

REQUEST FOR DRB APPROVAL FOR:
COHEN RESIDENCE

FINAL SUBMITTAL: 01/04/2021
MARCH 2, 2020 AGENDA

1300 SOUTH BISCAYNE POINT ROAD
MIAMI BEACH, FL 33141

DRB NO.: DRB20-0628



CLIENT
MATT AND ALEXIE COHEN

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC
180 NE 69TH ST. STE 1106
MIAMI, FL 33138
(305) 919-1585

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR DESIGN OF A NEW 2 STORY RESIDENCE AT THE PROPERTY LOCATED AT THE ABOVE MENTIONED PROPERTY.

WAIVERS:

1. HEIGHT WAIVER WE ARE REQUESTING DRB TO APPROVE AT 21'-0" AFF. - SEC. 142-105(b)(1)

2. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN-SPACE COURTYARD NORTHWEST SIDE ELEVATION

COHEN RESIDENCE
1300 S. BISCAYNE POINT RD.
MIAMI BEACH, FL. 33141

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2038

date:
11/19/2020

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1

A-001

LOCATION MAPS

Scale: N.T.S.

N

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G-002a	SURVEY CLOSE UP			●	
G-003	PHOTO JOURNAL	●	●	●	
G-004	ADJACENT PROPERTIES	●	●	●	
G-005	CONTEXT ANALYSIS	●	●	●	
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A-004	CALCULATIONS - SECOND VOLUME CALCULATIONS			●	
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A-601	FRONT RENDERING	●	●	●	
A-602	MATERIAL PALETTE - REAR RENDERING	●	●	●	
A-603	REAR RENDERING	●	●	●	
LANDSCAPE					
L-000	LANDSCAPE COVER PAGE + SHEET INDEX		●	●	
L-100	EXISTING TREE SURVEY + DISPOSITION PLAN		●	●	
L-101	EXISTING TREE CHART, MITIGATION SUMMARY, NOTES & DTLs.		●	●	
L-200	FIRST FLOOR LANDSCAPE PLAN		●	●	
L-201	SECOND FLOOR LANDSCAPE PLAN		●	●	
L-300	PLANT LIST, LANDSCAPE CODE, NOTES & DTLs.		●	●	

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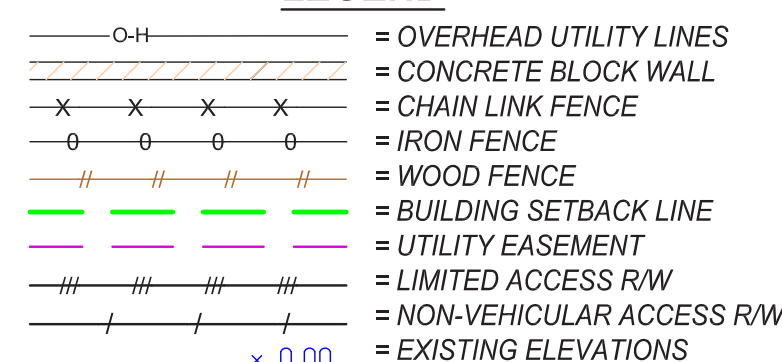
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11/19/2020

revised:

sheet no.

G-001

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FIELD DATE:	07/21/2020	
SURVEY NO:	20-002530-1	
SHEET:	1 OF 1	





PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



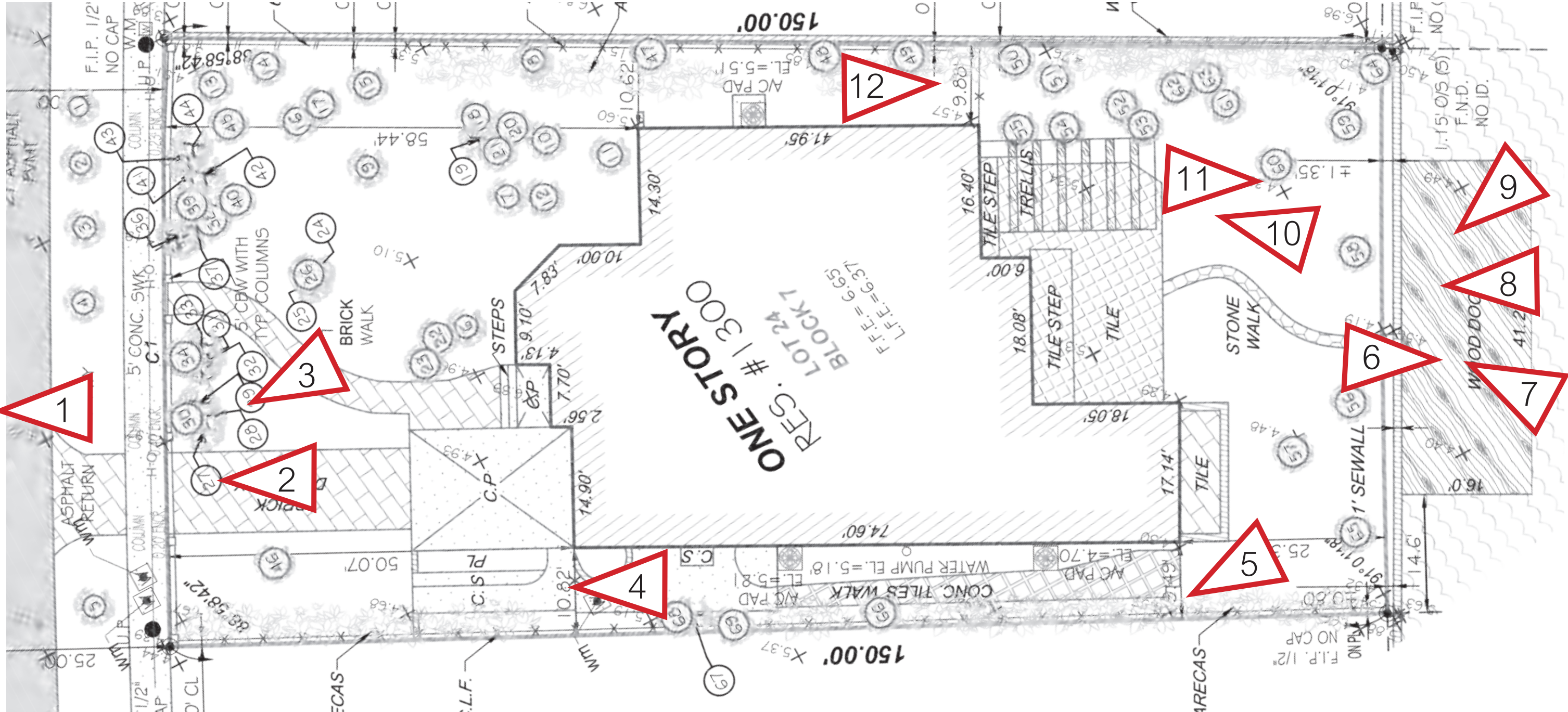
PHOTOGRAPH 10



PHOTOGRAPH 11



PHOTOGRAPH 12





SITE



RESIDENCE 3



RESIDENCE 6



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



RESIDENCE 1



RESIDENCE 4



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



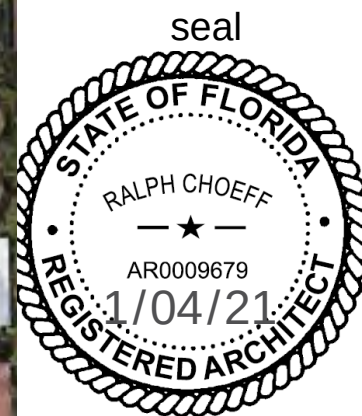
RESIDENCE 2



RESIDENCE 5



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES





SUBJECT PROPERTY 1 (1300 SOUTH BISCAVNE POINT ROAD)



RESIDENCE 5



RESIDENCE 6



AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE INSERTED



SURROUNDING CONTEXT ELEVATIONS

CONTEXT ANALYSIS

January 4, 2021

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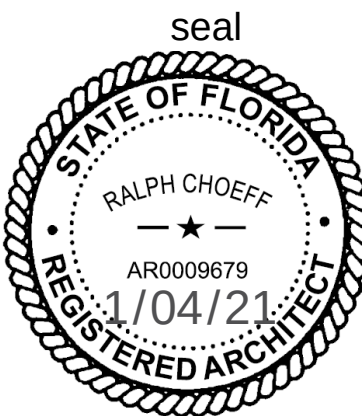
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1300 S. BISCAVNE POINT RD.
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G-006



LOCATION MAP



MASSING STUDIES

RESIDENCE 4 (BLUE)

1320 S BISCAYNE POINT ROAD, MIAMI BEACH

LOT SIZE: 11,250 SF

FOOTPRINT: 4,269 SF

UNIT SIZE: 38%

FIRST-SECOND FLOOR RATIO:



RESIDENCE 5 (GREEN)

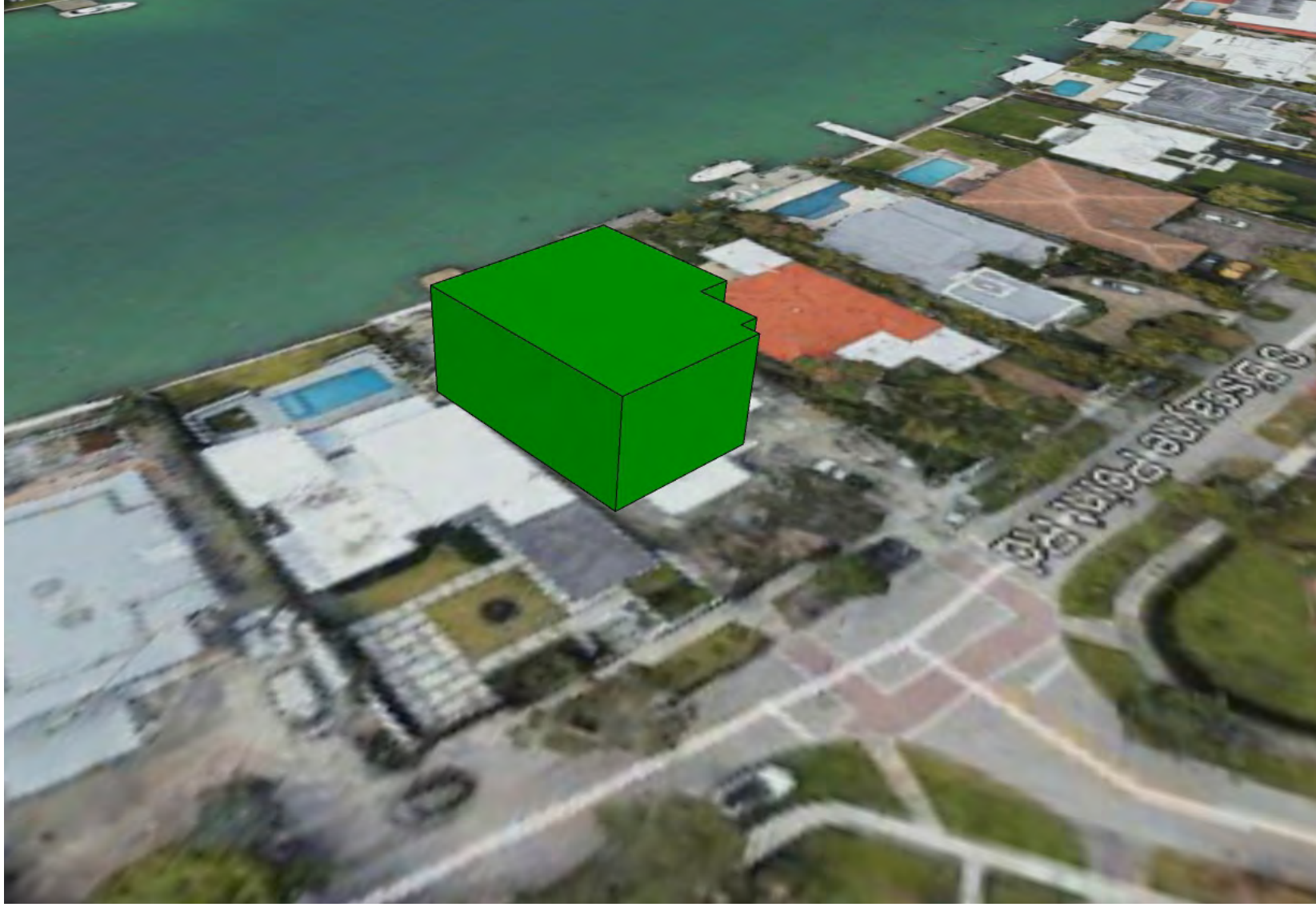
1250 S BISCAYNE POINT ROAD, MIAMI BEACH

LOT SIZE: 11,250 SF

FOOTPRINT: 5,492 SF

UNIT SIZE: 49%

FIRST-SECOND FLOOR RATIO:



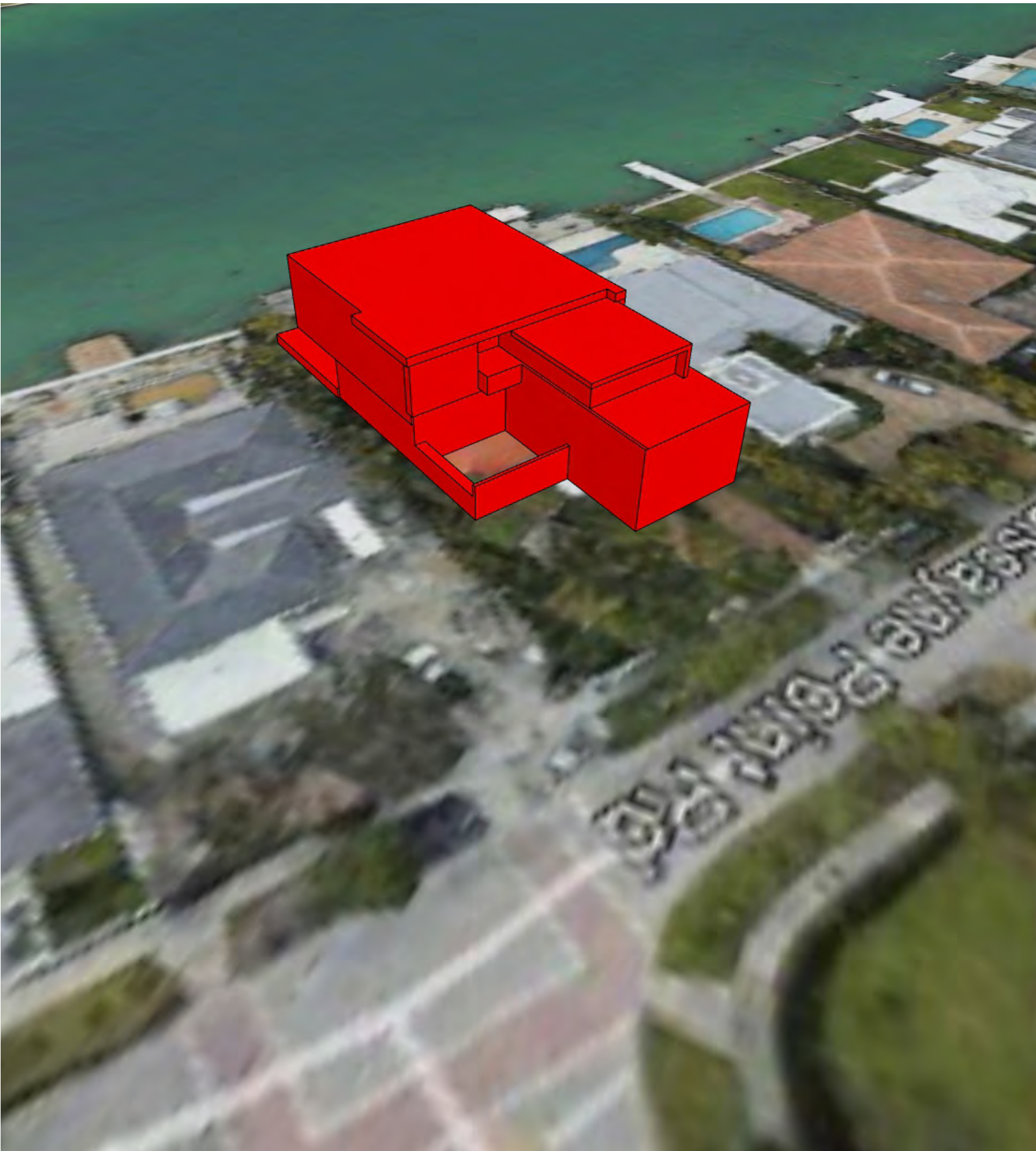
PROPOSED RESIDENCE (RED)

1300 SOUTH BISCAYNE POINT ROAD, MIAMI BEACH

LOT SIZE: 11,250 SF

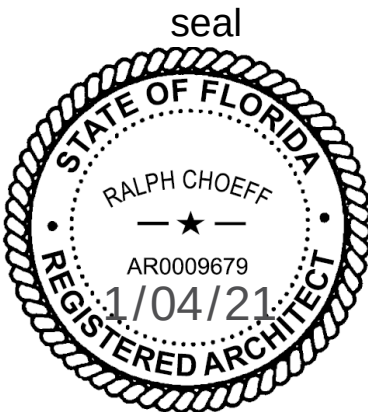
FOOTPRINT: 3,183.4 S.F. (29.3%)

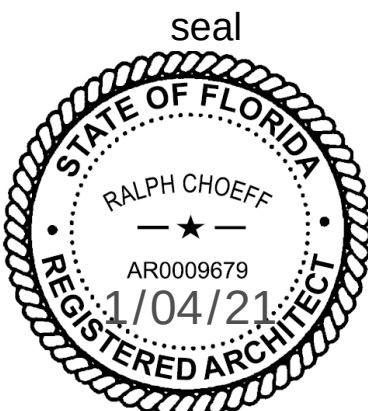
UNIT SIZE: 5,416.6 (49.9%)



ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 8	
2	FIRM Map Number	12086C0307L	
3	Base Flood Elevation (BFE):	+8.00' NGVD	
4	Proposed Flood Design Elevation:	+10.00' NGVD	
5	Crown of Road Elevation:		
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	1300 South Biscayne Point Road, Miami Beach, FL 33141 LEGAL DESCRIPTION: LOT 24, BLOCK 7 BISCAYNE POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
2	Folio number(s):	02-3203-001-1390			
3	Board and file numbers :				
4	Year built:	1945	Zoning District:	RS-3	
5	Based Flood Elevation:	8.00' (Zone AE +8)	Grade value (Sidewalk Avg.)	4.08' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.04' NGVD	Free board:	8.00' + 2' = 10'.00	
7	Lot Area:	10,849 SF			
8	Lot width:	74'-4"	Lot Depth:	150'-0"	
9	Max Lot Coverage SF and %:	3,255 SF (30%)	Proposed Lot Coverage SF and %:	3,183.4 SF (29.3%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	444.2 SF	
11	Front Yard Open Space SF and %:	1,252.9 SF (83.9%)	Rear Yard Open Space SF and %:	1,174.8 SF (73.9%)	
12	Max Unit Size SF and %:	5,425 SF (50%)	Proposed Unit Size SF and %:	5,416.6 SF (49.9%)	
13	Proposed Understory Unit Size	N/A	Proposed First Floor Unit Size (Inc. Roof O.H. Areas):	2,553.6 SF	
			Proposed Second Floor Unit Size:	2,863.0 SF	
14			Proposed First Floor Unit Size (volumetric) :	3,118 SF	
15			Proposed Second Floor volumetric Unit Size SF and % (Note: second to first floor ratio of 70% no longer applies, as the code has changed)	2,843.0 SF 91.2%	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Notes
17	Height:	24'-0"		27'-0"	WAIVER REQUESTED
18	Front First level Setback :	20'-0"		30'-1"	
19	Front Second level Setback :	30'-0"		30'-1"	
20	Side 1 Setback :	10'-0"		10'-6"	
21	Side 2 Setback :	10'-0"		10'-0"	
22	Rear Setback :	22'-6"		30'-8"	
23	Accessory Structure Side 1 Setback:	N/A		N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear :	N/A		N/A	
26	Sum of Side yard (MIN. 10'-0" EA.)	20'-0"		20'-6"	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No		
Notes:					





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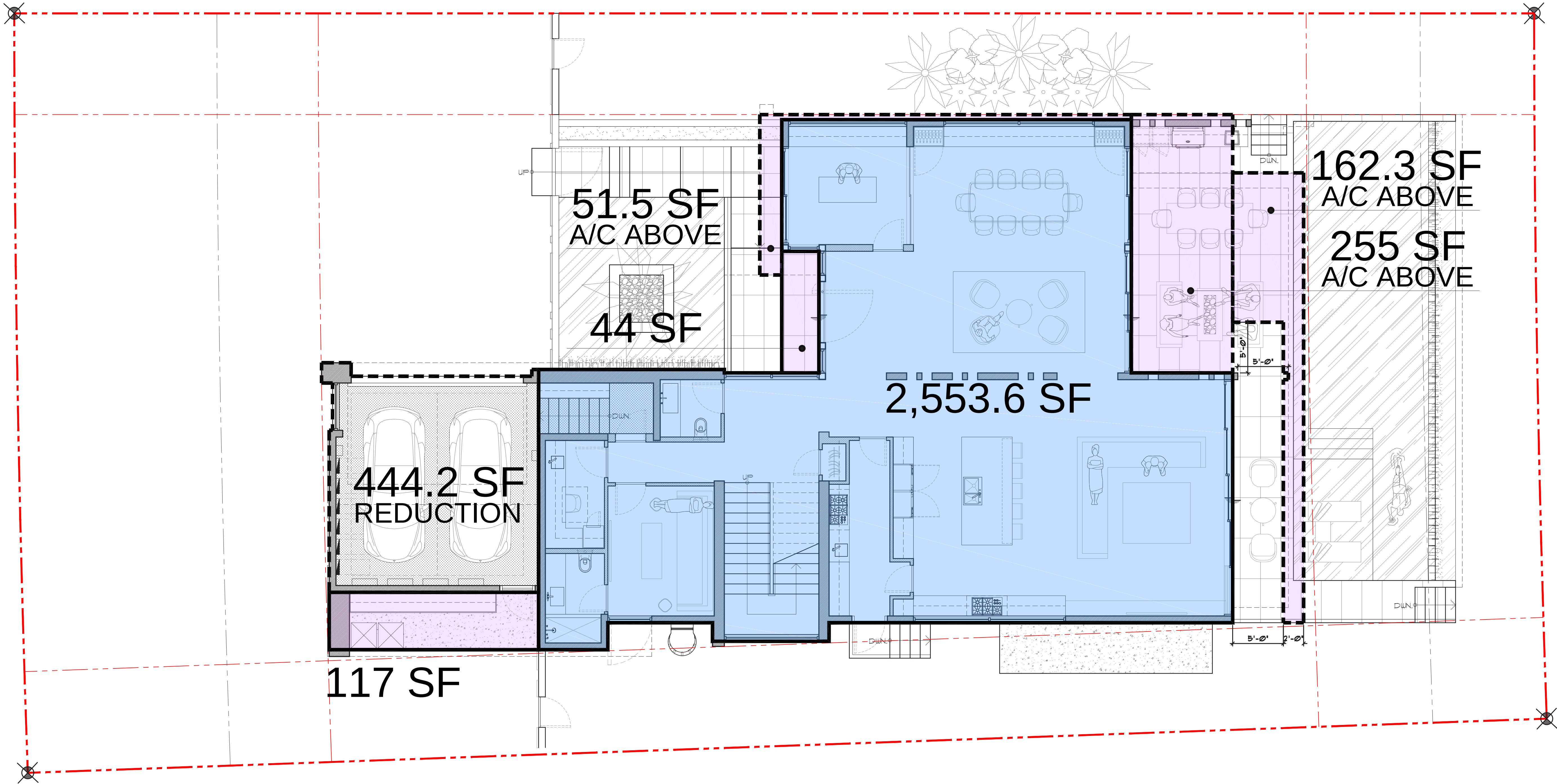
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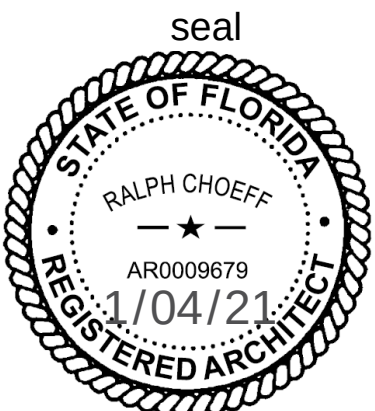
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A-002

LOT COVERED (FOOTPRINT) :

LOT SIZE:	10,849 SF.
FIRST FLOOR	2,553.6 SF.
MECH. SLAB	117 SF.
ENTRY (3 CONTINGENT WALLS)	44 SF.
SECOND FLOOR LIVABLE SPACE O.H.	306.5 SF.
SECOND FLOOR BALC. O.H. BEYOND 5'	162.3 SF.
TOTAL	3,183.4 SF.
UNIT / LOT COVERAGE	29.3% (30% MAX)





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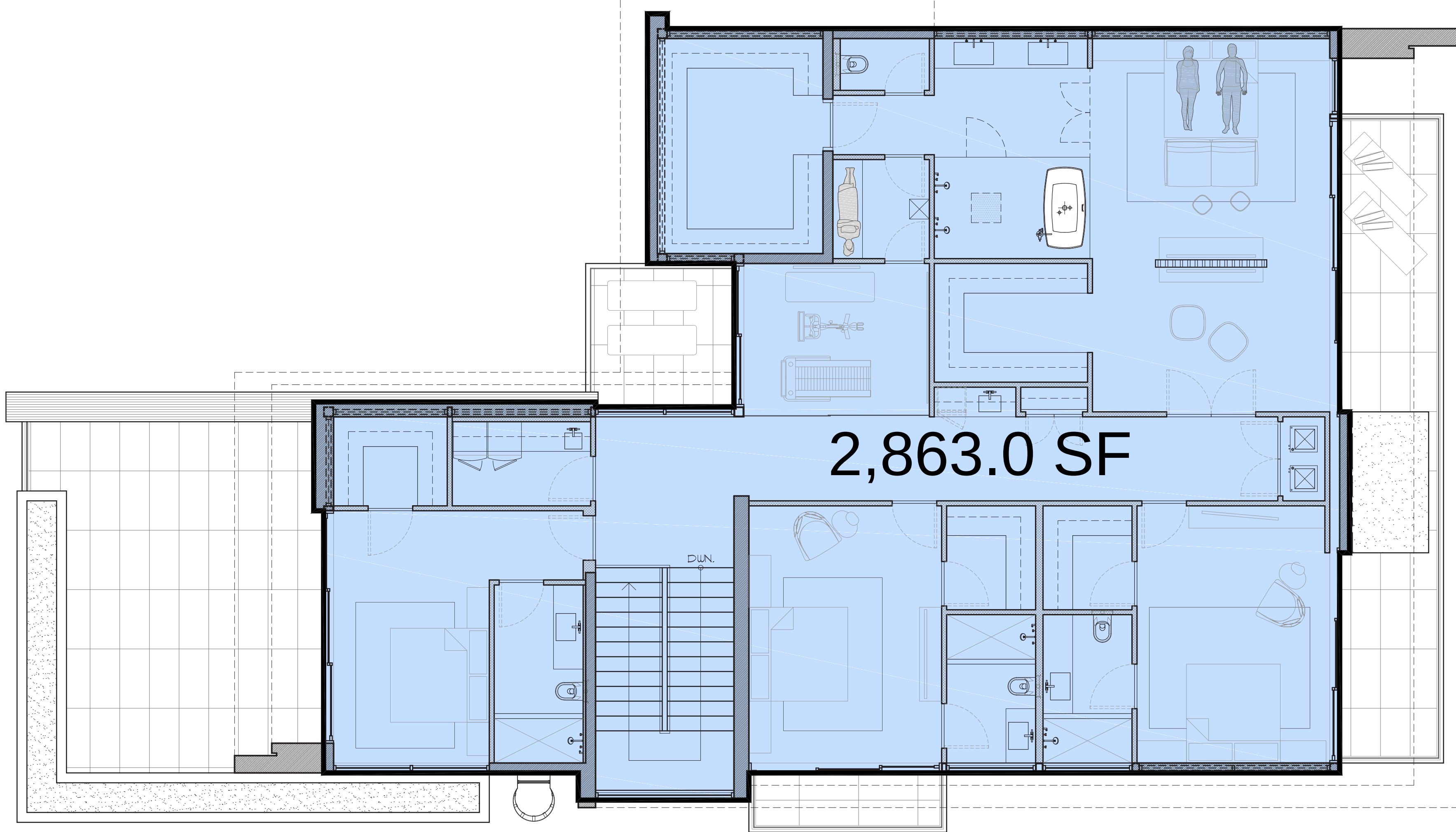
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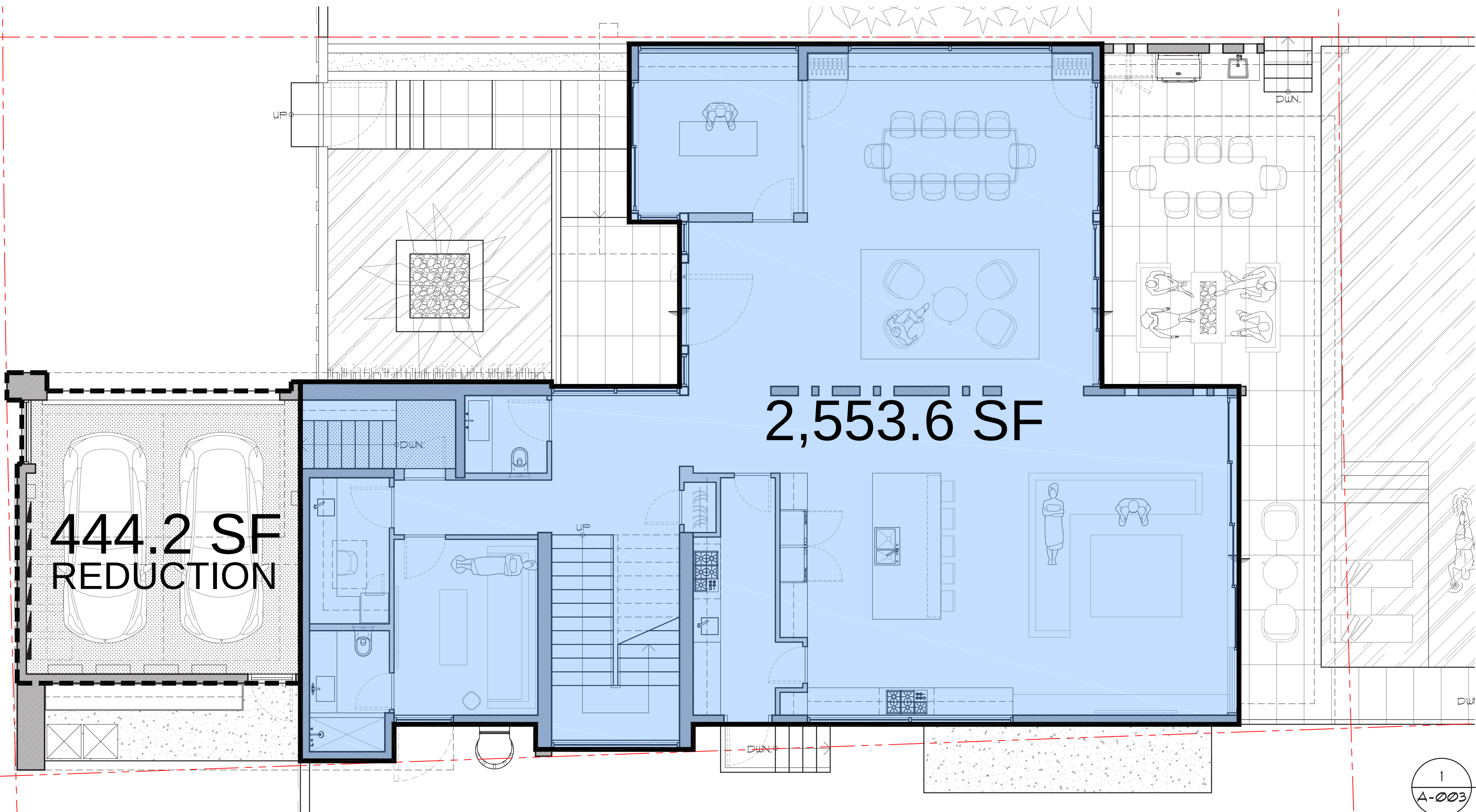
A-003

UNIT SIZE :

LOT SIZE: 10,849 S.F.
FIRST FLOOR 2,553.6 S.F.
SECOND FLOOR 2,863.0 S.F.
TOTAL 5,416.6 S.F.
UNIT / LOT SIZE 49.9%
(50% MAX)



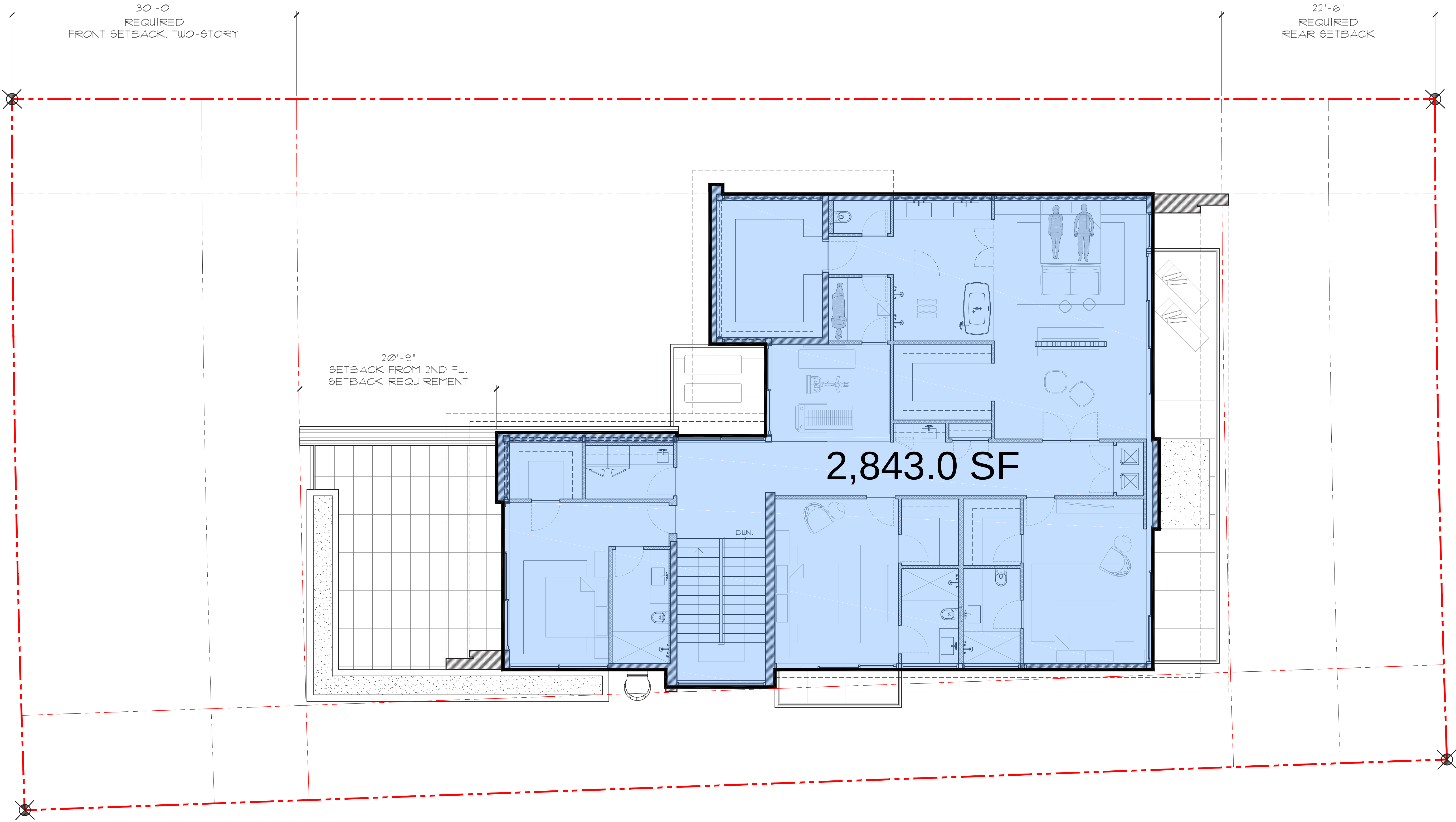
2
A-003 UNIT SIZE
SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



1
A-003 UNIT SIZE
FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

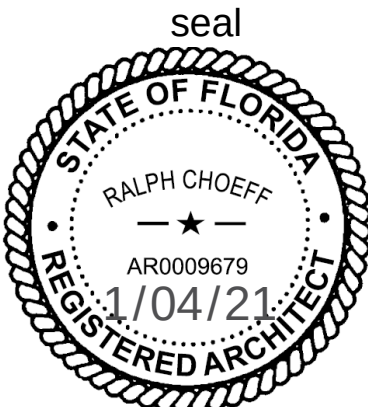
SECOND FLOOR VOLUME:

LOT SIZE:	10,849 S.F.
TOTAL SECOND FLOOR VOLUME:	2,843.0 S.F. 100%
SECOND FLOOR VOLUME WITH MIN. 5' ADD. SETBACK	2,843.0 S.F. 100% (35% MIN.)



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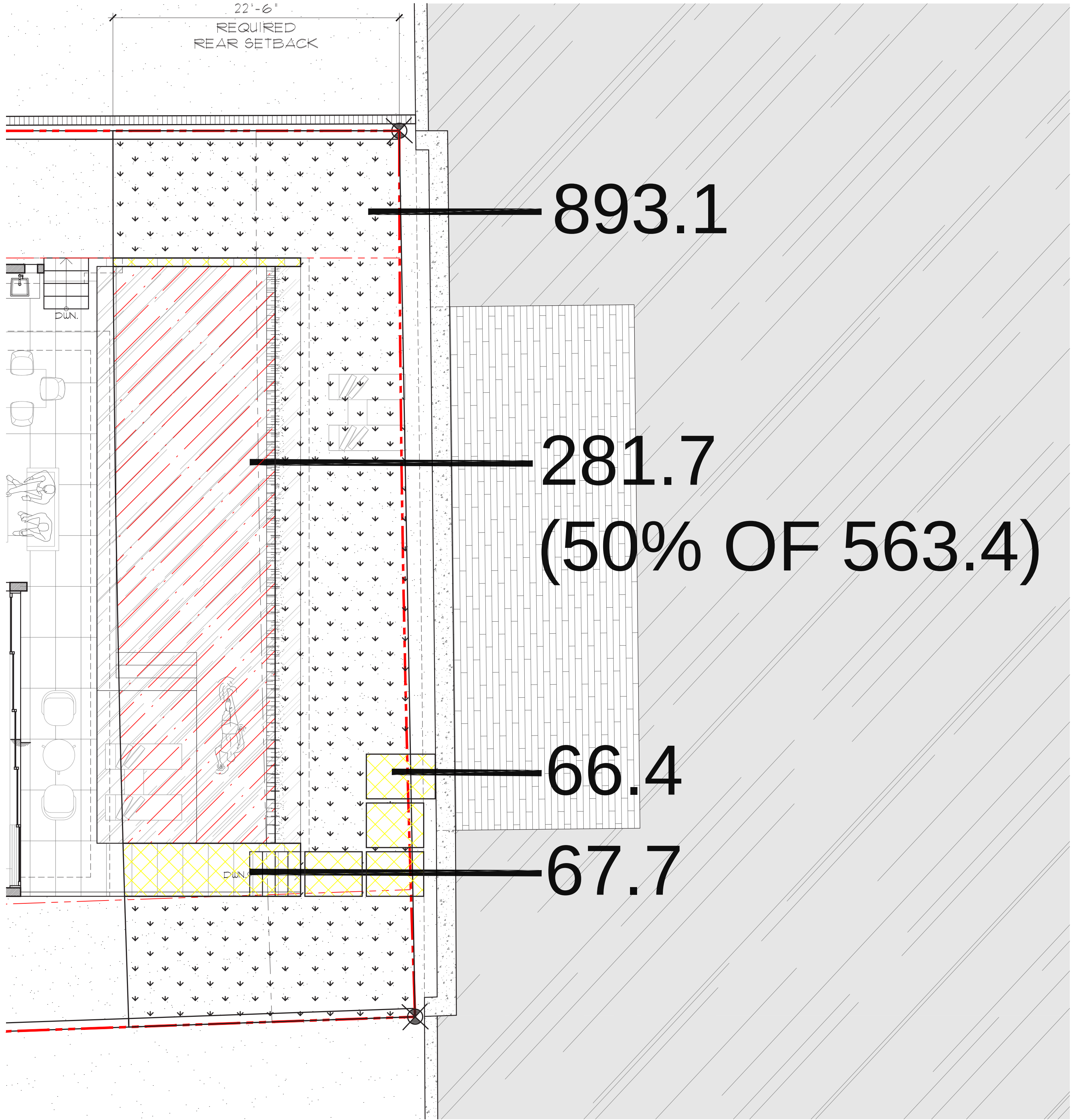
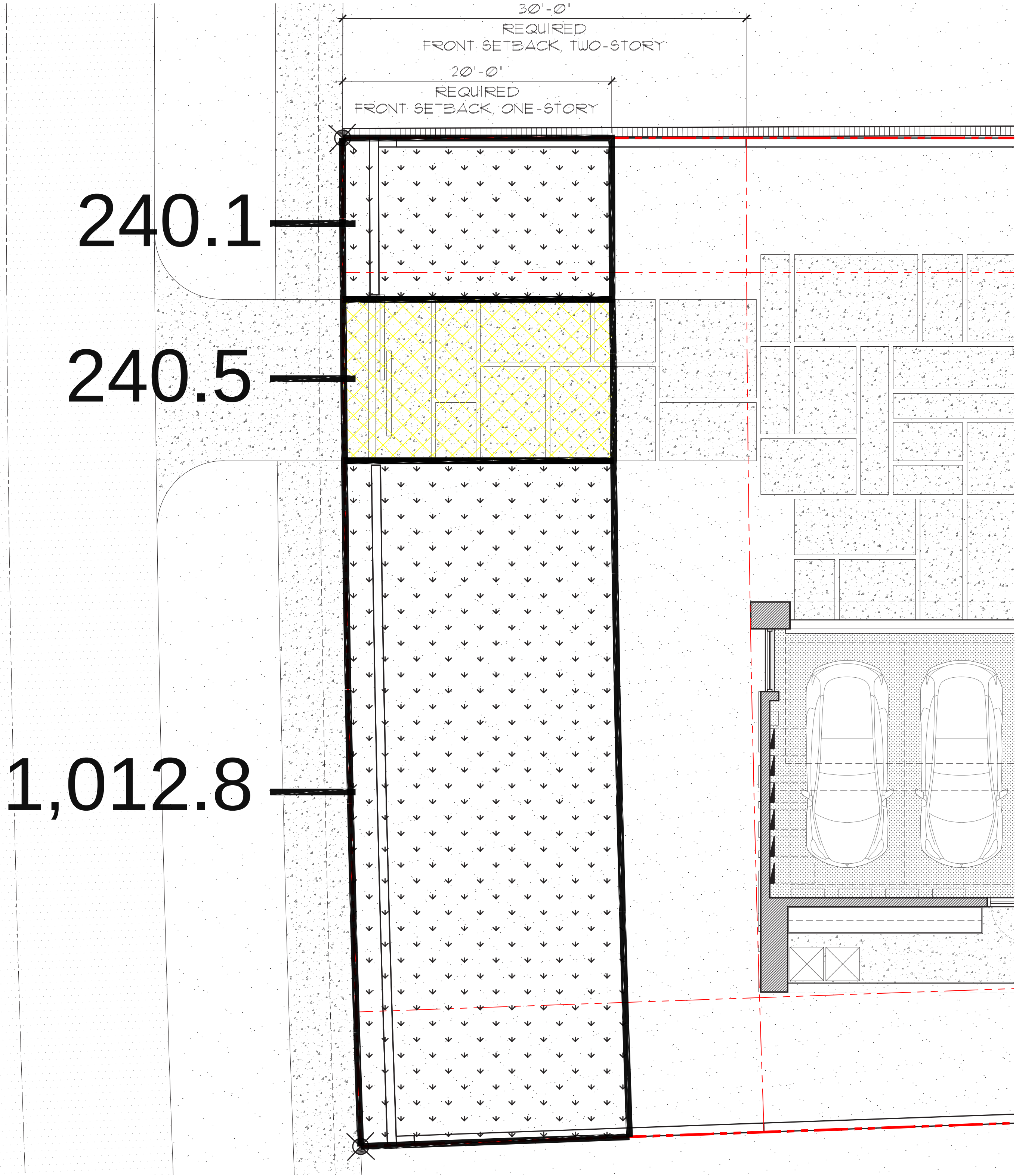


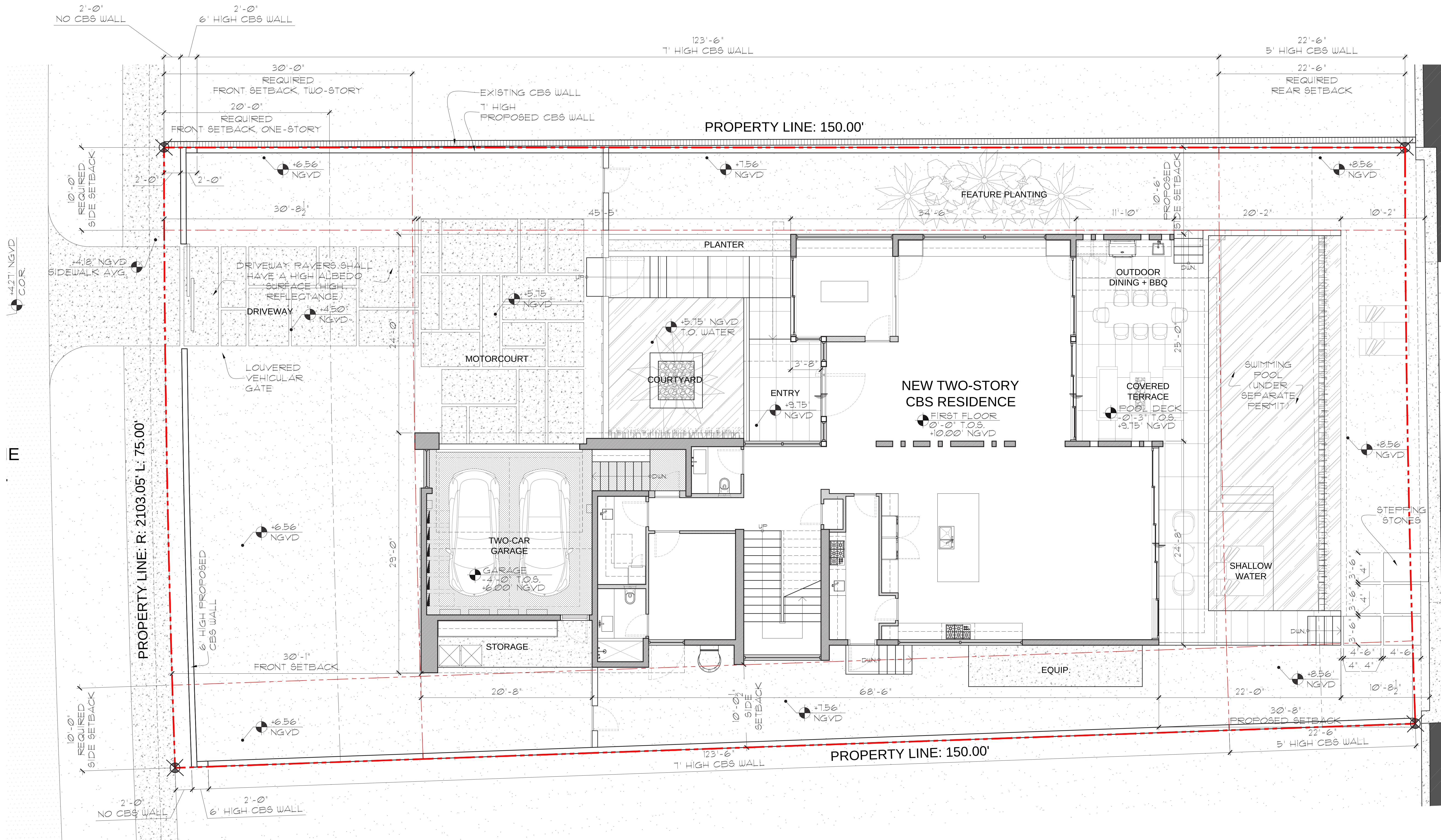
FRONT YARD CALCULATIONS :

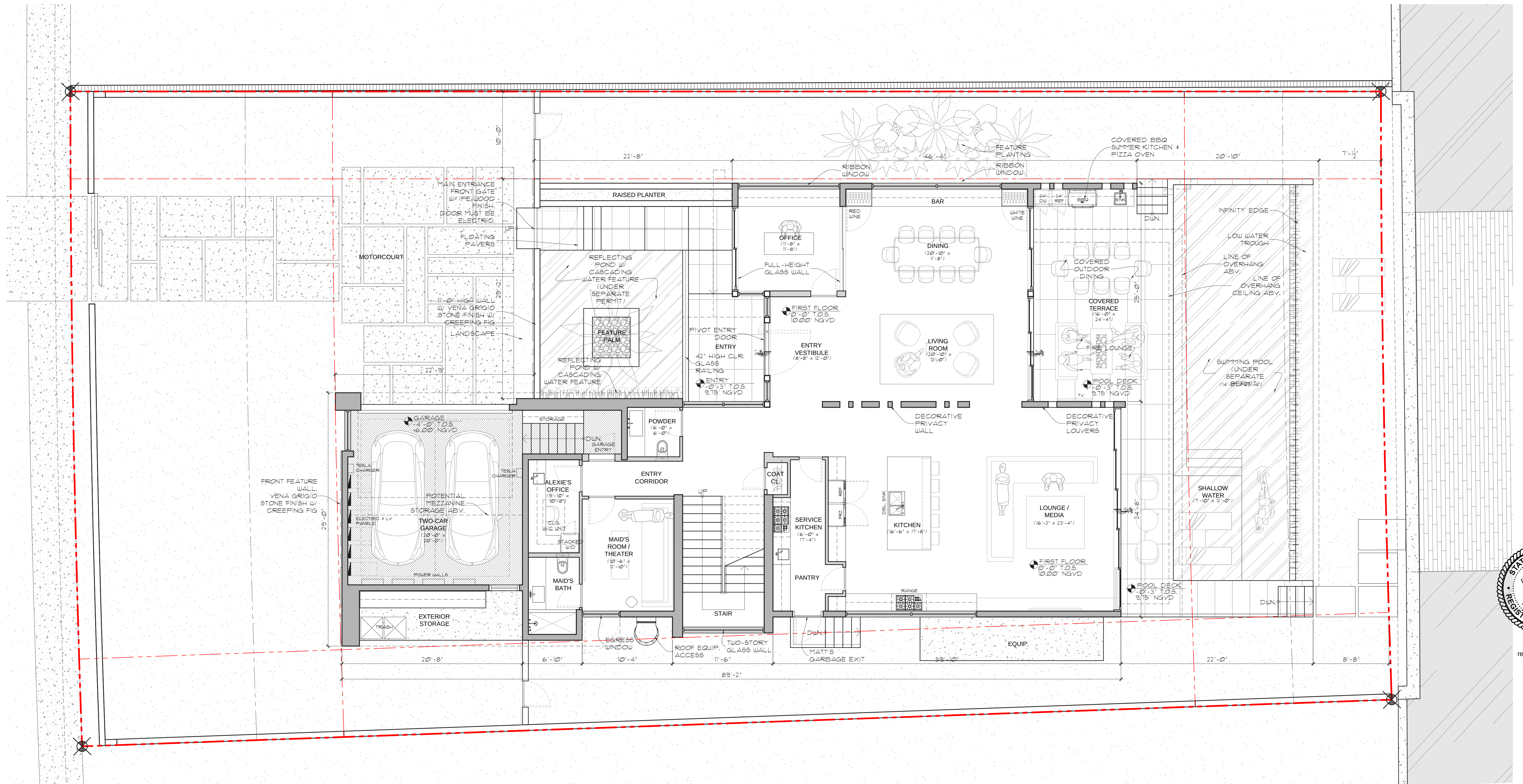
AREA: 1,493.4 S. F. 100%
IMPERVIOUS AREA: 240.5 S. F. 16.1%
PERVIOUS AREA: 1,252.9 S. F. 83.9%
(10% MIN.)

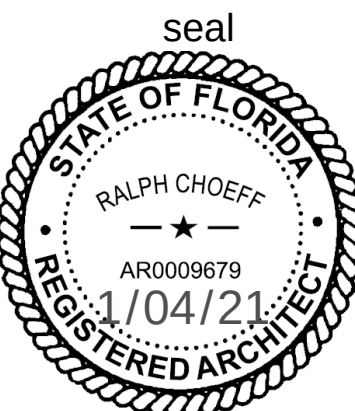
REAR YARD CALCULATIONS :

AREA: 1,590.6 S. F. 100 %
IMPERVIOUS AREA: 415.8 S. F. 26.1 %
PERVIOUS AREA: 1,174.8 S. F. 73.9 %
(10% MIN.)









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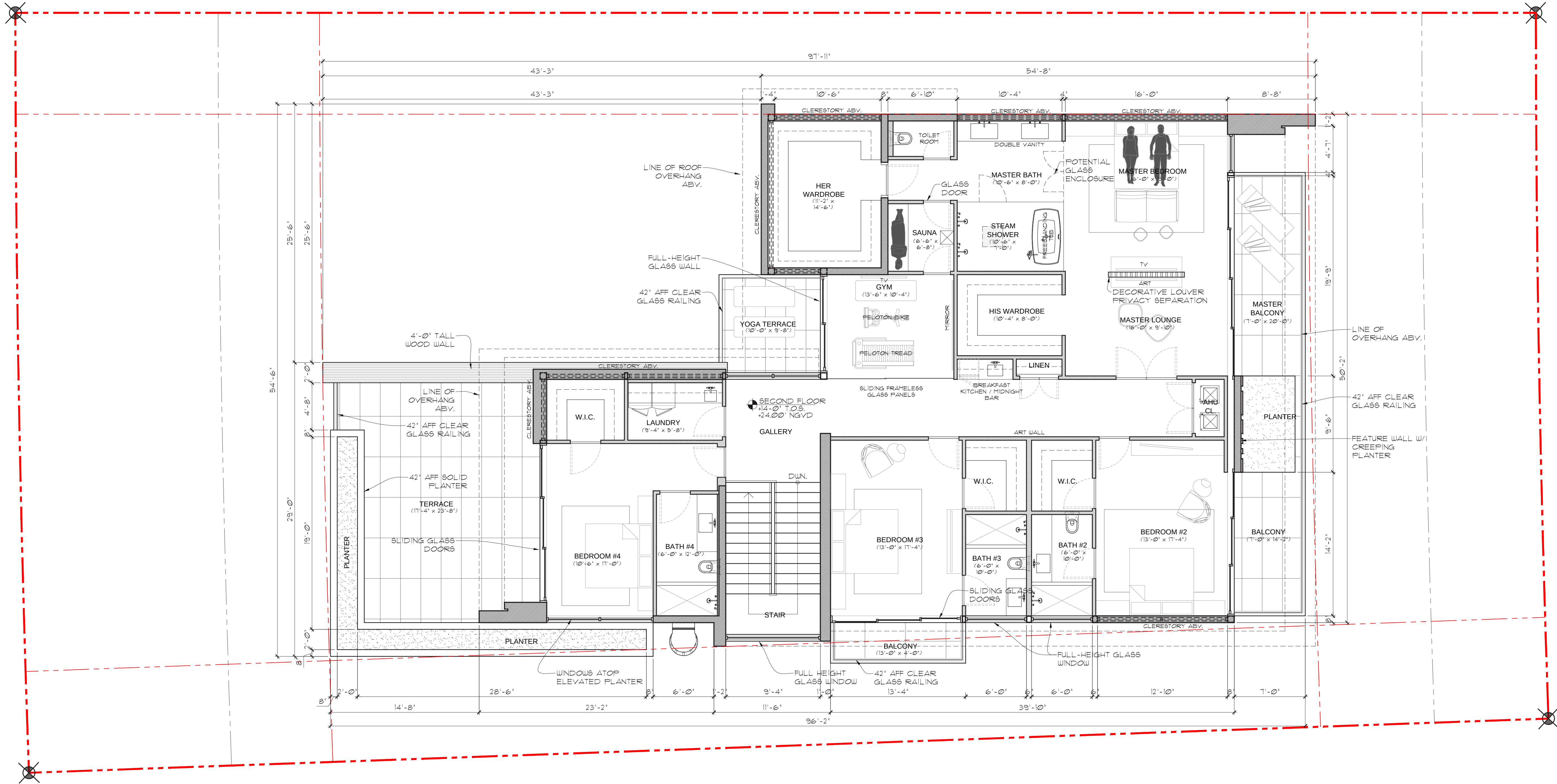
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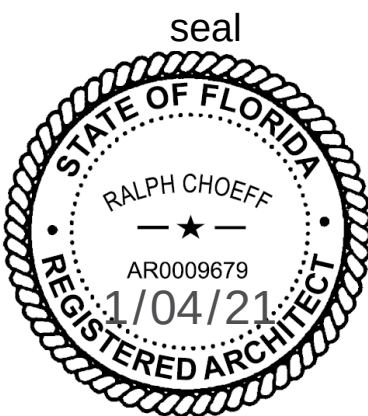
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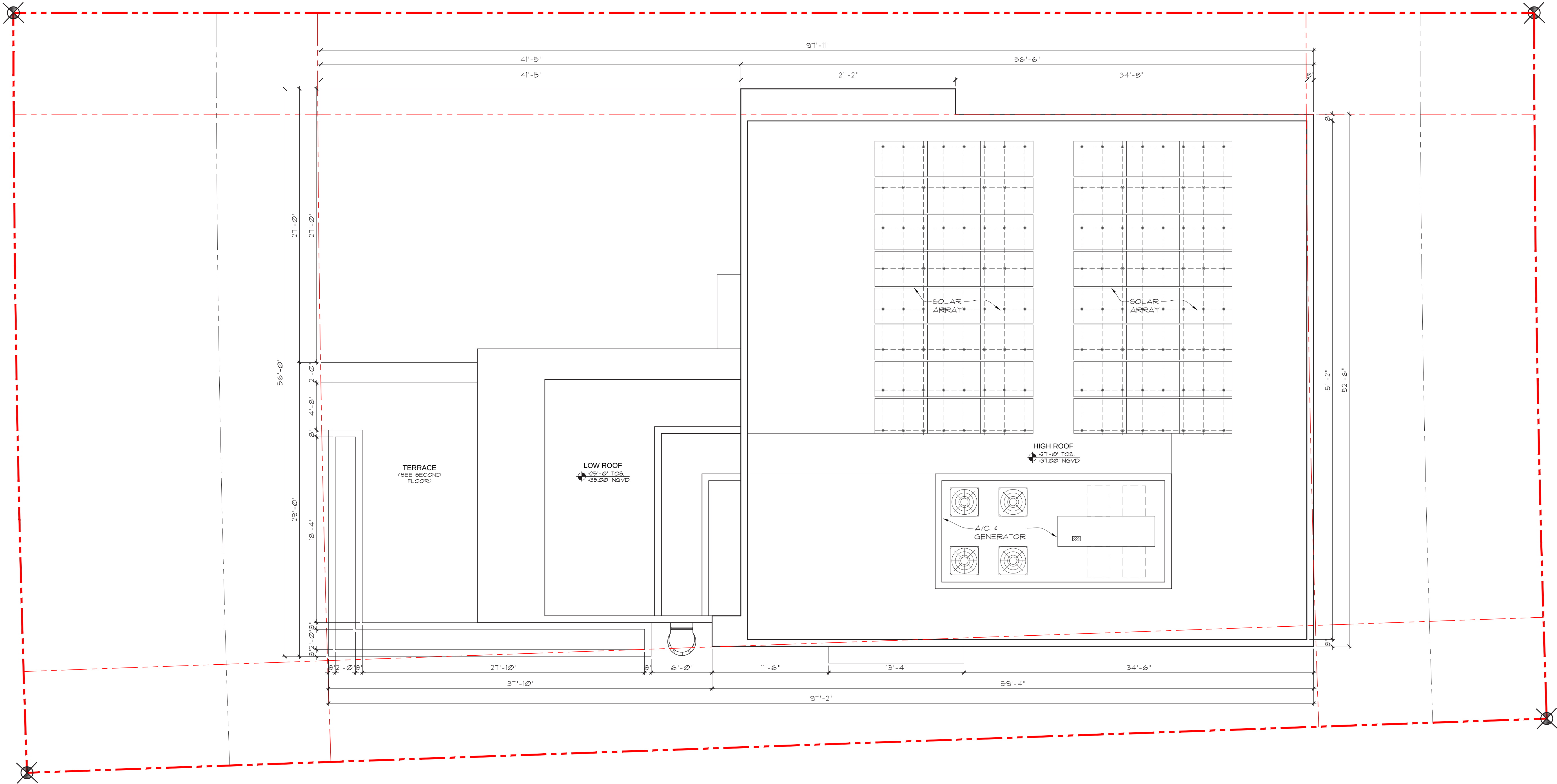
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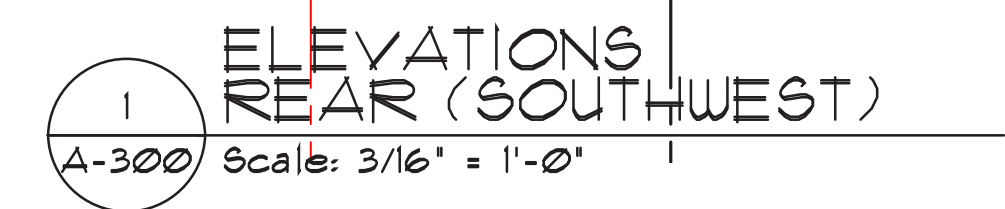
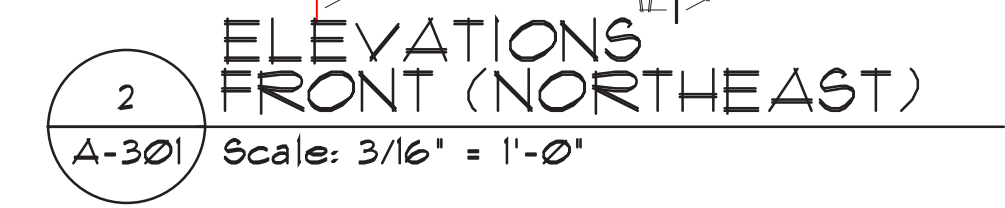
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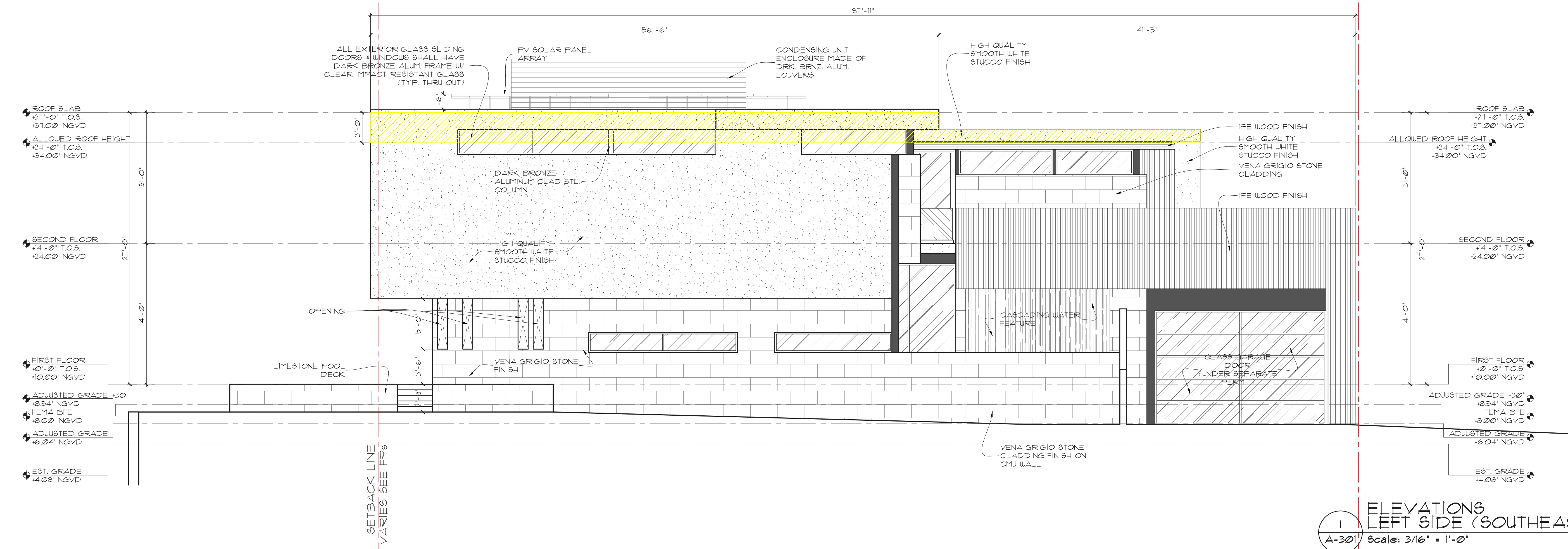
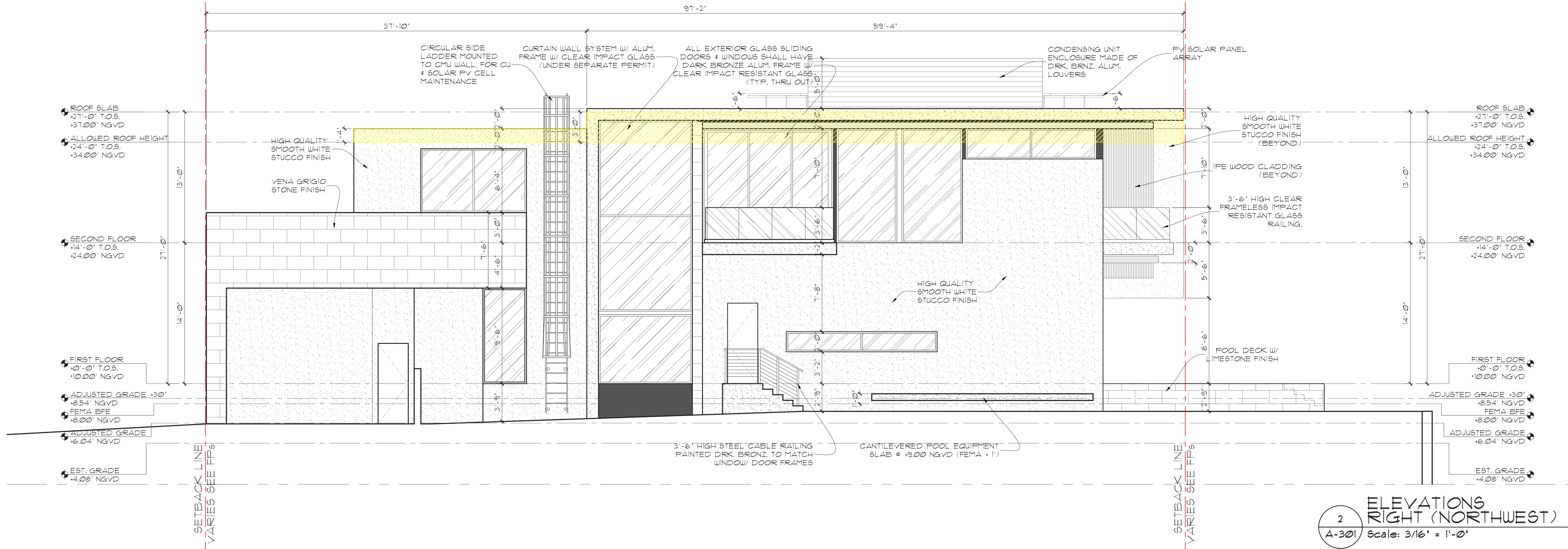
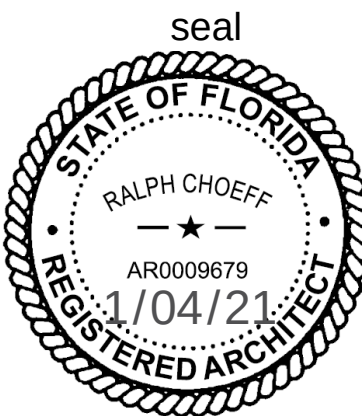
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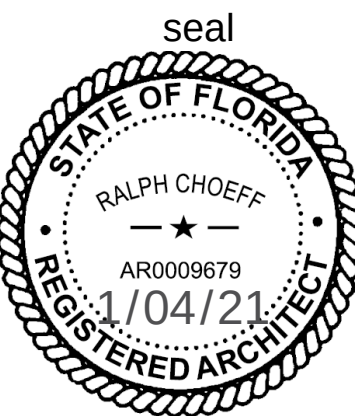
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A-103









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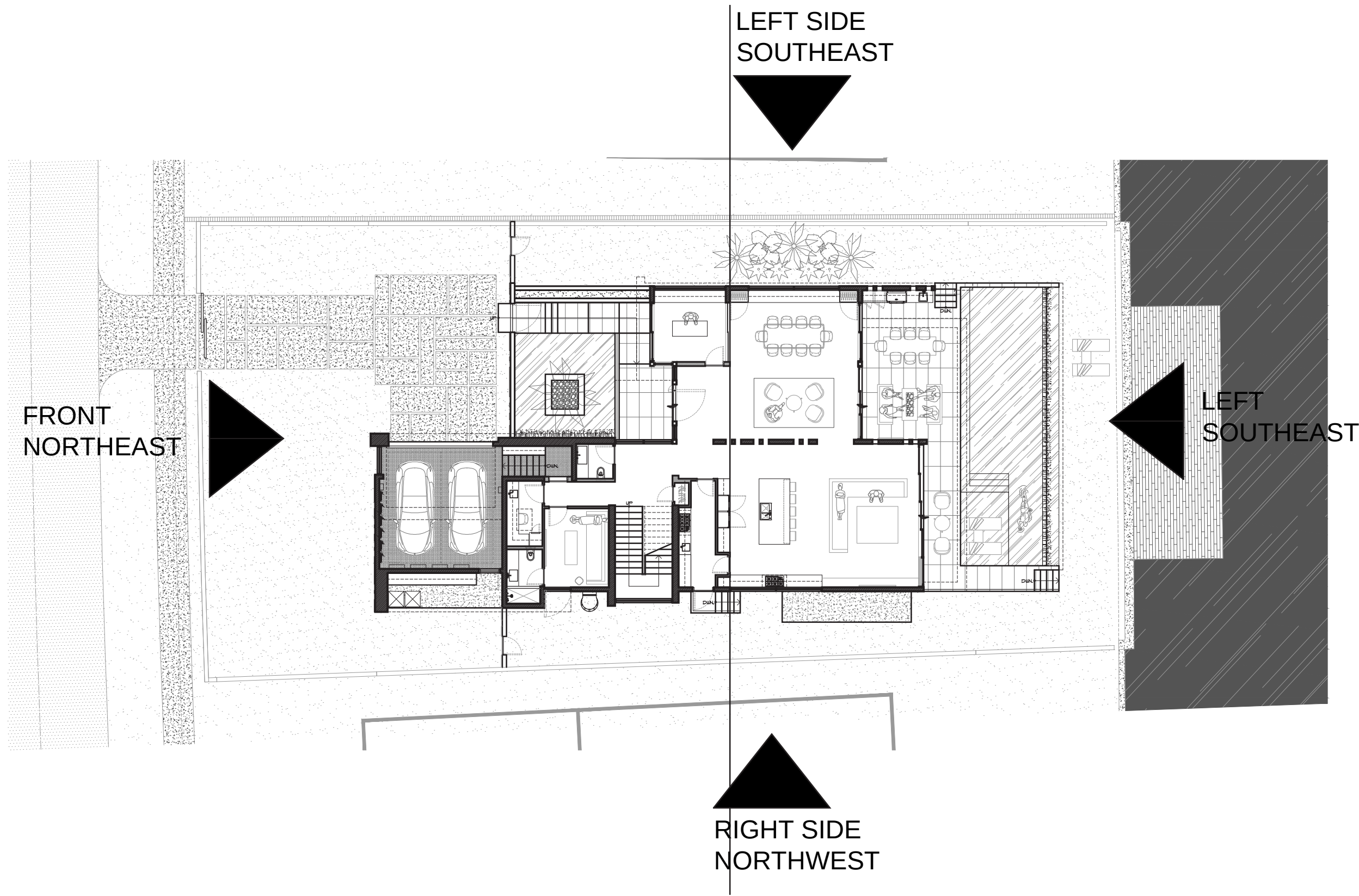
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11/19/2020

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sheet no.

A-302



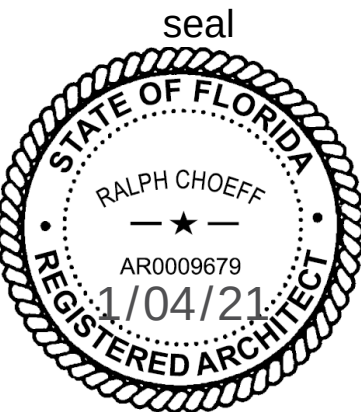
2
A-301
ELEVATIONS
KEY PLAN
Scale: N.T.S.



2
A-301
ELEVATIONS
FRONT (NORTHEAST)
Scale: 3/16" = 1'-0"



1
A-300
ELEVATIONS
REAR (SOUTHWEST)
Scale: 3/16" = 1'-0"



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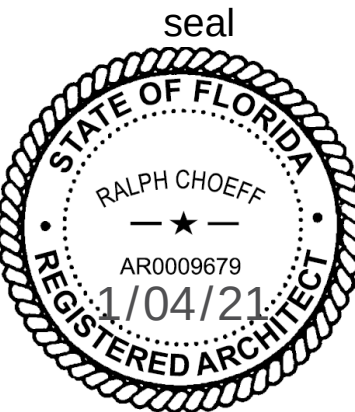
A-303



2
A-301
ELEVATIONS
RIGHT (NORTHWEST)
Scale: 3/16" = 1'-0"



1
A-301
ELEVATIONS
LEFT SIDE (SOUTHEAST)
Scale: 3/16" = 1'-0"



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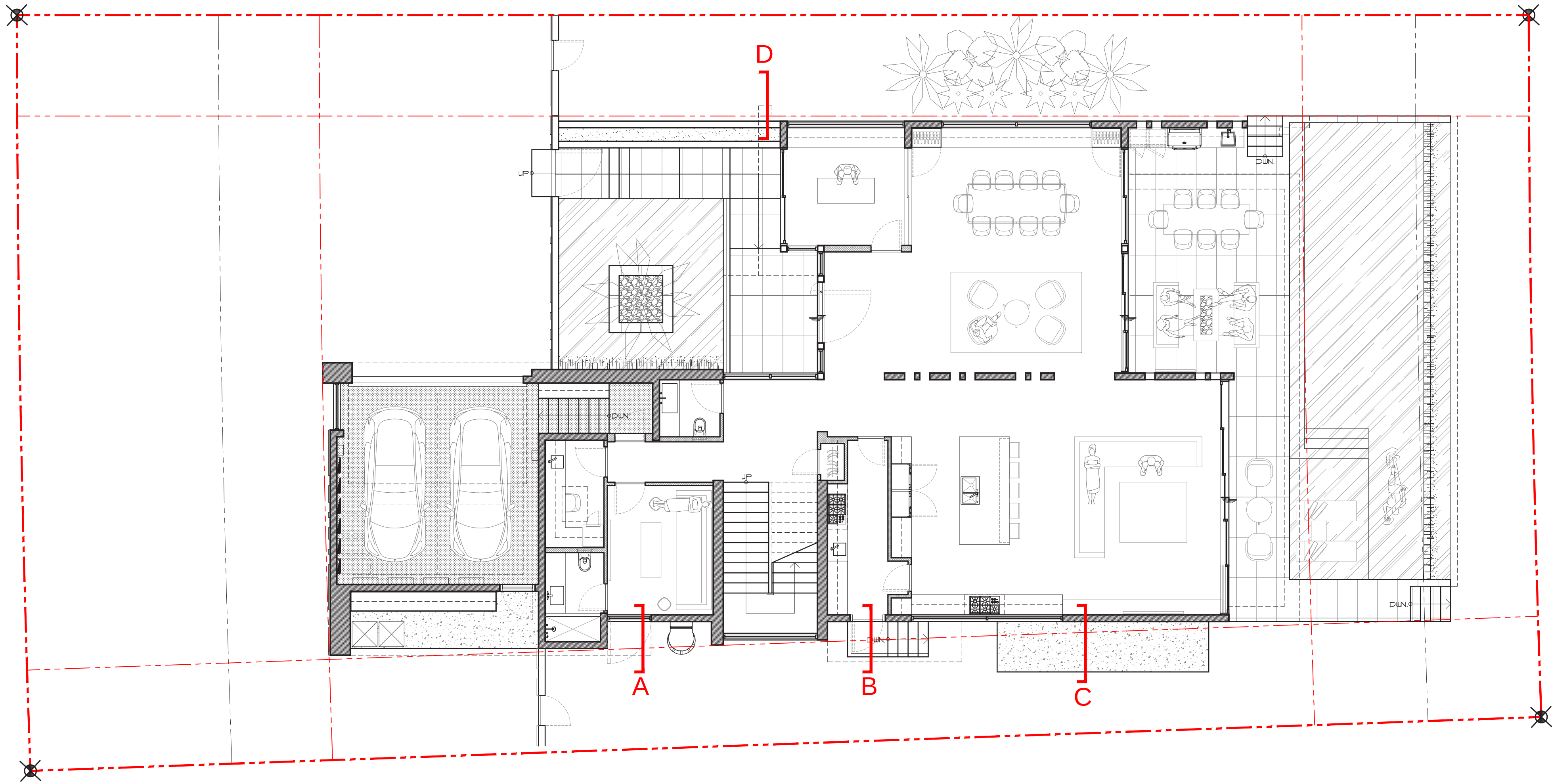
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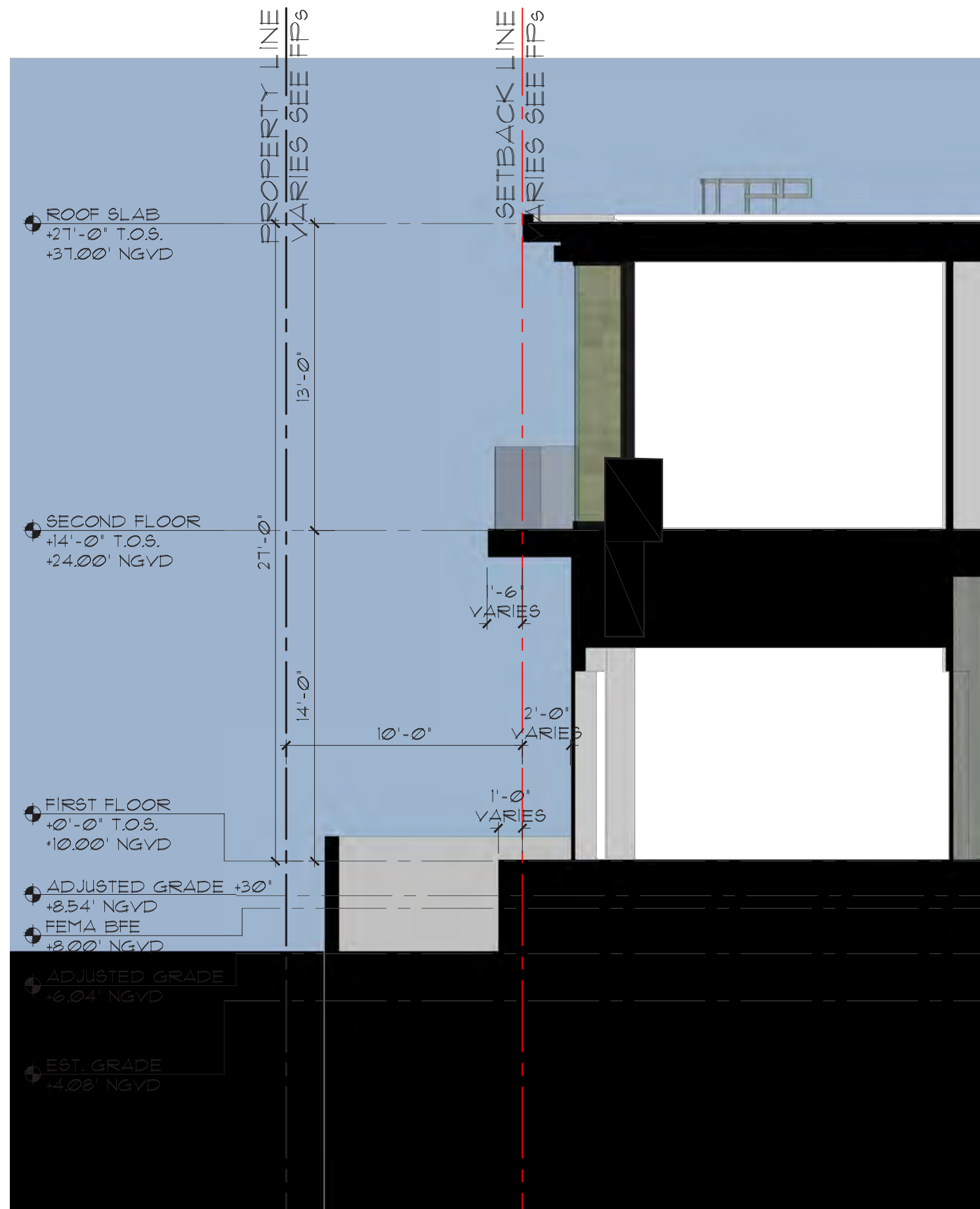
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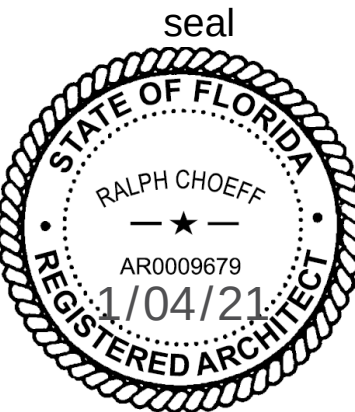
2 KEY MAP
A-400 Scale: N.T.S.



1 YARD SECTIONS
SECTION A
A-400 Scale: 3/16" = 1'-0"



1 YARD SECTIONS
SECTION B
A-400 Scale: 3/16" = 1'-0"



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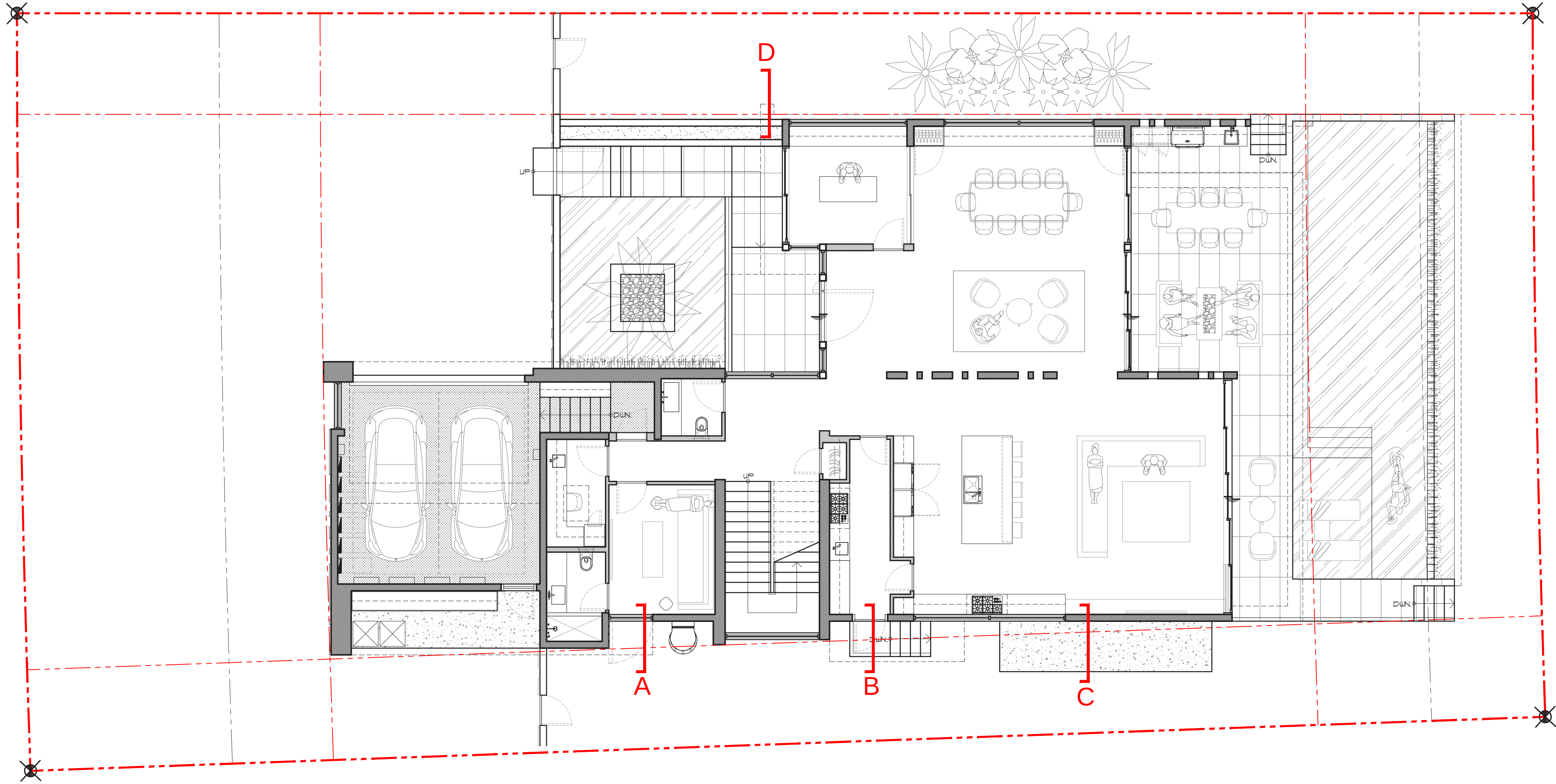
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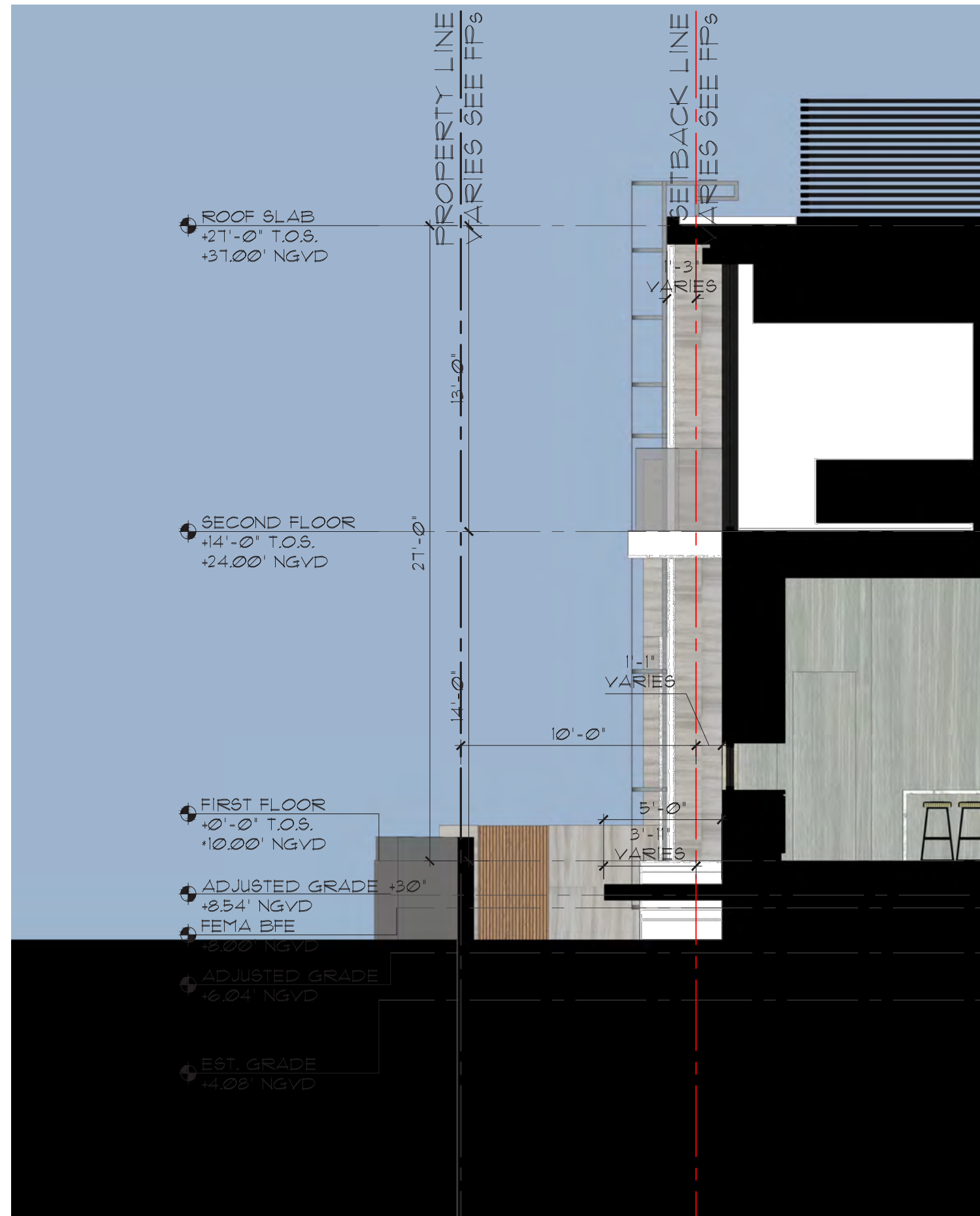
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A-401



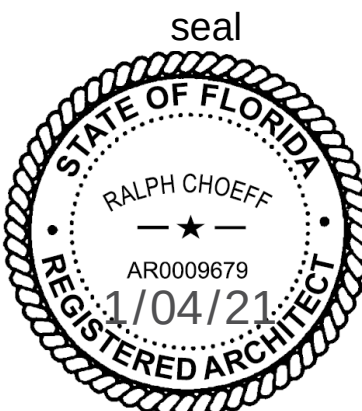
2 KEY MAP
A-400 Scale: N.T.S.



1 YARD SECTIONS
SECTION C
A-401 Scale: 3/16" = 1'-0"



1 YARD SECTIONS
SECTION D
A-401 Scale: 3/16" = 1'-0"



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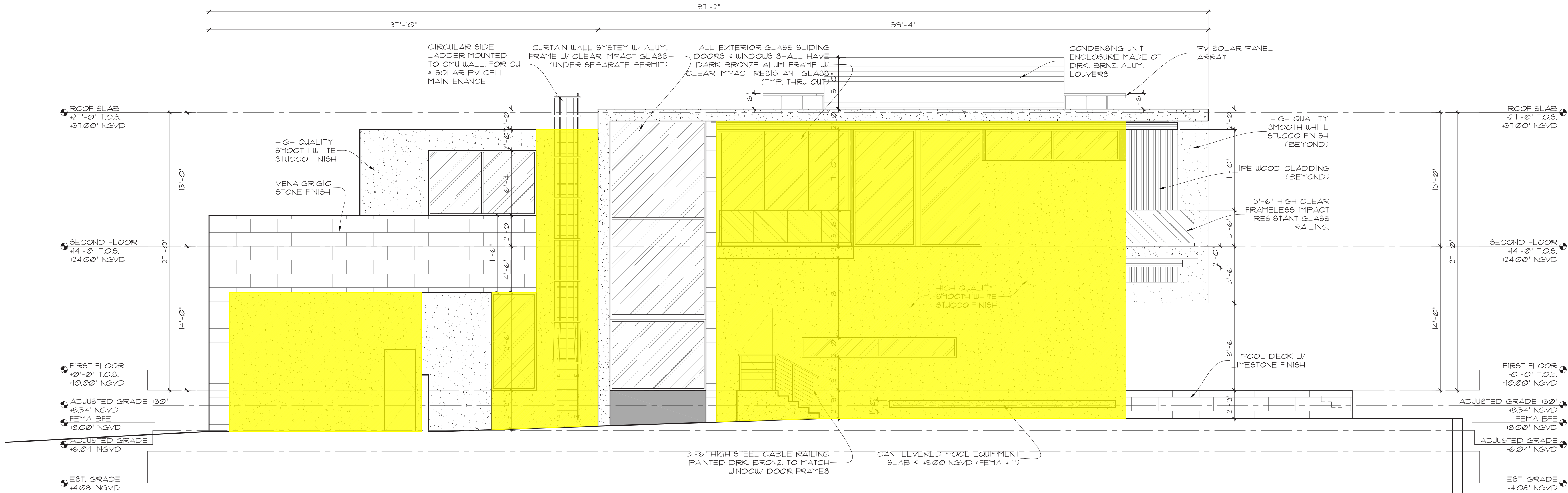
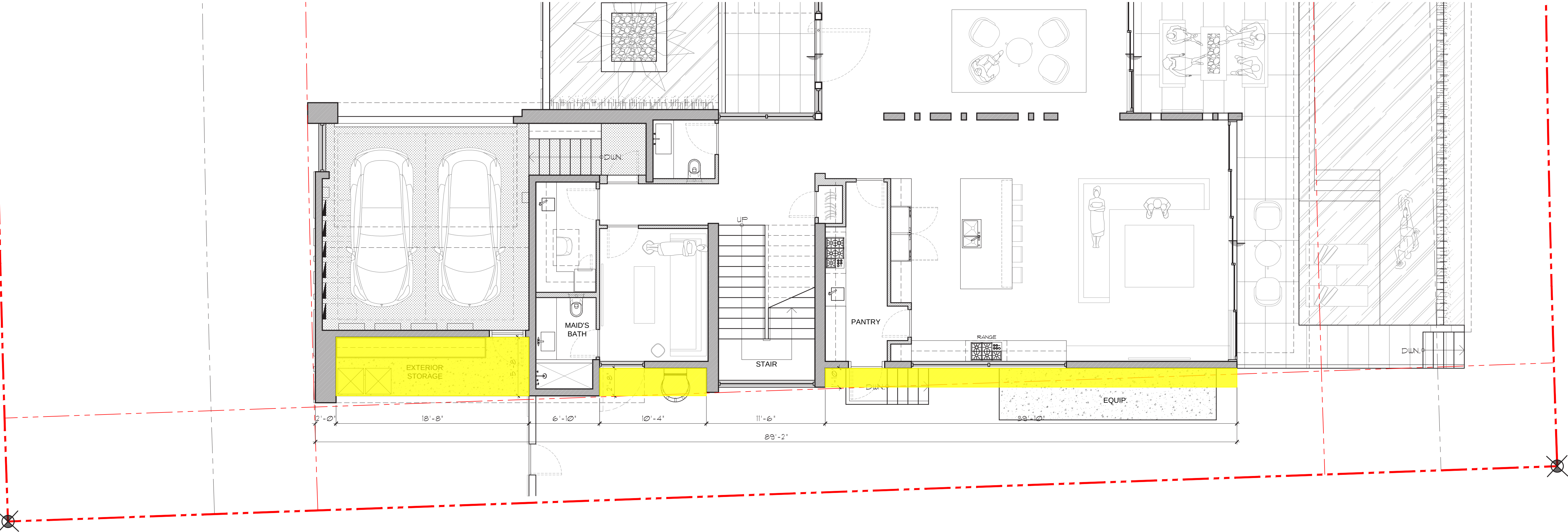
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A-450

WAIVER(S)
1. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS
FOR THE OPEN-SPACE COURTYARD FOR THE
NORTHWEST ELEVATION.



2
A-301
ELEVATIONS
RIGHT (NORTHWEST)
Scale: 3/16" = 1'-0"



NORTHEAST BIRD'S EYE LEVEL VIEW



NORTHWEST BIRD'S EYE LEVEL VIEW



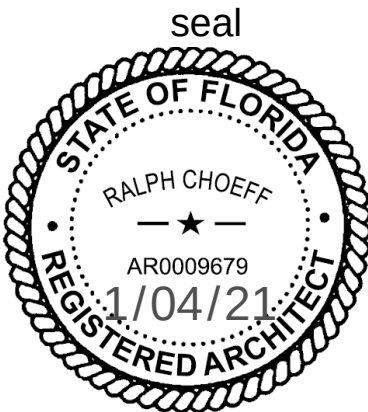
SOUTHEAST BIRD'S EYE LEVEL VIEW



SOUTHWEST BIRD'S EYE LEVEL VIEW

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AA26003009

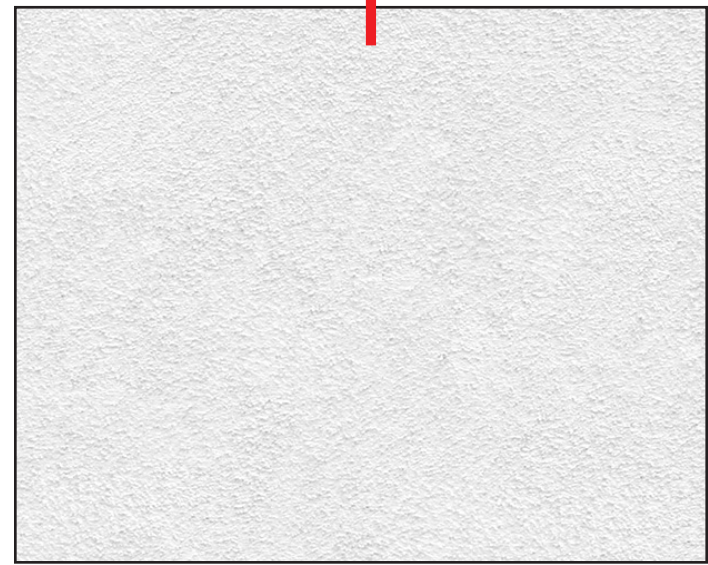
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11/19/2020

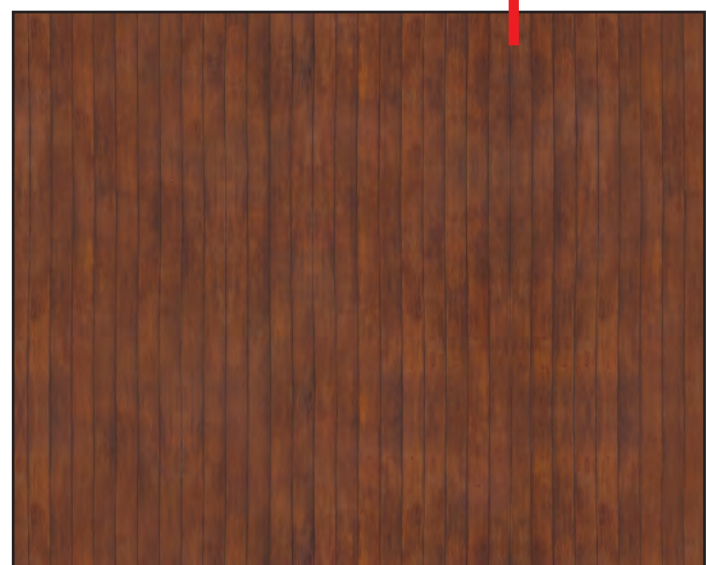
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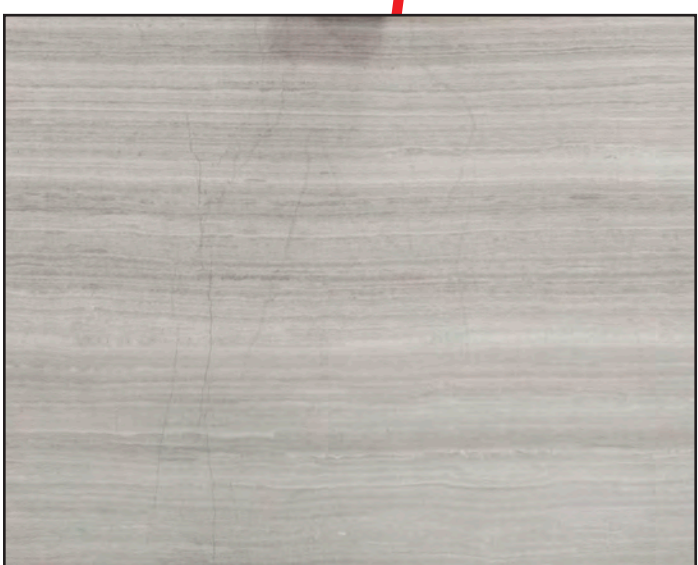
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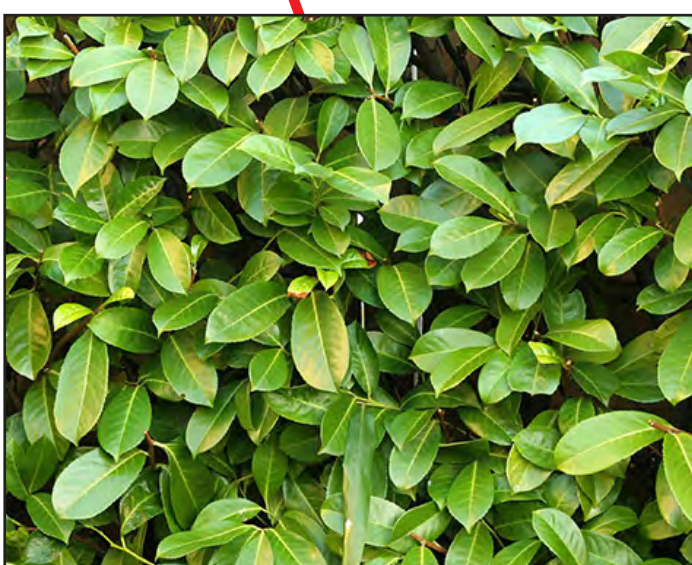
HIGH QUALITY
SMOOTH WHITE
STUCCO FINISH



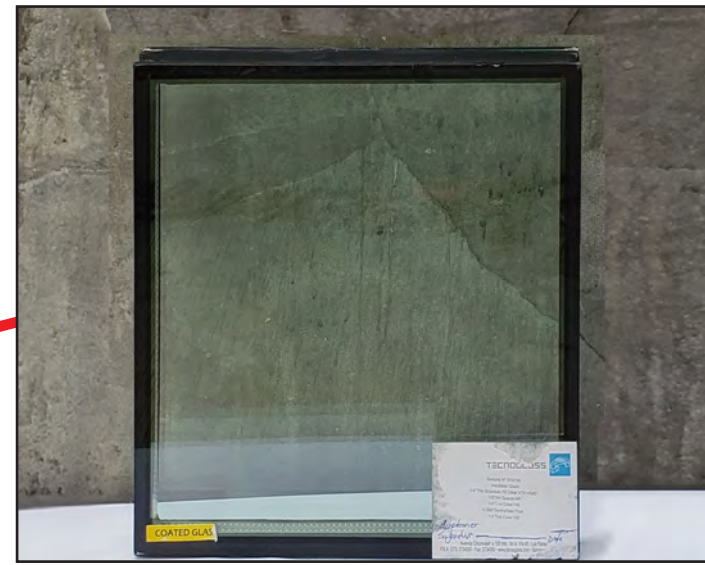
IPE WOOD CLADDING OR
APPROVED SIMILAR



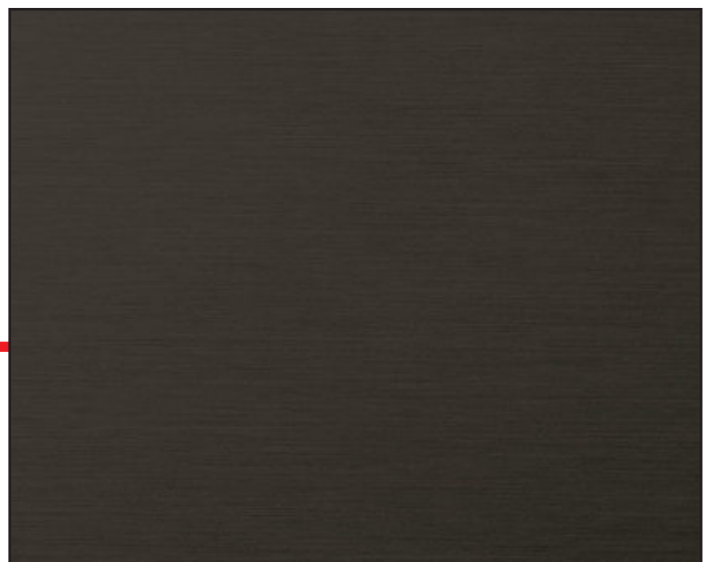
VENA GRIGIO
STONE FINISH OR
APPROVED SIMILAR



CREEPING FIG
LIVING WALL
OR APPROVED
SIMILAR



CLEAR LOW-E GLASS
WINDOWS & DOORS

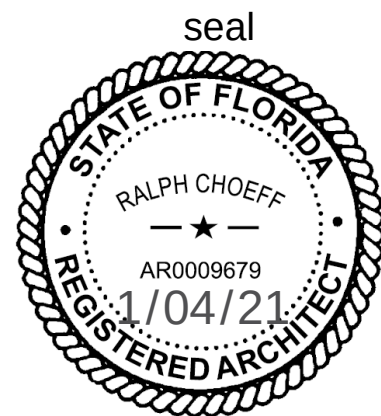


ALUMINUM WINDOW/ DOOR
FRAMES
PAINTED WITH
DURANAR BERMUDA BRONZE OR
APPROVED SIMILAR

January 4, 2021

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11/19/2020

revised:

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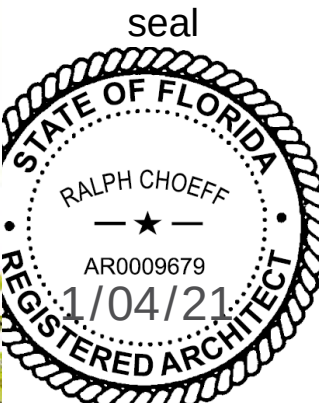
A-600

Front Rendering



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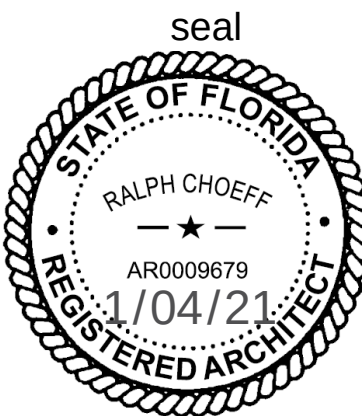
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11/19/2020

revised:

Front Rendering

sheet no.

A-601



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AA26003009

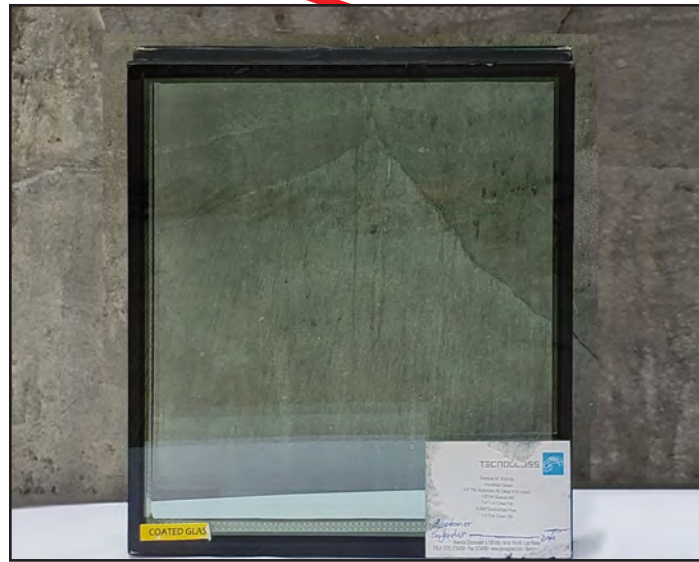
comm no.
2038

date:
11/19/2020

revised:

sheet no.

A-602



CLEAR LOW-E GLASS
WINDOWS & DOORS



LIMESTONE
FLOORING OR
APPROVED SIMILAR



HIGH QUALITY
SMOOTH WHITE
STUCCO FINISH



VENA GRIGIO
STONE FINISH OR
APPROVED SIMILAR



ALUMINUM WINDOW/ DOOR
FRAMES
PAINTED WITH
DURANAR BERMUDA BRONZE OR
APPROVED SIMILAR



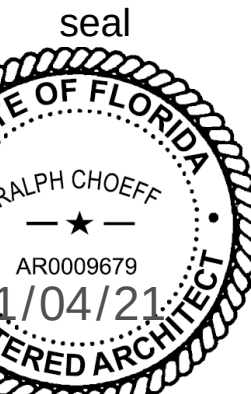
IPE WOOD CLADDING OR
APPROVED SIMILAR

Rear Rendering



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2038

date:
11/19/2020

revised:

Rear Rendering

sheet no.