

**CMA Design Studio, Inc.**  
ARCHITECTURE PLANNING INTERIOR DESIGN  
232 Andalusia Avenue • Suite 101 • Coral Gables, FL 33134

Job address: 1120 Bay Drive- Lot 10

DRB25-1108

**LOI shows as uploaded on 6/23/2025 per CSS. See attached.**

**1(a)-(c) See revised application form. Cost estimate provided in LOI. No waivers or variances are requested.**

1. APPLICATION COMPLETENESS

d. Checklist item 18: Provide a contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated). (only 3 properties to the west, 1 to the east and 6 across from the street).

**PLEASE SEE SHEET G1.2H.**

e. G1.2C – G1.2J Images: to reduce pages, provide four images per page and small key plan.

**REDUCED PAGES AND INLCUED KEY. PLEASE SEE G1.2C, G1.2D, G1.2E, G1.2F, AND G1.2G.**

f. A1.1D – Required open space for two story side elevations: the dimension and area on the plan is illegible, the width and depth dimensions and area for each side shall be clear. Provide a chart showing what is required and provided for both sides. Width dimensions should be shown at the roof plan (A4.0).

**PLEASE SEE SHEET A1.1D. ROOF PLAN NOW SHOWN WITH REQUIRED AND PROPSED CHART.**

2. ARCHITECTURAL REPRESENTATION

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

**BOTH ADDED TO COVER.**

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

**NOTED.**

c. Site Plan: Provide pool equipment location and setback from PL if applicable.

**PLEASE SEE SHEET A1.0 FOR POOL EQUIPMENT LOCATION AND SETBACK.**

d. All floor plans: provide section markers.

**SECTION MARKERS ADDED, PLEASE SEE A2.0, A2.1, AND A4.0.**

e. Materials: provide location of the swing gates (material #16)

**MATERIAL LEGEND AND CALLOUT FOR MATERIAL #16 ADDED TO SHEET A5.1.**

f. Materials: clarify if glass is clear or tinted.

**GLASS TO BE CLEAR OR AS CLOSE TO CLEAR AS POSSIBLE BASED ON THE MECHANICAL LOADS. NOTE UPDATED ON A5.0, A5.1, A5.2, A5.2A, A5.3, AND A5.3A.**

g. Per Planning Board Order, condition B.1.i. The applicant shall include landscaping and design buffers to better shield the new homes from the immediately adjacent properties, in a manner to be reviewed and approved by staff. The west side of this lot shall demonstrate compliance with this requirement. Provide this on the landscape plans include this on the landscape narrative as well.

### 3. DESIGN RECOMMENDATIONS

a. The rear façade for this house and lot 11 looks similar. The double columns used on the covered terraces and balconies should be modified in either of the homes to differentiate the designs.

**LOT 10 HOUSE COLUMNS WERE UPDATED TO LOOK DIFFERENT FROM LOT 11. PLEASE SEE G1.2I, P3.0, R1.0, A1.0, A1.1, A1.1A, A1.1B, A1.1C, A2.0, A5.1, A5.2A, A5.3, A6.2, A6.3, AND A7.1.**

### 4. ZONING COMMENTS

a. At least 70 percent (70%) of the required rear yard shall be sodded or landscaped pervious open space; Please revise, per diagrams on this lot is 78.5%, zoning data states 65.5%.

**THE CODE HAS RECENTLY CHANGED:** Per e-mail with Rogelio Madan on 6.26.2025.

**(6). At least 70 percent (70%) of the required rear yard shall be sodded or landscaped pervious open space; the water portion of a swimming pool may not count toward this requirement. The aforementioned sodded or landscaped pervious open space requirement may be reduced to less than 70 percent (70%) but shall be no less than 50 percent (50%), provided that additional sodded or landscaped pervious area is included along an interior or street side elevation, the area of which is equal to or greater than the deficiency in the 70% rear yard requirement.**

**WE ARE ABOVE THE 50% IN THE REAR YARD, AND WE ARE MAKING UP THE ADDITIONAL SODDED PERVIOUS AREA IN THE SIDE YARDS. THE DRIVEWAY WILL BE PAVERS ON SAND. A NOTE HAS BEEN ADDED TO A1.0 FOR CLARITY.**

b. Site plans Retaining walls/fences located at the perimeter of the property or in the required yards, shall be shown on the site plan, provide height and setbacks if applicable, See Section 7.2.2.3.b.12.H. Provide separate detailed elevations for the proposed walls/fences/gates, provide height dimensions from grade, materials etc.,

**DETAILED SITE WALL ELEVATIONS HAVE BEEN ADDED TO A1.0.**

c. 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 finish of the driveway in the site plan.

**A1.0 UPDATED TO ADD NOTE ABOUT PAVER DRIVEWAY ON SAND.**

d. The minimum yard elevation is future adjusted grade. Future adjusted grade means the midpoint elevation between the future crown of the road and the base flood elevation plus minimum freeboard for a lot or lots. Provide written confirmation from the Public Works Department that identifies the future crown of the road for further review of compliance the minimum yard elevation.

**PLEASE SEE EMAIL FROM PUBLIC WORKS. FUTURE CROWN OF ROAD IS 4.4' NAVD. BASE FLOOD IS 7.00' NAVD. FUTURE ADJUSTED GRADE IS 5.70' NAVD. PLEASE SEE CHART ON A1.0A.**

e. Detailed yard sections from the property line to the required setback shall be provided, showing elevations, property line and required setback.

**PLEASE SEE A7.0 AND A7.1.**

f. Future crown of road value – Provide Public works written verification, this value should be noted on yard sections and added to the zoning data.

**PLEASE SEE EMAIL FROM PUBLIC WORKS. THE FUTURE CROWN OF ROAD VALUE IS SHOWN ON THE TABLE ON A1.0A.**

5. Notes

a. A

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

**NOTED.**

Plan Number: DRB25-1108

Add to Cart

[Plan Details](#) | [Tab Elements](#) | [Main Menu](#)


<b>Type:</b> Design Review Board - DRB Approval	<b>Status:</b> Under Review	<b>Project Name:</b>
<b>IVR Number:</b> 343601	<b>Applied Date:</b> 06/10/2025	<b>Expiration Date:</b>
<b>District:</b> RS-4	<b>Assigned To:</b> Madan, Rogelio	<b>Completion Date:</b> 09/11/2025
<b>Square Feet:</b> 0.00	<b>Valuation:</b> \$0.00	<b>Approval Expiration Date:</b> 03/13/2027
<b>Description:</b> Lot 10 - pre-app for new home following lot split.		

- Summary
- Locations
- Fees
- Reviews 1
- Inspections
- Attachments**
- Contacts
- Sub-Records
- More Info

[Attachments](#) | [Next Tab](#) | [Plan Details](#) | [Main Menu](#)

Attachments


Sort Needs Action ▼

- 

Application

06-22-2025 Application\_v1.pdf


Version: 1

Status: Reviewed
- 

Plan Case Plans

06-22-2025 Architectural\_v1.pdf


Version: 1

Status: Reviewed
- 

Checklist

06-22-2025 Checklist\_v1.pdf


Version: 1

Status: Reviewed
- 

Labels

06-22-2025 Labels\_v1.pdf


Version: 1

Status: Reviewed
- 

Plan Case Plans

06-22-2025 Landscape\_v1.pdf


Version: 1

Status: Reviewed
- 

Letter of Intent

06-22-2025 Letter\_v1.pdf


Size: 783.25 KB

Uploaded: 06/23/2025
- 

Other documents

06-22-2025 Lot Split Order\_v1.pdf

Version: 1

Status: Reviewed
- 

Survey

06-22-2025 Survey\_v1.pdf

Version: 1

Status: Reviewed

**From:** [Osborne, Aaron](#)  
**To:** [Daniel Sanders](#)  
**Subject:** RE: 1120 Bay Dr | Future Crown of Road to Determine Min/Max Yard Grades for Single Family Homes  
**Date:** Friday, February 9, 2024 6:07:00 PM  
**Attachments:** [Project Prioritization 200401 Map.pdf](#)  
[image003.png](#)

---

Good afternoon Mr. Sanders,

- The future Crown of the Road elevation adjacent to 1120 Bay Dr., 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 of the roads at the edge of pavement for *non-state roads* like Bay 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 Normandy Isles 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.

 ***Please do not print this e-mail unnecessarily***

---

**From:** Daniel Sanders <dsanders@rossengineers.com>  
**Sent:** Thursday, February 8, 2024 3:25 PM  
**To:** Osborne, Aaron <AaronOsborne@miamibeachfl.gov>  
**Subject:** 1120 Bay Dr | Future Crown of Road to Determine Min/Max Yard Grades for Single Family Homes

You don't often get email from [dsanders@rossengineers.com](mailto:dsanders@rossengineers.com). [Learn why this is important](#)

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Hi Aaron,

Please provide the future crown of road at 1120 Bay Dr.

Thank you,



Learn more about us at:

[Daniel C. Sanders](#)  
[Engineering Project Manager](#)  
Palm Beach: 561-290-8523  
[DSanders@rossengineers.com](mailto:DSanders@rossengineers.com)  
[www.rossengineers.com](http://www.rossengineers.com)