

July 13, 2025

**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 for DRB25-1105 (Modification of DRB22-0859) –  
Response to Staff Plan Corrections Report Dated July 03, 2025**

Dear Mr. Mooney:

Please accept this letter in response to Staff's first submittal review comments dated July 03, 2025 for Application DRB25-1105. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board  
SUBJECT: DRB25-1105, 4 Star Island Drive

DRB25-1105 aka DRB22-0859, 4-6 Star Island Drive. An application has been filed requesting modifications to a previously approved Design Review Board Approval for the construction of a new two-story residence with an understory including previously approved variances. Specifically, the application is requesting additional height as of right per recently approved amendment to the Resiliency Code, including one or more waivers, to replace an existing pre-1942 residence.

**2 ARCHITECTURAL REPRESENTATION**

2a. Add "FINAL SUBMITTAL" and DRB File No. to front cover title for heightened clarity.

**Notations added, see Updated sheet CV-0.0.**

4a. First floor plan/site plan: The proposed terrace and outdoor kitchen is not an allowable encroachment on the front yard. This needs to be removed.

**Proposed terrace relocated so as to not encroach front yard, refer to A-1.0 Site Plan and A-1.2 First Floor Plan.**

4b. Revise plans and open space diagrams: At least 70 percent of the required front yard and street side yard areas shall consist of sodded or landscaped pervious open space. For purposes of this section, the required front yard shall be the same as the required front setback of the principal structure. Provide the dimensions of the driveway within the required yard.

**Open space diagram updated to comply, and driveways dimensioned, see sheet A-2.5 Zoning Diagram – Pervious Area.**

July 13, 2025

Page 2

4c. Site plan: 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 material finish of the driveway.

**Front yard driveways are coralstone pavers set on concrete slab, noted on sheets A-1.0 Site Plan and A-1.2 First Floor Plan. Please refer to Requested Variances.**

4d. Understory plan: All portions of the understory area that are not air-conditioned shall consist of pervious or semi-pervious material, such as wood deck, gravel or pavers set in sand. Concrete, asphalt and similar material shall be prohibited within the non-air conditioned portions of the understory area. Provide the material finish of the pavers within the understory level.

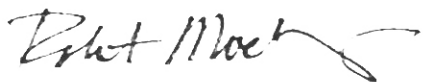
**The Understory area consists of coralstone pavers set on pile supported 20% voided concrete slab. Please refer to Requested Variances.**

4e. Driveways shall have a minimum setback of four feet from each side property line. Please also clarify why there is a driveway that is going to lot 7, this needs to be revised as well.

**Driveways revised to comply, refer to A-1.0 Site Plan and A-1.2 First Floor Plan.**

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,

A handwritten signature in black ink, appearing to read "Robert Moehring", with a stylized flourish at the end.

Robert Moehring  
Principal, DOMO Architecture + Design  
Architect, Landscape Architect, LEED AP