



RIVO ALTO RESIDENCE

NEW CONSTRUCTION SINGLE-FAMILY RESIDENCE WITH POOL

DRB21-0756 . PRESENTATION . FEBRUARY 1, 2022



RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

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STUDIO

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SITE LOCATION



A-7

MIAMI BEACH . DRB PRESENTATION . 01 FEBRUARY 2022



● NEIGHBOR PROVIDED SUPPORT LETTER ● APPLICANT PROVIDED LETTER & COPY OF PLANS

NO.	PROPERTY ADDRESS	OWNER
1.	411 EAST RIVO ALTO DR.	PIERO SALUSSOLIA
2.	412 EAST RIVO ALTO DR.	DAVID KASSIR
3.	423 EAST RIVO ALTO DR.	JEFFREY KRASNOFF
4.	425/435 E. RIVO ALTO DR.	JEFFREY KRASNOFF
5.	333 EAST RIVO ALTO DR.	KEVIN K. PETERSON
6.	109 4 RIVO ALTO TERR.	LYDIA HARRISON
7.	445/441 E. RIVO ALTO DR.	ATLANTIC VIEW HOLDINGS LLC
8.	440 EAST RIVO ALTO DR.	FRANK EXPOSITO / MARC TROISI
9.	327 EAST RIVO ALTO DR.	BENICCAS PROPERTIES LLC

NEIGHBORHOOD OUTREACH DIAGRAM



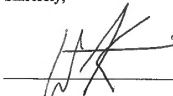
January 11, 2022
Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 415 East Rivo Alto Drive Miami Beach, Florida 33139 – DRB 21-0756 Letter of Support

Dear Board Members:

I am the owner of 412 E Rivo Alto Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans and renderings for the proposed single-family residence. The home is beautifully designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant’s new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,


Signature
David Kassin

Print Name

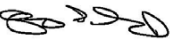
January 11, 2022
Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 415 East Rivo Alto Drive Miami Beach, Florida 33139 – DRB 21-0756 Letter of Support

Dear Board Members:

I am the owner of 423 E Rivo Alto Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans and renderings for the proposed single-family residence. The home is beautifully designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant’s new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,


Signature
Jeffrey Krasnoff

Print Name

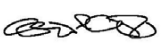
January 11, 2022
Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 415 East Rivo Alto Drive Miami Beach, Florida 33139 – DRB 21-0756 Letter of Support

Dear Board Members:

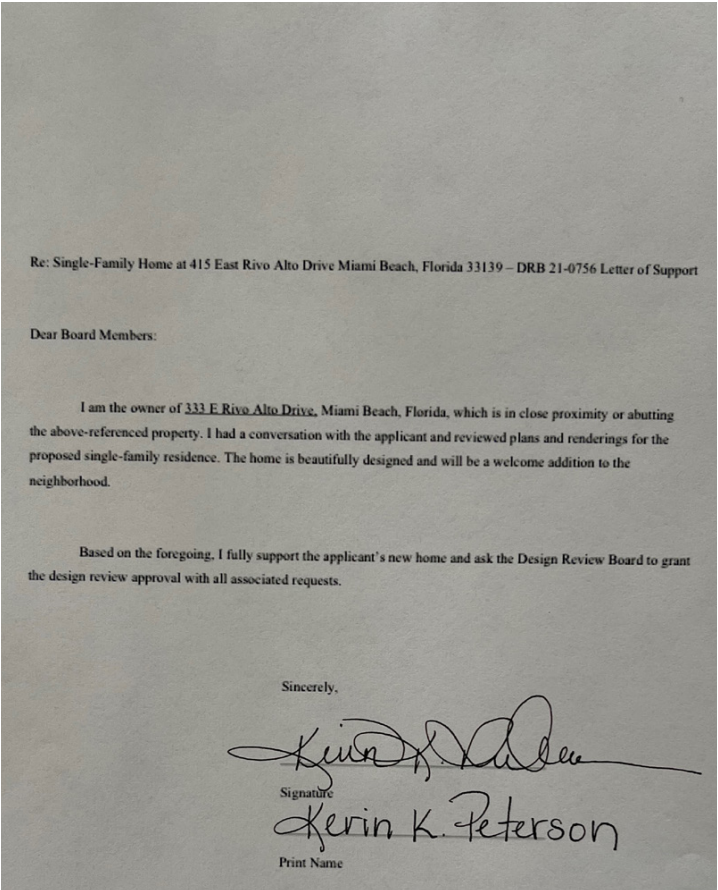
I am the owner of 425 E Rivo Alto Drive, Miami Beach, Florida, which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans and renderings for the proposed single-family residence. The home is beautifully designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant’s new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,


Signature
Jeffrey Krasnoff

Print Name





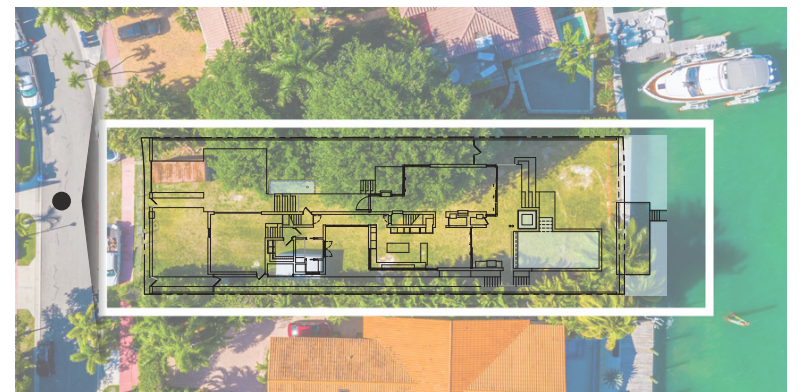
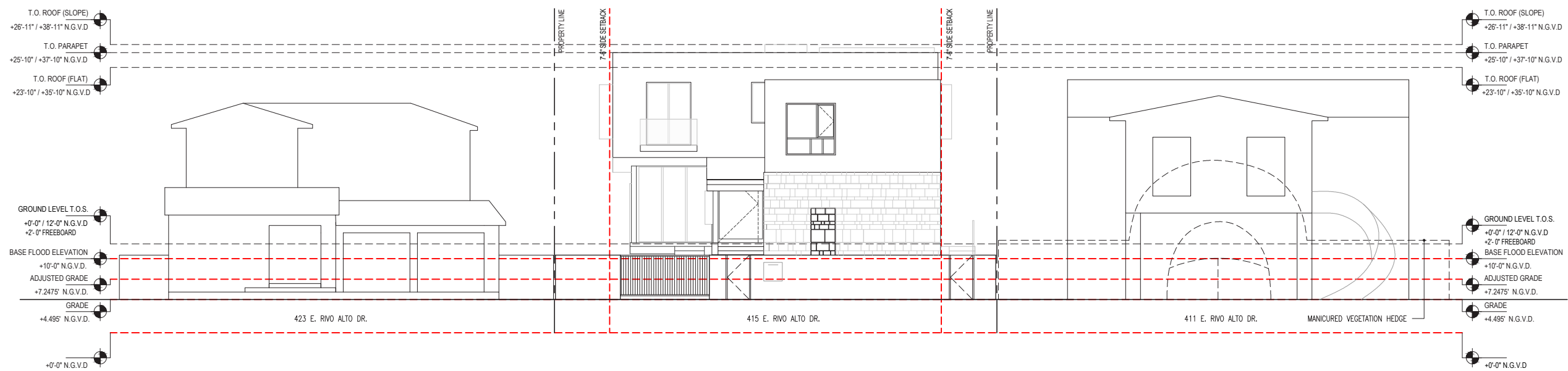
RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139



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SITE AERIALS
*PHOTOGRAPHS DATED 06.07.21



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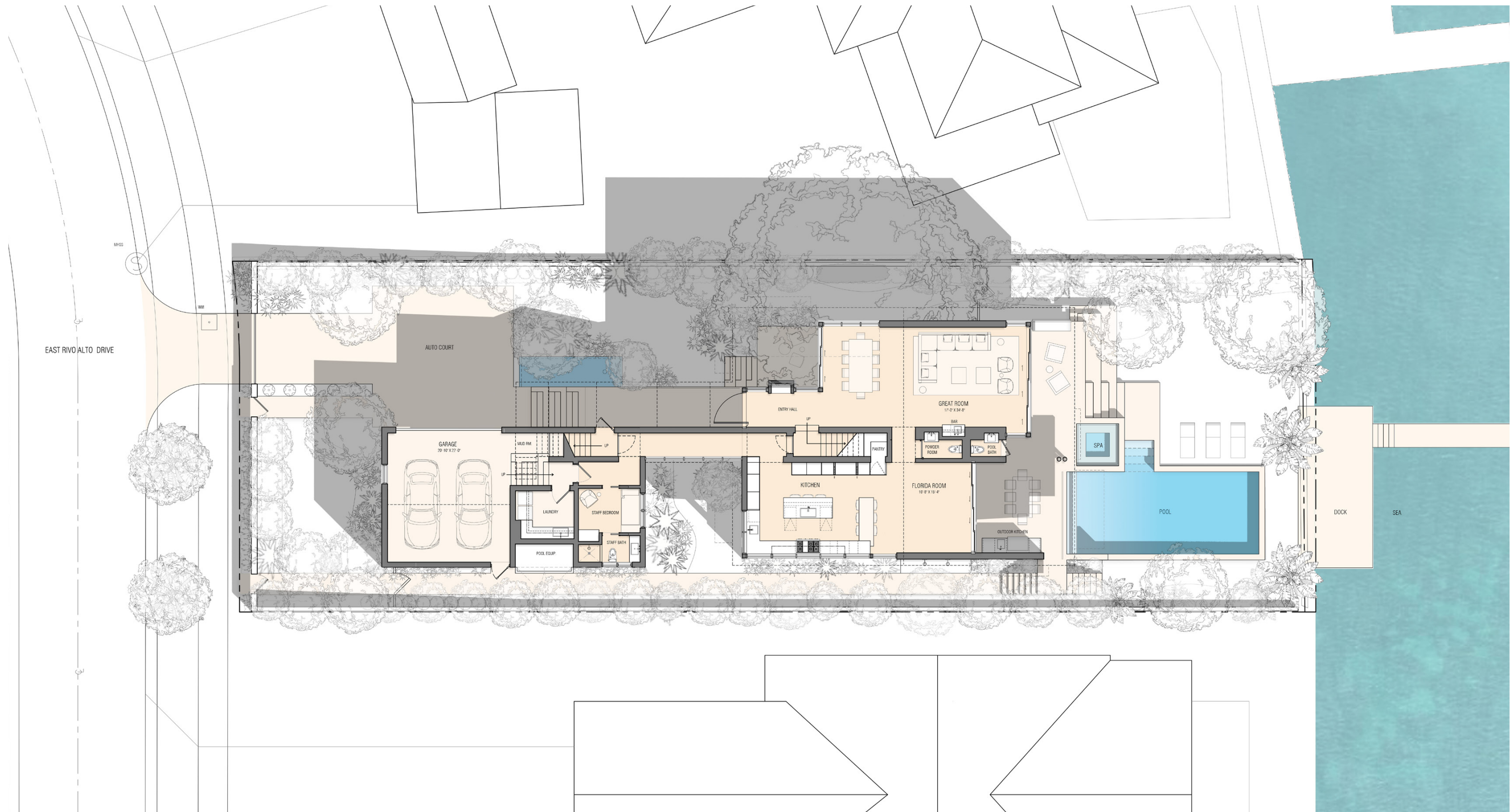
FRONT CONTEXTUAL ELEVATION

SCALE: 1/16" = 1'-0"



A-14

MIAMI BEACH . DRB PRESENTATION . 01 FEBRUARY 2022



RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

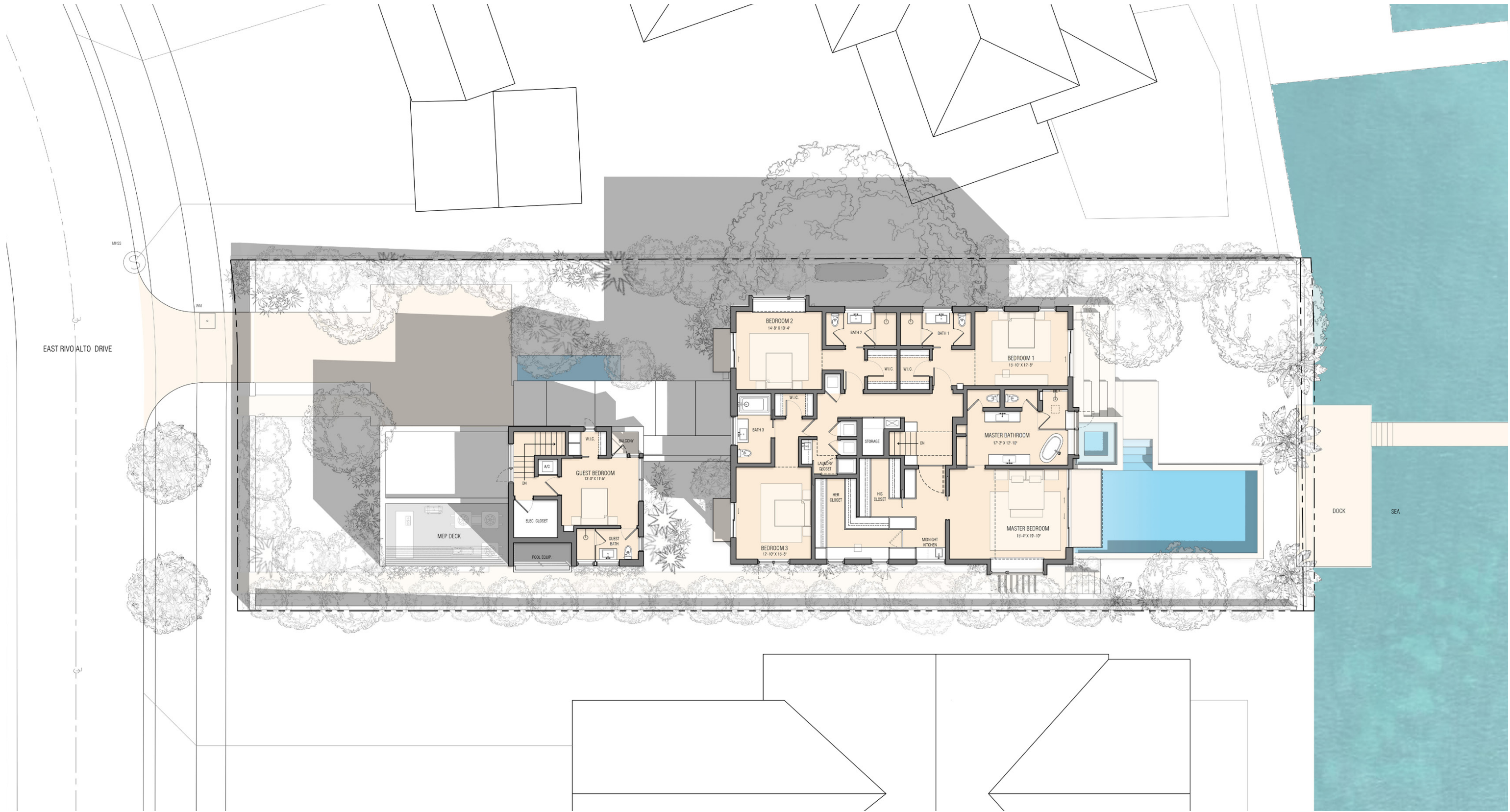


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PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"





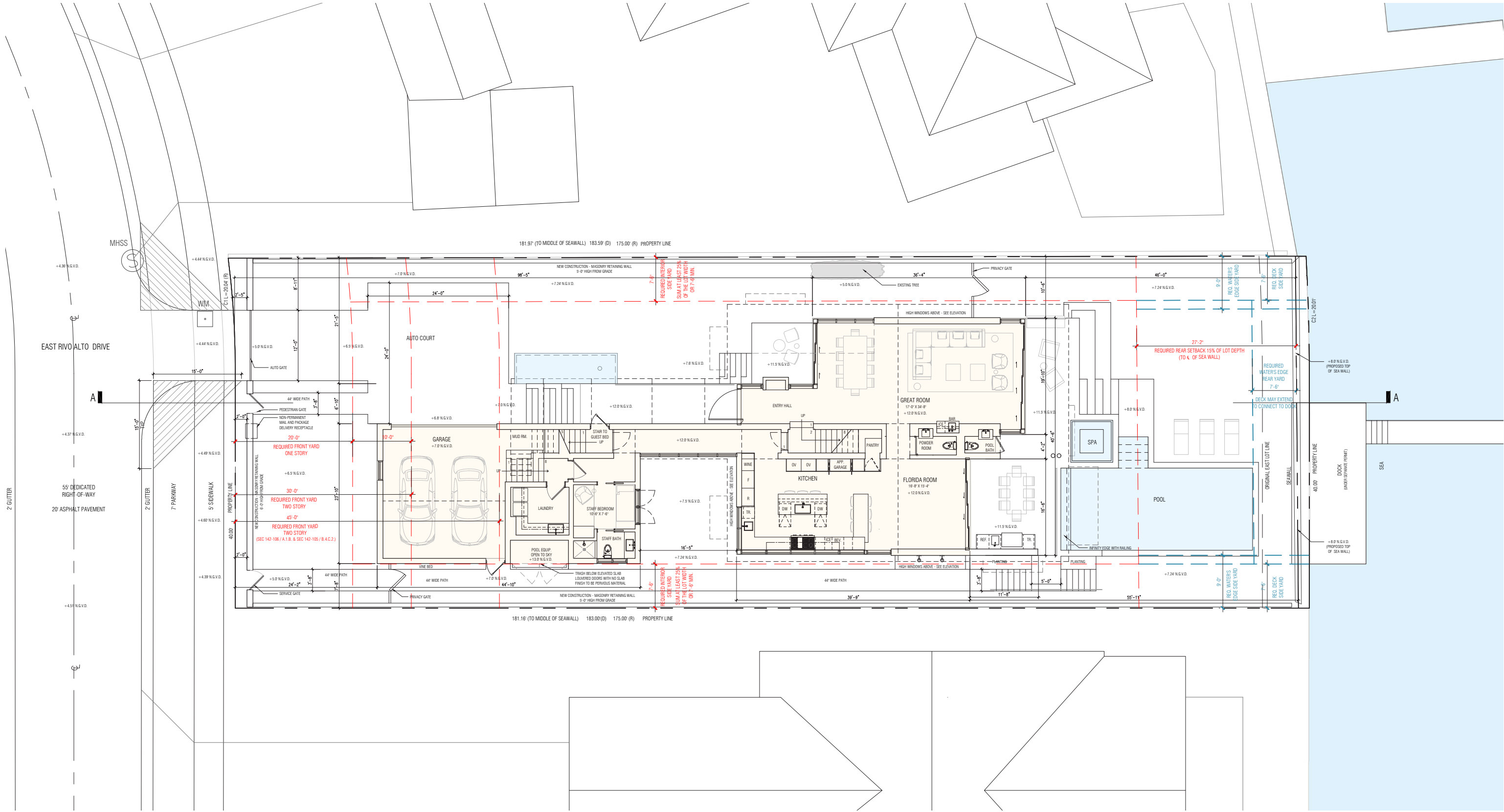
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PROPOSED SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"





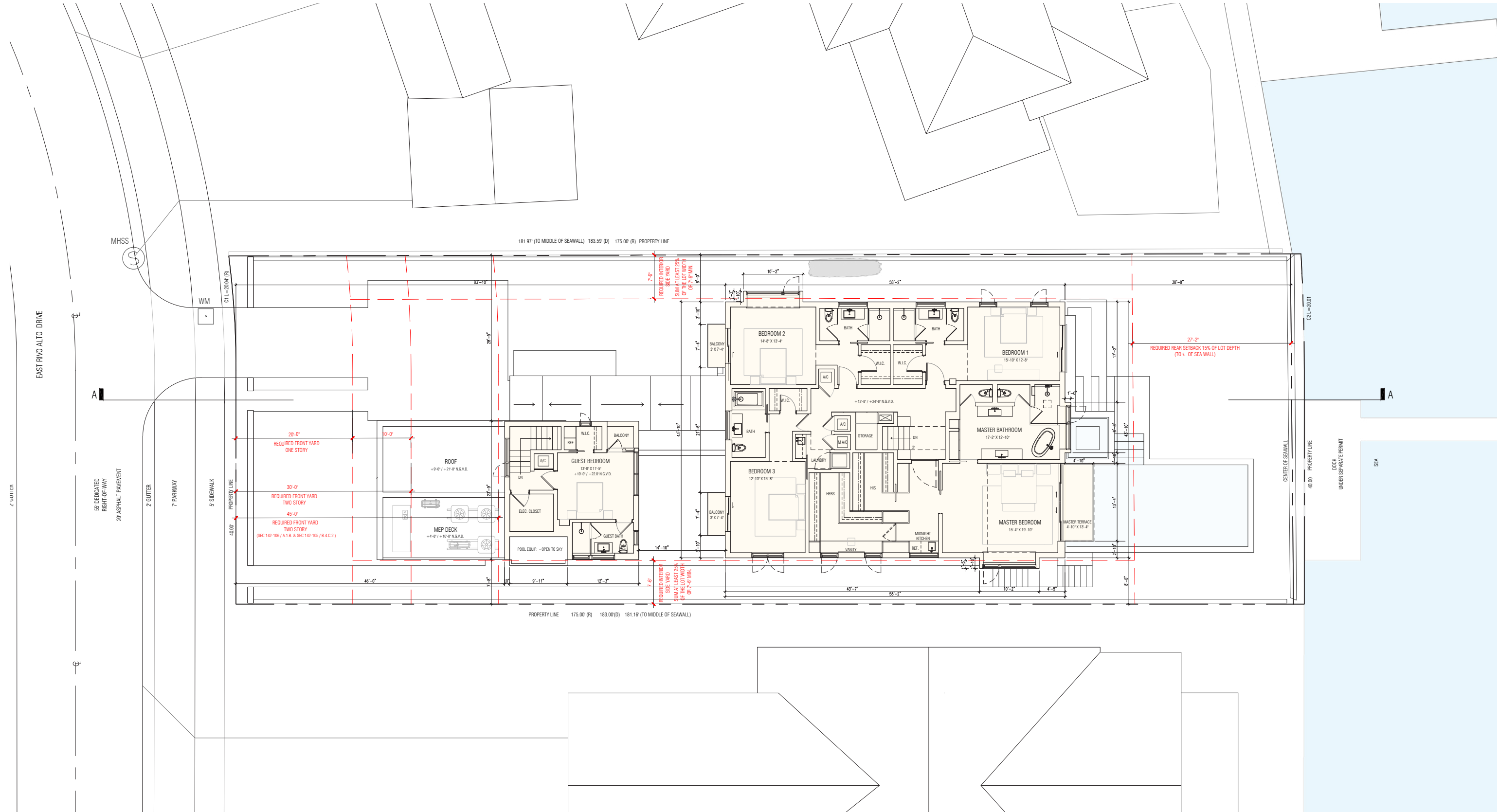
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GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"





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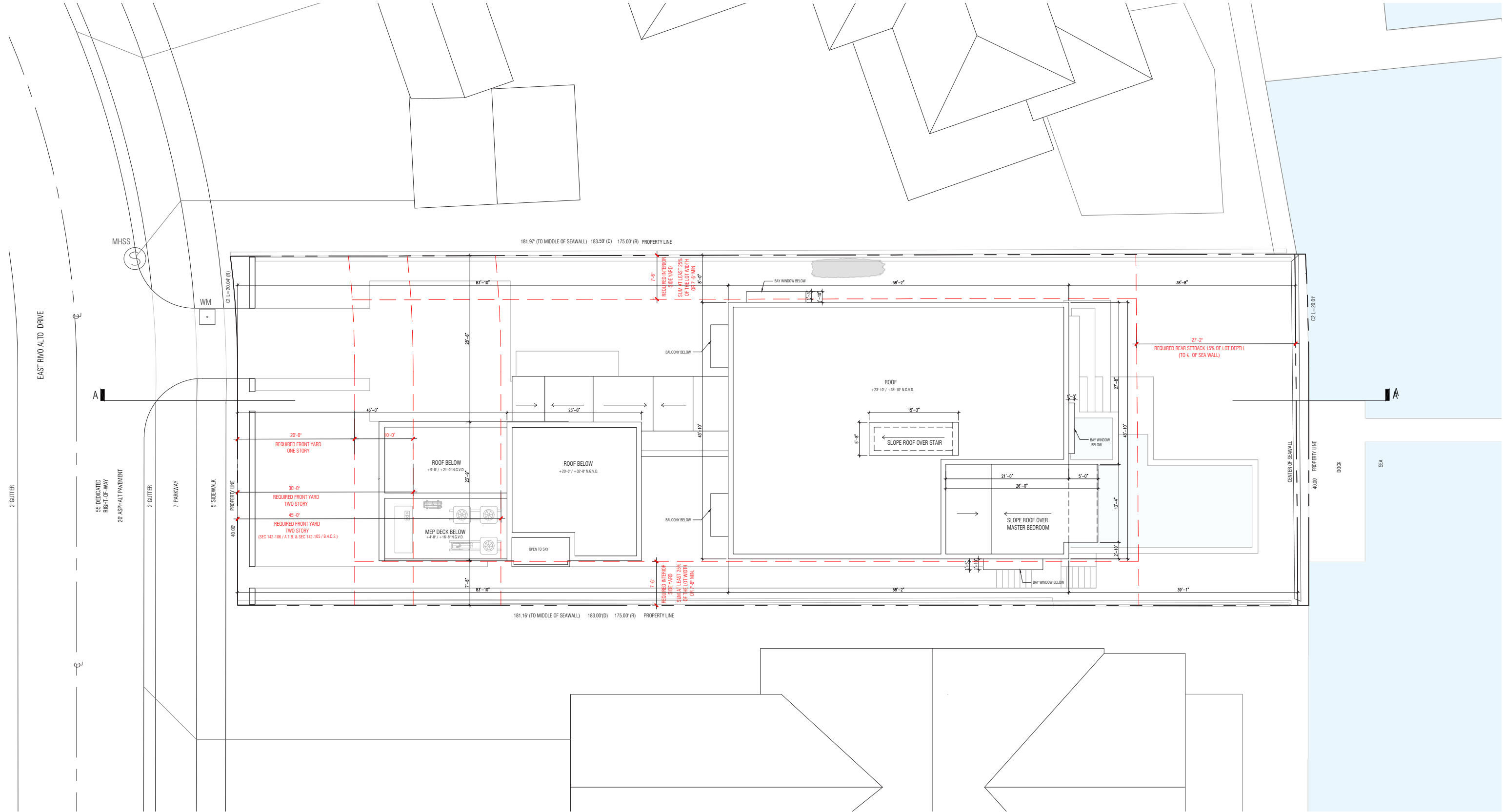


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SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



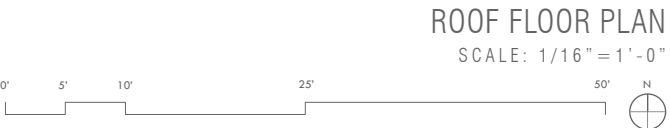
A-21



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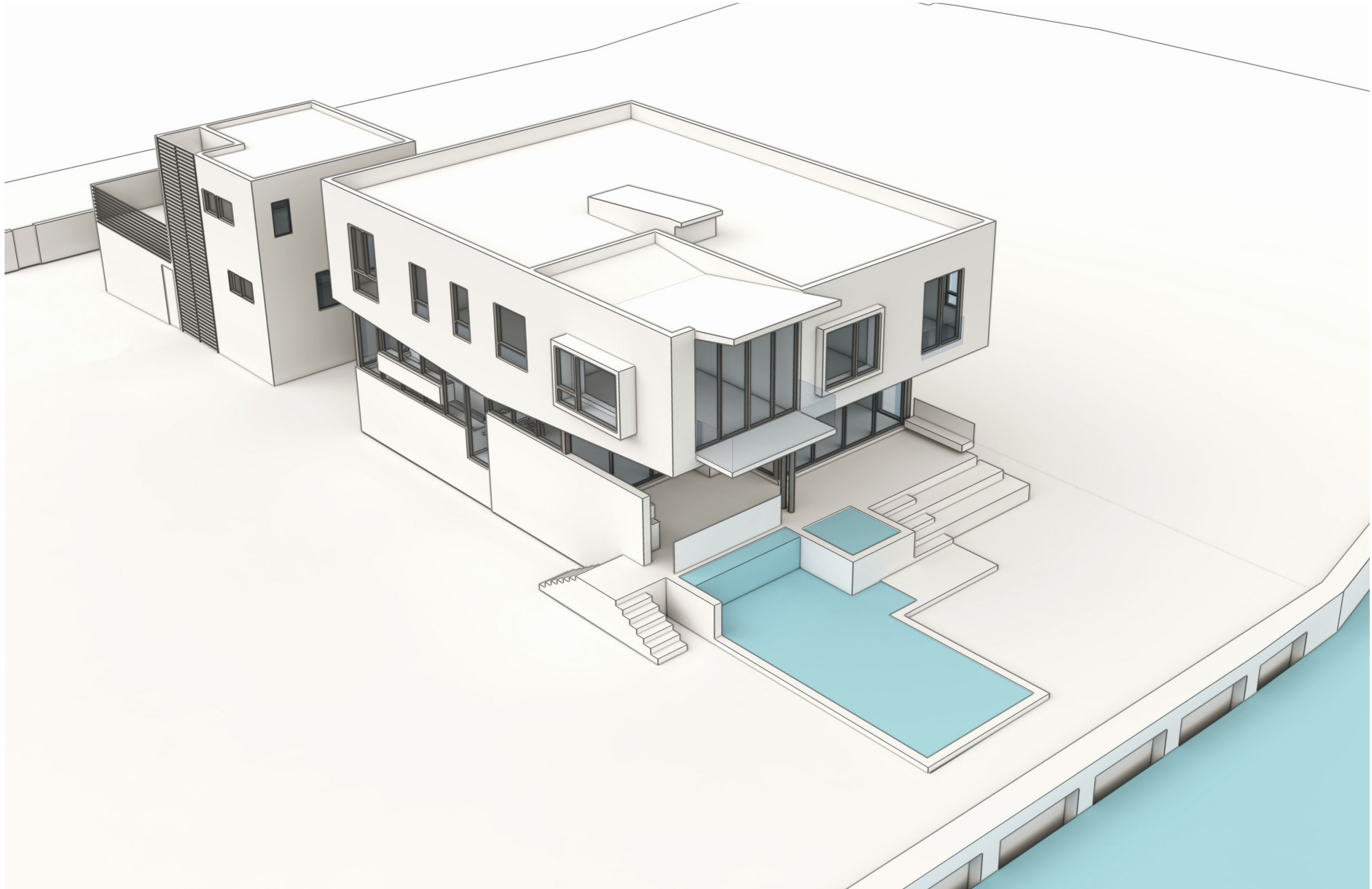
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AXONOMETRIC

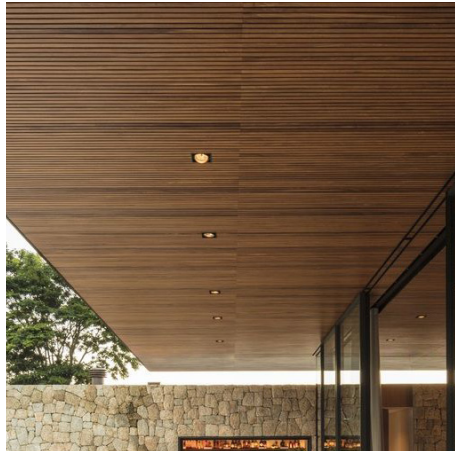


RIVO ALTO RESIDENCE
415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

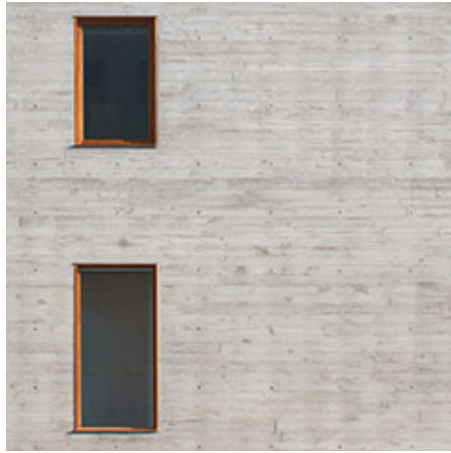


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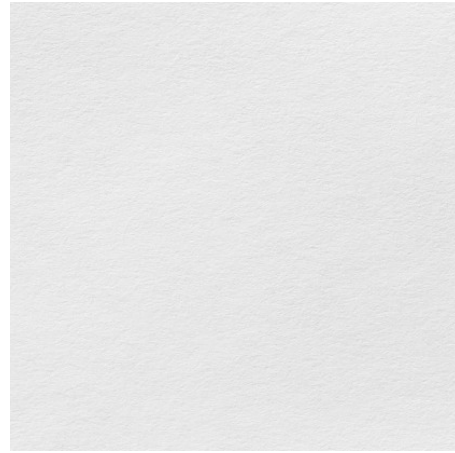
AXONOMETRIC



WD-01



C-01



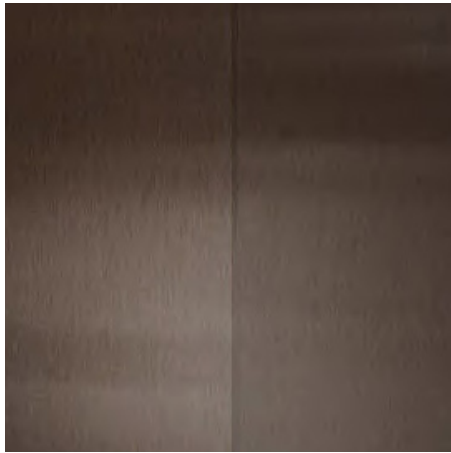
CBS-01



GL-01



GL-04



MTL-01



STN-01



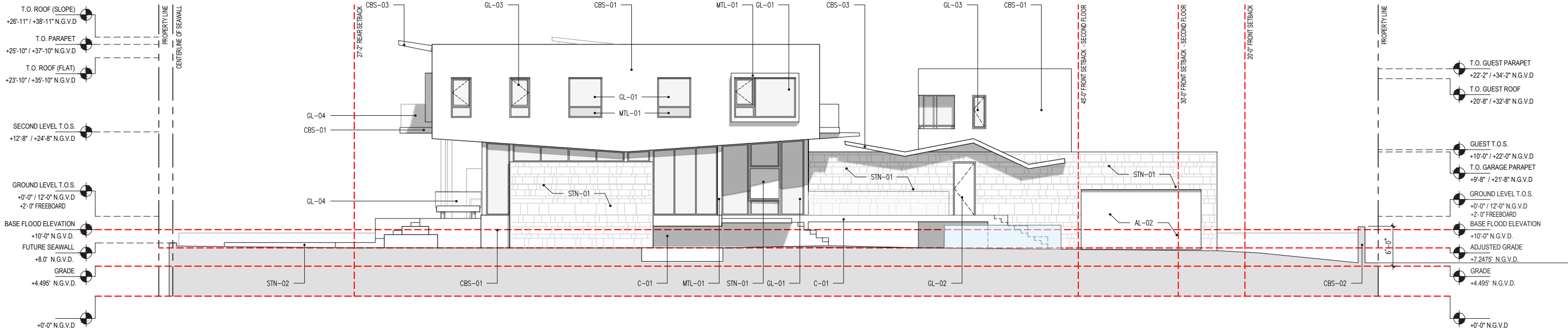
STN-02

- AL-01 ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS - COLOR TBD
- AL-02 SPECIALTY GARAGE DOOR
- AL-03 CUSTOM OUTDOOR KITCHEN
- C-01 SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE
- CBS-01 EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL
SMOOTH FINISH AND PAINT - COLOR TBD
- CBS-02 EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL
SMOOTH FINISH AND PAINT - COLOR TBD
- CBS-03 EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE
FOLDED PLATE ROOF - COLOR TBD
- GL-01 IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM,
SLIDING DOOR SYSTEM, AND FIXED SYSTEM - FINISH TBD.
- GL-02 IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01

- GL-03 IMPACT RATED CASEMENT WINDOW ALUMINUM FRAMING WITH TWO COATS DARK GRAY
KYNAR FINISH (OR APPROVED EQUAL)
- GL-04 TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM POST SUPPORT SYSTEM
- MTL-01 BRAKE METAL OVER STRUCTURAL STEEL & NON-STRUCTURAL ELEMENTS - FINISH TO MATCH GL-01
- STN-01 HONED ST. CROIX / SIMENA LIMESTONE IN COURSED,
RANDOM ASHLAR PATTERN - OR APPROVED EQ.
- STN-02 POOL COPING - FINISH TBD
- PL-01 IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH.
- WD-01 EXTERIOR GRADE WOOD CEILING - FINISH TBD
- WIN-01 CUSTOM, FINISHED ALUMINUM HORIZONTAL LOUVERED SCREEN
WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01 FRAMES

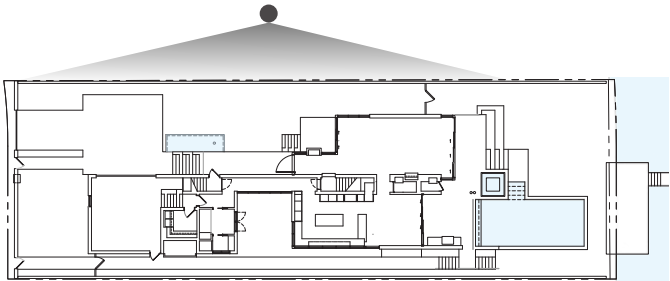
RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139



MATERIAL LEGEND

AL-01	ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS - COLOR TBD	GL-03	IMPACT RATED CASEMENT WINDOW ALUMINUM FRAMING WITH TWO COATS DARK GRAY KYNAR FINISH (OR APPROVED EQUAL)
AL-02	SPECIALTY GARAGE DOOR	GL-04	TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM POST SUPPORT SYSTEM
AL-03	CUSTOM OUTDOOR KITCHEN	MTL-01	BRAKE METAL OVER STRUCTURAL STEEL & NON-STRUCTURAL ELEMENTS - FINISH TO MATCH GL-01
C-01	SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE	STN-01	HONED ST. CROIX / SIMENA LIMESTONE IN COURSED, RANDOM ASHLAR PATTERN - OR APPROVED EQ.
CBS-01	EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL SMOOTH FINISH AND PAINT - COLOR TBD	STN-02	POOL COPING - FINISH TBD
CBS-02	EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL SMOOTH FINISH AND PAINT- COLOR TBD	PL-01	IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH.
CBS-03	EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE FOLDED PLATE ROOF - COLOR TBD	WD-01	EXTERIOR GRADE WOOD CEILING - FINISH TBD
GL-01	IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM, SLIDING DOOR SYSTEM, AND FIXED SYSTEM - FINISH TBD.	WIN-01	CUSTOM, FINISHED ALUMINUM HORIZONTAL LOUVERED SCREEN WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01 FRAMES
GL-02	IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01		



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415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

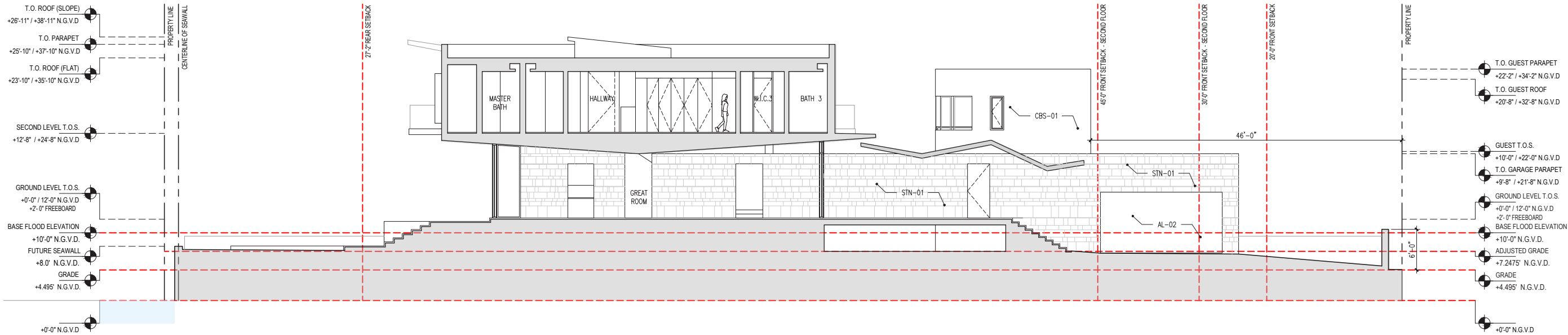


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NORTH ELEVATION

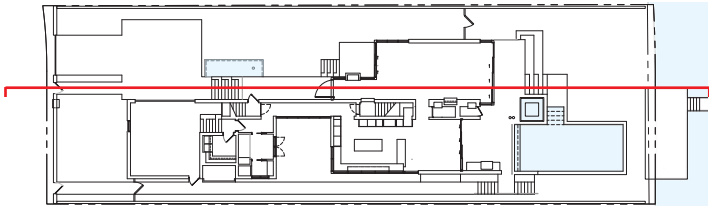
SCALE: 1/16" = 1'-0"





MATERIAL LEGEND

- | | | | |
|--------|--|--------|---|
| AL-01 | ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS - COLOR TBD | GL-03 | IMPACT RATED CASEMENT WINDOW ALUMINUM FRAMING WITH TWO COATS DARK GRAY KYNAR FINISH (OR APPROVED EQUAL) |
| AL-02 | SPECIALTY GARAGE DOOR | GL-04 | TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM POST SUPPORT SYSTEM |
| AL-03 | CUSTOM OUTDOOR KITCHEN | MTL-01 | BRAKE METAL OVER STRUCTURAL STEEL & NON-STRUCTURAL ELEMENTS - FINISH TO MATCH GL-01 |
| C-01 | SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE | STN-01 | HONED ST. CROIX / SIMENA LIMESTONE IN COURSED, RANDOM ASHLAR PATTERN - OR APPROVED EQ. |
| CBS-01 | EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL SMOOTH FINISH AND PAINT - COLOR TBD | STN-02 | POOL COPING - FINISH TBD |
| CBS-02 | EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL SMOOTH FINISH AND PAINT- COLOR TBD | PL-01 | IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH. |
| CBS-03 | EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE FOLDED PLATE ROOF - COLOR TBD | WD-01 | EXTERIOR GRADE WOOD CEILING - FINISH TBD |
| GL-01 | IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM, SLIDING DOOR SYSTEM, AND FIXED SYSTEM - FINISH TBD. | WIN-01 | CUSTOM, FINISHED ALUMINUM HORIZONTAL LOUVERED SCREEN WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01 FRAMES |
| GL-02 | IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01 | | |



RIVO ALTO RESIDENCE

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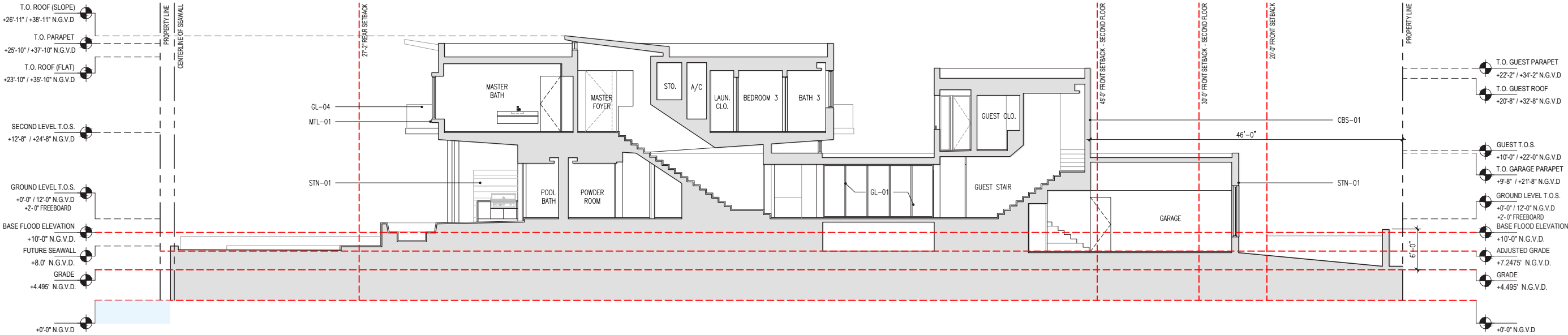


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SECTION

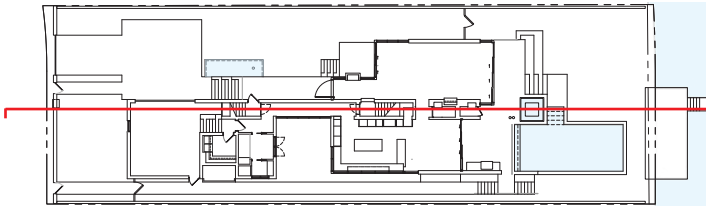
SCALE: 1/16" = 1'-0"





MATERIAL LEGEND

AL-01	ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS - COLOR TBD	GL-03	IMPACT RATED CASEMENT WINDOW ALUMINUM FRAMING WITH TWO COATS DARK GRAY KYNAR FINISH (OR APPROVED EQUAL)
AL-02	SPECIALTY GARAGE DOOR	GL-04	TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM POST SUPPORT SYSTEM
AL-03	CUSTOM OUTDOOR KITCHEN	MTL-01	BRAKE METAL OVER STRUCTURAL STEEL & NON-STRUCTURAL ELEMENTS - FINISH TO MATCH GL-01
C-01	SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE	STN-01	HONED ST. CROIX / SIMENA LIMESTONE IN COURSED, RANDOM ASHLAR PATTERN - OR APPROVED EQ.
CBS-01	EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL SMOOTH FINISH AND PAINT - COLOR TBD	STN-02	POOL COPING - FINISH TBD
CBS-02	EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL SMOOTH FINISH AND PAINT- COLOR TBD	PL-01	IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH.
CBS-03	EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE FOLDED PLATE ROOF - COLOR TBD	WD-01	EXTERIOR GRADE WOOD CEILING - FINISH TBD
GL-01	IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM, SLIDING DOOR SYSTEM, AND FIXED SYSTEM - FINISH TBD.	WIN-01	CUSTOM, FINISHED ALUMINUM HORIZONTAL LOUVERED SCREEN WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01 FRAMES
GL-02	IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01		



RIVO ALTO RESIDENCE

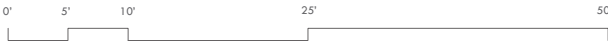
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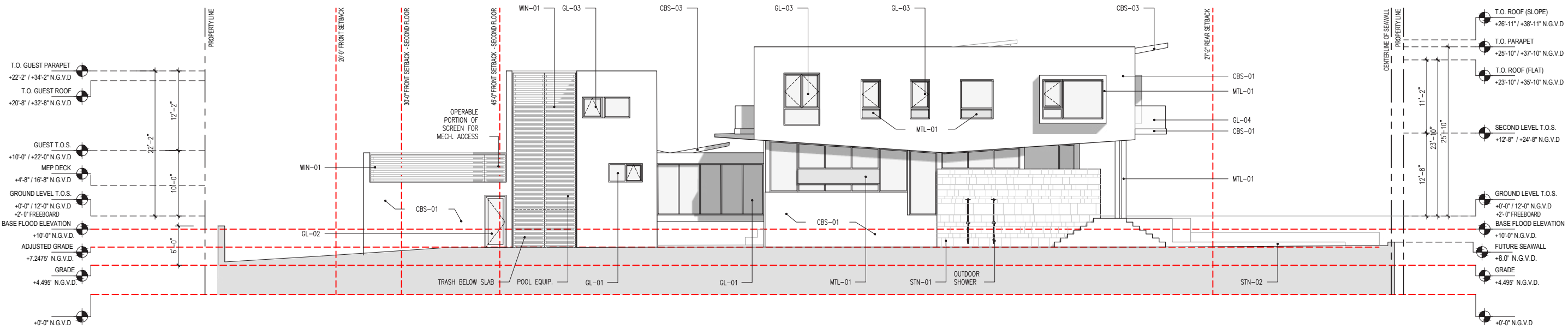


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SECTION

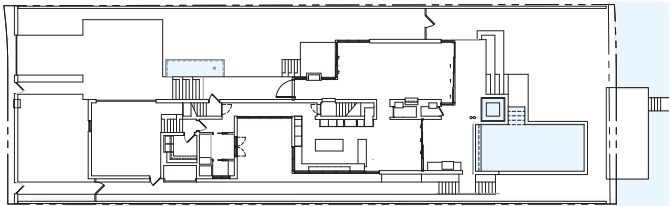
SCALE: 1/16" = 1'-0"





MATERIAL LEGEND

AL-01	ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS - COLOR TBD	GL-03	IMPACT RATED CASEMENT WINDOW ALUMINUM FRAMING WITH TWO COATS DARK GRAY KYNAR FINISH (OR APPROVED EQUAL)
AL-02	SPECIALTY GARAGE DOOR	GL-04	TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM POST SUPPORT SYSTEM
AL-03	CUSTOM OUTDOOR KITCHEN	MTL-01	BRAKE METAL OVER STRUCTURAL STEEL & NON-STRUCTURAL ELEMENTS - FINISH TO MATCH GL-01
C-01	SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE	STN-01	HONED ST. CROIX / SIMENA LIMESTONE IN COURSED, RANDOM ASHLAR PATTERN - OR APPROVED EQ.
CBS-01	EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL SMOOTH FINISH AND PAINT - COLOR TBD	STN-02	POOL COPING - FINISH TBD
CBS-02	EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL SMOOTH FINISH AND PAINT- COLOR TBD	PL-01	IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH.
CBS-03	EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE FOLDED PLATE ROOF - COLOR TBD	WD-01	EXTERIOR GRADE WOOD CEILING - FINISH TBD
GL-01	IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM, SLIDING DOOR SYSTEM, AND FIXED SYSTEM - FINISH TBD.	WIN-01	CUSTOM, FINISHED ALUMINUM HORIZONTAL LOUVERED SCREEN WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01 FRAMES
GL-02	IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01		



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

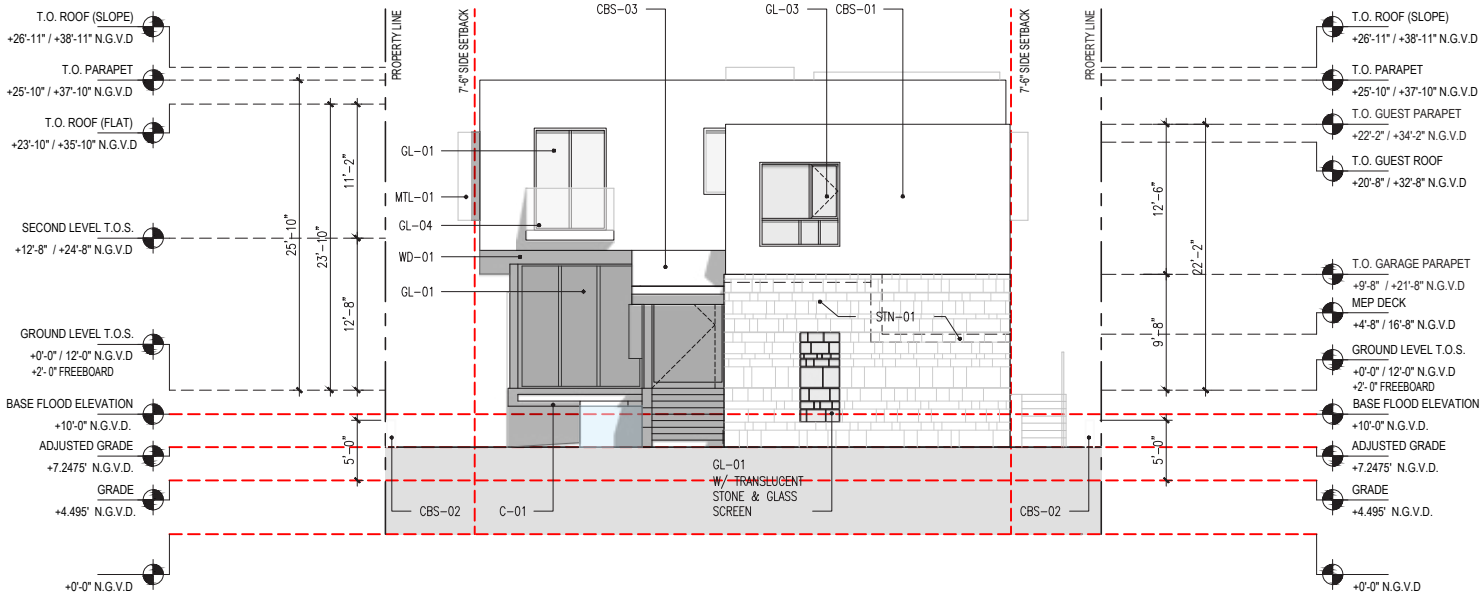


RIVO ALTO RESIDENCE

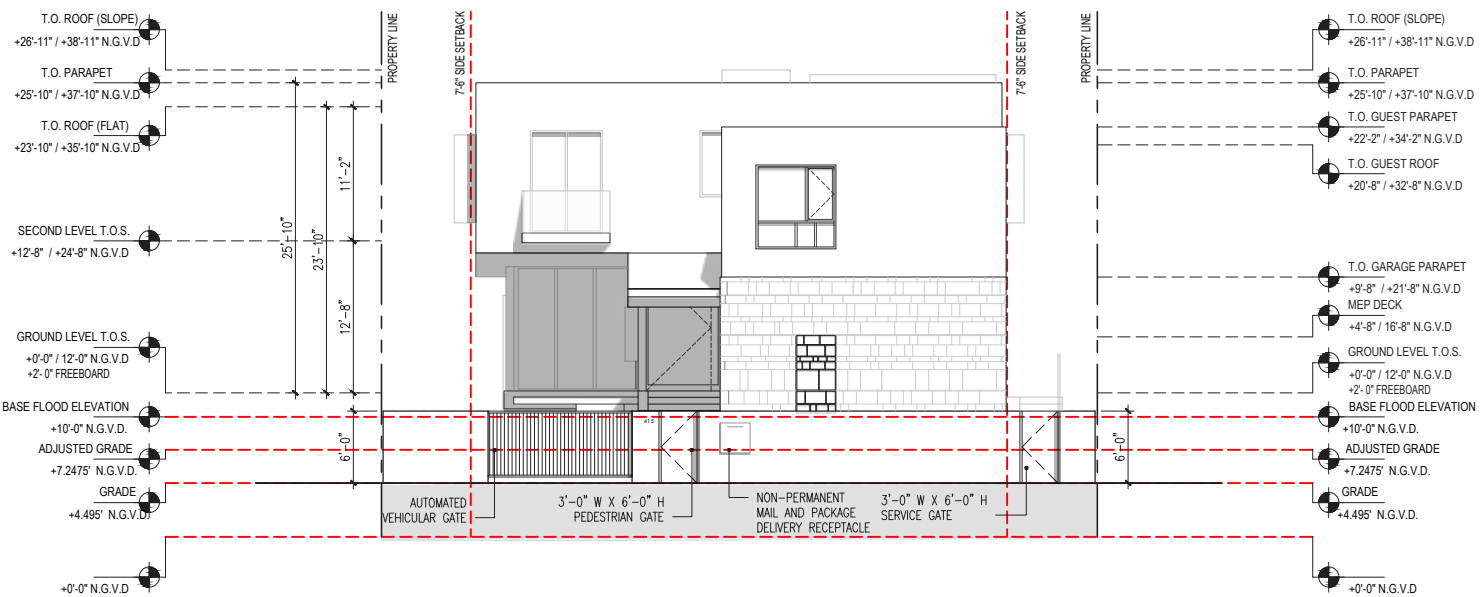
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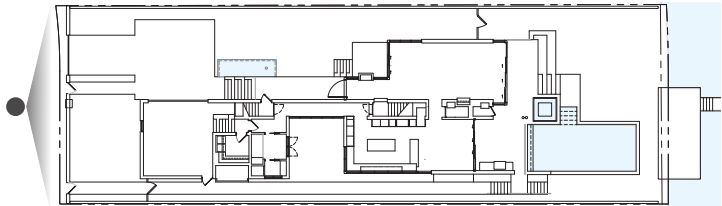
WEST ELEVATION



WEST ELEVATION WITH FRONT WALL

MATERIAL LEGEND

- | | | | |
|--------|--|--------|---|
| AL-01 | ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS - COLOR TBD | GL-03 | IMPACT RATED CASEMENT WINDOW ALUMINUM FRAMING WITH TWO COATS DARK GRAY KYNAR FINISH (OR APPROVED EQUAL) |
| AL-02 | SPECIALTY GARAGE DOOR | GL-04 | TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM POST SUPPORT SYSTEM |
| AL-03 | CUSTOM OUTDOOR KITCHEN | MTL-01 | BRAKE METAL OVER STRUCTURAL STEEL & NON-STRUCTURAL ELEMENTS - FINISH TO MATCH GL-01 |
| C-01 | SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE | STN-01 | HONED ST. CROIX / SIMENA LIMESTONE IN COURSED, RANDOM ASHLAR PATTERN - OR APPROVED EQ. |
| CBS-01 | EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL SMOOTH FINISH AND PAINT - COLOR TBD | STN-02 | POOL COPING - FINISH TBD |
| CBS-02 | EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL SMOOTH FINISH AND PAINT- COLOR TBD | PL-01 | IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH. |
| CBS-03 | EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE FOLDED PLATE ROOF - COLOR TBD | WD-01 | EXTERIOR GRADE WOOD CEILING - FINISH TBD |
| GL-01 | IMPACT-RATED, LIGHT TINTED LAMINATED GLASS IN ALUMINUM WINDOW WALL SYSTEM, SLIDING DOOR SYSTEM, AND FIXED SYSTEM - FINISH TBD. | WIN-01 | CUSTOM, FINISHED ALUMINUM HORIZONTAL LOUVERED SCREEN WITH TWO COAT KYNAR 500 FINISH TO MATCH GL-01 FRAMES |
| GL-02 | IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01 | | |



RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

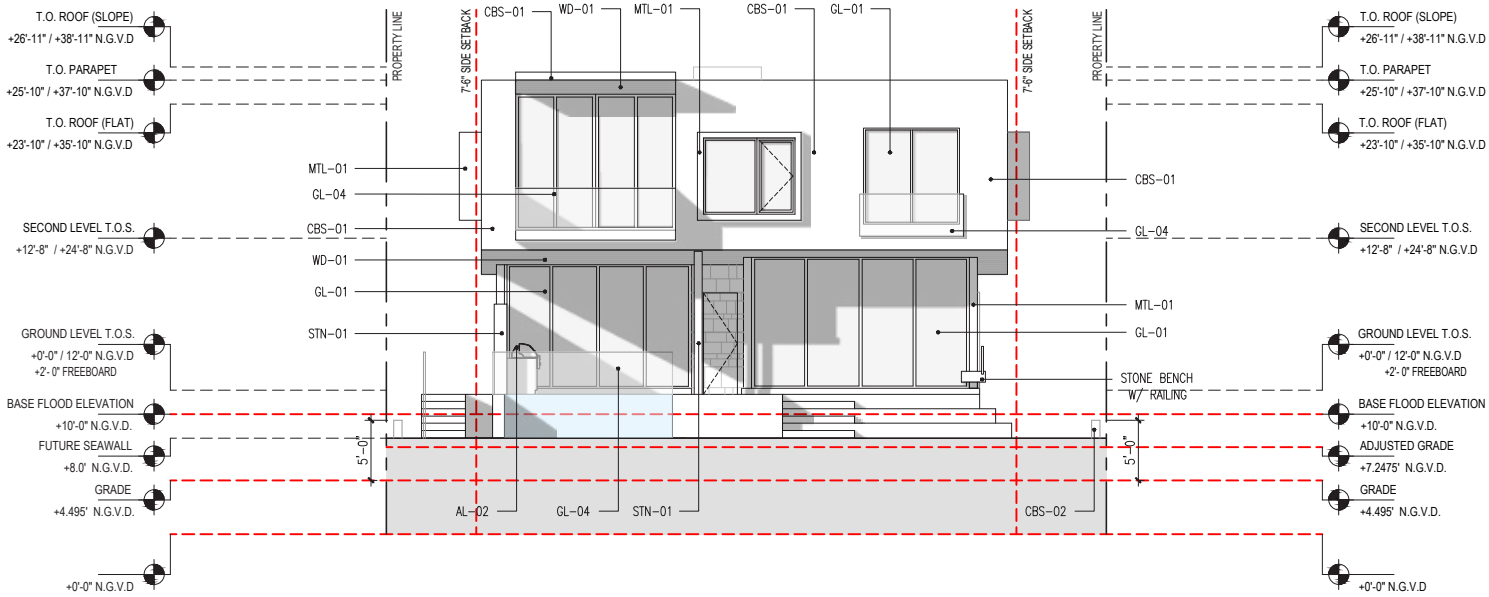


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WEST ELEVATION

SCALE: 1/16" = 1'-0"





EAST ELEVATION
SCALE: 1/16" = 1'-0"

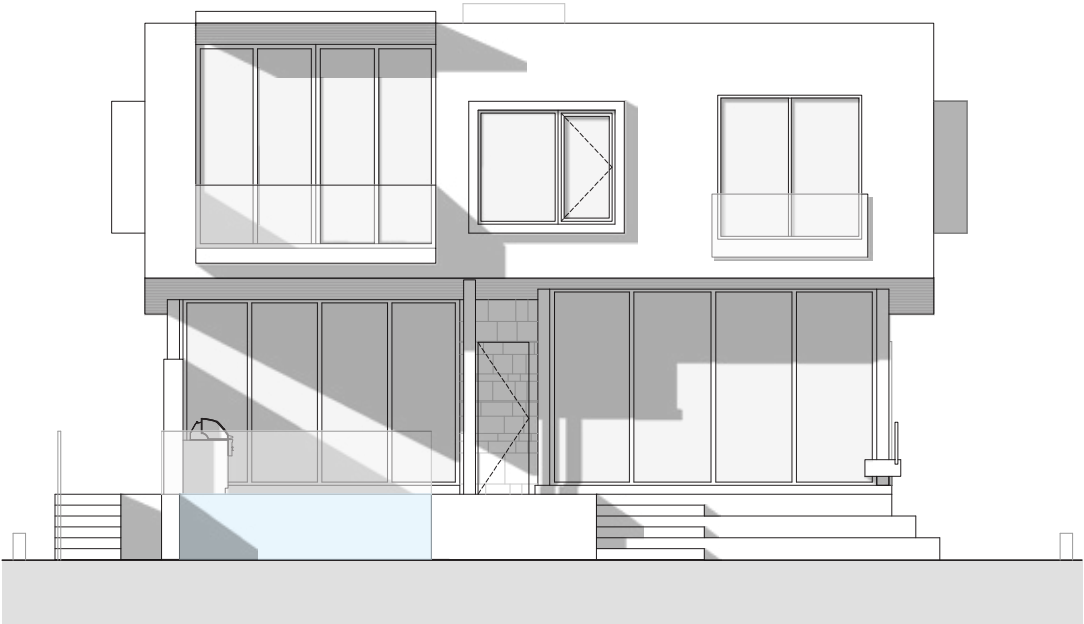
MATERIAL LEGEND

AL-01	ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS - COLOR TBD	GL-03	IMPACT RATED CASEMENT WINDOW ALUMINUM FRAMING WITH TWO COATS DARK GRAY KYNAR FINISH (OR APPROVED EQUAL)
AL-02	SPECIALTY GARAGE DOOR	GL-04	TEMPERED GLASS GUARDRAIL SYSTEM WITH ALUMINUM POST SUPPORT SYSTEM
AL-03	CUSTOM OUTDOOR KITCHEN	MTL-01	BRAKE METAL OVER STRUCTURAL STEEL & NON-STRUCTURAL ELEMENTS - FINISH TO MATCH GL-01
C-01	SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE	STN-01	HONED ST. CROIX / SIMENA LIMESTONE IN COURSED, RANDOM ASHLAR PATTERN - OR APPROVED EQ.
CBS-01	EXTERIOR CEMENT PLASTER ON REINFORCED CONCRETE MASONRY WALL SMOOTH FINISH AND PAINT - COLOR TBD	STN-02	POOL COPING - FINISH TBD
CBS-02	EXTERIOR CEMENT PLASTER ON SITE RETAINING WALL SMOOTH FINISH AND PAINT- COLOR TBD	PL-01	IN-GROUND POOL, PEBBLEFINA - CIELO BLUE OR EQUIVALENT FINISH.
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GL-02	IMPACT-RATED, ALUMINUM OUTSWING ENTRANCE DOORS - FINISH TO MATCH GL-01		

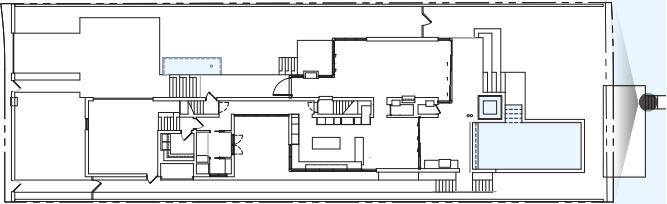
RIVO ALTO RESIDENCE
415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139



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ENLARGED EAST ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION





FRONT RENDERING WITH FRONT WALL

RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139



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FRONT RENDERING
 *FRONT SITE WALL HIDDEN TO SHOW RESIDENCE



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SECTION RENDERING

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RIVO ALTO RESIDENCE
 415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

SIDE RENDERING



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RIVO ALTO RESIDENCE
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REAR RENDERING



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Department of Regulatory and Economic Resources
Herbert Saffir Permitting & Inspection Center
11805 SW 26th Street (Coral Way)
Miami, Florida 33175
UNSAFE STRUCTURES BOARD
(786) 315-2573 FAX (786) 315-2570

CFN: 20150267960 BOOK 29593 PAGE 174
DATE:04/27/2015 02:50:09 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Clerk of Courts Use

Date Transmitted: December 17th, 2014

NOTICE OF BOARD DECISION
MIAMI-DADE COUNTY UNSAFE STRUCTURES BOARD

PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

Raul A. Cowley & Wife Carmen
3 Island Avenue, Unit 9C
Miami Beach, Florida 33139

Re: 415 E. Rivo Alto

Legal Description: Rivo Alto AMD PB 7 74 Lot 14 & 8FT Strip ADJ On Bay Blk 3 And Prop Int In & To Common Elements Not Dedicated To Public, City of Miami Beach, Florida.

Master Case No.: **BV14001169**

Board action on **(A) 2-Story Structure** located at the above address is as follows:

At its meeting of **December 10th, 2014** the Unsafe Structures Board ruled that:

This case shall be deferred to the Unsafe Structures Board meeting of January 21st, 2015 at 1:00 P.M.

The Unsafe Structures Board is Quasi-Judicial; the decision and specified compliance date is final and binding. Any person aggrieved by a decision of the Unsafe Structures Board may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Chapter 8, Section 8-5 (a) of the Code of Miami-Dade County.

Respectfully,


Secretary of the Board
Unsafe Structures Board
LB

cc: Known Interested Parties: Raul G. Cowley, 4345 Alton Road, Miami Beach, Florida 33140; City of Miami Beach, Unsafe Structures Section, Building Department, 1700 Convention Center, Miami Beach, Florida 33139, Attn: Mariano V. Fernandez, P.E., Building Official.

Seal

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370
Office: (305) 673-7610

BD160103 APP

Bldg Demolition Permit

12-23-2015

Status: APPROVED

Issued By: BUILFARC

Site Address: 415 E RIVO ALTO DR MBCH
Parcel #: 32330010480

Applied: 12/23/2015

Approved: 12/23/2015

Completed:

To Expire: 06/20/2016

Valuation: \$30,000.00

Applicant: G7 HOLDINGS INC
1602 ALTON ROAD #602
MIAMI BEACH, FL 33139
305-547-2122

Property Owner: RAUL A COWLEY &W CARMEN
3 ISLAND AVE UNIT 9C
MIAMI BCH FL 33139-1370

Description: **Renew BD150068 - Emergency partial demolition.**

Inspector Area: S

DETAIL LIST

Demolition Fees

Building Floor Area:	\$0.00
Other Fee:	\$0.00
SFBC Compliance Fee:	\$18.00
Training Fee:	\$32.82
Penalty Fee:	\$0.00

Additional Fees

1st Reinspection:	\$0.00
Continued Reinspections:	\$0.00
Change of Contractor:	\$0.00
Permit Extension:	\$0.00
Permit Card Replacements:	\$0.00
Overtime Inspection Fees:	\$0.00

Total of All Fees:	\$780.99
Total of Payments:	\$780.99

[DEMOPRMT]

DEMOLISHED RESIDENCE - PERMIT AND NOTICE

RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

TOUZET
STUDIO

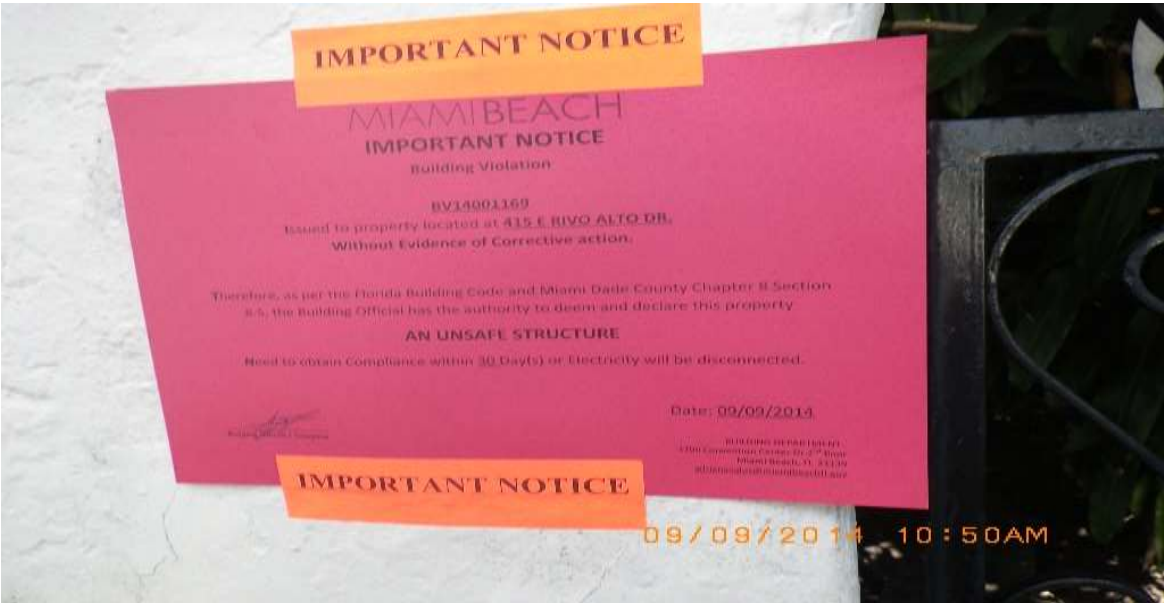
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City of Miami Beach
Photographs for Case #: BV14001169

Violator: RAUL A COWLEY &W CARMEN	Type: BVIO	First Insp: 07/21/2014
Address 415 E RIVO ALTO DR	SubType: UNSAFE	



proof of service. User: BUILMARA



red tag 30 days posted on 09/09/2014 User: BUILMARA

City of Miami Beach
Photographs for Case #: BV14001169

Violator: RAUL A COWLEY &W CARMEN	Type: BVIO	First Insp: 07/21/2014
Address 415 E RIVO ALTO DR	SubType: UNSAFE	



pictures User: BUILAVAA



pictures User: BUILAVAA



City of Miami Beach
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Violator: RAUL A COWLEY &W CARMEN	Type: BVIO	First Insp: 07/21/2014
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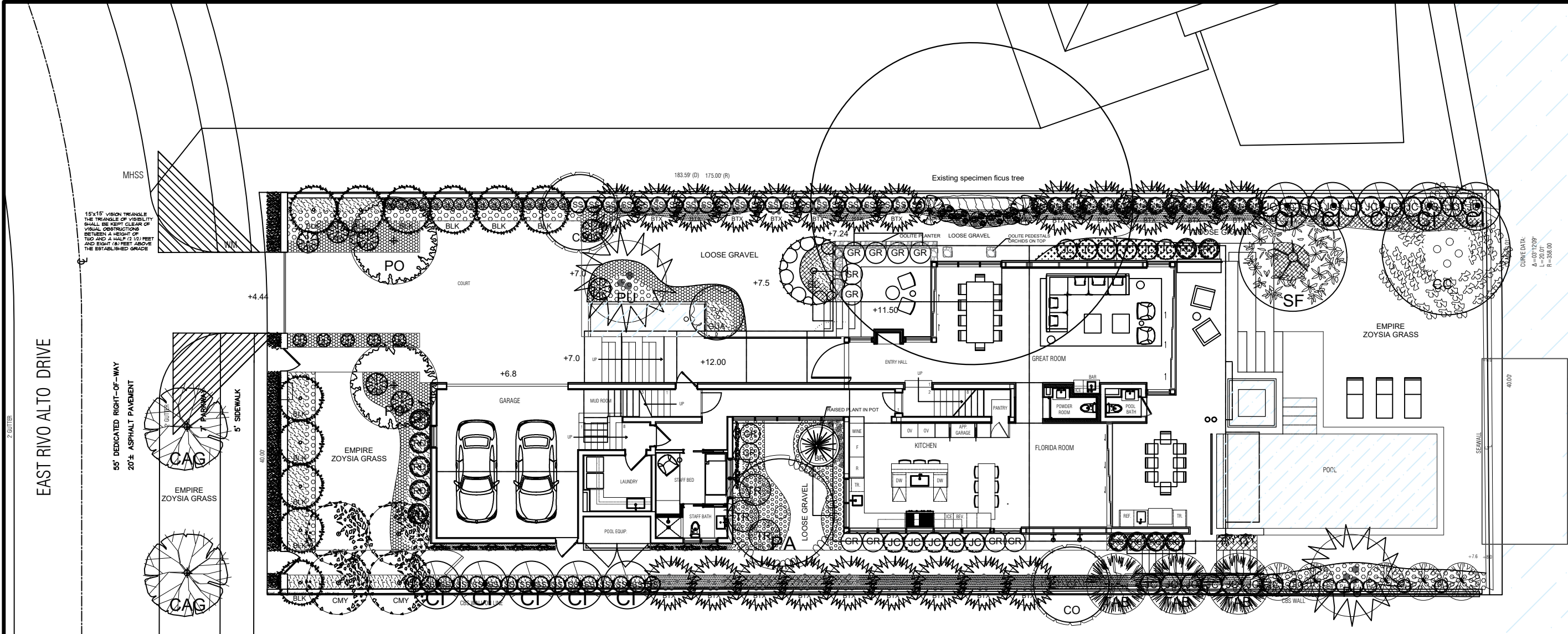


pictures User: BUILAVAA



pictures User: BUILAVAA





PLANT LIST					
TREES & PALMS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	CAG	2	CAESALPINIA GRANADILLO	BRIDALVEIL TREE	15' HT 3"DBH 8"SP
	BLK	11	AMPHITECNA LATIFOLIA	BLACK CALABASH	14' HT 3"DBH 8"SP
	LIG	6	LIGUSTRUM VULGARE	LIGUSTRUM	12' HT 3"DBH MULTITRUNK
	BTX	22	BAMBUSA TEXTILIS	BAMBOO	14'HT MULTI
	CMY	4	LAGERSTROEMIA SPECIOSA	CRAPE MYRTLE	12'HT x 6' SP 2"DBH
	PA	1	PACHIRA AQUATICA	CHESTNUT TREE	15' HT 4"DBH
	CC	1	COCOLOBA UVIFERA	SEAGRAPE	20'HT x 16' SP x 10"DBH
	RD	6	RADERMANCHERA SINICA	RADERMANCHERA TREE	8' HT STANDARD
	TAB	3	TABEBUIA ROSEA	PINK TABEBUIA	12' HT 8"SP 2"DBH
	SF	1	LAGERSTROEMIA SPECIOSA	SILKFLOSS CEIBA	14'HT x 10' SP x 4"DBH
	CO	2	CANNANGA ODORATA	YLANG YLANG	10'HT x 6' SP x 2"DBH
	CI	10	CALOPHYLLUM INOPHYLLUM	CALOPHYLLUM TREE	14'HT x 10' SP x 3"DBH
	BR	1	BEAUCARNEA RECURVATA	PONYTAIL TREE	8'HT x 4' SP
	ADA	2	TABERMONTANA CRASSA	ADAMS APPLE	8'HT x 4' SP
	PU	2	PANDANUS UTILIS	PANDANUS	14'HT x 12' SP MULTITRUNK
	SL	1	STEMMADENIA LITTORALIS	MILKYWAY TREE	10'HT x 5' SP

PLANT LIST					
SHRUBS					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	SS	50	EUGENIA FOETIDA	SPANISH STOPPER	7 GAL 4'HT X 2'W
	PLU	27	PLUMBAGO AURICULATA	BLUE PLUMBAGO TRELLIS	7 GAL 4'HT
	GUA	2	CATTLEY GUAVA	STRAWBERRY GUAVA	8'HT 2"DNH MULTI
	CY	7	CYCAD REVOLUTA	CYCAD KING SAGO	7 GAL 3'HT
	BLK	11	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	25 GAL 12'HT 4'W
	TR	3	CIANTHEA COOPERII	TREE FERN	25 GAL 4'HT
	GR	11	GARDENIA TAHITI	TAHITIAN GARDENIA	15 GAL 4'HT
	CCP	12	CHRISOBALANUS ICACO	COCOPLUM	7 GAL 4'HT X 2'W
	JC	50	CAPPARIS CYNOPHALOPHORA	JAMAICAN CAPER	7 GAL 4'HT X 2'W
	JAS	11	TRACHELOSPERMUS JASMINOIDES	CONFEDERATE JASMINE	7 GAL 4'HT X 2'W
	RS	4	RADERMANCHERA SINICA	RADERMANCHERA BUSH	7 GAL 4'HT X 2'W

PLANT LIST					
GROUND COVER					
SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE
	BIM	6	ALCANTAREA IMPERIALIS	IMPERIAL BROMELIAD	7 GAL FULL
	AGL	25	AGLAONEMA SSP	AGLAONEMA SILVER BAY	7 GAL FULL
	MD	5	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL
	SCH	60	SANCHEZIA SPECIOSA	SANCHEZIA	7 GAL 20"X20"
	ANW	30	ANTHURIUM SSP	WHITE ANTURIO	3 GAL FULL
	PEA	150	ARACHIS GLABRA	PERENNIAL PEANUTS	1 GAL FULL
	PHX	200	PHILLODENDRON XANADU	XANADU	3 GAL FULL
	KFR	70	NEPHROLEPSIS OBLITERATA	KIMBERLEY FERN	3 GAL FULL
	FXT	30	ASPARRAGUS DESIFOLIUS	FOXTAIL	3 GAL FULL
	PIL	100	PILEA MICROPHILLA	PILEA	1 GAL FULL
	LIR	250	LIRIOPE MUSCARI	LIRIOPE	1 GAL FULL

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-8256
LA Theresa Wymer L.A6667363
Mercedes B. Porcari

SOLOMON RESIDENCE

415 E Rivo alto Dr Miami Beach FL 33139

SHEET TITLE

LANDSCAPE PLAN

ISSUE DATE

11.01.21

REVISION

12.01.21

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CR

SCALE

1 / 16" = 1" - 0

SEAL

THERESA WYMER

L.A6667363

SHEET NUMBER

LA.02



**EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE**
181 Harbor Dr. Key Biscayne, FL 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B. Porcari

SOLOMON RESIDENCE
415 E Rivo alto Dr Miami Beach FL 33139

SHEET TITLE
LANDSCAPE ELEVATIONS
ISSUE DATE
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REVISION
12.01.21
DESIGN
MERCEDES PORCARI
DRAWN
ROBERTO CR
SCALE
1 / 16" = 1" - 0
SEAL
THERESA WYMER LA6667363
SHEET NUMBER
LA.04

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

Zoning Information			
Address:	415 East Rivo Alto Drive, Miami Beach, Florida 33139		
Folio number(s):	02-3233-001-0480		
Board and file numbers :	DRB21-0756		
Year built:		Zoning District:	RS-3
Base Flood Elevation:	10' N.G.V.D.	Grade value in NGVD:	4.495' N.G.V.D.
Adjusted grade (Flood+Grade/2):	7.2475' N.G.V.D.	Free board:	2'
Lot Area:	10,833 SF (to center of seawall)		
Lot width:	60'-0"	Lot Depth:	181'-0" (to center of seawall)
Max Lot Coverage SF and %:	3,250 SF / 30%	Proposed Lot Coverage SF and %:	3,247 SF / 29.9%
Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	500 SF
Front Yard Open Space SF and %:	750 SF / 62.8%	Rear Yard Open Space SF and %:	1,299 SF / 79.7%
Max Unit Size SF and %:	5,416.5 SF / 50%	Proposed Unit Size SF and %:	5,349 SF / 49.3%
Existing First Floor Unit Size:		Proposed First Floor Unit Size:	2,293 SF
Existing Second Floor Unit Size			
		Proposed Second Floor Unit Size SF and % :	3,056 SF
		Proposed Roof Deck Area SF and %	N/A

	Required	Existing	Proposed	Deficiencies
Height:	24' - Flat Roof		23'-10" - Flat Roof	
Setbacks:	27'- Sloped Roof (Midpoint)		26'-11" - Sloped Roof	
Front First level:	20'-0"		24'-2"	
Front Second level:	30'-0" / 45'-0"		46'-0"	
Side 1:	7'-6"		7'-8"	
Side 2 or (facing street):	7'-6"		8'-0"	
Rear:	27'-2" (15% of Lot Depth, based on center of seawall)		38'-8"	
Accessory Structure Side 1:	N/A		N/A	
Accessory Structure Side 2 or (facing street) :	N/A		N/A	
Accessory Structure Rear:	N/A		N/A	
Sum of Side yard :	N/A		N/A	

Located within a Local Historic District?	No
Designated as an individual Historic Single Family Residence Site?	
Determined to be Architecturally Significant?	

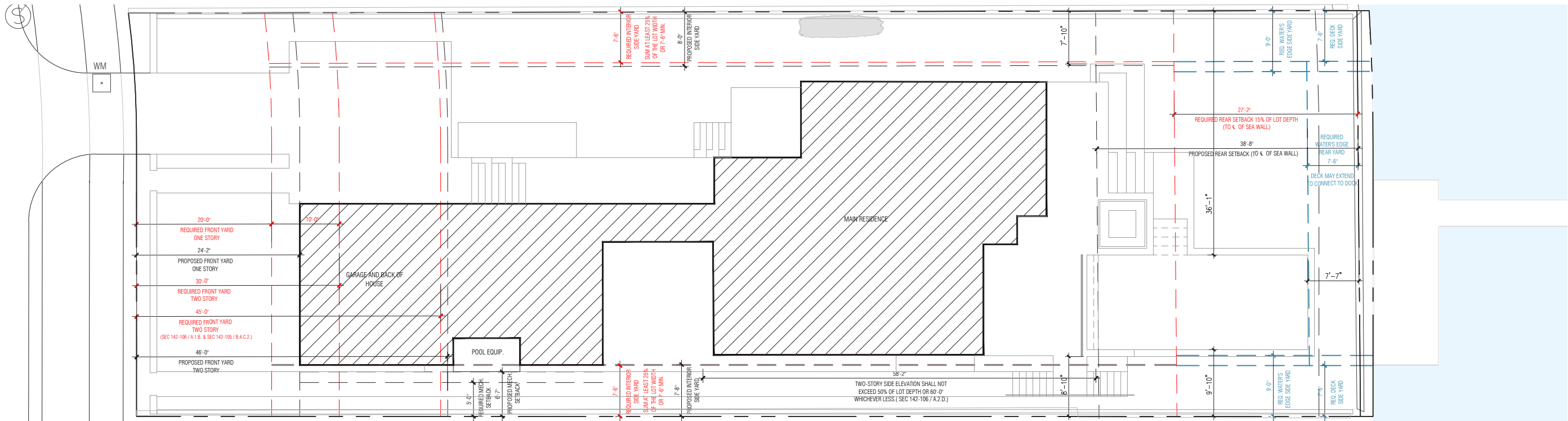
ZONING DATA SHEET

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REQUIRED ARCHITECTURE	FRONT ONE STORY	FRONT TWO STORY	FRONT TWO STORY (35% OF SECOND FLOOR)	INTERIOR SIDE	REAR	REQUIRED POOL AND DECK	WATER'S EDGE INTERIOR SIDE	WATER'S EDGE REAR	DECK INTERIOR SIDE	POOL EQUIPMENT
	20'-0"	30'-0"	45'-0"	7'-6" AT LEAST 25% OF LOT WIDTH 7'-6" MIN.	27'-2" 15% OF LOT DEPTH (181.16' LOT DEPTH (CENTER OF SEAWALL))		9'-0"	7'-6"	7'-6"	5'-0"
PROPOSED ARCHITECTURE	FRONT ONE STORY	FRONT TWO STORY	FRONT TWO STORY (35% OF SECOND FLOOR)	INTERIOR SIDE	REAR	PROPOSED POOL AND DECK	WATER'S EDGE INTERIOR SIDE	WATER'S EDGE REAR	DECK INTERIOR SIDE	POOL EQUIPMENT
	24'-2"	46'-0"	46'-0"	7'-8" 8'-0"	38'-8"		9'-10"	36'-1"	7'-7"	8'-10" 7'-10" 6'-7"

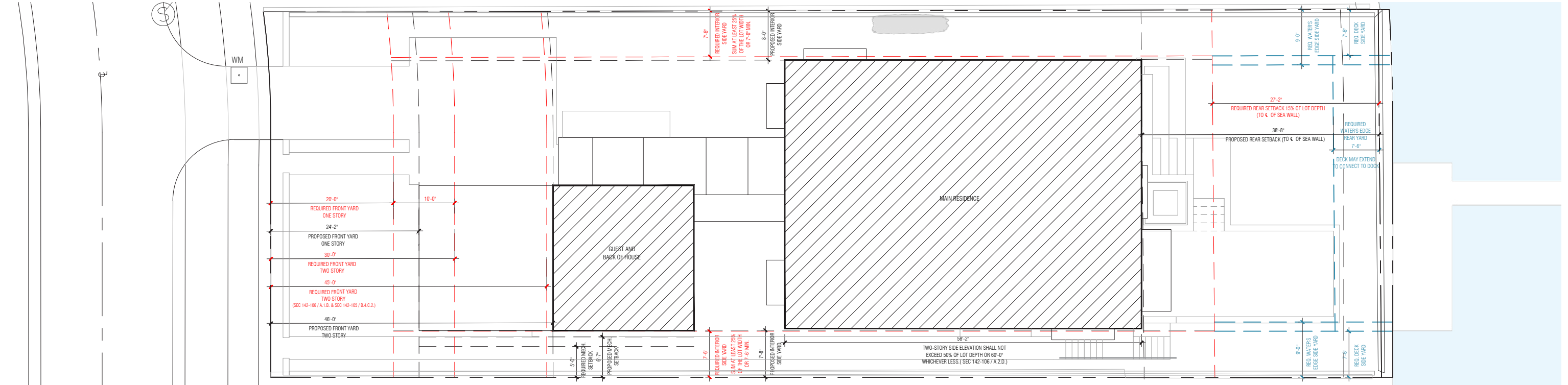
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415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139



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SETBACK DIAGRAM - GROUND LEVEL
SCALE: 1/16" = 1'-0"





	REQUIRED ARCHITECTURE						REQUIRED POOL AND DECK			
	FRONT ONE STORY	FRONT TWO STORY	FRONT TWO STORY (35% OF SECOND FLOOR)	INTERIOR SIDE	REAR		WATER'S EDGE INTERIOR SIDE	WATER'S EDGE REAR	DECK INTERIOR SIDE	POOL EQUIPMENT
	20'-0"	30'-0"	45'-0"	7'-6" AT LEAST 25% OF LOT WIDTH 7'-6" MIN.	27'-2" 15% OF LOT DEPTH (181.16' LOT DEPTH (CENTER OF SEAWALL))		9'-0"	7'-6"	7'-6"	5'-0"
	PROPOSED ARCHITECTURE						PROPOSED POOL AND DECK			
	FRONT ONE STORY	FRONT TWO STORY	FRONT TWO STORY (35% OF SECOND FLOOR)	INTERIOR SIDE	REAR		WATER'S EDGE INTERIOR SIDE	WATER'S EDGE REAR	DECK INTERIOR SIDE	POOL EQUIPMENT
	24'-2"	46'-0"	46'-0"	7'-8" 8'-0"	38'-8"		9'-10" 36'-1"	7'-7"	8'-10" 7'-10"	6'-7"

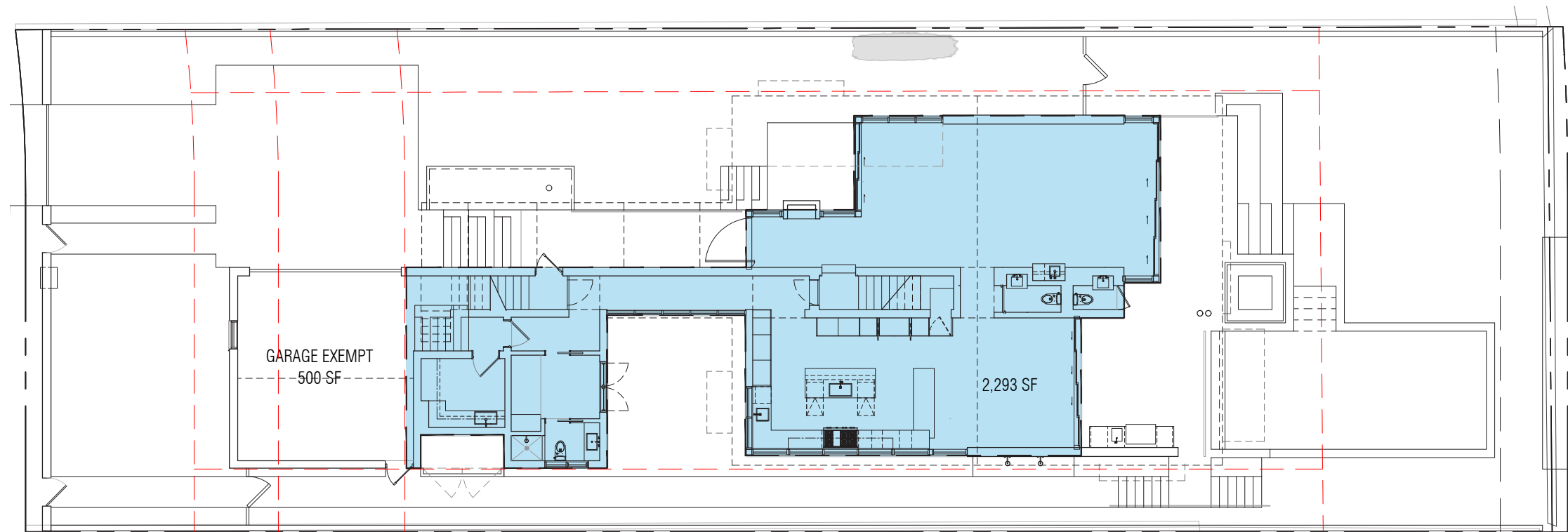
RIVO ALTO RESIDENCE
415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139



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SETBACK DIAGRAM - SECOND LEVEL
SCALE: 1/16" = 1'-0"





ALLOWABLE UNIT SIZE	GROUND LEVEL	GROUND LEVEL GARAGE EXEMPT AREA	SECOND LEVEL	TOTAL UNIT SIZE
5,416.5 SF 50% OF NET LOT AREA (10,833 SF)	2,293 SF	500 SF	3,056 SF	5,349 SF 49.3% OF LOT AREA (10,833 SF)

RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

TOUZET
STUDIO

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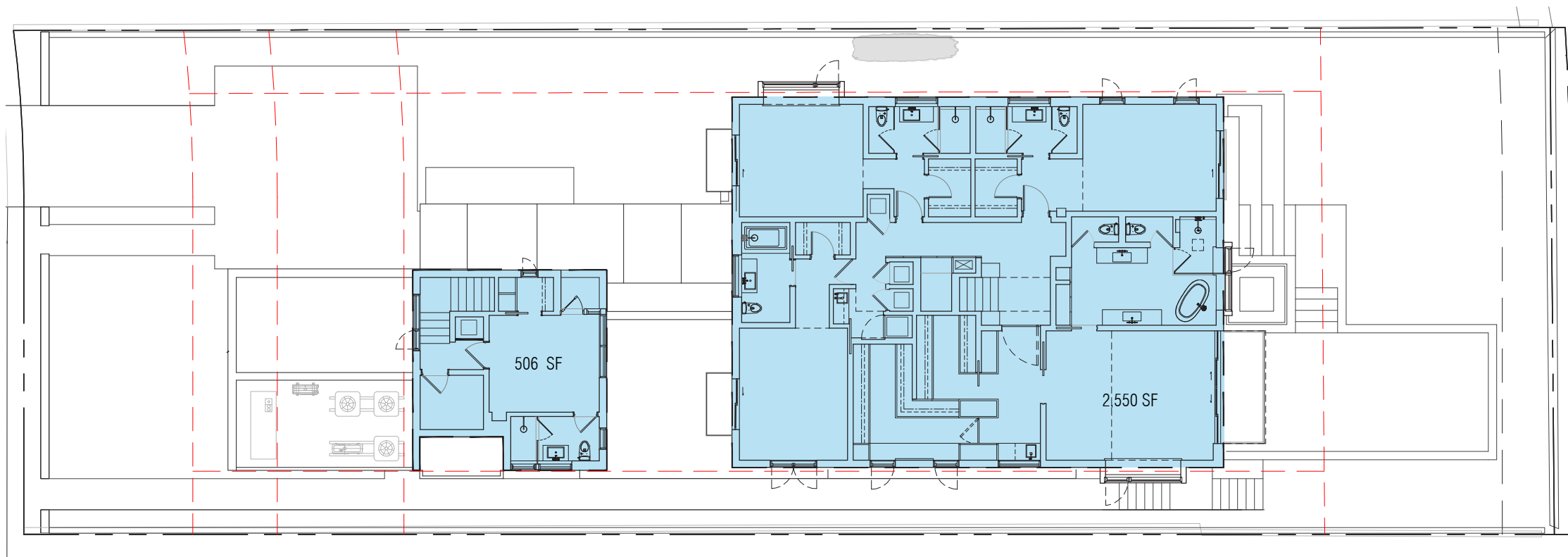
UNIT SIZE DIAGRAM - GROUND LEVEL

SCALE: 1/16" = 1'-0"



A-15

MIAMI BEACH . DRB PRESENTATION . 01 FEBRUARY 2022



ALLOWABLE UNIT SIZE	GROUND LEVEL	GROUND LEVEL GARAGE EXEMPT AREA	SECOND LEVEL	TOTAL UNIT SIZE
5,416.5 SF 50% OF NET LOT AREA (10,833 SF)	2,293 SF	500 SF	3,056 SF	5,349 SF 49.3% OF LOT AREA (10,833 SF)

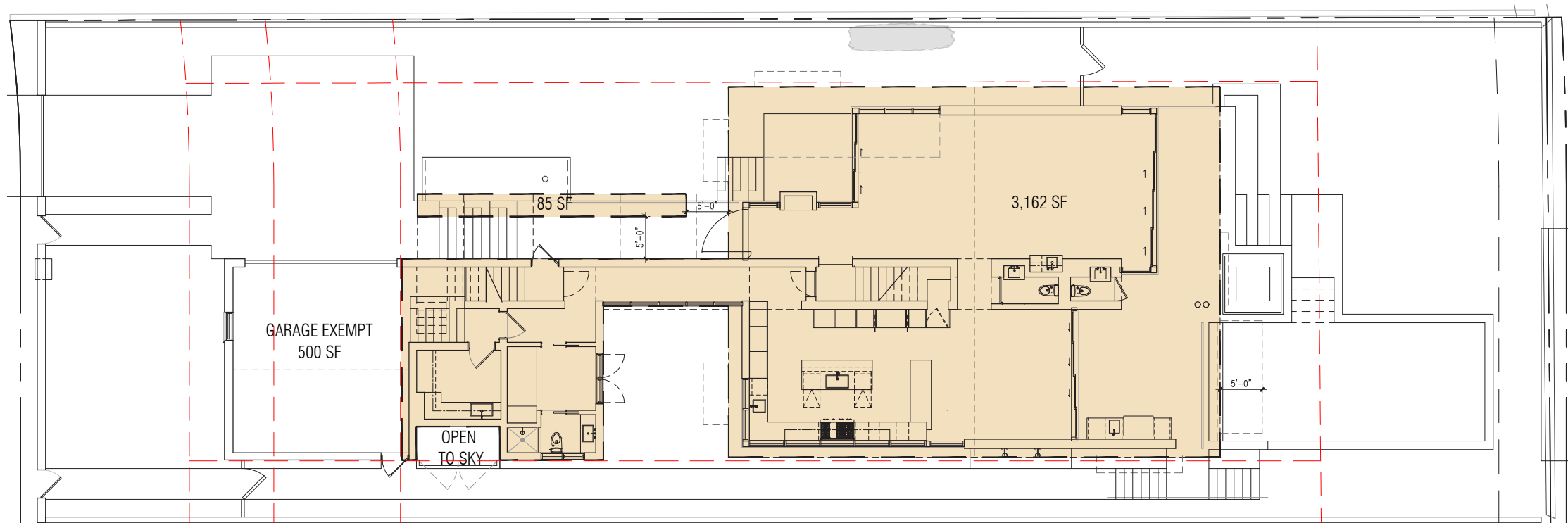
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UNIT SIZE DIAGRAM - SECOND LEVEL
SCALE: 1/16" = 1'-0"





RS-3	LOT AREA	MAX LOT COVERAGE ALLOWED	LOT COVERAGE PROVIDED
	10,833 SF	3,250 SF - 30%	3,247 SF / 29.9%

RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

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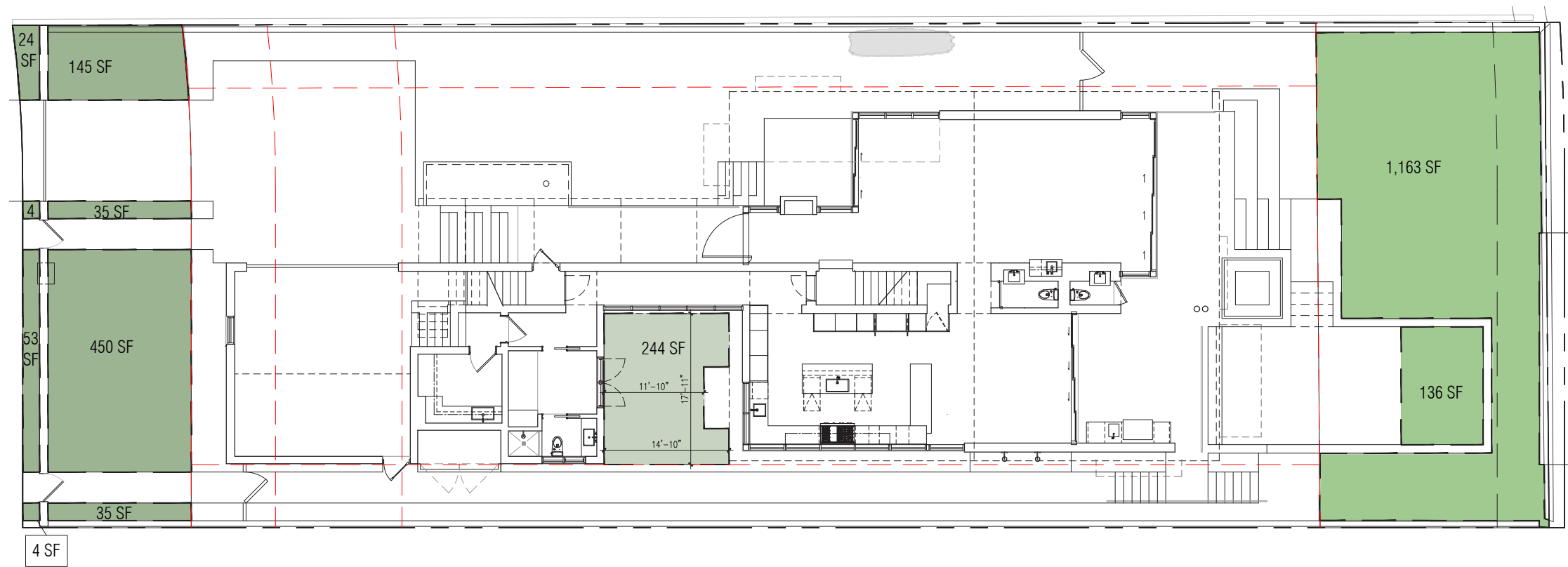
LOT COVERAGE DIAGRAM

SCALE: 1/16" = 1'-0"



A-17

MIAMI BEACH . DRB PRESENTATION . 01 FEBRUARY 2022



RS-3	AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
FRONT	1,194 SF	594 SF - 50%	750 SF - 62.8%
S. SIDE	10,833 SF	109 SF - 1%	244 SF - 2.25%
REAR	1,629 SF	1,140 SF - 70%	1,299 SF - 79.7%

RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

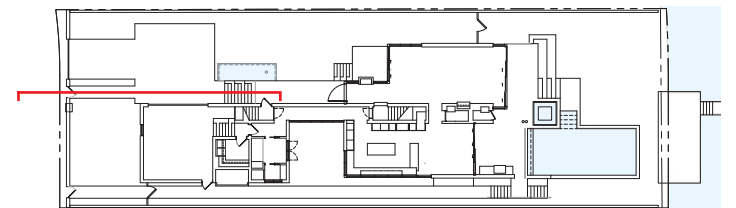
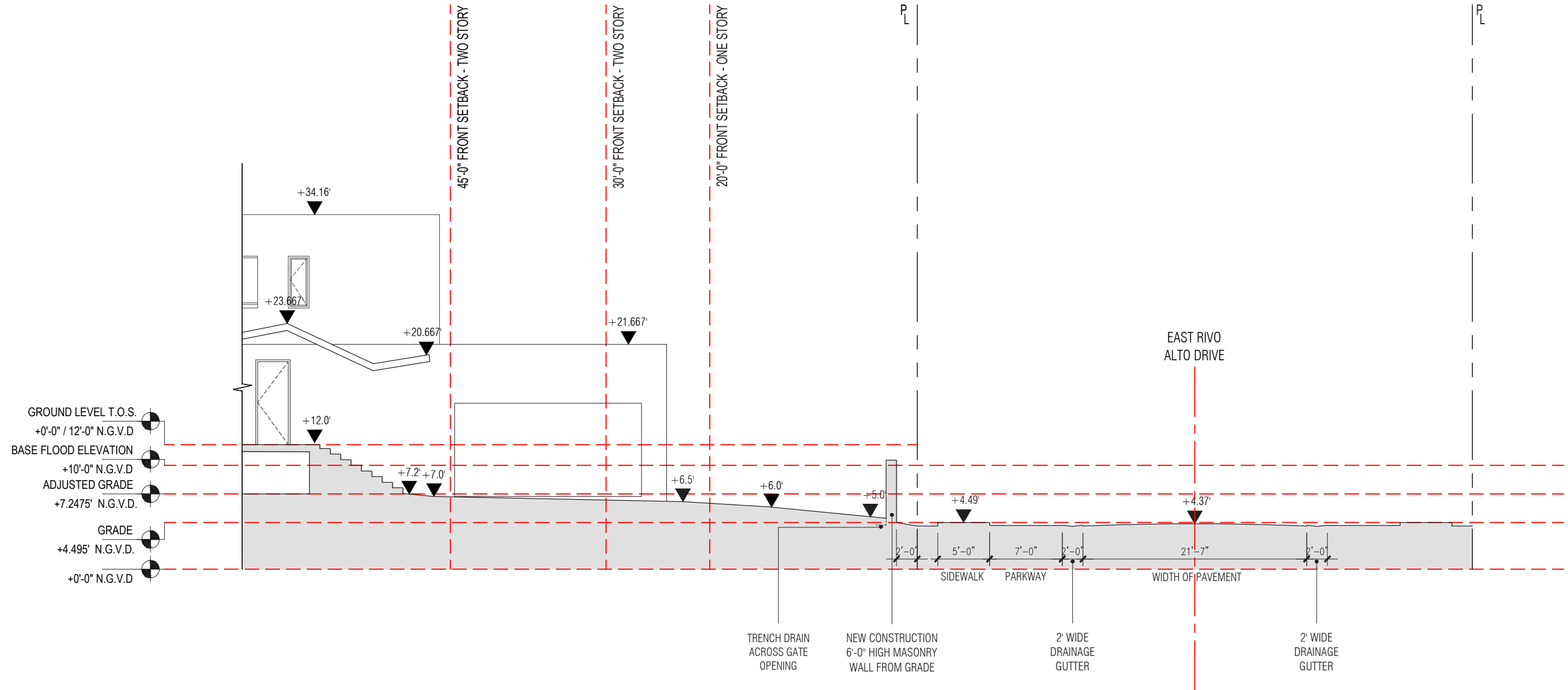
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OPEN SPACE DIAGRAM

SCALE: 1/16" = 1'-0"



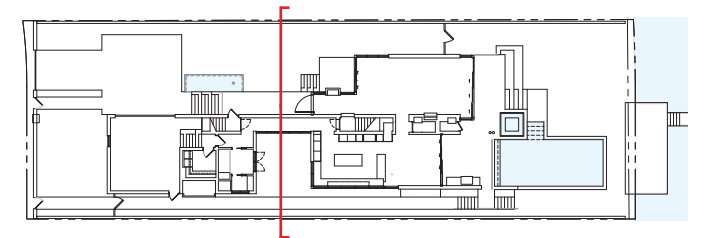
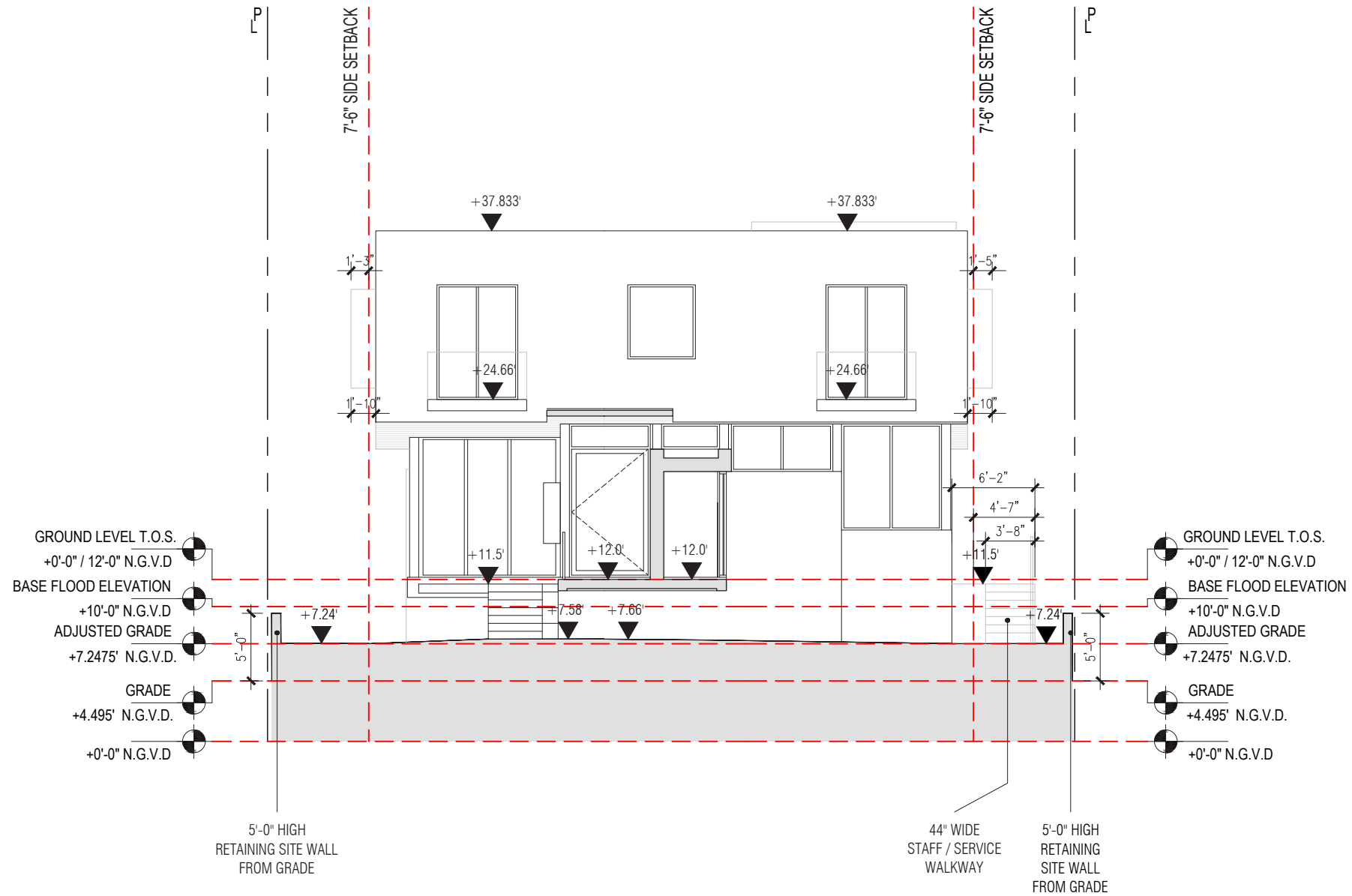


RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

FRONT YARD SECTION

SCALE: 3/32" = 1'-0"

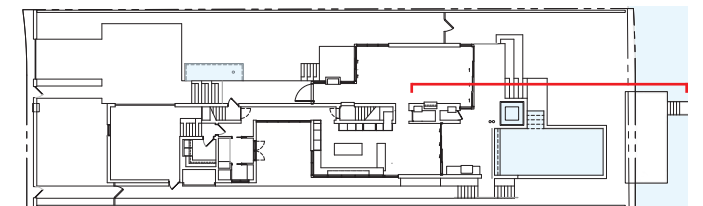
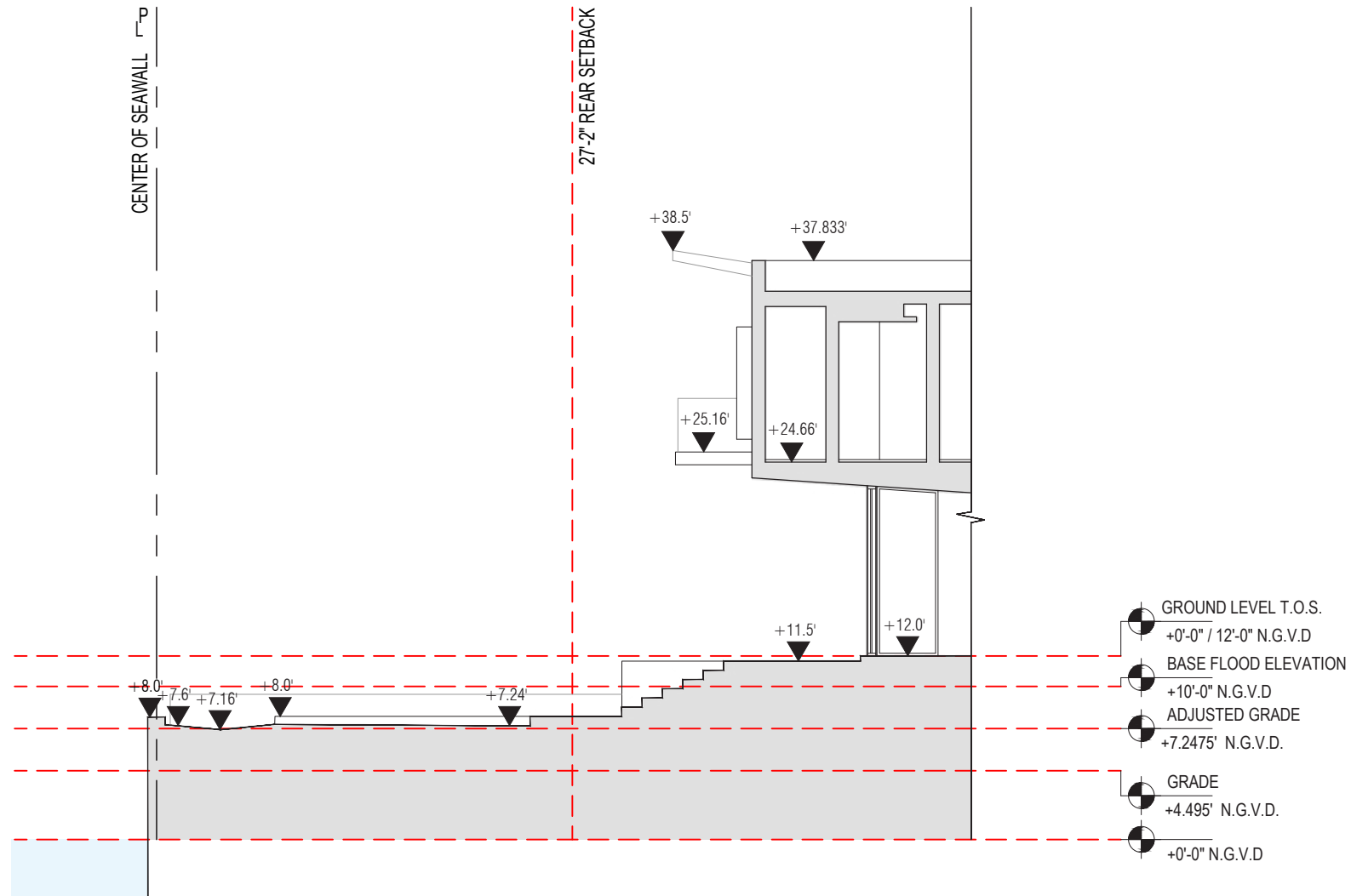


RIVO ALTO RESIDENCE

415 EAST RIVO ALTO DRIVE, MIAMI BEACH, FLORIDA 33139

SIDE YARD SECTIONS

SCALE: 3/32" = 1'-0"



REAR YARD SECTION
SCALE: 3/32" = 1'-0"

RIVO ALTO RESIDENCE
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