



5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

CFZ DESIGN

COVER

02.16.25 40.00



ZONING		SHEETS
● = NEW ○ = NO CHANGE R = REVISED X = ELIMINATED Ⓢ = PROGRESS		
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Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information		
1	Address:	5980 North Bay Road, Miami Beach, FL 33140	
2	Folio number(s):	02-3215-003-0190	
3	Board and file number(s) :	N/A	
4	Year built:	Zoning District:	MULTIPLE (1940-2006-2015) RS-2
5	Located within a Local Historic District (Yes or No):	NO	
6	Individual Historic Single Family Residence Site (Yes or No):	NO	
7	Home determined Architecturally Significant by CMB (Yes or No):	NO	
8	Base Flood Elevation:	8'-0" NGVD	
9	Adjusted grade (Flood+Grade/2):	5.879' NGVD	
10	30" above grade:	Free board:	
11	Lot width:	100'-11 1/4" Lot Depth:	
12	Max Lot Coverage SF and %:	12,822.6 SF (30%) Proposed lot Coverage SF and %:	
13	Existing Lot Coverage SF and %:	6,685 SF (20.32%) Net lot coverage (garage-storage)	
14	Front Yard Open Space SF and %:	3,341 SF (85.6%) Rear Yard Open Space SF and %:	
15	Max Unit Size SF and %:	21,580.2 SF (50%) Proposed Unit Size SF and %:	
16	Existing First Floor Unit Size:	7,240 SF (16.54) Proposed First Floor Unit Size:	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	800 SF (16.6%) (NO CHANGE)	
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	
ZONING INFORMATION / CALCULATION		Required	Proposed
15	Height measured from B.F.E. plus freeboard	28'-0"	NO CHANGE
Front Setbacks:			
20	Front First level:	30'-0"	75'-10 1/2" 110'-2 1/8"
Front second level:		40'-0"	186'-5 3/8" 110'-2 1/8"
Front second level if lot coverage is 25% or greater:		12,822.6 SF (30%)	7052.97 SF (16.50%)
21	a) At least 35% of the front facade shall be setback 5' from the minimum required setback.	N/A	N/A
b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.		N/A	N/A
22	Sum of side yard :	32'-8 3/4"	32'-8 3/4"
23	Side 1:	13'-1 1/8"	13'-1 1/8"
24	Side 2 or (facing street):	4'-0"	19'-7 1/2"
25	Rear:	45'-9 3/8"	NO CHANGE
26	Accessory Structure Side 1:	40'-10 4/5"	NO CHANGE
27	Accessory Structure Side 2 or (facing street) :	7'-6"	NO CHANGE
28	Accessory Structure Rear:	7'-6"	NO CHANGE
Additional data or information that may be applicable to the project shall be provided in the following fields.		22'-10 5/8"	NO CHANGE
30			

Notes: Indicate N/A if not applicable.
DATA SHEET

02.16.25

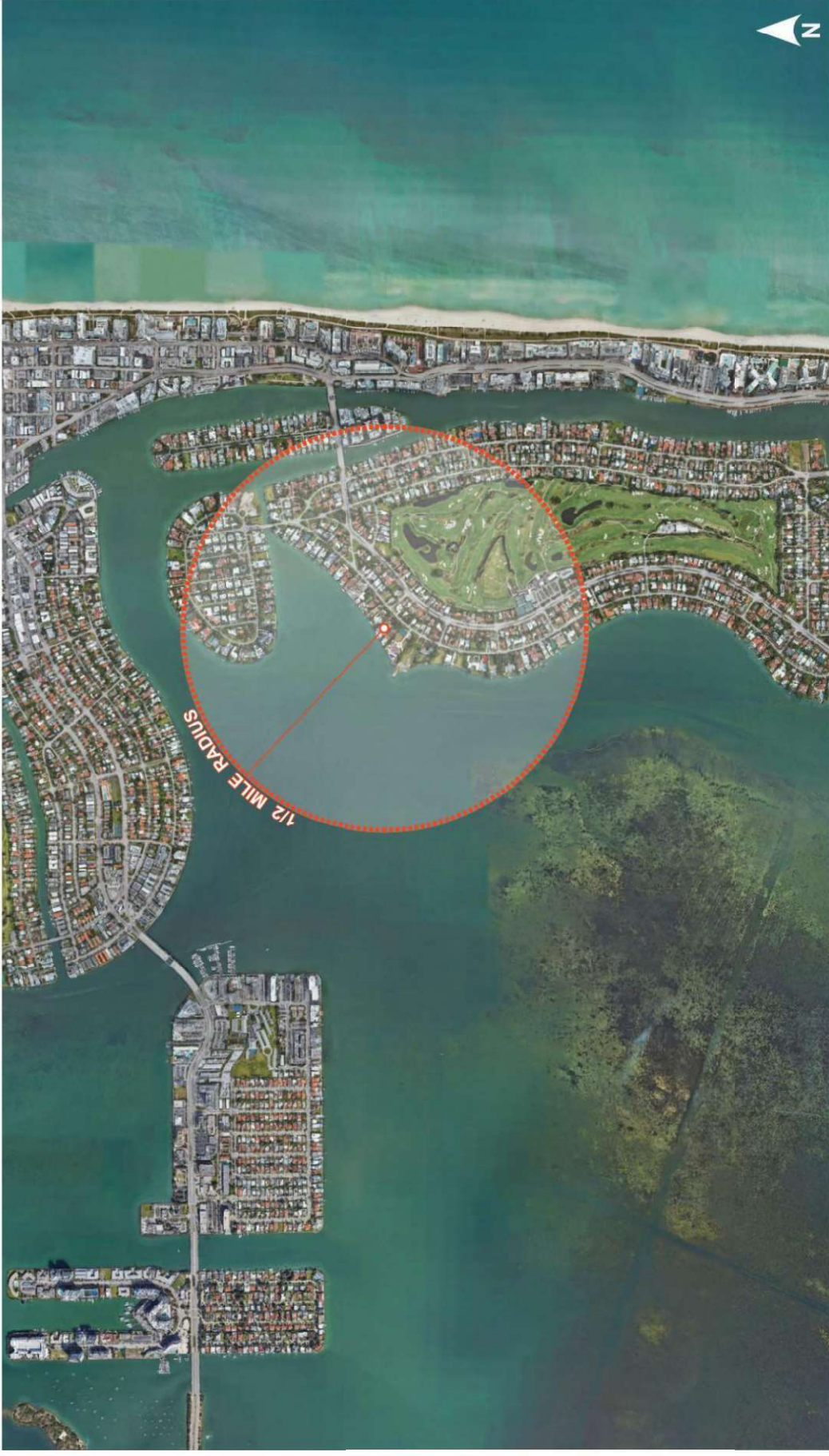
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CONTEXT LOCATION MAP

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A0.04



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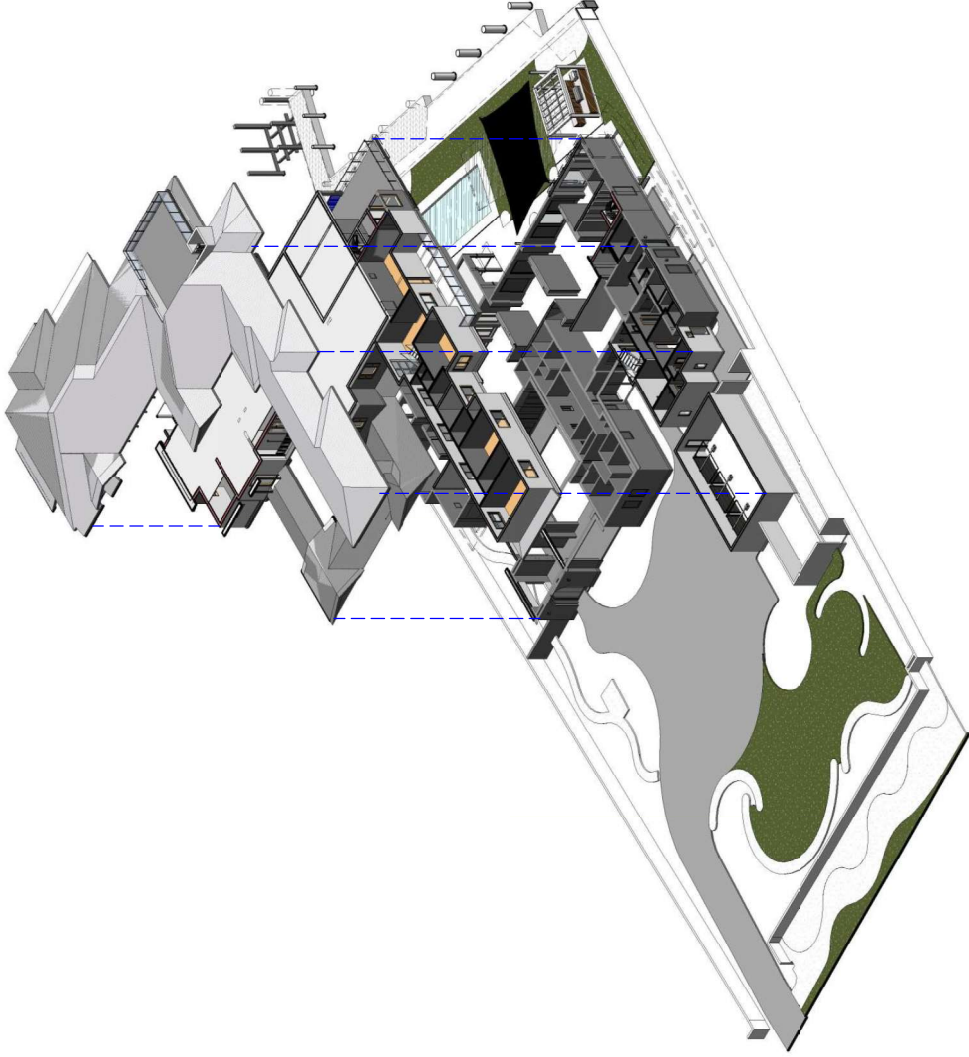
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AERIAL VIEW

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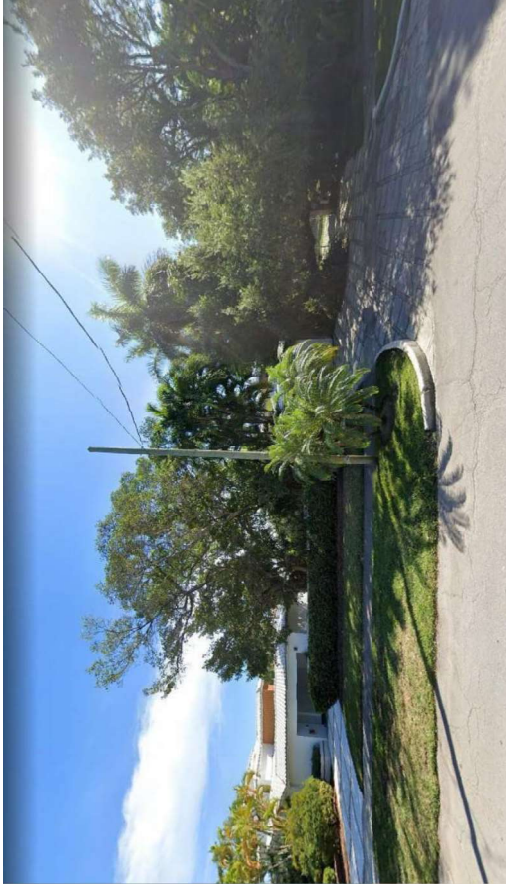
AXONOMETRIC VIEW

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1



2



3



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CONTEXT PHOTOS

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(D)



(E)



(F)

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CONTEXT PHOTOS

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