

VIA CSS SUBMITTAL AND HAND DELIVERY

December 8th, 2024

Thomas Mooney, Planning Director  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

RE: DRB24-1071 Letter of Intent in Support of a Modification of an existing Board Order (DRB18-0348) for the Property at 790 Lake view Drive, Miami Beach Florida

Dear Tom:

This architecture firm represents Andrew Joblon (the "APPLICANT"), the owner of the above-referenced property (the "Property"). Please consider this the Applicant's letter of intent in support of Design Review Board ("DRB") approval for a modification to an existing Board Order (DRB18-0348) to allow for the construction of a new detached two car garage and new two story addition to an existing two story single-family home on the Property.

This property property sits on an irregular shaped lot 93'-2" wide by 190'-0" deep lot. The lot to the east (770 Lake View) contains a one-story, sloped roof home, and the property to the west (800 Lake View) contains a two-story sloped roof property.

#### THE PROPERTY

The Property, identified by Miami-Dade County Folio No. 02-3222-022-1370, measures approximately 23,151 square feet and is located at the south side of Lake View Drive, Miami Beach. The Property is located in the RS-3, Single-Family Residential Zoning District, where the surrounding area contains a mix of 1- and 2-story single-family homes. The property contains an existing two story single family residence, accessory structure, pool, fencing, motor court and driveway, and landscaping (Master Permit # BR1903023).

#### DESCRIPTION OF PROPOSED DEVELOPMENT

The Applicant proposes to improve the parcel with a 2,362.2sf addition to the existing residence for a total 9,496.8sf. The proposed 2-story addition to the existing home will be designed in a contemporary style with a warm color palette to match the existing home, consisting of complimentary materials of stone, painted stucco, wood finishes, and metallic elements. Lush landscaping will surround and beautify the Property, while providing privacy to the Homeowner and neighboring Properties. The estimated cost of construction for the addition is \$957,000.

The Applicant proposes an addition that seamlessly blends with the existing structure, while maintaining compatibility with the existing neighborhood. Importantly, the proposed home complies with the City of Miami Beach Code (“Code”) requirements for lot coverage, and unit size requirements. The proposed home contains a unit size of 41% and lot coverage of 28.5%.

#### WAIVER REQUEST

The applicant is respectfully requesting a design waiver for this application to allow for an additional 3’ of building height to match the height of the existing structure.

#### VARIANCE REQUEST

The applicant will not require a variance for this application.

#### SEA LEVEL RISE AND RESILIENCY CRITERIA – Section 7.1.2.4.1(A-L):

(A) A recycling or salvage plan for partial or total demolition shall be provided.

**A recycling or salvage plan for partial will be provided under separate cover at the appropriate time in the development process.**

(B) Windows that are proposed to be replaced shall be hurricane proof impact windows.

**All proposed windows will be hurricane proof impact windows.**

(C) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

**Passive Cooling systems, including, but not limited to, operable windows and overhangs will be provided.**

(D) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided in accordance with Chapter 4 in Land Development Regulations.

**Resilient and native landscaping has been incorporated into landscape design.**

(E) The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and elevation of surrounding properties.

**Adopted Sea level rise projections in the Southeast Florida Regional Climate Action Plan, including a study of land elevation and elevation of surrounding properties, were considered.**

(F) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land, and all provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in height.

**The ground floor, driveways, and garage ramping are adaptable to the raising of public rights-of-ways and adjacent land.**

(G) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

**All critical mechanical and electrical systems are located above base flood elevation.**

(H) Existing buildings shall be, where reasonably feasible and economically appropriate, be elevated to the base flood elevation, plus City of Miami Beach Freeboard.

**The existing structure is elevated to BFE+1' Freeboard and is compliant.**

(I) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 in General Ordinances.

**Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.**

(J) As applicable to all new construction, stormwater water retention systems shall be provided.

**Stormwater water retention systems are provided on the existing property.**

(K) Cool pavement materials or porous pavement materials shall be utilized.

**Light colored sand set pavers have been provided.**

(L) The design of each project shall minimize the potential for heat island effects on-site.

**Light colored pavers, roofing surfaces, and extensive landscaping have been provided on-site to minimize the potential for heat island effects.**

DESIGN REVIEW CRITERIA - Section 2.5.3.1 (a-s):

(a) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

**The existing and proposed conditions of the lot, including topography, landscape, drainage, and waterways are depicted in the survey, architecture and landscape drawings.**

(b) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

**The location of all applicable existing structures, the proposed addition and new detached garage, drives, walkways, means of ingress and egress, drainage facilities, utility services, and landscaping are depicted in the survey, architecture and landscape drawings.**

(c) The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

**The dimensions of existing structures, proposed addition, new detached garage, setbacks, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project are provided in the drawings.**

(d) The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in section 2.5.3.2.

**The color, design, selection of applicable landscape materials and architectural elements of exterior building surfaces are consistent with the existing structure and landscaping that were previously approved under DRB18-0348.**

(e) The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

**The proposed site plan, and the location, appearance and design of the addition and existing structure are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines.**

(f) The proposed structure, or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

**The proposed addition to the existing structure and new detached garage indicate a sensitivity to, and are compatible with, the environment and adjacent structures, and enhances the appearance of the surrounding properties**

(g) The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

**The design and layout of the proposed site plan, as well as the new detached garage and addition to the existing structure provide an efficient arrangement of land uses. The existing property is enclosed by fencing and a mature layered landscape and is not proposed to be modified, resulting in a positive relationship to the surrounding neighborhood, without impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.**

(h) Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

**The proposed addition and new detached garage are located internally on the site. The existing vehicular and pedestrian gates clearly define segregated access to the site. Parking is provided for in the proposed new detached two car garage and are usable and safely and conveniently arranged. Access to the site from the adjacent street is provided via the existing driveway location so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.**

(i) Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

**The proposed addition and new detached garage are located internally on the site. The existing property is enclosed with fencing and a mature layered landscape mitigating any light trespass. Existing lighting provides safe movement of persons and vehicles and reflection on public property for security purposes and minimizes glare and reflection on adjacent properties. Landscape lighting assures that it enhances the appearance of structures at night.**

(j) Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

**The proposed landscape and paving materials ensure an adequate relationship with and enhancement of the overall existing site plan design.**

(k) Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

**The existing property is enclosed with an existing 5' height fencing and an existing mature layered landscape, ensuring that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.**

(l) The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

**The proposed addition to the existing structure and the new detached garage have an orientation and massing which is sensitive to and compatible with the existing property and surrounding area and which creates or maintains important view corridors.**

(m) The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

**Not applicable as the property is a single family residence.**

(n) The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

**Screening of rooftop mechanical equipment on the existing single family residence is provided and compliant.**

(o) An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

**The proposed addition to the existing structure and new detached garage has been designed, sited and massed in a manner which is sensitive to and compatible with the existing improvements.**

(p) All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

**Not applicable as the property is a single family residence. Visual interest is provided in the architecture of the home, though screened from the street and sidewalk by existing fencing, gates, and a mature layered landscape.**

(q) The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

**Not applicable as the property is a single family residence.**

(r) In addition to the foregoing criteria, section 104-6 (t) the General Ordinances shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

**Not applicable as the property is a single family residence.**

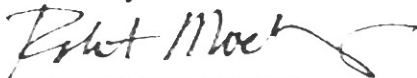
(s) The structure and site comply with the sea level rise and resiliency review criteria in chapter 7, article I, as applicable.

**Refer to Sea Level Rise and Resiliency review Criteria with responses herein.**

## CONCLUSION

Approval of the proposed addition to the existing residence will allow the property owner to accommodate a growing family. This addition to the single-family home which will undoubtedly enhance the composition of the neighborhood. The Applicant proposes a contemporary design that demonstrates thoughtful consideration for the existing built context, including the height and proportions of the existing structure and neighboring context. As the Applicant has taken careful measures to mitigate any negative impact of the proposed development, we respectfully request that you approve the proposed design with its accompanying waiver. This modest request captures the spirit of the land development regulations and will not result in negative impacts to the neighborhood. We look forward to your favorable review of the application.

Sincerely



ROBERT MOEHRING  
Architect, Landscape Architect, LEED AP  
PRINCIPAL