NORTH BAY VILLAGE
EST. 1945

NORTH BAY VILLAGE
PLANNING & ZONING BOARD
PUBLIC MEETING NOTICE

Wednesday, April 9, 2025 at 6:00 PM
Village Chambers - 1666 Kennedy Causeway, #101
North Bay Village, FL 33141

The meeting agenda is available online at:
https://northbayvillage-fl.gov/agendas-minutes

Elected Officials and Village staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch or call in to the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION: The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time. The Village highly encourages those in attendance to wear facial coverings and abide by social distancing as recommended by the CDC.
Watch the Public Meeting: https://northbayvillage-fl.gov/videos TV Channel 661 Facebook Live
Participate in the meeting via Zoom: Meeting ID: 873 8535 9905 | Passcode: 372517
Listen via telephone to the Virtual Public Meeting: 1-305-224-1968 or 1-929-205-6099
For technical support during the meeting, please contact: (786) 309-4991

PUBLIC COMMENTS

Public comments will be accepted by the following means:

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

VIRTUAL COMMENTS: ***Public comments will also be accepted during the meeting using the virtual meeting platform.***

VIA E-MAIL TO: publiccomment@nbvillage.com

Interested parties or their authorized representatives may address the Commission and/or Board via written or electronic commentary ("e-comments") by emailing the Village Clerk at least two (2) hours prior to the commencement of the meeting. E-comments will not be read during the meeting but will be distributed to the Village Commission or Board prior to the commencement of the meeting. You may send your concerns with the subject line "PUBLIC COMMENT" and the following information in the body of the email: your name, address, if you are a hired Consultant or Village Employee, and/or if you are engaged in lobbying activities and/or representing an organization.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. Minutes of the meeting will be taken and will be made available.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY VILLAGE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE VILLAGE CLERK, NORTH BAY VILLAGE, 1666 KENNEDY CAUSEWAY. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171 EXT 45. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE VILLAGE WEBSITE AT www.northbayvillage-fl.gov.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT 786-224-8070 NO LATER THAN FIVE DAYS PRIOR TO SUCH PROCEEDING. TO REQUEST THIS MATERIAL IN ACCESSIBLE FORMAT, SIGN LANGUAGE INTERPRETERS, INFORMATION ON ACCESS FOR PERSON WITH DISABILITIES, AND/OR ANY ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY VILLAGE-SPONSORED PROCEEDING, PLEASE CONTACT 786-224- 8070 FIVE DAYS IN ADVANCE TO INITIATE YOUR REQUEST. TTY USERS MAY ALSO CALL 711 (FLORIDA RELAY SERVICE).

LOBBYING ACTIVITIES

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Village Clerk prior to engaging in lobbying activities per Village Code Sec. 38- 17. ""Lobbyist"" specifically includes the principal, as well as any agent, officer or employee of a principal, regardless of whether the lobbying activities fall within the normal scope of employment of the agent, officer or employee. The term ""lobbyist"" specifically excludes the following persons: lobbyists hired by the Village who are communication with Village personnel in the course of performing under their contracts; attorneys or other representatives retained to represent individuals and corporate entities in quasi-judicial proceedings where the law prohibits ex -parte communications; expert witnesses who only provide scientific, technical or other specialized information or testimony at public meetings; employees of the principal who do not engage in lobbying activities and representatives of non-profit organizations who only appear at publicly noticed meetings, without special compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support or opposition to any item.

Have questions or need additional information?

E-mail: villageclerk@nbvillage.com

Call: 305-756-7171

North Bay Village

OFFICIAL AGENDA
PLANNING AND ZONING BOARD MEETING
Village Chambers - 1666 Kennedy Causeway, #101 North Bay Village, FL 33141
Meeting ID: 873 8535 9905 | Passcode: 372517
Wednesday, April 9, 2025
6:00 PM

Decorum: Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the board shall be barred from further appearance before the board by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

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1. Call to Order/Roll Call

2. Approval of Meeting Minutes

2A. Approval of the February 12, 2025, Meeting Minutes
02.12.2025 - Draft Minutes.pdf

3. Public Hearings (Quasi-Judicial)

Please be advised that the following items are quasi-judicial in nature. If you wish to object or comment upon any of these items, please inform the Chair when he requests public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will be given its due weight. The general public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further,

details of the quasi-judicial procedures may be obtained from the Village Clerk.

3A. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF IN ONE HUNDRED PERCENT (100%) OF THE PLANTABLE AREA OF THE FRONT YARD, WHERE THE ULDC RESTRICTS INSTALLATION TO NO MORE THAN TWENTY PERCENT (20%) OF THE FRONT YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)

Suggested Action: That the Planning and Zoning Board recommend to the Village Commission approval of the variance request, with conditions as presented by Staff.

VAR 2025-01_1460 S. Treasure Dr_Staff report (Synthetic turf coverage variance).pdf
Attachment_1_Variance Application Form 1460 S Treasure Drive.pdf
Attachment 2_Medical (rationale for variance request).png
Attachment 3_Proof of Mailed Notice (A. Marlowe).PDF
Attachment 4 Ordinance No. 2025-004 - Sec. 9.22 Synthetic Turf.pdf
Attachment_5_Reso_1460_Std Synthetic_turf_variance_.docx
04.09.2025- MDC Legal Ads 03.27.2025 Proof.pdf

3B. A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)

Suggested Action: The Planning and Zoning Board recommends to the Village Commission approval of the variance requests, with conditions as presented by Staff. (Staff recommended denial based on the variance requests not meeting all criteria of Sec. 7.3 of the ULDC.)

7821 Beach View Dr_Staff Report (Side setback variance).pdf
Attachment_1_Variance application.pdf
Attachment_2_Copy of North Bay Island Plat.pdf
Attachment_3_ Boundary survey.pdf
Attachment_4_Architectural drawings.pdf
5. - 7821 Beach View Drive - Proof of mailers.pdf
Attachment_6_Draft_Resolution.docx

Notice of Public Hearing - MDC Legal Ads 03.27.2025.pdf

4. **Applications**

5. **Ordinances**

6. **Discussion Items**

7. **Public Comments**

8. **Adjournment**

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ITEM NO. 2A

North Bay Village
Recommendation Memorandum

DATE: April 9, 2025

TO: Planning and Zoning Board

FROM: Alba L. Chang, Village Clerk

SPONSORED BY:

SUBJECT: Approval of the February 12, 2025, Meeting Minutes

RECOMMENDATION

BACKGROUND AND ANALYSIS

A Meeting was held on February 12, 2025, and Minutes have been provided for the Planning & Zoning Board's consideration and approval.

It is recommended that the Board approve the meeting minutes as presented.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

PERSONNEL IMPACT

None

North Bay Village

PLANNING AND ZONING BOARD MEETING MINUTES
February 12, 2025, | 6:00 P.M.
1666 Kennedy Causeway, Suite 101, North Bay Village, FL. 33141
Meeting ID: 822 3190 5415 | Passcode: 035056

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1. **Opening Items**

A. Call to Order: The Planning and Zoning Advisory Board Meeting was called to order at 6:10 p.m.

B. Roll Call: Present were the following individuals –

- Board Member Ryan Shaw
- Board Member Joelyn Losada
- Board Member Sherry Abramson
- Board Member Jorge Gonzalez
- Board Member Maximo Turbides, Alternate, *arrived late at 6:47 p.m.*

C. Absent:

- Board Member Paul Murphy

D. Appointment of Seats:

ACTION: Board Member Shaw made a motion to nominate himself as Chair. Board Member Sherry Abramson seconded the motion.

Upon roll call vote, the motion passed 4-0 with Board Member Shaw, Board Member Losada, Board Member Abramson, and Board Member Gonzalez voting for.

ACTION: Board Member Gonzalez made a motion to nominate himself as Vice Chair. Board Member Losada seconded the motion.

Upon roll call vote, the motion passed 4-0 with Chair Shaw, Board Member Losada, Board Member Abramson, and Board Member Gonzalez voting for.

2. **Approval of Commission Minutes**

A. Approval of Meeting Minutes from November 14, 2024.

ACTION: Board Member Abramson made a motion to approve the meeting minutes. Vice Chair Gonzalez seconded the motion.

Upon roll call vote, the motion passed 4-0 with Chair Shaw, Vice Chair Gonzalez, Board Member Losada, and Board Member Abramson voting for.

Chair Shaw made a motion to excuse Board Member Paul Murphy's absence. Vice Chair Gonzalez seconded the motion and passed by unanimous voice vote with Chair Shaw, Vice Chair Gonzalez, Board Member Abramson, and Board Member Losada voting for.

DRAFT

3. **Public Hearings [Quasi-Judicial]:** None
   Please be advised that the following items are quasi-judicial in nature. If you wish to object or comment upon any of these items, please inform the Chair when he requests public comments. An opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse to be cross-examined or to be sworn, your testimony will be given its due weight. The public will not be permitted to cross-examine witnesses, but the public may request the Board to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. Further, details of the quasi-judicial procedures may be obtained from the Village Clerk.

4. **Applications:** None

5. **Ordinances:**
   5A. AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, COMPREHENSIVELY AMENDING THE UNIFIED LAND DEVELOPMENT CODE TO MODIFY REGULATIONS RELATING TO SPECIAL AREA PLANS (SAPS); PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE - MAYOR RACHEL STREITFELD (VILLAGE ATTORNEY TONY RECIO AND VILLAGE PLANNER SILVIA E. VARGAS, FAICP).

   Village Clerk Alba Chang read the Ordinance title on the official record.

   Village Planner Silvia Vargas explained the details of the Ordinance to the Board:

   In October 2024, the Board heard an amendment to the "Bonus Height" section of the Code for the Commission's review and subsequent approval during the December 2024 Regular Commission Meeting, which was approved on the first reading.

   However, during the second reading of the Ordinance in January, the Commission deferred the item to seek more efficient alternatives.

   The proposed Ordinance is the document containing the alternatives requested by the Commission. The Special Area Plan includes a section about zoning and building regulations on the Causeway through Treasure Island, known as T6.

   The SAP serves as a master planning tool for properties with at least 2 acres interested in building on the specific zone on Treasure Island along the Causeway.

   RM-40 is a medium-density residential area in the Village.
   RM-70 is a high-density multi-family residential zone in the Village.
   This amendment will add RM-40 and RM-70 to the Code along with T6.

To qualify for the Special Area Plan, the site must have at least 1.75 acres for RM-70 and 1.5 acres for RM-40. Expanding this section of the Code allows the Commission more room to negotiate civic space.

The amount of civic space required for SAP approval has increased from 5 percent to 7 percent between the last version of the amendment and the current document being discussed.

Any waterfront property applying for SAP under the T6, RM-40, and RM-70 zones must include waterfront access to the public.

Setbacks in this version of the document can be modified according to specific project plans. A developer coming with a Special Area can modify setbacks to match site plans. Each Village District has its setback limits. All modifications are made through an Ordinance process that goes to the Planning and Zoning Board, two public meetings, and a town hall hosted by the developing entity.

Finally, applicants seeking SAP approval must host a community meeting to explain the project to the Village residents.

Mayor Streitfeld addressed the Board about several concerns that led to the drafting of the SAP:
The fluctuating needs of the Village cannot be locked down on our Code. The SAP allows the Village to negotiate the needs of all parties one project at a time.

This draft allows developers to consider other areas of the Village besides waterfront views and developments with less acreage. The proposed document minimizes the trend of filing variances for Code exceptions. Finally, SAP offers restrictions on the maximum density allowed.

After the SAP was thoroughly explained, the Board had a lengthy discussion that led to the following modifications:

1. Remove the RM-40 district from the language.
2. Raise the minimum land area for RM-70 to 3 acres.
3. Raise the minimum Civic Space requirement from 7 to 10 percent.

Public Comments: Chair Shaw opened the floor for Public Comment at about 6:50 p.m. before the final motion and vote:

a. Luis Tavas – 7922-7931 E Drive
b. Christopher Penelas – 1755 JFK

ACTION: Vice Chair Gonzalez made a motion to approve the proposed ordinance with the agreed modifications. Board Member Losada seconded the motion.

Upon roll call vote, the motion passed 4-1 with Board Members Losada, Turbides, Chair Shaw and Vice Chair Gonzalez voting for. Board Member Abramson voted against.

After voting item 5A concluded, Village Clerk Alba Chang swore in Maximo Turbides.

Village Attorney Dani Cimo requested that the vote be repeated for the record.

6. Discussion Items: None

7. Adjournment

ACTION: There being no further business to discuss, the meeting adjourned at 7:49 p.m.

Accepted this 12th day of March 2025.

_____
Ryan Shaw
Chair

Respectfully Submitted,

_____
Alba L. Chang, CMC
Village Clerk

ITEM NO. 3A

North Bay Village
Recommendation Memorandum

DATE: April 9, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Silvia Vargas, Village Planner

SPONSORED BY: N/A

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF IN ONE HUNDRED PERCENT (100%) OF THE PLANTABLE AREA OF THE FRONT YARD, WHERE THE ULDC RESTRICTS INSTALLATION TO NO MORE THAN TWENTY PERCENT (20%) OF THE FRONT YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)**

RECOMMENDATION

Suggested Action: That the Planning and Zoning Board recommend to the Village Commission approval of the variance request, with conditions as presented by Staff.

BACKGROUND AND ANALYSIS

See attached Staff Report and related attachments.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

N/A

ATTACHMENTS

VAR 2025-01_1460 S. Treasure Dr_Staff report (Synthetic turf coverage variance).pdf
Attachment_1_Variance Application Form 1460 S Treasure Drive.pdf
Attachment 2_Medical (rationale for variance request).png
Attachment 3_Proof of Mailed Notice (A. Marlowe).PDF
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Attachment_5_Reso_1460_Std Synthetic_turf_variance_.docx
04.09.2025- MDC Legal Ads 03.27.2025 Proof.pdf

NORTH BAY VILLAGE
EST. 1945

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **April 9, 2025**

To: **Planning and Zoning Board**

From: **Silvia E. Vargas, FAICP, Village Planner and Antonio Augello, Planner**

Case: **VAR2025-01**

Subject: **Request for Variance to cover 100% of the plantable area in the front, side, and rear yards of 1460 S Treasure Drive**

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1. General Information

Owner/Applicant:	Anthony Marlowe
Applicant Address:	1460 S Treasure Dr
Site Address:	1460 S Treasure Dr
Site Acreage	0.21 Acres (9,000 sf)
Folio Number	23-3209-009-0270
Contact Person/Owner Representative:	Property owner
Phone Number:	319.621.8007
E-mail Address	marlowe@mci.world

2. Legal Description of Subject Property

TREASURE ISLAND PB 50-67 LOT 28 BLK 1 LOT SIZE 60.000 X 150 CF 73R-163343

3. Property Future Land Use Map and Zoning Designations

Future Land Use	Single Family Residential

Zoning District	RS-2 Single Family Residential
Existing Land Use	Single Family Residential

4. Adjacent Land Use Map Classifications and Zoning District

North	Future Land Use	Single Family Residential
	Zoning District	RS-2 Single Family Residential
	Existing Land Use	Single Family Residential
East	Future Land Use	Single Family Residential
	Zoning District	RS-2 Single Family Residential
	Existing Land Use	Single Family Residential
South	Future Land Use	N/A
	Zoning District	N/A
	Existing Land Use	Biscayne Bay
West	Future Land Use	Single Family Residential
	Zoning District	RS-2 Single Family Residential
	Existing Land Use	Single Family Residential

5. Background

This single-family residential property located on Treasure Island has a land area of 9,000 square feet based on the Property Appraiser record. The home on this lot was built in 2016 and has a living area of 6,816 square feet.

On December 26, 2023, the property owner was cited for having installed synthetic turf on the property without the benefit of a permit. The synthetic turf replaced all previously existing areas of grass lawn on the site. The property owner was advised that not only is a permit required for the installation of synthetic turf pursuant to Sec. 9.22 of the North Bay Village ULDC, but also that the ULDC (at the time) limited the area allowable for synthetic turf on a property to twenty percent (20%) of the plantable area of any yard. Therefore, to maintain the 100% synthetic turf coverage on the lot, the granting of a variance would be necessary prior to obtaining a permit.

While the property owner submitted a permit application on April 15, 2024 (BLDR-000175-2024), without an approved variance allowing for favorable consideration of this application, the code violation has remained outstanding. The property owner has appeared before the Special Magistrate. The property is accruing fines since April 18, 2024.

While the property owner was guided by Staff regarding the sequence of necessary steps to relieve the violation, he may have been holding off on pursuing the variance pending the outcome of a process that started in October of 2024, when, at the direction of the Village Commission, Planning Staff began preparing an amendment to the synthetic turf regulations contained in Sec. 9.22 of the ULDC.

This process was finalized on March 18, 2025, with the second reading and adoption of the proposed amendment by the Village Commission. Although the amendment contains a significant increase in the amount of synthetic turf allowed in the side and rear yards of a property, it also prohibits any synthetic turf within the front yard area, except in conjunction with a concrete slab driveway (i.e., used in the joints). This is a change that was recommended by the Planning and endorsed by the Village Commission. This means that, to keep full coverage of the plantable area within the front yard, the property owner still needs approval of a variance.

On February 19, 2025, the Village accepted an application from property owner Anthony Marlowe requesting a variance to the maximum permitted synthetic turf coverage on his property, due to severe allergies to natural grass, and to the minimum required pile height.

6. Description of Applicant's Request

The applicant is requesting approval for a variance in accordance with the provisions of Sec. 7.3.- Procedure for consideration of a hardship variance, of the Unified Land Development Code (ULDC), to increase the maximum coverage of synthetic turf to 100% of the plantable area of any yard, where Sec. 9.22 of the ULDC restricts the maximum coverage to 20% of the plantable area of any yard; and to use a pile height of 1.5 inches, where Sec. 9.22 requires a minimum of 1.75 inches. With the adoption of the synthetic turf amendments on March 18, 2025, the scope of the necessary variance is reduced to allowing 100% of the plantable area of the front yard.

Sec. 7.3 establishes the process for an applicant to seek approval for a hardship-based variance. As a hardship, the applicant states he suffers from a severe allergic reaction to natural grass allergy, including sneezing, congestion, and skin irritation. The applicant asserts that synthetic turf offers critical relief to this medical condition by preventing exposure to grass pollen on his property.

7. Consistency with NBV100 Comprehensive Plan and NBV100 Master Plan

This application can be judged to be consistent with certain aspects of the Livability pillar of the NBV100 Master Plan Vision, although focused on the livability and sense of community attachment of an individual.

Staff also finds that the proposed variance would improve the social welfare of the of this resident. The standards for installation of synthetic turf will, through the permitting process, guarantee compliance with the ULDC requirements to promote proper stormwater management. In addition, with the recent adoption of the updated synthetic turf amendments, Mr. Marlowe's property is now only at variance for the front yard, while the other aspects of his request, including the pile height,

have become consistent with the new provisions. Compliance with the new installation and maintenance requirements, in addition to a proper permit, is required.

8. Compliance with Variance Criteria

The proposed variance to maximize synthetic turf coverage in all plantable yard areas is being requested in accordance with the provision of Sec. 7.3 of the ULDC. The proposed deviation is from the requirements of Sec. 9.24, which establishes a maximum coverage of 20% of all plantable yard areas.

Pursuant to Sec. 7.3.C, for the Planning and Zoning Board to recommend approval of a hardship variance, and for the Village Commission to grant approval, of a variance request, both must make an affirmative finding with respect to all seven (7) of the following criteria:

1. *There are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.*

Applicant's Remark: As explained above, I have a severe allergy to natural grass which is exacerbated by the Village's restriction on the amount of synthetic turf that I can install within the plantable areas of my front, rear, and side yards. I have consulted with medical professionals who have recommended minimizing my contact with natural grass for the benefit of my health. Further, my property is distinct from others within the same zoning district due to its high risk of being affected by King Tide impacts. Unlike yards in my zoning district which are not in areas more vulnerable to flooding, my property is highly impacted by the soil erosion and plant damage that can occur during these extreme tidal events. As such, the installation of synthetic turf with a pile height of 1.5 inches is a suitable and sustainable option for my location, distinct from other homes in my same zoning district.

Staff Evaluation: The applicant's request is not due to a special circumstance or condition peculiar to the *land*, *structure*, or *building* involved, per the wording of this criterion. However, it is due to a special medical condition not known to affect other property owners in the same zoning district. The applicant has provided a medical note to support the assertion of a severe allergy. Additionally, while the applicant's property may be vulnerable to King Tide impacts, this is a condition that also impacts numerous other properties on Treasure Island located within the same RS-2 zoning.

2. *The special circumstances and conditions were not self-created by any person having an interest in the property*

Applicant's Remark: My medical condition is a documented, ongoing health issue beyond my control, and the natural topography and location of my property, which makes it vulnerable to King Tides, is a pre-existing feature of the land. These factors are inherent to my situation and were not influenced by any actions on my part or the part of any other person with an interest in the property.

Staff Evaluation: Staff accepts that the applicant's medical condition is beyond his control and not self-created by any person having an interest in the property. The applicant has submitted a note from the applicant's physician to support the claim of a severe allergy.

3. *Strict application of the provision of this chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant.*

Applicant's Remark: Without my ability to install synthetic turf across my entire plantable yard area, I am unable to safely and comfortably use my outdoor space, limiting my ability to meet basic landscaping requirements and enjoy my property like other homeowners. Therefore, strict application of the synthetic turf ordinance imposes an undue burden, making it difficult for me to make reasonable and practical use of my land.

Staff Evaluation: Staff accepts that the applicant's allergies, if as severe as reported, would deprive him of the reasonable use of his yard. At the same time, Staff would proffer that grass and synthetic turf are not the only lawn cover alternatives to grass. Ornamental grasses, clover, perennial peanut, creeping thyme, sunshine mimosa, frogfruit, and groundcovers are options that produce minimal to no pollen and do not require mowing and could minimize the need for a variance while potentially allowing the applicant the reasonable use of his property.

4. *Granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.*

Applicant's Remark: I am only requesting a hardship variance from the ordinance's allowable amount of turf provision and turf height provision, which currently established that synthetic turf shall not exceed more than 20 percent of the plantable area of a yard and establishes a minimum height of 1.75 inches. The minimum height provision requires the installation of synthetic turf that is at a higher risk of breakage than a height of 1.5 inches and, thus, will post the risk of additional microplastic pollution over time. As such, my land will not be subject to all other existing landscaping and design standards, including those relevant to the installation and maintenance of synthetic turf. Further, synthetic turf serves a similar functional and aesthetic purpose to natural grass such that installing synthetic turf across my entire plantable yard area would allow me to maintain my property in a way that mirrors the appearance and function of natural grass, ensuring my yard remains consistent with the neighborhood's character.

Staff Evaluation: While the granting of a variance on the basis *not* of the special conditions or circumstances of *the land, the structure or the building* would be a deviation from the specifics of variance criterion 1, Staff accepts that a documented medical condition can constitute a hardship. The hardship-based variance process is available to all property owners. Therefore, provided that the variance meets the criteria established in the ULDC, the granting of the variance would not confer on the applicant any special privilege that is denied by the ULDC to other properties and/or property owners in the same zoning district.

Regarding the applicant's pile height comments, the basis for this request is, principally, that synthetic turf to this specification is already installed on the applicant's property without the

benefit of proper permit. Nevertheless, Staff acknowledges that the recently approved amendment of the Village's synthetic turf regulations includes a decrease to the allowed pile height (from a minimum of 1.75 inches and a maximum of 2 inches, to a maximum of 1.5 inches). This change makes the applicant's request consistent with the proposed code change and renders the need for a variance from this requirement unnecessary.

5. *The Variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.*

Applicant's Remark: Allowing the installation of synthetic turf across 100 percent of the plantable area of my front, side, and rear yards below the minimum height of 1.75 inches is the minimum variance necessary to make reasonable use of my land because it provides the only practical solution to my severe grass allergies. Partial installation or limiting synthetic turf to specific areas would still expose me to natural grass, which would continue to compromise my health.

Staff Evaluation: Staff accepts that granting the requested variance for 100% synthetic turf coverage will make the applicant's use of his property reasonable relative to the applicant's medical condition. At the same time, alternatives such as ornamental grasses, clover, perennial peanut, creeping thyme, sunshine mimosa, frogfruit, and groundcovers are options that produce minimal to no pollen and do not require mowing, and could minimize the extent to which a variance is needed, while allowing reasonable use of the property.

6. *Granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Applicant's Remark: High-quality synthetic turf with a lower plastic content due to shortened height is designed to resemble natural grass and reduce pollution risk over time and will ensure my yard remains attractive and consistent with the neighborhood's appearance. In addition to the allergy relief benefits of synthetic turf, it also has numerous environmental benefits, including reducing water usage and excess water waste and eliminating the need for harsh chemicals like pesticides and herbicide. Synthetic turf is also generally more resilient to flooding than natural grass because it does not deteriorate or lose its structural integrity when exposed to water which is significant in my case because my property is subject to King Tides. Thus, granting the variance will not harm the public welfare or neighboring properties and will also preserve the aesthetic and functional standards of the Village.

Staff Evaluation: Staff accepts that granting of the variance would not be injurious to the neighborhood or otherwise detrimental to the public welfare. However, a lot with a visible front yard covered 100% with synthetic turf could look noticeably different from, and may therefore be disharmonious with, its neighbors.

7. *The variance request is not based exclusively upon a desire to reduce the cost of development.*

Applicant's Remark: My variance request is based on addressing a specific medical need related to my severe allergies to natural grass. Installing synthetic turf with a height of 1.5 inches across my entire plantable yard area is the only viable solution that allows me to safely use and enjoy my outdoor space, making this hardship variance a necessary accommodation rather than a cost-saving measure.

Staff Evaluation: Staff accepts that the variance request is not based upon a desire to reduce the cost of development.

9. Recommendation

The request is based on a medical condition which represents a hardship for the applicant but does not neatly respond to all of the ULDC's variance criteria. Thus, Staff finds that not every criterion is met, as required by Sec. 7.3 of the code. However, Staff acknowledges that the Village amended the synthetic turf regulations to an extent that, were the variance having been submitted under the new rules, would significantly reduce the scope of the variance request.

Should the Planning and Zoning Board find in favor of recommending approval to the Village Commission, Staff recommends that the conditions listed below be included. **Approval of this variance, if granted, shall not indicate or imply approval of working drawings (plans) and specifications required for building permits.** All conditions shall be met as stated.

10. Conditions

1. The granting of this variance shall only allow the installation of synthetic turf within 100% of the plantable area of the property's front yard and does not allow synthetic turf outside of the boundaries of the subject property, including any portion of the right-of-way.
2. The property to which the variance applies shall be in strict conformance with plans on file.
3. Installation of the synthetic turf shall comply with the standards of Sec. 9.22.B. of the ULDC, as amended.
4. A building permit shall be secured to remedy Code Enforcement Case 3194 and outstanding Code Enforcement fines due to the Village in connection with this case must be paid prior to the issuance of a building permit.
5. All cost recovery charges pursuant to Section 5.12. must be paid prior to the issuance of a building permit.
6. Pursuant to Section 7.5, after the Village Commission has granted a variance, the variance so approved or granted shall expire after two years, measured from the date of final Commission action, if no substantial construction or change of use has taken place in accordance with the plans for which the variance was granted.

List of Attachments to Staff Report

Attachment 1 – Application package (including complete application form, letter of intent, boundary survey, synthetic turf details, and images of the subject property)
Attachment 2 – Medical documentation of rationale for variance request
Attachment 3 – Proof of mailed notice
Attachment 4 – Ordinance Amending Sec. 9.22, *Synthetic Turf* (under consideration by Village Commission)
Attachment 5 – Draft Resolution

North Bay Village

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.northbayvillage-fl.gov

NORTH BAY VILLAGE
EST. 1945

APPLICATION FORM FOR VARIANCE REQUEST, INCLUDING VARIANCES TO SIGN REGULATIONS, EXTENSION OF AN UNEXPIRED VARIANCE AND/OR SPECIAL EXCEPTION APPROVAL

This application form is to be used to petition for a variance from the regulations pursuant to Section 7.3 (hardship) or Section 11.10 (signage) of the North Bay Village Unified Land Development Code. **This application may only be applied for by the owner of the property, which shall mean the person who owns and currently resides, or owns and intends to reside, at the subject premises, or their legal representative.**

Submit your application, with all the required information to the Village Planning and Zoning Official, via svargas@cgasolutions.com. Physical copies of materials may be requested prior to public hearing, to be delivered at the Village offices located at 1666 Kennedy Causeway, Suite 300. Variances require public hearings conducted by the Planning & Zoning Board and the Village Commission. Applications must be complete, and all required fees be paid in order to be accepted and placed on an agenda.

This application, including all supplemental forms and data, must be completed in accordance with the attached instructions and submitted with the required fees pursuant to the most up-to-date Fee Schedule. Accepted payment methods for the required fees are check or credit card when paying in person at the Village offices. You may also call (305) 756-7171 to make your credit card payment by phone.

This form is a fillable PDF. TYPE OR PRINT LEGIBLY ALL INFORMATION ON THE APPLICATION.

1. Property Owner Name: Anthony Marlowe
2. Contact Phone: (319)-621-8007 Email Address: marlowe@mci.world
3. Mailing Address: 1460 S Treasure Drive
   North Bay Village, FL 33141
4. Applicant Name: _____
   (If different from Owner)
5. Contact Phone: _____ Email Address: _____
6. Mailing Address _____
7. Address of Property Covered by the Application: 1460 S Treasure Drive
   North Bay Village, FL 33141
8. Legal Description of Property Covered by the Application (add pages if needed):
   Lot 28, Block 1 of Treasure Island, according to the Plat recorded in Book 50, Page 67

NORTH BAY VILLAGE
EST. 1945

9. Folio Number(s): 23-3209-009-0270

10. Lot Size (square feet): 60x150

11. Future Land Use and Zoning Designations: RS-2

12. Section(s) of the North Bay Village ULDC form which the Applicant Seeks Relief: §9.24 of North Bay Village's Section 9.22 of the Unified Land Development Code.

13. Variance(s) Requested: Ability to install synthetic turf in with a pile height of 1.5 inches in 100 percent of the plantable area of front, side, and rear yards.

14. Reasons for the Request (add pages if necessary): See attached Letter

OWNER AFFIDAVIT/INTENT TO RESIDE

I, Anthony Marlowe being first duly sworn, depose and say that I am the legal owner of record of the property described and which is the subject of the proposed Variance application and that I currently reside on or intend to reside on the subject premises.

I have made every attempt to relocate/redesign the proposed improvement to avoid the variance(s) herein requested. I acknowledge that Village Commission has the authority to approve, modify, or deny my application and that in granting approval of my application the Village Commission may prescribe any appropriate conditions and safeguards necessary to protect and further the interest of the area and abutting properties.

This affidavit is subject to penalties of law (Perjury) and to possible voiding of any decision.

A. Marlowe
Signature

Sworn to and subscribed to before me this 19 day of Feb, 2025.

MIKE MYERS
Notarial Seal - Iowa
Commission Number 812477
My Commission Expires Sep 5, 2027

Mike Myers
Notary

Public Commission expires: 9-5-27

CONSENT TO PUBLIC HEARINGS

All requests for variances from the North Bay Village Code shall be considered at Public Hearings before the Village Commission. Notice of Hearing shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 10 days before the hearing. The Village Planning and Zoning Official shall certify that the petition is complete before the hearing is legally advertised. All applications shall be submitted to the Planning and Zoning Official on or before the deadline implemented by the Village.

All persons, firms, or corporations requesting a variance from the Village Commission necessitating the publication of notices in the newspaper, and all relative thereto, the payment of such money in advance to the Village shall be deemed a condition precedent to the consideration of such a variance request.

I (We) the undersigned, am (are) the (owner, tenant, agent, attorney) (designate one) of the subject property herein described. I (We) acknowledge and agree that during the consideration of the application before the Planning & Zoning Board and staff of North Bay Village, no rights shall vest on behalf of the applicant, which would be enforceable against the Village until after a Public Meeting is held by the Village Commission and the Village Commission has voted favorable on the proposed request.

I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Village Code Chapter 7. Any person submitting false information or misrepresenting in their presentation shall have all privileges granted to them by the Planning & Zoning Board and the Village Commission revoked.

Authorized Signature A. Marlowe

Print Name Anthony Marlowe

(In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's position in the corporation and embossed with the corporate seal.)

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed to before me this 19 day of Feb, 2025,
by Anthony Marlowe, who is personally known to me or who has produced _____ as identification.

Mike Myers
Notary Public Signature

MIKE MYERS
Notarial Seal - Iowa
Commission Number 812477
My Commission Expires Sep 5, 2027

Commission Number/Expiration 9-5-27

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent commit to the payment of all applicable cost recovery fees involved as part of my application process. Cost recovery includes, but is not limited to, staff time, attorney fees, planning consultant fees and any other professional service costs incurred by North Bay Village in the review and processing of a development application, regardless of the outcome of the review and/or public hearing process. I further understand and acknowledge that failure to remit payment for incurred costs pursuant to Subsections 5.12.B. and C. (attached) of the North Bay Village Unified Land Development Code (ULDC) constitutes a violation of the Code and the Village may levy penalties to secure compliance, as outlined in Subsection 5.12.C of the ULDC.

Please type or print the following:

Date: 2/19/2025

Relationship to the project: (e.g., property owner, architect, developer, attorney)

Property Owner

Full Name: Anthony Marlowe

Current Address: 1460 South Treasure Drive

City: North Bay Village State: FL Zip: 33141

Telephone: (319)-621-8007 Email: marlowe@mci.world

I am fully authorized to commit to the expenditures contemplated by this Cost Recovery Affidavit.

A. Marlowe
Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 19 DAY OF Feb, 2025

Mike Myers
Notary Public, State of Florida at Large

MIKE MYERS
Notarial Seal - Iowa
Commission Number 812477
My Commission Expires Sep 5, 2027

My Commission expires 9-5, 2027.

Subsections 5.12.B. and C. Regarding Cost Recovery

B. Cost Recovery Established

1. The applicant shall reimburse the Village for the actual cost of consultant or employed professional review services pursuant to the cost recovery procedures and requirements of subsection C below.

2. Payment in full by the applicant to the Village for the Village's actual expenditures for review of the application shall be a written condition of any development order. These cost recovery deposits fees shall be in addition to any and all other fees required by law, rule, or regulation of the Village Code of Ordinances.

C. Cost Recovery procedure.

1. At the time of submission of any application for development approval, the applicant shall pay the minimum cost recovery deposit fee outlined in the development approval fee and cost recovery deposit schedule set forth in this section, which funds shall be deposited into a cost recovery escrow account established for this purpose. Withdrawals shall be made to reimburse the Village for the cost of consultant services.

2. The Village shall provide the applicant with a copy of the consultant's invoice for any services charged against the applicant's cost recovery escrow account.

3. When the balance in the Village's cost recovery escrow account is reduced to one-half of its initial amount, the applicant shall deposit additional funds into such account to bring its balance up to the amount of the initial deposit. If such amount is not replenished within 30 calendar days after the applicant is notified, in writing, of the requirement of such additional deposit, the Village shall suspend its review of the application and the application shall be deemed withdrawn.

4. If an application is suspended due to nonpayment of the additional escrow deposit specified in subsection 3., a resubmission fee shall be paid, and the cost recovery deposit shall be replenished to a minimum of one-half of the original deposit amount before the application will be reviewed.

5. Prior to the scheduling or noticing of any board or commission hearing, the Village Manager's review of the application shall be complete, and the cost recovery escrow account balance shall be replenished to equal at least one-half of the initial deposit amount.

CHECK LIST FOR THE APPLICANT

Mandatory Submittals:

- [x] Complete Variance Application, including all required forms and affidavits, signed by property owner or owner's representative.
- [ ] Letter of Authorization from property owner, if different from Applicant.
- [x] Letter of intent (LOI), signed by the Applicant (refer to page 5 of this document), explaining the nature of the request, justification for the proposed variance, evidence that the request complies with the pertinent section of the North Bay Village Unified Land Development Code (Subsection 7.3.D. for hardship variances; Section 11.10 for sign variances), and other pertinent information. Insufficient justification may result in denial of the application. The applicant must justify each individual variance in the letter of intent.
- [x] Certified Land Survey dated within two (2) years of the filing date of the administrative adjustment application, reflecting all current conditions.
- [x] Map or aerial photo showing adjacent properties, surrounding streets (labeled) and a north arrow.
- [x] Photos of buildings and structures on the property concerned.
- [x] Accurately dimensioned plans showing the location and spacing distance of the proposed construction in relation to property lines and existing structure(s), the general location and use of existing structures on property adjacent to the subject property; and the variance being requested clearly shown, (i.e., required versus proposed structure).
- [ ] Floor plans and elevations if required by the Planning and Zoning Official.
- [x] Filing fees and cost recovery deposit (Refer to the most current North Bay Village Fee Schedule).

Optional Submittals:

- [ ] Signed consent letters from neighboring property owners.
- [ ] Different versions of the proposed variance based on alternative design options.

Applications are deemed incomplete until all mandatory submittals have been received by the Village Planning and Zoning Official.

HARDSHIP VARIANCES:
EVIDENCE THAT THE REQUEST COMPLIES WITH SUBSECTION 7.3.D. OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE

In your Letter of Intent, or separately, address how the Variance Application complies with the following criteria.

For the Planning and Zoning Board to recommend approval, and for the Village Commission to grant approval, of a variance request, both must make an affirmative finding with respect to all seven (7) of the following criteria:

1. That there are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.
2. That the special circumstances and conditions were not self-created by any person having an interest in the property.
3. That the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.
6. That granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
7. The variance request is not based exclusively upon a desire to reduce the cost of development.

VARIANCES TO SIGN REGULATIONS: EVIDENCE THAT THE REQUEST COMPLIES WITH SECTION 11.10 OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE

In your Letter of Intent, or separately, address how the Variance Application complies with the following standards.

There might be instances in which relief from the strict requirements of the sign ordinance would result in improved planning or zoning and would benefit the community. The standards for granting the planning variance are:

A. The sign variance must relate to a particular piece of land;
B. The sign variance can be granted without substantial detriment to the public good;
C. The benefits of the deviation would outweigh any detriment; and,
D. The variance would not substantially impair the intent or purpose of the Village's Comprehensive Plan and/or Zoning Ordinance.

Office Use Only:

Date Submitted: _____

Date Paid: _____

Cash or Check #_____

Total Paid: $_____

Filing Fee: $_____

Cost Recovery Dep: $_____

February 19, 2025

The North Bay Village Commission
1666 John F. Kennedy Causeway, Suite 101
North Bay Village, Florida 33141

Re: Request for Variance from North Bay Village Ordinance § 9.24 – Synthetic Turf

Dear North Bay Village Commissioners,

I am writing to respectfully request a hardship variance from Ordinance § 9.24 of the Unified Land Development Code ("ULDC") of North Bay Village, Florida, which currently establishes limits on the installation of synthetic turf. Due to my documented and severe allergies to natural grass, I am seeking approval to install synthetic turf with a pile height of 1.5 inches on 100 percent of the plantable area of my front, side, and rear yards as it would significantly improve my quality of life and help me manage my health condition. While I understand that this ordinance is currently under review and in the process of being amended, due to the impact my allergies have on my daily health, I am requesting this variance to remedy this situation as soon as possible.

I. Introduction

I have had the privilege of living in North Bay Village since January 2021. As someone who suffers from a natural grass allergy, synthetic turf offers an essential solution to avoid exposure to grass pollen, which triggers severe allergic reactions for me, including sneezing, congestion, and skin irritation. I have consulted with medical professionals who have recommended minimizing my contact with natural grass for personal health reasons. Unfortunately, my medical condition has made it increasingly difficult for me to maintain my yard with natural grass, as contact during mowing, gardening, or simply being outside on natural grass triggers considerable irritation.

Thus, in an effort to remedy this ongoing health concern, on April 15, 2024, I submitted plans to CAP Government, Inc. and Calvin, Giordano & Associates, Inc. ("CGA") proposing to install synthetic turf across my entire plantable yard area. On April 24, 2024, I received a response from CGA's Principal Planner denying my project plan, indicating that the denial was based on the amount of turf exceeding the allowable amount of turf under North Bay Village Code. As such, I am kindly requesting that the Commission review my situation and consider granting me a hardship variance from this restriction based on medical necessity.

II. Hardship Variance Criteria

Pursuant to subsection 7.3.D. of the North Bay Village Unified Land Development Code, to approve a variance request the Planning and Zoning Board and Village Commission must make an affirmative finding with respect to the seven underlying criteria:

i. There are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.

As explained above, I have a severe allergy to natural grass which is exacerbated by the Village's restriction on the amount of synthetic turf that I can install within the plantable areas of my front, rear, and side yards. I have consulted with medical professionals who have recommended minimizing my contact with natural grass for the benefit of my health. Further, my property is distinct from others within the same zoning district due to its high risk of being affected by King Tide impacts. Unlike yards in my zoning district which are not in areas more vulnerable to flooding, my property is highly impacted by the soil erosion and plant damage that can occur during these extreme tidal events. As such, the installation of synthetic turf with a pile height of 1.5 inches is a suitable and sustainable option for my location, distinct from other homes in my same zoning district.

ii. The special circumstances and conditions were not self-created by any person having an interest in the property

My medical condition is a documented, ongoing health issue beyond my control, and the natural topography and location of my property, which makes it vulnerable to King Tides, is a pre-existing feature of the land. These factors are inherent to my situation and were not influenced by any actions on my part or the part of any other person with an interest in the property.

iii. Strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant

Without the ability to install synthetic turf across my entire plantable yard area, I am unable to safely and comfortably use my outdoor space, limiting my ability to meet basic landscaping requirements and enjoy my property like other homeowners. Therefore, strict application of the synthetic turf ordinance imposes an undue burden, making it difficult for me to make reasonable and practical use of my land.

iv. Granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.

I am only requesting a hardship variance from the ordinance's allowable amount of turf provision and turf height provision, which currently establishes that synthetic turf shall not exceed more than 20 percent of the plantable area of a yard and establishes a minimum height of 1.75 inches. The minimum height provision requires the installation of synthetic turf that is at a higher risk of breakage than a height of 1.5 inches and, thus, will post the risk of additional microplastic pollution over time. As such, my land will still be subject to all other existing landscaping and design standards, including those relevant to the installation and maintenance of synthetic turf. Further, synthetic turf serves a similar functional and aesthetic purpose to natural grass such that installing synthetic turf across my entire plantable yard area would allow me to maintain my property in a way that mirrors the appearance and function of natural grass, ensuring my yard remains consistent with the neighborhood's character.

v. The variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.

Allowing the installation of synthetic turf across 100 percent of the plantable area of my front, side, and rear yards below the minimum height of 1.75 inches is the minimum variance necessary to make reasonable use of my land because it provides the only practical solution to my severe grass allergies. Partial installation or limiting synthetic turf to specific areas would still expose me to natural grass, which would continue to compromise my health.

vi. Granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

High-quality synthetic turf with a lower plastic content due to shortened height is designed to resemble natural grass and reduce pollution risks over time and will ensure my yard remains attractive and consistent with the neighborhood's appearance. In addition to the allergy relief benefits of synthetic turf, it also has numerous environmental benefits, including reducing water usage and excess water waste and eliminating the need for harsh chemicals like pesticides and herbicides. Synthetic turf is also generally more resilient to flooding than natural grass because it does not deteriorate or lose its structural integrity when exposed to water which is significant in my case because my property is subject to King Tides. Thus, granting this variance will not harm the public welfare or neighboring properties and will also preserve the aesthetic and functional standards of the Village.

vii. The variance request is not based exclusively upon a desire to reduce the cost of development.

My variance request is based on addressing a specific medical need related to my severe allergies to natural grass. Installing synthetic turf with a height of 1.5 inches across my entire plantable yard area is the only viable solution that allows me to safely use and enjoy my outdoor space, making this hardship variance a necessary accommodation rather than a cost-saving measure.

III. Conclusion

The immediate installation of synthetic turf would greatly alleviate my symptoms and prevent further health complications, which is why this variance is essential even with the anticipated amendments to the Village's synthetic turf ordinance. I am confident that installing high-quality synthetic turf that has virtually no chance of breaking will maintain the aesthetic appeal of my property while also preserving the overall character of the neighborhood. I am happy to provide any additional documentation, including medical records and physician statements that I would respectfully request remain confidential, to support my hardship variance application. I am also willing to work with the Commission to ensure that the synthetic turf installation complies with any design or maintenance guidelines deemed necessary.

Thank you for considering this request, and I appreciate your dedication to improving the quality of life for all residents of North Bay Village.

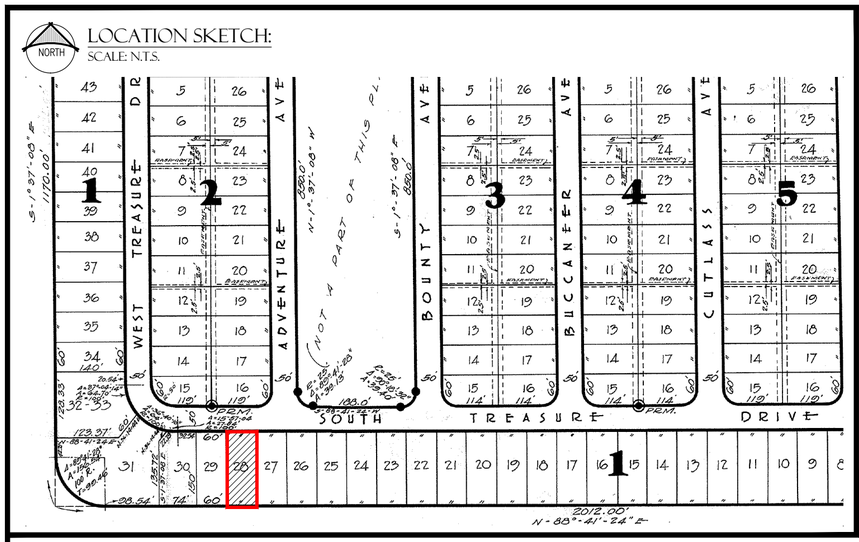
Sincerely,



Anthony Marlowe
1460 S Treasure Drive
North Bay Village, FL 33141
(319)-621-8007
marlowe@mci.world

LOCATION SKETCH:

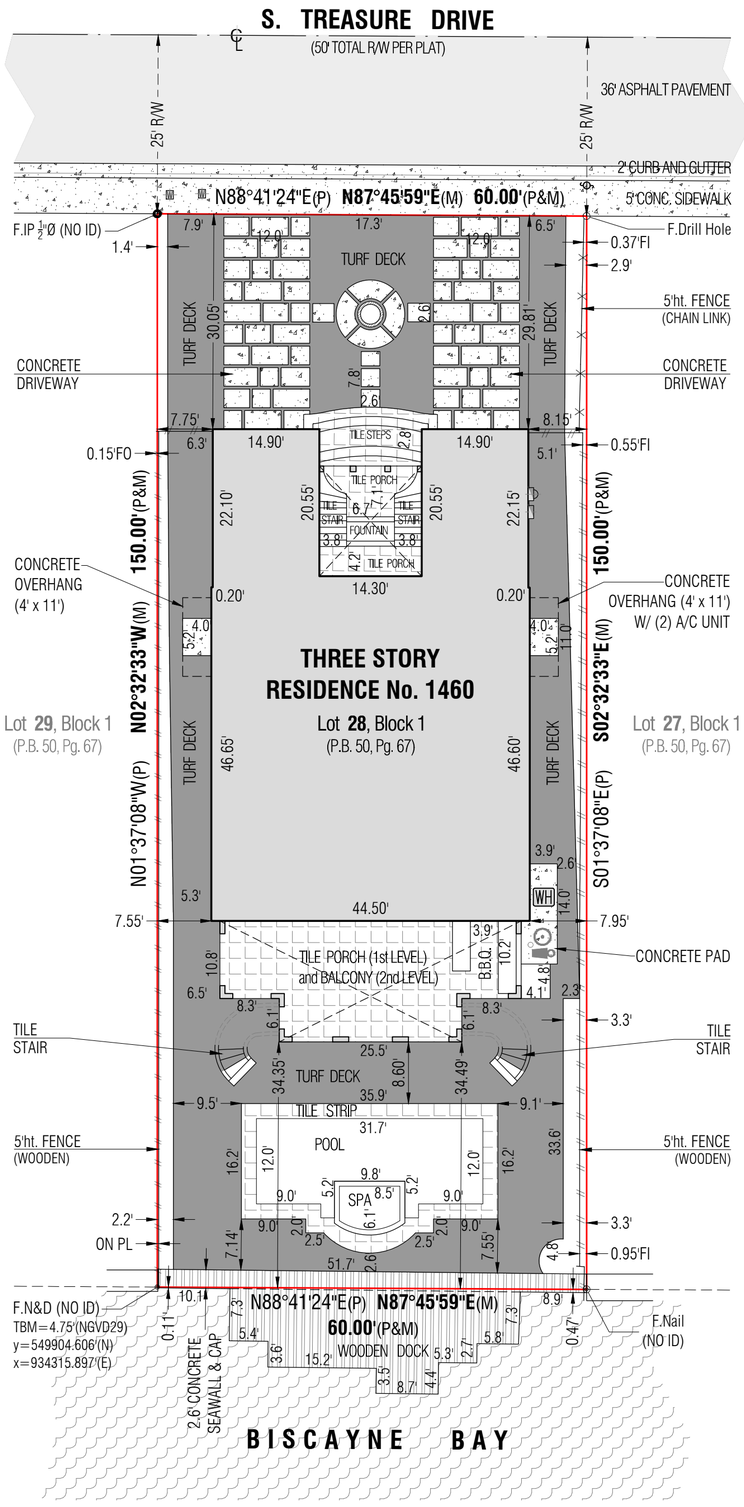
SCALE: N.T.S.



BOUNDARY SURVEY:

SCALE 1" : 15'

BLDR-000175-2024



SURVEYOR'S REPORT :

1. MAP OF BOUNDARY SURVEY FOR:
1460 S TREASURE DR.. NORTH BAY VILLAGE, FLORIDA 33141

2. LEGAL DESCRIPTION :
Lot 28, Block 1 of "TREASURE ISLAND "; according to the Plat Thereof as Recorded in Plat Book 50 at Page 67 of the Public Record of Miami Dade County, Florida.

3. SOURCES OF DATA (horizontal control):
The North Arrow and Bearings as shown hereon are based of bearings value N87°45'59"E, along the center line of S. Treasure Drive; determined by R.T.K. GPS and conventional survey methods.

4. SOURCES OF DATA (vertical control):

FLOOD INFORMATION BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY. (NGVD29)						
F.I.R.M. date	Flood Zone	Base elevation	Community	Panel No.	Suffix	BM Used
09-11-2009	AE	8.0'	120654	0307	L	N/A

5. ACCURACY : The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

6. LIMITATIONS :
■ This survey was performed for the sole and exclusive benefit of the parties to whom it was certified. ■ Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned surveyor, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor. ■ Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of County, or the records of any other public and private entities as their jurisdictions may appear. ■ Land shown hereon were not abstracted for easements and/or right-of-way of record except as shown on the Record Plat if any. ■ The Surveyor makes no representation as to ownership or possession of the Subject Property by any entities or individual who may appear of public record. ■ This survey may be subject to dedications, limitations, restrictions,reservations, encumbrances or easements of record the same that may not be noted or depicted hereon. ■ No improvements were located, other than those shown. ■ This survey does not purport to show ownership of walls and/ or fences along property lines. ■ Unless otherwise noted, this firm has not attempted to locate underground footings and/or foundations. ■ The elevations (if any) were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavement, curbs, sidewalks and other manmade structures. ■ Wall ties are to the face of the same. ■ Fence ties are from the nearest face of the same to the property line. ■ Public Records have not been researched by the surveyor to determined the accuracy of these descriptions nor have adjoining properties been researched to determine overlaps and hiatus. ■ The survey depicted here is not covered by professional liability insurance. ■ Notice: Sunshine State One Call of Florida, Inc. must be contacted at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. Pursuant to Chapter 556.101-111 of the Fl. Statutes.

LEGEND:

A = arc distance
ADJ = adjacent
AE = anchor easement
BC = block corner
BOB = basis of bearings
BM = bench mark
(C) = calculated
CBS = concrete block and stucco
ChB = chord & bearing
CME = canal maintenance easement.
Ø = diameter
D = central angle
FDH = found drill hole
DE = drainage easement
DME = drainage maintenance easement
E = east
Encr = encroachment
FI = fence inside
F.IP = found iron pipe
F.IR = found iron rebar
FO = fence outside
F.Nail = found nail
F.N&D = found nail and disk
F.F.E. = finish floor elevation
G.F.F. = garage finish floor
HT = high (height)
IN = in subject property
L.F.E. = lowest floor elevation
LE = landscape easement
LME = lake maintenance easement
LS = land surveyor
(M) = measured distance
N A = not applicable
NAVD = national american vertical datum
NGVD = national geodetic vertical datum
N = north
NO ID = no identification
NTS = not to scale
OH = overhang
ON PL = on property line
ORB = official record book
O/S = offset
(P) = plat
P.B. = plat book
P.C. = point of curvature
PG = page
PCP = permanent control point
POB = point of beginning
POC = point of commencement
PT = point of tangency
PRM = permanent reference monument
R = radius distance
(R) = record
R/W = right-of-way
Sec = section
S = south
T = tangent
U.E. = utility easement
W = west
tree dbh, palm high'-spread dbh: diameter at breast height
bollard
condensing unit split
catch basin
clean out
communication box \ pull box
electric box \ pull box
electric meter
electric panel
E G emergency generator
X.XX' elevation
fire hydrant
FPL FPL box
gas meter
MH manhole (unknown)
GT propane gas tank
pool equipment
WH pool water heater
concrete power pole
wood power pole
light pole
storm flow
valve
water back flow
W water meter
well & electric pump
board fence
CBS wall / fence
chain link fence
picket fence
pre-cast fence
wire fence
wooden fence
guard rail
B base line
C center line
M monument line
no access right-of-way
OH overhead utility line
property line
covered
building
asphalt
rock
tile
water
roofed
adjacent
concrete
pavers
turf
wooden

CERTIFY TO : *ANTHONY MARLOWE.*

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S CERTIFICATE : I hereby certify: That this "Boundary and Topographic Survey" and Report resulting therefor was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Section 5J-17.050 through 5J-17.052 of the Florida Administrative Code and it's implementing law, chapter 472.027 of the Florida Statutes.

By: _____.
Miguel J. Garay
Professional Surveyor and Mapper
No. 6594 State of Florida

8801 NW 176th Street Miami Lakes, Fl. 33018
P. 305_362_7926 P. 305_305_4143
M. madelin @surveyinflorida.com

Date: 04-15-2024
Job No.24-12833F
Sheet No. 1 of 1

PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida

PROPERTY DATA		
ZONING DISTRICT: **RS-2** Medium Density Single Family		
	EXISTING	%
SITE AREA	9,000 Sq.Ft.	100
BUILDING A/C AREA	2,097 Sq.Ft.	-
GARAGE AREA	660 Sq.Ft.	-
COVER PORCH AREA	831 Sq.Ft.	-
BUILDING COVERAGE	3,588 Sq.Ft.	39.86

IMPERVIOUS AREA		
BUILDING COVERAGE	3,588 Sq.Ft.	-
DRIVEWAY	653 Sq.Ft.	-
LANDING & PAD	242 Sq.Ft.	-
POOL & DECK	639 Sq.Ft.	-
CONCRETE SEAWALL & CAP	138 Sq.Ft.	-
TOTAL	5,260 Sq.Ft.	58.44

PERVIOUS AREA		
GREEN OPEN SPACE	694 Sq.Ft.	-
TURF	3,046 Sq.Ft.	-
TOTAL	3,740 Sq.Ft.	41.56

MINIMUN YARD SETBACK		
	REQUIRED	EXISTING
FRONT	20 Ft.	29.81 Ft.
SIDE (INTERIOR)	7.50 Ft.	7.55 Ft.
REAR	15 Ft.	34.49 Ft.
WATERFRONT	25 Ft.	34.49 Ft.

0 5 10 15 20 25
GRAPHIC SCALE 1" : 15' (IN FEET)

AGL ARTIFICIAL GRASS LIQUIDATORS®

DETAILED SPECIFICATION SHEET

HYDRO 75 OLIVE





Yarn Type	UV Polyethylene - W Shape
Denier	10800 / 4400
Approximate Pile Height	1.5 in.
Machine Gauge	3/8 inch
Roll Size	15 x 100 linear feet
Approximate Infill Amount	1.0 lb / psf
Primary Backing	Optimum Flow™
Total Product Weight	83.66 oz/yd²
Pile Yarn Weight	49.20 oz/yd²
Average Tuft Bind Strength	10.8 lbs/force
Total Lead Content	<0.5 mg/Kg
Pill Flammability	8 out of 8 Pass
Water Permeability	331.3 in/hr
QUV Accelerated Weathering	Color: 9 / Texture: 10

Recommended Uses

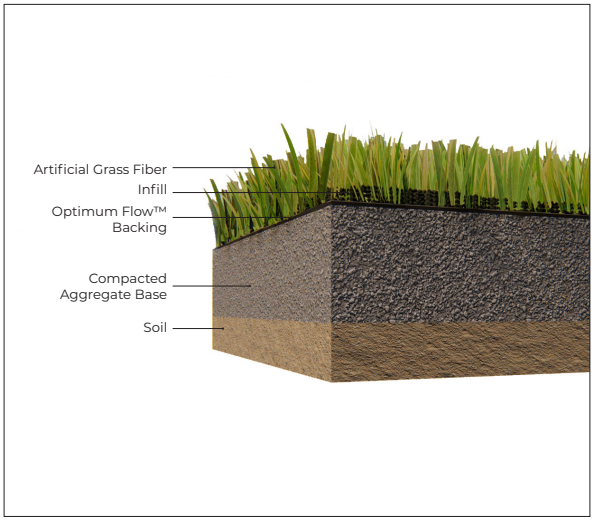
- Landscape
- Commercial
- Play Areas
- Pets

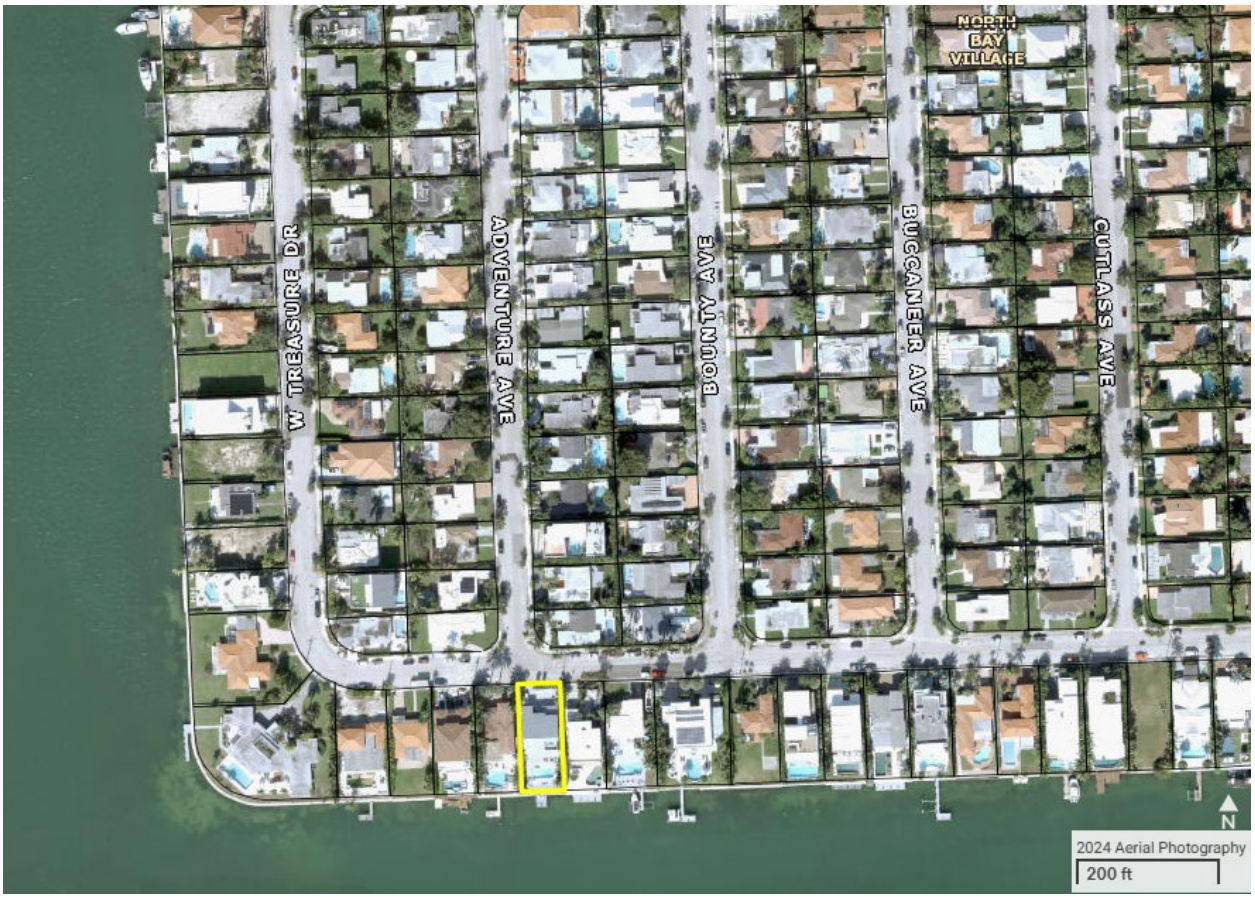
This turf is equipped with Optimum Flow™ technology for exceptional drainage. This is our preferred product for pet applications due to its permeability and slightly stiffer blade structure, which makes cleaning a breeze. This product is also perfect for landscape, putting fringe, and anywhere else a medium density product is needed.

16 Year Warranty

Optimum Flow™ Technology

Made in the U.S.A.




NORTH BAY VILLAGE
W TREASURE DR
ADVENTURE AVE
BOUNTY AVE
BUCCANEER AVE
CUTLASS AVE
N
2024 Aerial Photography
200 ft


N
2024 Aerial Photography
60 ft


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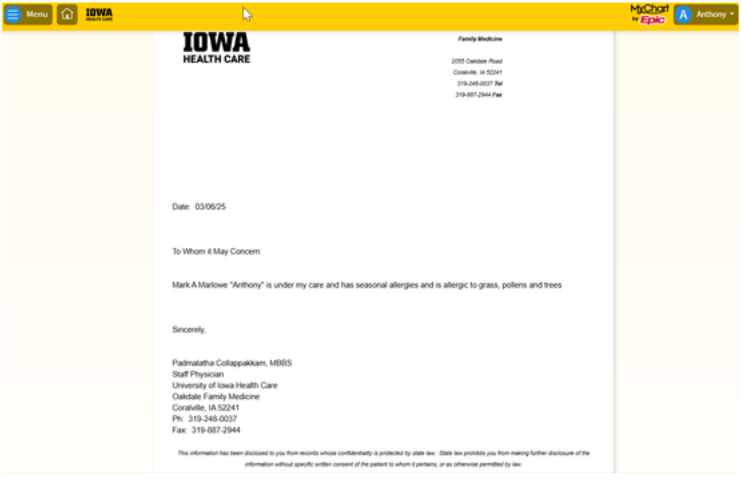

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HEALTH CARE
MyChart by Epic
Anthony
IOWA
HEALTH CARE
Family Medicine
2055 Oakdale Road
Coralville, IA 52241
319-248-0037 Tel
319-887-2944 Fax
Date: 03/06/25
To Whom it May Concern:
Mark A Marlowe "Anthony" is under my care and has seasonal allergies and is allergic to grass, pollens and trees
Sincerely,
Padmalatha Collappakkam, MBBS
Staff Physician
University of Iowa Health Care
Oakdale Family Medicine
Coralville, IA 52241
Ph: 319-248-0037
Fax: 319-887-2944
This information has been disclosed to you from records whose confidentiality is protected by state law. State law prohibits you from making further disclosure of the information without specific written consent of the patient to whom it pertains, or as otherwise permitted by law.

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the North Bay Village will hold Public Hearings at Village Hall, Commission Chambers, 1666 Kennedy Causeway, Suite 101, North Bay Village, FL 33141, as follows:

Planning & Zoning Board	**Village Commission**
April 9, 2025, at 6:00 PM	April 15, 2025, at 6:00 PM

The purpose of the Public Hearings is to consider the following variance application for the subject location:

APPLICANT: Anthony Marlowe

LOCATION: 1460 S. Treasure Drive, North Bay Village, FL 33141

VARIANCE REQUEST: The Applicant seeks variance approval for the following:

1. To allow the installation of synthetic turf with a pile height of 1.5 inches instead of the required minimum pile height of 1.75 inches.

2. To permit the installation of synthetic turf in 100% of the plantable area in the front, side, and rear yards, where the Code currently limits installation to no more than 20 percent of any yard.

All interested parties are encouraged to participate by either appearing at the public hearing(s) or by sending written comments in advance of the hearing (s) to:

North Bay Village
Office of the Village Clerk
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Email: publiccomment@nbvillage.com

The Board or Commission may continue or defer the hearing to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing. Information regarding the proposed request and/or project is available at the Village Clerk's office during normal business hours. The Village Clerk can be reached at 305-756-7171. The meeting agenda and supporting documentation will be available online at https://northbayvillage-fl.gov/agendas-minutes/

Pursuant to Section 286.0105, Florida Statutes if any person decides to appeal any decision made by the Board or Commission with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Village Clerk's Office for assistance at (305) 756-7171, no later than four (4) business days prior to such proceeding.

Alba L. Chang, CMC
Village Clerk

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Street and Apt. No., or PO Box No.: 1441 S. TREASURE DR.
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Street and Apt. No., or PO Box No.: 1470 S. TREASURE DR.
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Street and Apt. No., or PO Box No.: 155 OFFICE PLAZA DR, STE. A
City, State, ZIP+4®: TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

ORDINANCE NO. 2025-004

AN ORDINANCE OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AMENDING SECTION 9.22, "SYNTHETIC TURF," OF THE UNIFIED LAND DEVELOPMENT CODE ("ULDC"), TO MODIFY THE STANDARDS FOR DESIGN, PERMITTING AND INSTALLATION OF SYNTHETIC TURF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, North Bay Village (the "Village") has adopted a Unified Land Development Code (the "ULDC") to promote the health, safety, order, convenience, comfort, and general welfare of the public, and to promote and preserve the character and ecological quality of the Village as articulated in the Village's Comprehensive Plan; and

WHEREAS, the Village Commission desires to modify the existing standards for synthetic turf to add clarity and increase flexibility for property owners who wish to use or add synthetic turf to their properties as part of a landscape design; and

WHEREAS, the Village Commission additionally seeks to promote sound landscaping and stormwater management principles by ensuring that the installation and maintenance of synthetic turf systems is performed appropriately and to a high standard of quality; and

WHEREAS, on November 14, 2024, the Planning and Zoning Board, sitting in its capacity as the Local Planning Agency, reviewed this Ordinance and recommended approval, with certain modifications; and

WHEREAS, the changes provided herein are consistent with the Village's Comprehensive Plan and the Florida Community Planning Act; and

WHEREAS, this Ordinance was duly noticed and presented to the Village Commission in two readings, with second reading conducted as the required public hearing on March 18, 2025; and

WHEREAS, the Mayor and Commission find that this Ordinance is in the best interest of the public health, safety, and welfare of the Village's residents and visitors.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above recitals are true and correct and incorporated herein by this reference.

Section 2. **Amending and Updating the ULDC.** That the ULDC of North Bay Village is hereby revised to read as set forth in Exhibit "A," attached hereto and incorporated herein.

Section 3. **Severability.** That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. **Conflicts.** That all ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 5. **Codification.** That it is the intention of the Village Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Village's Code of Ordinances, and that the sections of this Ordinance may be renumbered or relettered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. **Effective Date.** That this Ordinance shall become effective immediately upon adoption on second reading.

PASSED on first reading on the 18th day of February, 2024.

PASSED AND ADOPTED on second reading on the 18th day of March, 2025.

Rachel Streitfeld, Mayor

ATTEST:

Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

First Reading:
Moved By: Vice Mayor Cuk
Seconded By: Commissioner Rotondaro

Second Reading:
Moved By: Vice Mayor Cuk
Seconded By: Commissioner Rotondaro

Vote on Final Adoption:

Mayor Rachel Streitfeld	Yes
Vice Mayor Goran Cuk	Yes
Commissioner Richard Chervony	Yes
Commissioner Andrew Rotondaro	Yes
Commissioner Doris Acosta	Yes

Exhibit A[1]

Attached

[1] Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with ~~double strikethrough~~ and double underline.

§ 9.22 – Synthetic turf.

Synthetic Turf may be permitted on all properties ~~used for residential, mixed-use, or commercial purposes,~~ subject to the requirements and procedures set forth in this Section. Use of natural alternatives to lawn grass, such as approved ground cover plants or gravel gardens is encouraged. Synthetic turf shall not count toward meeting the minimum green space required in any zoning district.

A. *Minimum requirements.* All installations of artificial turf shall comply with the following requirements:

1. Locations not allowed:

   a. *Front Yard*: Synthetic turf is prohibited in the *Front Yard* of any property, except when used in the open joints of pavement in driveways or walkways. In such instances, the maximum joint width shall not exceed four inches (4”), and the total area of synthetic turf shall not exceed 20% of the area of the *Front Yard.* When proposed in open joints of pavement, a hardscape curb or border shall be provided to separate the area of synthetic turf from other landscaping.

   b. Public *Right of Way* or Swales: Synthetic turf is not allowed within the swale or any other area of the public *Right of Way* located in front of, and adjacent to, a private property.

2. Locations allowed:

   a. *Side* and *Rear Yards*: Synthetic turf shall be allowed to be installed in up to 100% of the plantable area of the *Side* and *Rear Yards,* except for required areas of living plant material and/or buffers, as described below. For purposes of this section, plantable area shall mean that area of the *Yard*, at ground level, where plant material can be planted, such as lawns and garden beds.

3. Turf shall not be permitted within a buffer area four feet (4’) wide, measured from a property lot line. The buffer area shall be landscaped with living plant material.

4. Living plant material shall include a combination of shrubs, vines, trees, or groundcovers in separate planter areas and/or tree wells.

5. Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum three-eighths inch (3/8”) thickness to prevent the intrusion of living plant material into the synthetic turf.

6. Irrigation systems proximate to the synthetic turf shall be capped, directed, or otherwise treated so that no irrigation is consumed watering the synthetic turf.

B. *Permitting:* Uses of synthetic turf shall require the issuance of a building permit. The building permit application shall include, at a minimum, all the following information:

1. A landscape plan showing, at minimum, the area of synthetic turf, area of living plant material, and area and method of separation between these areas.

2. Details regarding existing or proposed irrigation proximate to the synthetic turf.

3. Brand and type of synthetic turf, including all manufacturer specifications and warranties. Specifications and details shall include percolation rates.

4. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.

5. A recent survey of the property, which shall be less than two years old for single family residential properties and less than three years old for all other properties, signed and sealed by a licensed surveyor, accurately depicting all existing conditions, including easements located on the property.

C. *Design standards.* Synthetic turf shall comply with all of the following design standards ~~and shall~~:

1. Simulate the appearance of live turf, organic turf, grass, sod or lawn, with individual blades that are green and lifelike, as determined by the *Public Works Director* or designee~~, and the *Village Manager* or designee~~, and shall have a minimum eight-year "no fade" warranty.

2. Be of a type known as cut pile infill with pile fibers not to exceed 1.5 inches in height ~~of 1.75 inches and a maximum height of 2.5 inches~~.

3. Have a minimum face weight of 75 ounces per square yard.

4. Be manufactured from polyethylene monofilament, dual yarn system, and manufactured in the United States.

5. Have backing that is permeable. The permeability of synthetic turf material shall be equal to or greater than that of natural grass, allowing water to percolate through the synthetic turf at a drain rate of at least fifteen inches (15") per hour. Synthetic turf shall be considered as 100 percent pervious area if it meets this requirement.

6. Be lead free and flame retardant.

7. Be constructed to maximize dimensional stability and resist damage during normal use.

8. Be resistant to staining, weather, insects, rot, mildew and fungus growth, and shall be non-allergenic and nontoxic. ~~Shall not exceed more than 20% of the plantable area of a *Yard*.~~

~~B~~E. *Installation.* Synthetic turf shall comply with all of the following installation standards ~~and shall~~:

1. Be installed by a Florida-licensed general contractor or Florida-licensed landscape architect in a manner prescribed by the manufacturer.

2. Be installed over a subgrade prepared to provide positive drainage and an evenly graded mass of porous crushed rock aggregate material that is a minimum of three (3) inches in depth.

3. Be anchored at all edges and seams.

4. Not have visible seams between multiple panels.

5. Have seams that are joined in a tight and secure manner.

6. Have an infill medium consisting of clean silica sand or other mixture, pursuant to the manufacturer's specifications or as approved by the *Public Works Director* or designee, that shall:
   a. Be brushed into the fibers to ensure that the fibers remain in an upright position;
   b. Provide ballast that will help hold the turf in place; and
   c. Provide a cushioning effect.

7. Be installed to allow for the free movement and drainage of water through the synthetic turf system to prevent runoff, pooling, and flooding.

8. Not be installed within permanent drainage features (e.g., ponds, rain gardens, bioswales, catchment systems, swales), except as provided for in this section, etc.

9. Not be installed in green wall, green roof, and similar types of applications for the purpose of achieving points to meet Green Building Program requirements.

~~C. Synthetic turf shall comply with all the following additional standards:~~

~~1. Areas of living plant material shall be installed and/or maintained in conjunction with the installation of synthetic turf when utilized in the *Front Yard Area*. Living plant material shall include a combination of two or more shrubs, vines, trees, or groundcovers in separate planter areas and/or tree wells.~~

~~2. Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum three-eighths-inch thickness to prevent the intrusion of living plant material into the synthetic turf.~~

~~3. Irrigation systems proximate to the synthetic turf shall be capped, directed, or otherwise treated so that no irrigation affects the synthetic turf.~~

~~D~~F. *Maintenance.* Synthetic turf shall comply with all of the following maintenance standards ~~and shall~~:

1. Be maintained in an attractive and clean condition, and shall not contain holes, tears, stains, discoloration, seam separations, uplifted surfaces or edges, heat degradation or excessive wear.

2. Be maintained in a green fadeless condition and free of weeds, debris, and impressions.

~~E. All uses of synthetic turf shall require a building permit. The building permit application shall include, at a minimum, all the following information: I~~

~~1. A complete landscape plan showing the area of synthetic turf, area of living plant material, and area and method of separation between these areas.~~

~~2. Details regarding existing or proposed irrigation proximate to the synthetic turf.~~

~~3. Brand and type of synthetic turf, including all manufacturer specifications and warranties.~~

4. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill.

5. A survey of the property, signed and sealed by a licensed surveyor, depicting all existing easements located on the property.

6. A form signed by any holder of an easement or right-of-way on the property consenting to the installation of the synthetic turf within the *Easement* or *Rights-of-Way*, with an accompanying acknowledgement by the property owner that in the event the easement holder performs work in the easement that it is the property owner's responsibility to repair and replace the synthetic turf disturbed as a result of the work in the easement.

F. Synthetic turf proposed within a public right-of-way, shall only be installed upon the authorization of the *Public Works Director* and the *Village Manager*.

RESOLUTION NO. 2025-____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF IN ONE HUNDRED PERCENT (100%) OF THE PLANTABLE AREA OF THE FRONT YARD, WHERE THE ULDC RESTRICTS INSTALLATION TO NO MORE THAN TWENTY PERCENT (20%) OF THE FRONT YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner and applicant, Anthony Marlowe (the "Applicant") is requesting a hardship-based variance from the restrictions on synthetic turf (the "Application") relating to the property located at 1460 South Treasure Drive (the "Property") pursuant to Section 7.3 of the North Bay Village (the "Village") Unified Land Development Code (the "ULDC"); and

WHEREAS, Section 9.22 of the ULDC restricts the maximum coverage of synthetic turf to 20% of the plantable area of the front yard; and

WHEREAS, the Applicant is requesting to increase the maximum coverage of synthetic turf to 100% of the plantable area of the front yard; and

WHEREAS, Section 7.3 of the ULDC provides for consideration and granting of variances under the circumstances and pursuant to the standards set forth therein; and

WHEREAS, upon reviewing the Application against the criteria of Section 7.3, Staff determined that the requested relief does not fully satisfy the conditions of the above-referenced section; and

WHEREAS, after a duly noticed public hearing held on _____, 2025, the Planning and Zoning Board voted to recommend [approval/approval with

conditions/denial] of the Application subject to the conditions set forth and included below in Section 3; and

WHEREAS, the Village Commission, after a duly noticed public hearing held on _____, 2025, as required by law, based upon competent substantial evidence in the record, finds that the Application [meets/does not meet] the requirements of the Village Code; that the Application [is/is not] consistent with the Village's ULDC and Comprehensive Plan; that the variances [will/will not] be in harmony with the general purpose and intent of Section 9.22; and that the variances [will/will not] be injurious to the neighborhood or otherwise detrimental to the public welfare; and

WHEREAS, the Mayor and Village Commission further find that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Findings. The Village Commission, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby finds that the Application [meets/does not meet] the criteria set forth in Section 7.3 of the ULDC variances.

Section 3. Decision; Conditions. Pursuant to Section 7.3 of the ULDC, a variance to increase the maximum coverage of synthetic turf to 100% of the plantable area of the front yard, where Sec. 9.22 of the ULDC restricts the maximum coverage to 20% of the plantable area of the front yard, is hereby [approved/denied/approved, subject to the

following conditions] for the property located at 1460 South Treasure Drive, and subject to other applicable requirements:

1. The granting of this variance shall only allow the installation of synthetic turf within 100% of the plantable area of the property's front yard and does not allow synthetic turf outside of the boundaries of the subject property, including any portion of the right-of-way.
2. The property to which the variance applies shall be in strict conformance with plans on file.
3. Installation of the synthetic turf shall comply with the standards of Sec. 9.22.B. of the ULDC, as amended.
4. A building permit shall be secured to remedy Code Enforcement Case 3194 and outstanding Code Enforcement fines due to the Village in connection with this case must be paid prior to the issuance of a building permit.
5. All cost recovery charges pursuant to Section 5.12. must be paid prior to the issuance of a building permit.
6. Pursuant to Section 7.5, after the Village Commission has granted a variance, the variance so approved or granted shall expire after two years, measured from the date of final Commission action, if no substantial construction or change of use has taken place in accordance with the plans for which the variance was granted.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld _____
Vice Mayor Goran Cuk _____
Commissioner Richard Chervony _____
Commissioner Andy Rotondaro _____
Commissioner Doris Acosta _____

PASSED AND ADOPTED on this _____ day of _____, 2025.

Rachel Streitfeld, Mayor

ATTEST:

Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 9, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF WITH A PILE HEIGHT OF 1.5 INCHES IN 100% OF THE PLANTABLE AREA OF THE FRONT, SIDE AND REAR YARDS, WHERE THE ULDC REQUIRES A MINIMUM PILE HEIGHT OF 1.75 INCHES AND RESTRICTS INSTALLATION TO NO MORE THAN 20 PERCENT OF ANY YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID:: 873 8535 9905 PASSCODE: 372517
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-305-224-1968 OR 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

Legal Ads and Public Notices

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North Bay Village X Clear Filters

Sort By: Newest

Public Hearing - Planning & Zoning Board Meeting

North Bay Village | Publish Date: Mar 27, 2025

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 9, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

ITEM NO. 3B

North Bay Village
Recommendation Memorandum

DATE: April 9, 2025

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Silvia Vargas, Village Planner

SPONSORED BY: N/A

SUBJECT: **A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. - VILLAGE MANAGER FRANK ROLLASON (VILLAGE PLANNER SILVIA E. VARGAS, FAICP)**

RECOMMENDATION

Suggested Action: The Planning and Zoning Board recommends to the Village Commission approval of the variance requests, with conditions as presented by Staff. (Staff recommended denial based on the variance requests not meeting all criteria of Sec. 7.3 of the ULDC.)

BACKGROUND AND ANALYSIS

See attached Staff Report and related attachments.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

N/A

PERSONNEL IMPACT

N/A

ATTACHMENTS

7821 Beach View Dr_Staff Report (Side setback variance).pdf
Attachment_1_Variance application.pdf

Attachment_2_Copy of North Bay Island Plat.pdf
Attachment_3_ Boundary survey.pdf
Attachment_4_Architectural drawings.pdf
5. - 7821 Beach View Drive - Proof of mailers.pdf
Attachment_6_Draft_Resolution.docx
Notice of Public Hearing - MDC Legal Ads 03.27.2025.pdf

MEMORANDUM
1666 Kennedy Causeway, Suite 300
North Bay Village, FL 33141
Tel: (305) 756-7171
Fax: (305) 756-7722
Website: www.northbayvillage-fl.gov

Date: **April 9, 2025**

To: **Planning and Zoning Board**

From: **Silvia E. Vargas, FAICP, Village Planner and Antonio Augello, Planner**

Case: **VAR2025-02**

Subject: **Request for Variance to the side setback of 7821 Beach View Drive**

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1. General Information

Owner:	Demis Alain Rodriguez
Applicant Address:	7821 Beach View Dr
Site Address:	7821 Beach View Dr
Site Acreage	0.21 Acres (9,200 sf)
Folio Number	23-3209-008-0230
Contact Person/Owner Representative:	Milanys Gonzalez
Phone Number:	786.663.3378
E-mail Address	milanysg@momagroupusa.com

2. Legal Description of Subject Property

9 53 42 NORTH BAY ISLAND PB 40-59 LOT 26 & STRIP 1FT WIDE ADJ SAME ON EAST BLK 1 LOT SIZE 80.000 X 115 73R-301483

3. Property Future Land Use Map and Zoning Designations

Future Land Use	Single Family Residential
Zoning District	RS-1 Low Density Single-Family Residential
Existing Land Use	Single Family Residential

4. Adjacent Land Use Map Classifications and Zoning District

North	Future Land Use	N/A
	Zoning District	N/A
	Existing Land Use	Vegetated Buffer – 79th Street Causeway
East	Future Land Use	N/A
	Zoning District	N/A
	Existing Land Use	Biscayne Bay
South	Future Land Use	Single Family Residential
	Zoning District	RS-1 Low Density Single-Family Residential
	Existing Land Use	Single Family Residential
West	Future Land Use	Single Family Residential
	Zoning District	RS-1 Low Density Single-Family Residential
	Existing Land Use	Single Family Residential

5. Background

This single-family residential property located on North Bay Island has an approximate land area of 9,200 square feet based on the Property Appraiser records. The existing home on this lot was built in 1954 and remodeled in 1975, for a total living area of 2,284 square feet.

The property owner, Demis Alain Rodriguez, is seeking to demolish and replace the existing structure with a new single-family home.

6. Description of Applicant's Request

The Applicant is requesting approval for a variance in accordance with the provisions of Sec. 7.3.-Procedure, of the Unified Land Development Code (ULDC), to provide a setback to 5 feet on the north side of the property as part of the construction of the proposed new single-family residential

structure. Per Sec. 8.10.A, a 10-foot setback is the minimum required for all properties in the RS-1 zoning district. The subject property is a waterfront lot that abuts the vegetated buffer and boundary wall of North Bay Island, as well as the public sidewalk of eastbound 79th Street Causeway (Figure 1).

Figure 1 – Aerial Photo



Source: Miami-Dade County Property Appraiser

Sec. 7.3 establishes the process for an Applicant to seek approval for a hardship-based variance. As explained in the Letter of Intent, the request for a reduced side setback is to cover and protect the home's necessary electrical and mechanical equipment instead of exposing them outdoors.

The Applicant has submitted a letter of authorization to Milanys Gonzalez to serve as agent representative during this process.

7. Consistency with NBV100 Comprehensive Plan and NBV100 Master Plan

This application is deemed consistent with certain aspects of the Livability and Resilience pillars of the NBV100 Master Plan Vision, as the Applicant's intent is to protect the electrical and mechanical equipment from exposure to the natural elements.

8. Compliance with Variance Criteria

The proposed variance to reduce the north side setback is being requested in accordance with pursuant to the provision of Sec. 7.3 of the ULDC. The proposed deviation is from the requirements of Sec. 8.10.A, which establishes a minimum interior side setback of 10 feet for properties in the RS-1 zoning district.

Pursuant to Sec. 7.3.C, for the Planning and Zoning Board to recommend approval of a hardship variance, and for the Village Commission to grant approval, of a variance request, both must make an affirmative finding with respect to all seven (7) of the following criteria:

1. *There are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.*

   Applicant's Remark: The unique circumstance surrounding this property lies in the fact that a portion of its left side has been deeded to Dade County, Florida, "for highway purposes." As such, there are no buildings or structures on that side of the property. The proposed 5-foot extension on the left side will not encroach upon the County's deeded land, nor will it impact any neighboring properties. This exception is specific to the property in question and does not apply to other properties within the same zoning district, ensuring that it remains consistent with the surrounding area's character and legal requirements.

   Staff Evaluation: Although the plat of North Bay Island (Attachment 2) refers to land deeded by LeGro Properties, Inc. in 1932 to Dade County for highway purposes, the description of the plat does not indicate that the land came from the northernmost lots of North Bay Island. The plat of North Bay Island dates to 1940 –eight years after the land for the highway was deeded. Further, the construction of the original single family residential on this platted lot is from much later (1954).

   The lot is of a size and shape equivalent to all the lots on the east side of Beach View Drive, and similar to those across the street. Therefore, Staff does not find any exceptional circumstances and conditions which are peculiar to the land, structure, or building involved that are generally applicable to other lands, structures, or buildings in the same zoning district.

   It must be noted that the survey submitted with Mr. Rodriguez's application shows existing encroachments beyond Mr. Rodriguez's northern property line (a wood deck and a portion of the driveway). Based on Staff's review, there appears to be no justification for these encroachments, which date from approximately 1990. The encroachments would be removed by the demolition of the existing development.

2. *The special circumstances and conditions were not self-created by any person having an interest in the property.*

   Applicant's Remark: The special circumstance arises directly from the inherent design and layout of the highway, over which the property owner has no control.

Staff Evaluation: Staff proffers that the condition requiring the variance is self-created in that the Applicant proposes a new home purposely designed to encroach into the required setback. Even though the Applicant's stated rationale is a desire to enclose the mechanical and electrical equipment to protect it from the elements, plans submitted for the ground floor show a cabana bath and storage space, as well as a covered carport, all of which follow the same building line. The second-floor plan extends the proposed building line vertically to accommodate bathrooms and closets attached to the primary bedroom and a home gym. Staff deems these to be design choices that in no way reflect a unique circumstance outside of the control of the Applicant.

3. *Strict application of the provision of this chapter would deprive the Applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the Applicant.*

Applicant's Remark: The application is grounded in the reasonable use of the land and its lot coverage. The proposed design for the new residence adheres to contemporary standards, ensuring that the land, structure, and lot coverage are utilized efficiently and appropriately. Furthermore, the design is straightforward, without any complex or excessive features that would introduce undue hardship. The requested variance is essential to allow for the reasonable and practical use of the property, without imposing unnecessary constraints on the Applicant's ability to develop the land.

Staff Evaluation: The strict application of the provision of this chapter would not deprive the Applicant of the reasonable use of the land. The Applicant could design and build a new structure without the variance, as other property owners on the east side of Beach View Drive, with lots of a comparable size and shape, have. The proposed site plan meets other applicable provisions of the ULDC.

4. *Granting the variance requested will not confer on the Applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.*

Applicant's Remark: The requested variance will not grant the Applicant any undue advantage that is not available to other properties, structures, or buildings within the same Zoning District under the Unified Land Development Code.

Staff Evaluation: The ability to seek a variance is available to other property owners within the same zoning district. However, granting of the variance would confer an undue advantage to the Applicant by allowing a much larger house volume (approximately 5,500 sf under AC and over 8,000 gross sf) than other property owners within the same district can achieve while complying with the setback requirements.

5. *The Variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.*

Applicant's Remark: The variance is necessary to facilitate the optimal use of the land for the proposed design of the New Residence, ensuring it meets both functional and aesthetic requirements.

Staff Evaluation: The Applicant's remark does not rationalize that the request is the minimum necessary. In fact, a variance is not necessary at all to make possible the reasonable use the land, or to facilitate the construction of a new residential structure. In fact, the applicant was offered the alternative of an administrative adjustment, which would have allowed a lesser deviation. That option was declined.

6. *Granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Applicant's Remark: The granting of the variance will not only be in harmony with the general intent of this Chapter, but it will also have no negative impact on the neighborhood, preserving the public welfare and promoting the overall well-being of the community.

Staff Evaluation: The granting of the request would not be injurious to the neighborhood or detrimental to the public welfare or well-being of the community, but it would not be harmonious with the side distance other interior lots are providing, especially in light of the fact that this is the lot that abuts the public right of way of 79th St. Causeway.

7. *The variance request is not based exclusively upon a desire to reduce the cost of development.*

Applicant's Remark: The variance requested is not motivated by cost savings, but rather to enhance the overall integrity and functionality of the design.

Staff Evaluation: Staff concurs with the statement that the variance request is not based upon a desire to reduce the cost of development.

9. Recommendation

Staff finds that the variance request is not motivated by need or hardship. Not only is the request the result of specific design choices, but it is unnecessary to overcome unique circumstances or challenges inherent to the lot or the structure. The request does not meet most of the ULDC's variance criteria required by Sec. 7.3 of the code. Therefore, Staff recommends denial of the request.

Should the Planning and Zoning Board find in favor of recommending approval of the request to the Village Commission, Staff recommends that the conditions listed below be included. **Approval of the variance, if granted, shall not indicate, or imply approval of working drawings (plans) and specifications required for building permits.** All conditions shall be met as stated.

10. Conditions

1. The granting of this variance shall be limited to a reduction of 5 feet of the required setback on the north side of the subject property.

2. The property to which the variance applies shall be in strict conformance with plans on file.
3. All existing encroachments shall be eliminated through a demolition permit prior to the construction of a new residential structure and may not be reinstated.
4. All cost recovery charges pursuant to Section 5.12. must be paid prior to the issuance of a building permit.
5. Pursuant to Section 7.5, after the Village Commission has granted a variance, the variance so approved or granted shall expire after two years, measured from the date of final Commission action, if no substantial construction or change of use has taken place in accordance with the plans for which the variance was granted.

List of Attachments to Staff Report

Attachment 1 – Complete variance application
Attachment 2 – Copy of North Bay Island Plat
Attachment 3 – Boundary survey
Attachment 4 – Architectural drawings
Attachment 5 – Proof of mailed notice
Attachment 6 – Draft Resolution

North Bay Village

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141
Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.northbayvillage-fl.gov

APPLICATION FORM FOR VARIANCE REQUEST, INCLUDING EXTENSION OF AN UNEXPIRED VARIANCE AND/OR SPECIAL EXCEPTION APPROVAL

This application form is to be used to petition for a variance from the regulations pursuant to Section 7.3. of the North Bay Village Unified Land Development Code. **This application may only be applied for by the owner of the property, which shall mean the person who owns and currently resides, or owns and intends to reside, at the subject premises, or their legal representative.**

Submit your application, with all the required information to the Village Planning and Zoning Official, via svargas@cgasolutions.com. Physical copies of materials may be requested prior to public hearing, to be delivered at the Village offices located at 1666 Kennedy Causeway, Suite 300. Variances require public hearings conducted by the Planning & Zoning Board and the Village Commission. Applications must be complete, and all required fees be paid in order to be accepted and placed on an agenda.

This application, including all supplemental forms and data, must be completed in accordance with the attached instructions and submitted with the required fees pursuant to the most up-to-date Fee Schedule. Accepted payment methods for the required fees are check or credit card when paying in person at the Village offices. You may also call (305) 756-7171 to make your credit card payment by phone.

This form is a fillable PDF. TYPE OR PRINT LEGIBLY ALL INFORMATION ON THE APPLICATION.

1. Property Owner Name: DEMIS ALAIN RODRIGUEZ

2. Contact Phone: 786.420.7631 Email Address: demis@shrengineering.com

3. Mailing Address: 7821 BEACH VIEW DR NORTH BAY VILLAGE, FL 33141

4. Applicant Name: MILANYS GONZALEZ
(If different from Owner)

5. Contact Phone: (786) 663-3378 Email Address: milanysg@momagroupusa.com

6. Mailing Address 7855 SW 104 ST SUITE 230 MIAMI FL 33156

7. Address of Property Covered by the Application:
7821 BEACH VIEW DR NORTH BAY VILLAGE, FL 33141

8. Legal Description of Property Covered by the Application (add pages if needed):
NEW CONSTRUCTION - CUSTOME HOME 2 STORY RESIDENCE - PLANS WITH SCOPE OF WORK ATTACHED

9. Folio Number(s): 23-3209-008-0230

10. Lot Size (square feet): 9,200.0

11. Future Land Use and Zoning Designations: RS-1

12. Section(s) of the North Bay Village ULDC form which the Applicant Seeks Relief: ____

SECTION 7.3

13. Variance(s) Requested: _____

50% (5FT) OF THE LEFT SIDE SET BACK

14. Reasons for the Request (add pages if necessary): _____

REASONABLE USE OF THE LAND, STRUCTURE AND BUILDING

OWNER AFFIDAVIT/INTENT TO RESIDE

I, DEMIS ALAIN RODRIGUEZ being first duly sworn, depose and say that I am the legal owner of record of the property described and which is the subject of the proposed Variance application and that I currently reside on or intend to reside on the subject premises.

I have made every attempt to relocate/redesign the proposed improvement to avoid the variance(s) herein requested. I acknowledge that Village Commission has the authority to approve, modify, or deny my application and that in granting approval of my application the Village Commission may prescribe any appropriate conditions and safeguards necessary to protect and further the interest of the area and abutting properties.

This affidavit is subject to penalties of law (Perjury) and to possible voiding of any decision.

Signature

Sworn to and subscribed to before me this 21 day of February, 20 25.

Milanys Gonzalez

Notary

MILANYS GONZALEZ
Notary Public
State of Florida
Comm# HH272107
Expires 6/5/2026

Public Commission expires: June 5th, 2026

CONSENT TO PUBLIC HEARINGS

All requests for variances from the North Bay Village Code shall be considered at Public Hearings before the Village Commission. Notice of Hearing shall be given by publishing and posting on the property (which is the subject of the request), the time, the place and the nature of the hearing at least 10 days before the hearing. The Village Planning and Zoning Official shall certify that the petition is complete before the hearing is legally advertised. All applications shall be submitted to the Planning and Zoning Official on or before the deadline implemented by the Village.

All persons, firms, or corporations requesting a variance from the Village Commission necessitating the publication of notices in the newspaper, and all relative thereto, the payment of such money in advance to the Village shall be deemed a condition precedent to the consideration of such a variance request.

I (We) the undersigned, am (are) the (owner, tenant, agent, attorney) (designate one) of the subject property herein described. I (We) acknowledge and agree that during the consideration of the application before the Planning & Zoning Board and staff of North Bay Village, no rights shall vest on behalf of the applicant, which would be enforceable against the Village until after a Public Meeting is held by the Village Commission and the Village Commission has voted favorable on the proposed request.

I (We) further acknowledge that I (We) have read and understand the conditions for appearance before the Planning and Zoning Board and the Village Commission pursuant to the Village Code Chapter 7. Any person submitting false information or misrepresenting in their presentation shall have all privileges granted to them by the Planning & Zoning Board and the Village Commission revoked.

Authorized Signature _____

Print Name DEMIS ALAIN RODRIGUEZ

(In case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's position in the corporation and embossed with the corporate seal.)

STATE OF FLORIDA
COUNTY OF Miami-Dade

Sworn to and subscribed to before me this 21 day of February, 2025

by DEMIS ALAIN RODRIGUEZ, who is personally known to me or who has produced _____ as identification.

_____
Notary Public Signature

MILANYS GONZALEZ
Notary Public
State of Florida
Comm# HH272107
Expires 6/5/2026

Commission Number/Expiration June 5th, 2026

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent commit to the payment of all applicable cost recovery fees involved as part of my application process. Cost recovery includes, but is not limited to, staff time, attorney fees, planning consultant fees and any other professional service costs incurred by North Bay Village in the review and processing of a development application, regardless of the outcome of the review and/or public hearing process. I further understand and acknowledge that failure to remit payment for incurred costs pursuant to Subsections 5.12.B. and C. (attached) of the North Bay Village Unified Land Development Code (ULDC) constitutes a violation of the Code and the Village may levy penalties to secure compliance, as outlined in Subsection 5.12.C of the ULDC.

Please type or print the following:

Date: 2/21/2025

Relationship to the project: (e.g., property owner, architect, developer, attorney)

PROPERTY OWNER

Full Name: DEMIS ALAIN RODRIGUEZ

Current Address: 7821 BEACH VIEW DR

City: NORTH BAY VILLAGE State: FL Zip: 33141

Telephone: 786.420.7631 Email: demis@shrengineering.com

I am fully authorized to commit to the expenditures contemplated by this Cost Recovery Affidavit.

Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY OF February, 2025

MILANYS GONZALEZ
Notary Public, State of Florida at Large

MILANYS GONZALEZ
Notary Public
State of Florida
Comm# HH272107
Expires 6/5/2026

My Commission expires JUNE 5TH, 2025.

Subsections 5.12.B. and C. Regarding Cost Recovery

B. Cost Recovery Established

1. The applicant shall reimburse the Village for the actual cost of consultant or employed professional review services pursuant to the cost recovery procedures and requirements of subsection C below.

2. Payment in full by the applicant to the Village for the Village's actual expenditures for review of the application shall be a written condition of any development order. These cost recovery deposits fees shall be in addition to any and all other fees required by law, rule, or regulation of the Village Code of Ordinances.

C. Cost Recovery procedure.

1. At the time of submission of any application for development approval, the applicant shall pay the minimum cost recovery deposit fee outlined in the development approval fee and cost recovery deposit schedule set forth in this section, which funds shall be deposited into a cost recovery escrow account established for this purpose. Withdrawals shall be made to reimburse the Village for the cost of consultant services.

2. The Village shall provide the applicant with a copy of the consultant's invoice for any services charged against the applicant's cost recovery escrow account.

3. When the balance in the Village's cost recovery escrow account is reduced to one-half of its initial amount, the applicant shall deposit additional funds into such account to bring its balance up to the amount of the initial deposit. If such amount is not replenished within 30 calendar days after the applicant is notified, in writing, of the requirement of such additional deposit, the Village shall suspend its review of the application and the application shall be deemed withdrawn.

4. If an application is suspended due to nonpayment of the additional escrow deposit specified in subsection 3., a resubmission fee shall be paid, and the cost recovery deposit shall be replenished to a minimum of one-half of the original deposit amount before the application will be reviewed.

5. Prior to the scheduling or noticing of any board or commission hearing, the Village Manager's review of the application shall be complete, and the cost recovery escrow account balance shall be replenished to equal at least one-half of the initial deposit amount.

CHECK LIST FOR THE APPLICANT

Mandatory Submittals:

- ☐ Complete Variance Application, including all required forms and affidavits, signed by property owner or owner's representative.
- ☐ Letter of Authorization from property owner, if different from Applicant.
- ☐ Letter of intent, signed by the Applicant (refer to page 5 of this document), explaining the nature of the request, justification for the proposed variance, evidence that the request complies with Subsection 7.3.D. of the North Bay Village Unified Land Development Code, and other pertinent information. Insufficient justification may result in denial of the application. The applicant must justify each individual variance in the letter of intent.
- ☐ Certified Land Survey dated within two (2) years of the filing date of the administrative adjustment application, reflecting all current conditions.
- ☐ Map or aerial photo showing adjacent properties, surrounding streets (labeled) and a north arrow.
- ☐ Photos of buildings and structures on the property concerned.
- ☐ Accurately dimensioned plans showing the location and spacing distance of the proposed construction in relation to property lines and existing structure(s), the general location and use of existing structures on property adjacent to the subject property; and the variance being requested clearly shown, (i.e., required versus proposed structure).
- ☐ Floor plans and elevations if required by the Planning and Zoning Official.
- ☐ Filing fees and cost recovery deposit (Refer to the most current North Bay Village Fee Schedule).

Optional Submittals:

- ☐ Signed consent letters from neighboring property owners.
- ☐ Different versions of the proposed variance based on alternative design options.

Applications are deemed incomplete until all mandatory submittals have been received by the Village Planning and Zoning Official.

EVIDENCE THAT THE REQUEST COMPLIES WITH SUBSECTION 7.3.D. OF THE NORTH BAY VILLAGE UNIFIED LAND DEVELOPMENT CODE

In your Letter of Intent, or separately, address how the Variance Application complies with the following criteria.

For the Planning and Zoning Board to recommend approval, and for the Village Commission to grant approval, of a variance request, both must make an affirmative finding with respect to all seven (7) of the following criteria:

1. That there are special circumstances and conditions which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same zoning district.
2. That the special circumstances and conditions were not self-created by any person having an interest in the property.
3. That the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same zoning district.
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.
6. That granting the variance will be in harmony with the general intent and purpose of this chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
7. The variance request is not based exclusively upon a desire to reduce the cost of development.

Office Use Only:

Date Submitted: _____ Total Paid: $_____

Date Paid: _____ Filing Fee: $_____

Cash or Check #_____ Cost Recovery Dep: $_____

Authorization Letter

To : City of North Bay Village
Building Department.

From: Demis Alain Rodriguez
Owner of Property located at 7821 Beach View Dr. North Bay Village, FL 33141 with Folio # 23-3209-008-0230.

I, Demis Alain Rodriguez, hereby authorize Milanys Gonzalez to do the following:

- Have full access to **Apply for Variance Request, including extension of an Unexpired Variance and/or Special Exception Approval.**

Thank you in advance for your assistance, and I appreciate your cooperation on this matter, Should you require any further information from me regarding the same I can be reached at demis@shrengineering.com

This authorization will be effective Today 02/21/2025.

Sincerely

Demis Alain Rodriguez

Signature and Date

Sworn to and subscribed to before me this 21 day of February, 20 25.

JOSELYS LLANES
MY COMMISSION #HH619502
EXPIRES: D[illegible]
Bonded through 1st State Insurance

Notary Name Sign and Seal.

LETTER OF INTENT

March 19, 2025

Attention To: City of North Bay Village, Building Department.

From: Demis Alain Rodriguez.
Owner of Property located at 7821 Beach View Dr. North Bay Village, FL 33141
with Folio # 23-3209-008-0230

This Letter of Intent (this "Letter") sets forth the mutual interest of Demis Alain Rodriguez, and City of North Bay Village, Building Department, regarding that we would like to present Apply for Variance Request, including extension of an Unexpired Variance and/or Special Exception Approval. - 7821 Beach View Dr. North Bay Village, FL 33141. (the "Applicant"). This Letter sets forth certain agreed upon terms and conditions. The Parties agree that their goal and interest herein is to bring about the revision, and thus, promise to negotiate cooperate in good faith for the period set forth below.

The Applicant intends to extend 5ft out of 10ft required of the left site setback for New Construction 2 Story Residence to use as per benefit of the project. The requested of those 5ft is based on the Proposal Design of New Residence that we are developing in the Lot.

The criteria are listed below.

1. That there are special circumstances and conditions which are peculiar to the *Land*, *Structure*, or *Building* involved and which are not generally applicable to other lands, structures, or buildings in the same *Zoning District*.

    - **The unique circumstance surrounding this property lies in the fact that a portion of its left side has been deeded to Dade County, Florida, for highway purposes. As such, there are no buildings or structures on that side of the property. The proposed 5-foot extension on the left side will not encroach upon the County's deeded land, nor will it impact any neighboring properties. This exception is specific to the property in question and does not generally apply to other properties within the same zoning district, ensuring that it remains consistent with the surrounding area's character and legal requirements.**

2. That the special circumstances and conditions were not self-created by any person having an interest in the property.

    - **The special circumstance arises directly from the inherent design and layout of the highway, over which the property owner has no control.**

3. That the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of the land, structure, or building for which the variance is sought; and would involve an unnecessary hardship for the applicant.

    - **The application is grounded in the reasonable use of the land and its lot coverage. The proposed design for the new residence adheres to contemporary standards, ensuring that the land, structure, and lot coverage are utilized efficiently and appropriately. Furthermore, the design is straightforward, without any complex or excessive features that would introduce undue hardship. The requested variance is essential to allow for the reasonable and practical use of the property, without imposing unnecessary constraints on the applicant's ability to develop the land.**

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Unified Land Development Code to other land, structures, or buildings in the same *Zoning District*.

    - **The requested variance will not grant the applicant any undue advantage that is not available to other properties, structures, or buildings within the same Zoning District under the Unified Land Development Code.**

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, structure, or building.

    - **The variance is necessary to facilitate the optimal use of the land for the proposed design of the New Residence, ensuring it meets both functional and aesthetic requirements.**

6. That granting the variance will be in harmony with the general intent and purpose of this Chapter, and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

    - **The granting of the variance will not only be in harmony with the general intent of this Chapter, but it will also have no negative impact on the neighborhood, preserving the public welfare and promoting the overall well-being of the community.**

7. The variance request is not based exclusively upon a desire to reduce the cost of development.

    - **The variance requested is not motivated by cost savings, but rather to enhance the overall integrity and functionality of the design.**

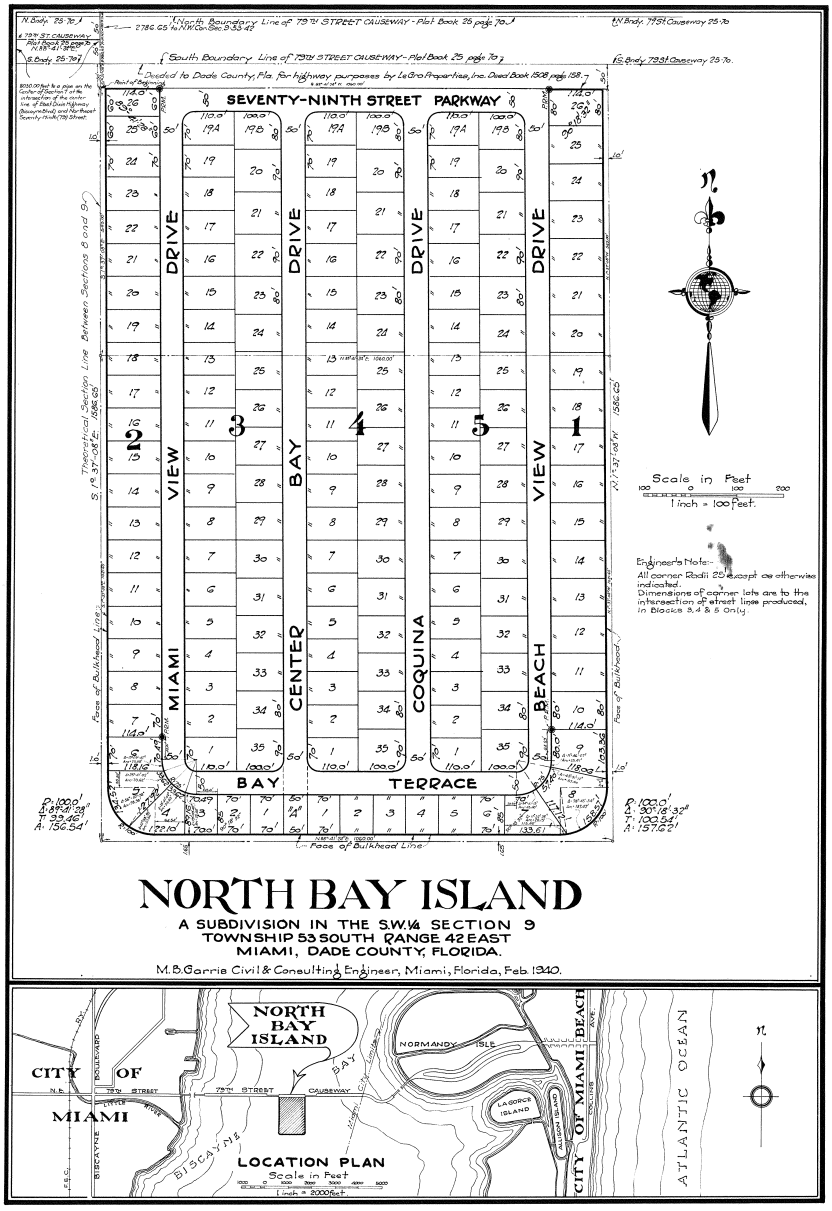
Demis Alain Rodriguez .
Sender Full Name and Signature

Agreed to and Accepted by:

City of North Bay Village, Building Department.

Receiver Signature

Receiver Full Name



NORTH BAY ISLAND

A SUBDIVISION IN THE S.W.¼ SECTION 9
TOWNSHIP 53 SOUTH RANGE 42 EAST
MIAMI, DADE COUNTY, FLORIDA.

M.B. Garris Civil & Consulting Engineer, Miami, Florida, Feb 1940.

KNOW ALL MEN BY THESE PRESENTS:- That Sea-Bay Corporation, a corporation organized and existing under and by virtue of the laws of the State of Florida, has caused to be made the attached plat of "NORTH BAY ISLAND", a subdivision of the following described property situated, lying and being in Dade County, Florida, to wit:-

Begin at the Northwest corner of Section 9, Township 53 South, Range 42 East, run South 1 degree 37 minutes 08 seconds East along the section line between sections 8 and 9 a distance of 2786.65 feet to the point of beginning of the tract of land herein described, said point being 50 feet in a Southerly direction from the point of intersection of the section line between sections 8 and 9 and the South Boundary line of the 79th Street causeway right-of-way as shown on a plat thereof recorded in Plat Book 25 at page 70 of the public records of Dade County, Florida; thence South 1 degree 37 minutes 08 seconds East a distance of 565 feet; thence North 88 degrees 41 minutes 24 seconds East a distance of 1060 feet; thence North 1 degree 37 minutes 08 seconds West a distance of 565 feet; thence South 88 degrees 41 minutes 24 seconds West a distance of 1060 feet to the point of beginning (the North boundary line of the above described tract of land is identical and the same as the South boundary line of that certain piece or parcel of land conveyed by LeGro Properties, Inc. to Dade County, Florida, by warranty deed dated December 5th, 1932 and filed for record December 23, 1932 in Deed Book 1908 at page 198 of the public records of Dade County, Florida).

Also the following tract of land in Dade County, Florida described as follows, to wit:-

Beginning at the Northwest corner of Section 9, Township 53 South, Range 42 East, run South 1 degree 37 minutes 08 seconds East along the section line between Sections 8 and 9 a distance of 3351.65 feet to the point of beginning of the tract of land herein described; thence run South 1 degree 37 minutes 08 seconds East along the said section line between sections 8 and 9 a distance of 1021.65 feet; thence run North 88 degrees 41 minutes 24 seconds East 1060.00 feet; thence run North 1 degree 37 minutes 08 seconds West a distance of 1021.65 feet; thence run South 88 degrees 41 minutes 24 seconds West a distance of 1060.00 feet to the point of beginning.

The official zoning regulations now in effect or as the same may be from time to time changed or amended, applicable to the area within which this subdivision is located, will be observed.

The Parkway, Terrace and Drives as shown on the attached plat, together with all existing and future planting, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to ourselves, our successors or assigns, the reversion or reversions thereof whenever discontinued by law.

IN WITNESS WHEREOF, Sea-Bay Corporation has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its secretary this 20th day of March A.D.1940.

Witnesses [signature] [signature] As to both signatures.

SEA-BAY CORPORATION

By Joel Hurt President.

Attest Gordon McCracken Secretary

STATE OF FLORIDA S.S.
COUNTY OF DADE

Before me this day personally appeared Joel Hurt and Gordon McCracken, President and Secretary, respectively, of Sea-Bay Corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation and for the purposes therein mentioned and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.

Witness my hand and notarial seal at Miami, Florida, this 20th day of March A.D.1940.

Edith McCracken Notary Public State of Florida.

My commission expires February 23, 1944.

Approved: City Planning Board, City of Miami, Florida. By: [signature] Chairman

Approved for record [signature] Director of Public Service, Miami, Florida.

This plat was approved by Ordinance No. 2337 passed and adopted by the city commission of Miami, Florida, this 11th day of July A.D. 1940.

Attest: [signature] City Clerk. Signed: [signature] Mayor.

Approved for record Edmund Friedman County Engineer Dade County, Florida.

This plat was approved by resolution of the Board of County Commissioners of Dade County, Florida, this 16 day of July A.D.1940.

Attest:- E.B. Leatherman, Clerk of the Circuit Court.

By: [signature] Deputy Clerk. Signed: [signature] Chairman of the Board.

I HEREBY CERTIFY that the attached plat of "NORTH BAY ISLAND" is a true and correct plat of such property as recently surveyed and platted under my direction. I Also Certify that permanent reference monuments were set the 10th day of July A.D.1940 in accordance with Section 7, Chapter 10275 (No 253) Laws of the State of Florida.

[signature] Registered Civil Engineer No. 321
" Land Surveyor No. 49
State of Florida.

Filed for record this 16 day of July A.D.1940 at 2:15 P.M. in Book 41 of Plats at page 69 of the Public Records of Dade County, Florida. This plat complies with the provisions of Chapter 10275 (No. 253) Laws of the State of Florida.

E.B. Leatherman Clerk of the Circuit Court

By: [signature] Deputy Clerk.

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

PH: (305) 767-6802 (main)

MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS

www.survey-pros.com

LEGEND

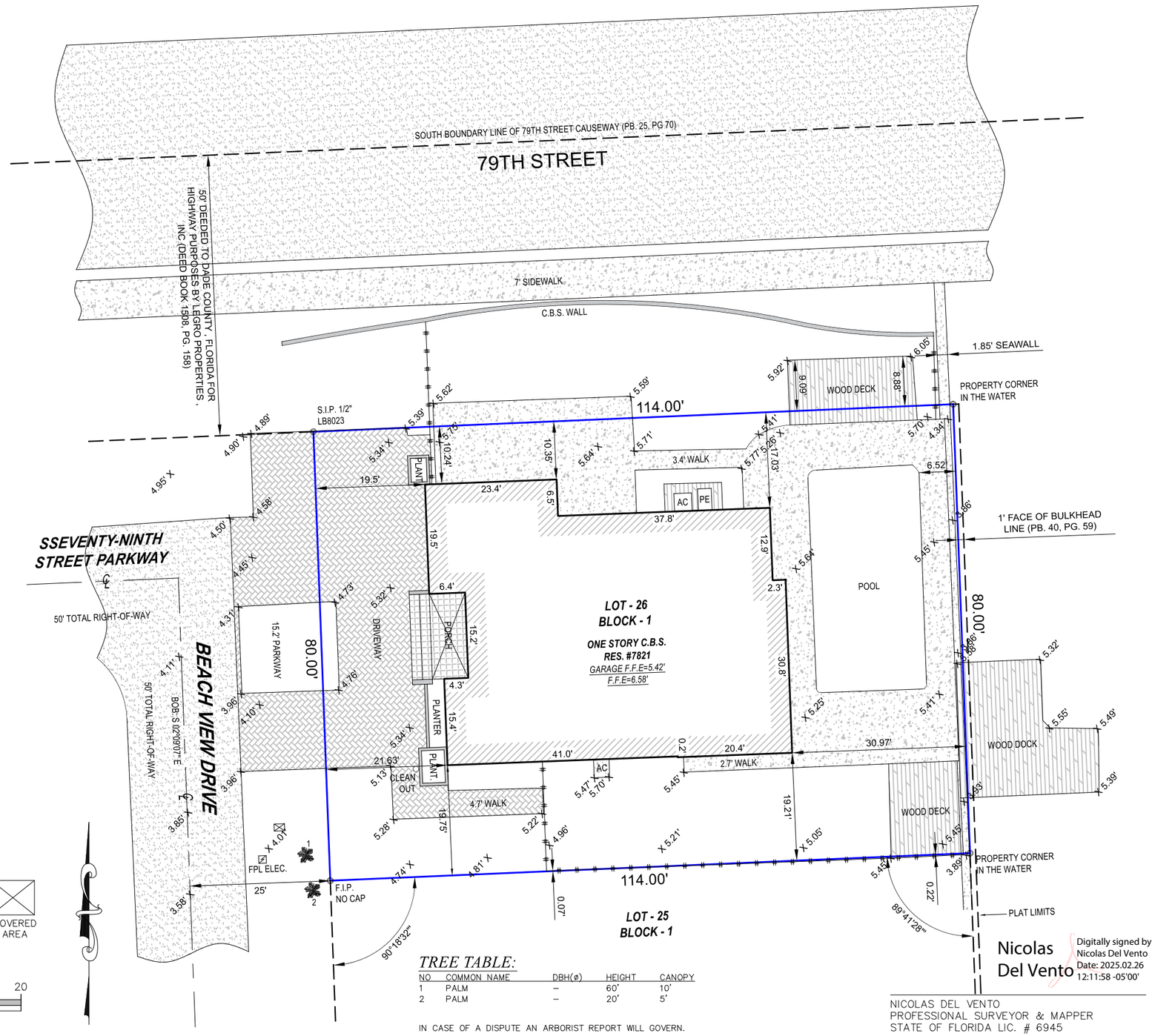
ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
POP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

T = TELEPHONE RISER
CATV = CABLE TV RISER
WM = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
℄ = CENTER LINE
WV = WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= CATCH BASIN
= UTILITY POLE
D = DRAINAGE MANHOLE
S = SEWER MANHOLE
= METAL FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= EASEMENT
= BOUNDARY LINE
= OVERHEAD UTILITY LINE
= ORIGINAL LOT LINE

ASPHALT | CONCRETE | PAVERS/ BRICK | TILES | COVERED AREA



GRAPHIC SCALE

20 0 10 20

1"=20'

TREE TABLE:

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	PALM	–	60'	10'
2	PALM	–	20'	5'

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

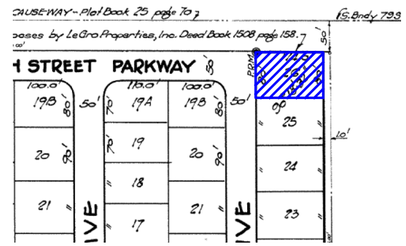
Nicolas Del Vento

Digitally signed by Nicolas Del Vento
Date: 2025.02.26 12:11:58 -05'00'

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

7821 BEACH VIEW DRIVE, NORTH BAY VILLAGE, FL. 33141

LEGAL DESCRIPTION:

LOT 26, OF NORTH BAY ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 59, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE
BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF NORTH BAY VILLAGE 120654
MAP & PANEL NUMBER 12086C0306 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF BEACH VIEW DRIVE BEARS S 02°09'07" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

CERTIFIED TO:

HIVO GONZALEZ

NICOLAS DEL VENTO LICENSE NO.6945 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

DATE OF ORIGINAL FIELD WORK: 10/30/2024

JOB NUMBER: 241011720

DRAWN BY: ADRIEL

CAD FILE: GONZALEZ

SHEET 1 OF 1

REVISION(S):

BEACH VIEW RESIDENCE

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141



ILLUSTRATIVE RENDERING

ARCHITECTURE	
SHEET NO.	**SHEET NAME**
A0-01	GENERAL NOTES & SYMBOLS
A0-02	SURVEY AS PER REFERENCE ONLY
A0-03	SITE PLAN
A0-04	LOT COVERAGE
A0-05	PAVERS AND GREEN AREA CALCULATION
A1-01	GROUND FLOOR PLAN
A1-02	SECOND FLOOR PLAN
A1-03	THIRD FLOOR PLAN
A2-01	BUILDING ELEVATION_ FRONT & REAR FACADE
A2-02	BUILDING ELEVATION_ LEFT & RIGHT FACADE
A3-01	EXISTING RESIDENCE PHOTOS

TWO30 STUDIO
ARCHITECTURE + INTERIOR DESIGN

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architects@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

ALL DOCUMENTS, DESIGN CONCEPTS, PLANS, DRAWINGS, SCHEDULES, WRITTEN MATERIALS, SPECIFICATIONS AND DETAILS INDICATED OR REPRESENTED BY THESE DRAWINGS, ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TWO30 STUDIO, LLC.

ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:31:31 -05'00'

Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

BEACH VIEW DR RESIDENCE

PROJECT ADDRESS

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141

OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:

173

DESIGNED BY:

O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:

O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:

A. VALDES

DATE

02/21/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:

INDEX

SHEET ID:

A0-00

SYMBOLS

NORTH ARROW

1 — COLUMN / WALL REFERENCE GRIDS

A — COLUMN / WALL REFERENCE GRIDS

1 / A-05 — WALL SECTION

SHT. OM WHICH SECTION IS SHOWN

A-A / A-03 — BUILDING SECTION

A-A / A-03 — SHT. ON WHICH SECTION IS SHOWN

1 / A-05 — DETAIL

SHT. ON WHICH DETAIL IS SHOWN

XXX — DOOR NO.

A — WINDOW NO.

A — WALL TYPE

EXISTING FIRE RATED WALL, # INDICATES HOURS

101 — ROOM NO.

BREAK OR CUT LINE

ELEVATION
NGVD OR AFF RELATED

6 — TYPICAL KEY NOTE

4 — ELEVATION NO.

1 / 4 / A-705 / 2 / 3 — INTERIOR ELEVATION KEY

OPERABLE GLASS SLIDING DOOR

FIXED GLASS SLIDING DOOR

ELECTRICAL PANEL

MAIN ENTRANCE

MATERIALS

STRUCTURAL CONCRETE

CONCRETE MASONRY

WOOD (FINISH)

GROUT

WOOD (ROUGH)

INSULATION (RIGID)

INSULATION (FOAM)

GLASS

ALUMINUM

STUCCO OR PLASTER ON MTL. LATH

GYPSUM BOARD

METAL - SMALL SCALE

INSULATION (FIBROUS)

STEEL

ABBREVIATION

A.	ANCHOR
A/C.	AIR CONDITIONING
ACOUST.	ACOUSTICAL
ACP.	ACOUSTICAL CEILING PANEL
A.D.	AREA DRAIN
AFF.	ABOVE FINISH FLOOR
AL./ ALUM.	ALUMINUM
ANOD.	ANODIZE
@	AT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
B.M.	BENCH MARK
CAB	CABINET
CEM.	CEMENT
CER.	CERAMIC
C.J.	CONTROL JOINT
CL.	CENTERLINE
CL./CLO.	CLOSET
CLG./CLNG.	CEILING
COL.	COLUMN
CMU	CONCRETE
CONC.	MASONRY UNIT CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
COVER'G.	COVERING
D	DRYER
DBL	DOUBLE
D.D.	DECK DRAIN
D.F.	DRINKING FOUNTAIN
DIAM.	DIAMETER
DIM	DIMENSION
DET./DLT.	DETAILS
DWG.	DRAWING
E.A.	EACH
E.F.	EXHAUST FAN
E.J.	EXPANSION JOINT
ELECT./ELEC.	ELECTRICAL
ELEV.	ELEVATION / ELEVATOR
EQ.	EQUAL
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION / EXPOSED
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FEC/FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET
FHA.	FAIR HOUSING ACT
FIN.	FINISH
FLUOR.	FLUORESCENT
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
GA.	GAUGE
GWB	GYPSUM WALL BOARD
GYP. BD.	GYPSUM BOARD
GALV.	GALVANIZED
GS.	GALVANIZED STEEL
GL.	GLASS
H.B.	HOSE BIBB
HCPD.	HANDICAPPED
HCWD	HOLLOW CORE WOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HDWE.	HARDWARE
HT.	HEIGHT
H.P.	HIGH POINT
I.D.	INTERIOR DIMENSION
INSUL.	INSULATION
INTERM	INTERMEDIATE
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
L. / LIN.	LINEN
LAM.	LAMINATED
LAV.	LAVATORY
L.P.	LIGHT POLE/LOW POINT
M.	MIRROR
MANUF.	MANUFACTURER
MAT.	MATERIAL
MAX.	MAXIMUM
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
NEOPR.	NEOPRENE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM/1929
N.I.C.	NOT IN CONTRACT
NO. / #	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION/OVERFLOW DRAIN
O.H.	OVERHANG
O.S.	OVERFLOW SCUPPERS
P.A.D.	PARKING AREA DRAIN
PTN	PARTITION
PJ	PANEL JOINT
PL	PLATE
PLYWD	PLYWOOD
PNL	PANEL
PLAM	PLASTIC LAMINATE
P.T.	PRESSURE TREATED
P.P.	POWER POLE
P.M.	PARKING METER
R.C.P.	REFLECTED CEILING PLAN
RE	REFER TO
REF.	REFRIGERATOR
REINF.	REINFORCING
REQ'D	REQUIRED
REV.	REVERSE
RFEC	RECESSED FIRE EXISTING. CABINET
RM.	ROOM
R.D.	ROOF DRAIN
SHT.	SHEET
SCH.	SCHEDULE
SFEC	SEMI-RECESSED FIRE EXISTING. CABINET
SH.	SHOWER
S.S.	STAINLESS STEEL
STL	STEEL
STD.	STANDARD
SECT.	SECTION
SIM.	SIMILAR
SPECS	SPECIFICATIONS
ST./STO.	STORAGE
STRUCT.	STRUCTURE
SCWD.	SOLID CORE WOOD
TEL.	TELEPHONE
TEMP.	TEMPERED
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAN.	VANITY
VCT.	VINYL COMPOSITION TILE

GENERAL NOTES:

1. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.N.)
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
3. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
4. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", U.O.N.
5. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATED OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
6. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI -301ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
7. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK."
8. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
9. REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REBARS AREAS PER SCHEDULES.
10. NO TIE BEAMS SHALL BE FORMED/POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
11. WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT.

12. ARCHITECT/INTERIOR DESIGN ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
13. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
14. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ARCHITECT/INTERIOR DESIGNER.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE", CURRENT EDITION. NOTE ALL LOCAL CODES SHALL PREVAIL.
16. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS PRODUCT CONTROL APPROVAL BY OTHERS.
17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
18. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.

19. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
20. DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ARCHITECT/ENGINEER.
21. THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
22. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
23. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK, AS A CONDITION OF ACCEPTANCE.
24. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.

25. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
26. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
27. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE
28. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
29. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
30. ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED. BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT/ENGINEER/OWNER
31. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE SOUTHFLORIDA BUILDING CODE AND NOT SPECIFIED IN THE "GENERAL NOTES ANDOR SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
32. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES, BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
33. CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
34. ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE TEMPERED GLASS CAT. II.

35. EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER F.B.C 2023 / R606

1.1. BETWEEN WINDOWS AND DOORS AND THEIR FRAMES,

1.2. BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL,

1.3. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES,

1.4. JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION.

1.5. OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING,

1.6. BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR, AND (WHEN APPLICABLE)

1.7. BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL.

TERMITE PROTECTION

THE BUILDING SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES.

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". FBC R318.1

DOOR REQUIREMENTS FOR MEANS OF ESCAPE:

A- THE REQUIRED EXIT DOOR SHALL BE A SIDE-HINGED DOOR NOT LESS THAN 36" IN WIDTH AND 6'-8" IN HEIGHT. TO COMPLY WITH FBC R311.4.2

B- ALL EGRESS DOOR SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF ANY KEY OR SPECIAL KNOWLEDGE OR EFFORT AS PER FBC R311.4.4

C- AT LEAST ONE BATHROOM AT HABITABLE LEVEL MUST PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 29" IN OPEN POSITION FOR HANDICAPPED ACCESS. TO COMPLY WITH THE FBC 11-4.22.2 & FBC R322.1.1

SHOWERS

SHOWER WALLS SHALL BE CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NON ABSORBENT WATER RESISTANT MATERIALS UP TO 72" HEIGHT. TO COMPLY W/ FBC R307.2 WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USEDI N THE FOLLOWING LOCATIONS:
- OVER VAPOR RETARDER IN A SHOWER OR BATHTUB COMPARTMENT.
- WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOS HIGH HUMIDITY.
- G.C. SHALL USE CEMENT BOARD AS A BAKER BOARD.

FLAME SPREAD AND SMOKE DENSITY

WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.TO COMPLY WITH FBC R302.9.
WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450. FBC.R315.2

REQUIRED BACKING AND WALL FIXTURES

STUDS IN BEARING WALLS, EXTERIOR WALLS AND NOT BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2" x 4", WHERE SPACED NOT MORE THAN 16"O.C ; OR, NOT LESS THAN 2"x 6", WHERE SPACED NOT MORE THAN 24"O.C. A MINIMUN 2" x 4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET AS PER FBC R4409.5.1.15

SECURITY AND FORCED ENTRY PREVENTION

ALL SINGLE EXTERIOR DOOR SWINGS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM 6000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY MOVEABLE DIRECTION THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE THE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MINIMUN THROW BOLTS WITH INSERTS. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS OR A SOLT OR PIN NOT REMOVABLE OR OPERABLE FROM THE EXTERIOR, AT THE JAMB, HEAD, SILL OR MEETING MULLIONS. THESE DOORS SHALL BE CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN A LOCKED POSITION. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS. JAMBS OF ALL EXTERIOR OFF SET TYPE IN-SWING DOORS SHALL BE RABBETED OR OF SIMILAR FABRICATION TO MAINTAIN THE INTEGRITY OF LOCKS AND LATCHES. VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICES SHALL COMPLY WITH ANSI 297.1EXTERIOR SWINGING DOORS IF WOOD SHALL BE 1-3/4" THICK SOLID CORE.

INSULATION

INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR CEILING ASEMBLIES, ROOF CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYIN&MOKE-DEVELOPED INDEX NOT TO EXCEED 450. TO COMPLY WITH FBC R302.10.1

EGRESS

PROVIDE CLEAR OPENING OF NOT LESSTHAN 5.7 SO. FT. W1TH THE WIDTH NOT LESSTHAN 20"ANDTHEHIGHT NOT LESS THAN24".
THE BOTTOM OF THEOPENING SHALL BENOT MORE THAN 44" FROM THEFLOOR. TO COMPLYWITH FBC R310.11R310.1.11R310.1.2 & R310.1.3

EGRESS AND SECURITY NOTES - F.B.C. 2023 RESIDENTIAL

1. HEAD ROOM : MEANS OF EGRESS SHALL BE DESIGNED AND MAINTAINED TO PROVIDE A MINIMUM HEADROOM OF 7 FT WITH PROJECTION FROM THE CEILING AT LEAST 6'-8" ABOVE THE FINISH FLOOR. F.B.C.R305
2. LOCKS: A NIGHT LATCH, DEAD BOLT OR SECURITY DEVICE MAY BE USED ON EXIT DOOR FROM A DWELLING UNIT, PROVIDE SUCH DEVICES ARE OPEN ABLE FROM THE INSIDE WITH-OUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT F.B.C. R311.4.4
3. WINDOWS : REQUIRED IN ALL HABITABLE ROOM FOR LIGHT AND VENTILATION AND SHALL BE SO CONSTRUCTED THAT WHEN FULLY OPENED THE TOTAL OPEN SPACE SHALL BE NO LESS THAN 4 PERCENT OF THE ROOM FLOOR AREA. F.B.C. R303.1
4. AREA OF THE WINDOWS FOR LIGHT AND VENTILATION MUST BE AT LEAST 8 % OF ROOM FLOOR AREA FBC-R303.1
5. TOILET ROOM WINDOWS MUST BE AT LEAST 3 SQ. FT. 1/2 OF WHICH MUST BE OPEN ABLE OR SHALL HAVE AN APPROVED EQUIVALENT MECHANICAL VENT. F.B.C. R303.3
6. MINIMUM EXIT DOOR SHALL BE 3 FEET IN WIDTH AND 6'-8" IN HEIGHT F.B.C. R311.4.2
7. AT LEAST ONE BATHROOM DOOR MUST PROVIDE A MIN. CLEAR OF 29" FOR HANDICAP ACCESS F.B.C. R322.1.1
8. GLASS DOORS AND GLASS PANEL ADJACENT TO DOORS MUST BE CATEGORY II SAFETY GLASS. F.B.C. R308
9. DIFFERENCE IN FLOOR LEVEL BETWEEN OPPOSITE SIDES OF EXTERIOR DOOR CAN BE MAXIMUM OF 7-3/4" IN. F.B.C. R311.4.3
10. A LEVEL AREA AT LEAST AS DEEP AS THE DOOR WIDE MUST BE MAINTAINED ON BOTH SIDE OF THE DOOR. MIN. 36 IN. F.B.C. R311.4.3
11. THE MINIMUM WIDTH OF A HALLWAY SHALL BE NO LESS THAN 3 FEET F.B.C. R311.3

WALL DESCRIPTION

DENOTES: NEW 8" x 8" x 16" CONCRETE MASONRY WALL W/ No. 9 LADDER TYPE JT. REINFORCEMENT @ 16" O.C VERTICAL ,5/8" STUCCO (EXT) AND 1/2" GYPSUM BOARD*W/* SMOOTH FINISH OVER 1"x2" P.T. WO. FURRING @ 24" O.C. AND R-4.1INSULATION BETWEEN FURRING.

DENOTES: NEW 3-5/8" METAL STUDS (25Ga.) @ 24" O.C.W/ 1/2" GYPSUM BOARD EACH SIDE (TYPICAL).

DENOTES: EXISTING 2" x 4" WOOD STUDS @ 24" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE (TYPICAL)

GENERAL ROOFING AND WATERPROOFING NOTES

THE FOLLOWING ARE SPECIFICATIONS FOR WATER PROOFING-APPLIED APPLICATIONS SUBCONTRACTOR MUST SUBMIT TO THE CONTRACTOR AND ARCHITECT ALL PRODUCT INFORMATION FOR REVIEW AND APPROVAL ALL APPLICATIONS ARE ON TOP OF CONCRETE SLABS. ALL ROOFING APPLICATIONS TO BE 20 YEARS WARRANTED.

1.- ROOFING SYSTEM.
T.P.O ROOFING MEMBRANE OVER LIGHTWEIGHT CONCRETE AND ROOF SLAB WITH AN AVERAGE R-19 VALUE INSULATION.
2.- ROOF TERRACES.
FLUID APPLIED ELECTROMETRIC WATERPROOFING MEMBRANE SYSTEM UNDER FINISHED FLOOR. (SEE TREMCO/VULKEM 201). UNDER SEPARATE PERMIT
3.- ROOF DECKS.
POLYURETHANE DECK COATINGS SYSTEM W/ BASE/TOP COATS MEMBRANE W/ ULTRAVIOLET RESISTANT PROPERTIES (SEE TREMCO/VULKEM 450/451)
4.- ROOFTOP WALKWAYS SYSTEM.
FOR ROOF FINISH PROTECTION, PROVIDE ROOFTOP WALKWAYS
5.- ROOF DRAINS.
PROVIDE ROOF DRAINS AT EACH LOW POINT OF THE ROOF AS REQUIRED, CONFORM TO ASME A112.21.2. ROOF DRAINS SHALL BE CALCULATED AS PER F.B.C., PLUMBING, CHAPTER 11. ROOF DRAINS SHALL HAVE STRAINERS EXTENDING NOT LESS THAN 4 INCHES ABOVE THE SURFACE OF THE ROOF (FLORIDA BUILDING CODE, BUILDING & PLUMBING)
6.- COUNTERFLASHING.
FORMED METAL OR ELECTROMETRIC COUNTERFLASHINGS, SHALL BE SECURED ON TO WALL, CURB, PIPE.ROOF-TOP UNITS OR OTHER SURFACES TO COVER OR PROTECT THE UPPER EDGE OF A BASE FLASHING AND ITS ASSOCIATED FASTENERS. METAL COUNTERFLASHINGS SHALL BE 26Ga. MIN.(G-90 GALV),OR STAINLESS STEEL, 16 OUNCE COPPER, 0.025 INCH ALUMINUM, LEAD SHEET WITH A MIN. 2.5 LBS/SF, OR EQUIVALENT NON CORROSIVE METAL ALLOYS, OR COMPOSITE MATERIALS MANUFACTURED FOR USE AS ROOF TERMINATION. (F.B.C. 2023 CH 15)
7.- CRICKETS.
A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY VOLUME GREATER THAN 30 INCHES OVER THE ROOF SURFACE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL, OR THE SAME MATERIAL AS THE ROOF COVERING. (F.B.C.CH15)
8.- CONCRETE SLAB/VEHICULAR CASTING. POLYURETHANE TRAFFIC DECK COATING W/BASE/ INTERMEDIATE TOP COATS MEMBRANE. (SEE TREMCO VULKEM 350/345/346)
9.- CONCRETE SLAB/ PEDESTRIAN CASTING. SLIP RESISTANT PEDESTRIAN WATERPROOFING SYSTEM W/ POLYURETHANE BASE/TOP COATS MEMBRANE.(SEE TREMCO VULKEM 350/351)

SECONDARY ROOF DRAIN SYSTEM NOTES

1.- SECONDARY (EMERGENCY) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON (2023 FLORIDA BUILDING CODE, PLUMBING).
2.- SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM. DISCHARGE SHALL BE ABOVE GRADE, IN A LOCATION WHICH WOULD NORMALLY BE OBSERVED BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL. (2023 FLORIDA BUILDING CODE PLUMBING)
3.- SECONDARY (EMERGENCY) ROOF DRAIN SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH SECTION 1106 BASED ON THE RAINFALL RATE FOR WHICH THE PRIMARY SYSTEM IS SIZED. SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED AS DETERMINED. SCUPPERS SHALL NOT HAVE AN OPENING DIMENSION OF LESS THAN 4 INCHES (102 MM). THE FLOW THROUGH THE PRIMARY SYSTEM SHALL NOT BE CONSIDERED WHEN SIZING THE SECONDARY ROOF DRAIN SYSTEM (2023 FLORIDA BUILDING CODE, PLUMBING).
4.- WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2 INCHES ABOVE THE LOW POINT OF THE ROOF, OR OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND SHALL BE PLACED IN WALLS OR PARAPETS WITH THE INLET FLOW LINE NOT LESS THAN 2 INCHES ABOVE THE ROOF SURFACE AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. OVERFLOW DRAINS AND SCUPPERS SHALL ALSO COMPLY WITH THE FLORIDA BUILDING CODE / PLUMBING. (F.B.C.CH15).
5-WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS OR OVERFLOW SCUPPERS SIZED INACCORDANCE WITH FLORIDA BUILDING CODE, PLUMBING SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED NOT LESS THAN 2 INCHES (51 MM) OR MORE THAN 4 INCHES (102 MM) ABOVE THE LOW POINT OF THE FINISHED ROOFING SURFACE, EXCLUDING SUMPS. OVERFLOW SCUPPERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) IN ANY DIMENSION AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS, CONDUCTORS OR DOWNSPOUTS. OVERFLOW DRAINS AND SCUPPERS SHALL ALSO COMPLY WITH THE FLORIDA BUILDING CODE, PLUMBING (FLORIDA BUILDING CODE 2023, BUILDING CH 15).

R VALUES FOR EXTERIOR WALLS AND ROOF

BUILDING THERMAL ENVELOPE:
WINDOWS U VALUE = 1.04 SHGC = 0.28; WALL INSULATION R = 5; ROOF CEILING INSULALTION R = 30

I. CODES

(F.B.C.) FLORIDA BUILDING CODE, 2023 8th EDITION
(F.R.C.) FLORIDA RESIDENTIAL CODE, 2023 8TH EDITION
(F.E.B.C.) FLORIDA EXISTING BUILDING CODE, 2023 8th EDITION
(F.M.C.) FLORIDA MECHANICAL CODE, 2023 8th EDITION
(F.E.C.) FLORIDA ELECTRICAL CODE, 2023 8th EDITION
(F.P.C.) FLORIDA PLUMBING CODE, 2023 8th EDITION
(F.F.P.C.) FLORIDA FIRE PREVENTION CODE 2021 8th EDITION
(N.F.P.A.) 101 LIFE SAFETY CODE, 2023 8th EDITION
(F.A.C.) FLORIDA ACCESSIBILITY CODE, 2023 8th EDITION

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ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

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DATE

02/21/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:

GENERAL NOTES & SYMBOLS

SHEET ID:

A0-01

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

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LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

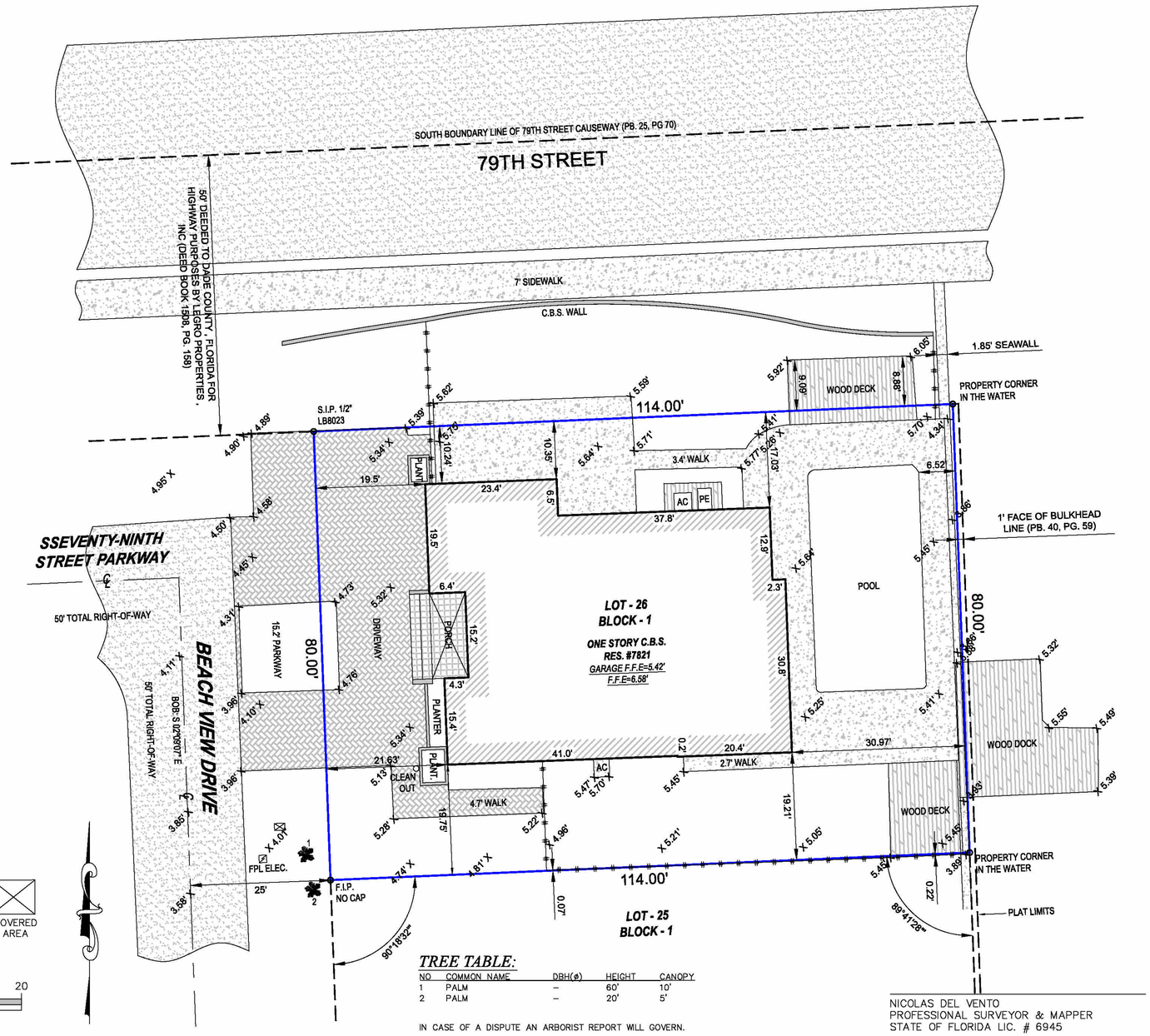
T = TELEPHONE RISER
CATV = CABLE TV RISER
WM = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
℄ = CENTER LINE
WV = WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= CATCH BASIN
= UTILITY POLE
D = DRAINAGE MANHOLE
S = SEWER MANHOLE
= METAL FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= EASEMENT
= BOUNDARY LINE
= OVERHEAD UTILITY LINE
= ORIGINAL LOT LINE

ASPHALT | CONCRETE | PAVERS/ BRICK | TILES | COVERED AREA

GRAPHIC SCALE

20 0 10 20

1"=20'



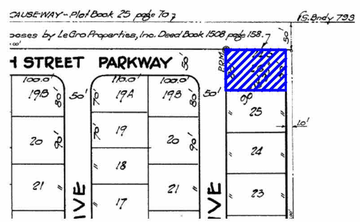
TREE TABLE:

NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	PALM	–	60'	10'
2	PALM	–	20'	5'

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

7821 BEACH VIEW DRIVE, NORTH BAY VILLAGE, FL. 33141

LEGAL DESCRIPTION:

LOT 26, OF NORTH BAY ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 59, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE
BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF NORTH BAY VILLAGE 120654
MAP & PANEL NUMBER 12086C0306 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF BEACH VIEW DRIVE BEARS S 02°09'07" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

CERTIFIED TO:

HIVO GONZALEZ

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

SEAL

DATE OF ORIGINAL FIELD WORK: 10/30/2024

JOB NUMBER: 241011720

DRAWN BY: ADRIEL

CAD FILE: GONZALEZ

SHEET 1 OF 1

REVISION(S):

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ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

BEACH VIEW DR RESIDENCE

PROJECT ADDRESS

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141

OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:

173

DESIGNED BY:

O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:

O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:

A. VALDES

DATE

02/21/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:

SURVEY AS PER REFERENCE ONLY

SHEET ID:

A0-02

ZONING NOTES

"ZONING" OF THE ULDC OF NORTH BAY VILLAGE, FLORIDA.
RS-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT.

USES PERMITTED.
SINGLE-FAMILY RESIDENTIAL DWELLINGS INCLUDING DULY LICENSED HOME OCCUPATION.

SITE DEVELOPMENT STANDARDS.
MINIMUM LOT SIZE:
AREA—7,000 SQUARE FEET
FRONTAGE—70 FEET

MAXIMUM BUILDING HEIGHT:
30 FEET ABOVE BASE FLOOD ELEVATION (BFE) PLUS MINIMUM FREEBOARD.

MINIMUM FLOOR AREA:
ONE STORY—2,000 SQUARE FEET
TWO STORY—2,600 SQUARE FEET

LOT COVERAGE:
THE PERCENTAGE OF THE TOTAL AREA OF THE LOT, THAT WHEN VIEWED FROM ABOVE, IS OCCUPIED BY THE GROUND FLOOR OF ALL STRUCTURES AND BUILDINGS MAINPRINCIPAL AND ACCESSORY, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, OR FROM 75 THE EXTERIOR FACES OF SUPPORTING EXTERIOR COLUMNS FOR ANY PORTION OF THE GROUND FLOOR NOT ENCLOSED BY EXTERIOR WALLS OR FROM THE CENTERLINE OF WALLS SEPARATING TWO BUILDINGS. SWIMMING POOLS AND IMPERVIOUS OR COVERED PARKING AREAS, DRIVEWAYS, WALKWAYS, PATIOS, AND TERRACES SHALL BE INCLUDED IN THE LOT COVERAGE CALCULATIONS, EXCEPT AS MAY BE OTHERWISE PROVIDED.

PERVIOUS AREAS:
25% OF THE COMBINED SQUARE FOOTAGE OF ALL PARKING AREAS, DRIVEWAYS, WALKWAYS, PATIOS AND TERRACES BUILT.

GREEN SPACE:
A MINIMUM OF 20% OF THE TOTAL LOT AREA SHALL BE MAINTAINED AS GREEN SPACE, INCLUDING AT LEAST 40% OF THE SPACE IN THE FRONT YARD AREA.
THE AREA OF LANDSCAPE STRIPS IN DRIVEWAYS OR WALKWAYS SHALL COUNT TOWARD THE GREEN SPACE 155 REQUIREMENT.

ROOFTOP DECKS AND TERRACES, NOT EXCEEDING A COMBINED SURFACE AREA OF 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW OR 400 SQUARE FEET, WHICHEVER IS GREATER, AND SET BACKS AT LEAST 10 FEET FROM EACH SIDE OF THE STRUCTURE'S EXTERIOR OUTER WALLS, WHEN LOCATED ALONG A FRONT OR SIDE ELEVATION NOT FACING A STREET, AND FROM THE REAR ELEVATION FOR NON-WATERFRONT LOTS. ROOFTOP DECKS AND TERRACES SHALL MEET THE REQUIREMENTS OF SUBSECTION 8.17.G. AND 185 SECTION 9.21.

ROOFTOP ENCLOSURES NO MORE THAN 200 SQUARE FEET IN AREA, EXCLUDING THE ENCLOSED SQUARE FOOTAGE DEDICATED TO AN INTERIOR STAIRCASE OR ELEVATOR SHAFT. THE ENCLOSURE SHALL BE LOCATED AS CLOSE TO THE CENTER OF THE ROOF AS POSSIBLE AND BE VISUALLY RECESSIVE SUCH THAT IT DOES NOT BECOME A VERTICAL EXTENSION OF EXTERIOR BUILDING ELEVATIONS AS VIEWED FROM ANY PROPERTY LINE AS DEMONSTRATED BY A SIGHTLINE DIAGRAM AND SHALL MEET THE HEIGHT RESTRICTIONS OF SUBSECTION 8.17.G.87. 192 ROOFTOP ENCLOSURES SHALL NOT HAVE INTERIOR PLUMBING OR KITCHEN FACILITIES.

PARAPET WALL RAILINGS ASSOCIATED WITH A ROOF DECK OR TERRACE, NOT TO EXCEED 48 INCHES 206 ABOVE THE FINISHED ROOF DECK HEIGHT

ROOFTOP DECKS AND TERRACES, NOT TO EXCEED 6 INCHES ABOVE THE MAIN ROOFLINE. BUILT IN 209 PLANTERS, GARDENS OR SIMILAR LANDSCAPING AREAS, NOT TO EXCEED 3.5 FEET ABOVE THE FINISHED ROOF DECK HEIGHT, MAY BE PERMITTED IMMEDIATELY ABUTTING THE ROOF DECK AREA. ALL 211 LANDSCAPE MATERIAL SHALL BE APPROPRIATELY SECURED.

ROOFTOP TRELLISES OR PERGOLAS, NOT TO EXCEED 10 FEET IN HEIGHT, PROVIDED SUCH STRUCTURES 213 HAVE A ROOF OF CROSS RAFTERS OR LATTICEWORK AND THE AREA COVERED IS NO MORE THAN 50% OF 214 THE TERRACE OR DECK AREA ALLOWED IN SUBSECTION 8.16.A.1.A.(65)(A). TRELLISES AND PERGOLAS 215 SHALL BE APPROPRIATELY SECURED AGAINST AN ELEVATOR OR STAIRCASE OR AS REQUIRED BY THE 216 FLORIDA BUILDING CODE.

SITE NOTES

1- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
2- ALL APPROACHES TO BE COORDINATED WITH STREET TREES, STREET LIGHTS, FIRE HYDRANTS, ETC.
3- LANDSCAPING SHALL COMPLY WITH ORDINANCE 98.13 CHAPTER 18-A OF CODE/ FLORIDA LANDSCAPE ORDINANCE.

BUILDING AREAS CALCULATION

HOUSE UNDER A/C AREA	
1ST LEVEL AC AREA	2,324.16 SF
2ND LEVEL AC AREA	3,092.92 SF
3RD LEVEL AC AREA	167.26 SF
TOTAL AC AREA	**5,584.34 SF**

HOUSE TOTAL GROSS AREA			
1ST LEVEL		**2ND LEVEL**	
AC AREA	2,324.16 SF	2ND LEVEL AC AREA	3,092.92 SF
CARPORT	644.75 SF	BALCONIES	277.67 SF
STORAGE / POOL EQUIP.	147.25 SF	TERRACE	250.0 SF
COVERED ENTRANCE	92.28 SF	**3RD LEVEL**	
OUTDOOR KITCHEN AND TERRACE	762.56 SF	3RD LEVEL AC AREA	167.26 SF
		ROOF DECK	394.17 SF
HOUSE TOTAL GROSS AREA	**8,153.02 SF**		

LOT COVERAGE/ OPEN SPACE AREAS	
LOT AREA	9,200.0 SF (100.00%)
LOT COVERAGE	4,699.2 SF = 51.08% (60% MAX)
OPEN SPACE/ PAVER AREA	992.47 SF
IMPERVIOUS PAVER AREA	818.89 SF (82.51%)
PERVIOUS PAVER AREA	173.58 SF (17.49 %)
TOTAL OPEN SPACE	4,798.8 SF (52.16%)

PROJECT DATA

PROJECT NAME:	BEACH VIEW DR RESIDENCE
PROPERTY ADDRESS:	7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141- 4011
FOLIO:	23-3209-008-0230
OWNER:	DEMIS ALAIN RODRIGUEZ.
ZONING DISTRICT:	RS-1. LOW DENSITY SINGLE - FAMILY RESIDENTIAL DISTRICT
SUB - DIVISION:	NORTH BAY ISLAND
FLOOD INFORMATION:	FLOOD ZONE: AE. BASE FLOOD ELEVATION OF 8.0 FEET (NGVD)
NET LOT AREA:	9,200.0 Sq.Ft

LEGAL DESCRIPTION.

LOT 26, BLOCK 1, NORTH BAY ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 59, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK.

NEW CONSTRUCTION SINGLE-FAMILY CUSTOM RESIDENCE.

THIS IS A NEW CONSTRUCTION TWO STORY SINGLE-FAMILY RESIDENCE ON A LOT WITH AN EXISTING ONE STORY SINGLE-FAMILY HOME, TO BE DEMOLISHED IN IT'S ENTIRELY.

DEMOLITION WORKS SHALL BE UNDER SEPARATE PERMIT.

ZONING ANALYSIS

BUILDING DISPOSITION / BUILDING PLACEMENT

LOT OCCUPATION	REQUIRED	PROVIDED
LOT AREA	7,000.0 SF min.	9,200.0 SF
LOT WIDTH	70 FT min.	80 FT
LOT COVERAGE	60% of lot net area	4,699.2 SF (51.08%)
GREEN SPACE	20% Lot Area min.	2,237.17 SF (24.32%)

BUILDING SETBACK

FRONT	20'-0"	25'-0"
SIDE (SOUTH)	10'-0"	10'-0"
SIDE (NORTH)	10'-0"	5'-0" (REDUCTION 50%)
REAR	20'-0"	-
WATERFRONT	20'-0"	30'-0"

BUILDING HEIGHT

PRINCIPAL BUILDING	Max overall height including rooftop trellises, pergolas and permitted enclosures: 36 ft measured from BFE plus min. freeboard	36'-0"
PARAPET WALL	4'-0" MAX HEIGHT	2'-0"
FREEBOARD	2'-0" FT MIN 4'-0" FT MAX	2'-0"

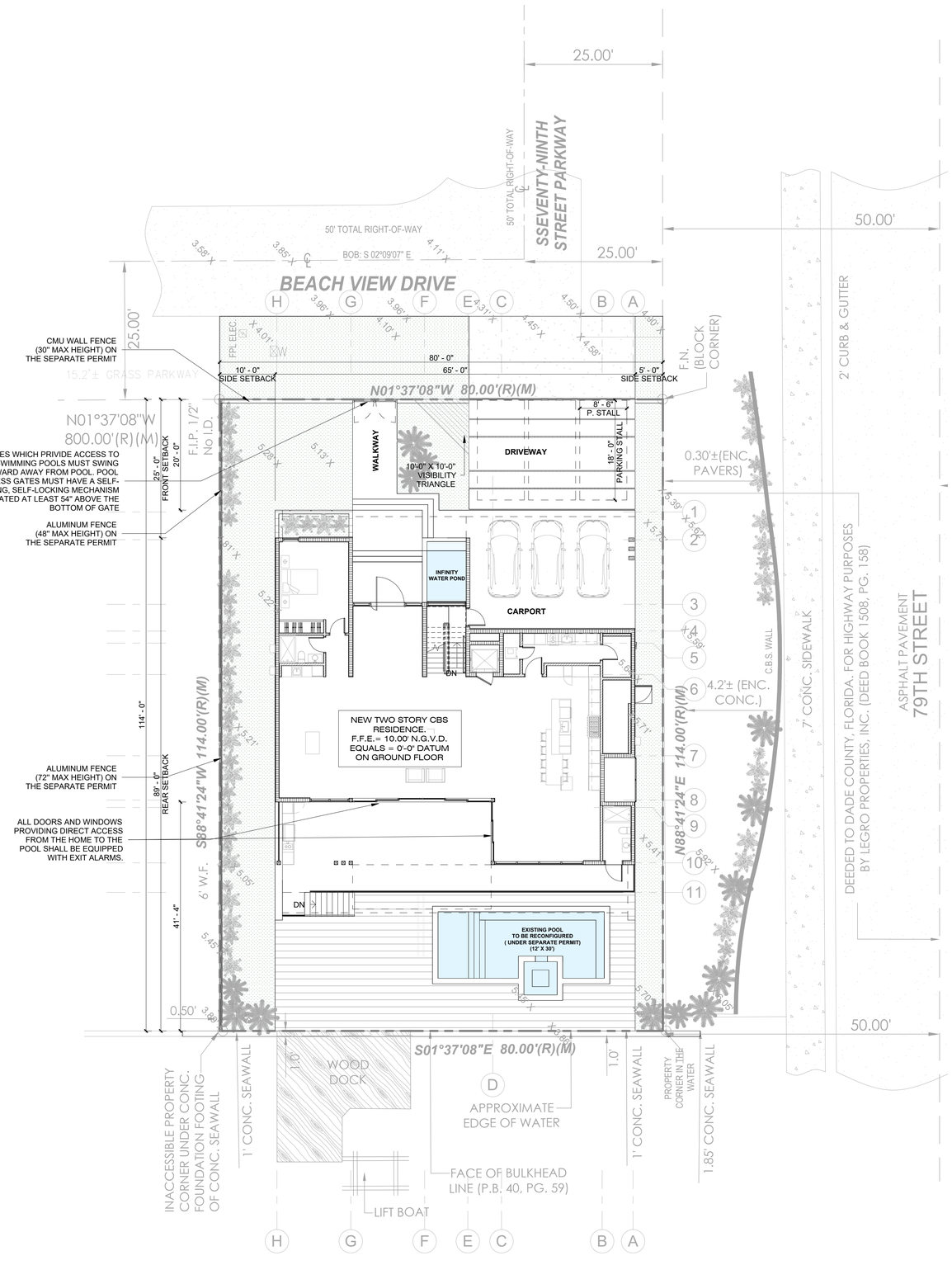
ROOF TOP

ENCLOSED	200 SF MAX.	195.8 SF
TERRACE/ DECK SETBACK	10'-0" MIN	17'-10"
TERRACE/ DECK AREA	400 SF MAX.	394.8 SF

ELEVATION	FINISH FLOOR ELEVATION	GARAGE/STORAGE	GRADE
EXISTING	-	-	-
PROPOSED	10.00' NGVD	5.50' NGVD	4.50' NGVD



LOCATION PLAN
SCALE: N.T.S.



01 SITE PLAN
SCALE: 3/32" = 1'-0"

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ARCHITECT:

STATE OF FLORIDA ARIEL VALDES AR96144 REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:
BEACH VIEW DR RESIDENCE

PROJECT ADDRESS
7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141

OWNER / CLIENT:
DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N.SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:
A. VALDES

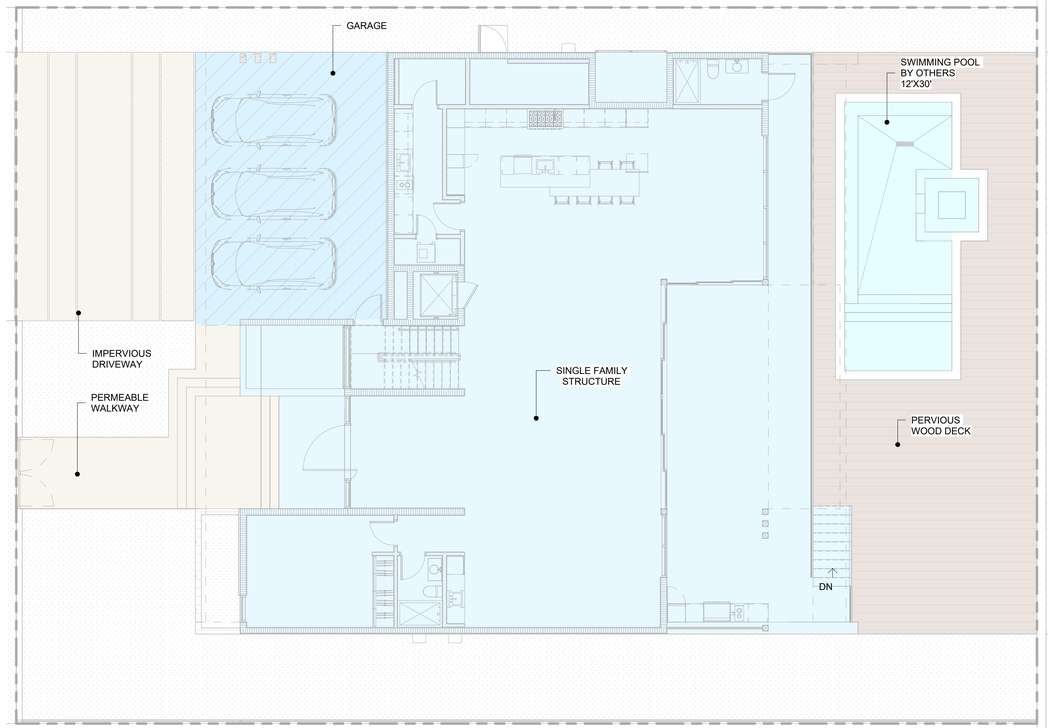
DATE
02/21/2025

REVISIONS

Issue	Issue date / For

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SITE PLAN

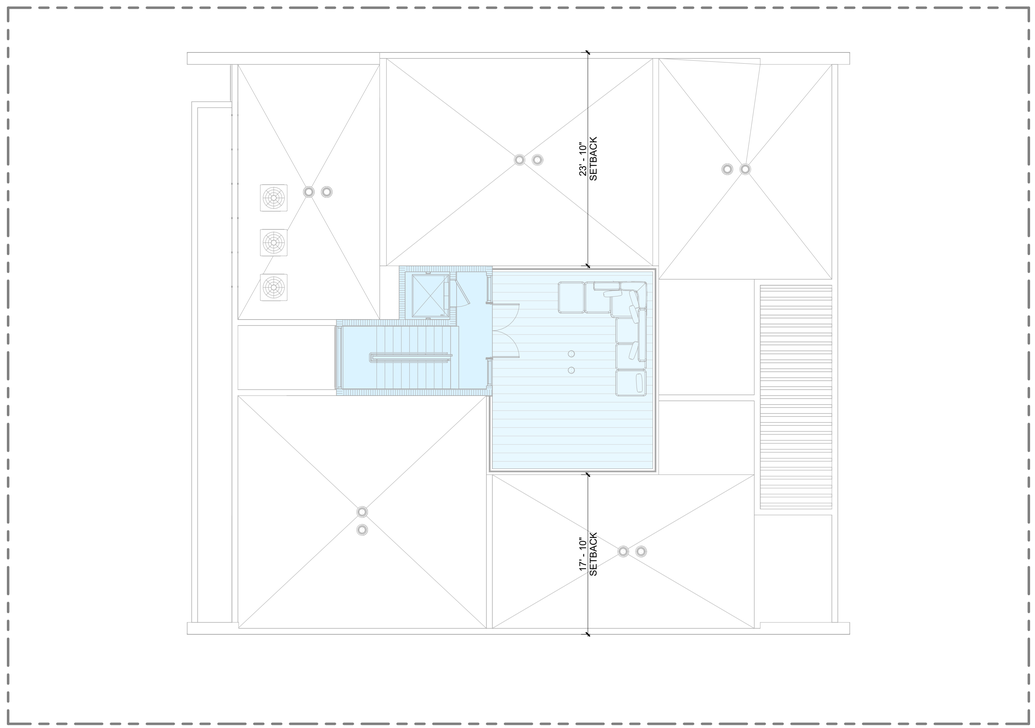
SHEET ID:
A0-03



POOL DECK	1,146.33 SF	SINGLE FAMILY	3,676.45 SF	POOL	378.0 SF
WALKWAY	339.83 SF	DRIVEWAY	570.0 SF	CARPORT	644.75 SF

LOT SIZE	TOTAL LOT COVERAGE AREA
9,200 SF	4,699.2 SF = 51.08 % (60% MAX)

01 LOT COVERAGE AREA
SCALE: 1/8" = 1'-0"



LOT SIZE	ROOF ENCLOSED (centered on roof)	ROOF DECK
9,200.0 SF	195.8 SF (200 SF MAX)	394.17 SF = 9.58% (of the floor area of enclosed floor immediately below)

02 LOT COVERAGE. ROOF DECK / TERRACE
SCALE: 1/8" = 1'-0"

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DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
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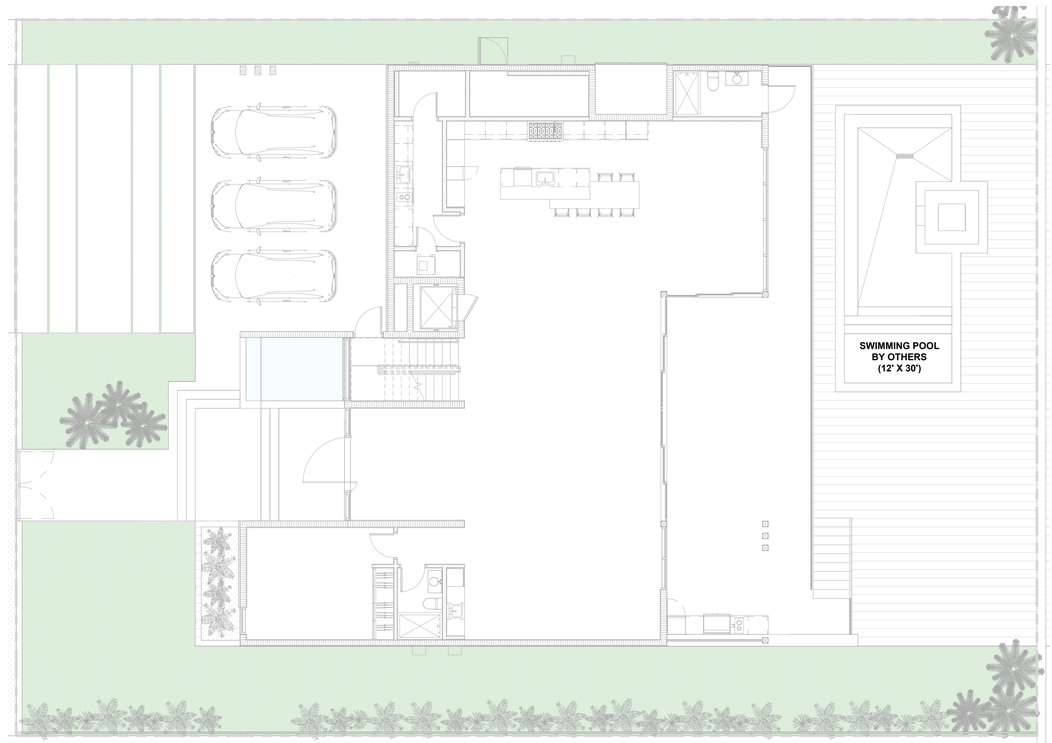
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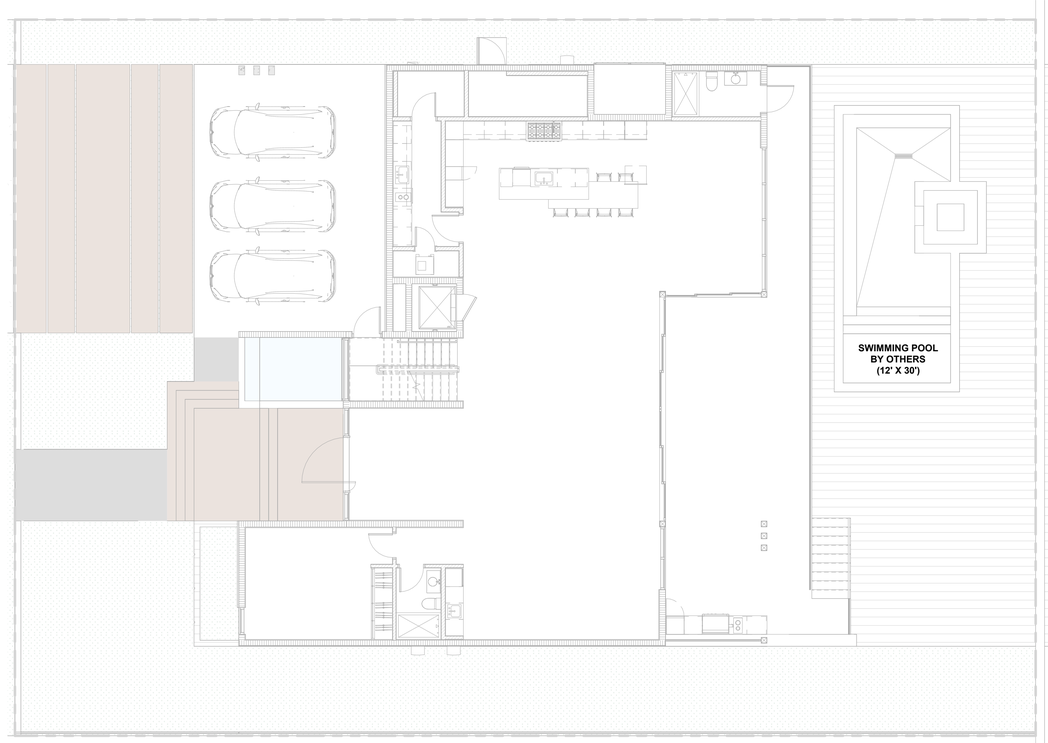
DRAWING TITLE:
LOT COVERAGE

SHEET ID:
A0-04



LOT SIZE	LANDSCAPE OPEN SPACE AREA
9,200.0 SF	2,237.17 SF = 24.32 % (including 40% in the space in the front yard area)

01 GREEN AREA CALCULATION
SCALE: 1/8" = 1'-0"



LOT SIZE	OPEN AREA CALCULATION
9,200.0 SF	4,798.8 SF = 52.16%

PAVER AREA	IMPERVIOUS PAVER AREA	PERVIOUS PAVER AREA
1002.05 SF	841.47 SF	160.58 SF = 16.03 % (25% MAX of total paver area)

02 PAVERS AREA CALCULATIONS
SCALE: 1/8" = 1'-0"

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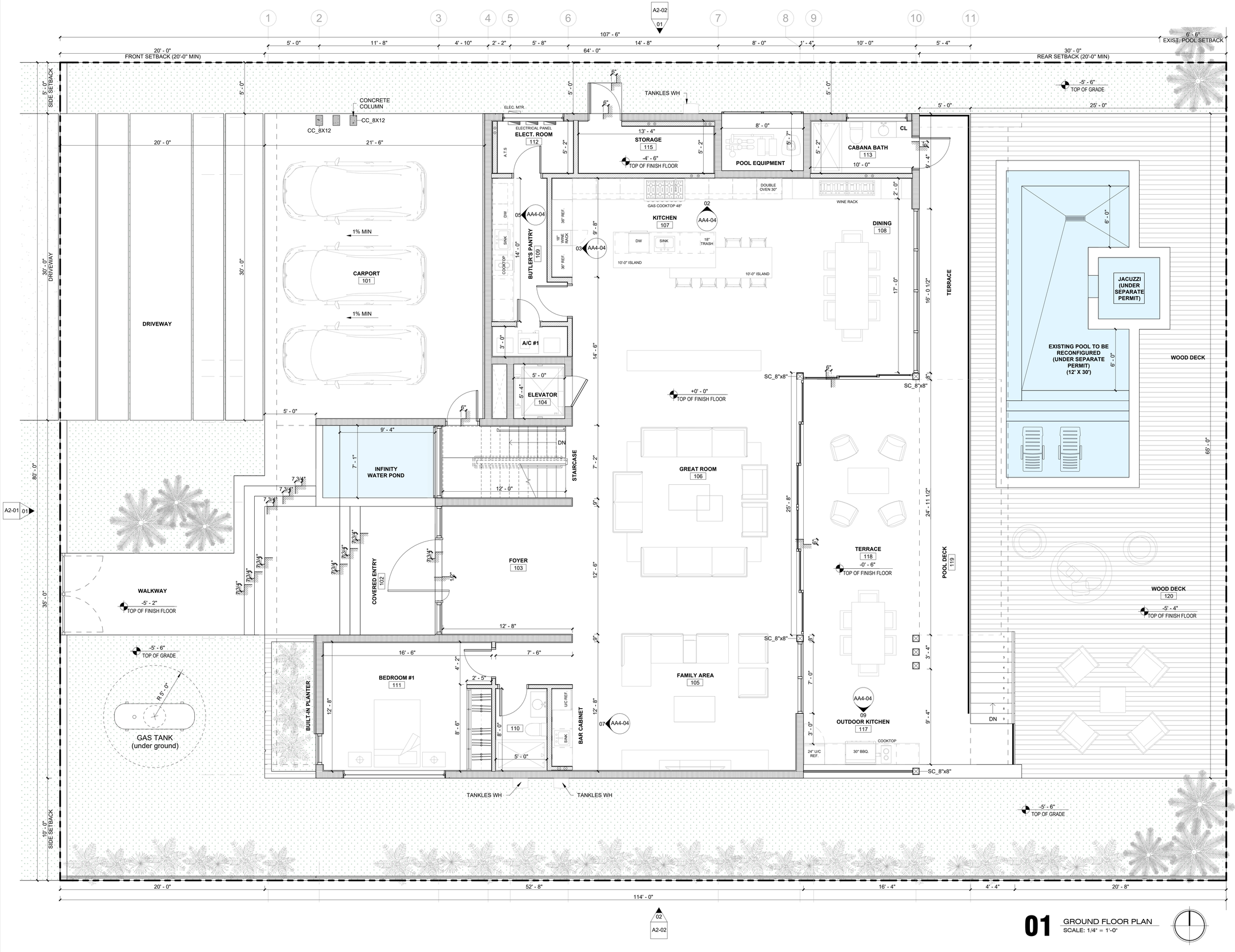
DATE
02/21/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:
PAVERS AND GREEN AREA CALCULATION

SHEET ID:
A0-05



01 GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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DESIGNED BY: O.GONZALEZ/ N. SANTAMARIA

DRAWN BY: O.GONZALEZ/ N. SANTAMARIA

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REVISIONS

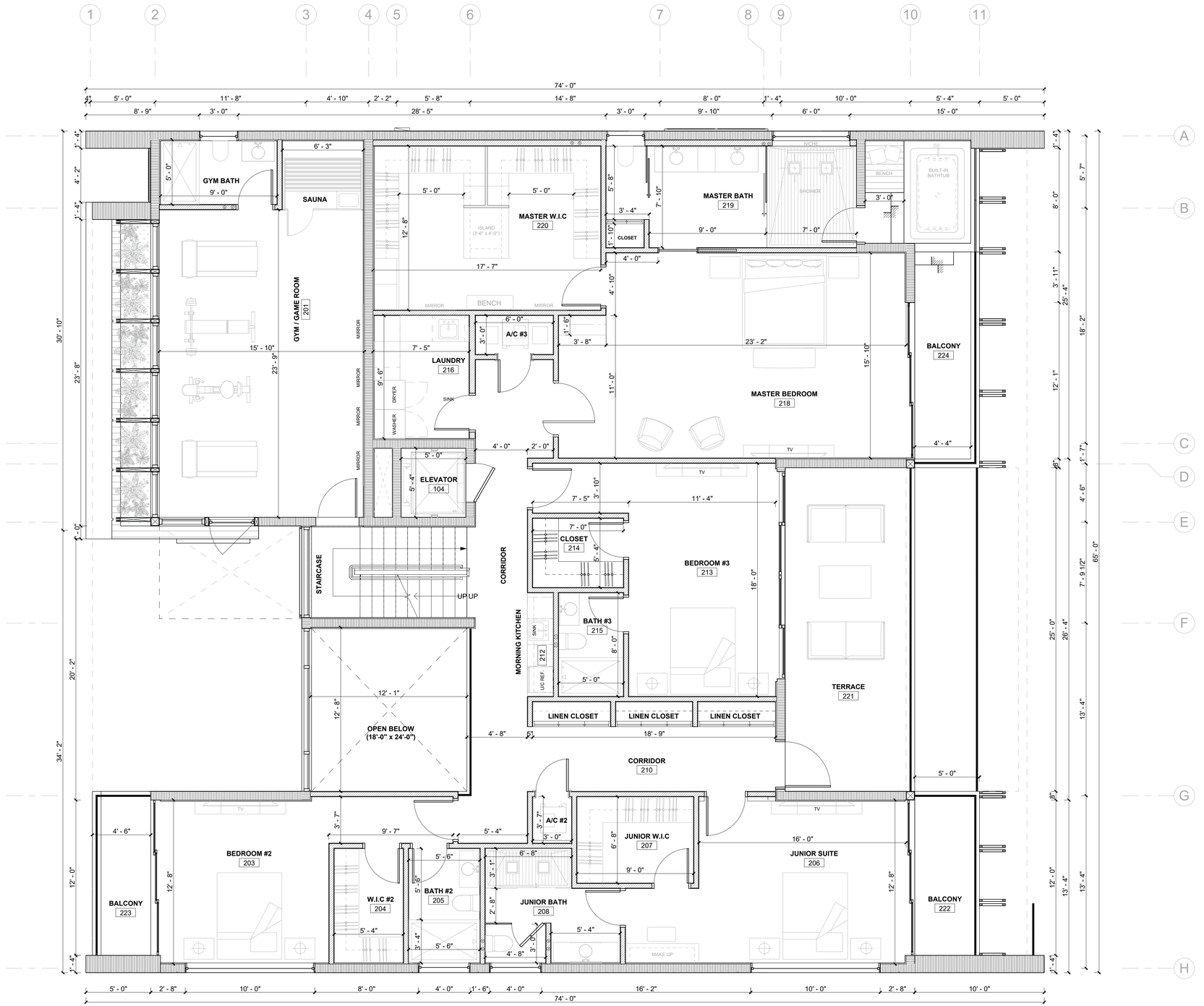
Issue	Issue date / For

DRAWING TITLE:

GROUND FLOOR PLAN

SHEET ID:

A1-01



01 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL TYPE/ PARTITION TYPE LEGEND:

NEW 8" CMU (CONCRETE MASONRY WALL), 1HR FIRE-RATED. REFER TO WALL SECTIONS & WALL TYPES.

NEW 8" CMU (CONCRETE MASONRY WALL), GYPSUM BOARD ATTACHED. REFER TO WALL SECTIONS & WALL TYPES.

NEW INTERIOR PARTITION 3-5/8" METAL STUDS (4" DIMENSIONED PARTITION) @ 24" O.C. ATTACHED TO BOTTOM & TOP METAL TRACKS 5/8" GYPSUM BOARD ATTACHED TO EACH SIDE OF STUDS.

NEW INTERIOR PARTITION 3-5/8" METAL STUDS (5" DIMENSIONED PARTITION) @ 24" O.C. ATTACHED TO BOTTOM & TOP METAL TRACKS 5/8" GYPSUM BOARD ATTACHED TO EACH SIDE OF STUDS.

NEW INTERIOR PARTITION 4-5/8" METAL STUDS (6" DIMENSIONED PARTITION) @ 24" O.C. ATTACHED TO BOTTOM & TOP METAL TRACKS 5/8" GYPSUM BOARD ATTACHED TO EACH SIDE OF STUDS.

X — EACH WALL TYPE IS REPRESENTATIVE FOR THE WALL MATERIAL AND THE FIRE RATE ASSIGNED. THE FINISHING MATERIAL ON EACH SIDE OF THE WALL IT IS NOT ALWAYS REPRESENTED. SEE FINISH SCHEDULE FOR EACH ROOM FINISH MATERIAL

WALL TYPES / PARTITION TYPES.
WALL TYPES AND PARTITION TYPES ARE LABELED ON OVERALL FLOOR PLANS REFER TO WALL TYPES AND PARTITION TYPES DETAILS A5-07

COLUMN TYPE

STEEL COLUMN (SEE STRUCTURAL DRAWING)

101 — EXTERIOR DOOR
A5-01 FOR ALL DOOR TYPES AND DETAILS

101 — INTERIOR DOOR
A5-01 FOR ALL DOOR TYPES AND DETAILS

A — WINDOW/ TYPE

1 — RAILING TYPE

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ARCHITECT:

STATE OF FLORIDA · ARIEL VALDES · AR96144 · REGISTERED ARCHITECT

Digitally signed by Ariel Valdes
Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:
BEACH VIEW DR RESIDENCE

PROJECT ADDRESS
7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141

OWNER / CLIENT:
DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:
A. VALDES

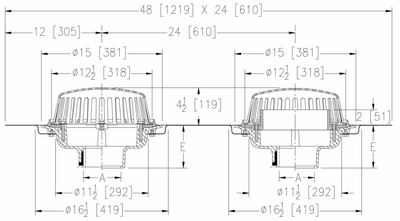
DATE
02/21/2025

REVISIONS

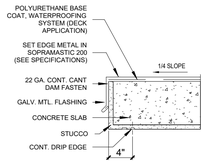
Issue	Issue date / For

DRAWING TITLE:
SECOND FLOOR PLAN

SHEET ID:
A1-02



02 COMBO OVERFLOW DETAIL
SCALE: 1" = 1'-0"



03 ROOF EDGE DETAIL
SCALE: 1" = 1'-0"

ROOF LEGEND:

COMBINATION ROOF AND OVERFLOW DRAIN

ROOF SLOPE

NOTE: SYMBOLS NOT TO SCALE FOR GRAPHIC PURPOSES

ROOF DESCRIPTION:
1. ROOF SLOPE = 1/4" PER 12" MIN. U.O.N
2. OVERFLOW DRAIN SHALL BE PLACED TO PREVENT AN ACCUMULATION OF NO MORE THAN 5" OF WATER ON ANY PORTION OF THE ROOF.
3. SINGLE-PLY THERMO PLASTIC ROOF ON MIN. R20 SLOPED RIGID INSULATION SYSTEM OR APPROVED EQUAL

NOTE:
FOR STRUCTURAL CONNECTIONS REFER TO STRUCTURE DWGS.
-VERIFY ALL DIMENSIONS IN FIELD PRIOR OF INSTALLATION OR FABRICATION OF ANY BUILDING COMPONENT. BRING ANY DISCREPANCY TO THE ATTENTION OF THE AOR/ EOR INMEDIATELY FOR DISPOSICION.

NOTE:
FOR ROOF DRAINAGE CALCULATIONS REFER TO PLUMBING DRAWINGS AS PER FLORIDA PLUMBING CODE TABLE 1106.3.

DRAIN CALCULATION

GPM= AREA 1 x 0.052, FBC P 1101.7 C
GPM= 619 SQ. FT. x 0.052
GPM= 32.18

GPM= AREA 2 x 0.052, FBC P 1101.7 C
GPM= 884 SQ. FT. x 0.052
GPM= 45.96

GPM= AREA 3 x 0.052, FBC P 1101.7 C
GPM= 601 SQ. FT. x 0.052
GPM= 31.25

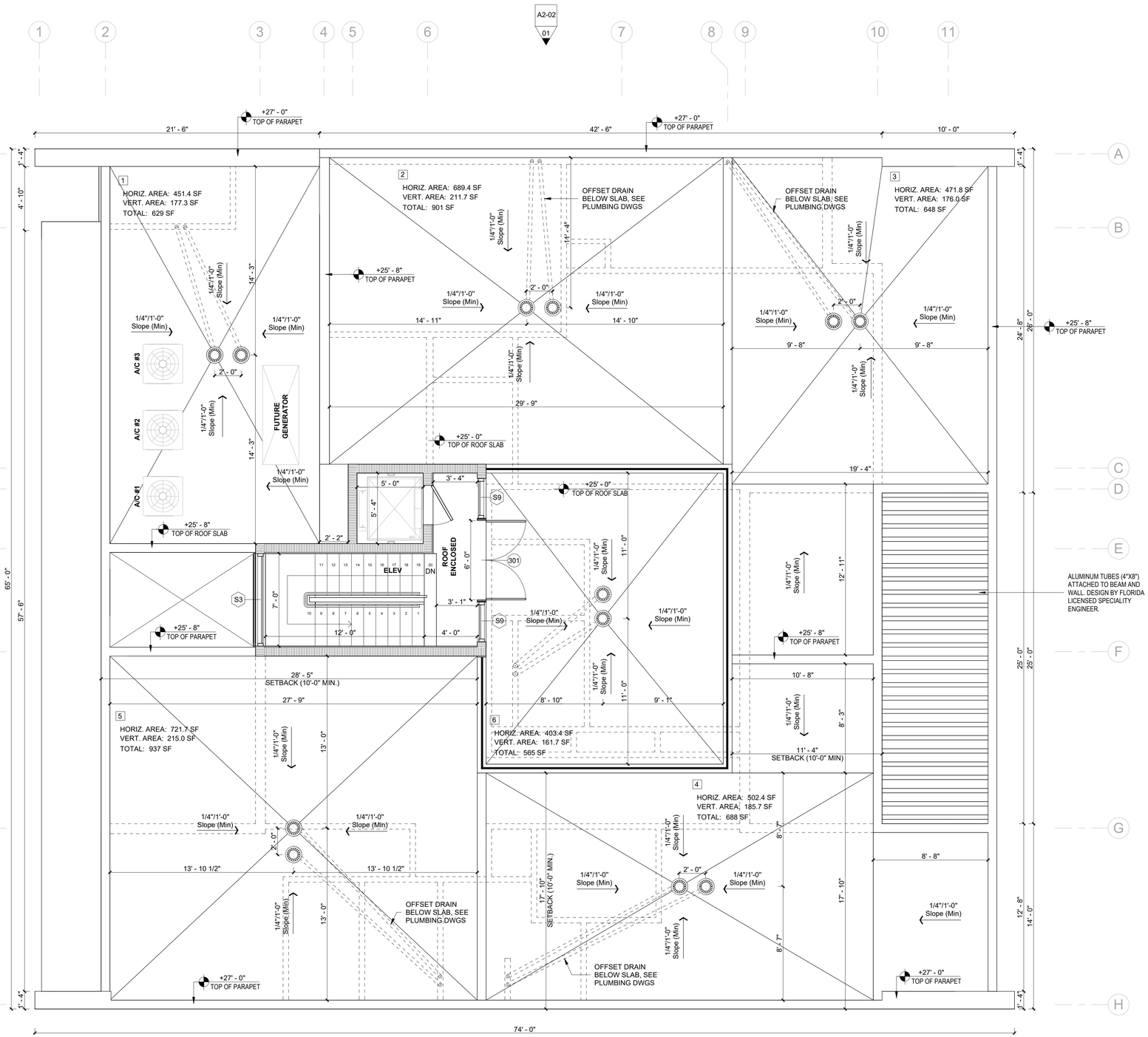
GPM= AREA 4 x 0.052, FBC P 1101.7 C
GPM= 675 SQ. FT. x 0.052
GPM= 35.10

GPM= AREA 5 x 0.052, FBC P 1101.7 C
GPM= 794 SQ. FT. x 0.052
GPM= 41.28

GPM= AREA 6 x 0.052, FBC P 1101.7 C
GPM= 554 SQ. FT. x 0.052
GPM= 28.80

GPM= AREA 7 x 0.052, FBC P 1101.7 C
GPM= 609 SQ. FT. x 0.052
GPM= 31.66

PIPE SIZES (inches)	CAPACITY (GPM) TABLE 1106.2 FBC				
	VERTICAL DRAIN (GPM)	SLOPE HORIZONTAL DRAIN			
		1/16 INCH PER FOOT	1/8 INCH PER FOOT	1/4 INCH PER FOOT	1/2 INCH PER FOOT
2	34	15	22	31	44
3	87	39	55	79	111
4	180	81	115	163	231
5	311	117	165	234	331
6	538	243	344	487	689



01 ROOF PLAN. LEVEL +25'-0"
SCALE: 1/4" = 1'-0"

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Ariel Valdes, AIA
Florida Registration No.: AR96144

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PROJECT ADDRESS
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OWNER / CLIENT:
DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

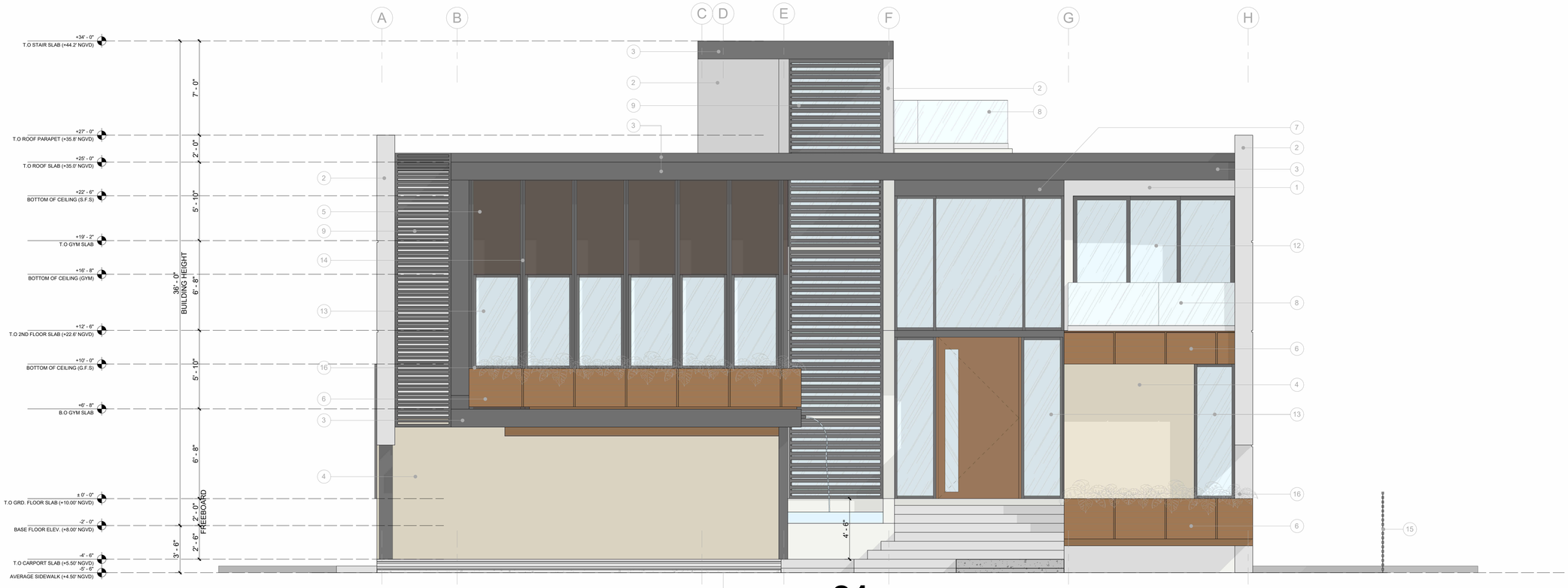
CHECKED BY:
A. VALDES

DATE
02/21/2025

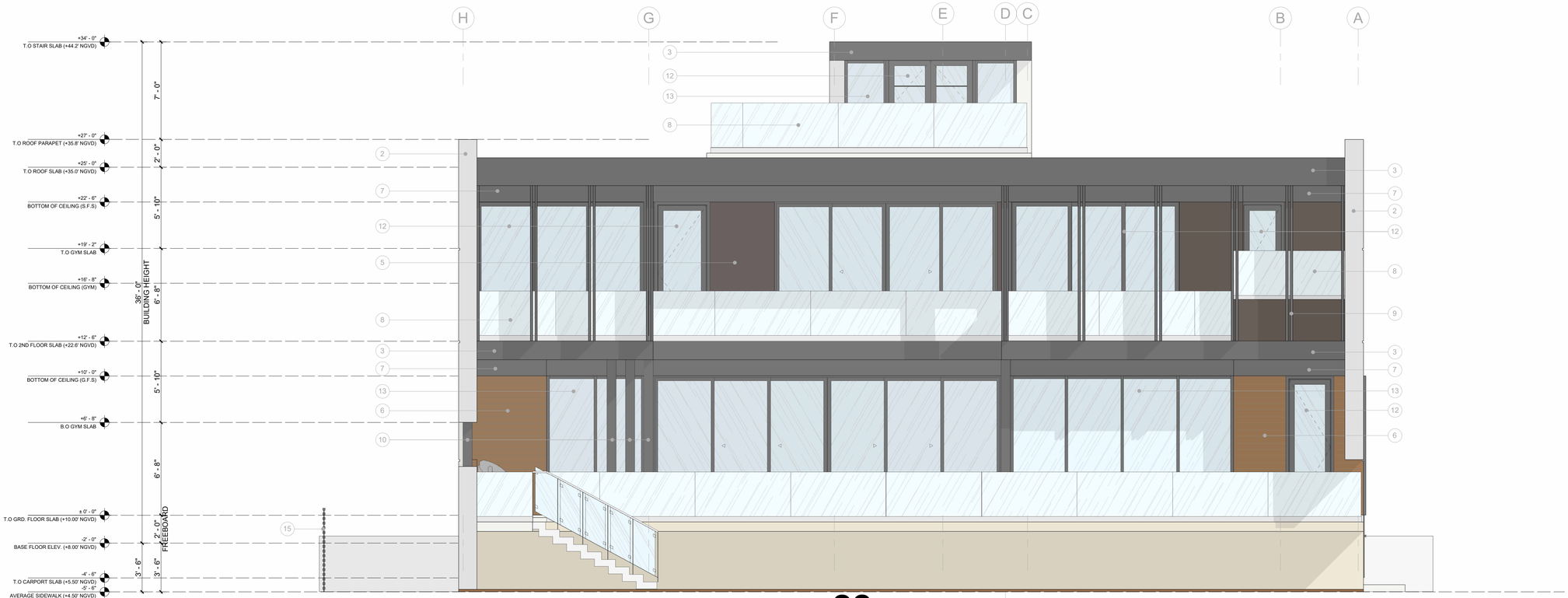
REVISIONS
Issue Issue date / For

DRAWING TITLE:
THIRD FLOOR PLAN

SHEET ID:
A1-03



01 WEST FACADE (FRONT)
SCALE: 1/4" = 1'-0"



02 EAST FACADE (REAR)
SCALE: 1/4" = 1'-0"

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DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:
A. VALDES

DATE
02/21/2025

REVISIONS

Issue	Issue date / For

DRAWING TITLE:

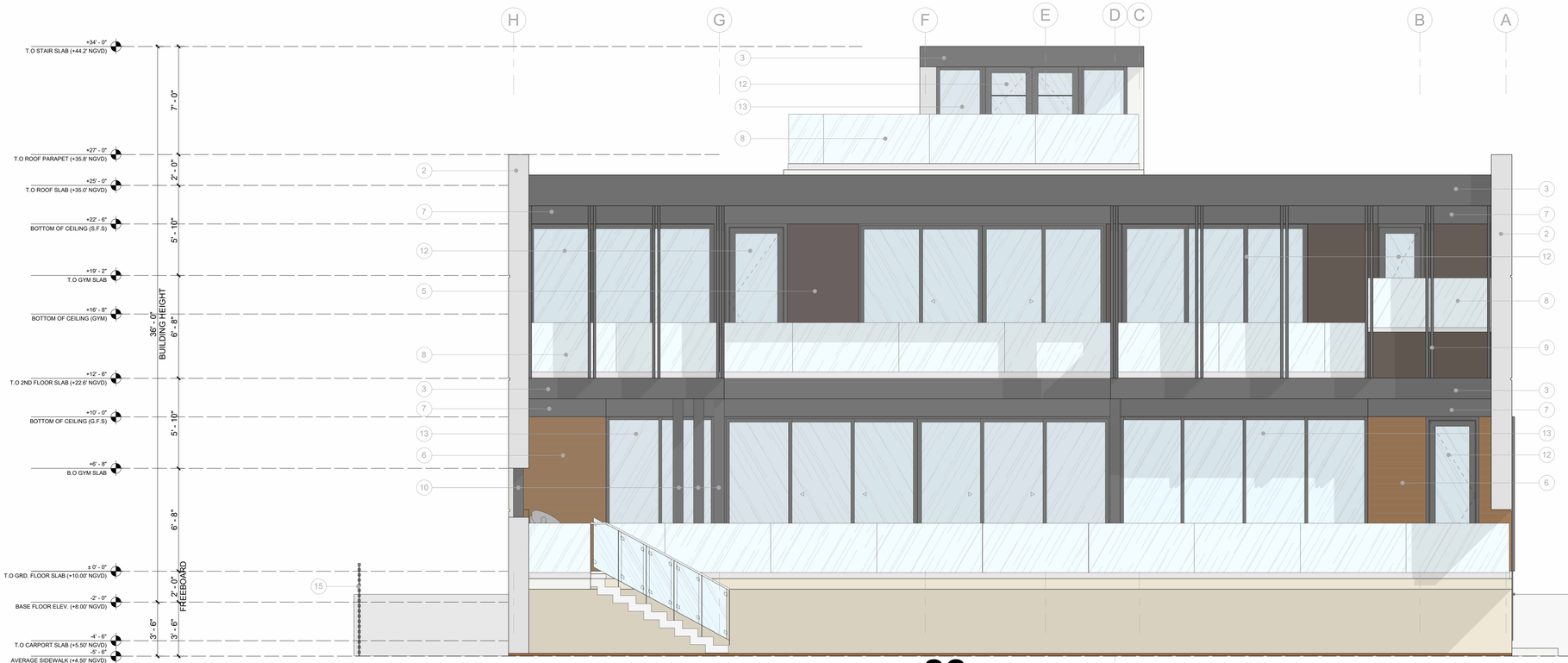
BUILDING ELEVATION_ FRONT & REAR FACADE

SHEET ID:

A2-01



01 WEST FACADE (FRONT)
SCALE: 1/4" = 1'-0"



02 EAST FACADE (REAR)
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH
2	SMOOTH STUCCO W/ LIGHT GRAY KNOCK-DOWN FINISH
3	SMOOTH STUCCO W/ DARK GRAY KNOCK-DOWN FINISH
4	ARCHITECTURAL CLADDING (LIGHT TRAVERTINE APPEARANCE FINISH)
5	ARCHITECTURAL CLADDING (DARK TRAVERTINE APPEARANCE FINISH)
6	ARCHITECTURAL CLADDING (WOOD APPEARANCE FINISH)
7	BRAKE METAL FINISH TO MATCH SL.GL.DR. FINISH (DARK BRONZE)
8	EXTERIOR GLASS AND ALUMINUM RAILING SYSTEM.
9	VERTICAL ALUMINUM TRELLIS (DARK BRONZE APPEARANCE FINISH)
10	STEEL COLUMN (REFER TO STRUCT. DWGS.) CLADDED TO MATCH DARK BRONZE
11	ALUMINUM AND GLASS HURRICANE RATED WINDOWS SYSTEM.(TYP.)
12	ALUMINUM AND GLASS HURRICANE RATED DOOR SYSTEM.(TYP.)
13	ALUM/GLASS STOREFRONT SYSTEM.
14	ALUM. TRELLIS SYSTEM (BY OTHERS).
15	METAL FENCE (BY OTHERS)
16	BUILT-IN PLANTER

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Date: 2025.02.26 22:48:08 -05'00'
Ariel Valdes, AIA
Florida Registration No.: AR96144

PROJECT NAME:

BEACH VIEW DR RESIDENCE

PROJECT ADDRESS

7821 BEACH VIEW DR, NORTH BAY VILLAGE. FL 33141

OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

PROJECT NO:
173

DESIGNED BY:
O.GONZALEZ/ N. SANTAMARIA

DRAWN BY:
O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:
A. VALDES

DATE
02/21/2025

REVISIONS

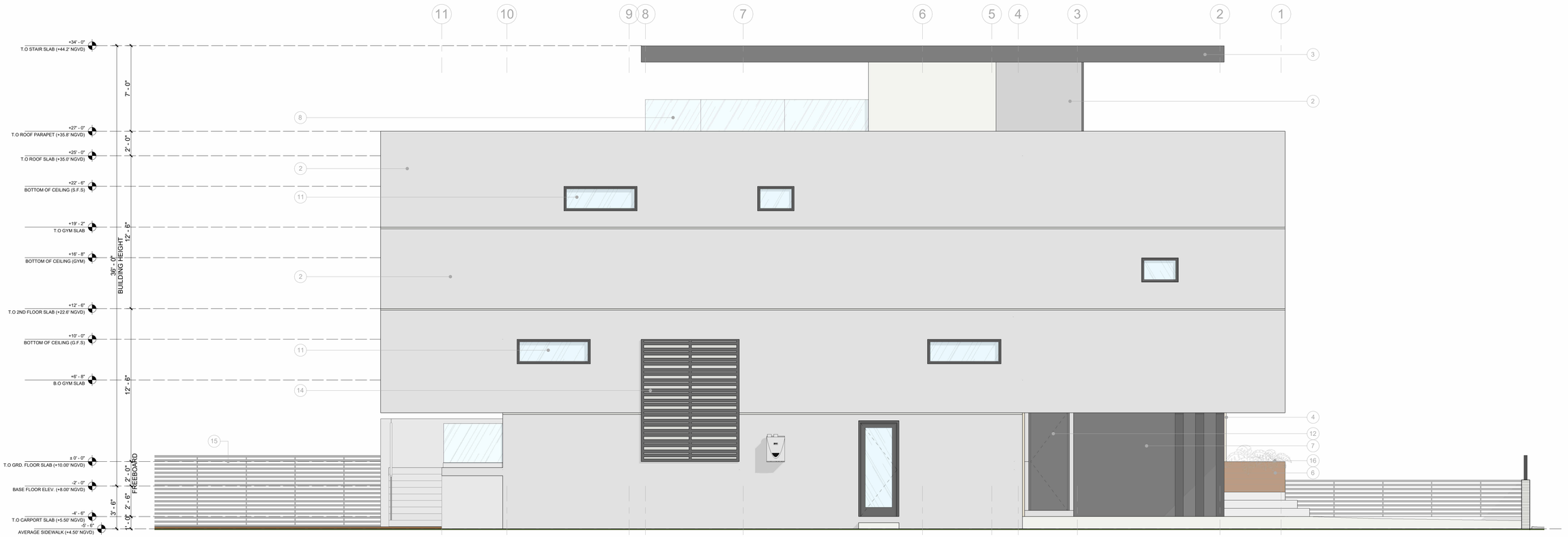
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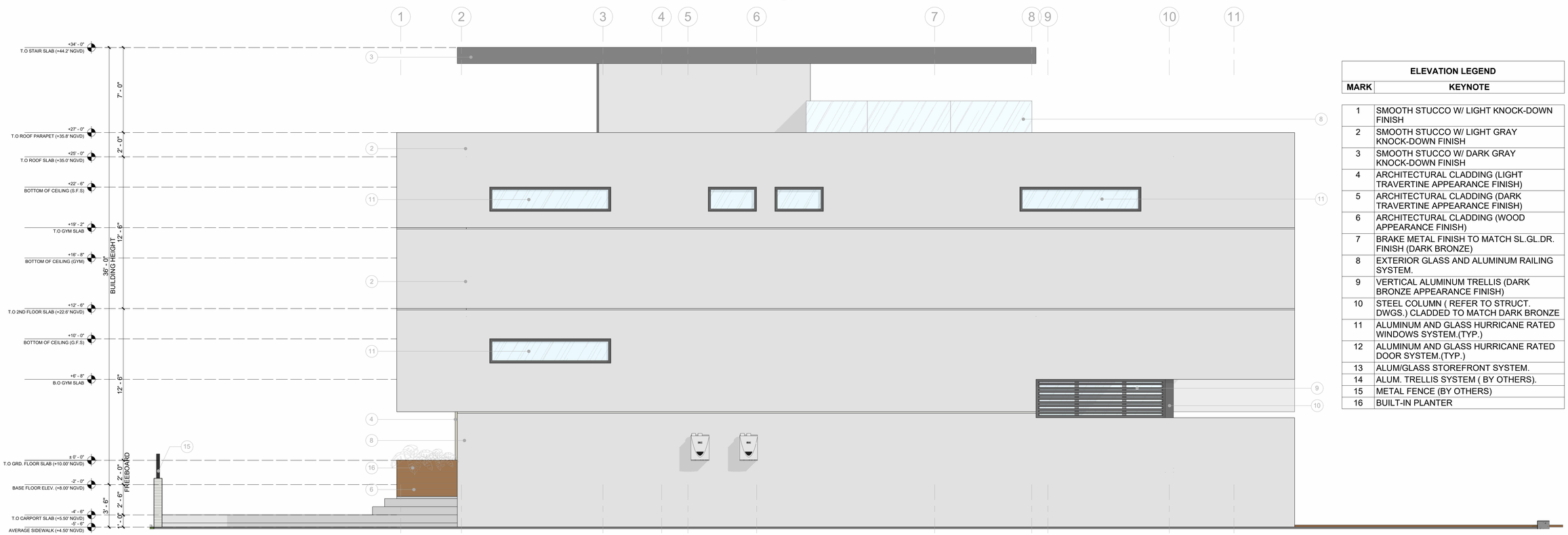
BUILDING ELEVATION_ FRONT & REAR FACADE

SHEET ID:

A2-01



01 NORTH FACADE (LEFT)
SCALE: 1/4" = 1'-0"



02 SOUTH FACADE (RIGHT)
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND	
MARK	**KEYNOTE**
1	SMOOTH STUCCO W/ LIGHT KNOCK-DOWN FINISH
2	SMOOTH STUCCO W/ LIGHT GRAY KNOCK-DOWN FINISH
3	SMOOTH STUCCO W/ DARK GRAY KNOCK-DOWN FINISH
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Ariel Valdes, RA
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OWNER / CLIENT:

DEMIS ALAIN RODRIGUEZ

DESIGN CONSULTANTS:

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DRAWN BY:

O.GONZALEZ/ N. SANTAMARIA

CHECKED BY:

A. VALDES

DATE

02/21/2025

REVISIONS

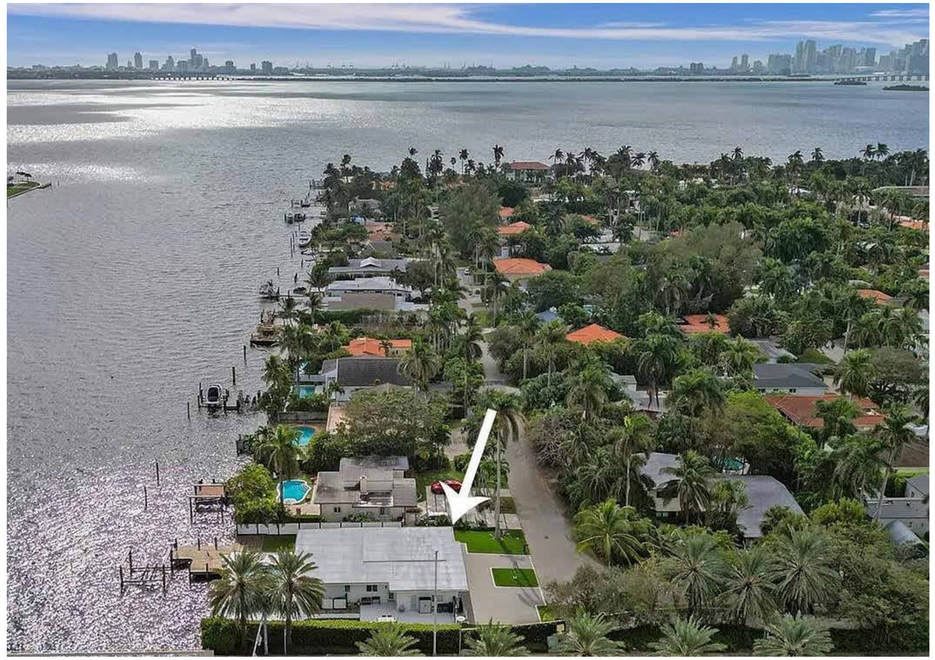
Issue	Issue date / For

DRAWING TITLE:

BUILDING ELEVATION LEFT & RIGHT FACADE

SHEET ID:

A2-02



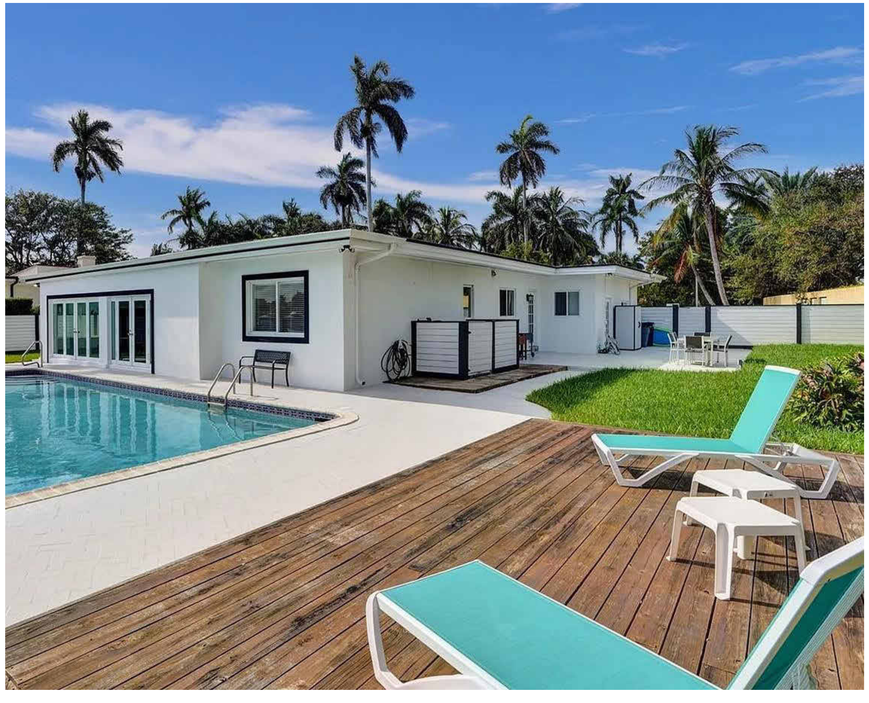
01 AERIAL VIEW
SCALE: N.T.S



02 REAR FACADE (EAST VIEW)
SCALE: N.T.S



03 REAR FACADE (SOUTHEAST VIEW)
SCALE: N.T.S



04 REAR FACADE (NORTHEAST VIEW)
SCALE: N.T.S

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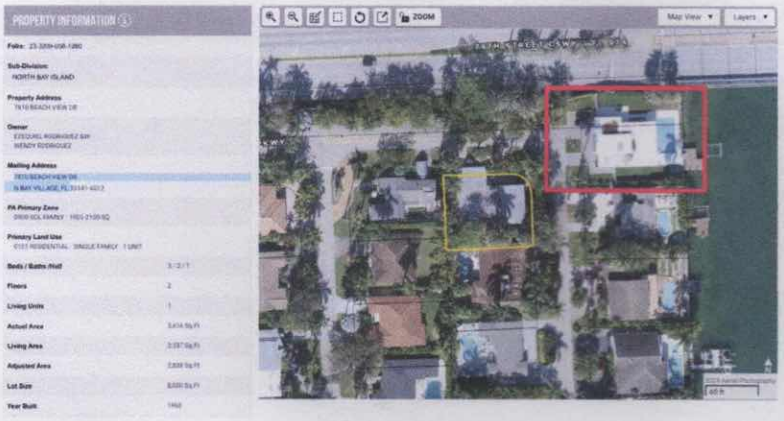
EXISTING RESIDENCE PHOTOS

SHEET ID:

A3-01

EZEQUIEL RODRIGUEZ &W
WENDY RODRIGUEZ

7810 BEACH VIEW DR
N BAY VILLAGE, FL 33141-4012



DANNY ATAR

7811 BEACHVIEW DR
NORTH BAY VILLAGE, FL 33141



The Pack & Ship Store
CVS Plaza
2423 SW 147 Avenue
Miami, Fl 33185
305-553-6401

Shipment----------
USPS First Class Mail
Ship To:
EZEQUIEL RODRIGUEZ & W WENDY RODRIG
7810 BEACHVIEW DR
NORTH BAY VLG, FL 33141-4012
Package ID: 984141 6.91
Tracking #: 9407111899560365750954
Certified [$5.95]
Shipment----------
USPS First Class Mail
Ship To:
DANNY ATAR
7811 BEACHVIEW DR
NORTH BAY VLG, FL 33141-4011
Package ID: 984147 6.91
Tracking #: 9407111899560365762292
Certified [$5.95]
Envelope Sing 2 @ 0.25 0.50 TX

SUBTOTAL 14.32
TAX
State Tax on 0.50 0.04
TOTAL 14.36
TEND Visa 14.36

Total shipments: 2
DEMIS ALAIN RODRIGUEZ
Angelica 03/13/2025
#323030 01:24 PM
Workstation: 48 - Auxiliary2021

Signature_____

Customer Declined Insurance_____
We are not responsible for damage to Customer packed items. We are not responsible fo r Drop Off packages. We are not liable for cash or cash equivalent sent via our services.

****
Thank you for your business
****

RESOLUTION NO. 2025-____

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Demis Alain Rodriguez (the "Applicant") is requesting a hardship-based variance to reduce the required side setback (the "Application") for a new single-family residential structure on property located at 7821 Beach View Drive (the "Property") pursuant to Section 7.3 of the North Bay Village (the "Village") Unified Land Development Code (the "ULDC"); and

WHEREAS, the Property is zoned RS-1 Single Family Residential; and

WHEREAS, the Applicant requests to be allowed to provide a 5-foot side setback on the north side of the Property where Section 8.10.A of the ULDC requires a 10-foot interior side setback for properties in this zoning district; and

WHEREAS, Section 7.3 of the ULDC provides for consideration and granting of variances under the circumstances and pursuant to the criteria set forth therein; and

WHEREAS, upon reviewing the Application against the criteria of Section 7.3, Staff determined that the requested relief does not meet all the criteria provided in the above-referenced section, as required; and

WHEREAS, after a duly noticed public hearing held on _____, 2025, the Planning and Zoning Board voted to recommend [approval/approval with

conditions/denial] of the Application subject to the conditions set forth and included below in Section 3; and

WHEREAS, the Village Commission, after a duly noticed public hearing held on _____, 2025, as required by law, based upon competent substantial evidence in the record, finds that the Application [meets/does not meet] the requirements of the Village Code; that the Application [is/is not] consistent with the Village's ULDC and Comprehensive Plan; that the variances [will/will not] be in harmony with the general purpose and intent of Section 8.10.A; and that the variances [will/will not] be injurious to the neighborhood or otherwise detrimental to the public welfare; and

WHEREAS, the Mayor and Village Commission further find that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Findings. The Village Commission, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby finds that the Application [meets/does not meet] the criteria set forth in Section 7.3 of the ULDC variances.

Section 3. Decision; Conditions. Pursuant to Section 7.3 of the ULDC, a variance to provide a 5-foot side setback on the north side, where Sec. 8.10.A of the ULDC a minimum of 10 feet, is hereby [approved/denied/approved, subject to the following

conditions] for the property located at 7821 Beach Views Drive, and subject to other applicable requirements:

1. The granting of this variance shall be limited to a reduction of 5 feet of the required setback on the north side of the subject property.
2. The property to which the variance applies shall be in strict conformance with plans on file.
3. All existing encroachments shall be eliminated through a demolition permit prior to the construction of a new residential structure and may not be reinstated.
4. All cost recovery charges pursuant to Section 5.12. must be paid prior to the issuance of a building permit.
5. Pursuant to Section 7.5, after the Village Commission has granted a variance, the variance so approved or granted shall expire after two years, measured from the date of final Commission action, if no substantial construction or change of use has taken place in accordance with the plans for which the variance was granted.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

The foregoing Resolution was offered by _____ who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Mayor Rachel Streitfeld _____
Vice Mayor Goran Cuk _____
Commissioner Richard Chervony _____
Commissioner Andy Rotondaro _____
Commissioner Doris Acosta _____

PASSED AND ADOPTED on this _____ day of _____, 2025.

_____
Rachel Streitfeld, Mayor

ATTEST:

_____
Alba L. Chang, CMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Weiss Serota Helfman Cole & Bierman, PL
Village Attorney

NORTH BAY VILLAGE
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING BOARD OF NORTH BAY VILLAGE, FLORIDA, WILL HOLD A REGULAR MEETING ON APRIL 9, 2025 AT 6:00 P.M. AT 1666 KENNEDY CAUSEWAY, #101, NORTH BAY VILLAGE, FL 33141 AND VIA ZOOM, OR AS SOON AS POSSIBLE THEREAFTER. DURING THIS MEETING THE BOARD WILL CONSIDER THE FOLLOWING AT A PUBLIC HEARING:

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/ APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY DEMIS ALAIN RODRIGUEZ FOR PROPERTY LOCATED AT 7821 BEACH VIEW DRIVE (FOLIO NO. 23-3209-008-0230) TO ALLOW A 5-FOOT SIDE SETBACK, WHERE SEC. 8.10.D.5.b. OF THE ULDC REQUIRES A MINIMUM OF 10 FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE MAYOR AND COMMISSION OF NORTH BAY VILLAGE, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A VARIANCE APPLICATION BY ANTHONY MARLOWE FOR PROPERTY LOCATED AT 1460 SOUTH TREASURE DRIVE (FOLIO NO. 23-3209-009-0270) TO PERMIT THE INSTALLATION OF SYNTHETIC TURF WITH A PILE HEIGHT OF 1.5 INCHES IN 100% OF THE PLANTABLE AREA OF THE FRONT, SIDE AND REAR YARDS, WHERE THE ULDC REQUIRES A MINIMUM PILE HEIGHT OF 1.75 INCHES AND RESTRICTS INSTALLATION TO NO MORE THAN 20 PERCENT OF ANY YARD; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THE MEETING AGENDA IS AVAILABLE ONLINE AT:
HTTPS://NORTHBAYVILLAGE-FL.GOV/AGENDAS-MINUTES/
YOU MAY ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION:
1666 KENNEDY CAUSEWAY, #101
NORTH BAY VILLAGE, FL 33141 OR

PARTICIPATE IN THE MEETING VIA ZOOM: MEETING ID:: 873 8535 9905 PASSCODE: 372517
WATCH THE VIRTUAL PUBLIC MEETING: HTTPS://NORTHBAYVILLAGE-FL.GOV/VIDEOS TV CHANNEL 661 FACEBOOK LIVE
LISTEN VIA TELEPHONE TO THE VIRTUAL PUBLIC MEETING: 1-305-224-1968 OR 1-929-205-6099
FOR TECHNICAL SUPPORT DURING THE MEETING, PLEASE CONTACT: (786) 309-4991

THE PROPOSED ORDINANCE(S) AND/OR RESOLUTION(S) ARE AVAILABLE FOR PUBLIC INSPECTIONS AT THE OFFICE OF THE VILLAGE CLERK. TO OBTAIN A COPY OF ANY AGENDA ITEM, INDIVIDUALS SHOULD CONTACT THE VILLAGE CLERK AT 305-756-7171. A COMPLETE AGENDA PACKET WILL ALSO BE ACCESSIBLE ON THE VILLAGE WEBSITE AT WWW.NORTHBAYVILLAGE-FL.GOV FIVE DAYS PRIOR TO THE DATE OF THE MEETING. ANY PERSON WISHING TO ADDRESS THE VILLAGE COMMISSION OR BOARD ON ANY ITEM AT THIS PUBLIC HEARING IS ASKED TO REGISTER WITH THE VILLAGE CLERK PRIOR TO THAT ITEM BEING HEARD. ALTERNATIVELY, MEMBERS OF THE PUBLIC MAY EXPRESS THEIR VIEWS IN WRITING TO THE COMMISSION OR BOARD C/O VILLAGE CLERK, 1666 KENNEDY CAUSEWAY, #300, NORTH BAY VILLAGE, FL 33141, OR VIA EMAIL AT PUBLICCOMMENT@NBVILLAGE.COM

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES IF ANY PERSON DECIDES TO APPEAL ANY DECISION BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO THIS OR ANY MATTER CONSIDERED AT ITS MEETING OR ITS HEARING, SUCH PERSON MUST ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING SHOULD CONTACT THE OFFICE OF THE VILLAGE CLERK AT (305) 756-7171 NO LATER THAN TWO BUSINESS DAYS PRIOR TO SUCH MEETING.

ALBA L. CHANG, CMC
VILLAGE CLERK

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Public Hearing - Planning & Zoning Board Meeting

North Bay Village | Publish Date: Mar 27, 2025

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