



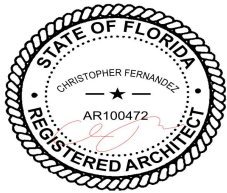


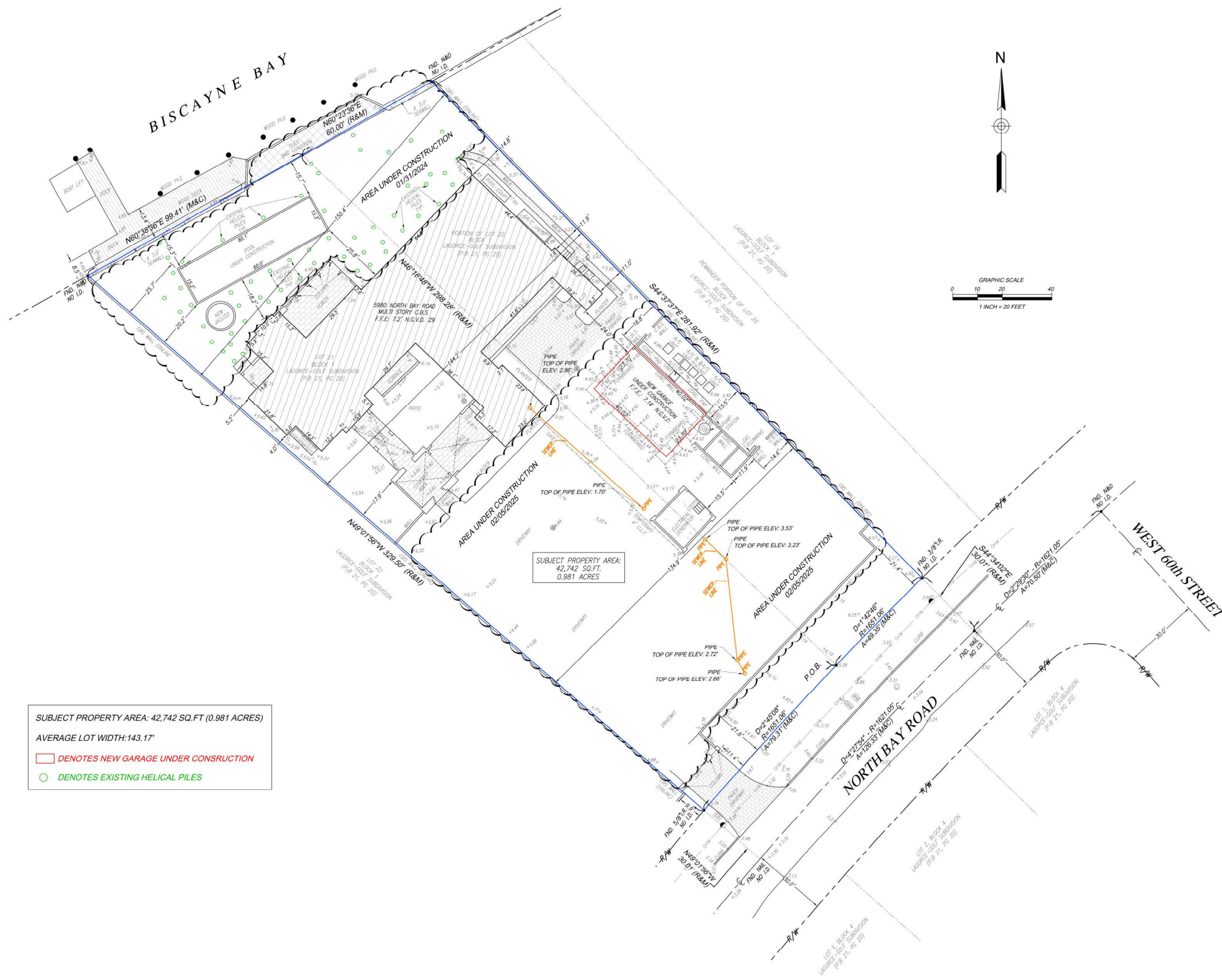
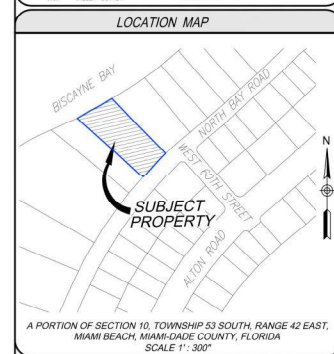
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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	Grade value in NGVD:	3.75' NGVD	
9	Adjusted grade (Flood+Grade/2):	5.875' NGVD	Free board:	9'-0" NGVD	
10	30" above grade:		Lot Area:	42,742 SF	
11	Lot width:	130'-11 1/4"	Lot Depth:	329.5' & 281.92'. AVG = 305.71'	
12	Max Lot Coverage SF and %:	12,822.6 SF (30%)	Proposed Lot Coverage SF and %:	10,112.77 SF (23.66%)	
13	Existing Lot Coverage SF and %:	8,685 SF (20.32%)	Net Lot coverage (garage-storage)	10,112.77 SF (23.66%)	
14	Front Yard Open Space SF and %:	3,341 SF (85.6%)	Rear Yard Open Space SF and %:	4,277.80 (59.28%)	
15	Max Unit Size SF and %:	21,360.2 SF (50%)	Proposed Unit Size SF and %:	15,575 (36.45%)	
16	Existing First Floor Unit Size:	7,240 SF (16.94)	Proposed First Floor Unit Size:	8,523 SF (19.95)	
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	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	28'-0"	26' - 4"	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%)		7052.91 SF (16.50%)	
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	N/A	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	N/A	
22	Sum of side yard :	32'-8 3/4"	15'-0"	32'-8 3/4"	
23	Side 1:	13'-1 1/8"	11' - 0"	13'-1 1/8"	
24	Side 2 or (facing street):	19'-7 1/2"	4'-0"	19'-7 1/2"	
25	Rear:	45'-9 3/8"	40'-10 4/5"	NO CHANGE	
26	Accessory Structure Side 1:	7'-6"	121'- 3 1/8"	NO CHANGE	
27	Accessory Structure Side 2 or (facing street) :	7'-6"	9'-7 5/8"	NO CHANGE	
28	Accessory Structure Rear:	22'- 10 5/8"	16'-1 5/8"	NO CHANGE	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

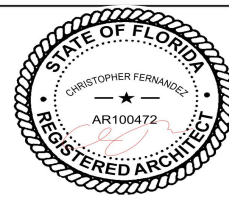




REVISIONS			
DATE	JOB No.	REV.	BY:
7/20/22	N/A	UPDATE BOUNDARY SURVEY	L.D.
01/24/24	154050	UPDATE BOUNDARY SURVEY (MD 54, PG. 70)	C.A.F.
02/01/24	154050	UPDATE SEAWALL	C.A.F.
02/10/25	154845	UPDATE BOUNDARY SURVEY (MD 72, PG. 35)	C.A.F.
03/04/25	154845	UPDATE BOUNDARY SURVEY	C.A.F.

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

CFZ DESIGN




## SURVEY

02.16.25

A0.03

# BOUNDARY SURVEY

PREPARED FOR:  
**HANDCRAFT CORPS**  
 LYING AND BEING IN SECTION 15, TOWNSHIP 53, RANGE 42 EAST  
 MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.



**J. Hernandez & Associates Inc.**  
 LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION NO. LB8892  
 3300 NW 112th AVE SUITE 200 MIAMI, FL 33172  
 (P) 305-526-0606 (E) info@jhasureys.com

JOHN NUM.: 152678  
 DATE: 05/19/22 CHECKED BY: J.G.H. JOB NUM.:  
 DATE: 05/20/22 F.B.M. 3/P. 25

### LEGAL DESCRIPTION

LOT 21, AND A PORTION OF LOT 20, BLOCK 1, LAGOON-GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION OF LOT 20 IN SAID BLOCK 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BONUS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS 20 AND 21 OF SAID BLOCK 1, LAGOON-GOLF SUBDIVISION, WITH THE NORTHWESTERLY LINE OF NORTH BAY ROAD, RUN IN A NORTHWESTERLY DIRECTION ALONG SAID DIVIDING LINE TO SAID LOTS 20 AND 21, A DISTANCE OF 286.28 FEET TO THE MEAN HIGH WATER LINE, ON THE WATER FACE OF THE CONCRETE BUILDING, A DISTANCE OF 60 FEET TO A POINT 10 FEET NORTHWESTERLY FROM THE MID-POINT OF SAID LOT 20; THENCE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 286.28 FEET, ALONG A STRAIGHT LINE TERMINATING AT A POINT ON THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD, SAID POINT BEING 49.35 FEET, AS MEASURED, NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD FROM THE DIVIDING LINE BETWEEN SAID LOTS 20 AND 21 AND THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD, SAID POINT ALSO BEING 80 FEET NORTHWESTERLY OF THE INTERSECTION OF THE MID-POINT OF SAID NORTH BAY ROAD, SAID ROAD, WITH THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD, ALONG THE NORTHWESTERLY LINE OF SAID NORTH BAY ROAD, A DISTANCE OF 49.35 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 15, TOWNSHIP 53, RANGE 42, MIAMI-DADE COUNTY, FLORIDA.

### SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: MAY 11, 2022 ON UPDATED FEBRUARY 5, 2025.
2. SURVEY DESCRIPTION: OBTAINED BY THE CLIENT.
3. SUBJECT PROPERTY AREA: 42.742 SQ. FT. (0.981 ACRES).
4. BEARINGS BASED ON AN ASSUMED BEARING OF N49°19'50"W ALONG THE WEST SOUTHWESTERLY LINE OF SUBJECT PROPERTY.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM THE NORTH AND OTHER ADJACENT PARCELS, RIGHT-OF-WAYS.
10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND OTHER MATTERS THAT MAY BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

### PROPERTY INFORMATION

- PROPERTY ADDRESS: 6980 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33140
- FOLIO NUMBER: 02-3215-03-0190

### FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE 1A (FEEL 8 FEET), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0309L, DATED SEPTEMBER 11, 2009
- ELEVATION REFLECT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

### DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFLECT TO NATIONAL GEODETIC DATUM OF 1929 (N.G.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE D-113, ELEV. 3.71 N.G.V.D 1929  
 LOT 56 ST --- 33' WEST OF CL  
 120' TO ROAD 14' S 00' E OF CL  
 BLM DESCRIPTION PIN NAIL AND BRASS WASHER IN CONCRETE CATCH BASIN.

### CERTIFY TO:

- HANDCRAFT CORPS

### ENCROACHMENTS

- THERE ARE NOT OBSERVED, ENCROACHMENTS ONTO THE SUBJECT PROPERTY ONTO ADJACING LANDS, OR FROM THE SUBJECT PROPERTY, UNLESS OTHERWISE NOTED.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND MEASURED BY ME, MY SUPERVISOR AND DIRECTOR. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO UNNAMED PARTIES.

NO  
STATE  
OF  
FLORIDA  
SURVEYOR

Digitally signed by Jose Hernandez  
 DN: c=US, st=Florida, o=Jose Hernandez, email=joseh@jhaasureys.com, ou=joseh@jhaasureys.com, cn=joseh@jhaasureys.com

JOSE G. HERNANDEZ, PRESIDENT AND CHIEF OF SURVEYORS, JHA ASSUREYS.COM  
 PROFESSIONAL LAND SURVEYOR NO. 000333014 17137-3705  
 STATE OF FLORIDA Adobe Acrobat 2024.05.20.05.20.2421

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY: JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 4, 2025.

### THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-480  
 SHEET NUMBER: 1 OF 1





A



C





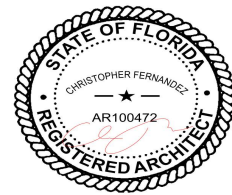
**J** EXISTING AERIAL A



**K** EXISTING AERIAL B



**L** VIEW OF ADJACENT PROPERTY

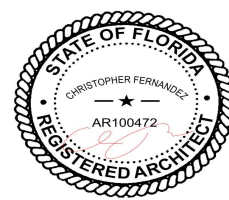






5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

CFZ **DESIGN**

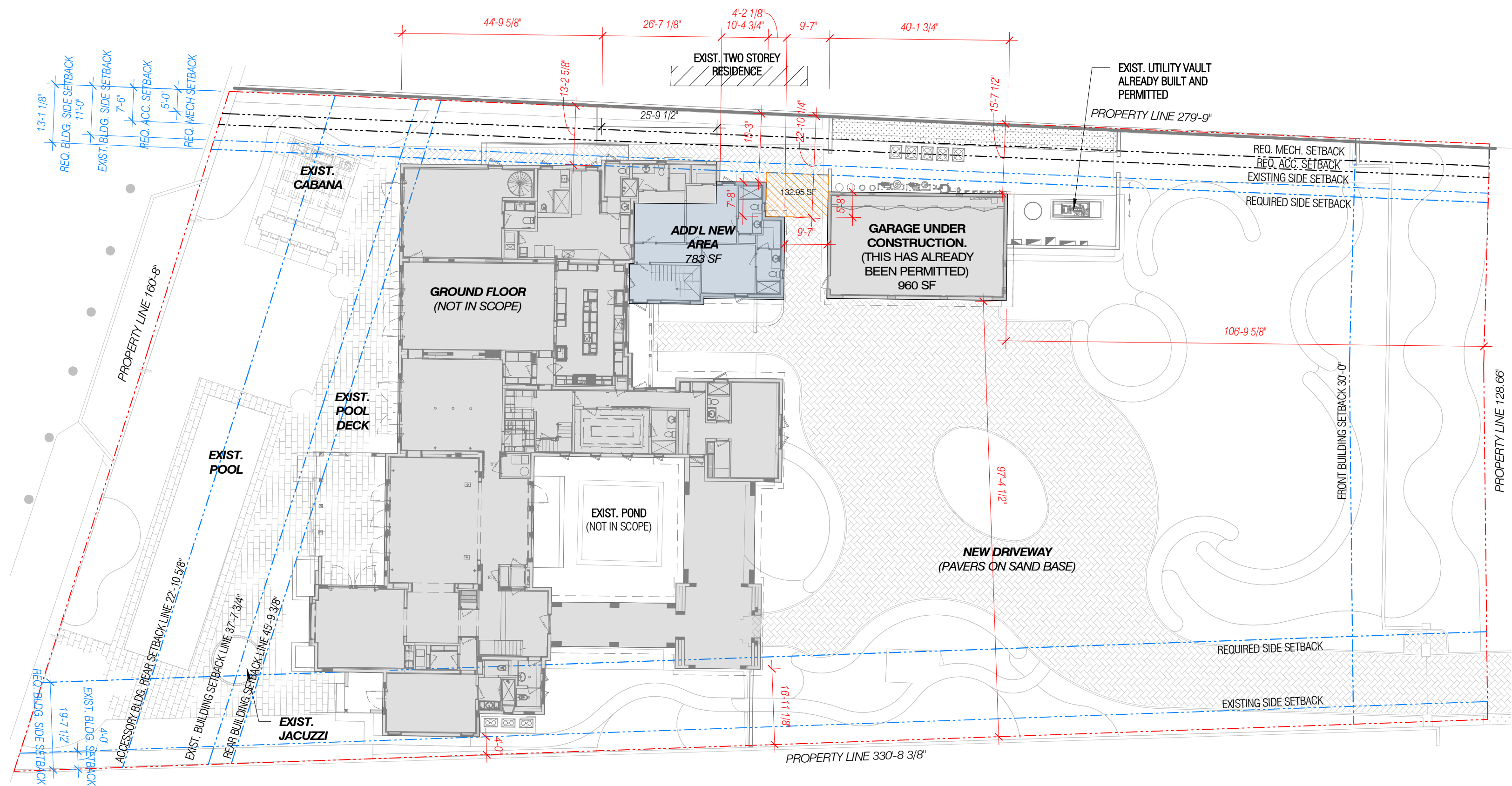


PROPOSED AERIAL & BUILDING ELEVATION

02.16.25

A0.10





WAIVER #1 - ADDITIONAL OPEN SPACE - GROUND FLOOR

Scale: 1" = 20'-0"

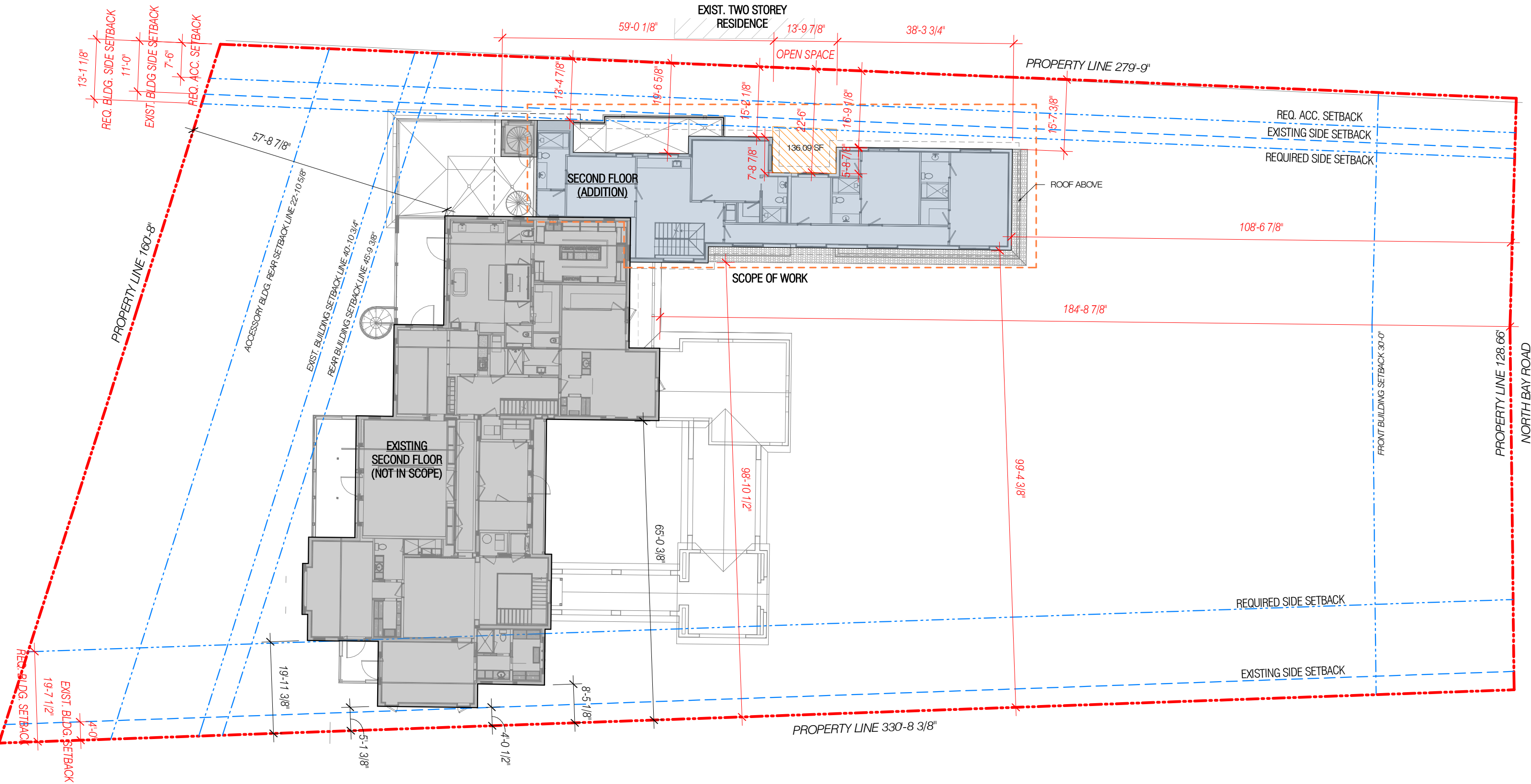
5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

CFZ DESIGN

LEGEND	
	EXISTING AREA (NOT IN SCOPE)
	ADDITIONAL AREA
	OPEN SPACE

LOT SIZE		
REQ. ADDITIONAL OPEN SPACE	427.2 SF	(1%)
PROVIDED OPEN SPACE	132.95 SF	(0.31%)
DEFICIENCIES	294.25 SF	(0.69%)



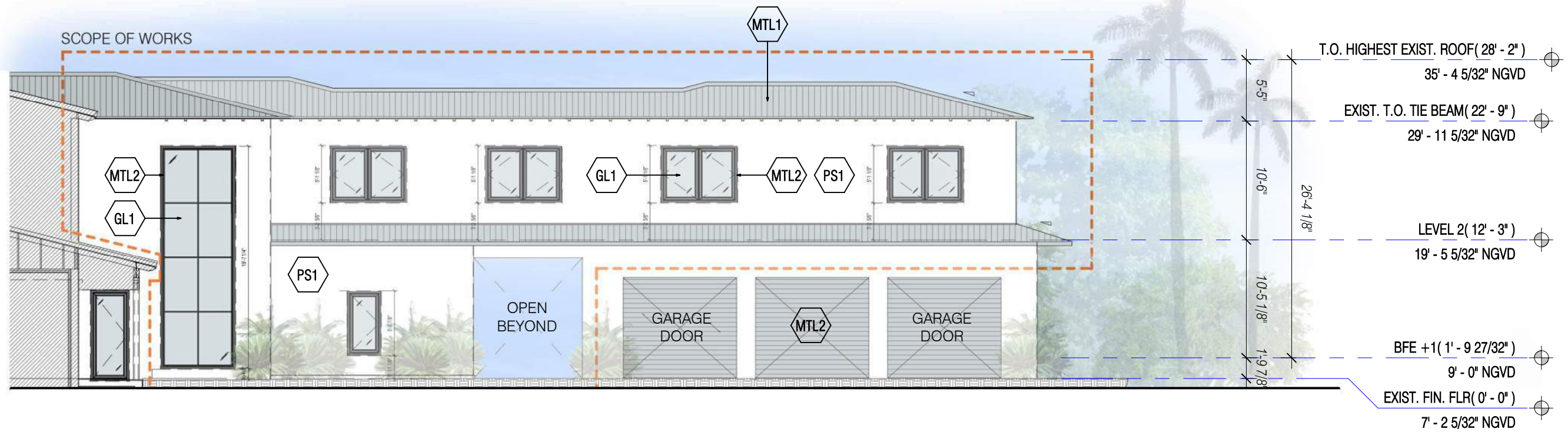


**WAIVER #1 - ADDITIONAL OPEN SPACE - SECOND FLOOR**  
Scale: 1" = 20'-0"  
**5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082**  
**CFZ DESIGN**

LEGEND	
	EXISTING AREA (NOT IN SCOPE)
	ADDITIONAL AREA
	OPEN SPACE

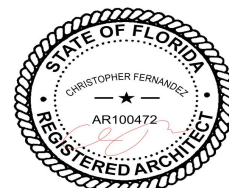
LOT SIZE		
REQ. ADDITIONAL OPEN SPACE	427.2 SF	(1%)
PROVIDED OPEN SPACE	132.95 SF	(0.31%)
DEFICIENCIES	294.25 SF	(0.69%)





# **PROPOSED SOUTH-WEST (SIDE) ELEVATION B**

Scale: 1" = 10'-0"



PS1  
STUCCO WHITE



GL1  
GLASS



MTL1  
SILVER STANDING SEAM  
METAL ROOF



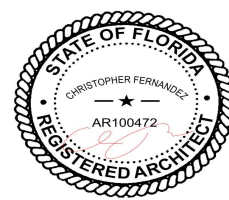
MTL2  
BLACK METAL





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

CFZ **DESIGN**



WAIVER #1 - ADDITIONAL OPEN SPACE - CONTEXT  
PHOTO

02.16.25

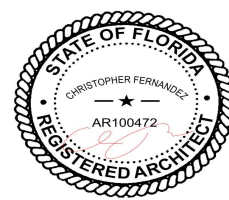
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5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

CFZ **DESIGN**



WAIVER #1 - ADDITIONAL OPEN SPACE - CONTEXT  
PHOTO

02.16.25

A0.17.5



