

July 24<sup>th</sup>, 2025

Dear reviewer,

The following is a written document to respond to the comments issued by the Design Review Board of the City of Miami Beach under file number **DRB25-1114**, in regards to the new construction to be located on 900 S Shore Dr (lot 9) Miami Beach, FL 33141. Architect's answers are in **bold**:

## **1. APPLICATION COMPLETENESS**

### 1. 07/22/25 APPLICATION COMPLETENESS

a. Per Planning Board order related to the lot split approval, any new home cannot request a variance or a waiver. If a waiver or variance is needed the project needs to go back to Planning Board first to request this change. See Planning Board order condition B.1.f

**R= Noted.**

b. NOT ADDRESSED - LOI: include lot number with the address.

**R= Noted, please refer to resubmitted LOI.**

#### **APPLICATION LETTER OF INTENT**

Date: June 20th, 2025

Owner: Jose Molla

Architect: SDH Studio Architecture I Design  
18200 NE 19th Ave Suite 100  
North Miami Beach, FL 33162

#### **PROJECT DESCRIPTION**

Esteemed Members of the Design Review Board,

I respectfully submit this document to present the architectural characteristics of the proposed new two-story single-family residence located at **910 S Shore Drive (lot 9), Miami Beach, FL**, within the **RS-3 Single Family Residential District** in the Normandy Shores neighborhood, and with a total project cost of approximately \$800,000.

This property is part of a larger parcel formerly identified as **900 S Shore Drive**, and this split into three different lots was approved under recorded order **#PB23-0647**. This application corresponds to one of those newly created lots and reflects the owner's intent to develop a high-quality residence that is both contextually sensitive and fully compliant with the City's zoning and design standards. A separate DRB application will be submitted for the second buildable lot.

c. 7/22/25: 5 plans files were uploaded, this makes the review difficult, most of the files are less than 10 KB, please combine them. Files cannot exceed 25 KB, divide the plan set in 2 or more sets if required.

**R= Noted. The combined plans are not exceeding 25KB, therefore we've submitted the whole set merged.**

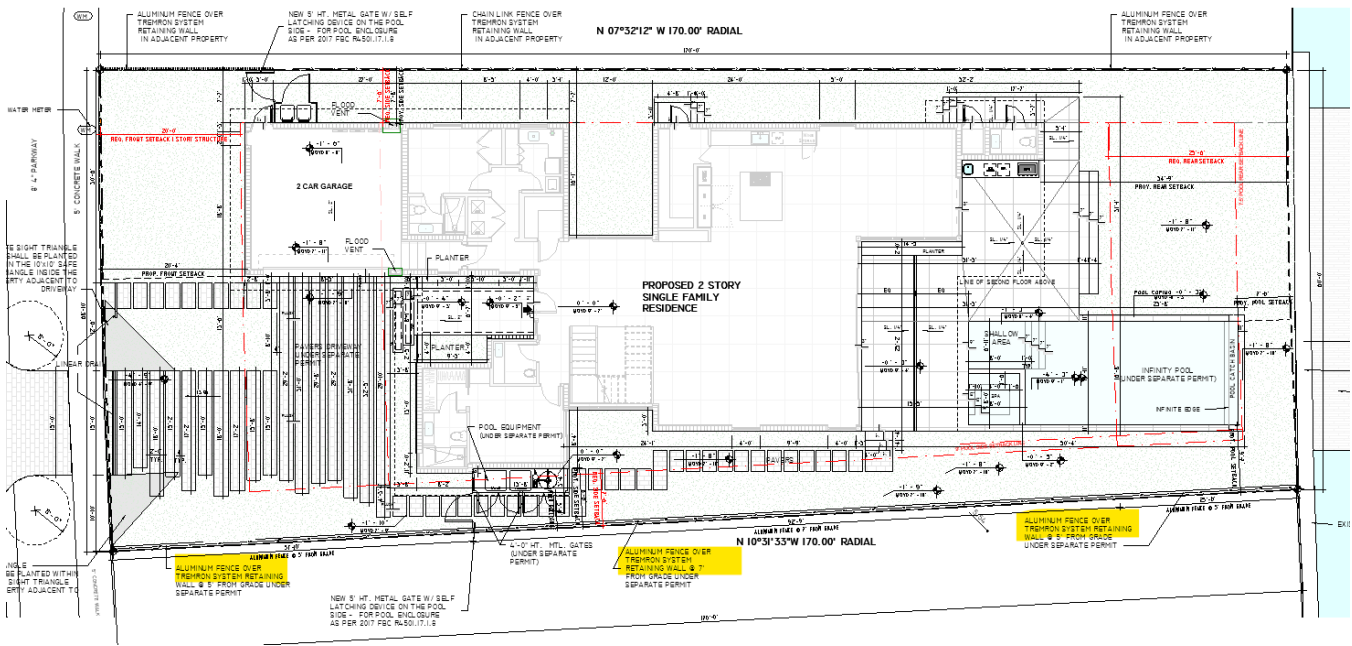
d. 7/22/25: some pages are organized out of page sequence, like pages A-302 and A-103. A-100-3, Site plan is not centered and has portion of other drawings/charts on it, revise. Organize the plans in the same checklist sequence 11a to 11q.

**R= Noted, we have fixed the set and are submitting the revised plans in the correct sequence.**

**2. 7/22/25 - ZONING COMMENTS**

a. 7/22/25. Staff recommends removing the proposed chain-link fence along the interior side yards and replacing it with a wall/fence, in between lots 9,10 and 11. Please revise otherwise it will be included as a condition on the board order. (this is a new 3 lot development). Remove chain-link fence notes from site plan, elevations, etc.

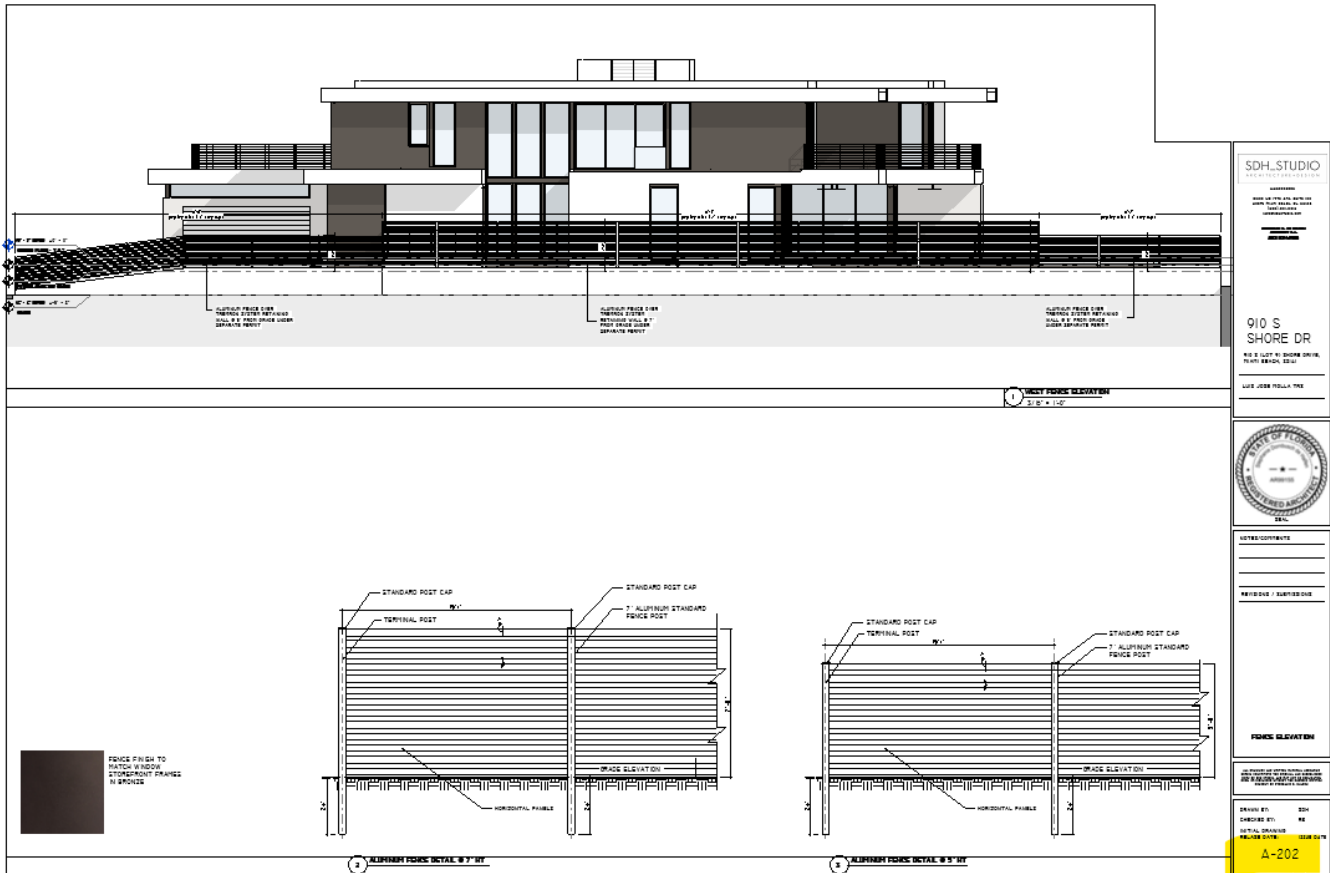
**R= Please refer to sheet A-101 for the updated fences as requested.**



b. 7/22/25: missing elevations. In the event that a property has approval to be improved at future adjusted grade, the overall height of fences, walls and gates may be measured from future adjusted grade, provided that the portion of such fences, walls or gates above 4 feet in height consists of open pickets with a minimum spacing of 3 inches (see section 7.2.2.3.b.12.H.(1) Provide future adjusted grade, future crown of the road and based floor elevation values on elevations/sections // Elevations, Site plan/first floor plan: Retaining walls/fences: Demonstrate compliance with Section 7.2.2.3.b.12.H. Provide height and setbacks if applicable for the existing/proposed walls on the required rear, side, side facing the street and front yard on the site plan. indicate where the new and existing walls stop/start. Provide

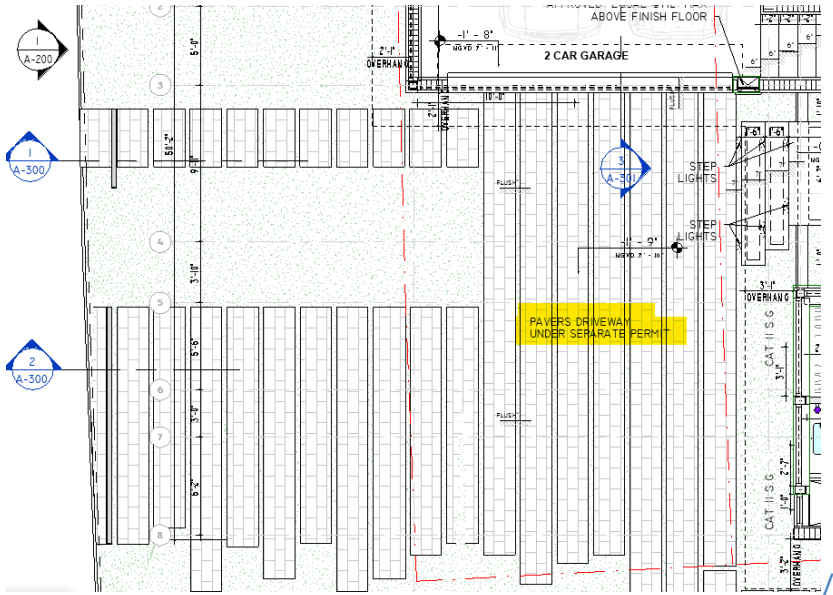
separate detailed elevations for the proposed walls/fences/gates, provide height dimensions from grade or future adjusted grade, materials etc.,

**R= Noted, please refer to new sheet A-202 for the fence elevation and details.**



c. 7/22/25: Insufficient: Concrete driveway shown on 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 pervious paver finish of the driveway in the site plan.

**R= Please see the revised driveway and walkway materiality in sheets A-100.3 and A-101.**



SHELLSTONE PAVER  
8X16, DARK GRAY

**ADDITIONAL NOTES:**

- A. REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY.
- B. RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
- C. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
- D. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE PUBLIC RIGHT-OF-WAY AND/OR UTILITY EASEMENT WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.
- E. A DECLARATION OF RESTRICTIVE COVENANT IS REQUIRED FOR ANY PROPOSED LANDSCAPING, IRRIGATION, AND RETAINING WALL IN THE UTILITY EASEMENT.

**PAVEMENT NOTES:**

- I. DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 1.2.1 OF THE MIAMI BEACH CODE.

**PLANNING LANDSCAPE REVIEW**

1\*\*\* There is a shortfall of (8) lot trees. There are (2) Clusia rosea existing on-site, per the tree disposition schedule, both are to remain in place, however, tree #24 is shown as relocated on the plans. The #27 Podocarpus (indicate tree or bush form) is located on the adjacent property. Pandanus utilis is not considered a tree or a palm and may not count towards the required lot trees. Be advised that a minimum of 2 trees in the front yard and 3 trees in the rear yard are required as per Table A of Chapter 4.2.3. Please clarify.

**R= The required number of trees is 10, we have 5 existing trees.**

**Tree #101, Bridal veil, shown on TD-1 and L-1 to remain**

**Tree #20, Clusia Rosea, shown on TD-1 and L-1 to be relocated**

**Tree #17, Clusia Rosea, shown on TD-1 and L-1 to remain**

**Tree #24, Clusia Rosea, shown on TD-1 and L-1 to be relocated**

**Tree #119, Clusia Gutifera, shown on TD-1 and L-1 to be relocated**

**Therefore, we need 5 additional trees, which we provided as follows:**

**(1) Silver buttonwood with a 4" DBH (which counts as 2 trees)**

**(1) Pigeon Plum with a 4" DBH (which counts as 2 trees)**

**(1) Green buttonwood with a 4" DBH (which counts as 2 trees)**

**(1) Gumbo Limbo with a 4" DBH (which counts as 2 trees)**

**For a total of 8 new trees + 5 existing trees for a total of 13 New Trees.**

**Pandanus has been replaced with a Silver buttonwood.**

**Tree #24 was mislabeled as to remain in the TD-1 plan, it has been corrected "to be relocated" and now matches L-1**

**Tree #27 not part of this project, it is a tree not a bush, shown only as reference.**

**There are 4 trees in the front yard, 3 in the backyard**

2\*\*\* Street tree text callouts are cropped. Please adjust as necessary.

**R= It has been adjusted, street name now shown.**