

December 08, 2024

**VIA CSS SUBMITTAL AND HAND DELIVERY**

Mr. Thomas Mooney, AICP  
Director, Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

**Re: Application to Design Review Board (DRB24-1071) – Response to Staff Plan Corrections Report Dated November 13, 2024**

Dear Mr. Mooney:

Please accept this letter in response to Staff's first submittal review comments dated November 13, 2024 for Application DRB24-1071. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board  
SUBJECT: DRB24-1071 790 LAKEVIEW DRIVE

An application has been filed requesting requesting modifications to a previously approved Design Review Approval for the construction of a new two-story residence including one or more waivers, to replace an existing residence. Specifically, the applicant is requesting Design Review approval for a two-story addition to the existing residence and a detached two-car garage, including one or more waivers.

1. APPLICATION COMPLETENESS

- a. Letter of Intent: Include the project cost of estimate.

**The estimated cost of construction has been included in the Letter of Intent.**

- b. LOI: include the approved building permit number for the existing house.

**The approved building master permit number has been included in the Letter of Intent.**

- c. The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 7.1.2.4.a1 A to L of the City Resiliency Code: You are using an old version of this. Update code section and respond to all review criteria per section 7.1.2.4 A to L.

**Sea Level Rise and Resiliency Review Criteria has been updated per Section 7.1.2.4 A-L. Refer to the Letter of Intent.**

- d. The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1 a to s.

**DRB Review Criteria per Section 2.5.3.1 a-s has been added to the Letter of Intent.**

December 08, 2024

Page 2

e. Context Location Plan insufficient. Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. Zoom in to capture the 1/2 mile radius.

**The Context Location Plan has been revised to depict the 1/2 mile radius from the subject property and to include street names. Refer to Sheet EX-2.0.**

## 2. ARCHITECTURAL REPRESENTATION

a. Add 'FINAL SUBMITTAL' and DRB File No. to front cover title for heightened clarity.

**'Final Submittal' and DRB file number added to front cover.**

b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

**Final submittal drawings, architecture and landscape, have been dated, signed and sealed.**

c. Zoning Data: provide DRB File No. item #3.

**DRB File number has been added to the Zoning Data Sheet A-2.0.**

f. Provide a Contextual Elevation Line Drawings, corner to corner, across the street ad surrounding properties (dated). In this case provide: 4 homes on each side and 8 homes across from the street from Delaware Avenue to Cherokee Avenue.

**A contextual elevation line drawing has been provided. Refer to Sheet EX-2.16.**

## 3. DESIGN RECOMMENDATIONS

a. Include landscape material to provided additional screening on the north side of the proposed pool equipment behind the garage.

**Refer to the Landscape site plan for landscape screening on the north side of the proposed pool equipment behind the garage.**

## 4. ZONING COMMENTS

a. Projecting Terraces and roof overhangs located on the west side cannot exceed 25% of the required side yard: provide projection dimension from side setback.

**The requested dimension may be found on the proposed second floor plan and proposed site plan and is compliant at 25% projection. Refer to sheets A-1.0b and A-1.2b.**

b. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Provide the pervious paver fish of the driveway in the site plan.

**The finish of the driveway and motor court sand set pavers has been included on the proposed site plan and matches the existing previously approved pavers. Refer to sheet A-1.0b.**

December 08, 2024

Page 3

c. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of road and the base flood elevation plus minimum freeboard for a lot or lots. For further review of compliance, the minimum yard elevation for the west side yard.

**Per staff correspondence on 9/26/2024, 'the minimum yard elevation does not apply to existing structures. An addition to an existing structure would not trigger raising the yard'. This comment should therefore be removed.**

d. Accessory buildings shall be separated from the main home by a minimum of 5 feet, open to the sky with no overhead connections. Provide dimension between the proposed garage and house on the site plan.

**The requested dimensions have been included on the site plan, indicating compliance. Refer to Sheet A-1.0b.**

e. Walkways cannot exceed 44" in width.

**Dimensions provided on the proposed ground floor plan. Refer to sheet A-1.1b.**

f. Site plan: Provide the dimension from the proposed mechanical equipment to the property line.

**The requested dimension from the pool equipment slab behind the garage to the side property line has been included on the proposed site plan. Refer to sheet A-1.1b.**

3 Planning Admin Review

Page 1 of Application: Applicant information (if different from owner) must be filled out.

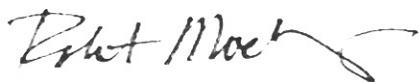
**The owner is the Applicant so this section has been left blank.**

Page 1 of Application: Property Information - Please attach Legal Description as 'Exhibit A'.

**The Legal description has been moved from the 'Addendum' file to be included in the Application.**

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request.

Respectfully Submitted,



Robert Moehring  
Principal  
Architect, Landscape Architect, LEED AP