

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
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MIAMI, FL 33138
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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:

- HEIGHT WAIVER WE ARE REQUESTING DRB TO APPROVE AT 27'-0" AFF. - SEC. 142-105(b)(1)
- 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
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AA26003009

comm no.
2038

date:
11/19/2020

revised:

sheet no.

G-000

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G-003	PHOTO JOURNAL	●	●	●
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A-003	CALCULATIONS - UNIT SIZE	●	●	●
A-004	CALCULATIONS - SECOND TO FIRST FLOOR RATIO	●		
A-004	CALCULATIONS - SECOND VOLUME CALCULATIONS			●
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A-500	3D VIEWS	●	●	●
A-600	MATERIAL PALETTE - FRONT RENDERING	●	●	●
A-601	FRONT RENDERING	●	●	●
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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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G-001

W.M. = WATER ME.
W.F. = WOOD FEN.
W.R. = WOOD RO.
W.S. = WOOD SHE.
W = WEST.
C = CENTER LINE.
Δ = CENTRAL AN.
* = ANGLE.



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



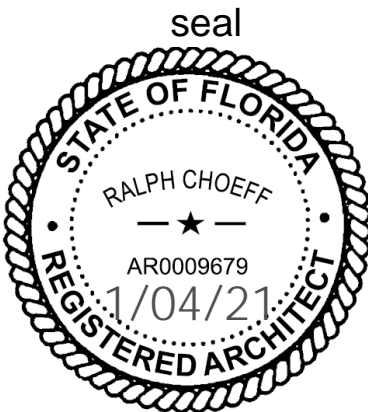
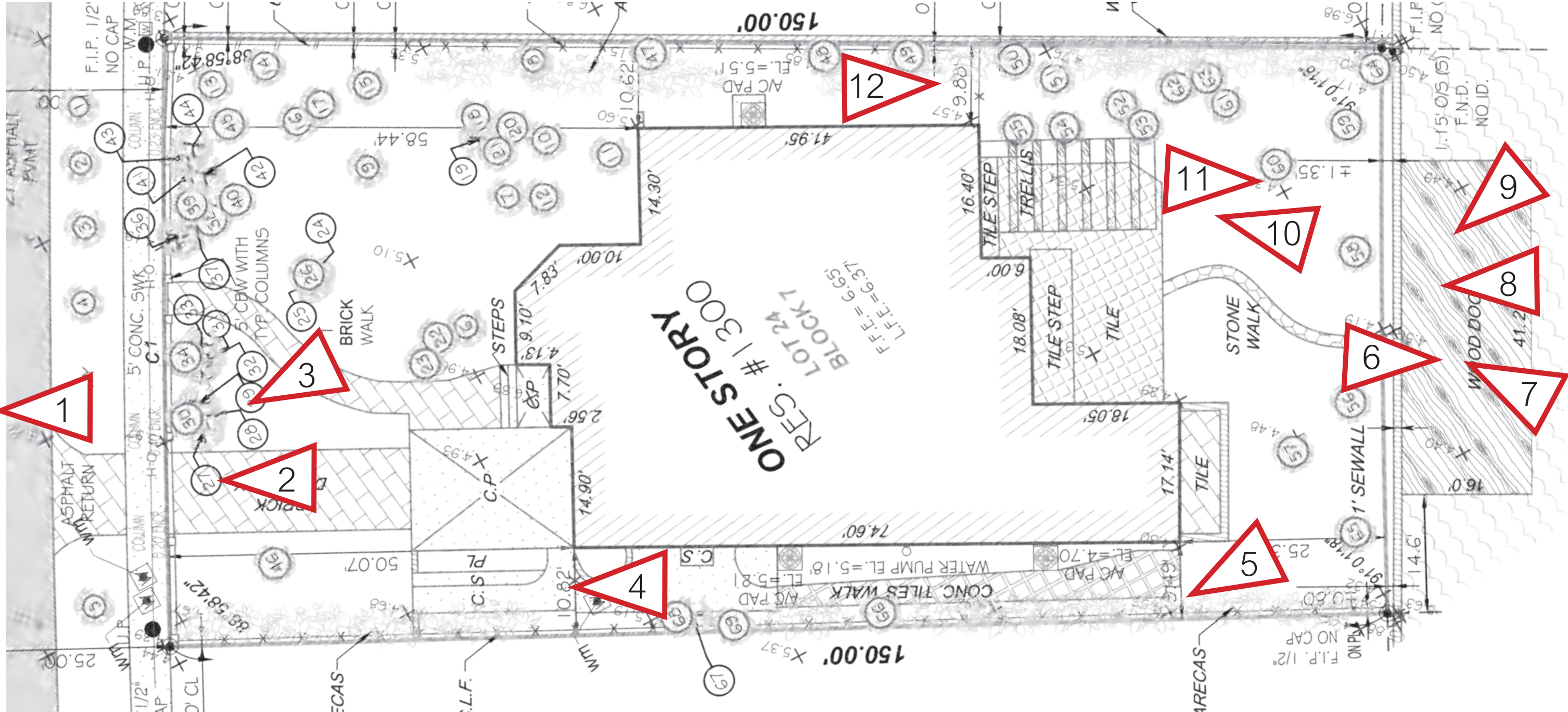
PHOTOGRAPH 10



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



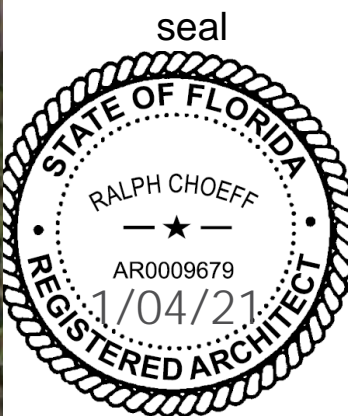
RESIDENCE 2



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



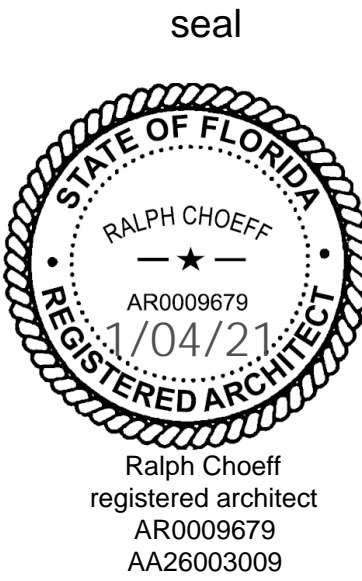
SURROUNDING CONTEXT ELEVATIONS

CONTEXT ANALYSIS

January 4, 2021

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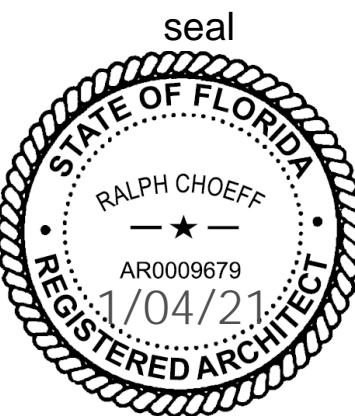
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G-006



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)

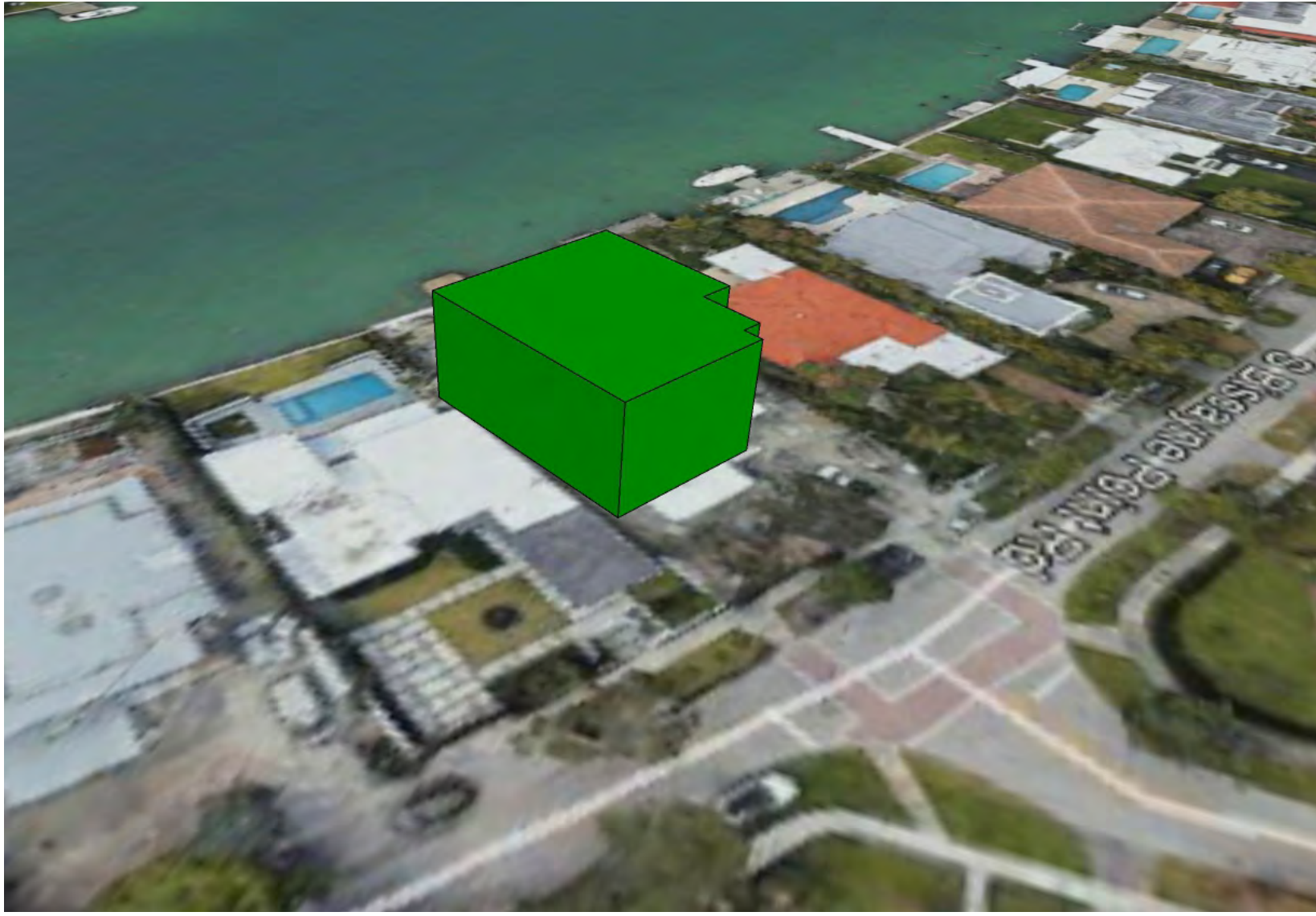
1250 S BISCAYNE POINT ROAD, MIAMI BEACH

LOT SIZE: 11,250 SF

FOOTPRINT: 5,492 SF

UNIT SIZE: 49%

FIRST-SECOND FLOOR RATIO:



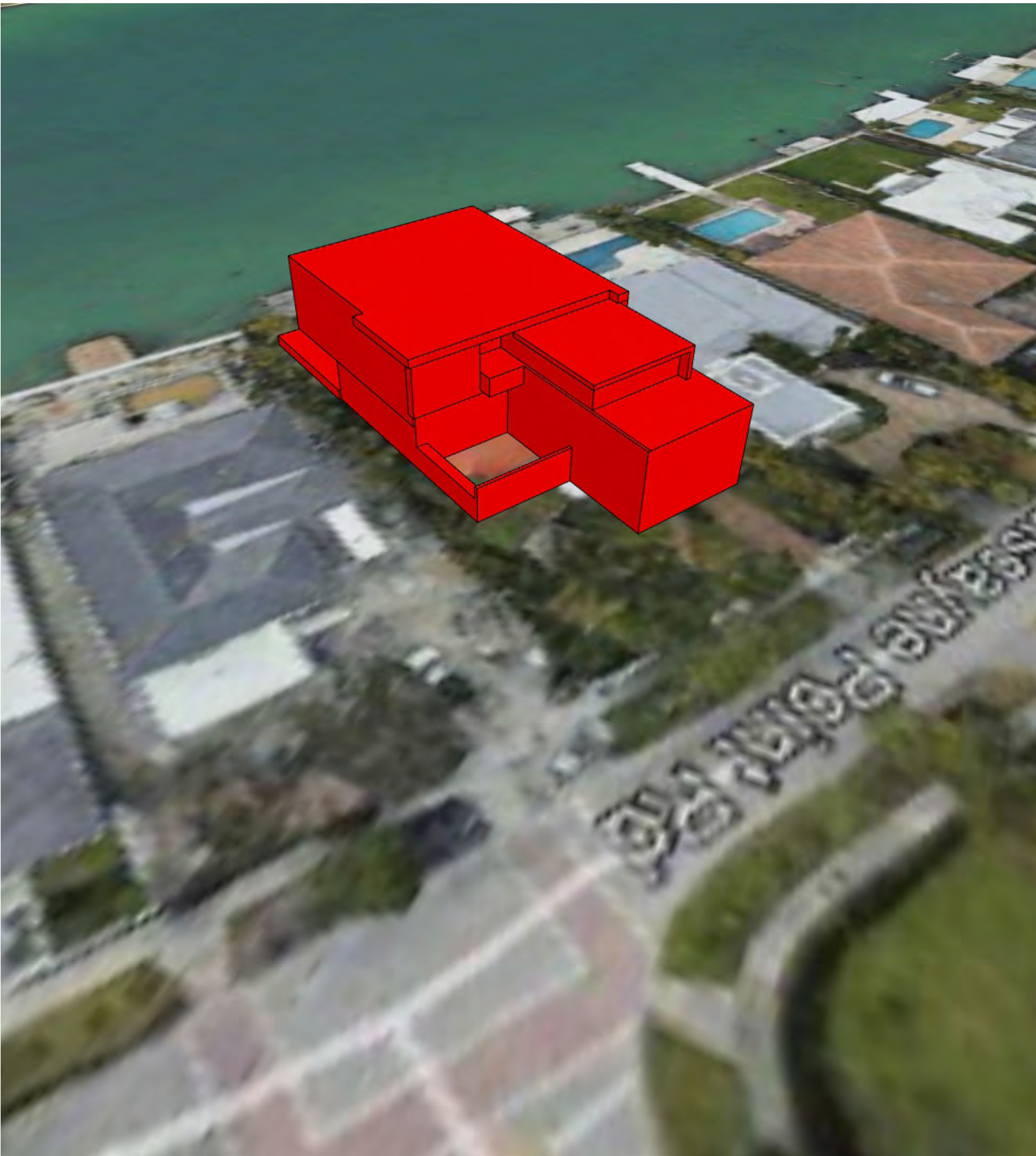
PROPOSED RESIDENCE (RED)

1300 SOUTH BISCAYNE POINT ROAD, MIAMI BEACH

LOT SIZE: 11,250 SF

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

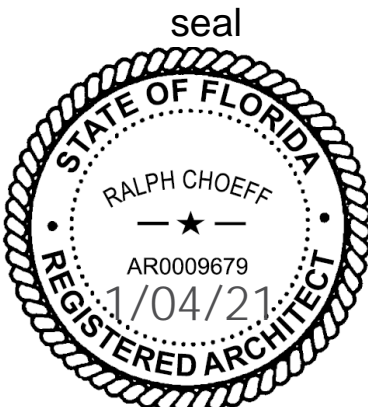
UNIT SIZE: 5,416.6 (49.9%)



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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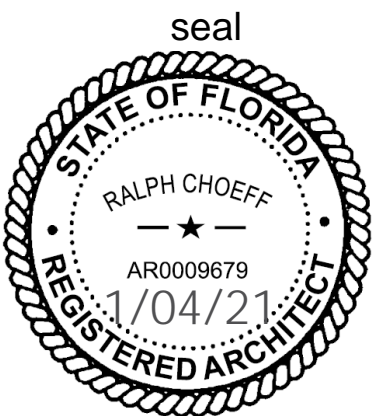


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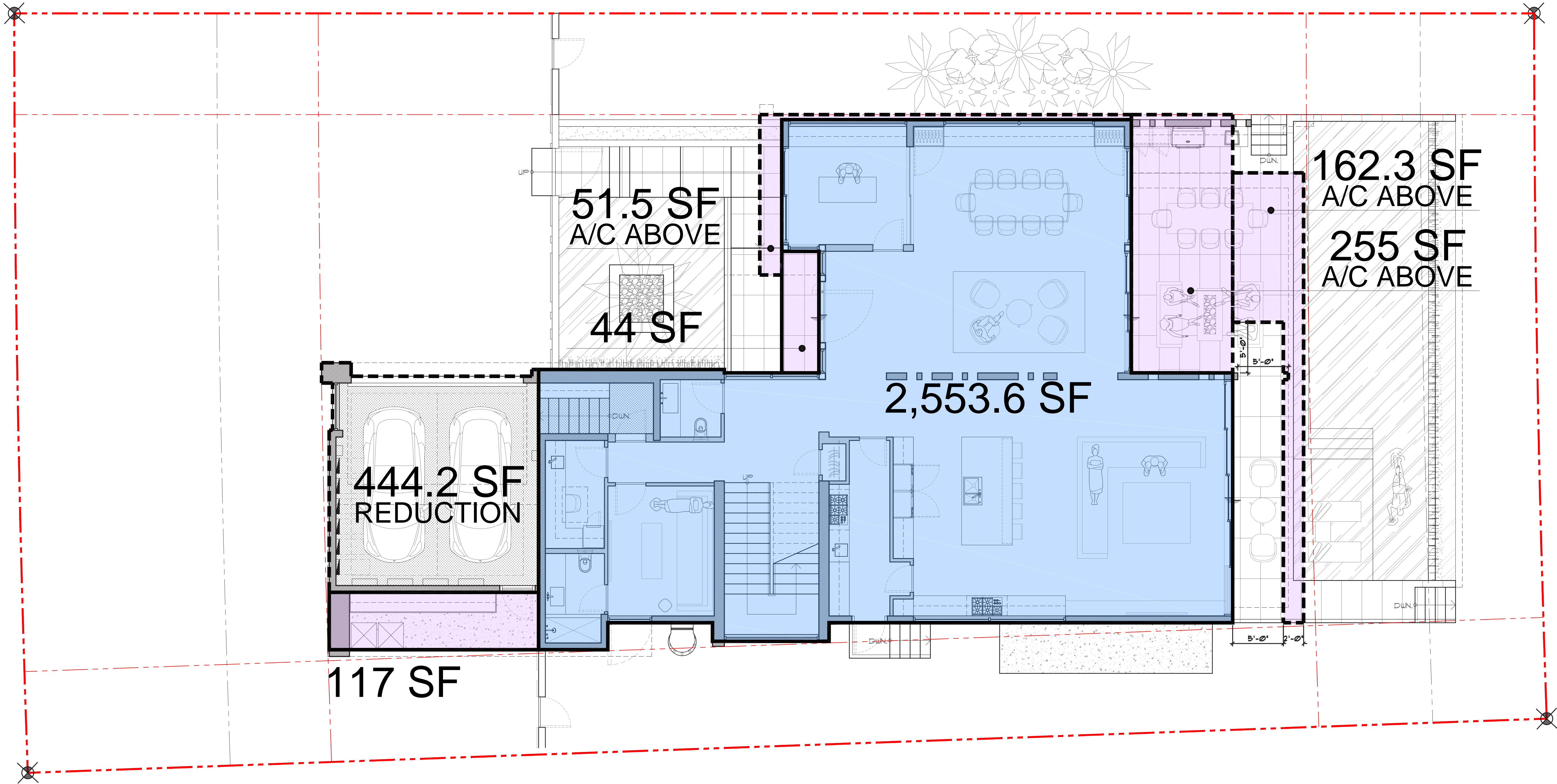
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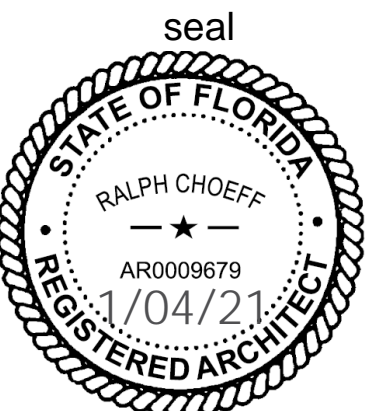
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A-002

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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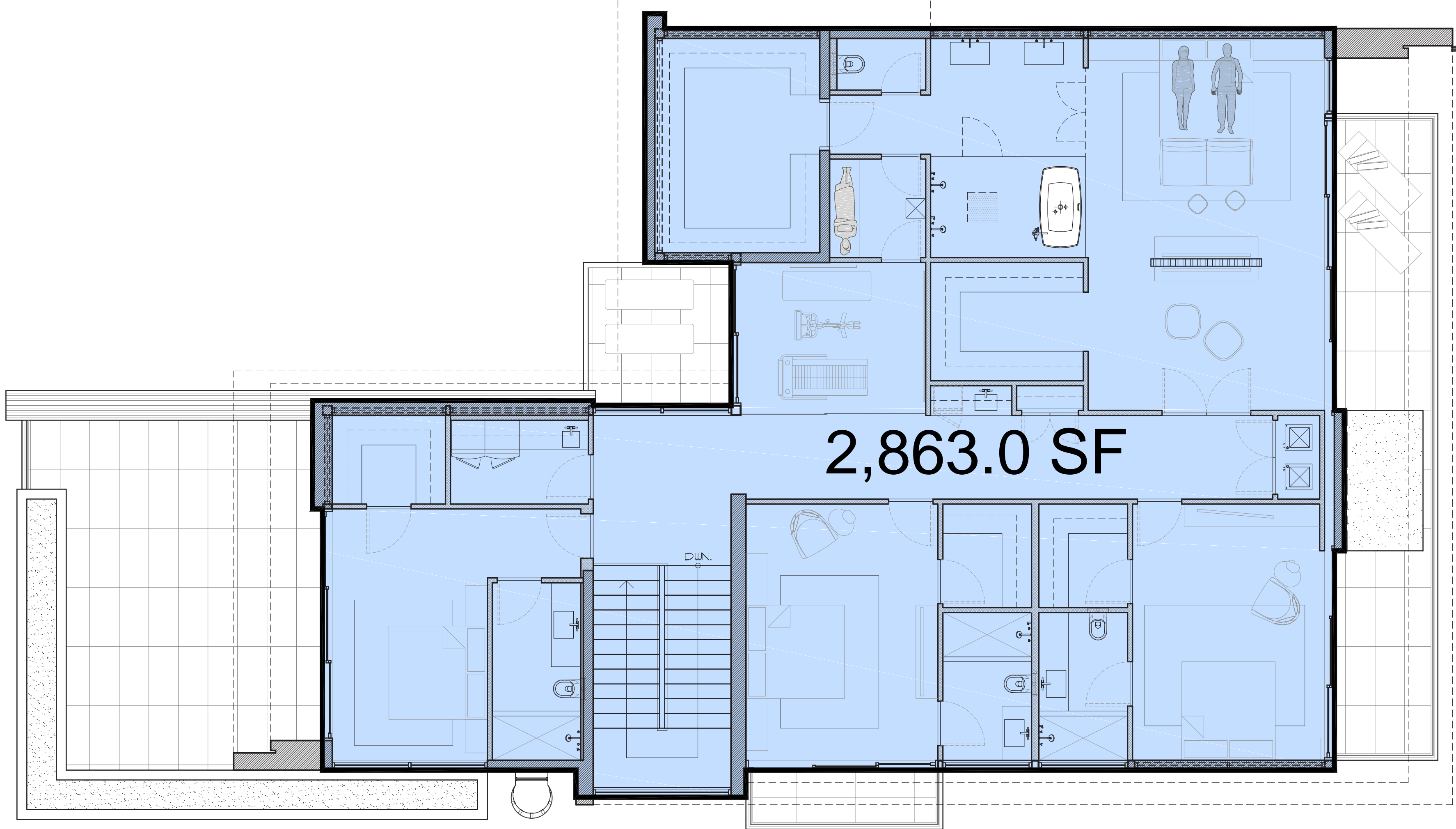
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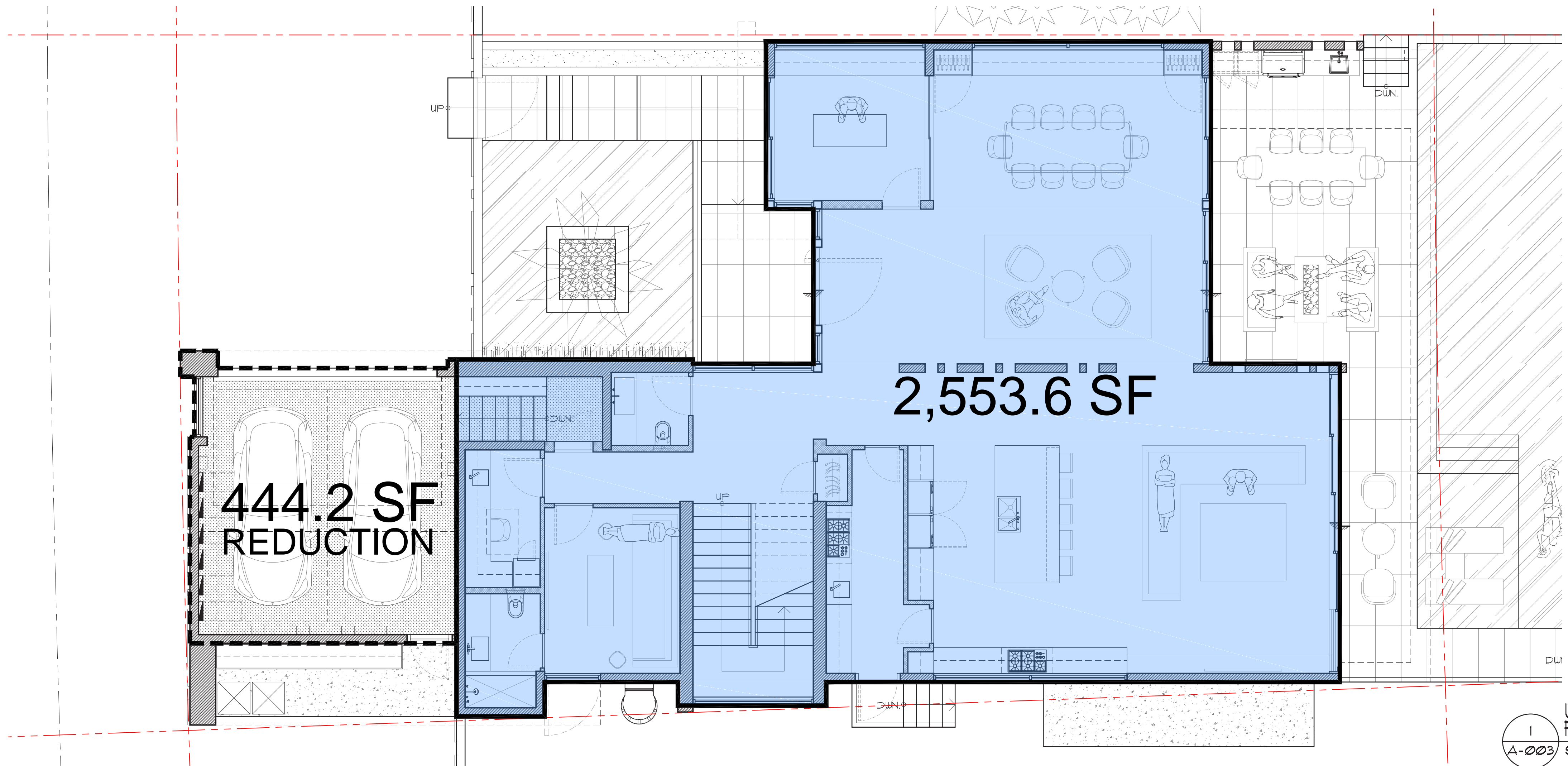
A-003

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)



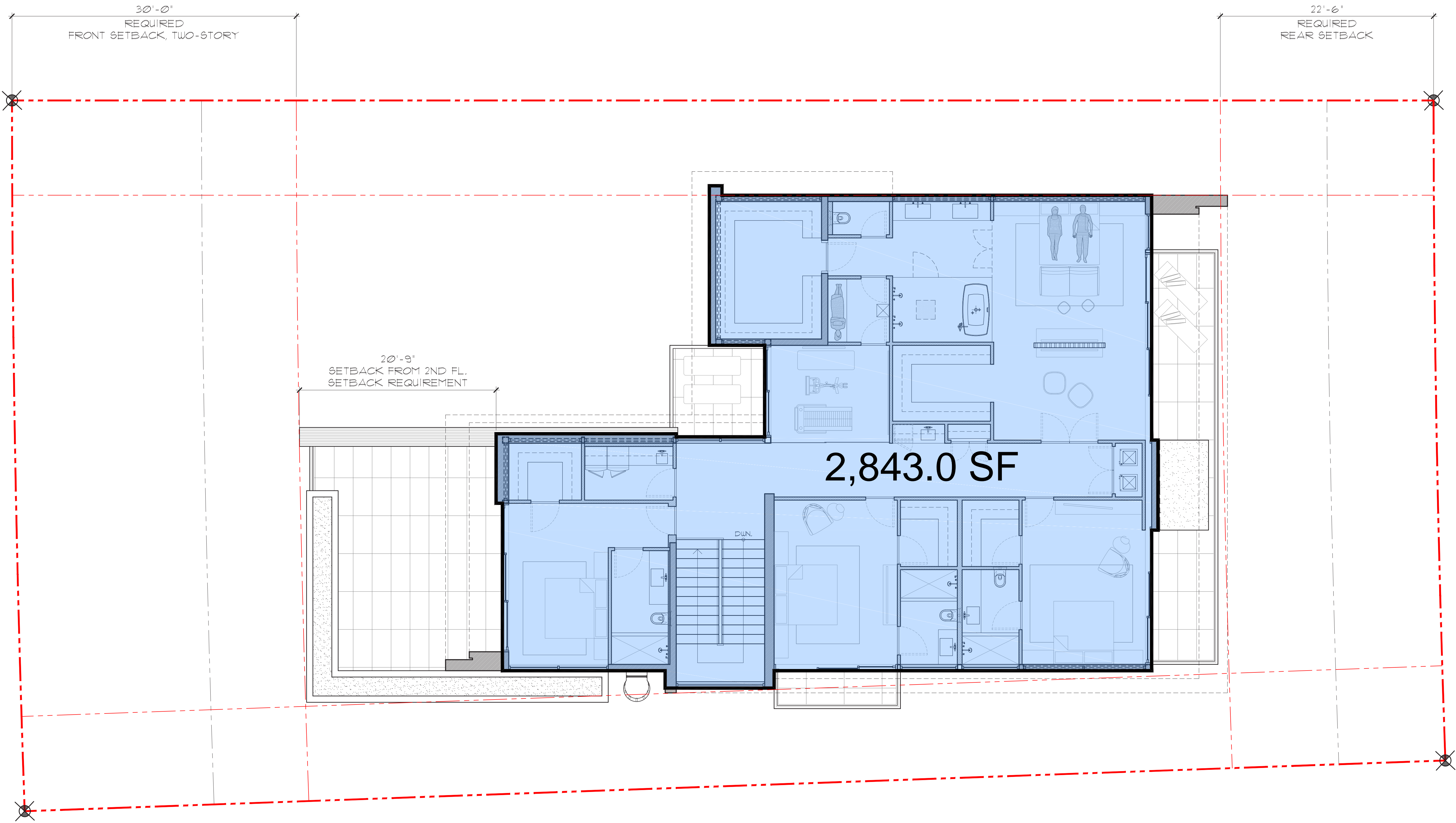
2
A-003 UNIT SIZE
SECOND FLOOR PLAN
Scale: 3/16" = 1'-0" N



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

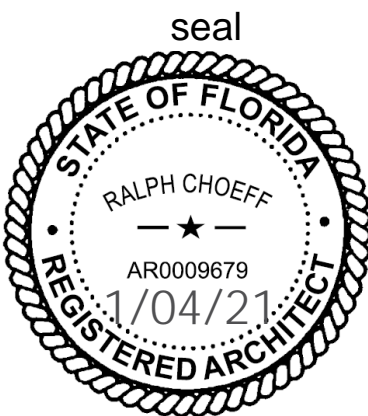
SECOND FLOOR VOLUME:

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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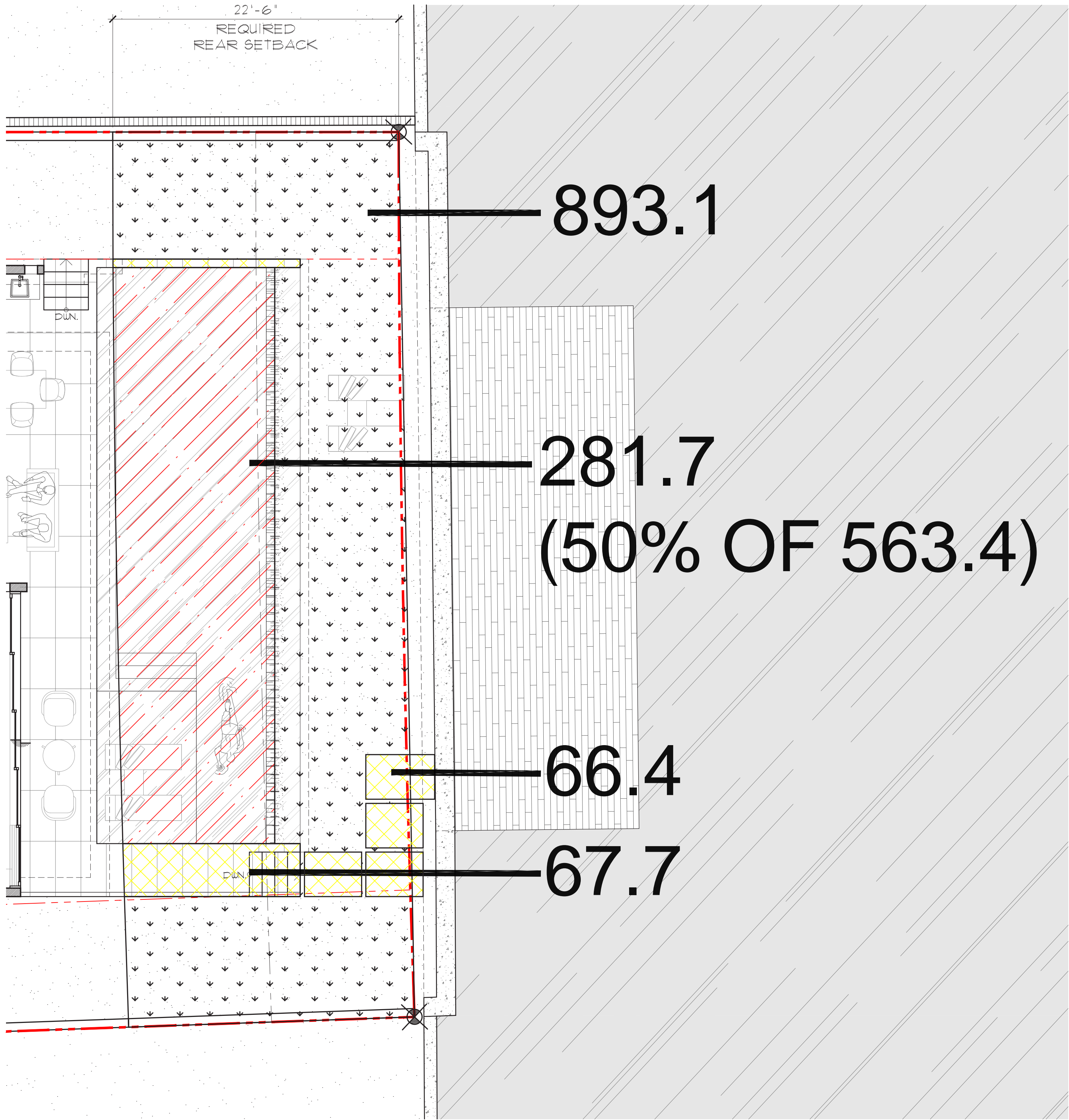
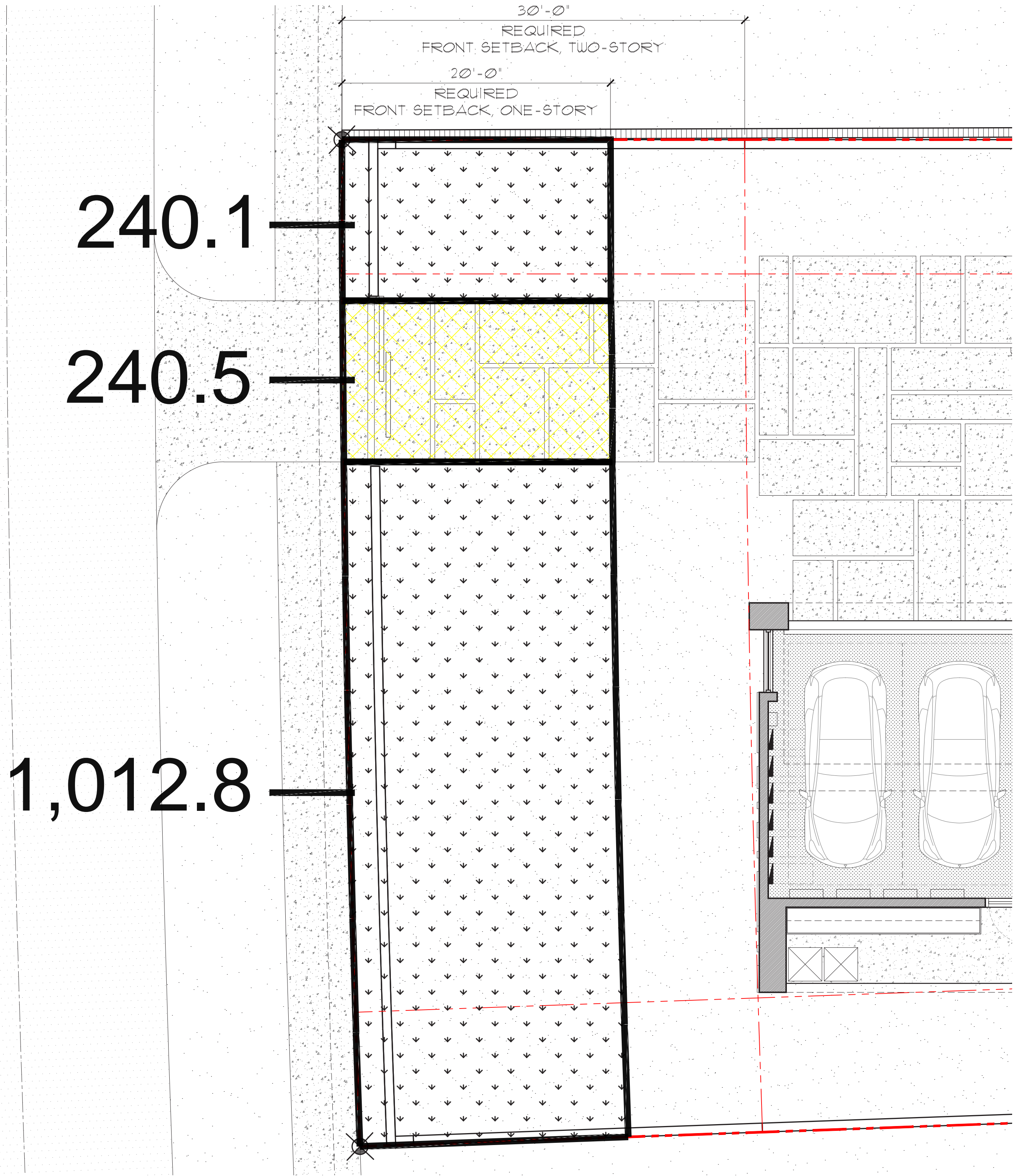


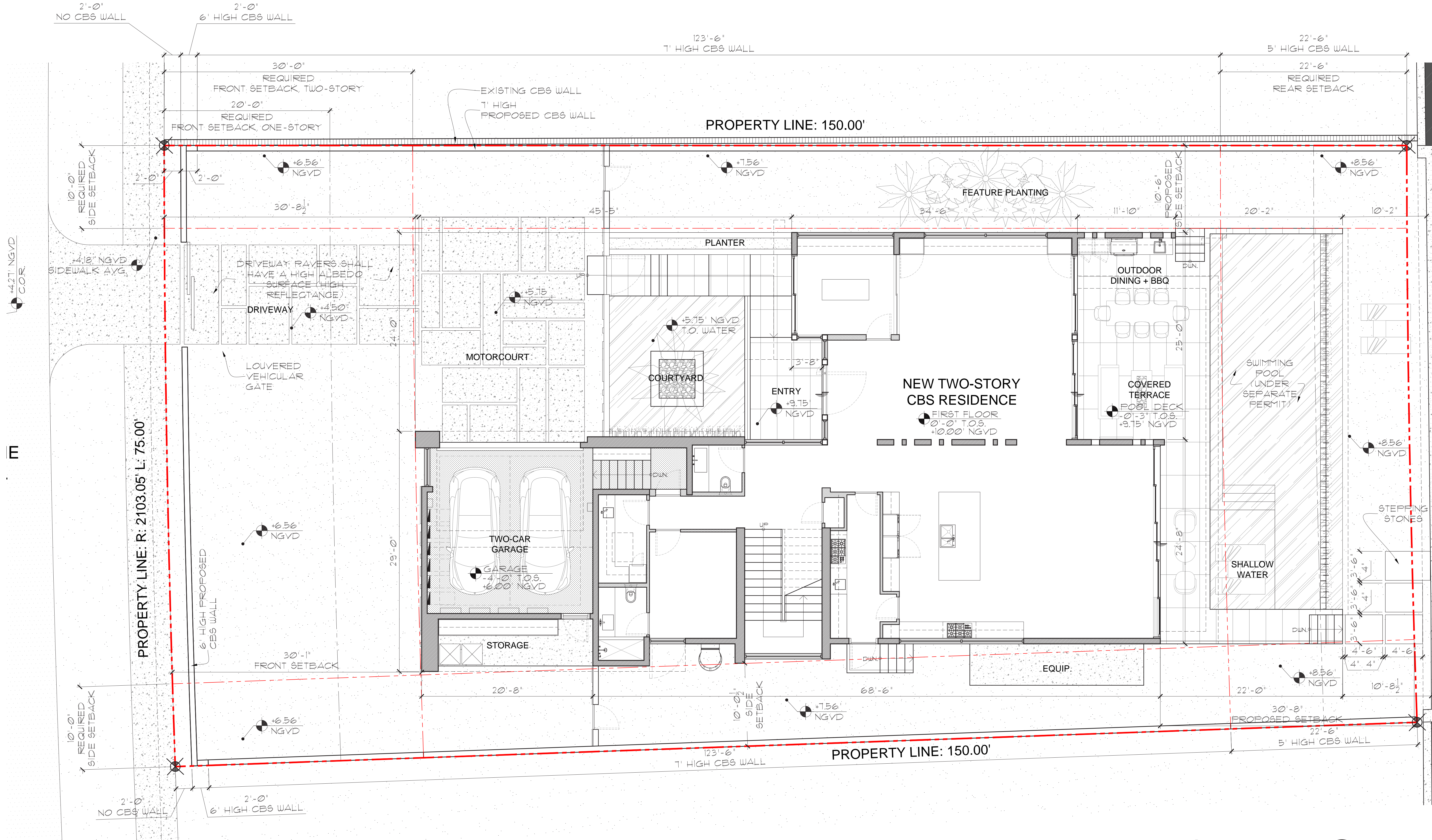
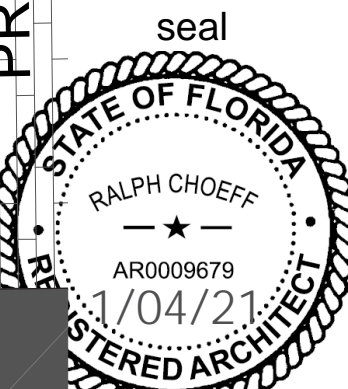
FRONT YARD CALCULATIONS :

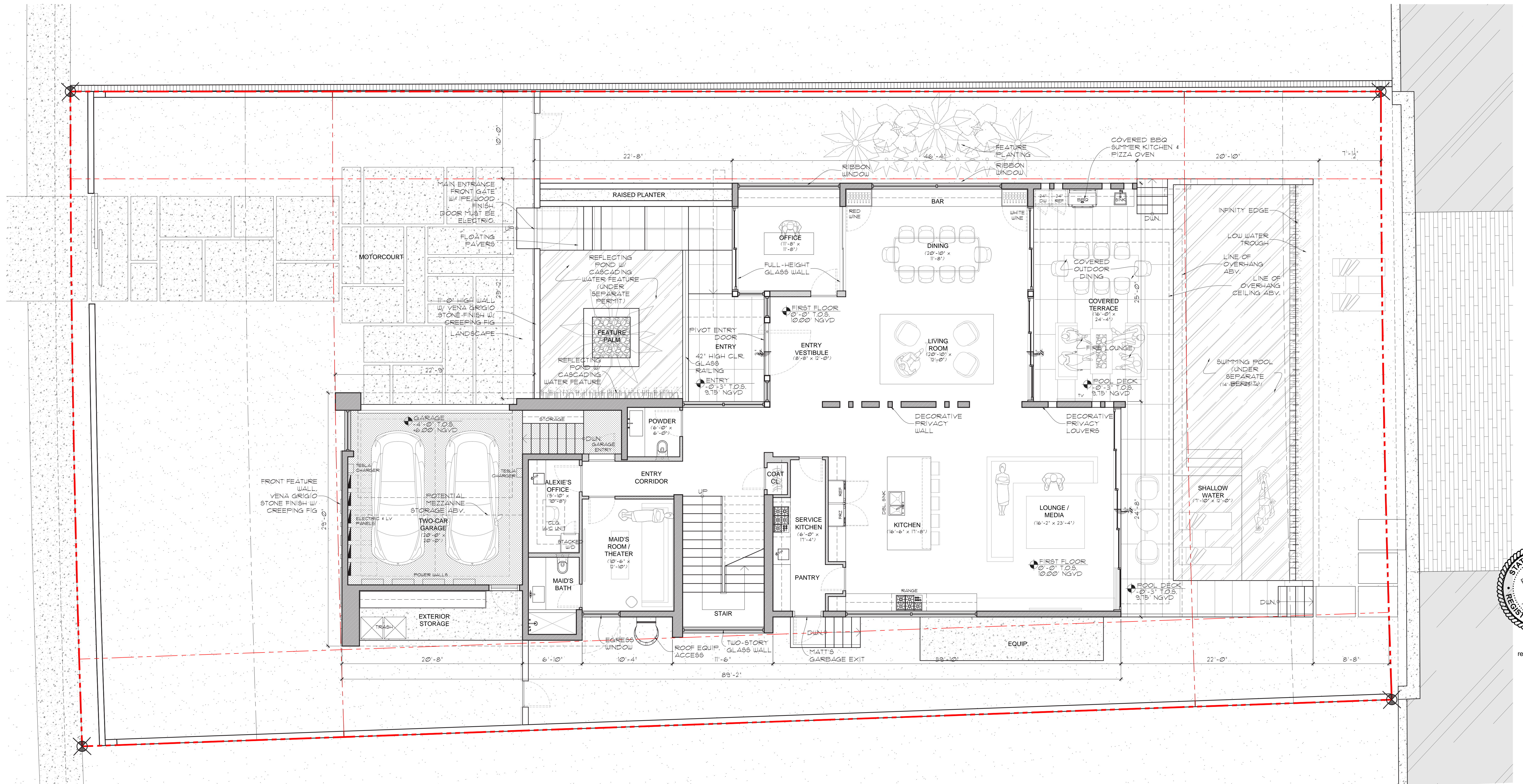
AREA: 1,493.4 S. F. 100%
IMPERVIOUS AREA: 240.5 S. F. 16.1%
PERVIOUS AREA: 1,252.9 S. F. 83.9%
(10% MIN.)

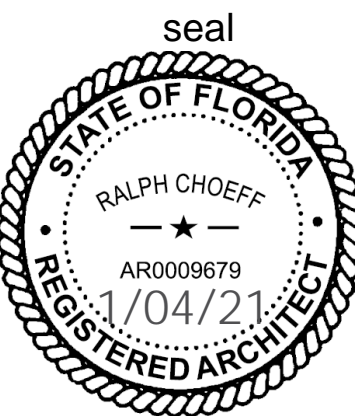
REAR YARD CALCULATIONS :

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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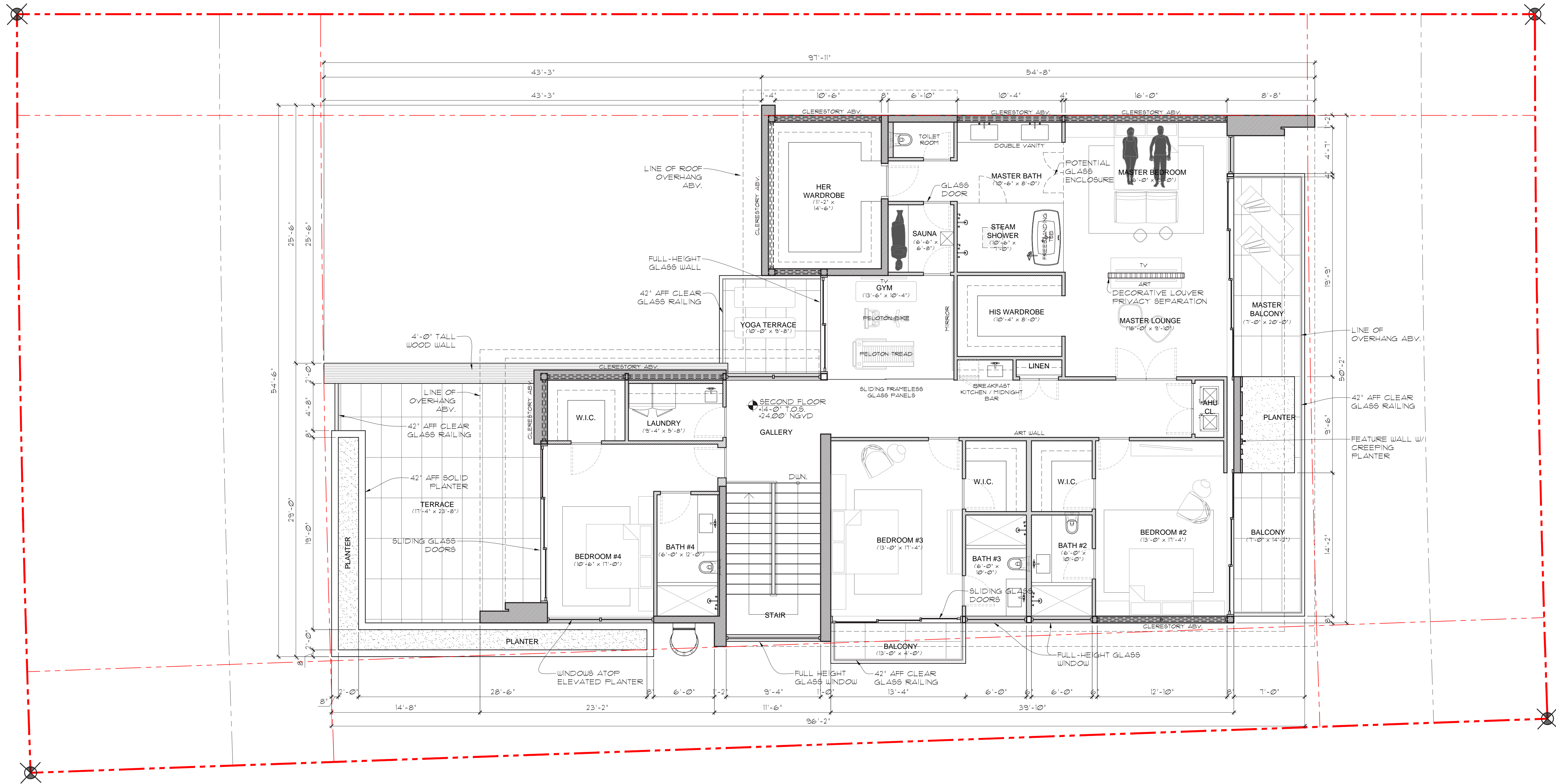
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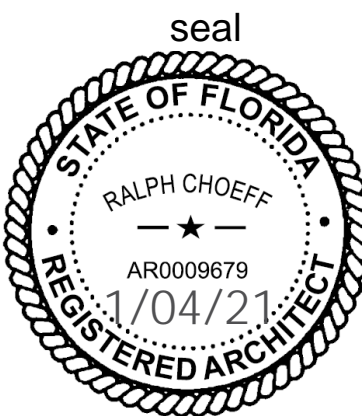
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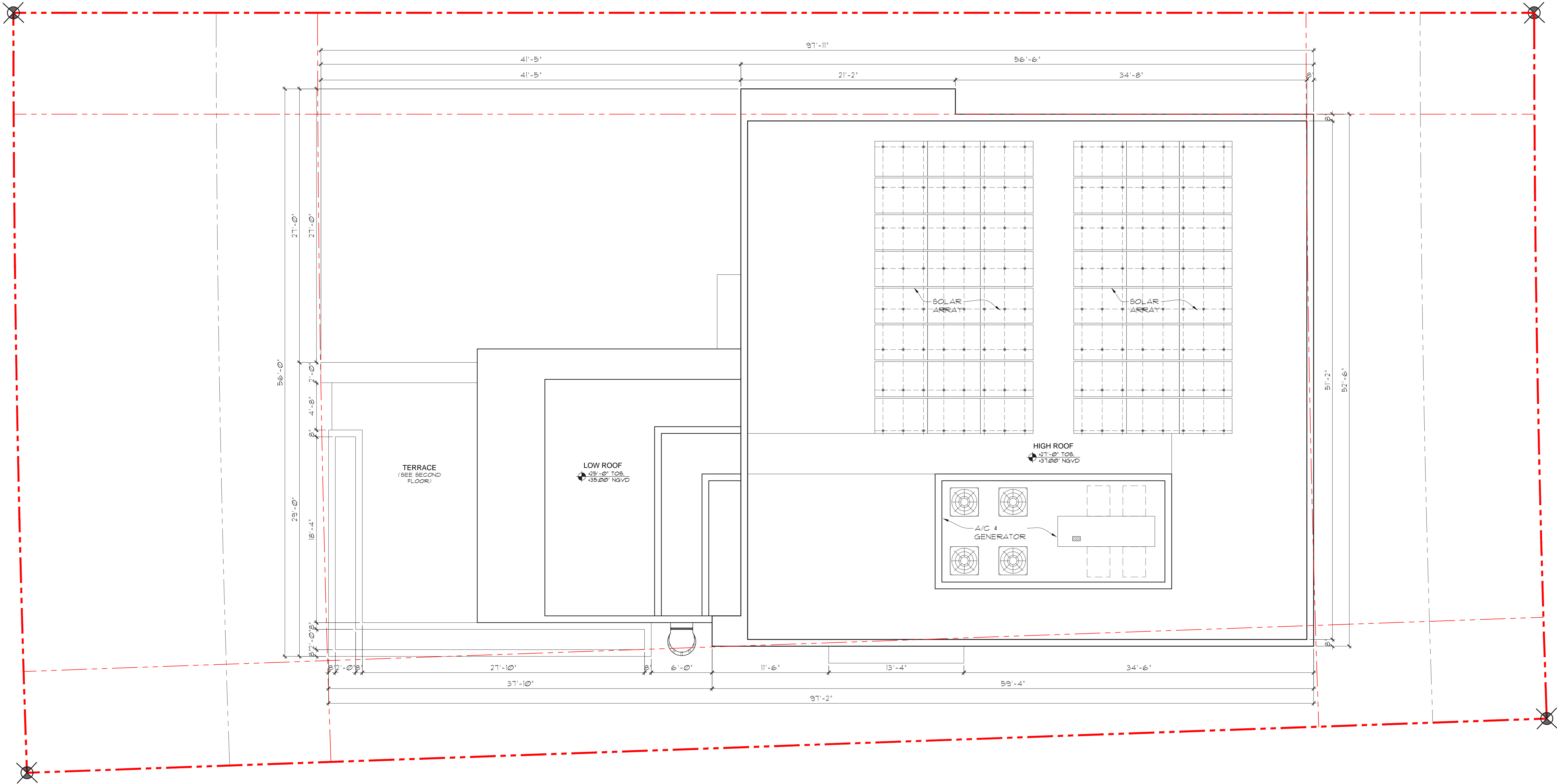
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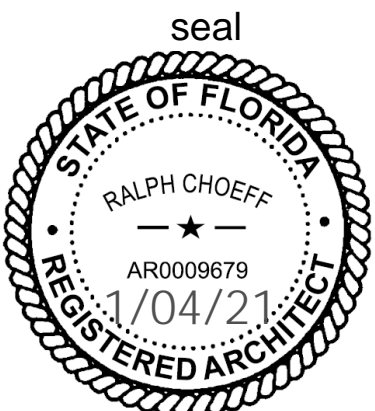
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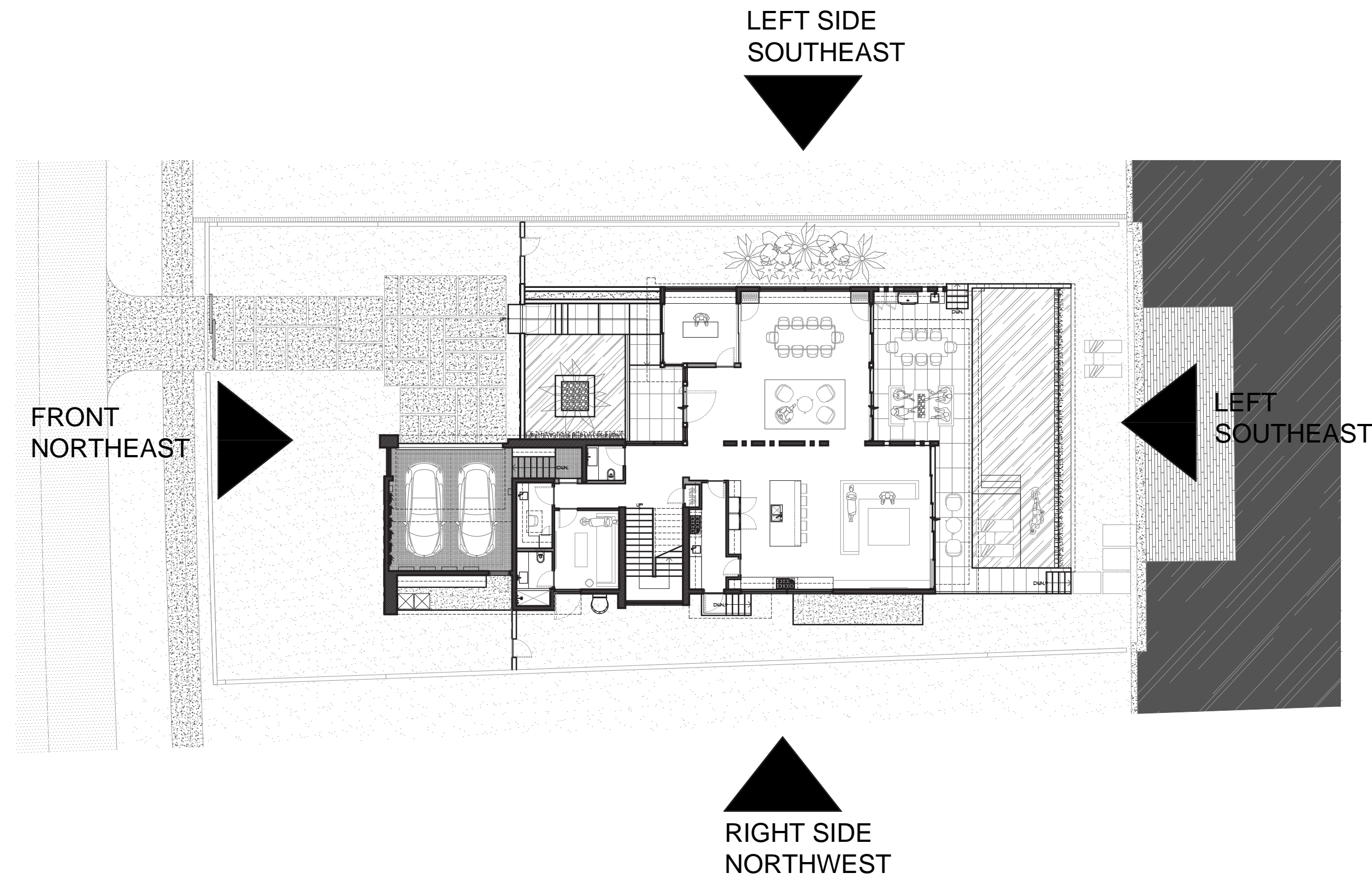
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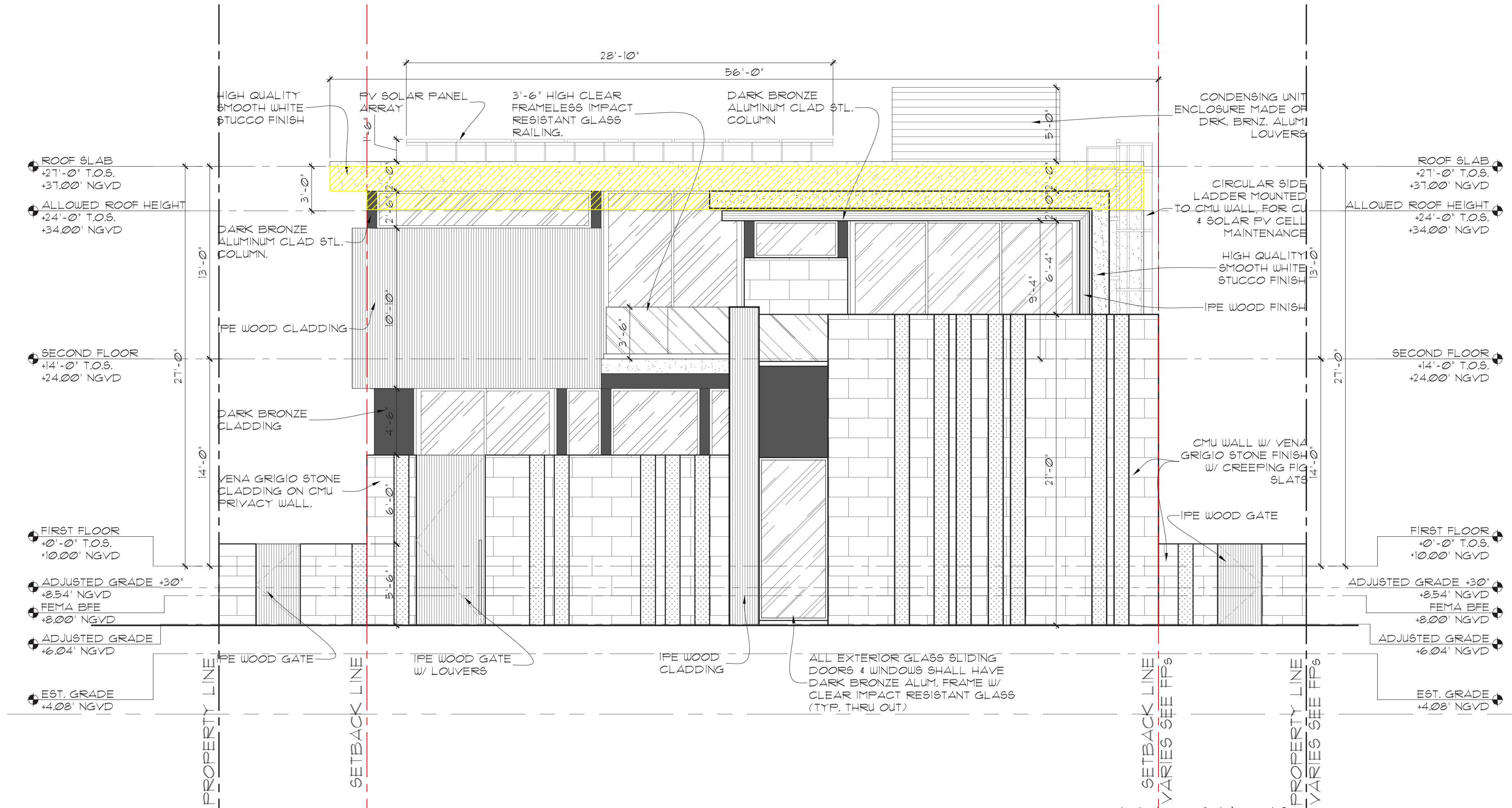
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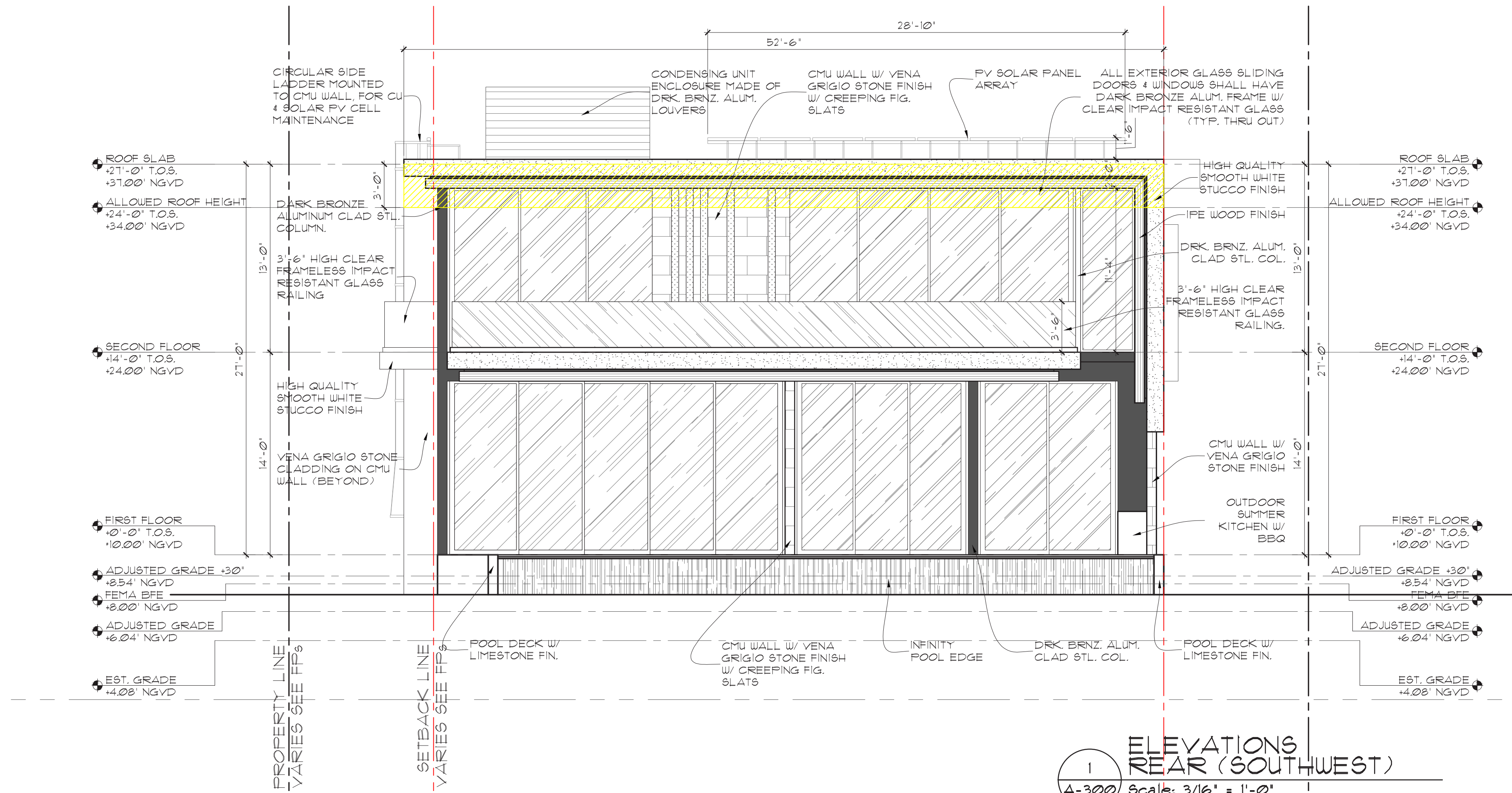
A-300



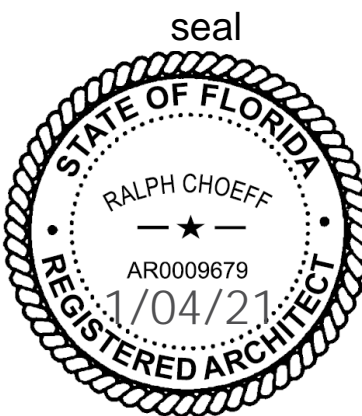
2
A-301
ELEVATIONS
KEY PLAN
Scale: N.T.S.



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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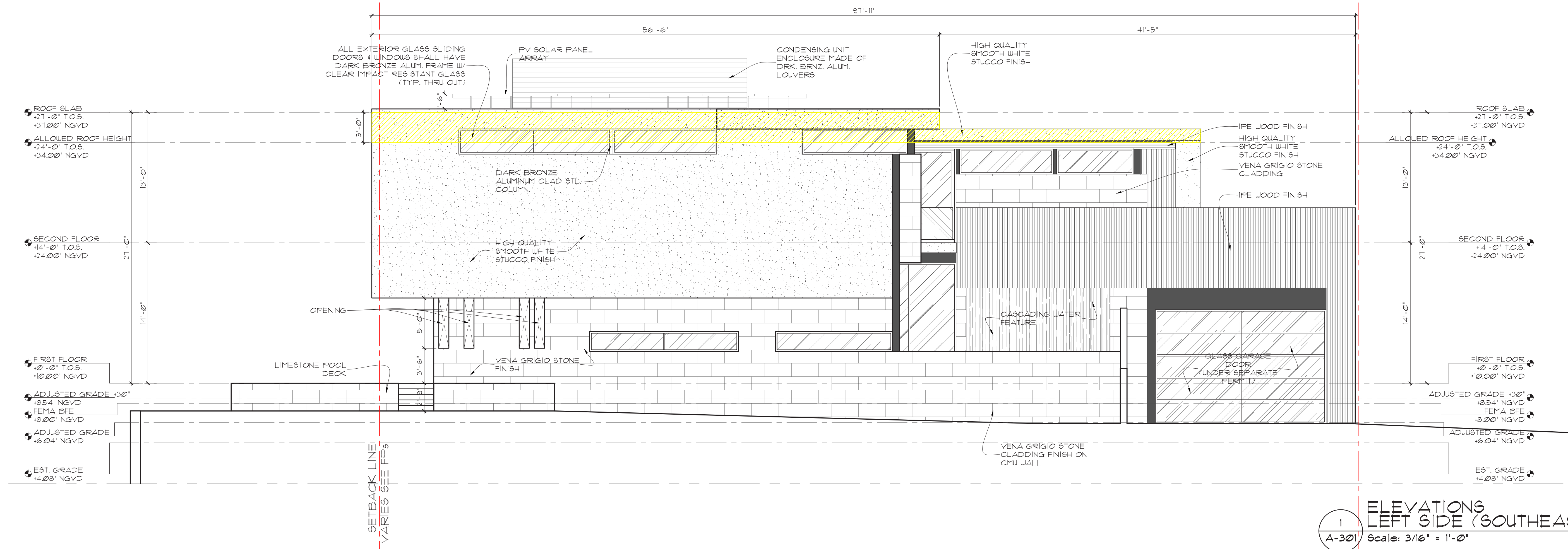
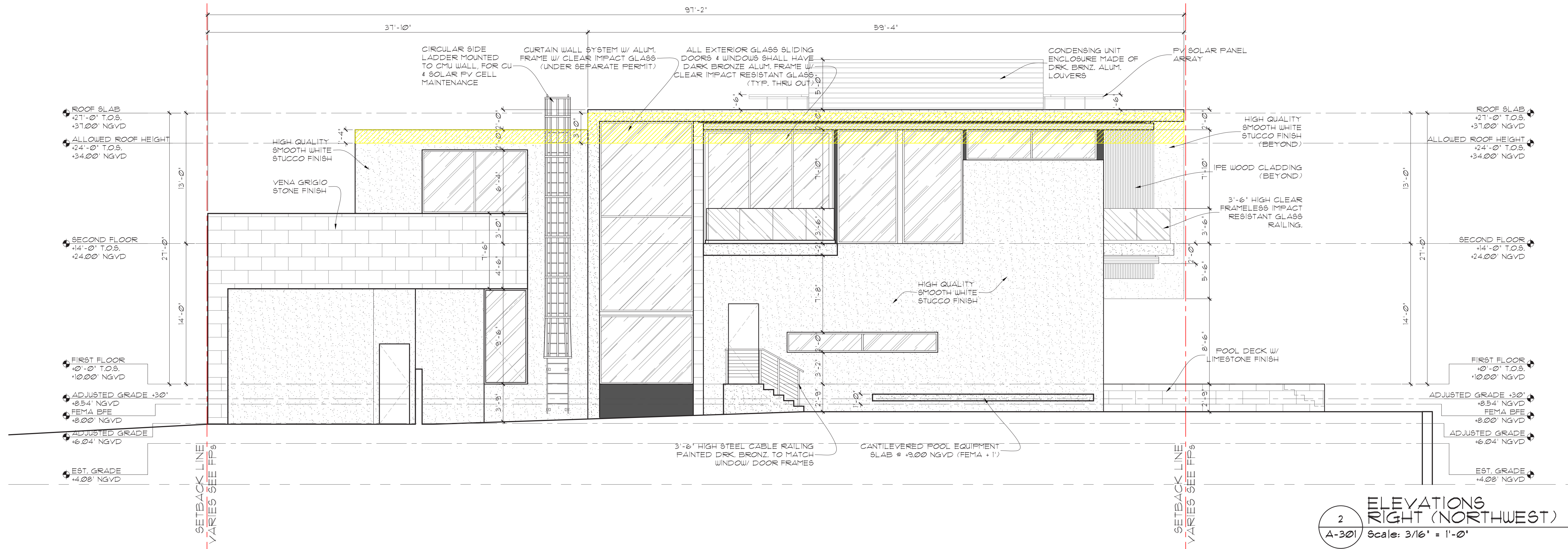
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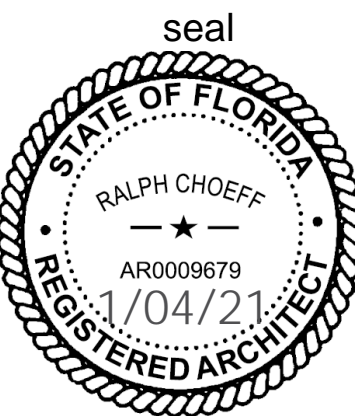
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A-301





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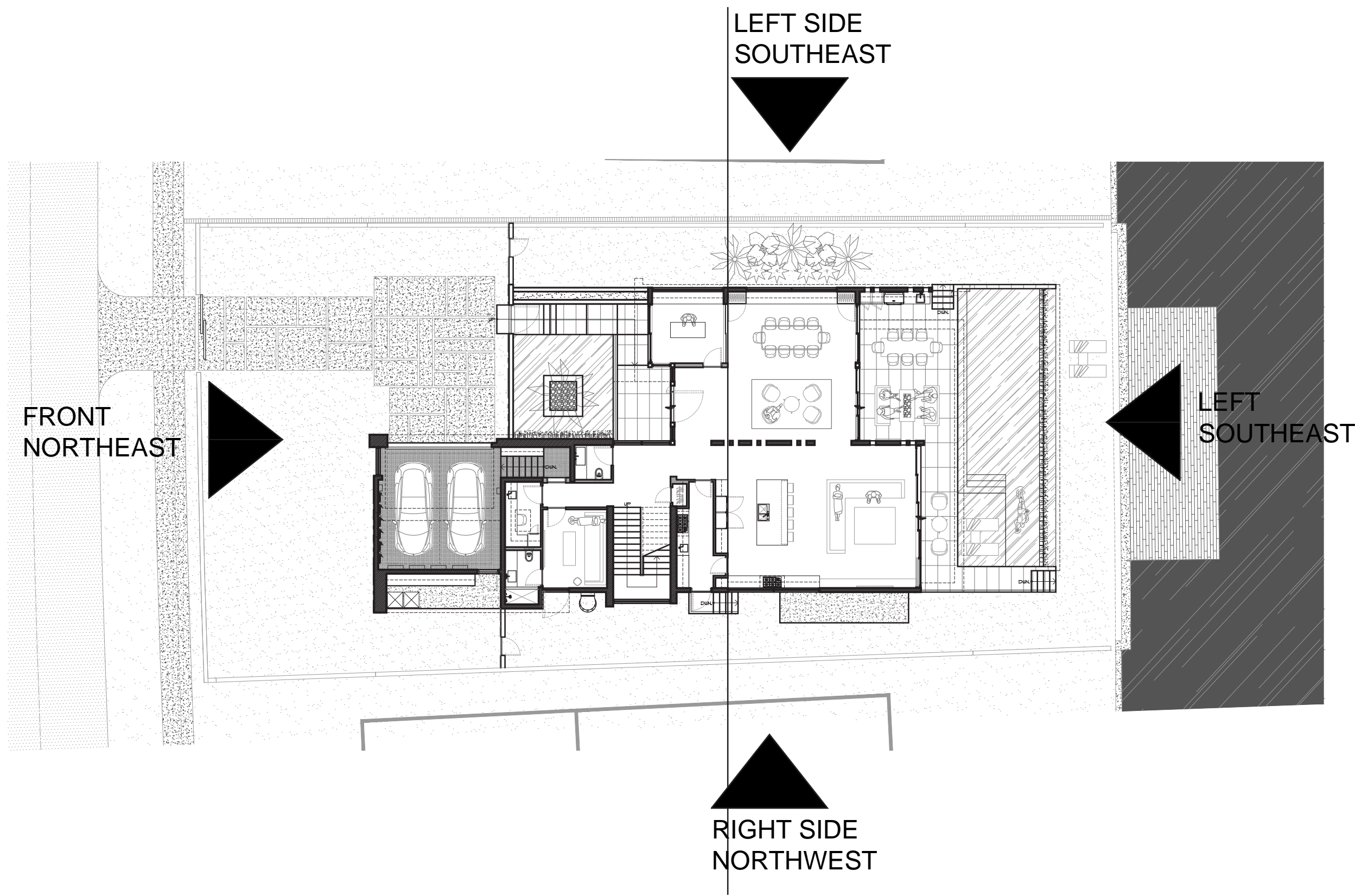
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A-302



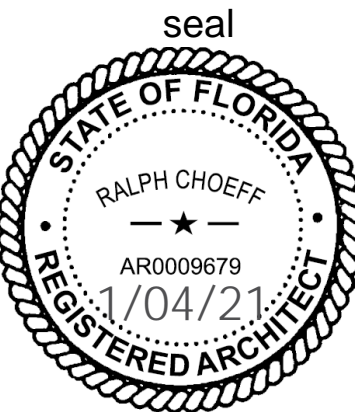
2
A-301
ELEVATIONS
KEY PLAN
Scale: N.T.S.



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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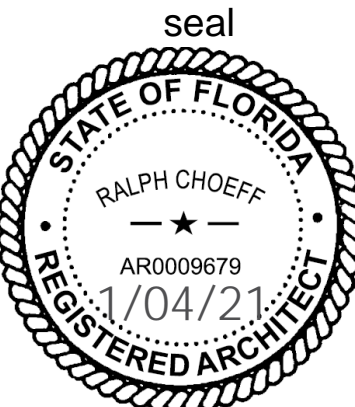
A-303



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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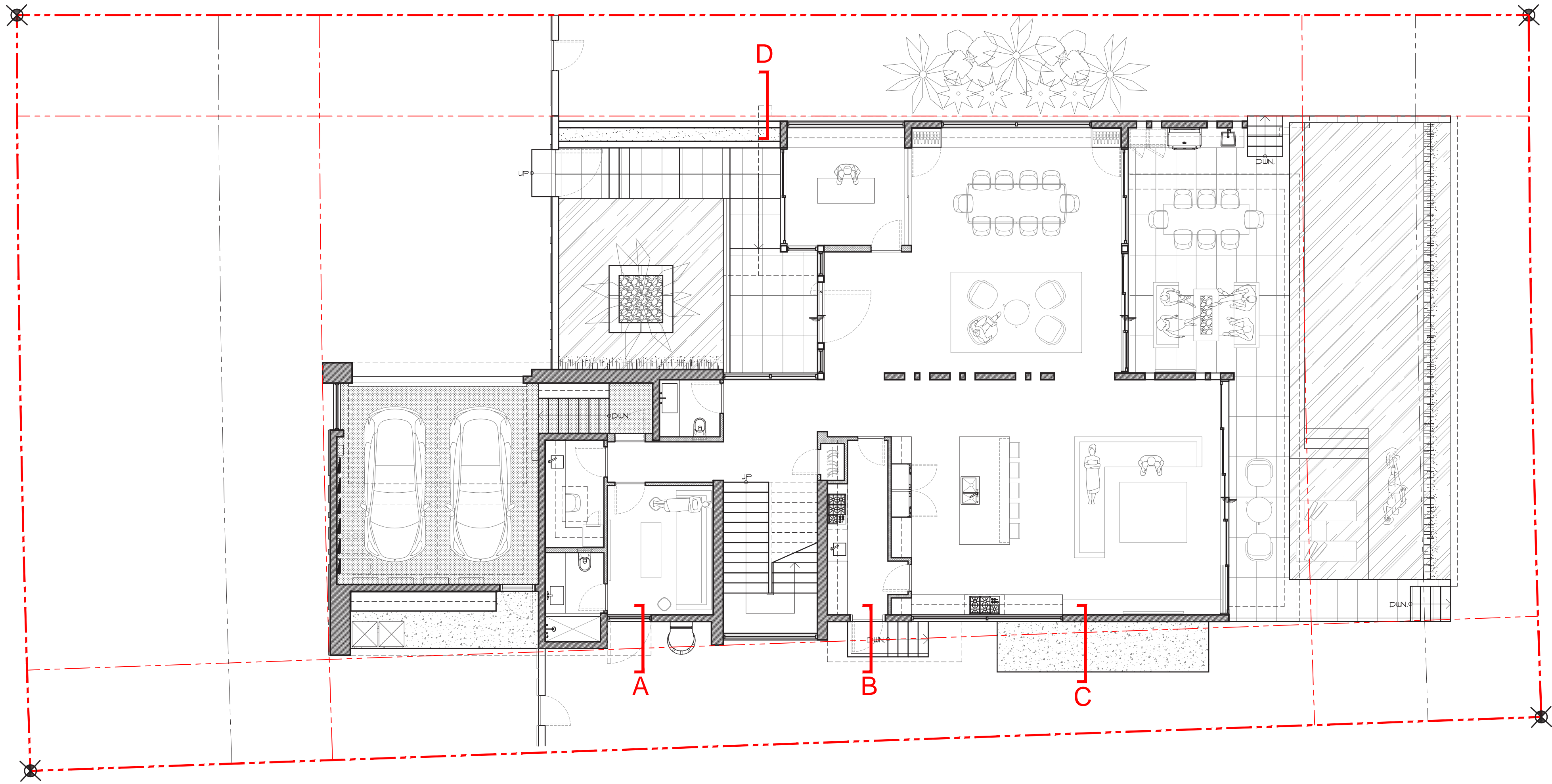
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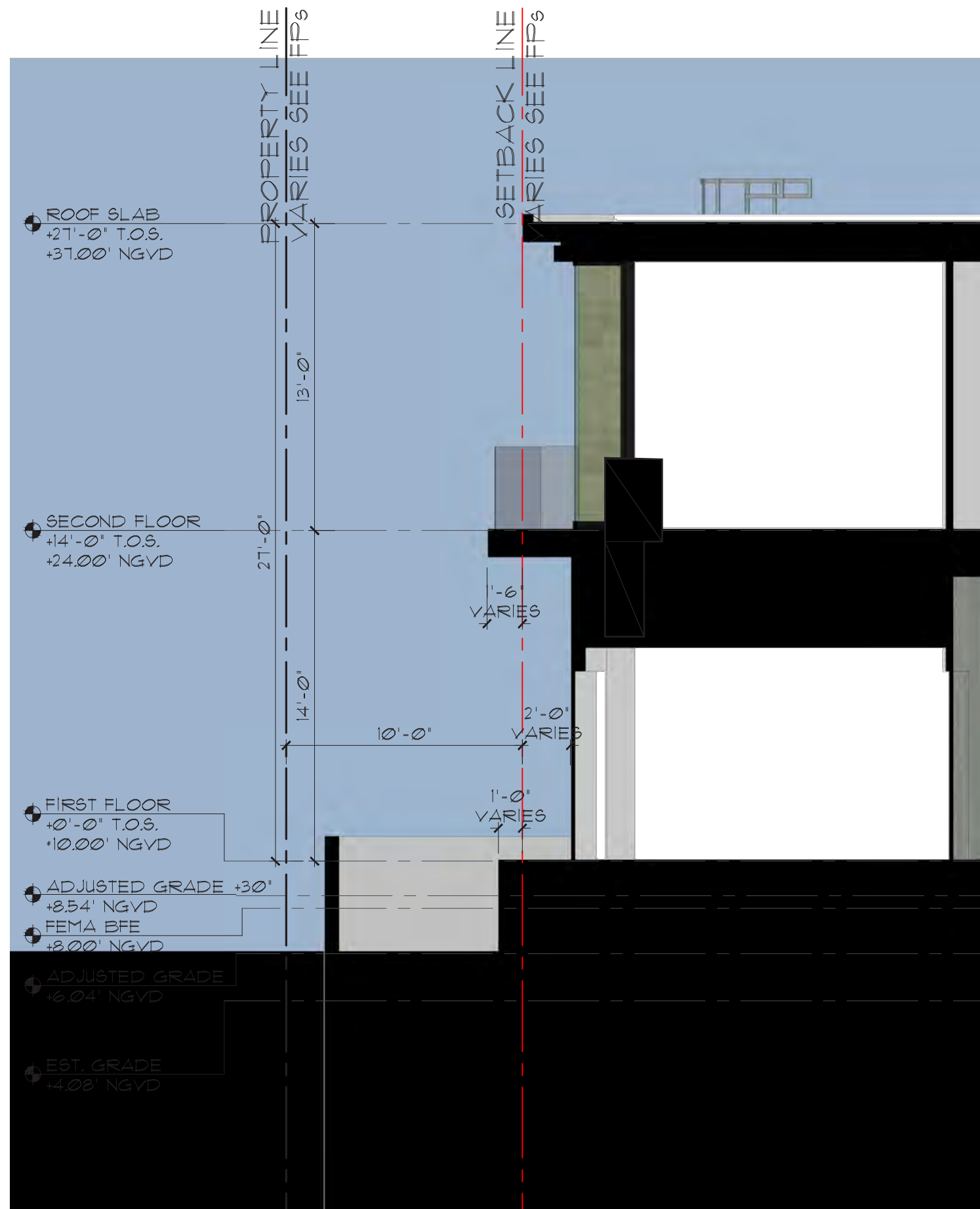
A-400



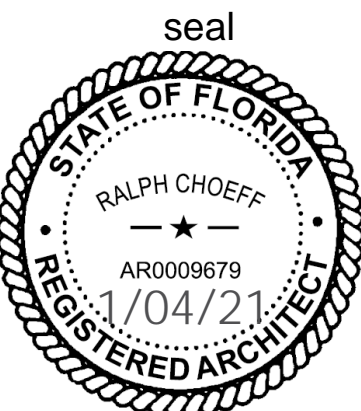
2 KEY MAP
A-400 Scale: N.T.S.



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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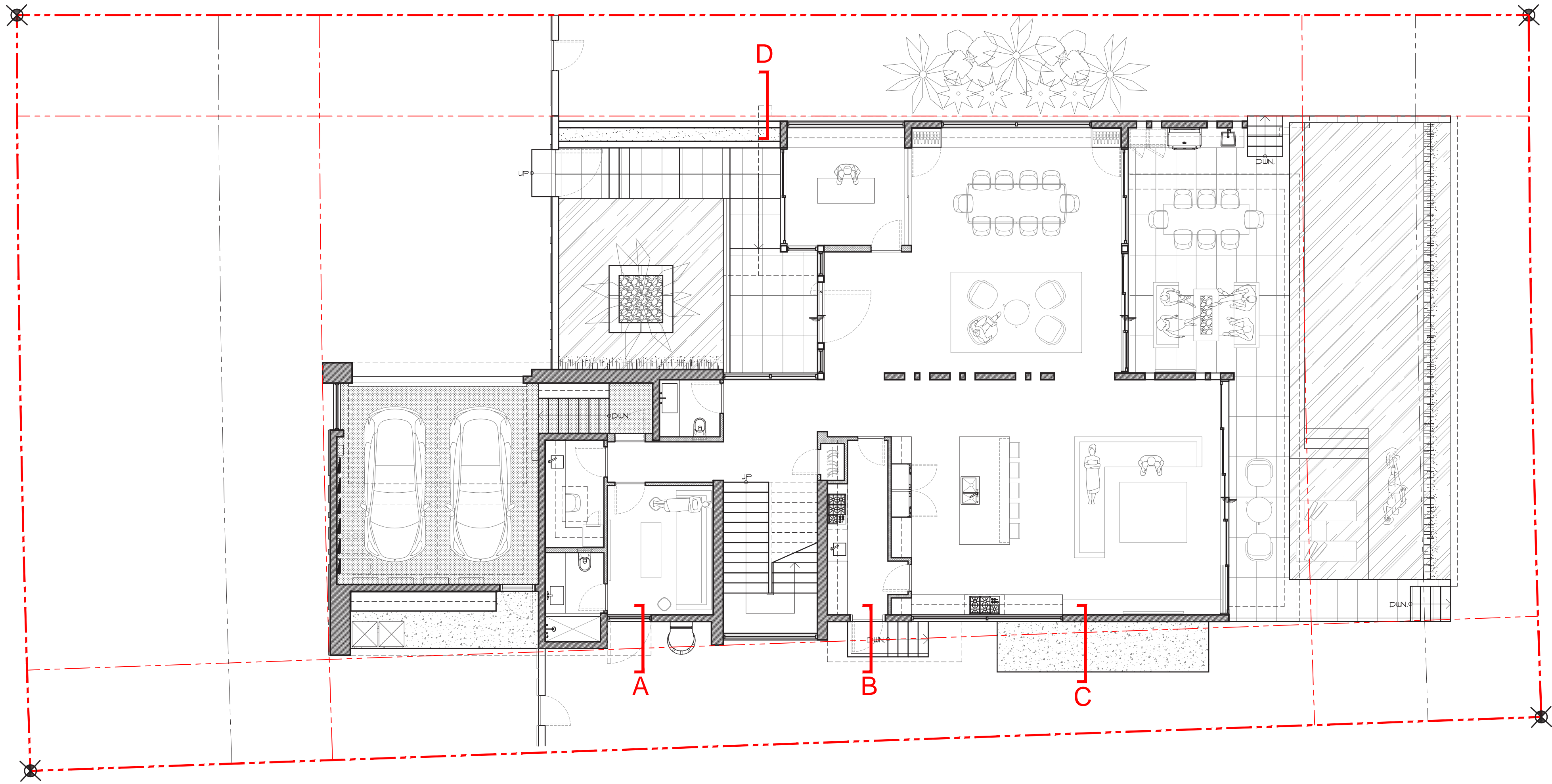
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date:
11/19/2020

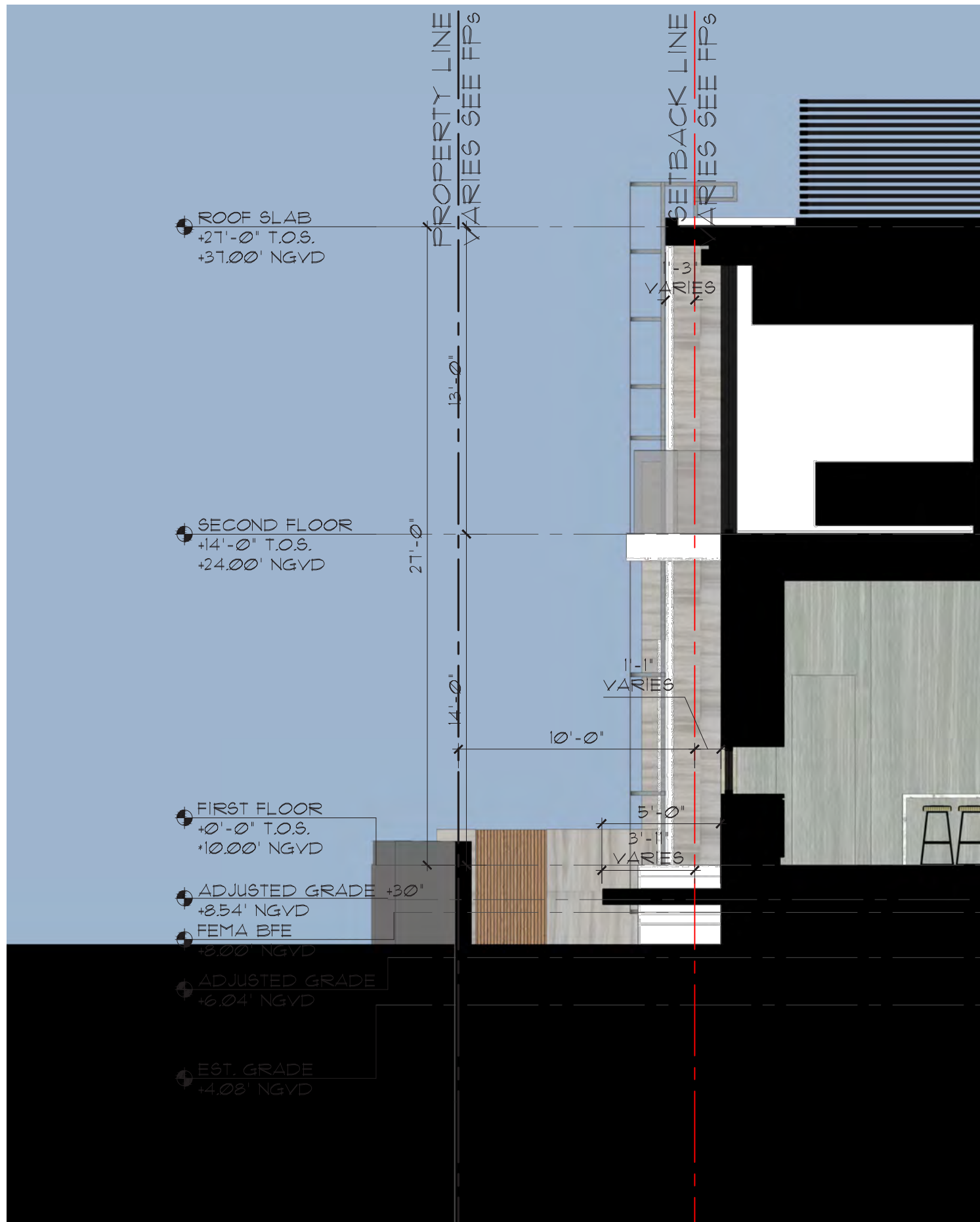
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sheet no.

A-401



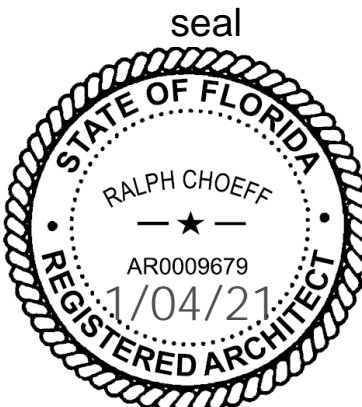
2 KEY MAP
A-400 Scale: N.T.S.



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



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



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2038

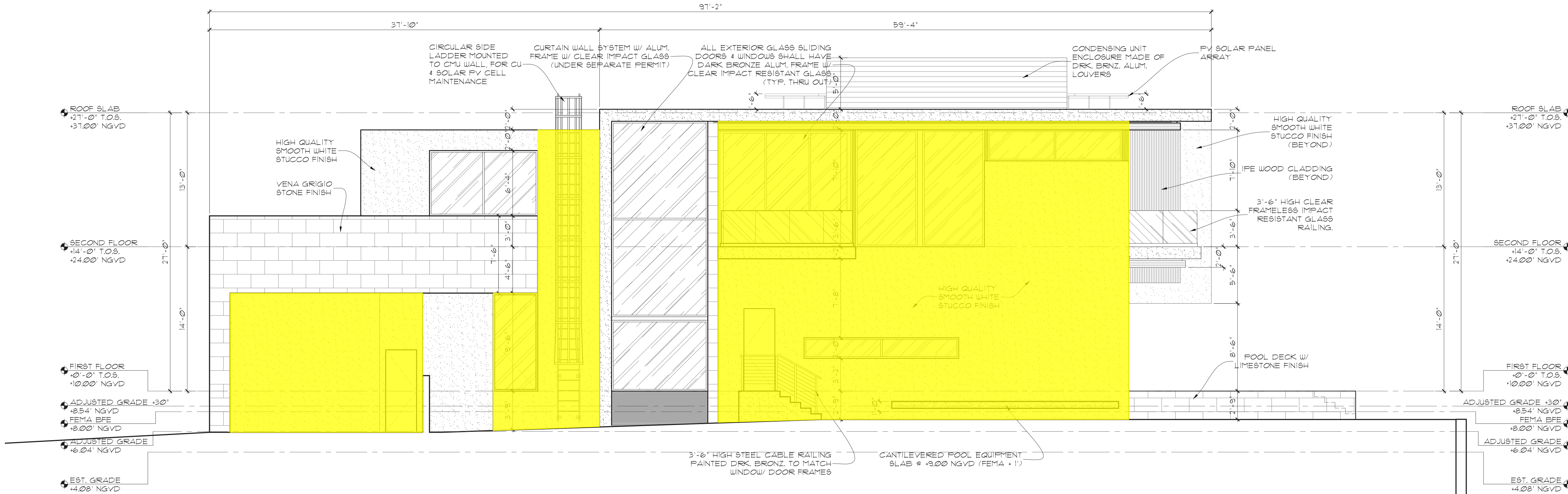
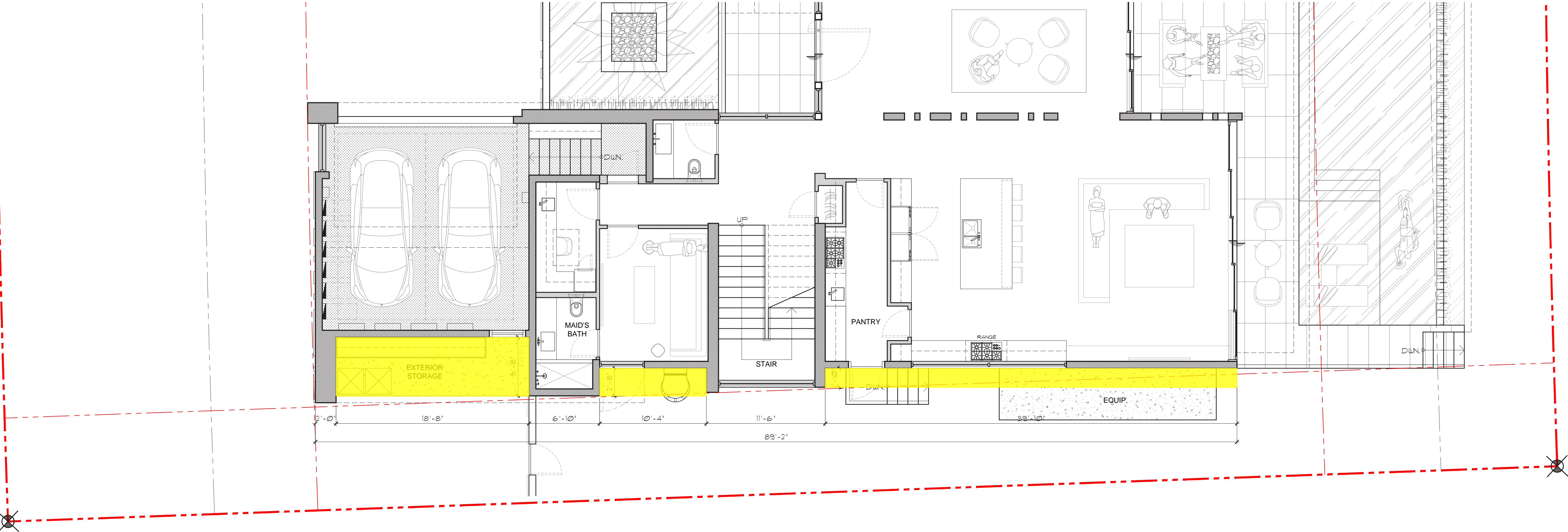
date:
11/19/2020

revised:

sheet no.

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



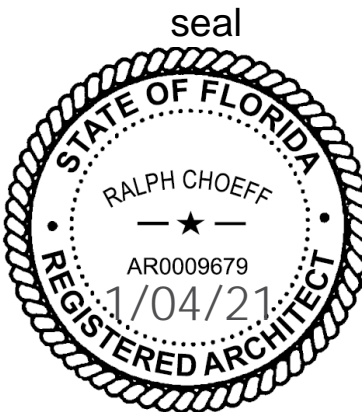
SOUTHEAST BIRD'S EYE LEVEL VIEW



SOUTHWEST BIRD'S EYE LEVEL VIEW

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

CHOEFF LEVY FISCHEMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
www.clarchitects.com
(t) 305.434.8338
(f) 305.892.5292



Ralph Choeff
registered architect
AR0009679
AA26003009

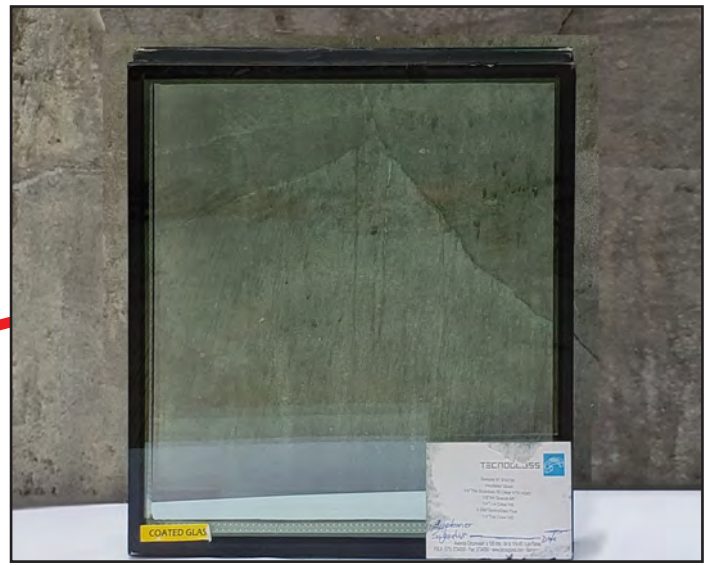
comm no.
2038

date:
11/19/2020

revised:

sheet no.

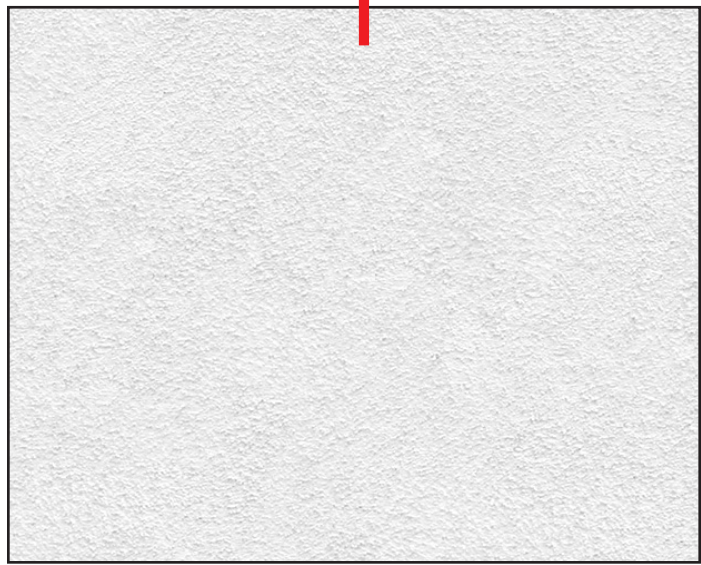
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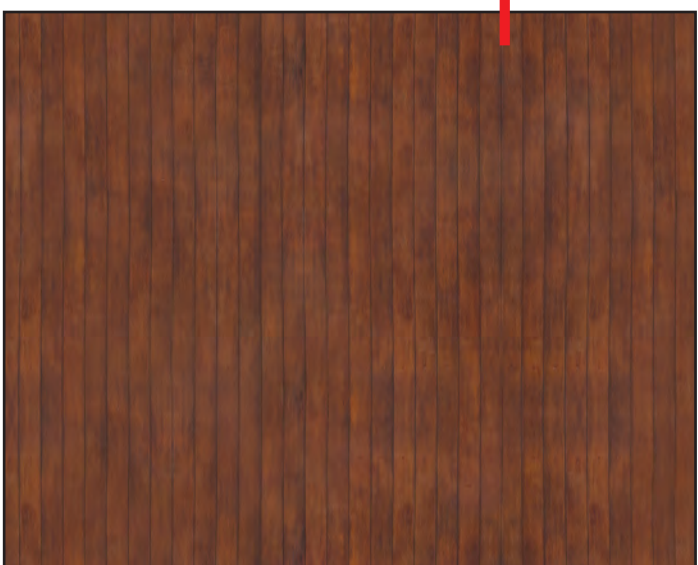
CLEAR LOW-E GLASS
WINDOWS & DOORS



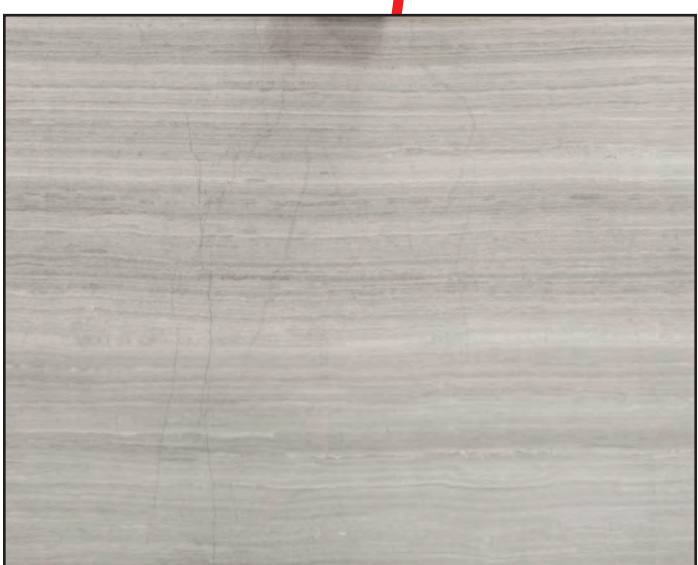
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FRAMES
PAINTED WITH
DURANAR BERMUDA BRONZE OR
APPROVED SIMILAR



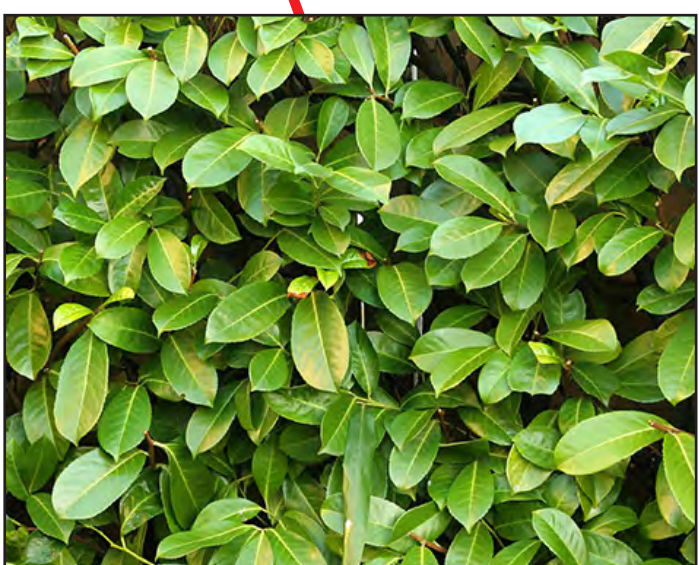
HIGH QUALITY
SMOOTH WHITE
STUCCO FINISH



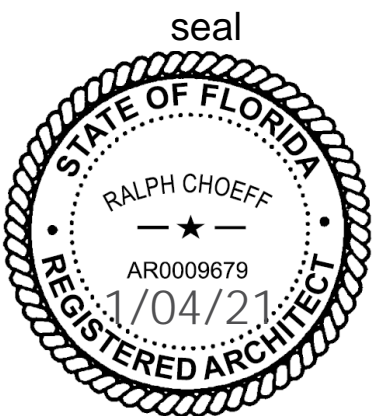
IPE WOOD CLADDING OR
APPROVED SIMILAR



VENA GRIGIO
STONE FINISH OR
APPROVED SIMILAR



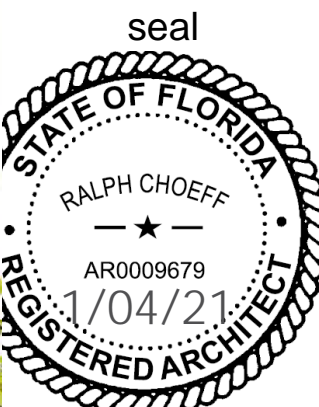
CREEPING FIG
LIVING WALL
OR APPROVED
SIMILAR





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

CHOEFF LEVY FISCHEMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
www.clarchitects.com
(t) 305.434.8338
(f) 305.892.5292



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2038

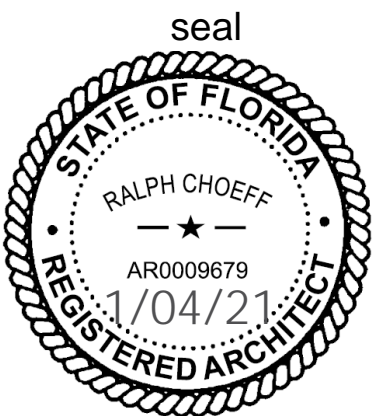
date:
11/19/2020

revised:

sheet no.

A-601

Front Rendering



Ralph Choeff
registered architect
AR0009679
AA26003009

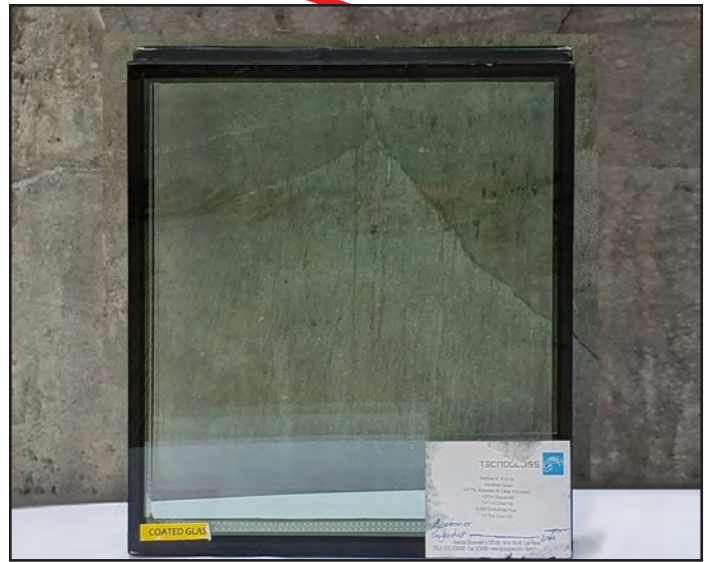
comm no.
2038

date:
11/19/2020

revised:

sheet no.

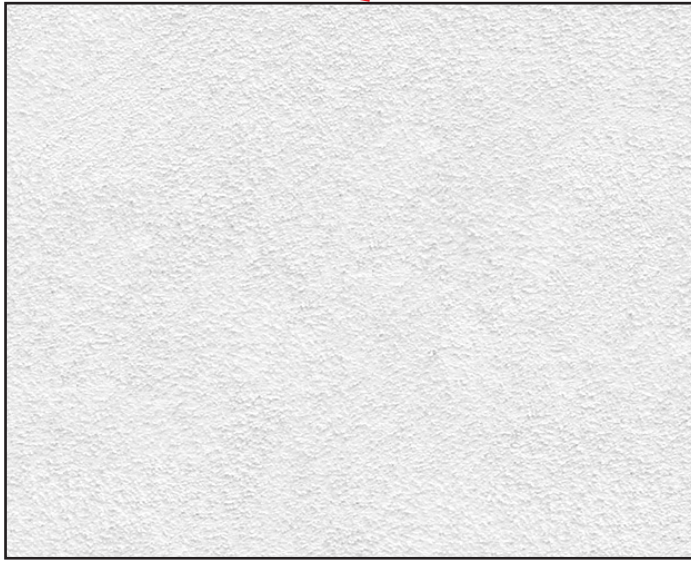
A-602



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



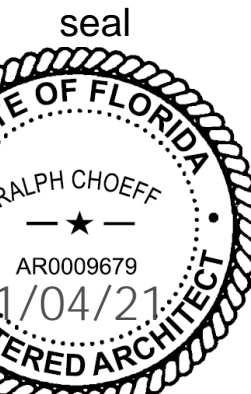
IPE WOOD CLADDING OR
APPROVED SIMILAR

Rear Rendering



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

CHOEFF LEVY FISCHEMAN
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8425 Biscayne Blvd. suite 201
Miami, Florida 33138
www.clarchitects.com
(t) 305.434.8338
(f) 305.892.5292



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2038

date:
11/19/2020

revised:

Rear Rendering

sheet no.

A-603

Date: 3/16/2021

Design Review Board

c/o Steven Williams, Chief of Planning Services

Planning Department

City of Miami Beach

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139

RE: Letter of Support – Design Review Board Approval for Waivers/ Variances for:

1300 South Biscayne Point Road (DRB 20-0628)

Dear Board Members:

I own the property located at 1301 Daytonia Road, Miami Beach, Florida, and I am writing to express my support for the waivers, most importantly the height waiver, being requested for the above-referenced property. I have met with representatives of the Owner and have reviewed the plans and renderings for the new single-family residence. The representatives have addressed all of my concerns and I understand the requests for design variances, which will not have a negative impact on my property. The new home is beautifully designed and will be a welcome addition to Biscayne Pointe on Miami Beach.

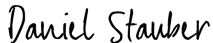
Based on the foregoing, I fully support the Owner's requests and ask the Board of Adjustment to grant the requested variances.

Sincerely,

Daniel Stauber

Signature:

DocuSigned by:


D1A599F95584403...

Print name:

Daniel Stauber

Certificate Of Completion

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Time Zone: (UTC-08:00) Pacific Time (US & Canada)	clark.h@hauteandboss.com
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Record Tracking

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3/16/2021 7:40:24 AM	clark.h@hauteandboss.com	

Signer Events

Daniel Stauber
dstauber@rexhallrealty.com
Member

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

D1A599F95584403...

Signature Adoption: Pre-selected Style
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Signed: 3/16/2021 7:45:44 AM

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

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Carbon Copy Events

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Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

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Completed	Security Checked	3/16/2021 7:45:44 AM

Payment Events

Status

Timestamps

Date: 3/16/2021

Design Review Board

c/o Steven Williams, Chief of Planning Services

Planning Department

City of Miami Beach

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139

RE: Letter of Support – Design Review Board Approval for Waivers/ Variances for:

1300 South Biscayne Point Road (DRB 20-0628)

Dear Board Members:

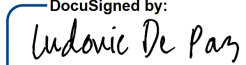
I own the property located at 1671 Daytonia Rd, Miami Beach, Florida, and I am writing to express my support for the waivers, most importantly the height waiver, being requested for the above-referenced property. I have met with representatives of the Owner and have reviewed the plans and renderings for the new single-family residence. The representatives have addressed all of my concerns and I understand the requests for design variances, which will not have a negative impact on my property. The new home is beautifully designed and will be a welcome addition to Biscayne Pointe on Miami Beach.

Based on the foregoing, I fully support the Owner's requests and ask the Board of Adjustment to grant the requested variances.

Sincerely,

Ludovic De Paz

Signature:

DocuSigned by:

8C5804A4061E43C...

Print name:

Ludovic De Paz

Certificate Of Completion

Envelope Id: 9D4B709FAA33424889253CE75F8CC1D2	Status: Completed
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AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Clark Hendin
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	clark.h@hauteandboss.com
	IP Address: 50.250.108.146

Record Tracking

Status: Original	Holder: Clark Hendin	Location: DocuSign
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Signer Events

Ludovic De Paz
Ludovic@de-paz.net
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

8C5804A4061E43C...

Signature Adoption: Pre-selected Style
Using IP Address: 34.103.70.168

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

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Certified Delivery Events

Status

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Carbon Copy Events

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Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

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Payment Events

Status

Timestamps

Date: 3/16/2021

Design Review Board

c/o Steven Williams, Chief of Planning Services

Planning Department

City of Miami Beach

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139

RE: Letter of Support – Design Review Board Approval for Waivers/ Variances for:

1300 South Biscayne Point Road (DRB 20-0628)

Dear Board Members:


I own the property located at 1210 cleveland rd, Miami Beach, Florida, and I am writing to express my support for the waivers, most importantly the height waiver, being requested for the above-referenced property. I have met with representatives of the Owner and have reviewed the plans and renderings for the new single-family residence. The representatives have addressed all of my concerns and I understand the requests for design variances, which will not have a negative impact on my property. The new home is beautifully designed and will be a welcome addition to Biscayne Pointe on Miami Beach.

Based on the foregoing, I fully support the Owner's requests and ask the Board of Adjustment to grant the requested variances.

Sincerely,

Mickael Benhamou

Signature:

DocuSigned by:

B86E9159EDE240D...

Print name:

Mickael Benhamou

Date: 3/16/2021

Design Review Board

c/o Steven Williams, Chief of Planning Services

Planning Department

City of Miami Beach

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139

RE: Letter of Support – Design Review Board Approval for Waivers/ Variances for:

1300 South Biscayne Point Road (DRB 20-0628)

Dear Board Members:

I own the property located at 1136 South Biscayne Point Rd, Miami Beach, Florida, and I am writing to express my support for the waivers, most importantly the height waiver, being requested for the above-referenced property. I have met with representatives of the Owner and have reviewed the plans and renderings for the new single-family residence. The representatives have addressed all of my concerns and I understand the requests for design variances, which will not have a negative impact on my property. The new home is beautifully designed and will be a welcome addition to Biscayne Pointe on Miami Beach.

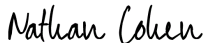
Based on the foregoing, I fully support the Owner's requests and ask the Board of Adjustment to grant the requested variances.

Sincerely,

Nathan Cohen

Signature:

DocuSigned by:


6207D9BD385F47F...

Print name:

Nathan Cohen

Certificate Of Completion

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Envelopeld Stamping: Enabled	Clark Hendin
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	clark.h@hauteandboss.com
	IP Address: 50.250.108.146

Record Tracking

Status: Original	Holder: Clark Hendin	Location: DocuSign
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Signer Events

Nathan Cohen
 ncohenmail@gmail.com
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

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Signature Adoption: Pre-selected Style
 Using IP Address: 4.34.213.170

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Electronic Record and Signature Disclosure:
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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

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Certified Delivery Events

Status

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Carbon Copy Events

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Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

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Payment Events

Status

Timestamps

Date: 3/16/2021

Design Review Board

c/o Steven Williams, Chief of Planning Services

Planning Department

City of Miami Beach

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139

RE: Letter of Support – Design Review Board Approval for Waivers/ Variances for:

1300 South Biscayne Point Road (DRB 20-0628)

Dear Board Members:


I own the property located at 1315 South Biscayne Point Rd, Miami Beach, Florida, and I am writing to express my support for the waivers, most importantly the height waiver, being requested for the above-referenced property. I have met with representatives of the Owner and have reviewed the plans and renderings for the new single-family residence. The representatives have addressed all of my concerns and I understand the requests for design variances, which will not have a negative impact on my property. The new home is beautifully designed and will be a welcome addition to Biscayne Pointe on Miami Beach.

Based on the foregoing, I fully support the Owner's requests and ask the Board of Adjustment to grant the requested variances.

Sincerely,

Ricardo Crespo

Signature:

DocuSigned by:

EB4875506893444...

Print name:

Ricardo Crespo

Date: 3/16/2021

Design Review Board

c/o Steven Williams, Chief of Planning Services

Planning Department

City of Miami Beach

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139

RE: Letter of Support – Design Review Board Approval for Waivers/ Variances for:

1300 South Biscayne Point Road (DRB 20-0628)

Dear Board Members:

I own the property located at 1215 N. Biscayne Pt. Rd, Miami Beach, Florida, and I am writing to express my support for the waivers, most importantly the height waiver, being requested for the above-referenced property. I have met with representatives of the Owner and have reviewed the plans and renderings for the new single-family residence. The representatives have addressed all of my concerns and I understand the requests for design variances, which will not have a negative impact on my property. The new home is beautifully designed and will be a welcome addition to Biscayne Pointe on Miami Beach.

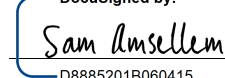
Based on the foregoing, I fully support the Owner's requests and ask the Board of Adjustment to grant the requested variances.

Sincerely,

Sam Amselem

Signature:

DocuSigned by:

 Sam Amselem

D8885201B060415...

Print name:

Sam Amselem

Date: 3/16/2021

Design Review Board

c/o Steven Williams, Chief of Planning Services

Planning Department

City of Miami Beach

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139

RE: Letter of Support – Design Review Board Approval for Waivers/ Variances for:

1300 South Biscayne Point Road (DRB 20-0628)

Dear Board Members:

I own the property located at 1535 Cleveland Rd, Miami Beach, Florida, and I am writing to express my support for the waivers, most importantly the height waiver, being requested for the above-referenced property. I have met with representatives of the Owner and have reviewed the plans and renderings for the new single-family residence. The representatives have addressed all of my concerns and I understand the requests for design variances, which will not have a negative impact on my property. The new home is beautifully designed and will be a welcome addition to Biscayne Pointe on Miami Beach.

Based on the foregoing, I fully support the Owner's requests and ask the Board of Adjustment to grant the requested variances.

Sincerely,

YANNICK AYACHE

Signature:

DocuSigned by:

YANNICK AYACHE

DD373C6722214C6...

Print name:

YANNICK AYACHE

Certificate Of Completion

Envelope Id: 68AA51E21A46406FBDDDE0F76C927D6F	Status: Completed
Subject: Please DocuSign: Letter of Support - 1300 S. Biscayne Pt. Rd..pdf	
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Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Clark Hendin
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	clark.h@hauteandboss.com
	IP Address: 50.250.108.146

Record Tracking

Status: Original	Holder: Clark Hendin	Location: DocuSign
3/16/2021 7:29:36 AM	clark.h@hauteandboss.com	

Signer Events

YANNICK AYACHE
Yannick@ayache.com
manager

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
YANNICK AYACHE
DD373C8722214C6...

Signature Adoption: Pre-selected Style
Using IP Address: 172.58.173.0
Signed using mobile

Timestamp

Sent: 3/16/2021 7:30:58 AM
Viewed: 3/16/2021 7:55:56 AM
Signed: 3/16/2021 7:57:04 AM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

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Signing Complete	Security Checked	3/16/2021 7:57:04 AM
Completed	Security Checked	3/16/2021 7:57:04 AM

Payment Events

Status

Timestamps

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: March 03, 2020

FILE NO: DRB19-0489

PROPERTY: 1485 Cleveland Road

APPLICANT: Matthew Zingler

LEGAL: Lot 9, Block 10, of Biscayne Point, according to the Plat thereof, as recorded in Plat Book 14, at Page 35, of the Public Records of Miami-Dade County, Florida.

IN RE: An application has been filed requesting Design Review Approval for the construction of a new two-story single-family residence, including one or more waivers, to replace an existing one-story residence.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, and 19 in Section 118-251 of the Miami Beach Code.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1, 5, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 1485 Cleveland Road shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The 70% limitation for the second floor volume shall not be waived as proposed. The architect shall refine the design to be compliant with Section 142-105(b)(4)(c).



b. The proposed increase in height **shall** be permitted as proposed; the maximum height of the structure shall be 28'-0" when measured up to BFE + freeboard 2.5', or 10.5' NGVD. In the event that a higher design finished floor elevation is proposed, a return to the Board shall be required to reevaluate the approved height waiver.

c. URBAN HEAT ISLAND ORDINANCE Sec. 142- 1132. g) Driveways. (4) Driveways and parking areas that are open to the sky within any required yard shall be composed of porous pavement or shall have a high albedo surface consisting of a durable material or sealant, as defined in section 114- 1 of this Code. (5) Driveways and parking areas composed of asphalt that does not have a high albedo surface, as defined in section 114- 1 of this Code, shall be prohibited.

d. Fence within the rear yard (22'-6") cannot exceed 5'-0" from adjusted grade elevation.

e. The side elevations **shall not** be permitted as proposed; the architect shall further refine both side elevations along both levels with added fenestration, change in plane, introduction of contrasting material, or other architectural method, similar to the sketches of sheets A4.07 and A4.08 produced at the March 03, 2020 DRB meeting, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

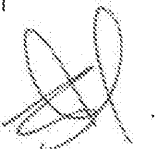
f. The architect shall further refine all of the elevations with additional contrasting materials or finishes, similar to the material board produced at the March 03, 2020 DRB meeting, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

g. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

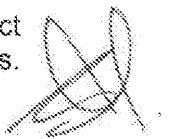
h. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

i. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding plans shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plans shall comply with Chapter 26-Landscape Requirements of the Miami Beach Code and shall incorporate the following:



- a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- e. The architect shall substantially increase the amount of native canopy shade trees within the site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.
- g. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures.



The location of backflow preventers, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.

- I. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right-of-way shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

III. General Terms and Conditions applying to both 'I. Design Review Approval' and 'II. Variances' noted above.

- A. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- B. During construction work, the applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- C. If applicable, a Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

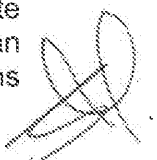
- D. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- E. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- F. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "1485 Cleveland Road", as designed by **Kobi Karp Architecture**, signed, sealed, and dated January 06, 2020, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans



submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

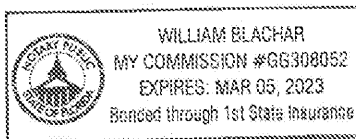
Dated this 06 day of March, 2020.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6th day of March 2020 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



William Blachar
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: March 5th, 2023

Approved As To Form: [Signature] (03/05/2020)
City Attorney's Office: [Signature]

Filed with the Clerk of the Design Review Board on [Signature] (3/6/2020)

[Signature]