



# 790 LAKEVIEW DRIVE

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL DECEMBER 08, 2024

DRB24-1071 FEBRUARY 13, 2025 DRB



# NEW ADDITION TO AN EXISTING RESIDENCE

DATE OF PRE-APP MEETING: NOVEMBER 06, 2024  
DATE OF FIRST CSS SUBMITTAL: NOVEMBER 13, 2024  
**DATE OF FINAL CSS SUBMITTAL: DECEMBER 08, 2024**  
DATE OF FINAL PAPER SUBMITTAL: DECEMBER 23, 2024  
DATE OF DRB MEETING: FEBRUARY 13 , 2025

DESIGN REVIEW BOARD DRB24-1071

790 LAKEVIEW DRIVE

MIAMI BEACH, FLORIDA

CLIENT	ARCHITECT	CONSULTANTS	LANDSCAPE	SCOPE OF WORK
ANDREW JOBLON  790 LAKEVIEW DRIVE MIAMI BEACH, FLORIDA 33140	DOMO ARCHITECTURE + DESIGN ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING  420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FLORIDA 33139 O: 305.674.8031 F: 305.328.9006 WWW.DOMODESIGNSTUDIO.COM		CRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  780 NE 69TH STREET SUITE 1106 MIAMI, FLORIDA 33138 O: 305.979.1585 WWW.CHRISTOPHERCAWLEY.COM	-MODIFICATION TO AN EXISTING BOARD ORDER (DRB18-0348) TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO STORY ADDITION AND NEW ONE STORY DETACHED TWO CAR GARAGE TO AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE -DESIGN WAIVER REQUEST TO ALLOW FOR 3' ADDITIONAL BUILDING HEIGHT



## INDEX OF DRAWINGS

CV-0.0	COVER SHEET	A-2.0	ZONING DATA SHEET
		A-2.1	ZONING DIAGRAM - LOT COVERAGE
		A-2.2	ZONING DIAGRAM - LOT COVERAGE COMPOSITE
EX-1.1	BUILDING CARD	A-2.3	ZONING DIAGRAM - UNIT SIZE
EX-1.2	SURVEY	A-2.4	ZONING DIAGRAM - UNIT SIZE
EX-1.3	PUBLIC WORKS- FUTURE CROWN OF ROAD	A-2.5	ZONING DIAGRAM - FRONT YARD OPEN SPACE
EX-1.4	DRB18-0348 FINAL RECORDED ORDER	A-2.6	HEIGHT WAIVER DIAGRAMS
EX-2.0	LOCATION PLAN	A-3.0	EXTERIOR FINISH PALETTE
EX-2.1	NEIGHBORHOOD ANALYSIS - KEY PLAN	A-3.1	ELEVATION COMPARISON - NORTH
EX-2.2	NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY	A-3.1b	RENDERED PROPOSED ELEVATION - NORTH
EX-2.3	NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY	A-3.2	ELEVATION COMPARISON - WEST
EX-2.4	NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY	A-3.2b	RENDERED PROPOSED ELEVATION - WEST
EX-2.5	NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY	A-3.3	RENDERED GARAGE ELEVATIONS
EX-2.6	NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY		
EX-2.7	NEIGHBORHOOD ANALYSIS - SUBJECT PROPERTY		
EX-2.8	NEIGHBORHOOD ANALYSIS - CONTEXT	A-4.0	SECTION - TRANSVERSE
EX-2.9	NEIGHBORHOOD ANALYSIS - CONTEXT	A-4.1	SECTION-LONGITUDINAL
EX-2.10	NEIGHBORHOOD ANALYSIS - CONTEXT		
EX-2.11	NEIGHBORHOOD ANALYSIS - CONTEXT	A-5.0	YARD SECTIONS
EX-2.12	NEIGHBORHOOD ANALYSIS - CONTEXT		
EX-2.13	NEIGHBORHOOD ANALYSIS - CONTEXT	A-6.0	RENDERING
EX-2.14	NEIGHBORHOOD ANALYSIS - CONTEXT	A-6.1	RENDERING
EX-2.15	NEIGHBORHOOD ANALYSIS - CONTEXT	A-6.2	RENDERING
EX-2.16	NEIGHBORHOOD CONTEXTUAL ELEVATIONS	A-6.3	RENDERING
EX-3.0	DEMOLITION PLAN		
A-1.0	EXISTING SITE PLAN		
A-1.0b	PROPOSED ADDITION SITE PLAN		
A-1.1	EXISTING GROUND FLOOR PLAN		
A-1.1b	PROPOSED ADDITION GROUND FLOOR PLAN		
A-1.2	EXISTING SECOND FLOOR PLAN		
A-1.2b	PROPOSED ADDITION SECOND FLOOR PLAN		
A-1.3	EXISTING ROOF PLAN		
A-1.3b	PROPOSED ADDITION ROOF PLAN		



## BUILDING CARD

Owner	ALTER R. BRONSTON		Mailing Address	Permit No.	13876	Date	Apr. 10-1940
Lot	9	Block 30	Subdivision	Lake View	Address	790 Lake View Drive	
General Contractor	Pollock Construction Company			Address	3222 22 137		
Architect	Donald G. Smith		BOND	2293	Address		
Front	63	Depth 61	Height	23	Stories	2	Use and garage Residence - 11 rm
Type of construction	c/b/a/		Cost	\$ 19,500.00		Foundation	concrete piling Roof tile
Plumbing Contractor	Joe Leinecker # 13321			Address	Date 4-24-1940		
6 water closets;	6 lavatories;	2 bath tubs;	1 laundry tub;	3 sinks; k & b, 2 showers;	Date		
Plumbing Fixtures	Rough approved by						
Gas Stoves	u.g.						
Gas Heaters				Address	Date		
# 13270- Apr. 15-1940	Final approved by			Date			
Joe Leinecker				Date			
1 Sewer connection	1	Septic tank	Make	Date			
1 Temporary close							
Electrical Contractor	Griffin Electric # 15036			Address	Date 6/5/1940		
Switch 38	Range 1 Motors			Fans 1	Temporary service - 4-16-1940		
OUTLETS Light 40	HEATERS Water 1			# 14758 - Griffin			
Receptacles 58	Space 3			Centers of Distribution	2		
Refrigerator 1	Iron 1			Address	Date		
Electrical Contractor				Date			
No. fixtures set	45	Final approved by		H C Inman	Date		
Date of service	Aug. 8-1940						
Alterations or repairs				Date			

**ALTERATIONS & ADDITIONS**

**Building Permits:** #84810 - Overholster Const. Co. - Construct pool as per plan. 47'X22" 35,800 gals  
\$5,000.00 8/17/70

#2155-Sherba Bros.- 2 A/C Wind-\$2000-7-17-72

Mechanical Permit 2698-New Duck System and Central A/C- 1 3tons central a/c-\$2039-9-12-73

#07361-Miami Marine Research-Emplace rip rap bags to retrd erusion to below low tide level-\$1400-5-29-7

#07373-Snapp Industries-Gunite repairs to seawall-\$2000-6-2-75

#10810-Harold Segal\* Realtor-For Sale Sign 2115-2-24-77

#17891 Gunite Const. Gunite repairso of beams under house \$2500. 4-17-80

#18193 - owner - painting 1,000. 6/4/80

#M05671 3/10/82 Central Service & Supply - 5 air cond central replace existing unit

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**Plumbing Permits:** #47993 - Harrys Plumbing Service - 1 swimming pool piping 9/1/70

#49562-Peoples Gas System- Nat.Gas Meter set; grill-11-30-72

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**Electrical Permits:** #68217 - Emerald Elect. Co. - 1 motors 0-1 HP 8/26/70

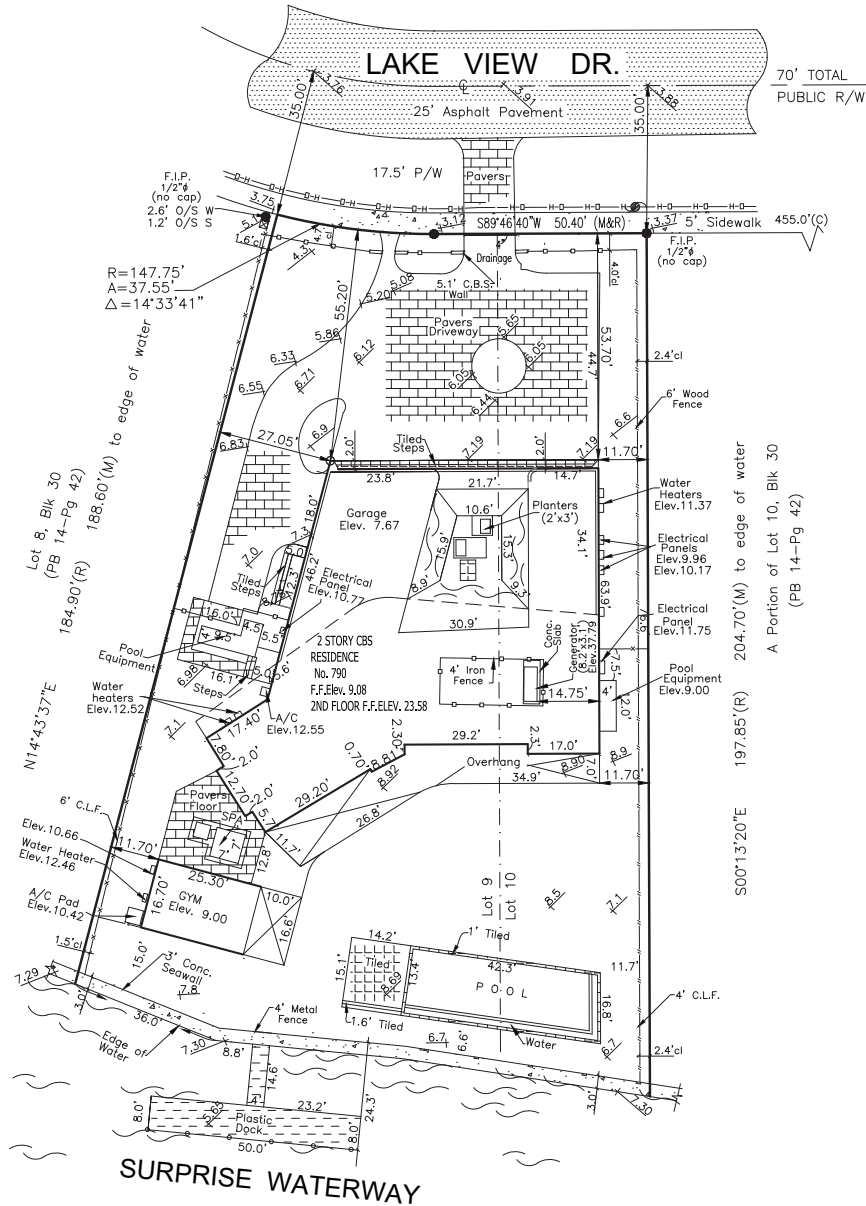
#69827-Sherba Bros.- 1 Motors, 0-1 H.P-A/C; 2 Motors, 2-5 H.P-7-17-72

BUILDING PERMITS: #32412 - 5-20-88 - Fred Burns - Paint interior and exterior doors - \$1,000.00 *44*

COASTAL CONTROL ZONE								
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED								
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
5-20-88		INTERIOR & EXTERIOR PAINTING DOORS	\$1,000.00					32412

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



SITE ADDRESS: 790 LAKE VIEW DRIVE, MIAMI BEACH, FL 33140  
JOB NUMBER: 16-751  
DATE OF SURVEY: JULY 19, 2016/ NOVEMBER 08, 2018/ DEC. 13, 2018/ JUNE 13, 2019 / JULY 10, 2019 / JULY 17, 2019 (SPOT)/ SEPTEMBER 7, 2019 SEPTEMBER 24, 2019/OCTOBER 3, 2019/ FEBRUARY 28, 2020/ MAY 18, 2020 (FINAL)/ OCTOBER 8, 2024 (UPDATE)  
NOVEMBER 16, 2020 (GENERATOR ADDED)/ NOVEMBER 6, 2024 (SPOT)  
FOLIO NUMBER: 02-3222-022-1370

JOB SPECIFIC SURVEYOR NOTES:

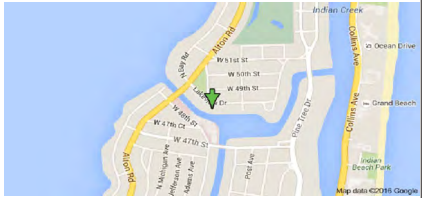
- 1 THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-309L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- 2 LAND AREA OF SUBJECT PROPERTY: **23,151 SF (+/-)** (AS PER OFFICIAL RECORDS)
- 3 ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. EMB**, WITH AN ELEVATION OF **4.62 FEET**.
- 4 BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°08'43"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF PRAIRIE AVE., AS SHOWN ON PLAT BOOK 14 AT PAGE 42 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

SITE PICTURE



LOCATION MAP

SCALE: NTS



ABBREVIATION (IF ANY APPLIED)

A = CURVE  
A/C = AIR CONDITIONING UNIT  
ASPH. = ASPHALT  
B.M. = BENCH MARK  
BLK/Corr. = BLOCK CORNER  
CALC(C) = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CL = CLEAR  
CONE. = CONCRETE  
C.O.M.E. = DRAINAGE MAINT. EASEMENT  
D = DIAMETER  
EASMT. = EASEMENT  
ELEV. = ELEVATION  
ENC. = ENCROACHMENT  
F.D/H = FOUND DRILL HOLE  
F.H. = FIRE HYDRANT  
F.N/D = FOUND NAIL AND DISC  
F.P. = FOUND IRON PIPE  
F.S. = FOUND SPIKE  
L.P. = LIGHT POLE  
MEAS(M) = MEASURED  
MH = MANHOLE  
M = MONUMENT  
ML = MONUMENT LINE  
NTS = NOT TO SCALE

P/W = PARKWAY  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.C. = POINT OF CURVATURE  
P.I. = POINT OF INTERSECTION  
P.L. = PROPERTY LINE  
P.P. = POWER POLE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.T. = POINT OF TANGENCY  
RAD. = RADIAL  
REC. (R) = RECORDED  
RES. = RESIDENCE  
R/W = RIGHT OF WAY  
SEC. = SECTION  
S.D/H = SET DRILL HOLE  
S.N/D = SET NAIL AND DISC  
S.I.P. = SET IRON PIPE  
S.R.B. = SET REBAR  
STY = STORY  
T.O.P. = TOP OF BANK  
U.E. = UTIL. EASEMENT  
W.P. = WOODEN POLE  
E = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE  
STRUCTURE (BLDG.)  
CONCRETE BLOCK WALL  
METAL FENCE  
WOODEN FENCE  
CHAIN LINK FENCE  
WOOD DECK/DOCK  
ASPHALTED AREAS  
CONCRETE  
BRICKS OR PAVERS  
ROOFED AREAS  
WATER (EDGE OF WATER)  
CATCH BASIN  
MANHOLE  
OVERHEAD ELECT.  
POWER POLE  
LIGHT POLE  
HANDICAP SPACE  
HANDICAP SPACE  
EASEMENT LINE  
WATER VALVE  
TV-CABLE BOX  
WM WATER METER

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/16 FOOT FOR NATURAL GROUND SURFACES AND 1/16 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 9, AND THE WEST 1/2, OF LOT 10, BLOCK 30 OF LAKE VIEW ACCORDING TO THE PLAT THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. a/k/a 790 LAKEVIEW DRIVE, MIAMI BEACH, DADE COUNTY, FLORIDA

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)  
-THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

CERTIFIED TO :

ANDREW JOBLON  
MELAND, RUSSIN & BUDWICK, PA  
FIRST AMERICAN TITLE INSURANCE COMPANY  
CENTENNIAL BANK, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.  
Consulting Engineers . Planners . Surveyors  
3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM

Digitally signed by ed pino  
Date: 2024.11.08  
11:51:41 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, P.S.M. ON THE DATE ADJACENT TO THE SEAL.

Ed pino  
PROFESSIONAL LAND SURVEYOR  
NO. 6771  
DATE : NOVEMBER 8, 2024





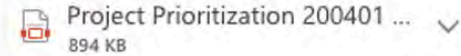
Osborne, Aaron<AaronOsborne@miamibeachfl.gov>

To: robert.domodesignstudio.com

Cc: francisco.domodesignstudio.com



Thu 9/19/2024 2:52 PM



Good afternoon Robert,

- The future Crown of the Road elevation adjacent to 790 Lakeview Drive, Miami Beach, is projected at 4.4 feet NAVD.

In 2020, the City Commission adopted a new road elevation strategy which considers sea level rise (SLR) projections and tidal flooding. Since the SLR projections vary with time, so are the proposed elevation of the roads. We are currently using the 2025 projected values (see Table 1 below), and thus the elevation(s) of the road(s) at the edge of pavement for *non-state roads* like Lakeview Drive at the referenced address is projected to be approximately 4.2 feet NAVD (and 4.4 feet NAVD at the crown of the road for a typical two-lane road with 10-foot-wide lanes).

Table 1- Future Edge of Pavement Elevation (in feet NAVD) per Adopted Road Elevation Strategy

Project Start Date	2020	2025	2030	2035	2040
State Roads	4.8	5.2	5.7	6.2	6.7
Non-state Roads	3.9	4.2	4.5	4.9	5.3

Please note that the projected future road elevation is only a *target* and *can be adjusted* to ensure proper harmonization. Harmonization refers to the transition in elevations between the private property and the right of way, including the driveway and pedestrian access as well as the front and side yard transitions.

Based on the prioritization of projects (see attached map), the above subject property falls within the Lakeview A Neighborhood Improvement Project (NIP), and it is not expected to be raised within the next few years.

Feel free to contact me if you have any questions.

Best regards,

MIAMIBEACH

Aaron Osborne, Project Engineer  
PUBLIC WORKS DEPARTMENT, Engineering Division  
1700 Convention Center Drive, Miami Beach, FL 33139  
Tel: 305-673-7080 x 26110 / Fax: 305-673-7028  
[www.miamibeachfl.gov](http://www.miamibeachfl.gov)

Public Works Department Mission

We are a multi-disciplined department comprised of Operations, Engineering, Sanitation, and Greenspace Management divisions. Together, these divisions ensure the technologically advanced design, maintenance, functionality, delivery, and cleanliness of the City's water services and resources, roadways and greenways.

We place the utmost importance in valuing our employees and ensuring all are trained to be the most reliable, knowledgeable, environmentally-conscientious and solutions-oriented professionals who provide for the City's stakeholder needs and concerns in an efficient and socially-responsible manner to foster a better, safer, and healthier community for all to live, work, and play.

Public Works Department Vision

To be the most proactive, innovative, and dependable network of highly knowledgeable professionals who are skilled in providing stakeholders optimal service and solutions to our community's most pressing infrastructure and environmental needs.





CFN: 20190113145 BOOK 31335 PAGE 3832  
DATE:02/22/2019 01:09:08 PM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

DESIGN REVIEW BOARD  
City of Miami Beach, Florida

MEETING DATE: February 05, 2019

FILE NO: DRB18-0348

PROPERTY: 790 Lakeview Drive

APPLICANT: 790 Lakeview, LLC

LEGAL: Lot 9 and the west 1/2 of Lot 10, Block 30, of "LAKE VIEW SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14 at Page 42 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new two-story single-family residence, including one or more waivers, to replace an existing pre-1942 architecturally significant two-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 3, 5, 6, 9, 12, 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 790 Lakeview Drive shall be submitted, at a minimum, such drawings shall incorporate the following:

a. The proposed increase in height shall be permitted as proposed; the maximum height of the two-story structure shall be 27'-0" when measured

CFN: 20190113145 BOOK 31335 PAGE 3833

Page 2 of 7  
DRB18-0348 – 790 Lakeview Drive  
February 05, 2019

from BFE + 1'-0" freeboard. Should the architect increase the amount of freeboard utilized for the finished first floor elevation of the residence, the height allowance identified herein shall be subject to the review of the Board.

b. The lot coverage calculations (Sheet A-2.0) shall be revised to include the open court area.

c. The height of the fence within the side yards (Sheet A-2.7) shall be revised to be measured from Grade and shall not exceed a maximum height of 7'-0".

d. The height of a fence within the front yard at the property line (Sheet A-2.8) shall be revised to be measured from Grade and shall not exceed a maximum height of 5'-0".

e. The final color and material selection of the "aluminum" vertical cladding element shall match the front cover rendering, 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 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.

g. 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.

h. 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. The landscape plan shall be revised along the western side of the property, from the edge of the proposed cabana to the water, to limit the amount of green buttonwood planting and adjust the planting spacing in order to allow greater transparency to the water from the neighboring property, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

CFN: 20190113145 BOOK 31335 PAGE 3834

Page 3 of 7  
DRB18-0348 – 790 Lakeview Drive  
February 05, 2019

b. The landscape plan shall be revised within the motor court to better reflect the amount of landscaping depicted in the main entry view rendering, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

c. Any proposed new street trees shall be of a planting species consistent or similar with existing street trees in the immediate area or consistent with any master street tree plan for the area, subject to the review and approval of the City Urban Forester.

d. 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.

e. 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.

f. Prior to any site demolition work, a tree protection fence following the City standard shall be installed for trees scheduled to remain subject to the review and approval of the City Urban Forester.

g. Any necessary root and tree branch pruning with a diameter at breast height (DBH) of 2" or greater shall be approved by the City Urban Forester prior to any tree work.

h. 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.

i. The mature trees noted as #42 and #59 on the Existing Tree Survey fall within and near the proposed building footprint. The removal of these trees is subject to the review and approval of the City Urban Forester. In the event that the trees are determined to be in good health and their retention is recommended, the overall building footprint and site plan shall be adjusted accordingly to protect the root zone and tree canopy of the trees, subject to the review and approval of the City Urban Forester.

CFN: 20190113145 BOOK 31335 PAGE 3835

Page 4 of 7  
DRB18-0348 – 790 Lakeview Drive  
February 05, 2019

j. 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.

k. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.

l. 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.

m. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.

n. 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.

o. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

p. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, 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.

q. 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.

r. 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.

CFN: 20190113145 BOOK 31335 PAGE 3836

Page 5 of 7  
DRB18-0348 – 790 Lakeview Drive  
February 05, 2019

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.

CFN: 20190113145 BOOK 31335 PAGE 3837

Page 6 of 7  
DRB18-0348 – 790 Lakeview Drive  
February 05, 2019

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 "790 Lakeview Drive", as designed by Domo Architecture + Design; signed, sealed, and dated December 10, 2018, and the seventeen (17) supplemental pages, labeled "790 Lakeview Drive: Addendum", as designed by Domo Architecture + Design and submitted at the Design Review Board hearing on February 05, 2019as 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

CFN: 20190113145 BOOK 31335 PAGE 3838

Page 7 of 7  
DRB18-0348 – 790 Lakeview Drive  
February 05, 2019

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 05 day of February, 2019.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

By: James G. Murphy  
JAMES G. MURPHY  
CHIEF OF URBAN DESIGN  
FOR THE CHAIR

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 8th day of February 2019 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.

NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires:

Approved As To Form: Nickallegas (2/8/2019)  
City Attorney's Office:

Filed with the Clerk of the Design Review Board on February 11, 2019 (2/11/19)

790 LAKEVIEW DRIVE  
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN  
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING  
AR95859

EX-1.4



LOCATION PLAN



790 LAKEVIEW DRIVE  
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN  
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING  
AR95859







NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY





NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY









NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY

