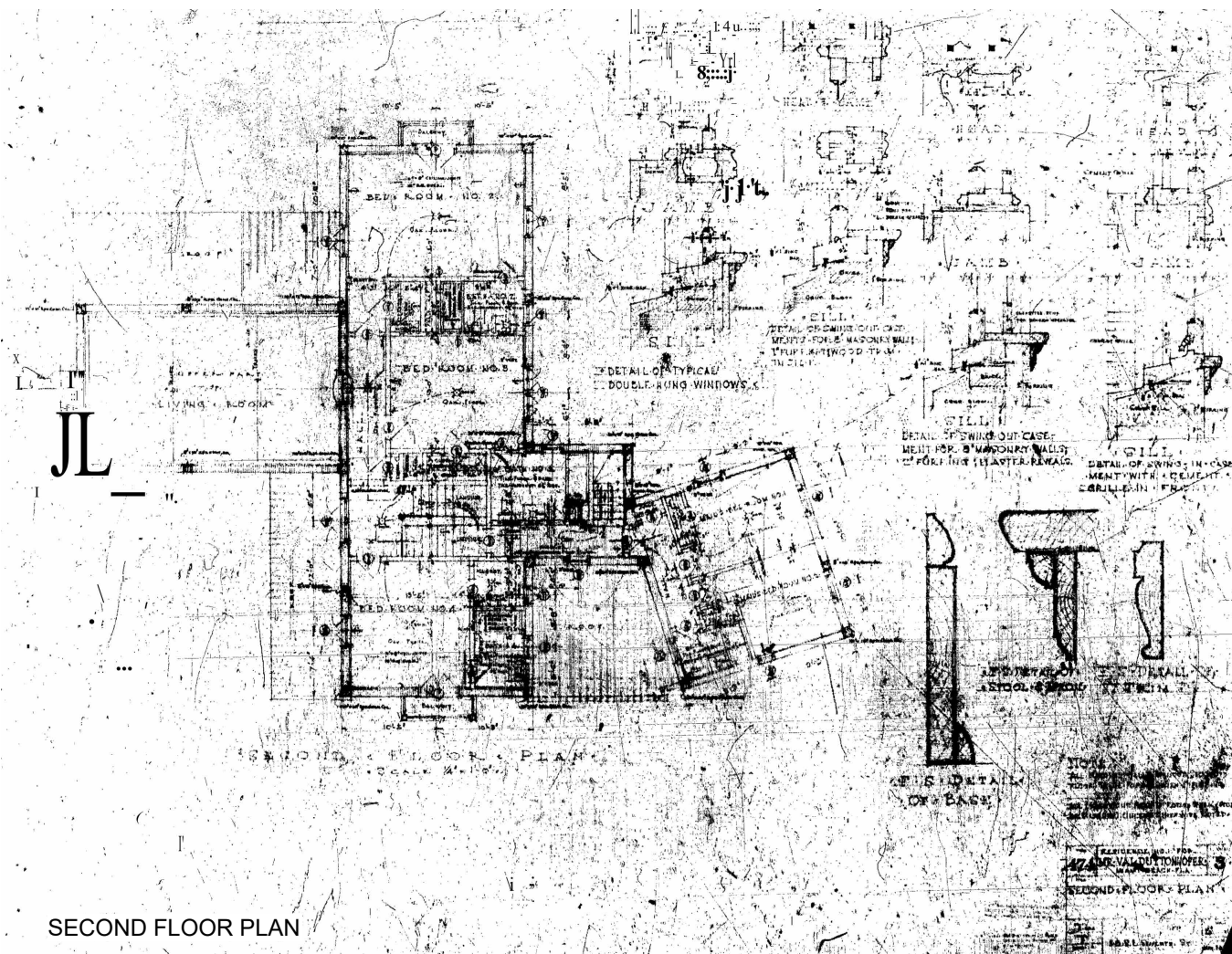
## EXISTING SITE TIMELINE

# Z-004.1

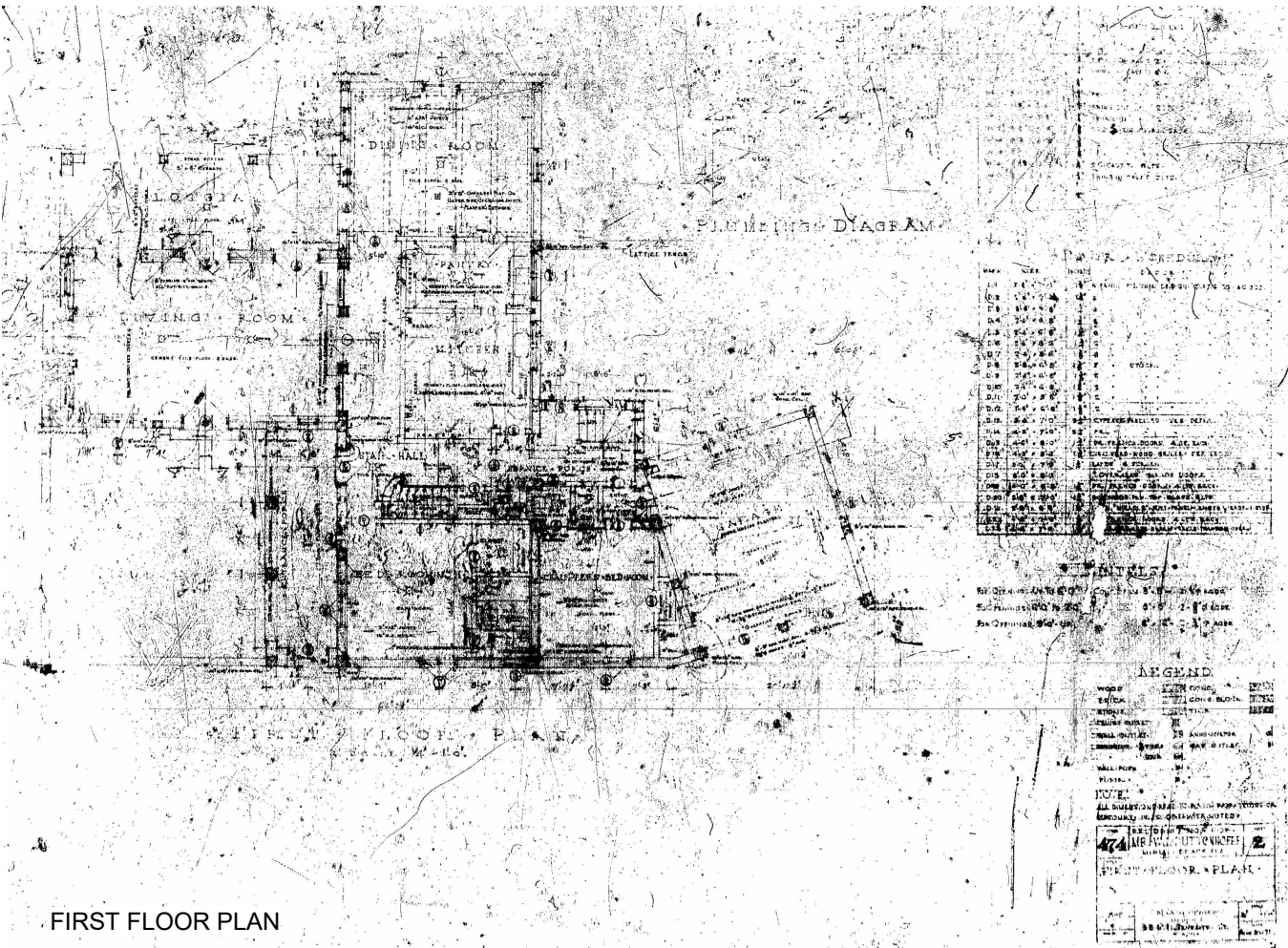




SITE PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Scale	
08/07/2023	
Project #	22005