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



B HENEDON AVE STREET VIEWS

Lot Size: 8,866 SF

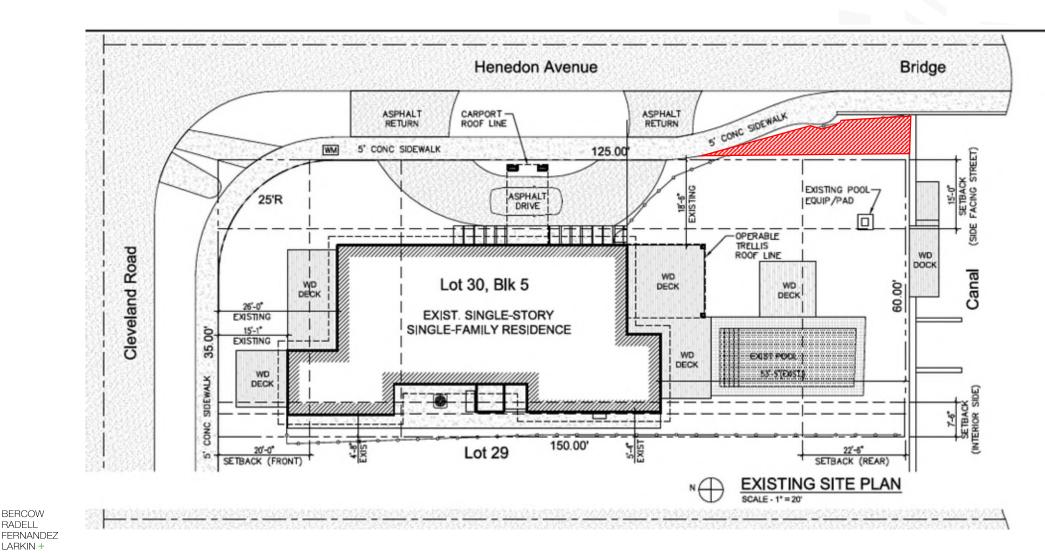
Zoning: RS-4



1600 Cleveland Road – Existing Site Plan

BERCOW RADELL

LARKIN + TAPANES ZONING, LAND USE AND ENVIRONMENTAL LAW



Prior Approval – September 2022

Approved Waivers

- Additional 5' setbacks for secondstory & 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







Pool Equipment:

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

Carport:

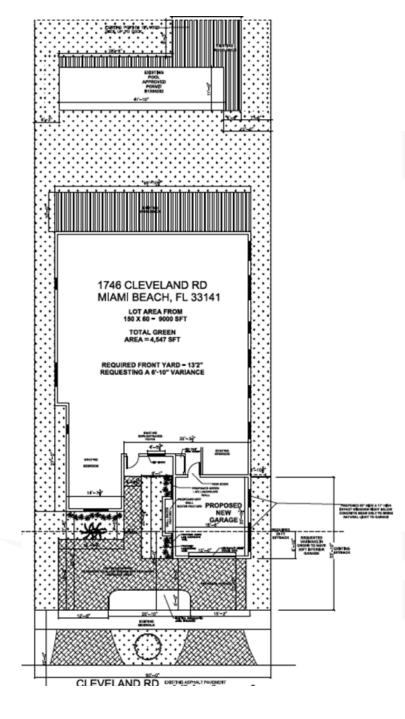
1) Variance to increase lot coverage to 34% from 31% (increase previously approved variance)

2) Variance from required street side setback of 15' for nonstandard 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

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













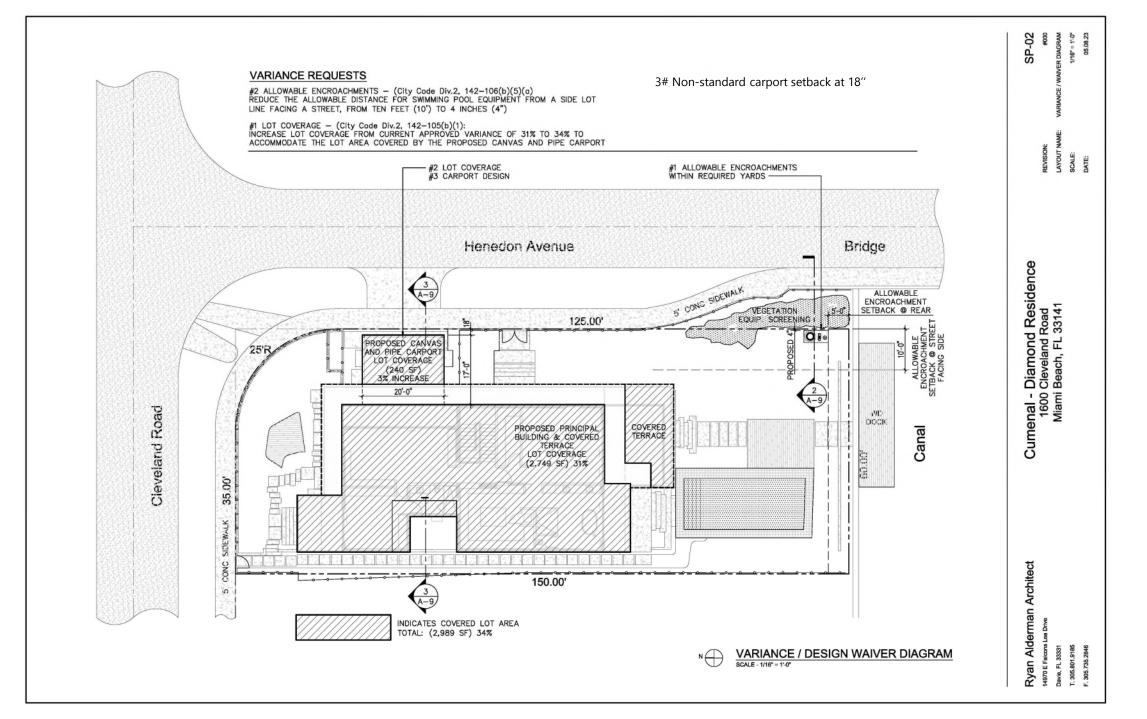


Thank You

200 S. Biscayne Boulevard Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office 305.377.6222 fax Info@brzoninglaw.com



PROJECT INFORMATION

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: 'AF' BASE FLOOD ELEV: AVERAGE GRADE ELEV: 5.75' N.G.V.D. 29 LOT AREA: 8,866 SF

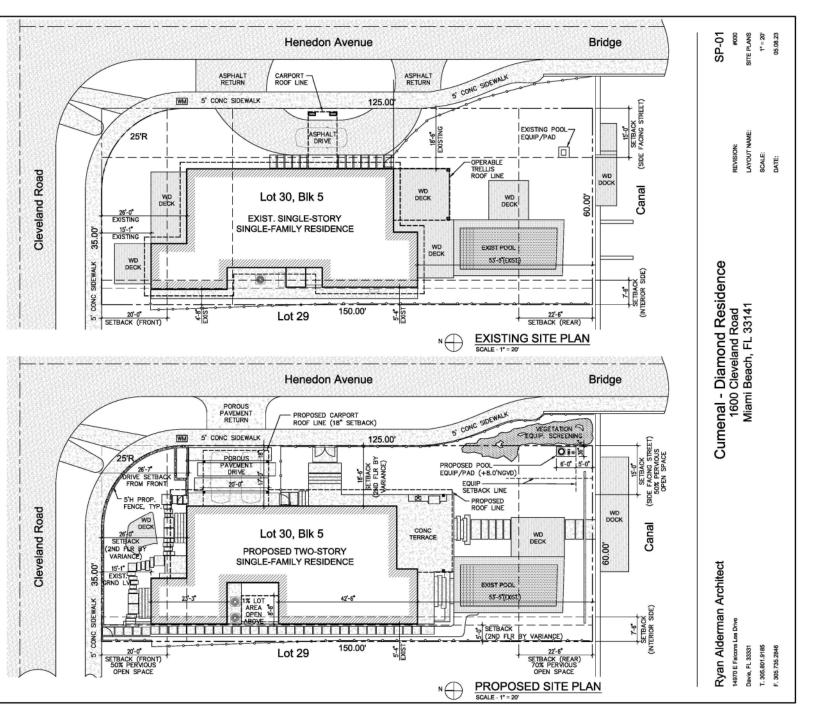
BUILDING INFORMATION (VARIANCE REQUEST)

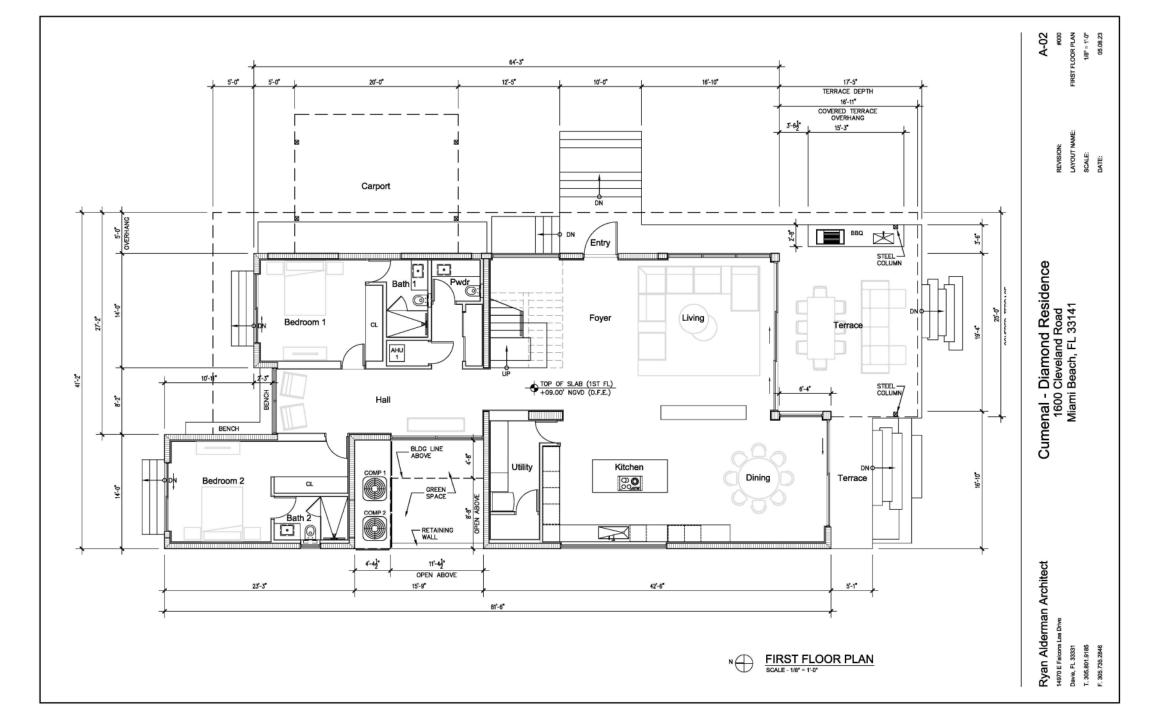
UNIT SIZE ALLOWED: 50% OF LOT AREA 8.866 SF X .50 = 4,433 SF 4,433 SF

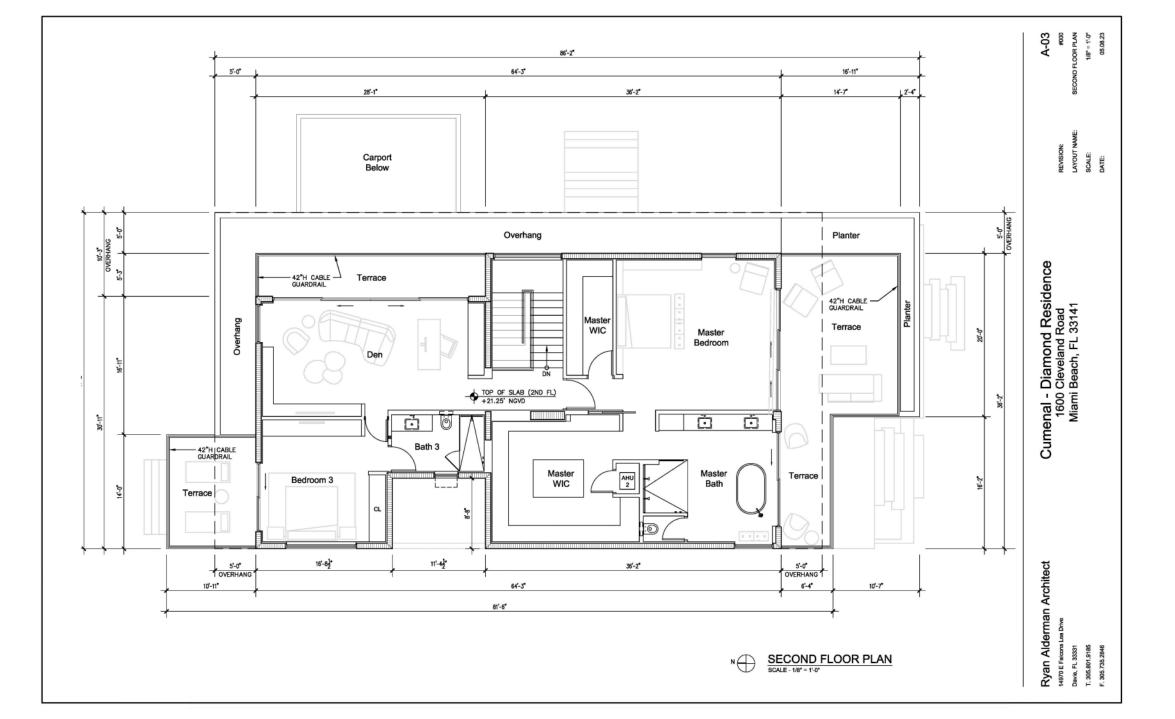
UNIT SIZE PROPOSED: (50%)

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

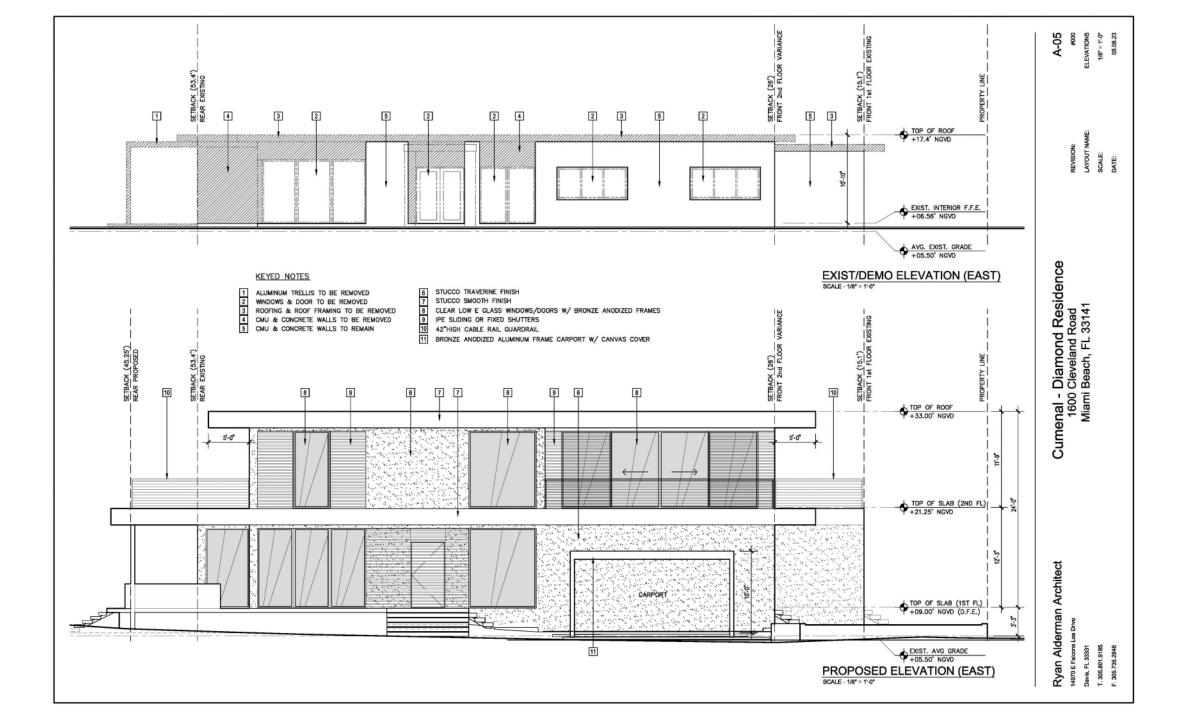
LOT COVERAGE PROPOSED: (34% -VARIANCE REQUEST) 2,989 SF

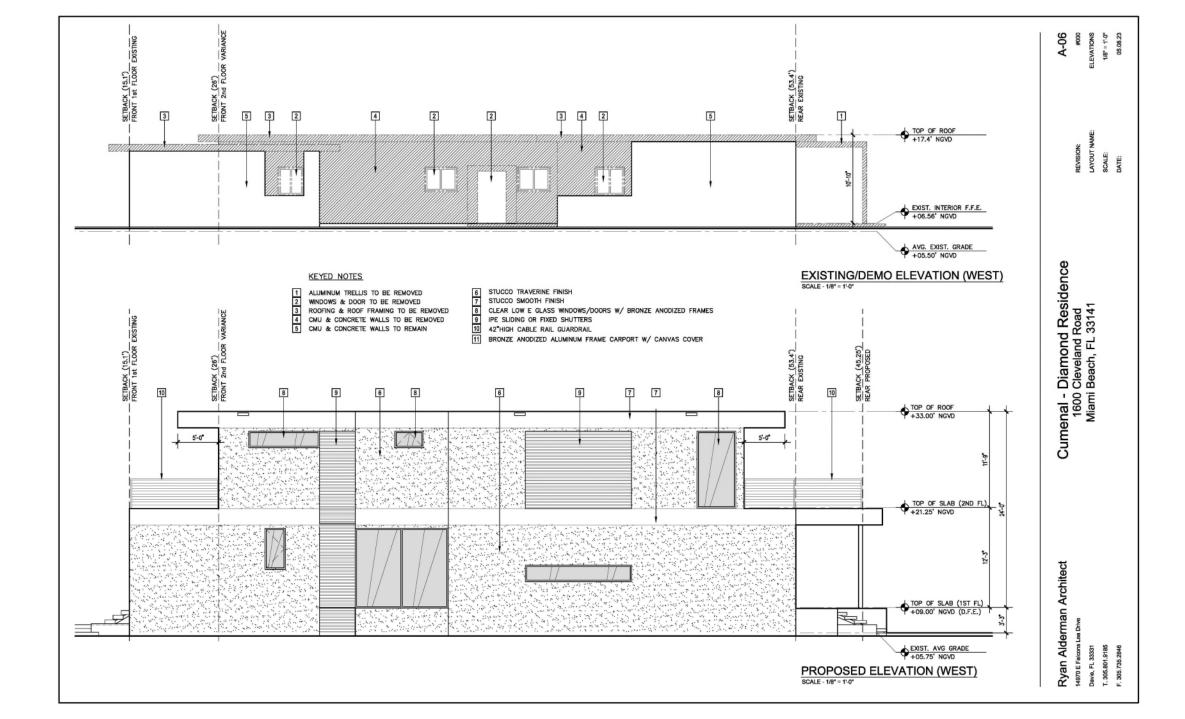


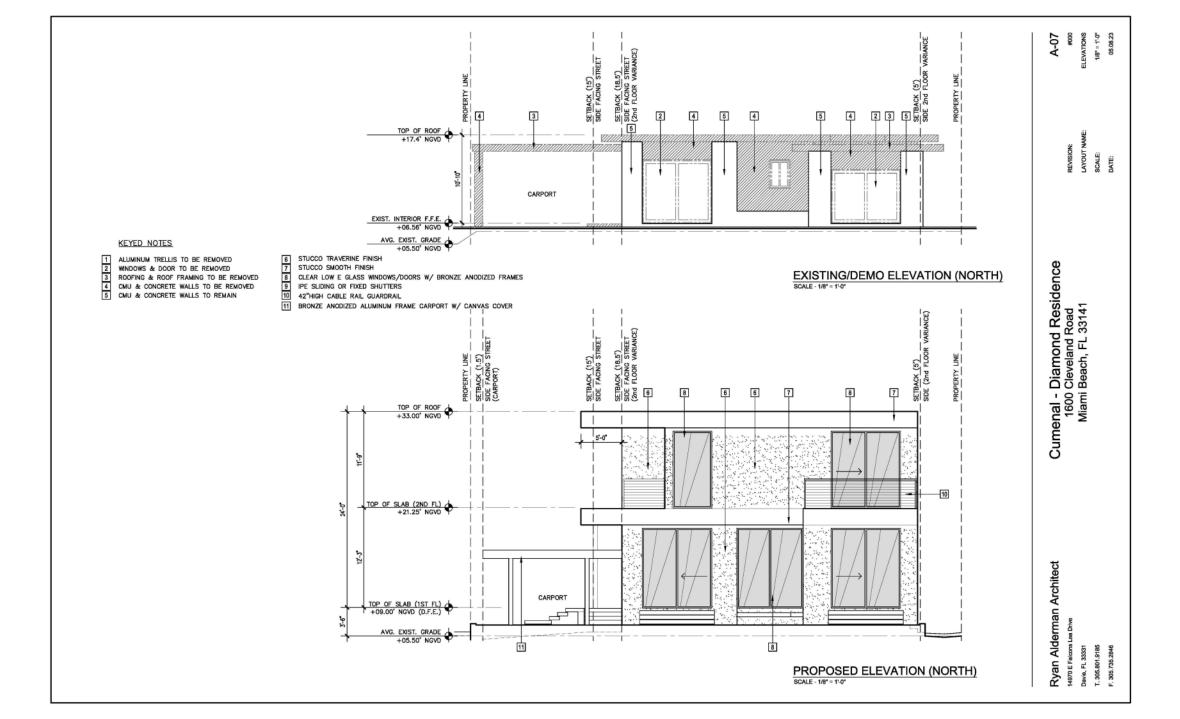


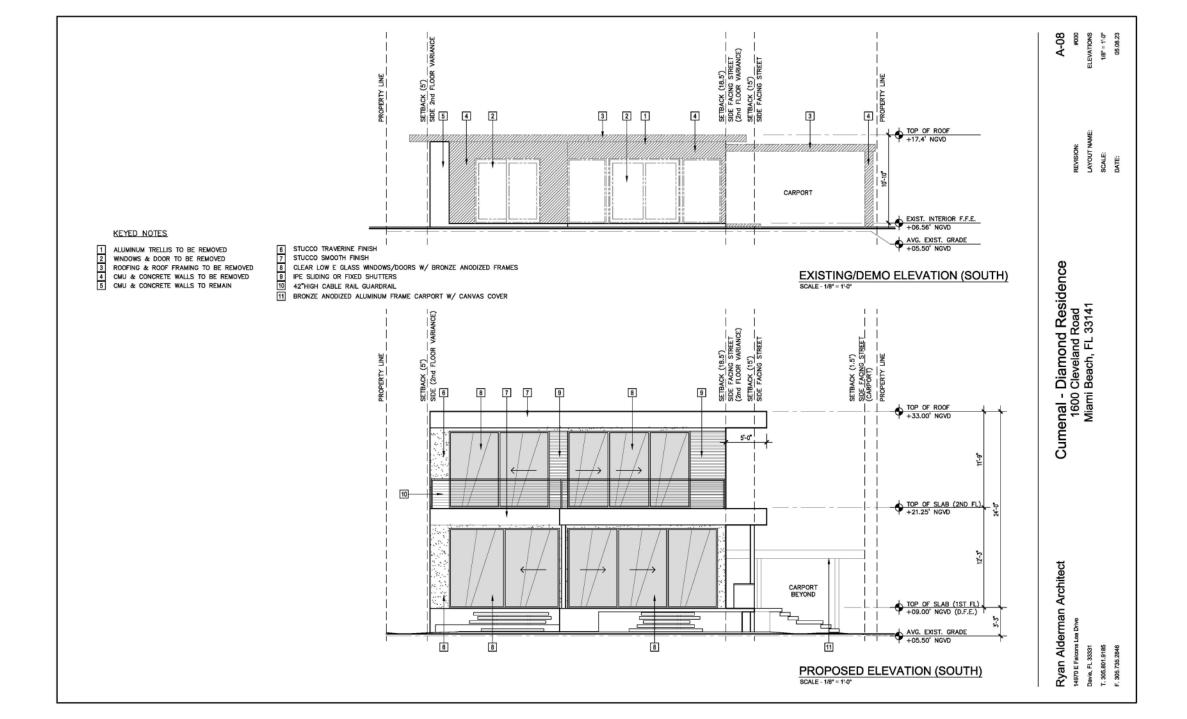


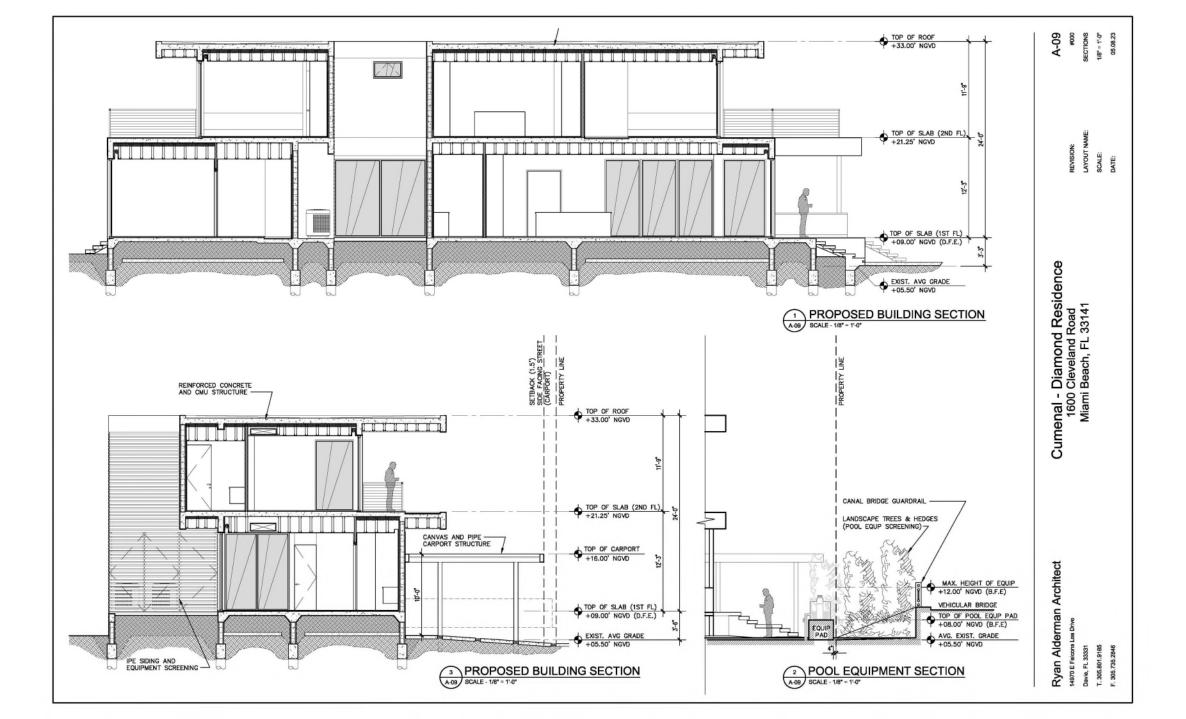
A-04 #000 ROOF PLAN 1/8" = 1'.0" 05.08.23 74'-3" revision: Layout NAME: Scale: Date: SLOPE 1/4":12" SLOPE 1/4":12" SLOPE 1/4":12" Cumenal - Diamond Residence 1600 Cleveland Road Miami Beach, FL 33141 SLOPE 1/4":12" SLOPE SLOPE SLOPE SLOPE SLOPE RD RD RD 1-2 41'-2 SLOPE 1/4":12" SLOPE 1/4-:12 SLOPE 1/4":12" SLOPE 1/4":12" SLOPE 1/4":12" SLOPE 1/4:12 SLOPE SLOPE SLOPE SLOPE SLOPE SLOPE SCUPPER & OFD SCUPPER & OFD SCUPPER & OFD Ryan Alderman Architect 14870 E Faicons Lea Drive Davie, FL 33331 T. 305.801.9185 F. 305.735.2846 21-82 11-42 41'-2" ROOF PLAN SCALE - 1/8" = 1'-0" ۳

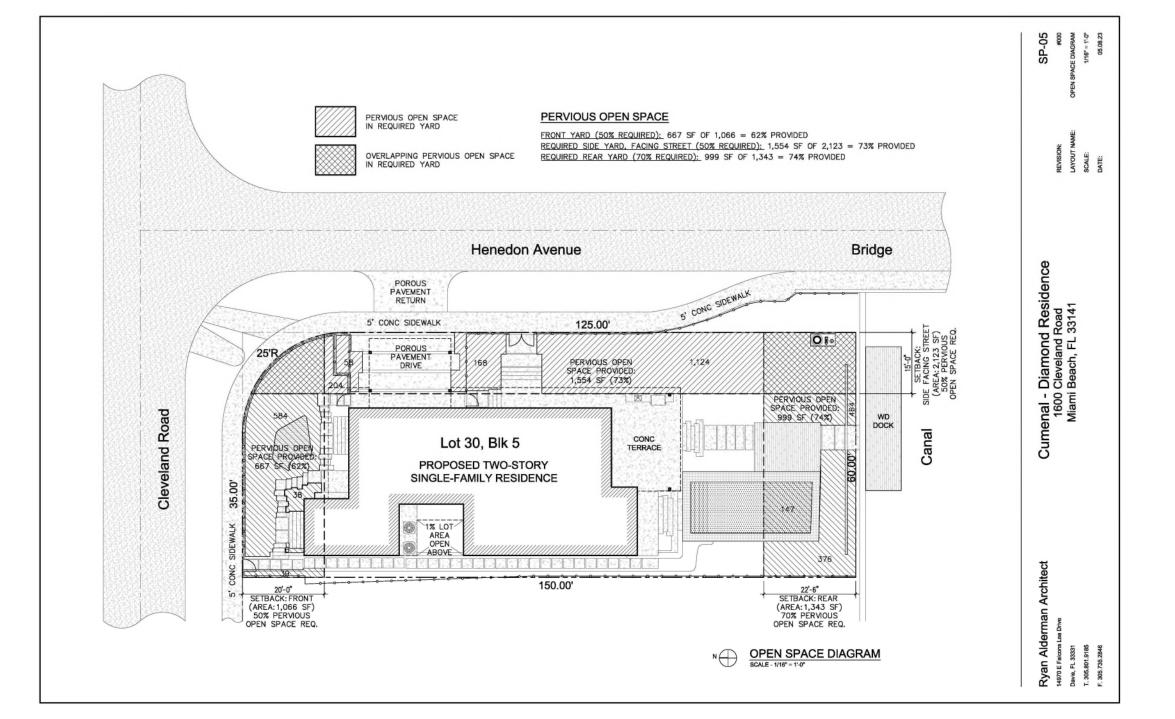


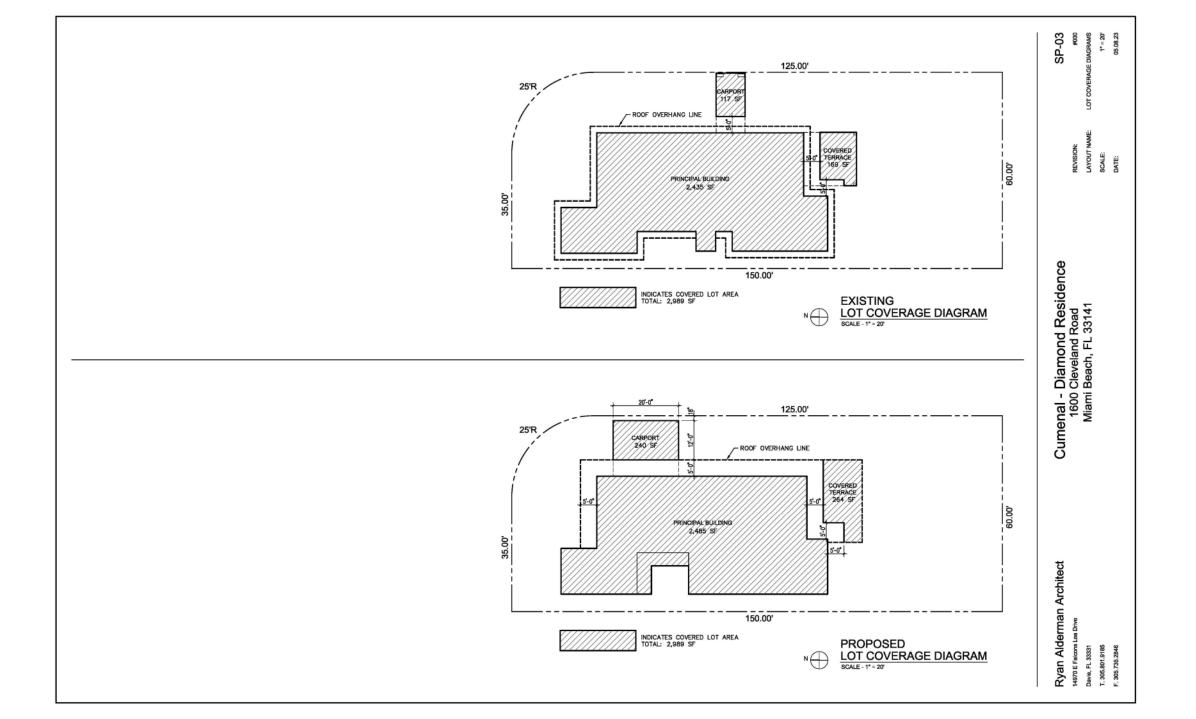


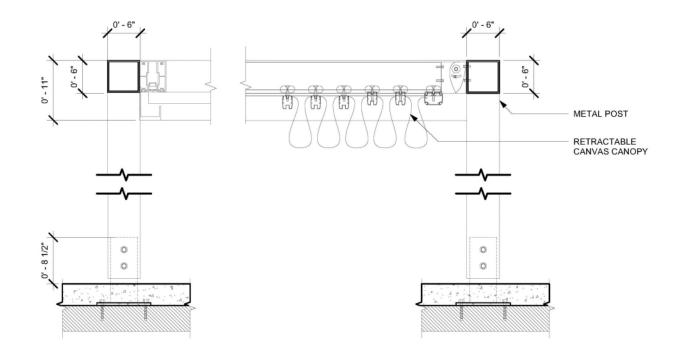










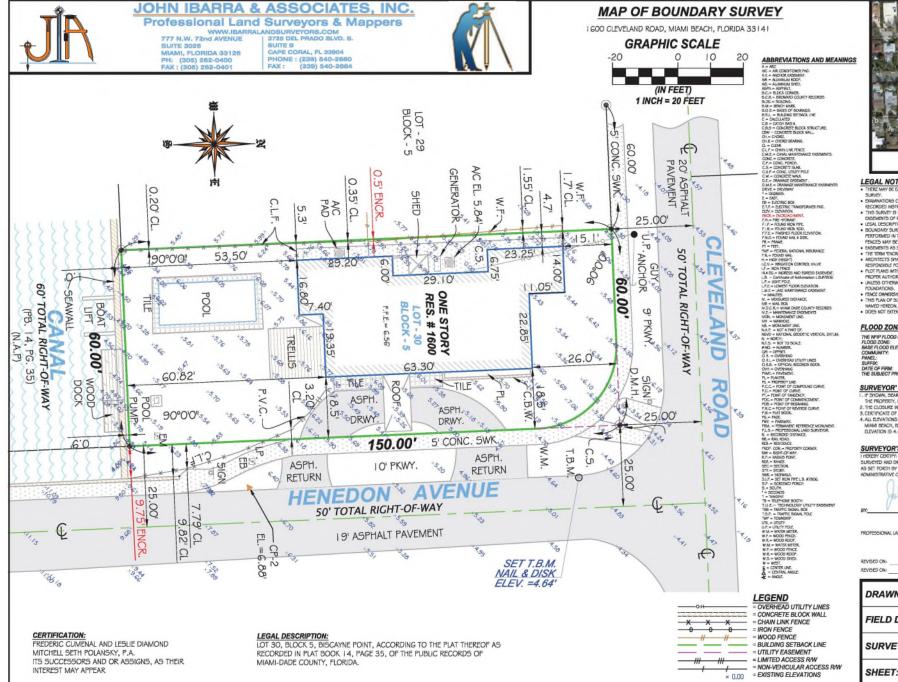


1 CARPORT DETAIL 1" = 1'-0"





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LEGEARD Studio				REVISION:	
		VERIFIED IN FIELD AND USED ALONG WITH ALL AVAILABLE ARCHITECTURAL, STRUCTURAL AND CONSTRUCTION DOCUMENTS.			A 303





LOCATION SKETCH SCALE = N.T.S.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY : THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THE

 EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF MAY, AFFECTING THE PROPERTY. THS SURVEY IS SUBJECT TO DEDICATIONS, UNITATIONS, RESERVATIONS OR EASEMENTS OF RECORD. IPSAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK.
PERFORMED IN THE MELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE, THE WALLS OR. FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES. · DASEMENTS AS SHOWN ARE FOR PLAT BOOK. LALESS DESIGTED OTHERWISE. THE TERM "EXCRACTIVENT" MEANS VISIBLE AND ABOVE GROUND ENCROLOCHIVENTS.
ARCHITECTS SHALL VERITY ZOING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING · PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FENCE OWNERSHIP NOT DETERMINED.
THIS FLAN OF SURVEY, HAS BEEN FREPARED FOR THE EXCLUSIVE LISE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE • DOES NOT EXTEND TO ANY UNNAMED PARTY FLOOD ZONE INFORMATION: THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: "AE" BASE FLOOD ELEVATION: IN FEET

030 DATE OF FIRM: OR1009 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES: 1. IF STROWN, SEARINGS ARE RETEXTED TO AN ASSUMED MERDIAN, BY SAUP PLAT IN THE DESCRIPTION OF THE PROPERTY, IF MOT, ERATINGS ARE THEN REFERED TO COUNTY, TOWASHIP MAPS. 2. THE CLOSURE IN THE BOUNDARY SURVEY (S) ABOVE 1:7500 FT. 3. CERTIFICATE OF AUTOVORIZATION IS & 750E 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; CITY OF MIAMI BEACH, BENCHWARK # OMB BP-03, LOCATED @ NE INTX HENEDON AVE & DAYTONIA RD. ELEVATION IS 4.44 FEET OF N.G.V.D. 1929.

SURVEYOR'S CERTIFICATION: THEREBY CERTIFY, THIS "SOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLES WITH THE STANDARDS OF FRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5.1-17, FLORIDA ADMINISTRATIVE CODE PURELIANT TO 472 027, FLORIDA STATUTES

Eligitally signed by KHN A IBAIRA Date: 2021.05.14 165455-0400 Adobe Acrobat versiret 2022.003.20122 03/07/2023 JOHN IBARRA (DATE OF TIELD WORK)

PROFESSIONAL LAND SURVEYOR NO .: 5204 STATE OF FLORIDA

SURVEY UPDATE 03/07/2023 SURVEY 11/08/2021

DRAWN BY:	LJB	SOUN IBA AR
FIELD DATE:	03/07/2023	LB#7806
SURVEY NO: 21-003858-2		Digitally signed by JOHN A IBARRA Date: 2023.03.14 16:54:27
SHEET:	1 OF 1	-04'00' Adobe Acrobat version: 2022.003.20322