

# MIAMIBEACH

## Land Use Boards

### Design Review Board

TO: Design Review Board  
FROM: Thomas Mooney, Director  
DATE: December 11, 2025  
TITLE: DRB25-1139, 1600 CLEVELAND ROAD.

#### **PROPERTY**

1600 Cleveland Road

#### **FILE NO.**

DRB25-1139

#### **APPLICANT**

Frederic Cumenal and Leslie Diamond Cumenal

#### **IN RE:**

An application a modification to a previous design review approval for the construction of a new two-story single-family home that is currently under construction. Specifically, the applicant is requesting a variance of the maximum allowable height for a fence and wall in the front yard and waivers related to the fence in the side yard facing the street.

#### **PRIOR ORDER NUMBER:**

#### **Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No