

July 11th, 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 **DRB25-1115**, in regards to the new construction to be located on 900 S Shore Dr (lot 10) Miami Beach, FL 33141. Architect's answers are in **bold**:

1. 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.

R= Noted.

B.1.f

b. Application: provide DRB file number not the pre-app number.

R= Noted. This was revised, see updated application submitted.

c. Application address: add lot 10 to the address.

R= Noted. This was revised, see updated application submitted.

d. Include the cost of estimate under a separate cover or in the letter of intent.

R= Noted. Please see it included in the letter of intent.

e. Provide signed checklist provided at pre-application meeting.

R= Noted. See signed checklist submitted.

f. Survey: provide the survey also as a separate document. (checklist item number 10 and 11b).

R= Noted. The survey was submitted as a separate document.

g. The Letter of Intent for Design Review Board shall include and respond to all review criteria per section 2.5.3.1. Provide a subtitle, number questions as presented in the code a to s.

R= Noted, please see updated letter of intent.

h. The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the City Resiliency Code. Provide a subtitle, number questions as presented in the code A to L.

R= Noted, please see updated letter of intent.

i. LOI: include lot number.

R= Lot number was added, see updated letter of intent.

j. Provide a Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (Checklist item 11d)

R= Context Location Plan was added. Please see new sheet A-003 in the updated set.

k. Plans should be formatted to 11x17 size. Please print one set and revise the text, dimensions, and scales (or graphic scales) for better legibility. As presented, Text and dimensions are illegible. Please revise this, otherwise the application cannot move forward. you can make plans bigger using graphic scales.

R= Noted, format, graphic scale and font sizing has been updated. Please refer to the architectural set submitted.

l. Files cannot exceed 25 KB, divide the plan set in 2 or more sets if required.

R= Files have been divided.

m. Organize the plans in the same checklist sequence 11a to 11q

R= Sheets have been organized per the checklist.

n. All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'.

See additional instructions at the end of these comments.

R= Noted.

2. ARCHITECTURAL REPRESENTATION

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

R= Front cover has been updated.

FINAL SUBMITTAL - 07/11/2025

DRB FILE NUMBER: DRB25-1115

LEGAL DESCRIPTION:

LOT 10 IN BLOCK 47 NORMANDY GOLF COURSE
SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 44 AT PAGE 62 OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK:

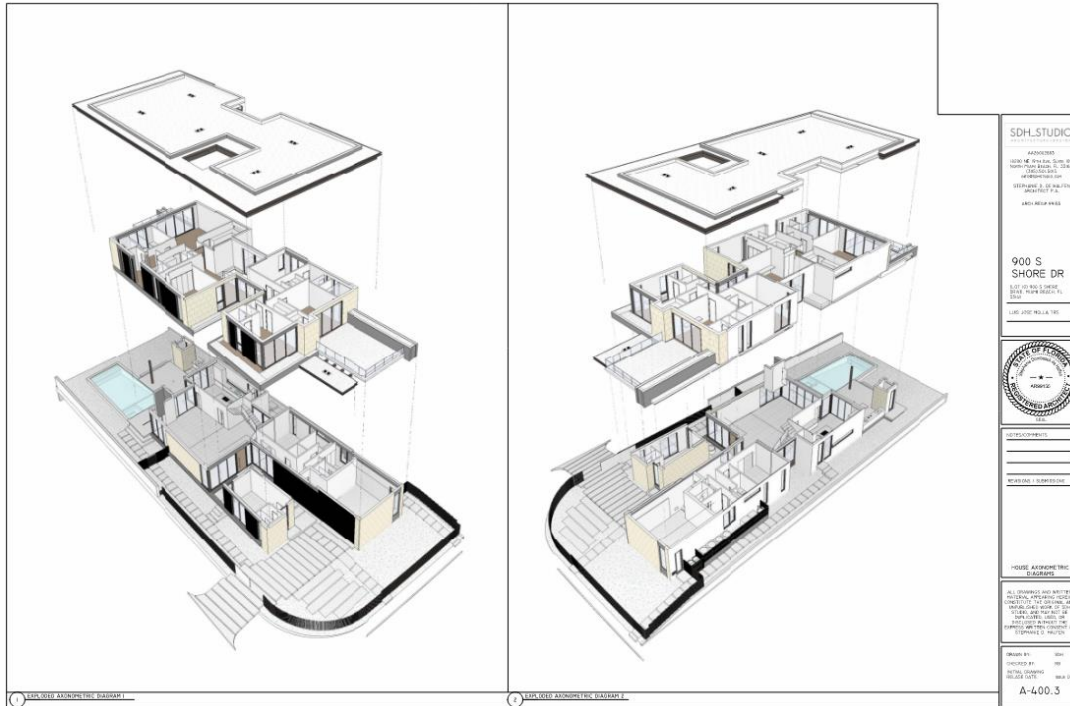
- NEW 2 STORY SINGLE FAMILY RESIDENCE

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

R= Noted, drawings have been dated, signed and sealed.

c. Provide an Exploded axonometric diagram showing second floor in relation to first floor and understory level. (Check list item 22).

R= Noted, please see sheet A-400.3 for the exploded axonometric.



d. A-100: provide the single family zoning data sheet, flood design and area tally on a separate page enlarge text, enlarge site plan text and dimensions.

R= Noted, please see sheet A-003 with the enlarged Zoning, Flood and Area tallys.

FLOOD DESIGN	
FLOOD ZONE	AE = 8'-0" NGVD
DESIGN FLOOD ELEVATION (DFE)	6.56' (DFE) + 1' (FREEBOARD) = 9.56' NGVD
GARAGE T.O.S. ELEVATION (LP)	7'-0" NGVD
LOWEST T.O.S. OF HABITABLE SPACE	9'-0" NGVD
NEXT HIGHER HABITABLE T.O.S. ELEV.	21'-6" NGVD
GUEST HOUSE T.O.S. ELEVATION	N/A
HIGHEST ADJACENT GRADE ELEV.	6.8' NGVD
LOWEST ADJACENT GRADE ELEV.	6.8' NGVD
LOWEST T.O.S. ELEV. OF EQUIPMENT SERVICING THE BUILDING	9'-0" NGVD
CROWN OF ROAD ELEVATION	3.97' NGVD
ADJUSTED GRADE ELEV.	4.05 NGVD = 8' (SFE) / 2 = 6.025 NGVD
FUTURE CROWN OF ROAD ELEVATION	4.4' NAVD (5.95 NGVD)
FUTURE ADJUSTED GRADE ELEV.	5.95 NGVD = (8'+1') (SFE+MIN FREEBOARD) / 2 = 7.47' NGVD
FIRM MAP NUMBER	12086 C 0509-L
CLASSIFICATION OF STRUCTURE FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION (ASCE TABLE I-1)	2

AREA TALLY	
LOT AREA	11,309 SF
A/C GRND FL - MAIN STRUC	2,396 SF
A/C GRND FL - ACC STRUC	362 SF
A/C SECOND FL	2,767 SF
A/C TOTAL	5,565 SF
EIFT	42 SF
TERRACES	432 SF
GARAGE	562 SF
BALCONIES	660 SF
POOL - POOL DECK	235 SF - 261.75 SF
DRIVEWAY	906 SQF

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM		DESCRIPTION	
1	ADDRESS:	(LOT 10) 900 S SHORE DRIVE, MIAMI BEACH, FL 33141	
2	FOLD NUMBER(S):	02-3203-007-010	
3	BOARD AND FILE NUMBER:	DRB FILE NUMBER: DRB25-115	
4	YEAR BUILT:	N/A	ZONING DISTRICT: RS-3
5	BASE FLOOD ELEVATION:	8' NGVD	GRADE VALUE IN NGVD: 4.05
6	ADJUSTED GRADE (FLOOD+GRADE/2):	4.05 + 8' / 2 = 6.025'	FREE BOARD: 1'
7	LOT AREA:	11,309 SF	FUTURE CROWN OF ROAD IN NGVD: 5.95'
8	LOT WIDTH:	N 74'-10" - S 60'-0" - E 67'-5"	FUTURE ADJUSTED GRADE IN NGVD: 9' + 5.95' / 2 = 7.47'
9	MAX LOT COVERAGE SF AND %:	30% = 3,392.70 SF	LOT DEPTH: 70'
10	EXISTING LOT COVERAGE SF AND %:	N/A	PROPOSED LOT COVERAGE SF AND %:
11	FRONT YARD OPEN SPACE SF AND %:	69.05% = 862.19 SF	PROPOSED LOT COVERAGE DEDUCTED (GARAGE STORAGE) SF: 500 SF
12	SIDE YARD FACING STREET OPEN SPACE SF AND %:	78.54% = 1,883 SF	REAR YARD OPEN SPACE SF AND %:
13	MAX UNIT SIDE SF AND %:	50% = 5,654 SF	65% = 908 SF
14	EXISTING FIRST FLOOR UNIT SIDE:	N/A	PROPOSED UNIT SIDE SF AND %:
15	EXISTING SECOND FLOOR UNIT SIDE:	N/A	24.59% = 2,761.27 SF
16			PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIDE SF AND %:
			25% = 2,626.24 SF
			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):
			N/A

ITEM	DESCRIPTION / CALCULATION	FRONT	REAR	LEFT	RIGHT	SP. CLEARANCE
17	HEIGHT:	24' FROM S.F.E+1 TO T.O.S	N/A	24' FROM S.F.E+1 TO T.O.S	N/A	N/A
18	DECKBACKS:					
19	FRONT FIRST LEVEL SETBACK:	20'	N/A	20'-3"	N/A	N/A
20	FRONT SECOND LEVEL:	40'	N/A	41'-8"	N/A	N/A
21	SIDE SETBACK FACING A:	15'	N/A	15'-11"	N/A	N/A
22	SIDE SETBACK:	10'	N/A	10'-11"	N/A	N/A
23	REAR:	170' x 15% = 25'-6"	N/A	25'-6"	N/A	N/A
24	ACCESSORY STRUCTURE SIDE:	7'-6"	N/A	-	N/A	N/A
25	ACCESSORY STRUCTURE REAR:	7'-6"	N/A	-	N/A	N/A
26	SUM OF SIDE YARD:	25% OF WIDTH=16'10"	N/A	25'-0"	N/A	N/A
27	POOL SETBACK (TO WATER LINE):	REAR: 7.5' SIDE F.S.: 11.5'	N/A	REAR: 7'-8"; SIDE: 2'-3"	N/A	N/A
28	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO				
29	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO				
30	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	NO				
	ADDITIONAL DATA OR INFORMATION MUST BE PRESENTED IN THE FORMAT OUTLINED IN THIS SECTION	NO				

e. Zoning Data: add lot 10 to address, add DRB board file number.

R= Noted, please see the updated data sheet in sheet A-003.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	PROJECT INFORMATION		
1	ADDRESS:	900 S (LOT 10) SHORE DRIVE, MIAMI BEACH, FL 33141	
2	FOLIO NUMBER(S):	02-3203-007-0140	
3	BOARD AND FILE NUMBERS :	DRB FILE NUMBER: DRB25-III5	
4	YEAR BUILT:	N/A	ZONING DISTRICT: RS-3
5	BASE FLOOD ELEVATION:	8' NGVD	GRADE VALUE IN NGVD:

f. Design Flood elevation: Verify with Building Department flood plain manager (Moshen Jarahpour – MoshenJarahpour@miamibeachfl.gov) DFE/minimum base flood elevation for this property as the FEMA maps have changed in some areas of the city. This will avoid any potential problems during building permit review to have the project going back to the DRB if changes are required.

R= Noted. We received notice that the FEMA was updated for our lot. The new BFE is 8.56' NGVD (7' NAVD) and our new DFE is 9.56' (8' NAVD). Please see attached the email received. We have updated the elevations of our lot accordingly.

g. Zoning data: proposed lot coverage: provide %

R= Noted, lot coverage percentage has been added.

5	BASE FLOOD ELEVATION:	8' NGVD	GRADE VALUE IN NGVD:	4.00
6	ADJUSTED GRADE (FLOOD+GRADE/2):	4.05'+8'/2= 6.025'	FREE BOARD:	1'
7	LOT AREA:	11,308 SF	FUTURE CROWN OF ROAD IN NGVD:	5.95'
8	LOT WIDTH:	N 74'10" - S 60'-0" 67'5"	FUTURE ADJUSTED GRADE IN NGVD:	9' + 5.95'/2 = 7.47'
			LOT DEPTH:	170'
9	MAX LOT COVERAGE SF AND %:	30% = 3,392.40 SF	PROPOSED LOT COVERAGE SF AND %:	28.16% = 3,184 SF
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	= 500 SF
11	FRONT YARD OPEN SPACE SF AND %:	69.08%= 862.19 SF	REAR YARD OPEN SPACE SF AND %:	79.45% = 1,238 SF
	SIDE YARD FACING STREET OPEN SPACE SF AND %:	78.54%= 1,853 SF	SIDE YARD OPEN SPACE SF AND %:	65% = 808 SF
12	MAX UNIT SIZE SF AND %:	50%= 5,654 SF	PROPOSED UNIT SIZE SF AND %:	49.06% =5,548.30 SF

h. Zoning Data: all information shall coordinate with plans and documents submitted.

R= Noted.

i. Elevations: for clarification, add North, West, S, E to the elevation title blocks.

R= Noted, please see the updated titles in sheets A-200 and A-201.

j. Materials: Incomplete. In addition to the material images provided on the renderings, provide on the elevation pages a material legend combining the chart provided with material images. Provide window frames material/color, glass color (clear/tinted), fence material and color, garage door details/material/color. Per A-100.2 the elevations show a brown material in between the windows please clarify and provide detail/color for this material/finish. number all the materials and provide tags on elevations to clarify material location.

3. DESIGN RECOMMENDATIONS

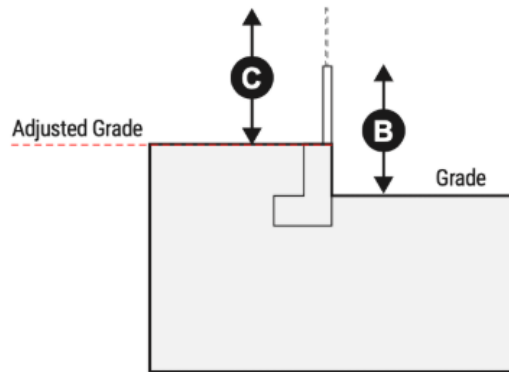
4. ZONING COMMENTS

a. Site plan: provide mechanical equipment and enclosure setback dimension. See section 7.2.2.3.b.12.F

c. Site plan: Retaining walls/fences located at the rear yard shall be lowered to 5 FT, provide height from grade. If is an existing wall higher than this, provide building permit that approve such wall or the wall needs to be lowered.

R= Noted. Per the updated survey, please note that the existing wall to remain is 5ft in height.

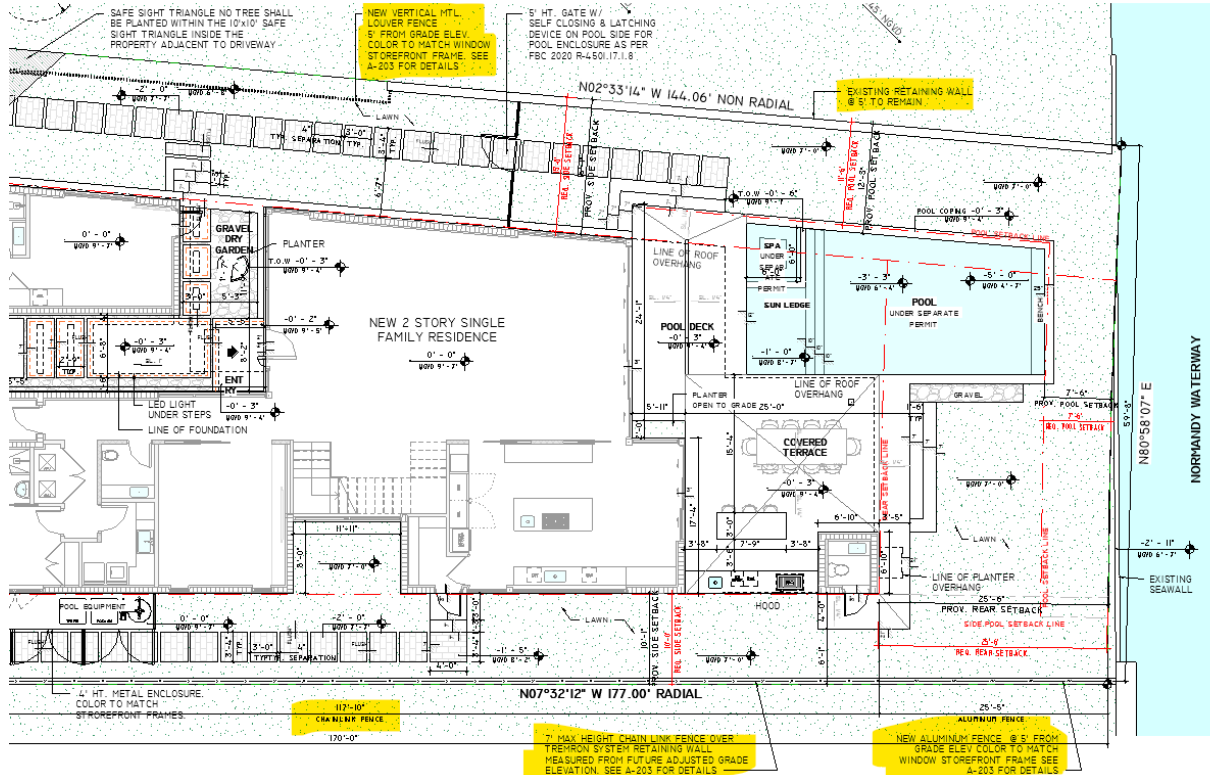
Additionally, the rear yard fence has been lowered to 5' from future adjusted grade, following code section 7.2.2.3.b.12.H:



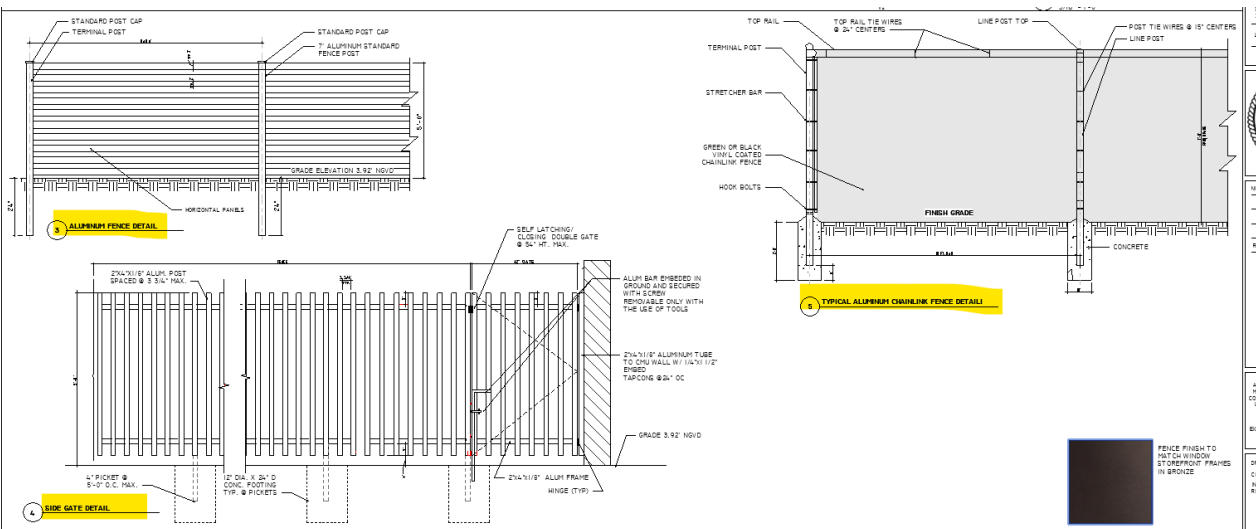
(1). In the event that a property has approval to be improved at future adjusted grade, the overall height of fences, walls and gates may be measured from future adjusted grade, provided that the portion of such fences, walls or gates above 4 feet in height consists of open pickets with a minimum spacing of 3 inches, unless otherwise approved by the Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable.

d. 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, materials etc.,

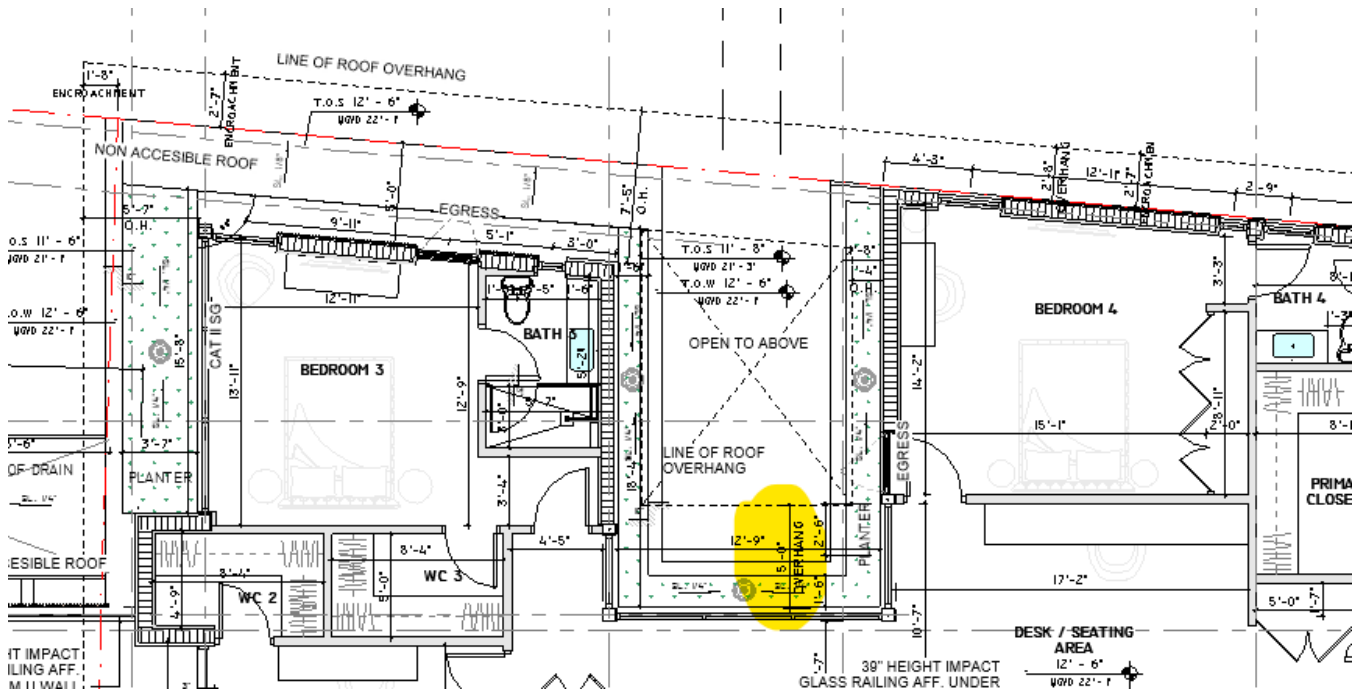
R= Please see sheets A-100, A-202 and A-203 for the fences details.



NOTES/COMMENTS
REVISIONS / SUBMISSIONS
FENCE ELEVATION
ALL DRAWINGS AND WRITTEN MATERIAL APPEAR HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF S. J. PETERSON AND MAY NOT BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF S. J. PETERSON ARCHITECTS, INC.
DRAWN BY: SMH
CHECKED BY: AB
DATE: 08/24/2024
SCALE: AS SHOWN
A-202

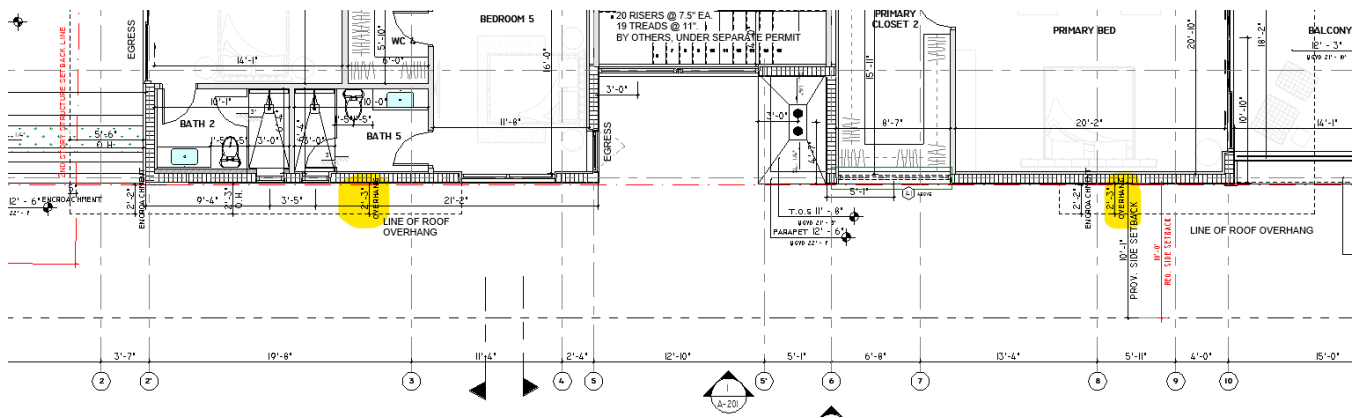


NOTES/COMMENTS
REVISIONS / SUBMISSIONS
FENCE ELEVATION
ALL DRAWINGS AND WRITTEN MATERIAL APPEAR HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF S. J. PETERSON AND MAY NOT BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF S. J. PETERSON ARCHITECTS, INC.
DRAWN BY: SMH
CHECKED BY: AB
DATE: 08/24/2024
SCALE: AS SHOWN
A-203



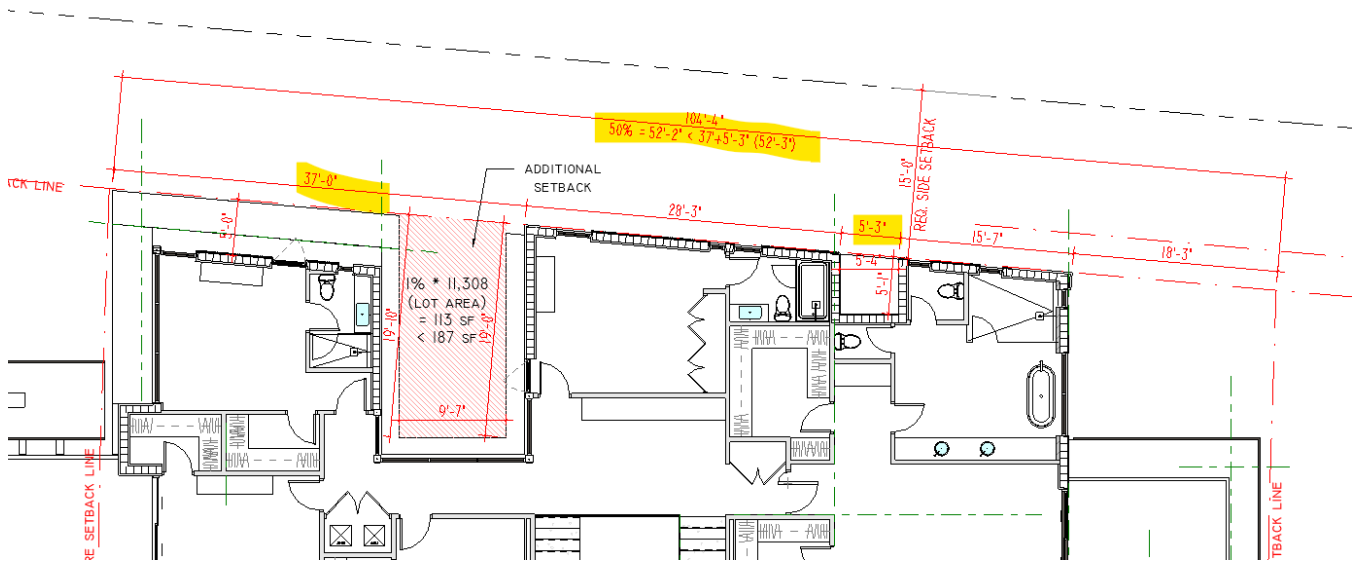
g. Projections: Portion of the roof overhang on the west side is projecting more than 25% of the required setback. Revise and provide dimension.

R= Please note that the overhangs were updated. Refer to sheet A-102 and A-103.



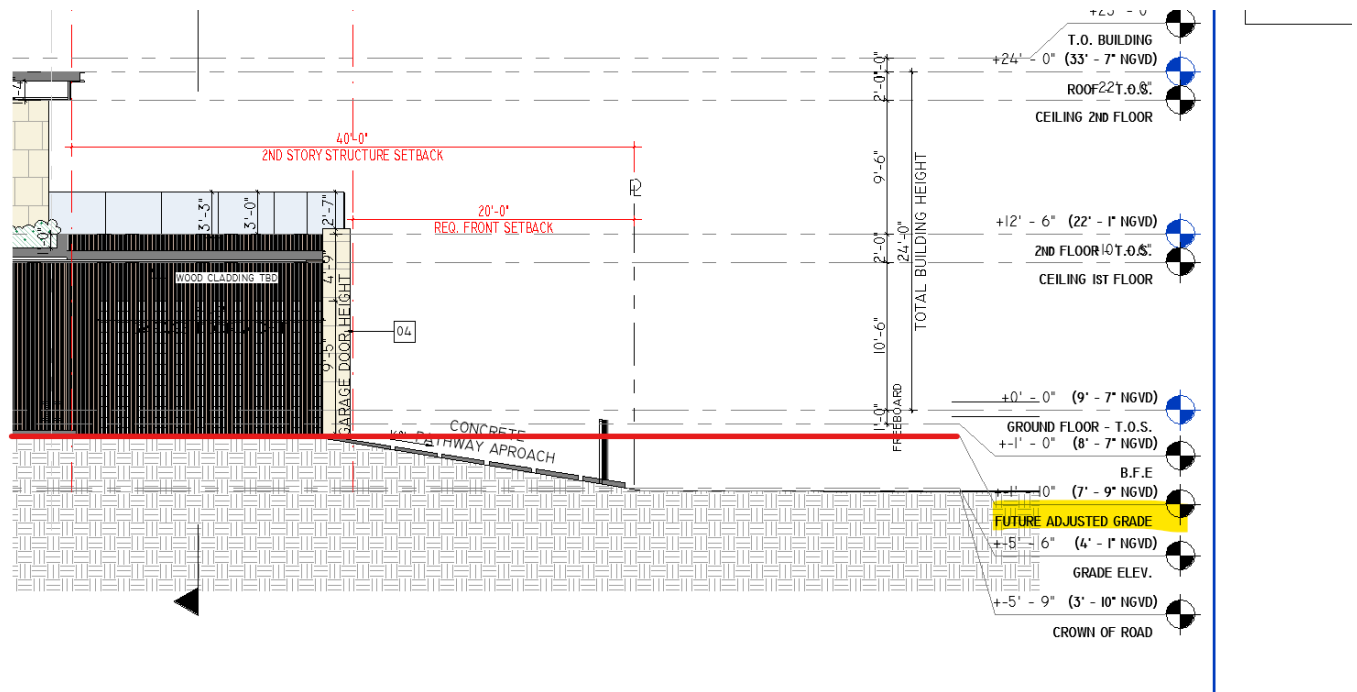
h. All allowable exterior walkways and driveways within the front and street side yards shall consist of pavers set in sand or other semi-pervious material. The use of concrete, asphalt or similar material within the required front or street side yards shall be prohibited. Provide the pervious paver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

R= Noted, please refer to sheet A-100 where the materiality of the driveway and walkways have been updated.



l. 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.

R= Please see attached the email from public works where the Future Crown of Road was specified. The yard elevation is the future adjusted grade.



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

