

DRB23-0925: 1600 Cleveland Road

July 5, 2023 Design Review Board Meeting – Item No. 8



LEGEARDSTUDIO

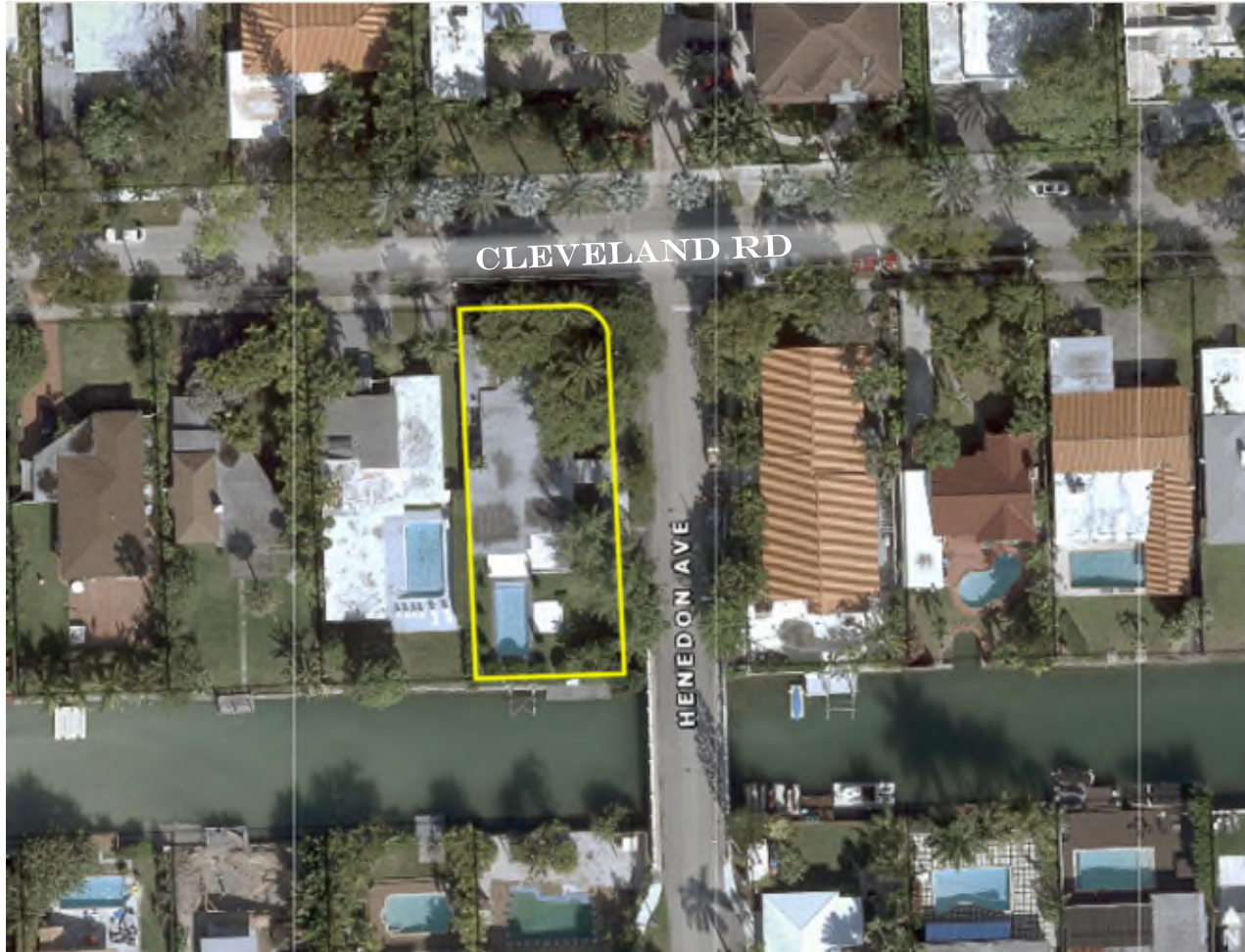


BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

1600 Cleveland Road

Lot Size:
8,866 SF

Zoning:
RS-4



B HENEDON AVE STREET VIEWS
SCALE: N.A.

Prior Approval – September 2022

Approved Waivers

- Additional 5' setbacks for second-story & side street façade
- Additional 1% open space on street side yard

Approved Variances

1. Lot coverage of 31% where 30% permitted
2. Front Setback of 26'-0" where 40'-0" permitted
3. Side setback of 5'-0" where 7'-6" required to for addition to follow existing setback



**From 9/2022
Presentation**

Requests

Pool Equipment:

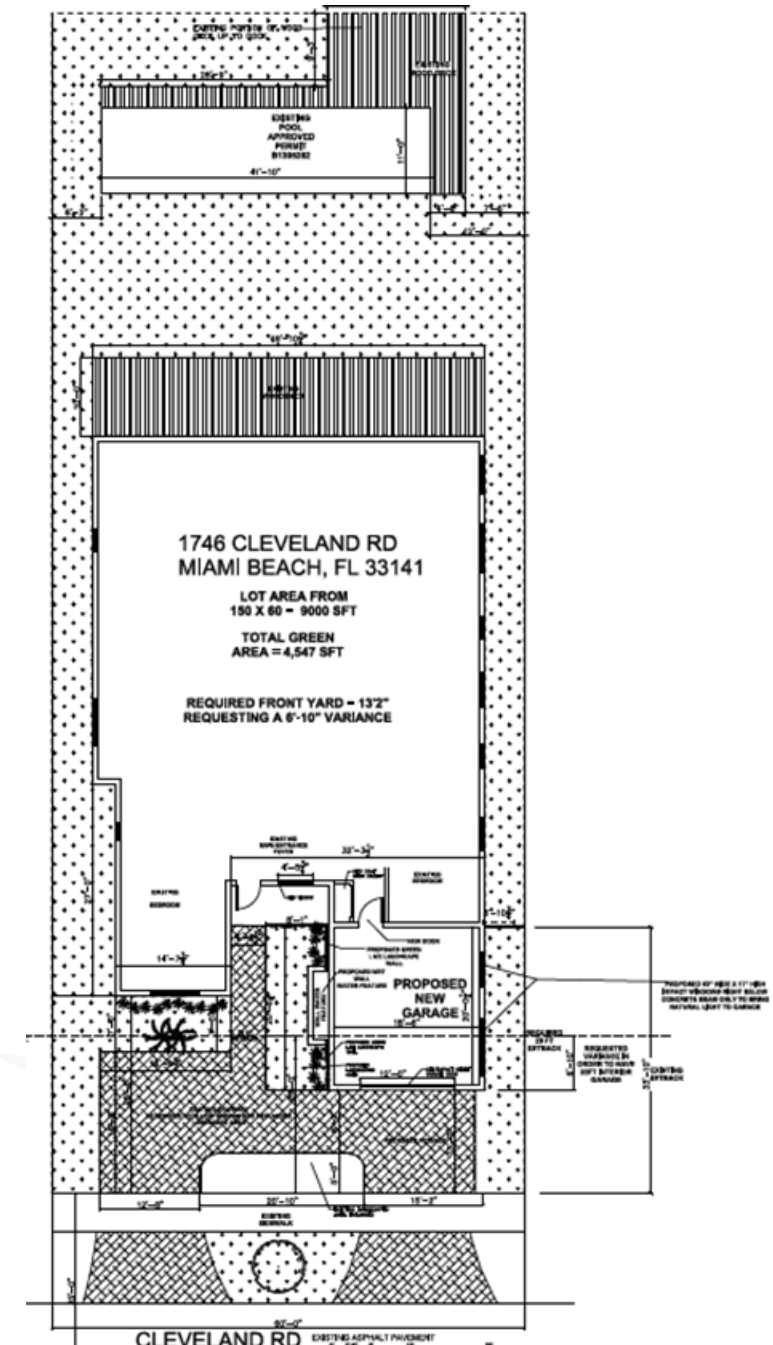
- 1) Variance of 10' street side setback to install pool equipment at SE corner of property

Carport:

- 1) Variance to increase lot coverage to 34% from 31% (increase previously approved variance)
- 2) Variance from required street side setback of 15' for non-standard carport setback 18" from property line

Practical Difficulty Precedent 1746 Cleveland Rd

2019: Board of Adjustment File No,
ZBA18-0086 – approved front
setback variance for garage



Variance: Non-Standard Carport



Standard Carport



Non-Standard

Variance: Pool Equipment



POOL EQUIPMENT SCREENING

PROPOSED POOL
EQUIPMENT LOCATION

Community Support

No.	Address	Owner
1	1580 Cleveland Rd	Sharon Ellis, David Ellis, Susan Ellis
2	1610 Cleveland Road	Julio & Estrella Mitrani
3	1567 Daytonia Road	Ronald Scott Issenberg and Brie S. Miller Issenberg
4	1671 Daytonia Road	Celine De Paz
Additional	1760 Cleveland Road	Bonnie & Fred Shapiro











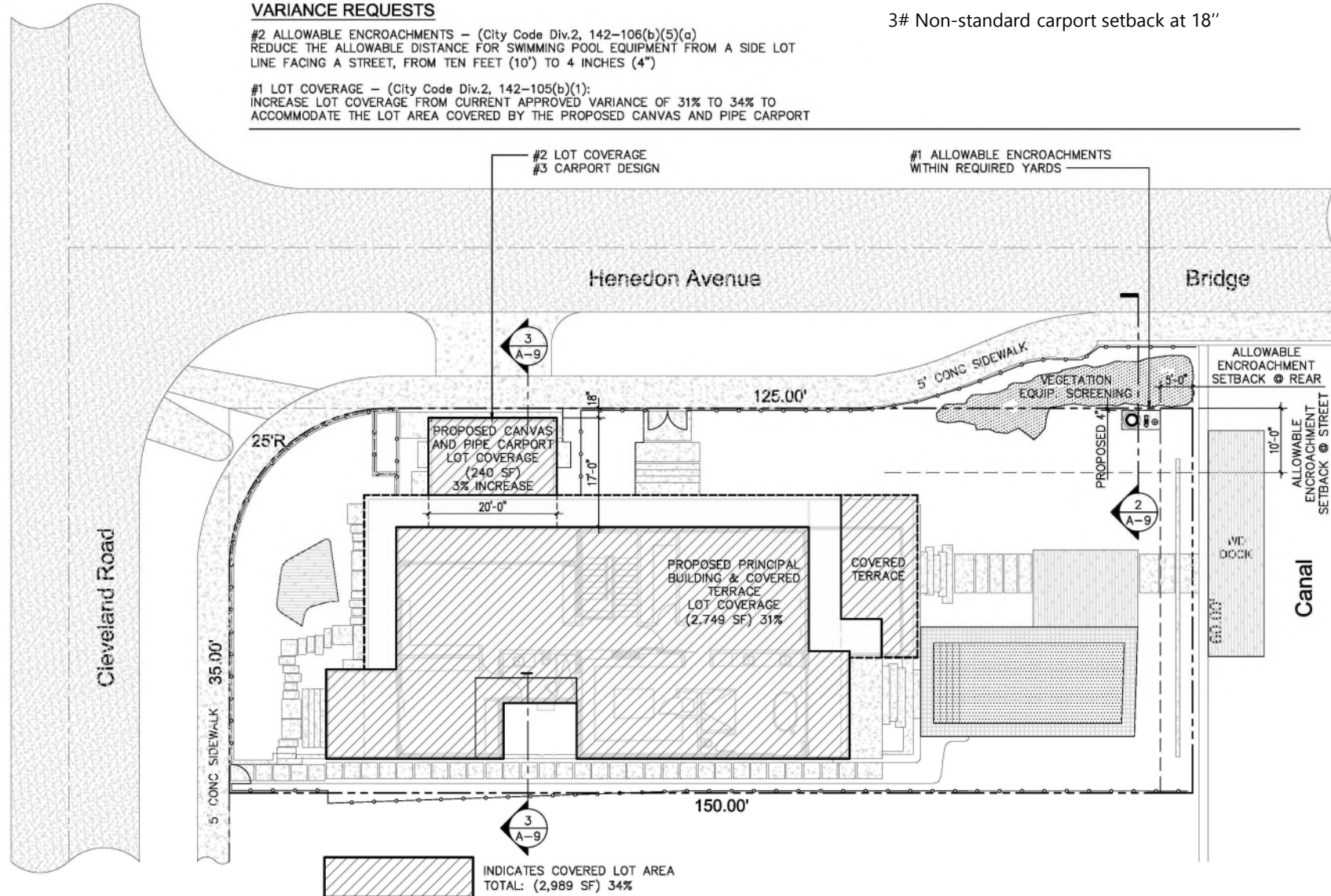


Thank You

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Suite 300, Miami, FL 33131

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Info@brzoninglaw.com



3# Non-standard carport setback at 18"



VARIANCE / DESIGN WAIVER DIAGRAM
SCALE - 1/16" = 1'-0"

Ryan Alderman Architect

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Davie, FL 33331
T. 305.801.5785
F. 305.735.2846

Cumenal - Diamond Residence
1600 Cleveland Road
Miami Beach, FL 33141

SP-02

REVISION: #000

LAYOUT NAME: VARIANCE / WAIVER DIAGRAM

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

DATE: 05.08.23

PROJECT ADDRESS:
1600 CLEVELAND ROAD
CITY OF MIAMI BEACH, FL 33141

OWNER: FREDERIC CUMENAL AND LESLIE DIAMOND

MAILING ADDRESS:
1600 CLEVELAND ROAD
CITY OF MIAMI BEACH, FL 33141

FOLIO #: 02-3203-001-0940

PROJECT DATA

CODES:

- * 2020 (7th Edition) FBC, RESIDENTIAL
- * 2020 (7th Edition) FFPC
- * CITY OF MIAMI BEACH ZONING CODE.

BUILDING CONSTRUCTION TYPE:
CMU & REINFORCED CONCRETE

BUILDING TYPE:
SINGLE-FAMILY RESIDENCE (2-STORY)

PROJECT AREAS:
4,433 SF (UNDER AC)
540 SF (COVERED PATIOS)

SITE / BUILDING DATA

LEGAL DESCRIPTION

LOT 30, BLOCK 5, 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.

SITE PLAN INFORMATION

ZONING DESIGNATION: RS-4
FLOOD ZONE: 'AE'
BASE FLOOD ELEV: 8'
AVERAGE GRADE ELEV: 5.75' N.G.V.D. 29
LOT AREA: 8,866 SF

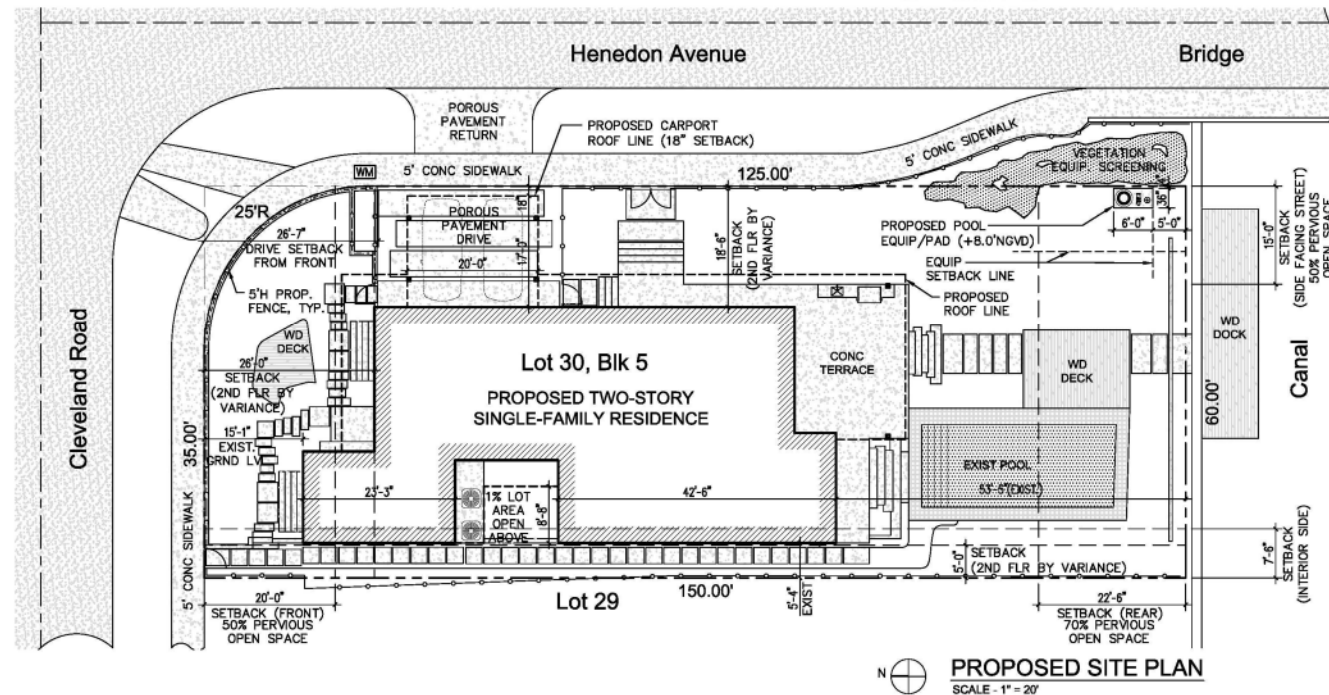
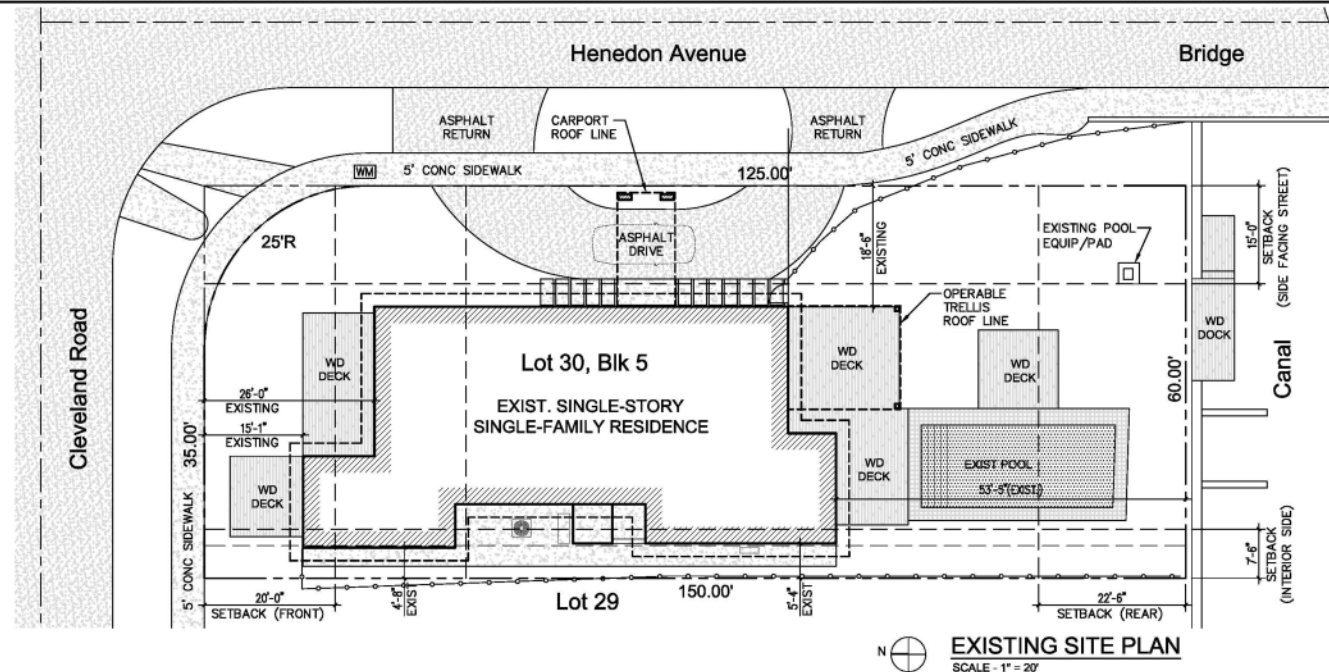
BUILDING INFORMATION (VARIANCE REQUEST)

UNIT SIZE ALLOWED: 50% OF LOT AREA
8,866 SF X .50 = 4,433 SF

UNIT SIZE PROPOSED: (50%) 4,433 SF

LOT COVERAGE ALLOWED: 31% OF LOT AREA (EXISTING VARIANCE)
8,866 SF X .31 = 2,749 SF

LOT COVERAGE PROPOSED: (34% -VARIANCE REQUEST) 2,989 SF



SP-01

#000

SITE PLANS

 $1^\circ = 20'$

5.08.23

REVISION:

LAYOUT NAME:

SCALE:

DATE:

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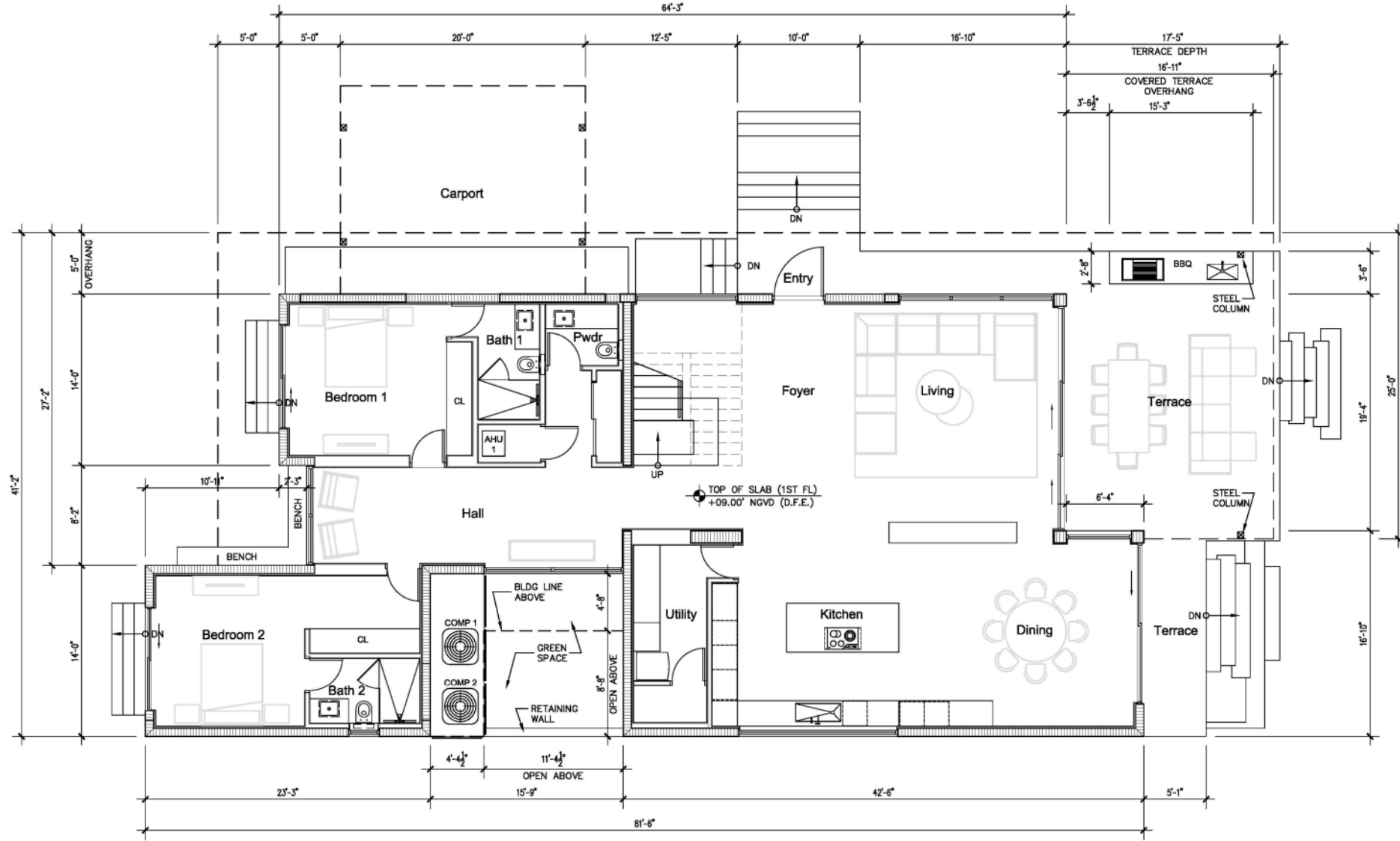
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FIRST FLOOR PLAN
SCALE - 1/8" = 1'-0"

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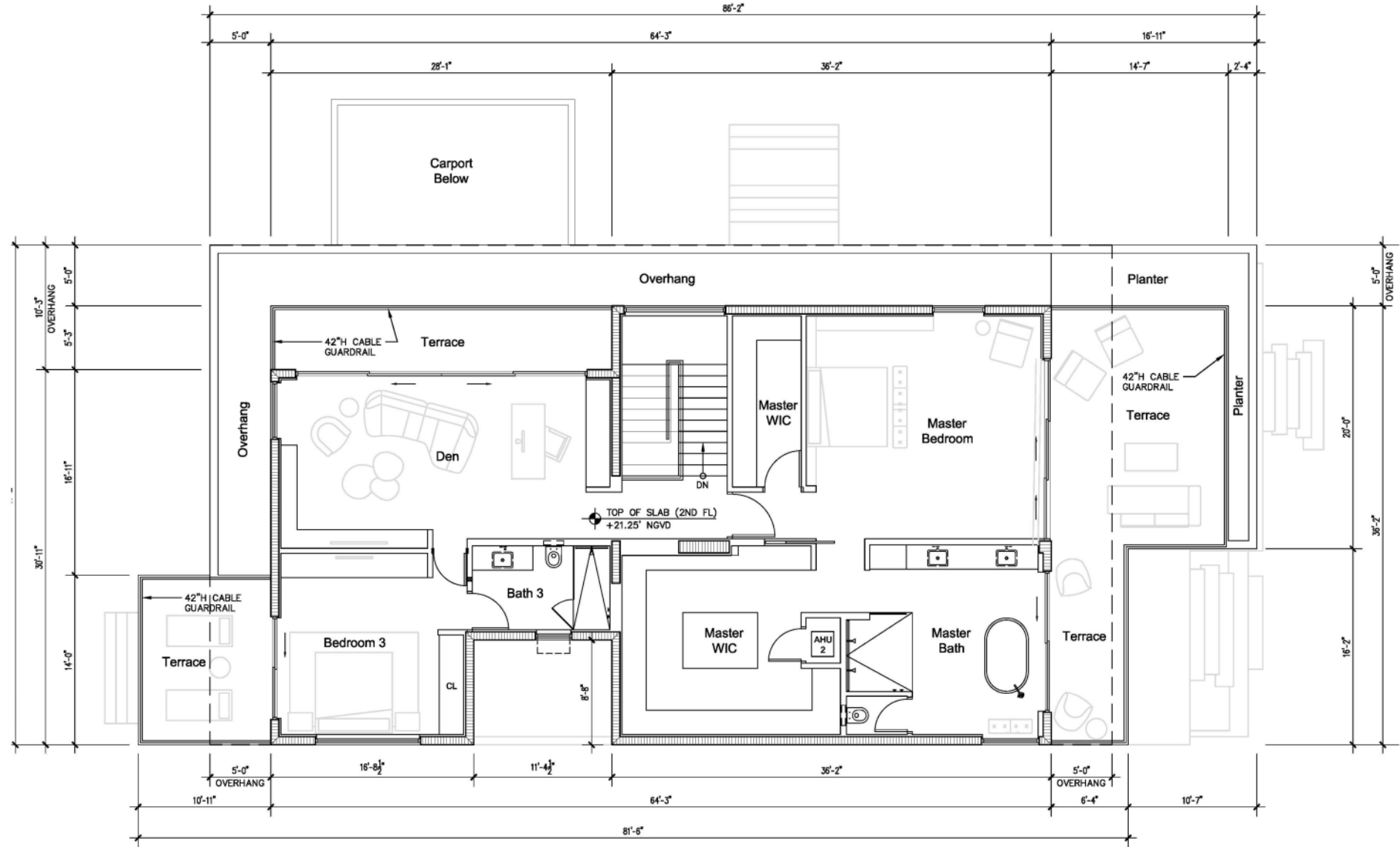
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A-02

REVISION: #000
LAYOUT NAME: FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 05.08.23



SECOND FLOOR PLAN
SCALE - 1/8" = 1'-0"

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A-03

#000

REVISION:
LAYOUT NAME:

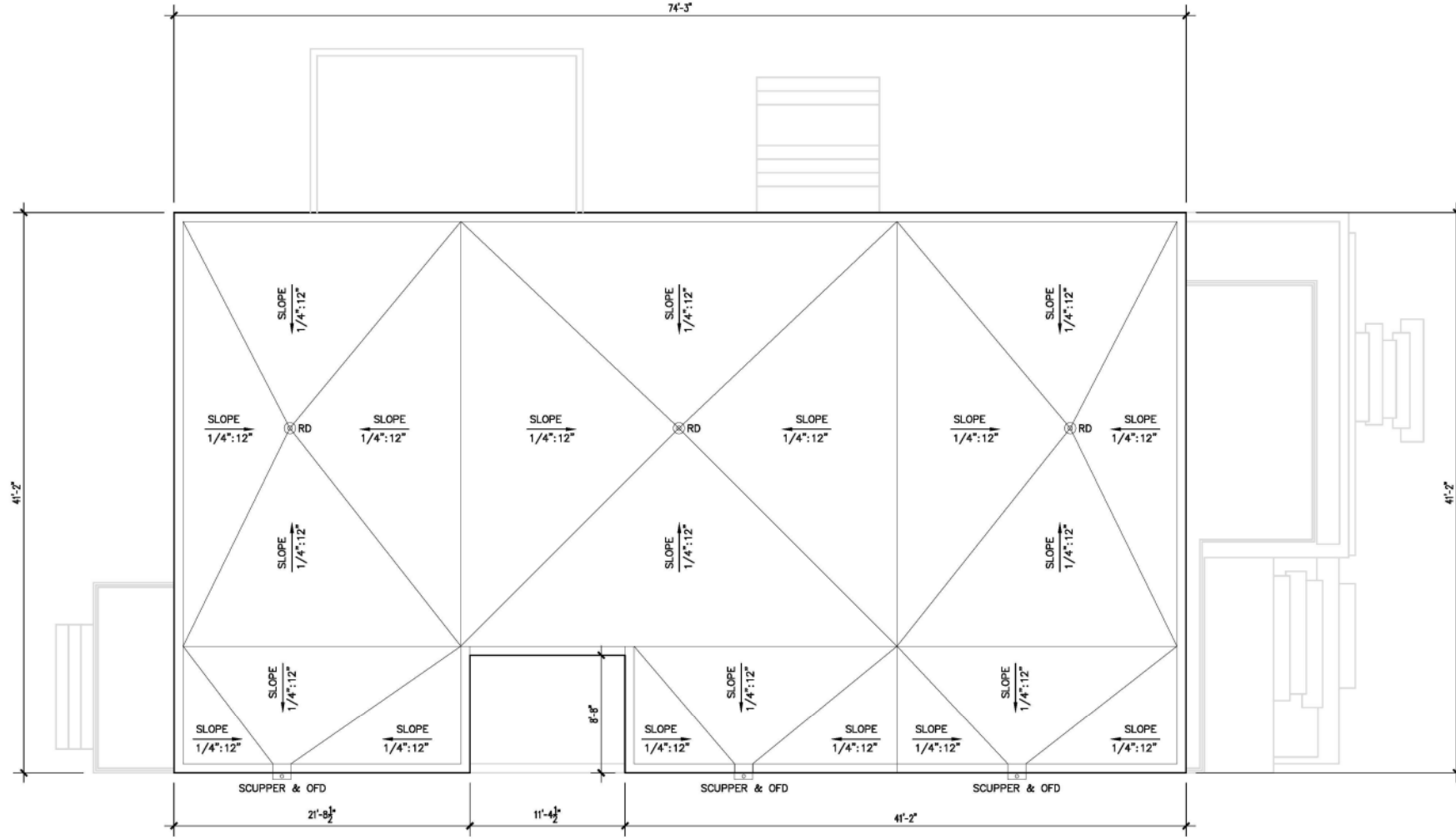
SECOND FLOOR PLAN

1/8" = 1'-0"

SCALE:

DATE:

05.08.23



ROOF PLAN
SCALE - 1/8" = 1'-0"

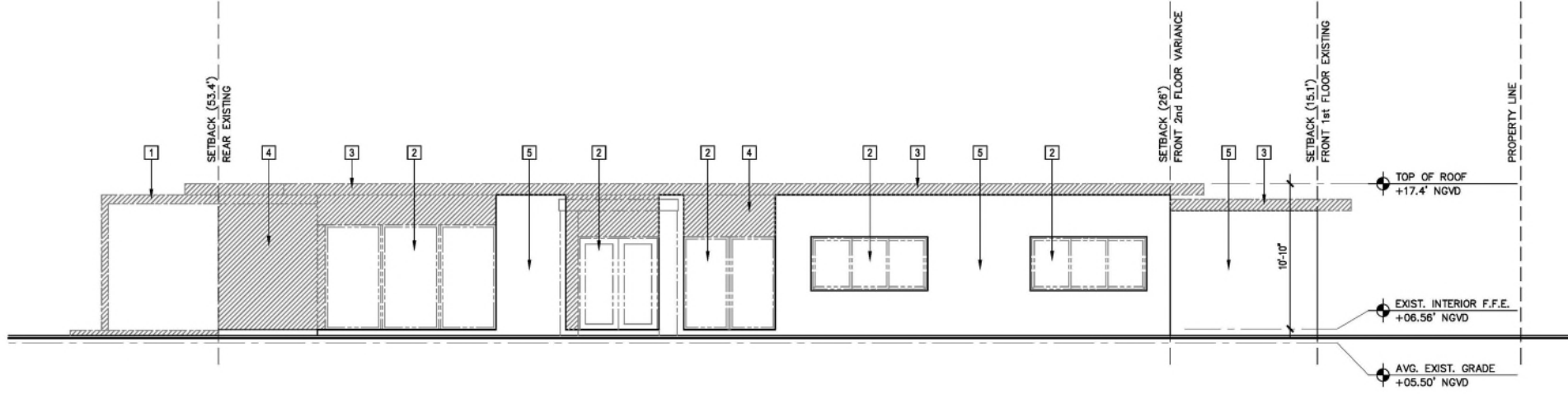
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A-04

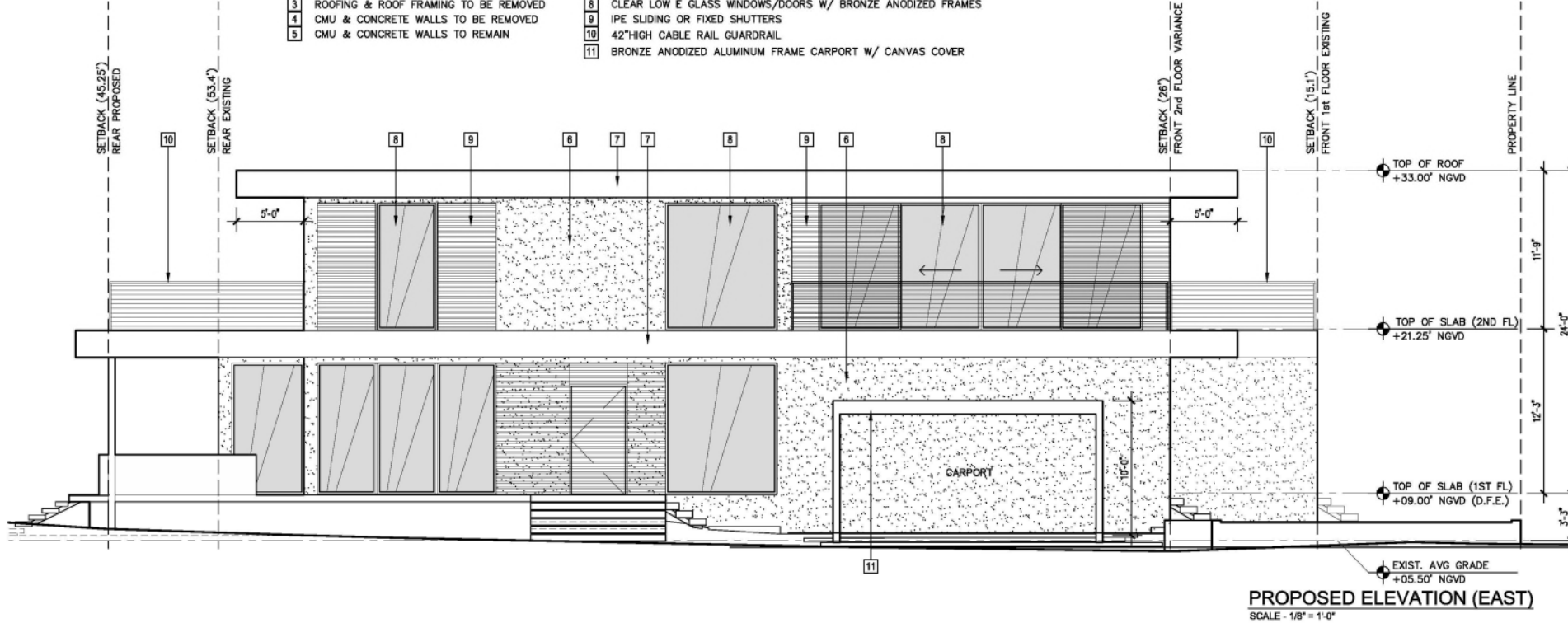
REVISION: #000
LAYOUT NAME: ROOF PLAN
SCALE: 1/8" = 1'-0"
DATE: 05.08.23



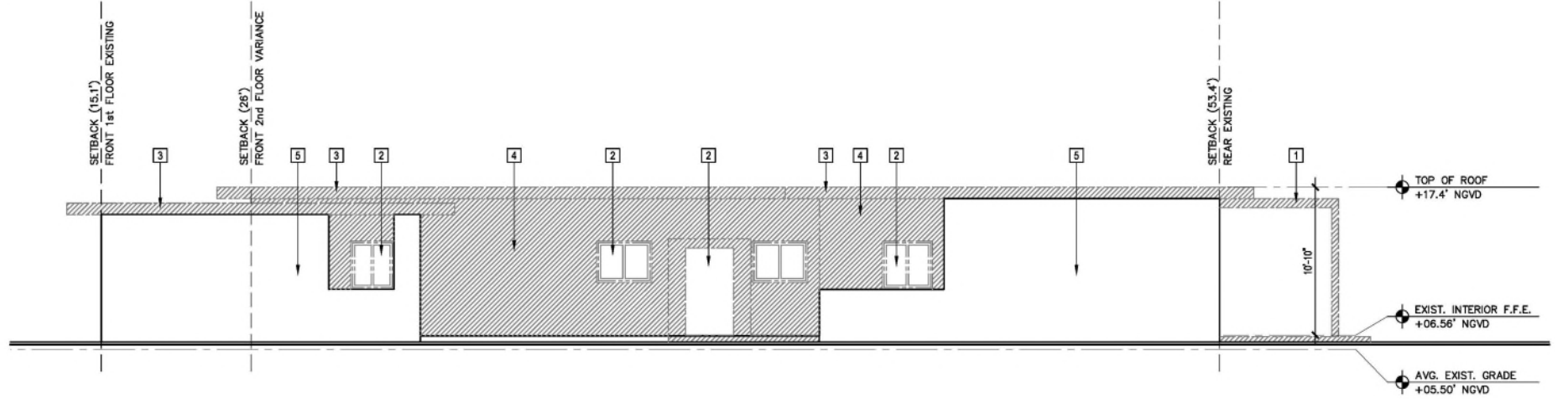
EXIST/DEMO ELEVATION (EAST)
SCALE - 1/8" = 1'-0"

KEYED NOTES

- | | |
|--|---|
| 1 ALUMINUM TRELLIS TO BE REMOVED | 6 STUCCO TRAVERINE FINISH |
| 2 WINDOWS & DOOR TO BE REMOVED | 7 STUCCO SMOOTH FINISH |
| 3 ROOFING & ROOF FRAMING TO BE REMOVED | 8 CLEAR LOW E GLASS WINDOWS/DOORS W/ BRONZE ANODIZED FRAMES |
| 4 CMU & CONCRETE WALLS TO BE REMOVED | 9 IPE SLIDING OR FIXED SHUTTERS |
| 5 CMU & CONCRETE WALLS TO REMAIN | 10 42"HIGH CABLE RAIL GUARDRAIL |
| | 11 BRONZE ANODIZED ALUMINUM FRAME CARPORT W/ CANVAS COVER |



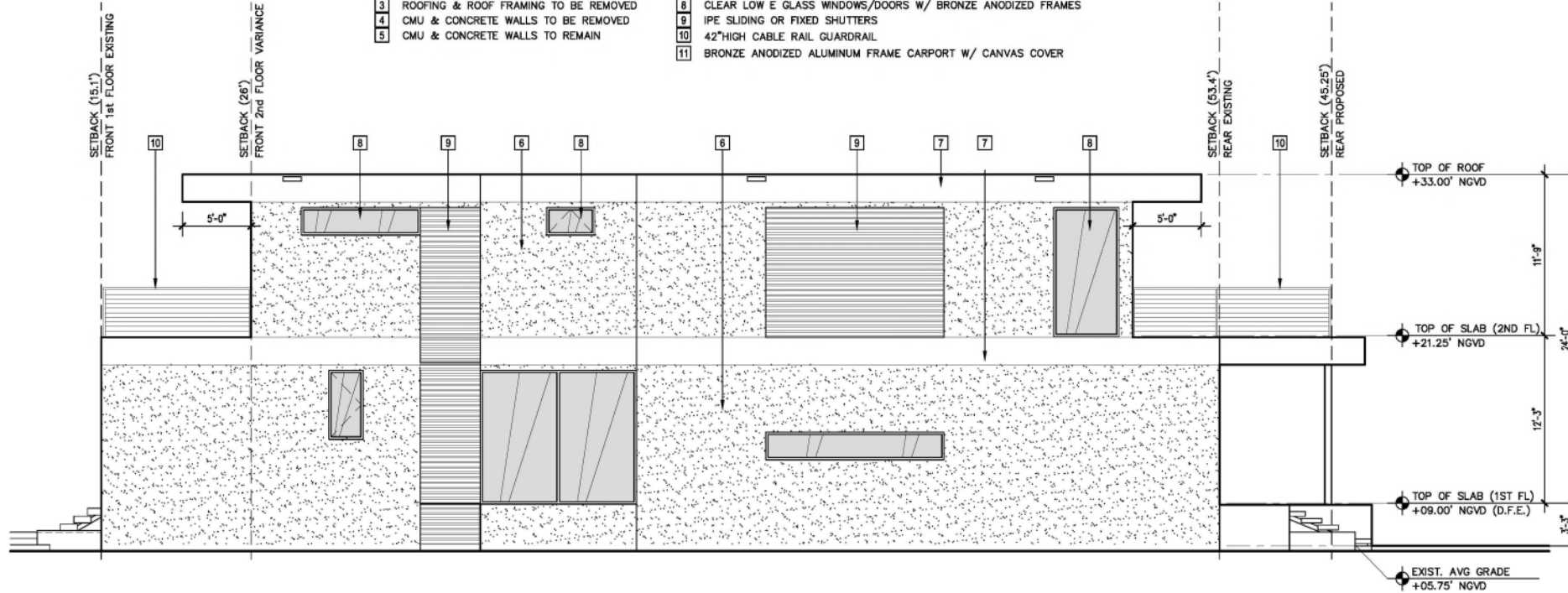
PROPOSED ELEVATION (EAST)
SCALE - 1/8" = 1'-0"



EXISTING/DEMO ELEVATION (WEST)
SCALE - 1/8" = 1'-0"

KEYED NOTES

- | | | | |
|---|--------------------------------------|----|---|
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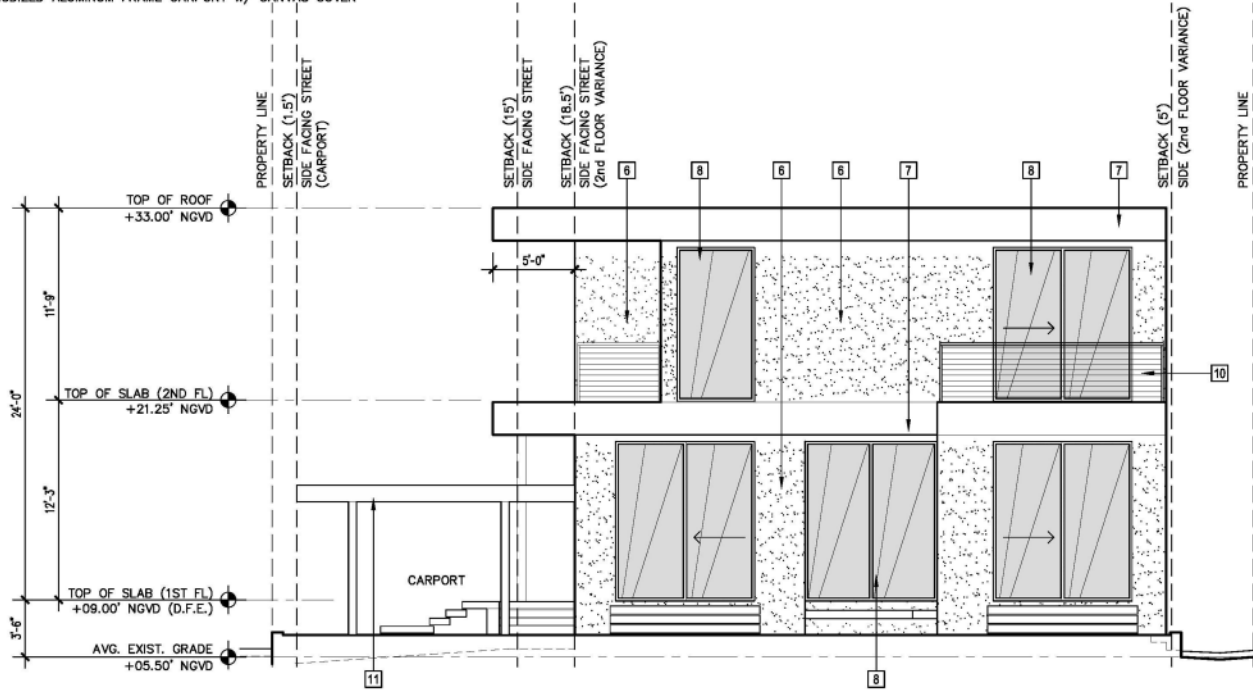


PROPOSED ELEVATION (WEST)
SCALE - 1/8" = 1'-0"

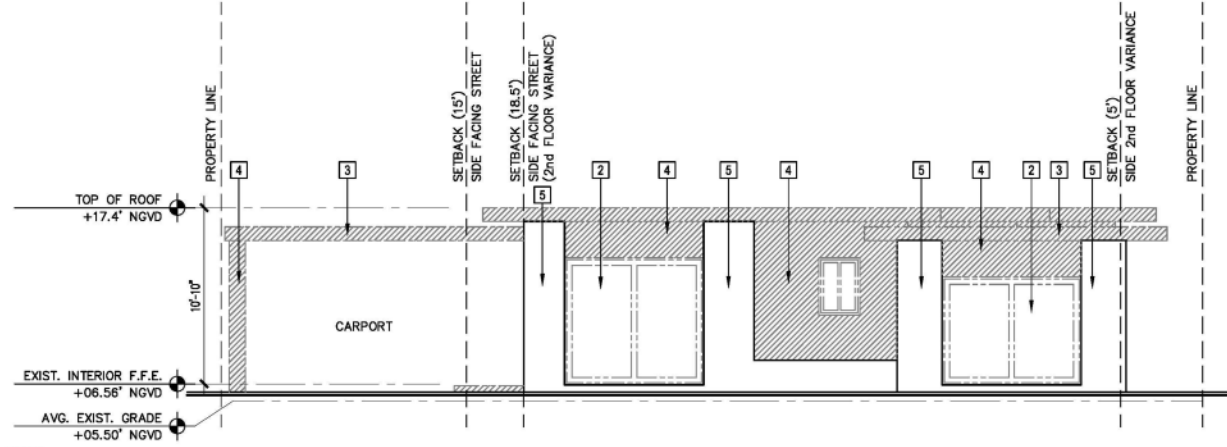
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PROPOSED ELEVATION (NORTH)
SCALE - 1/8" = 1'-0"



EXISTING/DEMO ELEVATION (NORTH)
SCALE - 1/8" = 1'-0"

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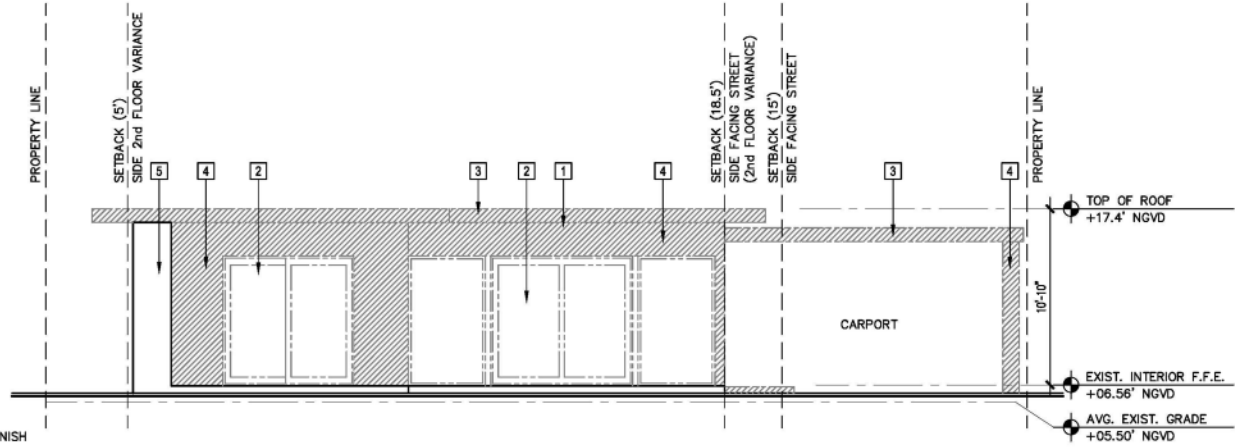
A-07

REVISION: #000
LAYOUT NAME: ELEVATIONS
SCALE: 1/8" = 1'-0"
DATE: 05.08.23

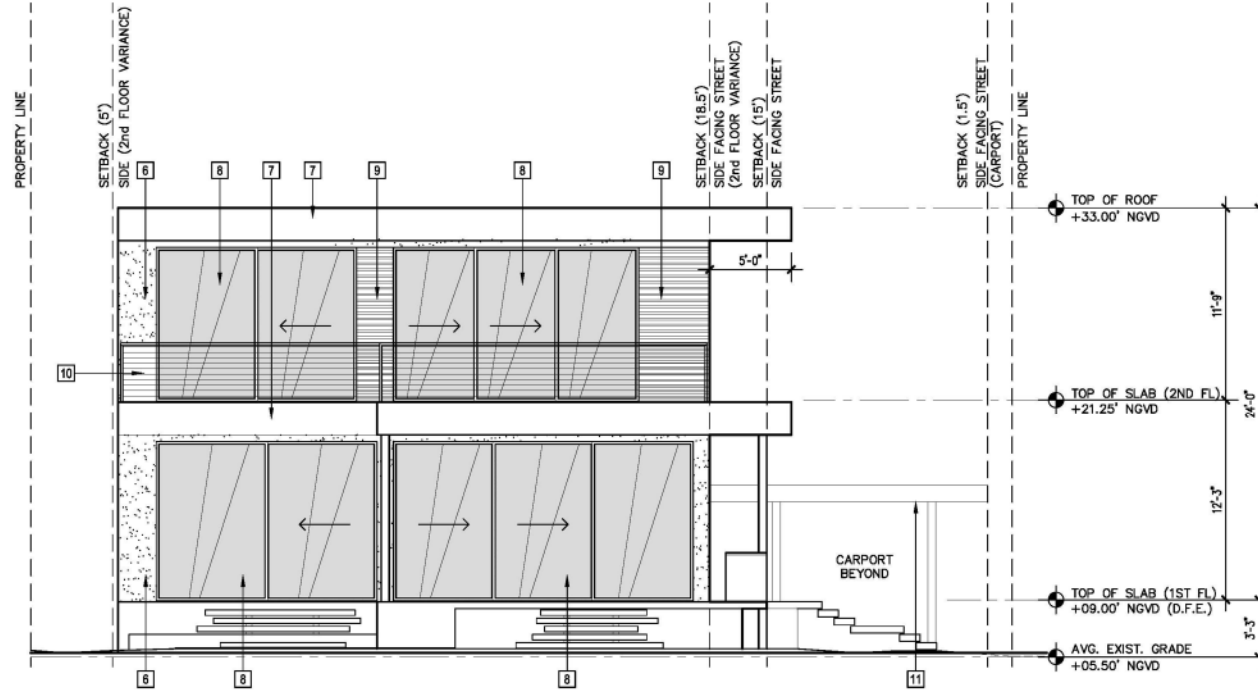
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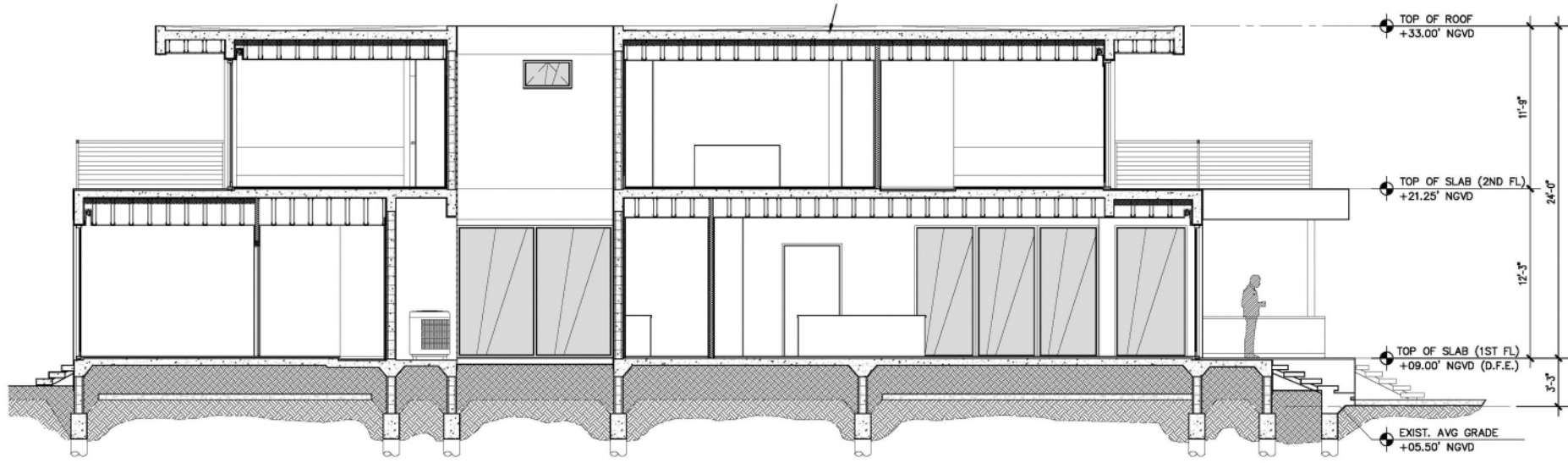
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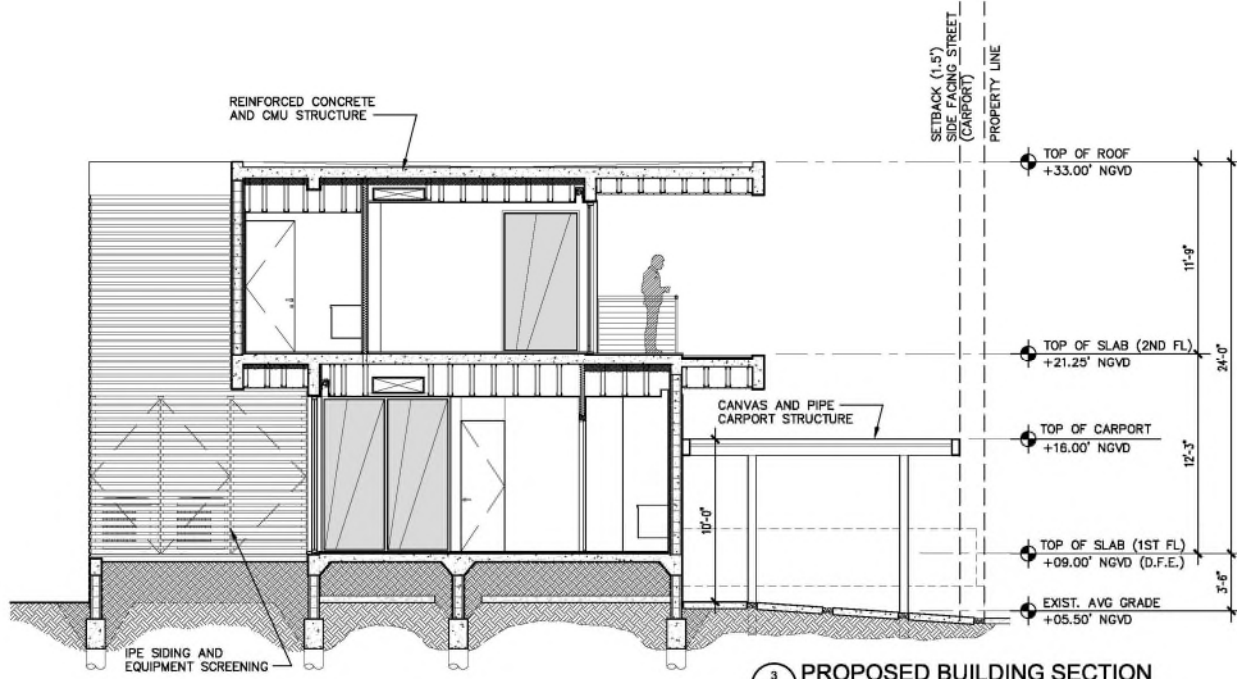
EXISTING/DEMO ELEVATION (SOUTH)
SCALE - 1/8" = 1'-0"



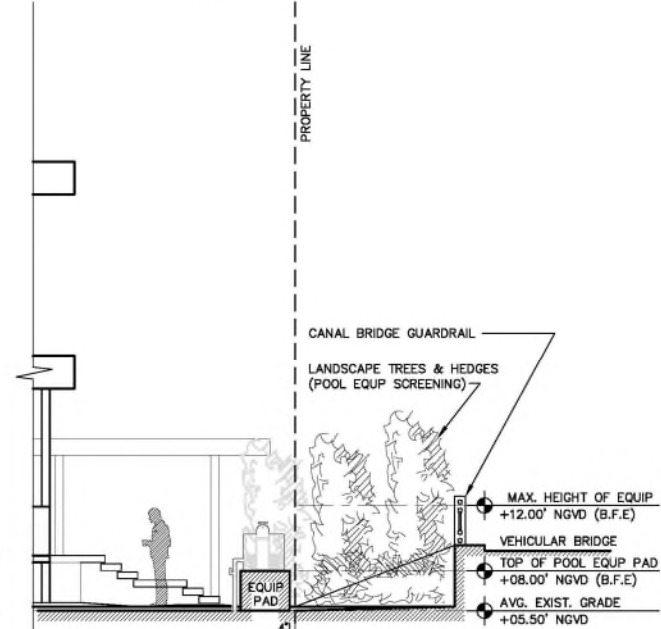
PROPOSED ELEVATION (SOUTH)
SCALE - 1/8" = 1'-0"



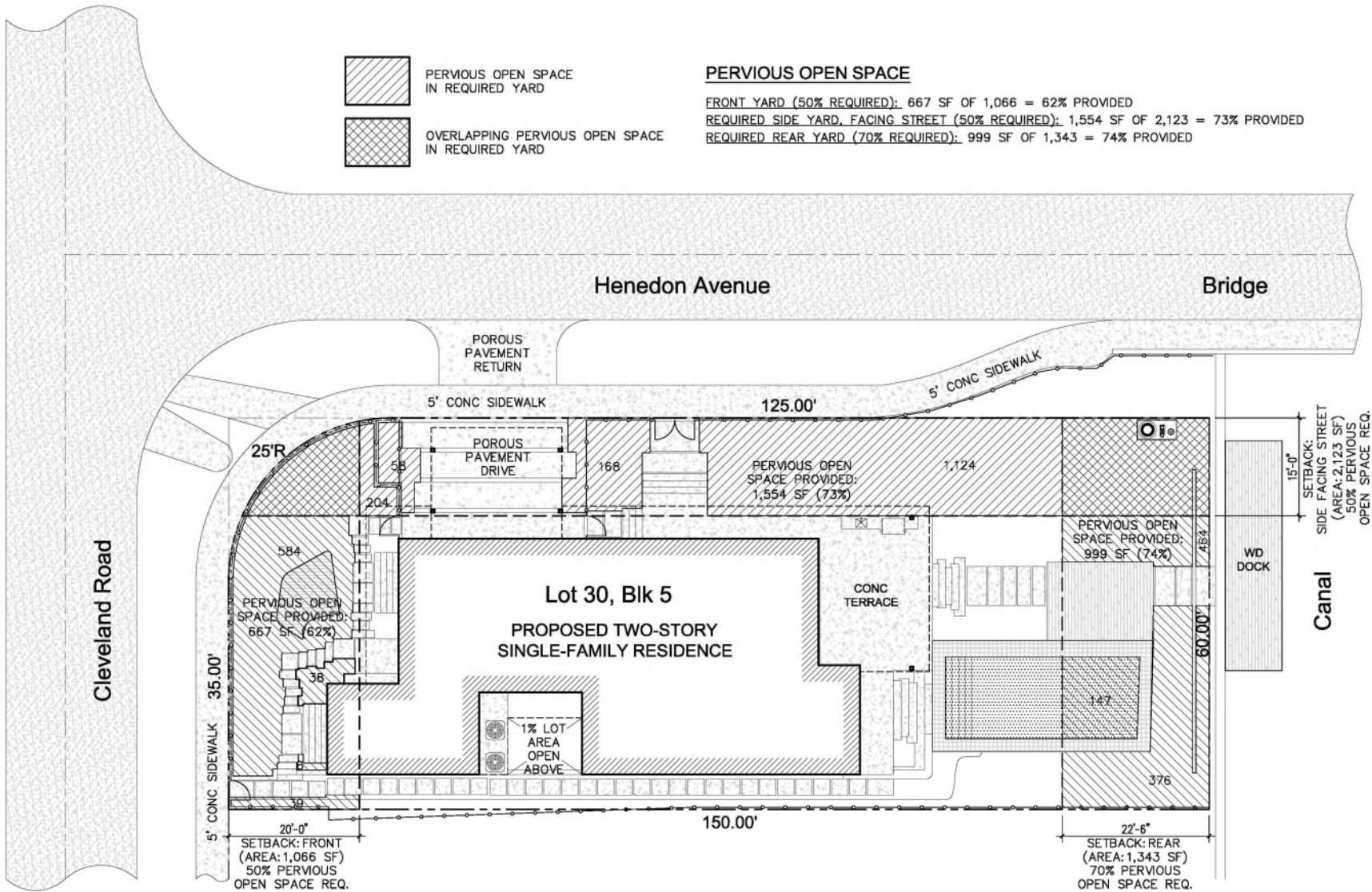
1 PROPOSED BUILDING SECTION
A-09 SCALE - 1/8" = 1'-0"



3 PROPOSED BUILDING SECTION
A-09 SCALE - 1/8" = 1'-0"



2 POOL EQUIPMENT SECTION
A-09 SCALE - 1/8" = 1'-0"



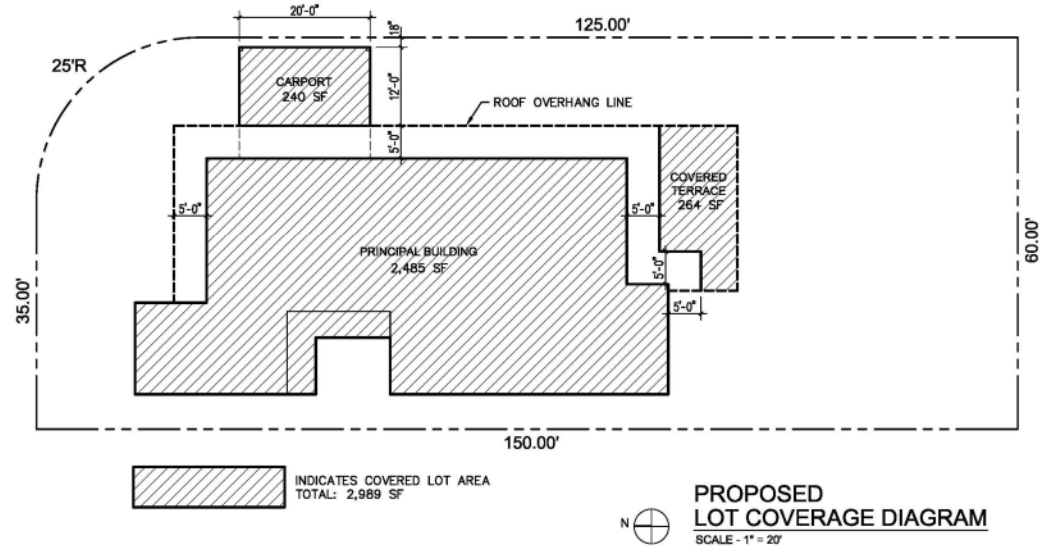
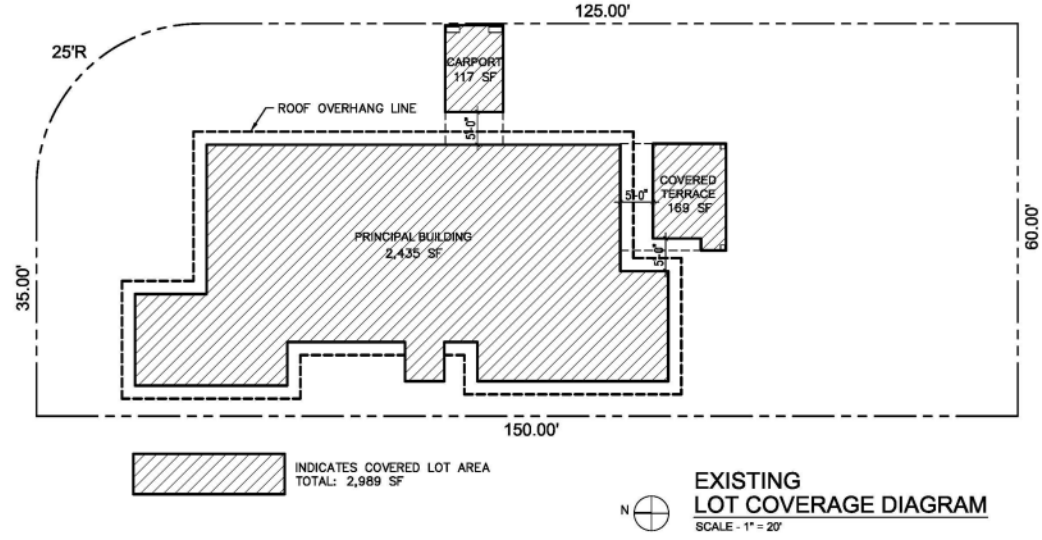
OPEN SPACE DIAGRAM
SCALE - 1/16" = 1'-0"

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SP-05
#000
OPEN SPACE DIAGRAM
1/16" = 1'-0"
05.08.23

REVISION:
LAYOUT NAME:
SCALE:
DATE:



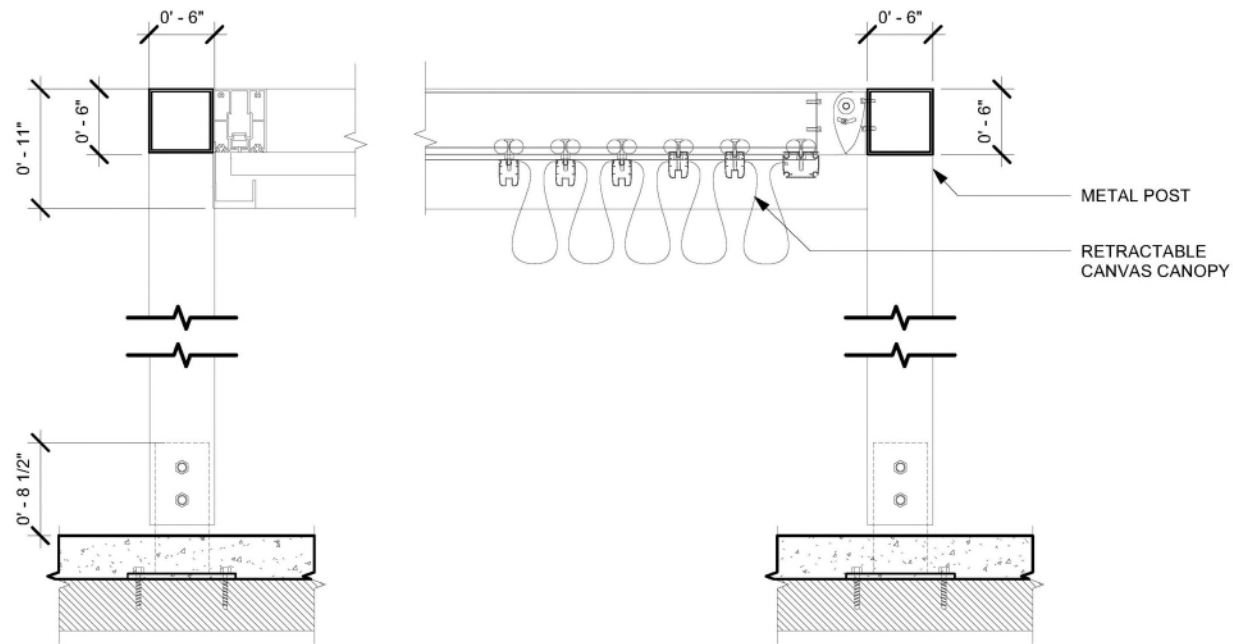
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1600 Cleveland Road
Miami Beach, FL 33141

SP-03

REVISION: #000
LAYOUT NAME: LOT COVERAGE DIAGRAMS
SCALE: 1" = 20'
DATE: 05.08.23



① CARPORT DETAIL
1" = 1'-0"



www.legeardstudio.com

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SUITE#2218
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1600 CLEVELAND

DATE: 2023/04/12
DRAWN BY:
SCALE: AS NOTED
REVISION:

DRAWING TITLE:

DETAILS - CARPORT

DRAWING NO:

A-503

