

October 12th, 2020

**VIA 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 to Design Review Board (DRB20-0582) – Response to  
Staff Final Report Comments Dated September 30th, 2020**

Dear Mr. Mooney:

Please accept this letter in response to Staff's final submittal review comments dated September 30th, 2020 for Application DRB19-0582 in connection with the proposed two-story residence located at 6089 Alton Road, Miami Beach. The Applicants responses to the comments are as follows:

Staff Report: Submittal Review Comments Design Review Board  
SUBJECT: DRB20-0582 6089 Alton Road

An application has been filed requesting Design Review Approval for the construction of a new two-story single family residence on a vacant site that previously contained a two story architecturally significant pre-1942 residence.

*3a Setback diagram instructed by Chief of Zoning , M. Belush.*

**Refer to new sheet A-2.5 for comparison plans for both current and potential future lot size setbacks. Please note that the current legal property size is 26,525 per the proposed plans. If the corner county parcel is added in the future then the setbacks would increase. We are providing for these potential future setbacks by providing setbacks in the current proposed plans that exceed what is required.**

*3b A-1.0 The proposed driveway should be reconfigured into the 30' easement as per prior submittal. Declarative of Restrictive Covenant will be required. Permanent structures are not allowed within utility easements. (Sheet A-1.0) A. Please relocate the portion of the building out of the 30 feet utility easement, B. Relocate the proposed retaining wall out of the 5' utility easement.*

**The driveway has been moved back into the 30' utility easement as directed. A. A roof projection was removed in the last submission. Currently, no portion of the structure or projections exist into the easements. B. The retaining wall was removed from the 5' utility easement in the last submission.**

*3c. Add details of proposed fencing and lighting association with tennis court.*

**Refer to sheet L-3.0 for tennis court fencing and lighting elevations and details.**

3d. A-2.4 Correct muddiness/darkness of rendering. Axonometrics are very dark.

**Revised axonometric provided.**

*3e A-6.0 rear yard elevation shall meet minimum yard elevations. Minimum yard elevation requirements. 1. The minimum elevation of a required yard shall be no less than five feet NAVD (6.56 feet NGVD), with the exception of driveways, walkways, transition areas green infrastructure, (eg. vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation.*

**Rear yard, with the exception of the 5' utility easement meets the minimum yard elevation of +6.56' NGVD. The utility easement must maintain existing grade per Public Works.**

*3f. A-4.0, A-4.1, A-4.2, A-4.3 elevations of main structure missing rooftop projections shown in plans (2' curb)*

**Rooftop 2' parapet are correctly shown in all elevations. Dimension added to the elevations for clarity.**

*3g. A-7.0 Driveway rendering? Correct muddiness/darkness of rendering. Improve. generally rendering is not very complimentary of project.*

**Place holder 3d image replaced with final rendering. A-7.0 is a rendering of the entry facade of the home.**

*3h. Correct muddiness/darkness of rendering. Improve. generally rendering is not very complimentary of project.*

**Place holder 3d image replaced with final rendering.**

*3i. Add 'FINAL SUBMITTAL' to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.*

**Front cover updated accordingly and all drawing pages dated.**

*3j. Add narrative response sheet.*

**Narrative response provided herein**

*4a. Darkness of building may prove challenging for DRB members to approve for residential architecture, include inspiration from other architecture or from client's interest.*

**Refer to new sheet A-2.6 for requested imagery. Proposed material palette provides a wonderful contrast of color and finishes. Palette is commensurate with client's aesthetic tastes within the contemporary art world.**

*4b. Details of court fencing (location and elevation) needed for review.*

**Elevations of fencing and lighting are provided on Sheet L-3.0**

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*4c. Details of court fencing (location and elevation) needed for review.*

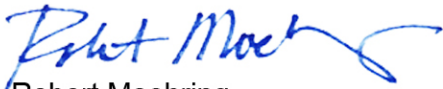
**Elevations of fencing and lighting are provided on Sheet L-3.0**

*6a. Please relocate the proposed driveway to the area of the property previously known as Cherokee Avenue as initially proposed.*

**Driveway moved back into the 30' utility easement.**

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,



Robert Moehring  
Principal  
Architect, Landscape Architect, LEED AP  
DOMO STUDIO LLC



Robert M  
Moehring  
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This item has been electronically signed and sealed by Robert Moehring using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.